

OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 1 ★ JANUARY 20, 2012 ★ Honesdale, PA ★ No. 45



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CASES REPORTED

Dawn Metzger
v.
Pike County

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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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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
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*Individual copies available for \$5 each
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Prorated subscriptions available*

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Robert J. Conway, *Senior Judge*

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FROM THE DESK OF THE EDITOR

The Wayne County Bar starts the new year with some noteworthy changes amongst its membership. Janine Edwards, editor of the *Legal Journal* since its inception, has decided to step down from that position so she can focus her efforts on her new position as Wayne County District Attorney. The Bar owes Janine a debt of gratitude for her tireless work to make the *Journal* the success it is today, and we wish her the best of luck in the coming year. As the incoming editor, I hope to build on Janine's success for the good of all members of our Bar.

The Bar also recognizes the contributions made by and years of service of the outgoing District Attorney, Mike Lehutsky. Mike recently announced the opening of his new office at 613 Main Street in Honesdale. The Bar wishes Mike much success with his return to private practice.



Gina Lenz Photography

Christine Chapla, Esquire
Editor

COURT OPINION

Edited by Ronnie J. Fischer, Esq.

Provided by Ronnie J. Fischer, Esq.

Dawn Metzger

v.

Pike County

No. 484 - Civil - 2011

Attorney for plaintiff: Brendan D. Hennessy, Esq.

Attorney for defendant: Gerard J. Geiger, Esq.

Decided by: Robert J. Conway, S.J.

Summary of the Case

This case came before the court on simultaneous motions for judgment on the pleadings and summary judgment filed by the defendant, Pike County (“the County”), based upon a statute of limitations defense.

This case arose out of the firing of the plaintiff from her employment as director of Pike County Children & Youth Services, which termination occurred on February 25, 2009. The plaintiff claimed that she was wrongfully terminated under Pennsylvania’s Whistleblower Law (43 P.S. § 1421 *et seq.*). The plaintiff first asserted her wrongful termination claim against the County by filing a complaint in federal district court, alleging both federal law and state law claims. On February 28, 2011, the district court granted the County’s motion for summary judgment with respect to the plaintiff’s federal law claims, and dismissed the plaintiff’s state law claims for lack of jurisdiction, without prejudice to the plaintiff to raise them in state court.

The plaintiff thereafter attempted to raise her state law claims in state court by filing a complaint in the Wayne County Court of Common Pleas, which was filed on March 16, 2011. This complaint alleges both a Whistleblower law claim, as well as a state constitutional claim (under Art. I, Sec. 7 of the Pennsylvania Constitution), against the County.

In analyzing the County’s statute of limitations defense, the Court first identified the relevant statute of limitations for each of the plaintiff’s claims: 180 days for the plaintiff’s Whistleblower law claim, and two years for the plaintiff’s state constitutional claim. Because the plaintiff did not file her complaint in Wayne County until more than two years after she was terminated from her employment, the statute of limitations had clearly run on each claim, presuming that the Court used the date of the filing of the

plaintiff's Wayne County complaint as the operative filing date. The plaintiff argued against this, and urged the Court to instead use the date that she filed her federal complaint as the operative filing date.

The Court indicated that it would be required to use the date of the filing of the plaintiff's federal complaint as the operative filing date if 42 Pa.C.S. § 5103 was found to apply to this case. 42 Pa.C.S. § 5103 provides that where a matter is erroneously filed in a court that does not have jurisdiction over the matter, that court must transfer the record to the appropriate court within the Commonwealth having jurisdiction, where the matter will be treated as if it were originally filed in the transferee court on the date it was first filed in the transferor court. Subsection (b) of this statute applies specifically to cases filed in federal court. The Court accordingly determined that the success of the plaintiff's opposition to the County's statute of limitations defense depended on whether the plaintiff had met the requirements under 42 Pa.C.S. § 5103(b) for transferring her case from federal court.

42 Pa.C.S. § 5103(b)(1) provides that whenever a matter is commenced in federal court and then dismissed for lack of jurisdiction, the plaintiff may transfer the matter to the court having jurisdiction. 42 Pa.C.S. § 5103(b)(2) provides that this transfer may be effected by the filing of a certified transcript of the final judgment of the federal court and the related pleadings in the court having jurisdiction.

The Court's analysis of both this statute as well as the Superior Court case of Williams v. F.L. Smithe Mach. Co., Inc., 395 Pa.Super. 511, 577 A.2d 907 (Pa.Super. 1990) makes it clear that the burden is on the plaintiff to ensure that the case is properly transferred from federal court to state court by the filing of the certified transcript of final judgment and the related pleadings. Because the plaintiff in this case presumably did not file the certified transcript of the federal court's final judgment and/or the pleadings in her federal court, and instead simply filed a new Complaint, the Court concluded that the plaintiff failed to perfect the transfer of her case from federal to state court, and therefore failed to preserve her federal court filing date to toll the statutes of limitations. The Court accordingly granted the County's motion for judgment on the pleadings and dismissed the plaintiff's case.

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.

EXECUTRIX NOTICE

Estate of MICHAEL J. CASPER
Late of Lebanon Township
Executrix
REBECCA B. CASPER
1336 UPPER WOODS ROAD
HONSDALE, PA 18431
Attorney
SALLY N. RUTHERFORD
921 COURT STREET
HONSDALE, PA 18431

1/20/2012 • 1/27/2012 • 2/3/2012

EXECUTRIX NOTICE

Estate of SHIRLEY T. REED
Late of Dyberry Township
Executrix
SANDRA VILLARD
3207 GEORGIAN LANE
EASTON, PA 18045
Attorney
WARREN SCHLOESSER, ESQ.
214 NINTH STREET
HONSDALE, PA 18431

1/20/2012 • 1/27/2012 • 2/3/2012

ADMINISTRATRIX NOTICE

Estate of JUAN RUIZ
Late of Manchester Township
Administratrix
EVELYN RUIZ
289 HELLMERS HILL RD.
EQUINUNK, PA 18417

1/20/2012 • 1/27/2012 • 2/3/2012

ESTATE NOTICE

Notice is hereby given, that Letters Testamentary have been granted to John S. Beardsley, Executor of the Estate of Anita Beardsley late of Honesdale, Wayne County, Pennsylvania who died on November 12, 2011. All persons indebted to said Estate are required to make payment and those having claims or demands to present the same without delay to the Executor, John S. Beardsley, c/o Mark R. Zimmer, Esquire, 1133 Main Street, Honesdale, PA 18431.

1/20/2012 • 1/27/2012 • 2/3/2012

ESTATE NOTICE

Notice is hereby given, that Letters Testamentary have been granted to John Zielinski, Executor of the Estate of Agnes Zielinski late of Honesdale, Wayne County, Pennsylvania who died on December 24, 2011. All persons indebted to said Estate are required to make payment and those having claims or demands to present the same without delay to the

Executor, John Zielinski, c/o Mark R. Zimmer, Esquire, 1133 Main Street, Honesdale, PA 18431.

1/20/2012 • 1/27/2012 • 2/3/2012

EXECUTOR NOTICE

Estate of FRANCIS J. KACER,
JR. AKA FRANKIE KACER, JR.
Late of Waymart Borough
Executor
LIDDIE L. KACER
140 BELMONT STREET
WAYMART, PA 18472
Attorney
HARRY T. COLEMAN,
ESQUIRE
41 N. MAIN STREET, 3RD
FLOOR, SUITE 316
CARBONDALE, PA 18407

1/20/2012 • 1/27/2012 • 2/3/2012

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 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 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

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

OTHER NOTICES

LEGAL NOTICE

AND NOW, this 5th day of
January, 2012, upon consideration
of plaintiff's Motion for Default
Judgment to Quiet Title Pursuant to
PA. R.C. P. 1066(a), it is hereby
ORDERED that a judgment by
default be entered against
defendants W. WALTER
BENJAMIN, a/k/a WILLIAM
WALTER BENJAMIN and
ALTON BENJAMIN, Devises of
the Estate of F. L. Benjamin, their
heirs, successors, assigns, and
anyone claiming by, through or
under them any right, title or
interest in or to the real property
described in plaintiff's Complaint,
forever barring defendants from
asserting any right, lien, title or
interest in the land described in
plaintiff's Complaint unless the
defendants file an answer or other
responsive pleading to plaintiff's
Complaint within thirty (30) days
of this Order.

Plaintiff is required to publish
this Order once in the Wayne
Independent and file proof of
publication of same with this
Court. Upon praecipe of the
plaintiff after the expiration of
thirty (30) days from the date of
this Order, the Prothonotary shall
enter final judgment against the
defendants named herein as set
forth above, provided that the
defendants do not take any action
of record within thirty (30) days of
the date of this Order.

BY THE COURT:
RAYMOND L. HAMILL, P.J.

Rutherford Rutherford & Wilson
921 Court Street
Honesdale PA 18431
Counsel for Plaintiffs

1/20/2012

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
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 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 KNOWN 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

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**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

WAYNE COUNTY BAR ASSOCIATION



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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

**SHERIFF'S SALE
FEBRUARY 15, 2012**

By virtue of a writ of Execution Deutsche Bank National Trust Company, as Trustee for HSI Asset Securitization Corporation Trust 2007-WF1 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 15th day of February, 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 in the Township of South Canaan, County of Wayne and Commonwealth of Pennsylvania, being known as Lot 3 on a survey map by Stephen E. Leshner, Registered Surveyor, dated December 20, 2004, as recorded in Wayne County Map Book 102 at page 109, and being bound and described as follows:

BEGINNING at a point in the center of SR 3026 Tuthill Road, said point being South forty degrees nine minutes forty five seconds East (S 40 degrees 09 minutes 45 seconds E), a distance of two hundred thirty six and 47/100 feet (236.47 feet) from the most southerly corner of lands of

Susan E. Borowski, said point also being the southwest corner of the property herein described; thence along center of said road North forty degrees nine minutes forty-five seconds West (N 40 degrees 09 minutes 45 seconds W), a distance of two hundred thirty six and 47/100 feet (236.47 feet) to a point for a corner in line of land of Susan E. Borowski; thence along land of Susan E. Borowski, passing through a steel rebar 26.78 feet from the center of the road, North sixty one degrees twenty two minutes forty six seconds East (N 61 degrees 22 minutes 46 seconds E), a distance of three hundred eleven and 11/100 feet (311.11 feet) to an 'X' cut in a stone in line of the stonewall for a corner in line of land of the John Cary Estate; thence along land of the John Cary Estate South forty degrees twenty three minutes fifty seconds East (S 40 degrees 23 minutes 50 seconds E), a distance of one hundred ten and 82/100 feet (110.82 feet) to an iron pipe for a corner in the stonewall; thence through land of Timothy W. and Jodi Rae Knecht South forty nine degrees forty eight minutes thirty nine seconds West (S 49 degrees 48 minutes 39 seconds W), a distance of one hundred seven and 82/100 feet (107.82 feet) to an iron pipe for a corner; thence through same South forty degrees zero minutes forty three seconds East (S 40 degrees 00 minutes 43 seconds E), a distance of fifty seven and 21/100 feet (57.21 feet) to a steel rebar for a corner; thence through same South forty eight degrees three

minutes nineteen seconds West (S 48 degrees 03 minutes 19 seconds W), a distance of one hundred ninety seven and 40/100 feet (197.40 feet) to a point in the center of SR 3026 (Tuthill Road), passing through an iron pipe 26.58 feet from the center of the road to the point of BEGINNING; said described tract containing 1.27 acres, more or less.

SUBJECT TO the use of the public that portion of SR 3026 a/k/a Tuthill Road, that lies within the premises herein described as shown on the aforesaid map.

TITLE TO SAID PREMISES VESTED IN Barbie J. Parker, by Deed from Timothy W. Knecht and Jodie Rae Knecht, aka, Jodi Rae Knecht, his wife, dated 02/28/2007, recorded 03/01/2007 in Book 3244, Page 247.

Premises being: 164 TUTHILL ROAD, WAYMART, PA 18472

Seized and taken in execution as Barbie J. Parker 164 Tuthill Rd Waymart PA 18472

Execution No. 294-Civil-2009
Amount \$211,097.90 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.

Lauren R. Tabas, Esq.

1/20/2012 • 1/27/2012 • 2/3/2012

**SHERIFF'S SALE
FEBRUARY 15, 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 15th 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, piece or parcel of land situate, laying and being in the Borough of Honesdale (formerly Texas Township), County of Wayne and Commonwealth of Pennsylvania, bounded and

described as follows, to wit:

BEGINNING at the center of Alley No. 3 on Middle Street, the southeast corner of Lot No. 60; thence North 13 degrees East along Middle Street five rods to the corner of Lot No 59; thence North 77 degrees West eight rods to the northeast corner of Lot No. 61; thence South 13 degrees West five rods to Alley No. 3; thence South 77 degrees East along Alley No. 3 eight rods to the place of beginning.

Containing more or less and being Lot No. 60 on map of Stephen Genung and E. M. Genung's Village lots.

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments, and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim, and demand whatsoever of them, the said grantors, as well at law as in equity, of, in and to the same

COAL and other minerals expected and reserved as the same are expected and reserved in deeds in the chain of title.

SUBJECT to the building restrictions are contained in deeds in the chain of title.

TITLE TO SAID PREMISES IS VESTED IN Nicole M. Rowles and Todd M. Rowles, her husband, as tenants by the entireties, by Deed from Nicole M. Masters, nbm, Nicole M. Rowles, dated 10/18/2007, recorded 10/25/2007 in Book 3401, Page 181.

Premises being: 201 ARBOR STREET, HONESDALE, PA 18431-1503

Seized and taken in execution as Todd J. Rowles a/k/a Todd M. Rowles 201 Arbor Street HONESDALE PA 18431
Nicole Rowles 201 Arbor Street HONESDALE PA 18431

Execution No. 294-Civil-2010
Amount \$86,613.75 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 datespecified 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.

Vivek Srivastava, Esq.

1/20/2012 • 1/27/2012 • 2/3/2012

**SHERIFF'S SALE
FEBRUARY 15, 2012**

By virtue of a writ of Execution Bank of America, N.A., as successor by merger to BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 15th 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 1886, Section 16, 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 the Plat Book 5, Page 27; May 11, 1970, in the 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.

TITLE TO SAID PREMISES VESTED IN Robert S. Elliott and Christine Elliott, his wife, by Deed from William T. Wilkens and Nancy A. Wilkens, dated 05/14/2004, recorded 05/18/2004 in Book 2501, Page 41.

Premises being: 1886
WINDEMERE LANE, LAKE
ARIEL, PA 18436

Seized and taken in execution as Robert S. Elliott a/k/a Robert Elliott 109 Hickory Lane HAWLEY PA 18428
Christine Elliott 109 Hickory Lane HAWLEY PA 18428

Execution No. 768-Civil-2010
Amount \$159,998.55 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.

William E. Miller Esq.

1/20/2012 • 1/27/2012 • 2/3/2012

**SHERIFF'S SALE
FEBRUARY 15, 2012**

By virtue of a writ of Execution The Bank of New York Mellon F/K/A The Bank of New York as Trustee for the Certificateholders CWABS, Inc. Asset-Backed Certificates, Series 2005-13 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 15th day of February, 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 plot of land situate in the Township of Lake, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEING Lot No. 771 as shown on a map of Paupackan Lake Estates, as recorded in the Office of the Recorder of Deeds in and for the County of Wayne in Map Book Volume 30 Page 106.

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

TITLE TO SAID PREMISES VESTED IN Edward Sutliff and Judy Sutliff, h/w, by Deed from Leo J. Battenhausen dated 09/27/2005, recorded 10/05/2005 in Book 2880, Page 298.

Premises being: 771 OAK DRIVE, LAKE ARIEL, PA 18436

Tax Parcel No. 12-0-0051-0771.-

Seized and taken in execution as Edward Sutliff 439 East Lawn Road NAZARETH PA 18064
Judy Sutliff 439 East Lawn Road NAZARETH PA 18064

Execution No. 884-Civil-2009
Amount \$137,321.32 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.**

Vivek Srivastava, Esq.

1/20/2012 • 1/27/2012 • 2/3/2012

CIVIL ACTIONS FILED

*FROM DECEMBER 24, 2011 TO DECEMBER 30, 2011
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2006-00141	LLOYD MARY R	12/28/2011	WRIT OF EXECUTION	8,325.44
2006-00141	HONSDALE NATIONAL BANK GARNISHEE (DISC 6-19-07)	12/28/2011	WRIT EXEC/GARNISHEE	—
2007-00182	THE DIME BANK GARNISHEE	12/29/2011	JUDGMENT - GARNISHEE	—
2007-20205	MAGGIO LUCIE	12/27/2011	SATISFACTION	—
2007-21288	LONGO JOSEPH E JR	12/27/2011	SATISFACTION	—
2007-21288	LONGO SHIRLEY E	12/27/2011	SATISFACTION	—
2007-21448	MAGGIO LUCIE	12/27/2011	SATISFACTION	—
2008-00065	FORD DENA L	12/29/2011	WRIT OF EXECUTION	72,017.22
2008-00065	FORD DENA A/K/A	12/29/2011	WRIT OF EXECUTION	72,017.22
2008-00065	FORD ROBERT	12/29/2011	WRIT OF EXECUTION	72,017.22
2008-00065	FORD ROBERT W JR	12/29/2011	WRIT OF EXECUTION'	72,017.22
2008-00471	SWOYER DAVID L	12/30/2011	WRIT OF EXECUTION	1,035.26
2008-00471	PENNS TAR BANK GARNISHEE	12/30/2011	WRIT EXEC/GARNISHEE	—
2008-21234	LONGO JOSEPH E JR	12/27/2011	SATISFACTION	—
2008-21235	LONGO JOSEPH E JR	12/27/2011	SATISFACTION	—
2008-21235	LONGO SHIRLEY E	12/27/2011	SATISFACTION	—
2008-21236	LONGO JOSEPH E JR	12/27/2011	SATISFACTION	—
2008-21236	LONGO SHIRLEY E	12/27/2011	SATISFACTION	—
2009-00410	LUCAS JEFFREY ALLAN	12/29/2011	WRIT OF EXECUTION	91,322.84
2009-00455	MARTIN EDWARD L	12/29/2011	WRIT OF EXECUTION	7,379.18
2009-00455	WELLS FARGO BANK GARNISHEE	12/29/2011	WRIT EXEC/GARNISHEE	—
2009-00654	STINE KELLY E	12/29/2011	WRIT OF EXECUTION	8,603.41
2009-00654	TOBYHANNA ARMY DEPOT FCU GARNISHEE	12/29/2011	WRIT EXEC/GARNISHEE	—
2009-00793	BURANICH KRISTIE L	12/28/2011	WRIT OF EXECUTION	5,563.97
2009-00793	THE DIME BANK GARNISHEE	12/28/2011	WRIT EXEC/GARNISHEE	—
2009-20206	KOSTIW THOMAS	12/28/2011	WRIT OF EXECUTION'	—
2009-20206	KOSTIW MARLENE	12/28/2011	WRIT OF EXECUTION	—
2009-21094	JONES CHRISTOPHER GEORGE	12/27/2011	SATISFACTION	—
2009-21645	BO DS INC	12/28/2011	SATISFACTION	—
2009-2J.835	BO DS INC	12/28/2011	SATISFACTION	—
2009-21876	GARDNER GARY W	12/28/2011	SATISFACTION	—

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

2010-00054	CLARK FRANK C	12/29/2011	WRIT OF EXECUTION	10,130.75
2010-00054	WOODFOREST NATIONAL BANK GARNISHEE/DISCONTINUED 3/15/11	12/29/2011	WRIT EXEC/GARNISHEE	—
2010-00054	WELLS FARGO BANK GARNISHEE	12/29/2011	WRIT EXEC/GARNISHEE	—
2010-00560	BRAUN KENNETH JR	12/30/2011	WRIT OF EXECUTION	194,796.85
2010-00744	GIACOBBE KAREN	12/28/2011	DEFAULT JUDGMENT	2,335.87
2010-00764	LORE PETER M	12/28/2011	WRIT OF EXECUTION	13,158.57
2010-00764	HONESDALE NATIONAL BANK GARNISHEE	12/28/2011	WRIT EXEC/GARNISHEE	—
2010-00983	CARILLO FRANK	12/29/2011	JUDGMENT "IN REM"	350,179.92
2010-00983	CARILLO EMMA GRACE	12/29/2011	JUDGMENT "IN REM"	350,179.92
2010-01103	WEIDNER CLARK JENNIFER L	12/28/2011	WRIT OF EXECUTION	21,250.85
2010-01103	CLARK JENNIFER L WEIDN'ER	12/28/2011	WRIT OF EXECUTION	21,250.85
2010-01103	WELLS FARGO BANK GARNISHEE	12/28/2011	WRIT EXEC/GARNISHEE	—
2010-01103	WOODFOREST NATIONAL BANK GARNISHEE	12/28/2011	WRIT EXEC/GARNISHEE	—
2010-20494	MANSFIELD JAMES	12/28/2011	SATISFACTION	—
2010-20494	MANSFIELD SUZANNE E	12/28/2011	SATISFACTION	—
2010-20708	BO DS INC	12/28/2011	SATISFACTION'	—
2010-21585	COLES KENNETH	12/28/2011	SATISFACTION	—
2010-21585	COLES PATRICIA A	12/28/2011	SATISFACTION	—
2010-21587	FULTON JAMES F	12/28/2011	SATISFACTION	—
2010-21758	BO DS INC	12/28/2011	SATISFACTION	—
2010-21827	WELSH ROBERT JR	12/27/2011	SATISFACTION	582,124.94
2010-21899	NICHOLS JOHN	12/30/2011	SATISFACTION	—
2011-00011	COMPTON JANICE	12/30/2011	JDGMT BY COURT ORDER	131,610.43
2011-00011	SEPE JANICE A/K/A	12/30/2011	JDGMT BY COURT ORDER	131,610.43
2011-00011	GRIFFIN PATRICK J	12/30/2011	JDGMT BY COURT ORDER	131,610.43
2011-00011	COMPTON JANICE	12/30/2011	WRIT OF EXECUTION	131,610.43
2011-00011	SEPEJANICE A/K/A	12/30/2011	WRIT OF EXECUTION	131,610.43
2011-00011	GRIFFIN PATRICK J	12/30/2011	WRIT OF EXECUTION	131,610.43
2011-00060	SMITH PATRICIA	12/29/2011	WRIT OF EXECUTION	173,492.27
2011-00060	SMITH DONALD E	12/29/2011	WRIT OF EXECUTION	173,492.27
2011-00136	LONGO JR JOSEPH E	12/27/2011	SATISFACTION	—
2011-00153	SERGE JENNIFER	12/29/2011	SUMMARY JODGMENT	—
2011-00155	BLACKABY JANICE C	12/29/2011	SUMMARY JUDGMENT	—
2011-00197	JOHNSON CINDY	12/29/2011	CONSENT JUDGMENT	6,642.21
2011-00315	CHERNOMAZ OLGA	12/28/2011	DEFAULT JUDGMENT	274,486.04
2011-00315	CHERNOMAZ OLGA V AKA	12/28/2011	DEFAULT JUDGMENT	274,486.04
2011-00380	DANIELS TODD J	12/29/2011	DEFAULT JUDGMENT	8,848.75
2011-00417	COLON CARMEN I	12/29/2011	WRIT OF EXECUTION	158,921.35
2011-00440	MILLER RICHARD	12/28/2011	DEFAULT JUDGMENT	139,268.67
2011-00440	MILLER RICHARD	12/28/2011	WRIT OF EXECUTION'	139,268.67

2011-00452	NIEVES MARY A	12/29/2011	WRIT OF EXECUTION	5,971.76
2011-00452	FIRST LIBERTY BANK & TRUST GARNISHEE	12/29/2011	WRIT OF EXECUTION	—
2011-00473	HONESDALE NATIONAL BANK GARNISHEE	12/29/2011	JUDGMENT - GARNISHEE	—
2011-00568	BEERS AUDRA	12/29/2011	DEFAULT JUDGMENT	131,027.22
2011-00568	BEERS BRIAN L	12/29/2011	DEFAULT JUDGMENT	131,027.22
2011-00586	HOUCK DONOVAN J	12/30/2011	DEFAULT JUDGMENT	16,862.21
2011-00590	CUSH THOMAS J	12/28/2011	WRIT OF EXECUTION	11,604.98
2011-00590	HONESDALE NATIONAL BANK GARNISHEE	12/28/2011	WRIT EXEC/GARNISHEE	—
2011-00592	WALLACE LORRAINE	12/29/2011	DEFAULT JUDGMENT	204,526.62
2011-00635	RECK JOHN PAUL ADMINISTRATOR	12/28/2011	WRIT OF EXECUTION	94,508.26
12/28/2011	WRIT OF EXECUTION	94,508.26	2011-00635 RECK RAYMOND W SCHULZ KATHRYN L	
12/29/2011	DEFAULT JUDGMENT	4,737.01		
2011-00647	FARTHING GREGG	12/29/2011	DEFAULT JUDGMENT	4,283.57
2011-00667	ELDRED DALE	12/29/2011	DEFAULT JUDGMENT	34,971.93
2011-00667	ELDRED BOBBILYNN	12/29/2011	DEFAULT JUDGMENT	34,971.93
2011-00667	ELDRED BOBBI LYNN A/K/A	12/29/2011	DEFAULT JUDGMENT	34,971.93
2011-00699	DARLING TREVOR J	12/29/2011	DEFAULT JUDGMENT	179,010.76
2011-00699	DARLING MICHELE A/K/A	12/29/2011	DEFAULT JUDGMENT	179,010.76
2011-00699	DARLING MICHELLE	12/29/2011	DEFAULT JUDGMENT	179,010.76
2011-00702	GRIFFIN MEGAN L	12/29/2011	JUDGMENT / AGREEMENT	6,239.14
2011-00819	STEHLIK PAUL JR	12/29/2011	QUIET TITLE	—
2011-00819	PUMA-STEHLIK SUZY	12/29/2011	QUIET TITLE	—
2011-00819	STEHLIK SUZI PUMA	12/29/2011	QUIET TITLE	—
2011-20149	LONGO JOSEPH E JR	12/27/2011	SATISFACTION'	—
2011-20328	BO DS INC	12/28/2011	SATISFACTION	—
2011-20397	BO DS INC	12/28/2011	SATISFACTION	—
2011-20606	SCHENK HAROLD	12/28/2011	SATISFACTION	135,876.91
2011-21112	SOTO JOSE	12/28/2011	SATISFACTION	—
2011-21276	WELSH ROBERT JR	12/27/2011	SATISFACTION	2,698.46
2011-21276	WELSH DIANN	12/27/2011	SATISFACTION	2,698.46
2011-21307	LONGO JOSEPH	12/27/2011	SATISFACTION	—
2011-21353	DAVID W MURPHY INC	12/28/2011	SATISFACTION'	—
2011-21550	B&R COLLISION CORP	12/28/2011	SATISFACTION	—
2011-21861	FOOTE BRUD M	12/30/2011	SATISFACTION	393.55
2011-21861	FOOTE EILEEN H	12/30/2011	SATISFACTION	393.55
2011-21940	DAVE CARBO PLUMBING HEATING & HVAC	12/27/2011	JUDG/PIKE CO PA	882.50
2011-21941	DEXTER CRYSTAL R	12/27/2011	TAX LIEN	2,792.33
2011-21942	HITTY EDWARD	12/27/2011	TAX LIEN	9,717.40
2011-21943	SZYZORAK KIM F	12/27/2011	TAX LIEN	2,585.94
2011-21944	HARSCHER RICHARD	12/27/2011	FEDERAL TAX LIEN	784,034.24
2011-21945	GIANNETTI NICHOLAS	12/27/2011	FEDERAL TAX LIEN	50,558.78
2011-21945	GIANNETTI CATHERINE	12/27/2011	FEDERAL TAX LIEN	50,558.78

2011-21946	YOO EUN SUZANNA MD	12/28/2011	JUDG/BLAIR CO PA	17,113.51
2011-21947	CASTRO CATHY BUEHRING	12/28/2011	JP TRANSCRIPT	10,110.73
2011-21948	OTIS CATHLEEN A	12/28/2011	JP TRANSCRIPT	12,062.38
2011-21949	DALESKY JOSEPH	12/28/2011	MUNICIPAL LIEN	475.00
2011-21949	LYONS LORI A	12/28/2011	MUNICIPAL LIEN	475.00
2011-21950	BEECH LAKE CONSTRUCTION INC	12/28/2011	TAX LIEN	2,664.15
2011-21951	BRODOWSKY EDWARD S	12/28/2011	TAX LIEN	4,209.36
2011-21951	BRODOWSKY PAMELA K	12/28/2011	TAX LIEN	4,209.36
2011-21952	B&R COLLISION CORP	12/28/2011	TAX LIEN	3,048.71
2011-21953	AMERICAN REAL ESTATE	12/28/2011	TAX LIEN	1,821.12
2011-21954	JAY BEES ENTERPRISE INC	12/28/2011	TAX LIEN	3,335.05
2011-21955	VARICK RICHARD L	12/28/2011	TAX LIEN	336.88
2011-21956	H4 MANAGEMENT SERVICES LLC	12/28/2011	TAX LIEN	2,397.86
2011-21957	JPS FAMILY RESTAURANT	12/28/2011	TAX LIEN	1,506.38
2011-21958	MATERN EDWARD	12/28/2011	TAX LIEN	1,306.93
2011-21959	TRAVER HEATH R	12/28/2011	TAX LIEN	2,651.49
2011-2H59	TRAVER NANCY S	12/28/2011	TAX LIEN	2,651.49
2011-21960	FRISBIE DALE H	12/28/2011	TAX LIEN	2,341.01
2011-21961	EVANS MARK G	12/28/2011	TAX LIEN	2,902.52
2011-21961	EVANS NICOLE L	12/28/2011	TAX LIEN	2,902.52
2011-21962	WOODLANDS MANAGEMENT GROUP	12/28/2011	TAX LIEN	1,387.00
2011-21963	SMITH EARL	12/29/2011	JP TRANSCRIPT	1,668.23
2011-21963	SMITH EARL F JR A/K/A	12/29/2011	JP TRANSCRIPT	1,668.23
2011-21963	SWINGLES NURSERY INC	12/29/2011	JP TRANSCRIPT	1,668.23
2011-21964	JUDD VALERIE T	12/30/2011	JP TRANSCRIPT	492.98
2011-21965	JOYFUL NOISE CHILD LEARNING INC A CORPORATION	12/30/2011	FEDERAL TAX LIEN	40,592.60

LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District
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CASES REPORTED

Joseph Frazzini v. Joseph Frazzini, Jr. et al. Plaintiff.
NewFirm Exploration, LLC and
Southwestern Energy Production Company, Defendants.



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

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2011-21966	FULLMER STEVEN	12/30/2011	MUNICIPAL LIEN	526.34
2011-21966	FULLMER CHRISTOPHER	12/30/2011	MUNICIPAL LIEN	526.34
2011-21966	FULLMER SAMANTHA	12/30/2011	MUNICIPAL LIEN'	526.34
2011-21967	RH INVESTMENT SOLUTIONS LLC	12/30/2011	MUNICIPAL LIEN	401.54
2011-21968	KAUFFMAN INVESTORS INC	12/30/2011	MUNICIPAL LIEN	535.14
2011-21969	LAZORCHAK PAUL A	12/30/2011	JP TRANSCRIPT	1,629.23
2011-40136	MARKGRAF ROBERT J OWNER P	12/27/2011	STIP VS LIENS	—
2011-40136	MARKGRAF VIRGINIA C OWNER P	12/27/2011	STIP VS LIENS	—
2011-40136	M&E BUILDERS INC CONTRACTOR	12/27/2011	STIP VS LIENS	—
2011-40136	LIBERTY HOMES CUSTOM BUILDERS T/A CONTRACTOR	12/27/2011	STIP VS LIENS	—
2011-40137	MASSER KATHLEEN Y OWNER P	12/28/2011	STIP VS LIENS	—
2011-40137	SPATOLA JACQUELINE P OWNER P	12/28/2011	STIP VS LIENS	—
2011-40137	HANSTINE CONSTRUCTION CONTRACTOR	12/28/2011	STIP VS LIENS	—
2011-40138	MASSER KATHLEEN Y OWNER P	12/28/2011	STIP VS LIENS	—
2011-40138	SPATOLA JACQUELINE P OWNER P	12/28/2011	STIP VS LIENS	—
2011-40138	NOBLE PLUMBING AND HEATING CONTRACTOR	12/28/2011	STIP VS LIENS	—
2011-40139	MASSER KATHLEEN Y OWNER P	12/28/2011	STIP VS LIENS	—
2011-40139	SPATOLA JACQUELINE P OWNER P	12/28/2011	STIP VS LIENS	—
2011-40139	VERDERBER MIKE CONTRACTOR	12/28/2011	STU VS LIENS	—
2011-40140	MASSER KATHLEEN Y OWNER P	12/28/2011	STU VS LIENS	—
2011-40140	SPATOLA JACQUELINE P OWNER P	12/28/2011	STIP VS LIENS	—
2011-40140	FETTERVILLE SALES CONTRACTOR	12/28/2011	STIP VS LIENS	—
2011-40141	CIARROCCI ANTHONY OWNER P	12/28/2011	STIP VS LIENS	—
2011-40141	WHEELER HILL DEVELOPING INC CONTRACTOR	12/28/2011	STIP VS LIENS	—

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2011-00820	LVNV FUNDING PLAINTIFF/APPELLEE	PLAINTIFF	12/29/2011	—
2011-00820	BOBROWSKI ELAINE F DEFENDANT/APPELLANT	DEFENDANT	12/29/2011	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2011-00816	SUNTRUST MORTGAGE INC	PLAINTIFF	12/28/2011	—
2011-00816	ROTTKAMP DIANE C	DEFENDANT	12/28/2011	—
2011-00816	LOCH CATHY E	DEFENDANT	12/28/2011	—
2011-00818	BANK OF AMERICA SUCCESSOR BY MERGER TO	PLAINTIFF	12/29/2011	—
2011-00818	BAC HOME LOANS SERVICING F/K/A	PLAINTIFF	12/29/2011	—
2011-00818	COUNTRYWIDE HOME LOANS SERVICI	PLAINTIFF	12/29/2011	—
2011-00818	SCARFO JOHN P	DEFENDANT	12/29/2011	—

REAL PROPERTY — QUIET TITLE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2011-00819	BANK OF AMERICA SUCCESSOR BY MERGER TO	PLAINTIFF	12/29/2011	—
2011-00819	BAC HOME LOANS SERVICING F/K/A	PLAINTIFF	12/29/2011	—
2011-00819	COUNTRYWIDE HOME LOANS SERVICI	PLAINTIFF	12/29/2011	—
2011-00819	STEHLIK PAUL JR	DEFENDANT	12/29/2011	—
2011-00819	PUMA-STEHLIK SUZY	DEFENDANT	12/29/2011	—
2011-00819	STEHLIK SUZI PUMA	DEFENDANT	12/29/2011	—

TORT — PREMISES LIABILITY

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2011-00815	SLUTTER THOMAS	PLAINTIFF	12/27/2011	—
2011-00815	SLUTTER ENID	PLAINTIFF	12/27/2011	—
2011-00815	WAYNE COUNTY	DEFENDANT	12/27/2011	—
2011-00815	WAYNE COUNTY CONSERVATION DIST	DEFENDANT	12/27/2011	—
2011-00815	WAYNE COUNTY CHILDREN & YOUTH	DEFENDANT	12/27/2011	—
2011-00815	WAYNE COUNTY MENTAL HEALTH &	DEFENDANT	12/27/2011	—
2011-00815	WAYNE COUNTY PENN STATE EXTEN	DEFENDANT	12/27/2011	—
2011-00817	GRAHAM CAROL	PLAINTIFF	12/29/2011	—
2011-00817	GRAHAM GARY	PLAINTIFF	12/29/2011	—
2011-00817	WALLENPAUPACK LAKE ESTATES POA	DEFENDANT	12/29/2011	—

MORTGAGES AND DEEDS

*RECORDED FROM JANUARY 9, 2012 TO JANUARY 13, 2012
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Geraghty John Joseph	United Northern Mortgage Bankers Ltd	Preston Township	180,000.00
Geraghty John Joseph	Housing & Urban Development	Preston Township	180,000.00
Krempasky Joseph A	Wayne Bank	Cherry Ridge Township	75,000.00
Jones Robert G III	Tobyhanna Federal Credit Union	Lehigh Township	30,000.00
Moran John	E S S A Bank & Trust	Paupack Township	179,000.00
Moran Mary			
Conklin Debra A	First National Community Bank	Honesdale Borough	93,000.00
Strunk Otto F	Mortgage Electronic Registration Systems	Paupack Township	129,700.00
Gaydar William G	Mortgage Electronic Registration Systems	Lake Township	
Gaydar Tara R			115,120.00
Marks Joseph A	Mortgage Electronic Registration Systems	Salem Township	112,244.00
Handloff Robert E	Mortgage Electronic Registration Systems	Preston Township	
Lewis Donna D			300,000.00
Becirovic Edin	Fischer Family Partnership	Paupack Township	165,000.00
Hoffman Barry A	Mortgage Electronic Registration Systems	Salem Township	
Hoffman Denise A			118,907.00
Murphy Edward J Jr	J P Morgan Chase Bank	Salem Township	
Murphy Debra A		170,100.00	
Siepiela Carolyn	Honesdale National Bank	Cherry Ridge Township	150,000.00
Protzman Thomas E	Honesdale National Bank	Honesdale Borough	
Protzman Kimberley A		Honesdale Boro & Texas Twp	100,000.00
		Texas Township	
		Texas Twp & Honesdale Borough	100,000.00
Traill Colette R	Honesdale National Bank	Bethany Borough	65,000.00
Phillips Bruce A	Honesdale National Bank	Paupack Township	
Phillips Gwenn S			30,000.00
Segarra Agustin	Honesdale National Bank	Lake Township	144,000.00
Hendrickson Carl J AKA	Honesdale National Bank	Buckingham Township	
Hendrickson Carl J Sr AKA			15,000.00
Hendrickson Ziona L			
Sidovar Ronald G	Honesdale National Bank	Salem Township	
Sidovar Gloria J			150,000.00

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

Griffis Robert N	Honesdale National Bank	Damascus Township	
Griffis Kelly A			133,000.00
Stephens Wayne R	Honesdale National Bank	Cherry Ridge Township	
Stephens Heather A			280,000.00
Stephens Wayne R	Honesdale National Bank	Cherry Ridge Township	
Stephens Heather A			50,000.00
Lehutsky Joseph P	Honesdale National Bank	Canaan Township	
Lehutsky Dawn M			77,000.00
Lehutsky Joseph P	Honesdale National Bank	Canaan Township	
Lehutsky Dawn M			24,000.00
Maskell Steven Andrew	Wells Fargo Bank	Lake Township	111,400.00
Boyce David L	Dime Bank	Damascus Township	
Boyce Desiree			100,000.00
Longenecker Dennis L	Mortgage Electronic Registration Systems	Berlin Township	
Longenecker Anita L			118,325.00
Hess Timothy G	Citizens Savings Bank	Waymart Borough	
Hess Heather E			110,000.00
Craig Lynne E	Wells Fargo Bank	Paupack Township	164,000.00
Olsen Arne	Wayne Bank	Paupack Township	
Olsen Regina Gramola			159,000.00
Decker M Grant AKA	Honesdale National Bank	Clinton Township	
Decker Grant AKA			140,000.00
Decker Heidi E			
Zipperlen John H	Honesdale National Bank	Berlin Township	
Zipperlen Carolyn J			17,740.18
Mecca Mark AKA	Mortgage Electronic Registration Systems	Lake Township	
Mecca Kim			195,206.00
Mecca Mark A AKA			
Rizzuto James A	Franklin Mint Federal Credit Union	Paupack Township	
Rizzuto Kathleen M			150,000.00
Siwulec David J	Mortgage Electronic Registration Systems	Paupack Township	
Siwulec Geri Ann			413,500.00
Lombardi Bernadette	Pennstar Bank	Canaan Township	170,000.00
Biedermann Andrew J	Mortgage Electronic Registration Systems	Preston Township	
Biedermann Richard H			261,000.00
Meyer Cord Clarence	Honesdale National Bank	Damascus Township	
Meyer Suzanne M			25,000.00
Jensen Gunther H	Honesdale National Bank	Berlin Township	
Jensen Tammy L			20,000.00
Wychowanec Ronald R	Honesdale National Bank	Mount Pleasant Township	
Wychowanec Joanne			25,000.00
Matoushek Robert J	Honesdale National Bank	Clinton Township	
Matoushek Maryann			114,000.00
Varecka Jeanne	Metlife Home Loans	Cherry Ridge Township	310,500.00

Varecka Jeanne	Housing & Urban Development	Cherry Ridge Township	310,500.00
Kassakian Joseph	Valley National Bank	Mount Pleasant Township	
Kassakian Georgene			128,000.00
Olsommer Matthew	Mortgage Electronic Registration Systems	Dreher Township	
Olsommer Sandra			229,042.00
Campbell Michael C	Mortgage Electronic Registration Systems	Honesdale Borough	
Campbell Jessica J Reesman			183,340.00
Reesmancampbell Jessica J			

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Morgan Joyce M	Morgan Patrick D	Lebanon Township Lebanon & Oregon Twps	Lot A
		Oregon Township Oregon & Lebanon Twps	Lot A
Morgan Joyce M	Morgan Patrick D Morgan William B Morgan Donald V Sr Morgan Kenneth E Morgan Brian S	Lebanon Township	
Rinker Benjamin	Rinker Benjamin	Lake Township	
Rinker Doris Koehler	Rinker Doris Koehler		
Koehlerrinker Doris	Koehlerrinker Doris		
Rinker David			
Greenberg Gail	Blanchard Shane Levin Andrew Blanchard Justin	Paupack Township	
Beskovoyne Gerald T Sr By Sheriff	P N C Bank	Lake Township	
Beskovoyne Daryl By Sheriff			Lot 3697
Glass Christine By Sheriff	One West Bank	Lake Township	
Glass Thomas By Sheriff			Lot 1578
Land Liquidator L L C	Milligan William Ray III	Lehigh Township	
Dempsey John	Dempsey John	Lake Township	
Dempsey Diane	Dempsey Diane		Lot 2774
Dempsey John Jr			
Dempsey Linda			
Ankudavich Joanne	Ankudavich Robert	Lake Township	Lot 1836
Ankudavich Robert	Gaydar William G	Lake Township	
Brown Janet A	Gaydar Tara K		Lot 1836
Strauss Janet			
Brown Grant E			
Pitcavage Robert AKA	Marks Joseph A	Salem Township	
Pitcavage Robert J AKA			Lot 7
Schumacher William J	Knights Albert	Lehigh Township	
Schumacher Jeanne R	Knights Denise M		

Lunt Robert Sill	Lunt Robert Somerby Iv Tr	Starrucca Borough
Lunt Ruth W	Siobhan F Lunt Trust	Lot 2
Tchorzewski Marek	Chapman David	Paupack Township
Melchionne Paul	Fearon John E Jr	Scott Township
Melchionne Marie	Fearon Lorraine A	
Fischer Family Partnership	Becirovic Edin	Paupack Township
Hanson Ronald	Pavlosky Joseph M	Paupack Township
	Pavlosky Patricia A	Lots 8 & 9
Barcos Colette L	Colette L Bar Cos Living Trust	Paupack Township
	Barcos Colette L Tr	Lot 4
Varcoe Bruce Alan	Varcoe Bruce Alan	Dyberry Township
	Varcoe Debbie S	Dyberry & Berlin Townships
		Berlin Township
		Berlin & Dyberry Townships
Harris Ulysses	Hoffman Barry A	Salem Township
Harris Delores Walford	Hoffman Denise A	
Walfordharris Delores		
E H Pooled Four One One L P	Altmier David	Dreher Township
Geuther Robert K	Geuther Dale R	Clinton Township 2
Geuther Janet L	Curtis Janet L Tr	
Curtis Janet L	Curtis Tyler	
	Curtis Janet L	
Papp Jacqueline Ind & Exr	Papp Jacqueline	Berlin Township
Inch Gerald Est		
Wimmers Hannelore	Stinnard Lester	Cherry Ridge Township
	Stinnard Bonny	Lot 4
Bhutta Shan Mahmood	One Three Zero One Jackson Street L L C	Lehigh Township
		Lots 181 & 42
Bhutta Shan Mahmood	One Three Zero One Jackson Street L L C	Sterling Township
Bhutta Shan Mahmood	One Three Zero One Jackson Street L L C	Sterling Township
		Sterling & Dreher Townships
		Dreher Township
		Dreher & Sterling Townships
Bhutta Shan Mahmood	One Three Zero One Jackson Street L L C	Lake Township
Sisto Joseph C Jr	Sisto Joseph C Jr	Paupack Township
Sisto Jean A		Lot 124
Zink Pauline	Russell Alan	Lehigh Township
	Russell Nicoletta	
	Perfilio Nicholas	
	Perfilio Erin	
Prescott Robert C	Prescott Robert C Tr	Damascus Township
	Robert C Prescott Family Trust	Lot 8
Dagnillo Vincent	Pa Commonwealth Dept Transportation	Berlin Township
Dagnillo Anne V		
First Baptist Church Of Damascus	Pa Commonwealth Dept Transportation	Damascus Township
Merritt Jo Anne E	Merritt Joanne E	Damascus Township
Merritt Jo Anne	Merritt Joanne E	Damascus Township
Barca Joseph J	Dollard Vincent	Berlin Township
Barca Michele		
Dennis Paul J	Dennis John J	Clinton Township 1
Dennis Val Joseph	Dennis Josephine A	

Hess Timothy G	Hess Timothy G	Waymart Borough	
Hess Heather H AKA	Hess Heather E		Lots 36 & 37
Hess Heather E AKA			
Rocchietti Carlo L	Craig Lynne E	Paupack Township	
Rocchietti Sally			
Zednicek Renata Exr	Zednicek Renata	Scott Township	
Zednicek Michael Exr	Zednicek Michael		
Zednicek Irena Est			
Zednicek Renata Exr	Zednicek Renata	Scott Township	
Zednicek Michael Exr	Zednicek Michael		
Zednicek Irena Est			
Zednicek Renata Exr	Zednicek Renata	Scott Township	
Zednicek Michael Exr	Zednicek Michael		
Zednicek Irena Est			
Federal National Mortgage Association AKA	Edwards John W	Lake Township	
Fannie Mae AKA			
Udren Law Offices			
McGinnis Maria	Yzeik John	Honesdale Borough	
McGinnis Maria	Yzeik Philip	Honesdale Borough	
Kennedy Daniel J	Kennedy Caroline D	Berlin Township	
Kennedy Caroline D		Berlin Damascus & Oregon Twps	
		Damascus Township	
		Damascus Berlin & Oregon Twps	
		Oregon Township	
		Oregon Berlin & Damascus Twps	
Lombardi Thomas E	Lombardi Bernadette	Canaan Township	
Lombardi Bernadette			Lot 6
Lombardi Thomas E	Lombardi Bernadette	Canaan Township	
Lombardi Bernadette			Lot 10
Plum Helen Elizabeth	Biedermann Richard H	Preston Township	
Plum Russell V	Biedermann Andrew J		
Federal Home Loan Mortgage Corporation	Ingargiola Joseph A	Salem Township	
McGovern Daniel A Af	Ingargiola Mary A		Lot 514
Soderlund Henry G Jr	Soderlund Henry G Jr	Lehigh Township	
Soderlund Deana N	Soderlund Deanna N		Lots 191 & 190
Proto Frank	Proto Frank		
McHugh Ronald T	Szweda John Jr	Clinton Township 1	
	Szweda Jodi		
Zink Pauline	Satinover Damien	Lehigh Township	
Bendele Paul D By Agent	Olsommer Matthew	Dreher Township	
Bendele Cheryl I By Agent		Lot 35	
Walker Michael D Agent			
Martucci Kim C	Campbell Michael C	Honesdale Borough	
Watson Kim C Martucci	Campbell Jessica J Reesman		
Watson Andrew Benjamin	Reesmancampbell Jessica J		
Malti John	Malti Ronald J	Hawley Borough	



Legal Journal of Wayne County
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