

# OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 1 ★ JANUARY 27, 2012 ★ Honesdale, PA ★ No. 46



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## CASES REPORTED

Clinton Dennis, a/k/a Clinton P. Dennis, a/k/a Clinton P. Dennis, Sr.  
v.  
Forest Homes of Lake Wallenpaupack

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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

Christine Rechner, Esq., Acting Editor  
crechner@choiceonemail.com

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P: 570-251-1512  
F: 570-647-0086

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

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

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

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

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

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

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## MESSAGE FROM THE WAYNE COUNTY BAR ASSOCIATION



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

### PRICING & RATES

#### *Notice Pricing*

##### *One time Insertions*

Incorporation Notices	\$45
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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  
Subscription Year: March–February  
Prorated subscriptions available*

### WAYNE COUNTY OFFICIALS

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Robert J. Conway, *Senior Judge*

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Jane E. Farrell  
Ronald J. Edwards  
Ted Mikulak

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Linus H. Myers

#### *Sheriff*

Mark Steelman

#### *District Attorney*

Janine Edwards, Esq.

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

Edward "Ned" Sandercock

#### *Chief Public Defender*

Scott Bennett, Esq.

#### *Commissioners*

Brian W. Smith, *Chairman*  
Wendall R. Kay  
Jonathan Fritz

#### *Treasurer*

Brian T. Field

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

Ginger M. Golden

#### *Coroner*

Edward Howell

#### *Auditors*

Carla Komar  
Judy O'Connell  
Kathleen A. Schloesser

#### *Jury Commissioners*

Judith M. Romich  
Patricia Biondo

**COURT OPINION**

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*Edited by Ronnie J. Fischer, Esq.*

*Provided by Ronnie J. Fischer, Esq.*

**Clinton Dennis, a/k/a Clinton P. Dennis, a/k/a Clinton P. Dennis, Sr.**

**v.**

**Forest Homes of Lake Wallenpaupack**

**No. 221 - Civil - 2010**

Attorney for Plaintiff: Randolph Borden, Esq.

Attorney for Defendant: Jeffrey S. Treat, Esq.

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

**Summary of the Case**

This case is about whether a would-be seller or a would-be buyer is entitled to down payment monies relating to the sale/purchase of certain real property when the would-be buyer terminates the contract. The would-be seller in this case is plaintiff Clinton Dennis, and the would-be buyer is defendant Forest Homes of Lake Wallenpaupack (“Forest Homes”).

This case arose out of a written agreement of sale entered into between Clinton Dennis and Forest Homes on November 20, 2007 for property located in Texas Township, Wayne County, bordering on the Lackawaxen River. The agreement was drafted by the shareholders of Forest Homes, who indicated that the purpose of the agreement was for Forest Homes to purchase the subject property and build a series of townhouses thereon. The parties agreed upon a purchase price of \$229,000.00 for the subject property, with Forest Homes making two down payments, totaling \$22,900.00, which were held in escrow with the realtor.

Forest Homes was required under the agreement to obtain any conditional use permit that might be required by the Texas Township Zoning Board. The agreement further provided for a 90-day “feasibility period,” during which time Forest Homes could hire professionals to investigate the property regarding drainage, access, sewer, etc. The agreement allowed for Forest Homes to terminate the agreement by written notice to Clinton Dennis during this 90-day period, and to seek the return of its down payments. If, however, Forest Homes were to default on the agreement (presumably after the passing of the 90-day period), the agreement provided that Clinton Dennis would be

entitled to receive the down payment monies as his liquidated damages.

Forest Homes did not terminate the agreement of sale during the 90-day feasibility period. At some unspecified point in time, the parties realized that a levee may have been removed from a portion of the property, and entered into a written addendum to their agreement of sale to address this issue. Both Clinton Dennis and Forest Homes believed that they had drafted this addendum. The addendum provided that the transaction was contingent upon (1) Forest Homes' obtaining confirmation from FEMA and the U.S. Army Corps of Engineers that the levee was not needed, and (2) Forest Homes's obtaining confirmation that the subject property was not in violation of any state or federal regulations as a result of the missing levee. If any of these contingencies were not met, the addendum provided that Clinton Dennis retained the right to declare the agreement null and void, and that the down payment monies would then be returned to Forest Homes. The addendum further provided that after Forest Homes satisfied (1) above, Forest Homes would promptly proceed with its conditional use zoning application, and that the closing would be held within fifteen (15) days of approval by the Texas Township Zoning Hearing Board. The addendum additionally provided that if the closing was not completed by November of 2008, either party retained the right to terminate the agreement (unless an appeal to the Zoning Hearing Board decision was pending), in which case the down payment monies would be returned to Forest Homes.

Forest Homes initially submitted a conditional use application to Texas Township, but this application was tabled by the Township at Forest Homes's request due to the levee issue. Forest Homes never reinstated its conditional use application, claiming that it made informal inquiries that resulted in a response from Zoning Officer Lee S. Krause that the Zoning Hearing Board would require the levee to be rebuilt. As of November 30, 2008, no closing had yet taken place. Because the parties were unable to agree as to who would pay to rebuild the levee, Forest Homes terminated the agreement of sale in accordance with the addendum, which termination occurred on December 10, 2008. On December 18, 2008, Clinton Dennis notified Forest Homes that it considered Forest Homes to be in default of the agreement of sale and intended to retain the down payment as liquidated damages. Clinton Dennis then initiated the underlying lawsuit against Forest Homes, claiming that Forest Homes breached the parties' contract and that he was entitled to retain the down payment monies as liquidated damages, and Forest Homes counterclaimed, claiming that it was entitled to terminate the agreement and have its down payment monies returned to it.

The matter proceeded to a non-jury trial before Judge Hamill on August 9, 2011, which resulted in an Opinion and Verdict dated January 17, 2012. In this Opinion, the Court identifies the key issue as whether Forest Homes defaulted on the parties' contract

before Forest Homes terminated the contract in accordance with the agreement of sale and addendum. Clinton Dennis argued that Forest Homes breached the agreement of sale and addendum by failing to diligently pursue obtaining a conditional use permit for the subject property, and that Forest Homes failed to act in good faith in attempting to fulfill its requirements under the agreement of sale and addendum. Forest Homes, in contrast, argued that it had no obligation to pursue obtaining a conditional use permit because FEMA had never confirmed whether a levee was necessary or not.

In resolving this conflict, the Court looked to language of the agreement of sale and addendum, and observed that the unambiguous language of the addendum allowed either party to terminate the agreement in the event that a closing was not completed before November 30, 2008, and further provided that if the agreement were terminated by either party after November 30, 2008, Forest Homes was entitled to the return of its down payment monies. The Court noted that the language of this clause provided for only one exception, where an appeal of the Zoning Hearing Board decision was pending, and determined that this exception clearly did not apply. The Court accordingly entered a verdict in favor of Forest Homes on its counterclaim in the amount of \$22,900.00.



**LEGAL NOTICES**

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

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**ESTATE NOTICES**

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

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

---

**EXECUTOR NOTICE**

Estate of MICHAEL LOIODICE  
Late of Damascus Township  
Executor  
LOUIS LOIODICE  
4195 NW TOWNLINE RD  
MARCELLUS, NY 13108  
Attorney  
FRANCES S. CLEMENTE  
POB 866/32 LOWER MAIN ST  
CALLICOON, NY 12723

**1/27/2012 • 2/3/2012 • 2/10/2012**

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**EXECUTRIX NOTICE**

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

**1/20/2012 • 1/27/2012 • 2/3/2012**

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**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  
HONESDALE, PA 18431

**1/20/2012 • 1/27/2012 • 2/3/2012**

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**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**

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**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**

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**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**

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**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**

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**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**

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**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**

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**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**

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**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**

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**SHERIFF'S SALES**

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

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**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 PARTICULARLY 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

**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 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.

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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.

WAYNE COUNTY BAR ASSOCIATION



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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**

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**SHERIFF'S SALE  
FEBRUARY 22, 2012**

By virtue of a writ of Execution Wayne Bank, Assignee of North Penn Savings & Loan Assoc. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 22nd day of February, 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

ALL those two certain pieces or parcels of land, lying and being in the Township of Salem, County of Wayne, and Commonwealth of Pennsylvania, bounded and described as follows:

**FIRST PARCEL:**

BEGINNING at a point in the center of Pennsylvania Route 590 said point of beginning be the common corner of lands of Grantors and Martin Kovtch; thence along the center of PA Route 590 North 57 degrees 38

minutes 42 seconds East 402.77 feet to a point for a corner; thence South 41 degrees 28 minutes 16 seconds West 478.18 feet to a point for a corner; thence South 48 degrees 31 minutes 49 seconds East 50 feet to a point for a corner; thence North 83 degrees 54 minutes 22 seconds East 370 feet to a point for a corner; thence South 43 degrees 24 minutes 04 seconds East 936.79 feet; thence South 46 degrees 35 minutes 56 seconds West 767.85 feet to a point for a corner; thence North 43 degrees 19 minutes 40 seconds West 1,483.86 feet to a point for a corner; thence North 32 degrees 50 minutes 46 seconds West 233.81 feet to the point and place of BEGINNING. CONTAINING therein 24.701 acres more or less.

**SECOND PARCEL:**  
BEGINNING at a point in the center of Pennsylvania Route 590 which point of beginning is a common corner of Parcel One described above and this parcel; thence along the center of PA Route 590 North 59 degrees 04 minutes 51 seconds East 220.09 feet to a point for a corner; thence continuing In the center of PA Route 590 North 64 degrees 20 minutes 51 seconds East 122.57 feet to a point for a corner; thence 43 degrees 05 minutes 38 seconds East 108.20 feet to a point for a corner; thence South 03 degrees two minutes 22 seconds West 409.90 feet to a point for a corner;

thence South 48 degrees 31 minutes 49 seconds West 50 feet to a point for a corner; thence North 41 degrees 28 minutes 16 seconds West 474.18 feet to the point and place of BEGINNING. CONTAINING therein 2.44 acres more or less.

BEING the same premises conveyed to Edmund R. Carr by Deed from Nunzio LoBasso, by Madeline LoBasso, his Attorney in Fact, and Madeline LoBasso, his wife, Joseph LoBasso, Thomas LoBasso and Louis LoBasso, Co-Partners, dated October 17, 1997, and recorded on 10/28/97 in the Recorder of Deeds Office of Wayne County in Book 1297, Page 315.

TAX PARCEL NUMBERS: 22-312-5.- AND 22-312-51.3-

Seized and taken in execution as Edmund R. Carr Route 590 LAKE ARIEL PA 18436  
Hamlin Car Wash Route 590 LAKE ARIEL PA 18436  
GFY Auto Sale, Inc. Route 590 LAKE ARIEL PA 18436

Execution No. 544-Civil-2011  
Amount \$729,114.60 Plus additional

December 9, 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.

Kimberly D. Martin, Esq.

1/27/2012 • 2/3/2012 • 2/10/2012

**SHERIFF'S SALE  
FEBRUARY 22, 2012**

By virtue of a writ of Execution On Deck Capital issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 22nd day of February, 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

ALL that certain tract or parcel of land situated in the Township of Lake, Wayne County, Pennsylvania, known as Lot 3449 Section 33 of The Hideout, a subdivision situated in the Townships of Lake and Salem,

Wayne County, Pennsylvania, according to the plats thereof recorded in the Office of the Recorder of Deeds of Wayne County, Pennsylvania April 9, 1970 in Plat Book 5, page 27; May 11, 1970 in Plat Book 5, pages 34, 37, 41 through 48 and 50; September 8, 1970 in Plat Book 5, page 57; February 8, 1971 in Plat Book 5, pages 62 and 63; March 24, 1971 in Plat Book 5, page 66; May 10, 1971 in Plat Book 5, pages 71 and 72; March 14, 1972 in Plat Book 5, pages 76, 79 through 84 and 86; May 26, 1972 in Plat Book 5, pages 93 through 95; September 26, 1972 in Plat Book 5, pages 96, 97 and 100 through 104; March 9, 1973 in Plat Book 5, page 106; March 23, 1973 in Plat Book 5, page 107; April 3, 1973 in Plat Book 5, pages 108 through 110; and May 18, 1973 in Plat Book 5, pages 111 through 119, being part of the same premises which vested in Larwin Developments, Inc. by deed from Boise Cascade Home & Land Corporation, recorded October 10, 1972 in the Office of the Recorder of Deeds of Wayne County, Pennsylvania in Deed Book 286, 129.

Also being known as 3449 Chestnut Hill Drive, Lake Ariel, Pennsylvania, 18436.

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, real estate taxes for all periods through 1975; governmental laws and regulations, and liens created or suffered by Grantee.

Together with all and singular privileges, hereditaments and appurtenances whatsoever thereunto 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 Grantor, either in law or equity, of, in and to the same.

To have and to hold said messuage or tenement and lot or piece of ground above described, hereditaments and premises hereby granted, bargained and sold or mentioned, or intended to be so, with the appurtenances, unto Grantee, its heirs and assigns, to and for the only proper use and behoof of Grantee, its heirs and assigns forever.

The same premises conveyed to Grantor by Deed from Robert Wasserman U.S. Bankruptcy Court, District of New Jersey Chapter 7 Trustee, Case No. 10-35962 NLW dated March 23, 2011 and recorded in the County of Wayne Recorder of Deeds on April 13, 2011 in Deed Book 40198 at page 90.

TAX MAP NUMBER: 12-25-44.-

Seized and taken in execution as Johanna Nogrady 3449 Chestnut

Hill Drive LAKE ARIEL PA  
18436

Execution No. 677-Civil-2009  
Amount \$45,471.55 Plus additional

December 9, 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.**

Roger Mattes, Jr., Esquire

**1/27/2012 • 2/3/2012 • 2/10/2012**

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**SHERIFF'S SALE  
FEBRUARY 24, 2012**

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



Wednesday the 24th day of February, 2010 at 10:00 AM in the Wayne County Courthouse at the Sheriff's Office in the Borough of Honesdale the following property, viz:

All that certain piece or parcel of land, situate, and being in the Township of Texas, County of Wayne, and Commonwealth of Pennsylvania, more particularly described as follows:

BEGINNING at a point in the center of State Road (sometimes called Shady Lane) which point is South ten (10) degrees twenty-five (25) minutes East seventy-five and four-tenths (75.4) feet from a common corner of former Grantors Williams and Dennis; thence continuing along the center of the State Road South six (6) degrees fifty-nine (59) minutes East one hundred and four-tenth (101.4) feet to a point and South sixteen (16) degrees four one-hundredths (0.04) minutes East one hundred (100) feet to a point; thence through lands of former Grantors Williams South seventy-three (73) degrees thirty (30) minutes West two hundred fifty (250) feet to a pipe for a corner; thence through lands of former Grantor Williams North fifteen (15) degrees fifteen (15) minutes West two hundred and five one-hundredths (200.05) feet to a pipe for a corner; thence following a course parallel to line of lands of Dennis and seventy-five and four-tenths (75.4) feet therefrom North seventy-three (73) degrees thirty (30) minutes East two hundred

sixty-three and one-tenth (263.1) feet to the point and place of BEGINNING.

CONTAINING one and sixteen one-hundredths (1.16) acres, more or less. Description in accordance with survey map identified as "Map of Lands Surveyed for David Williams, Texas Township, Wayne County, Pennsylvania, July 13, 1972, Scale 1: = 100', George E. Ferris, R.S. Hamlin, Pennsylvania, which map is filed in Wayne County Map Book 3089 at page 55.

BEING the same premises which Kevin J. Goodwin, by deed dated June 23, 2006, and recorded in Wayne County Deed Book 3089, page 55, conveyed to Lisa West-Goodwin.

Tax Parcel No. 27-0-0264-0196.A001

Seized and taken in execution as Lisa West-Goodwin 160 Shady Lane Honesdale PA 18431

Execution No. 705-Civil-2008  
Amount Plus additional

October 18, 2011  
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

That all claims to the property will be filed with the sheriff before the sale and all claims to the proceeds before distribution; That a sheriff's schedule of distribution will be in his office on a date specified by

him, not later than thirty (30) days after sale; and that distribution will be made in accordance with the schedule unless exceptions are filed within ten (10) days thereafter. No further notice of filing of the schedule of distribution need be given.

ANY SUCCESSFUL BIDDER  
MUST HAVE 10% DOWN

PAYMENT AT DATE OF SALE.  
BALANCE DUE THIRTY (30)  
DAYS FROM DATE OF SALE.  
FAILURE TO PAY BALANCE  
WILL FORFEIT DOWN  
PAYMENT.

Brett A. Solomon, Esq.

**1/27/2012** • 2/3/2012 • 2/10/2012

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**CIVIL ACTIONS FILED**


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*FROM DECEMBER 31, 2011 TO JANUARY 6, 2012  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

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**JUDGMENTS**

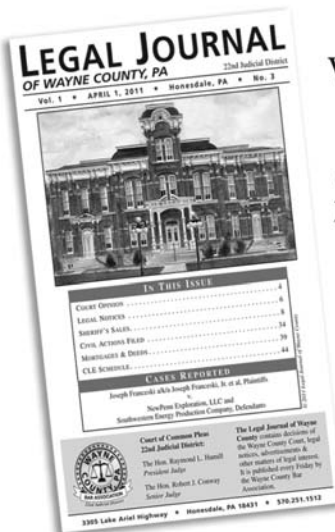
NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2006-20133	HERSTEK ANN MARIE	1/05/2012	SATISFACTION	14,580.00
2007-21265	LONGO JOSEPH E JR	1/03/2012	SATISFACTION	—
2010-00522	FLANNERY SANDRA M	1/04/2012	JDGMT BY COURT ORDER	12,500.06
2010-00571	OSHEA BRENDA JOYCE	1/04/2012	JDGMT BY COURT ORDER	29,147.63
2010-20467	DECKER DOMINICK G	1/03/2012	SATISFACTION	—
2010-20467	DECKER ANTOINETTE	1/03/2012	SATISFACTION	—
2010-21588	BLACK LEE A	1/04/2012	SATISFACTION	—
2010-21588	BLACK MELVINA V	1/04/2012	SATISFACTION	—
2010-21761	SMITH VERNON	1/04/2012	SATISFACTION	—
2011-00027	AUDITORI ROSEANN	1/03/2012	SUMMARY JUDGMENT	—
2011-00028	AUDITORI JOSEPH J	1/03/2012	SUMMARY JUDGMENT	—
2011-00141	SCIARRA PATRICIA P	1/04/2012	JUDGMENT NON PROS	—
2011-00141	SCIARRA PATRICIA P	1/05/2012	JUDGMENT NON PROS	—
2011-00141	SCIARRA PATRICIA P	1/06/2012	JUDGMENT NON PROS	—
2011-00410	REED AMANDA OR OCCUPANTS	1/04/2012	VACATE JUDGMENT	—
2011-00410	OCCUPANTS	:1/ 04/2 012	VACATE JUDGMENT	—
2011-00624	FINLEY PATRICIA A	1/06/2012	FINAL JUDGMENT	—
2011-00624	FINLEY MURRAY A	:1./06/2012	FINAL JUDGMENT	—
2011-00726	BENJAMIN W WALTER A/K/A	1/06/2012	DEFAULT JUDGMENT	—
2011-00726	XENJAMIN WILLIAM WALTER	1/06/2012	DEFAULT JUDGMENT	—
2011-00726	BENJAMIN ALTON	1/06/2012	DEFAULT JUDGMENT	—
2011-00726	BENJAMIN F L DECEASED	1/06/2012	DEFAULT JUDGMENT	—
2011-00731	DEVINE JOHN S	1/06/2012	DEF. JUDG. COURT ORD	—
2011-00731	DEVINE RUTH Y	1/06/2012	DEF. JUDG. COURT ORD	—
2011-21238	OFNER RAYMOND E	1/04/2012	SATISFACTION	—
2011-21238	OFNER NOREEN A	1/04/2012	SATISFACTION	—
2011-21397	WAYNE BANK GARNISHEE	1/06/2012	JUDG/GARNISHEE	1,649.18
2012-00005	ALLAN ELBERT G SR	1/04/2012	QUIET TITLE	—
2012-00005	ALLEN JUNE A	1/04/2012	QUIET TITLE	—
2012-20001	ARSENAULT ALAN G	1/03/2012	JUDGMENT NOTE	5,103.31
2012-20002	BAZEWICZ DARRYL	1/03/2012	JUDGMENT NOTE	2,752.25
2012-20003	BENSON GERILOU	1/03/2012	JUDGMENT NOTE	2,442.27
2012-20004	CORTAZAR MATTHEW	1/03/2012	JUDGMENT NOTE	1,856.30
2012-20005	DRAKE GARY LEE	1/03/2012	JUDGMENT NOTE	2,605.10
2012-20006	LLOYD SHARON	1/03/2012	JUDGMENT NOTE	3,550.07
2012-20007	GONZALEZ JUAN A	1/03/2012	MUNICIPAL LIEN	355.34

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

2012-20008	SIMMONDS JOSEPH	1/03/2012	MUNICIPAL LIEN	353.14
2012-20008	SIMMONDS MARY	1/03/2012	MUNICIPAL LIEN	353.14
2012-20009	CORRIGAN DEVIN	1/04/2012	FEDERAL TAX LIEN	501510.94
2012-20010	TORSIELLO MICHAEL	1/04/2012	TAX LIEN	13,399.18
2012-20010	TORSIELLO GERI	1/04/2012	TAX LIEN	13,399.18
2012-20011	STEPKIN SHEELAH K GROLIMUND	1/04/2012	TAX LIEN	1,199.90
2012-20011	GROLIMOND SHEELAH K STEPKIN	1/04/2012	TAX LIEN	1,199.90
2012-20013	MITCHELL DAWN	1/05/2012	JP TRANSCRIPT	2,352.03
2012-20014	STEHLIK PAUL J	1/05/2.012	JP TRANSCRIPT	4,499.79
2012-20016	BO-DS CORP INC A CORPORATION	1/06/2012	FEDERAL TAX LIEN	3,866.90
2012-20017	KIZER KAREN	1/06/2012	FEDERAL TAX LIEN	15,026.62
2012-20017	D&K HVAC LLC D/B/A	1/06/2012	FEDERAL TAX LIEN	151026.62
2012-20018	D&K HVAC LLC	1/06/2012	FEDERAL TAX LIEN	15,691.28
2012-20018	KIZER KAREN M A SINGLE MBR	1/06/2012	FEDERAL TAX LIEN	15,691.28
2012-40001	CHRISTMAN MICHAEL J OWNER P	1/03/2012	STIP VS LIENS	—
2012-40001	CHRISTMAN KIMBERLY A OWNER P	1/03/2012	STIP VS LIENS	—
2012-40001	NILSEN CONSTRUCTION CONTRACTOR	1/03/2012	STIP VS LIENS	—

**CIVIL APPEALS — AGENCIES: DEPT. OF TRANSPORTATION**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00006	MINGUEZ ORESTES F	PLAINTIFF	1/05/2012	—
2012-00006	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	DEFENDANT	1/05/2012	—



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**CONTRACT — DEBT COLLECTION: CREDIT CARD**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00001	LVNV FUNDING	PLAINTIFF	1/03/2012	,00
2012-00001	CLARK CHERYL A	DEFENDANT	1/03/2012	,00

**CONTRACT — DEBT COLLECTION: OTHER**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00008	LINDSEY MELVIN	PLAINTIFF	1/06/2012	—
2012-00008	LINDSEY CONNIE	PLAINTIFF	1/06/2012	—
2012-00008	PROGRESSIVE ADVANCED INSURANCE COMPANY	DEFENDANT	1/06/2012	—
2012-00008	PROGRESSIVE DIRECT INSURANCE COMPANY A/F/A	DEFENDANT	1/06/2012	—
2012-00009	DIME BANK THE	PLAINTIFF	1/06/2012	—
2012-00009	WERLAU ALLEN D	DEFENDANT	1/06/2012	—
2012-00009	WERLAU KATHLEEN	DEFENDANT	1/06/2012	—
2012-00011	FEHRINGER WILLIAM R PLAINTIFF/APPELLEE	PLAINTIFF	1/06/2012	—
2012-00011	FEHRINGER CYNTHIA PLAINTIFF/APPELLEE	PLAINTIFF	1/06/2012	—
2012-00011	PERRONE JAMES DEFENDANT/APPELLANT	DEFENDANT	1/06/2012	—
2012-00011	VIOLA THERESA DEFENDANT/APPELLANT	DEFENDANT	1/06/2012	—

**CONTRACT — OTHER**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00008	LINDSEY MELVIN	PLAINTIFF	1/06/2012	—
2012-00008	LINDSEY CONNIE	PLAINTIFF	1/06/2012	—
2012-00008	PROGRESSIVE ADVANCED INSURANCE COMPANY	DEFENDANT	1/06/2012	—
2012-00008	PROGRESSIVE DIRECT INSURANCE COMPANY A/F/A	DEFENDANT	1/06/2012	—
2012-00009	DIME BANK THE	PLAINTIFF	1/06/2012	—
2012-00009	WERLAU ALLEN D	DEFENDANT	1/06/2012	—
2012-00009	WERLAU KATHLEEN	DEFENDANT	1/06/2012	—
2012-00011	FEHRINGER WILLIAM R PLAINTIFF/APPELLEE	PLAINTIFF	1/06/2012	—
2012-00011	FEHRINGER CYNTHIA PLAINTIFF/APPELLEE	PLAINTIFF	1/06/2012	—
2012-00011	PERRONE JAMES DEFENDANT/APPELLANT	DEFENDANT	1/06/2012	—
2012-00011	VIOLA THERESA DEFENDANT/APPELLANT	DEFENDANT	1/06/2012	—

**PETITION**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00003	2001 SCION VIM JTKDE177670183273	PETITIONER	1/03/2012	—
2012-00003	NORTHEAST TOWING SERVICE	PETITIONER	1/03/2012	—

**REAL PROPERTY — QUIET TITLE**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00005	WESLOWSKI ANDREW	PLAINTIFF	1/04/2012	—
2012-00005	TULLO JEANNETTE M	PLAINTIFF	1/04/2012	—
2012-00005	ALLAN ELBERT G SR	DEFENDANT	1/04/2012	—
2012-00005	ALLEN JUNE A	DEFENDANT	1/04/2012	—

**TORT — MOTOR VEHICLE**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00007	ALLSTATE A/S/O ROSMILA JOZANOVIC	PLAINTIFF	1/06/2012	—
2012-00007	JOZANOVIC ROSMILA (ALLSTATE A/S/O)	PLAINTIFF	1/06/2012	—
2012-00007	WALMART AUTOMOTIVE CENTER	DEFENDANT	1/06/2012	—

**TORT — OTHER**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00002	OAKES MARGUERITE	PLAINTIFF	1/03/2012	—
2012-00002	COUNTRYWAY INSURANCE COMPANY	DEFENDANT	1/03/2012	—

**MORTGAGES AND DEEDS**

*RECORDED FROM JANUARY 17, 2012 TO JANUARY 20, 2012  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

<b>GRANTOR</b>	<b>GRANTEE</b>	<b>LOCATION</b>	<b>AMOUNT</b>
Rogers Thomas F III	Honesdale National Bank	Paupack Township	170,000.00
Hrywnak John	First National Community Bank	Lehigh Township	
Hrywnak Rosemary			100,000.00
Marzec Scott	Tobyhanna Federal Credit Union	Salem Township	83,500.00
Brown Nicolas S	Mortgage Electronic Registration Systems	Manchester Township	
Brown Michelle M			98,980.00
Stever William	Wayne Bank	Scott Township	
Stever Virginia			88,000.00
Amorine Ronald A	Citizens Savings Bank	South Canaan Township	
Amorine Kimberly			45,000.00
Millon Gary J	Wayne Bank	Cherry Ridge Township	59,000.00
Bunting Gerald W	Wayne Bank	Cherry Ridge Township	
Bunting Marcie			45,000.00
Murmin Michael J III	Honesdale National Bank	Clinton Township 2	63,000.00
Raymond Ronald T	J P Morgan Chase Bank	Salem Township	
Raymond Ronald J			90,600.00
Raymond Silke			
Raymond Charlene			
Keyes Robert J	Mortgage Electronic Registration Systems	Paupack Township	
Keyes Phyllis			381,000.00
Battagliese Fred A	Mortgage Electronic Registration Systems	Paupack Township	
Battagliese Barbara C			427,500.00
Battagliese Fred A	Housing & Urban Development	Paupack Township	
Battagliese Barbara C			427,500.00
Juskey Jeri Marie	Dime Bank	Berlin Township	115,300.00
Lachance Yvonne	Mortgage Electronic Registration Systems	Buckingham Township	141,836.00
Hengel Linda R	Wayne Bank	Hawley Borough	140,000.00
St Tikhons Orthodox Monastery	Honesdale National Bank	South Canaan Township	1,410,000.00
Groves Wendy	Mortgage Electronic Registration Systems	Lake Township	
Donohue Linda			150,300.00
Hubbard John W	J P Morgan Chase Bank	Clinton Township	
Hubbard Helen Elizabeth			95,199.00

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

Bartholomew Curtis	Mortgage Electronic Registration Systems	Salem Township	95,050.00
Schmidt Penelope	Bank Of America	Lake Township	72,570.00
Bailey J Thomas	Wells Fargo Bank	Salem Township	
Bailey Lori N			102,000.00
Sibio Michael J	Charter One	Sterling Township	
Sibio Christine AKA Pepsin Christine AKA			75,000.00
Niggel Louis J	Citizens Bank Of Pa	Salem Township	75,000.00
Hughes Arthur A	Wells Fargo Bank	Paupack Township	
Hughes Deborah F			50,000.00
Atty David	Mortgage Electronic Registration Systems	Lake Township	
Atty Olga			180,000.00
Gries Jeremy	Honesdale National Bank	Damascus Township	
Gries Holly L			115,500.00
Badiu Romeo G	Wells Fargo Bank	Salem Township	
Badiu Roxana E			265,000.00
Vandelinde Ronald	J P Morgan Chase Bank	Texas Township	
Vandelinde Tina M			60,874.00
Clements Sally A	Wells Fargo Bank	Lehigh Township	
Clements Kevin M			210,410.00
Heiser David	Mortgage Electronic Registration Systems	Clinton Township	700,500.00
Heiser David	Housing & Urban Development	Clinton Township	700,500.00
Hussung Sammy P	P N C Mortgage	Paupack Township	
Hussung Deborah L			167,517.00
Redmond Wayne	Orange County Trust Company	Damascus Township	150,000.00
Lamont William J	Honesdale National Bank	Cherry Ridge Township	50,000.00
Murray James J	Honesdale National Bank	Texas Township	
Tagle Joanne			130,000.00
Phillips Christopher J	Honesdale National Bank	Preston Township	
Amacio Vincent J Jr			153,500.00
Phillips Christina			
Renner George F	Manufacturers & Traders Trust Company	Buckingham Township	
Renner Beatrice K			100,000.00
Hill Thomas	Dime Bank	Palmyra Township	
Hill Gwen A			215,000.00
Hill Thomas Jason			
Hill Thomas	Dime Bank	Palmyra Township	
Hill Gwen A			105,000.00
Hill Thomas Jason			
Juskey Jeri Marie	Dime Bank	Berlin Township	9,500.00
Grieb Richard J	Honesdale National Bank	Dreher Township	
Grieb Joyce E			75,000.00
Gillette Todd	Bank Of America	Lake Township	137,750.00



## DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Fannie Mae AKA Federal National Mortgage Association AKA	Brown Nicolas S  Brown Michelle M	Manchester Township	Lot 9
Phelan Hallinan & Schmieg Af Schellinger Virginia Stever Virginia Stever William	Stever William Stever Virginia	Scott Township	
Mercuri Anna Mercuri Anna	Mercuri Fiorella Mercuri Fiorella	Lehigh Township Lehigh Township	Lot 365 Lot 366
Puntar Amy Shingler Amy Shingler Jeremy S	Murnin Michael J III	Clinton Township 2	
Wells Fargo Bank Pecora Maria Sinu Bogdan	Housing & Urban Development Pecora Maria	Salem Township Salem Township	Lots 337 & 338 Lot 2
Ornstein Sara H Brigandi Angela Pesola Brooks John J	Lachance Yvonne Hengel Linda R	Buckingham Township Hawley Borough	
St Tikhons Orthodox Monastery Bowyer Igumen Sergius Tr Dutko Erica Abatemarco Erica Dutko Abatemarco Jason John Dutko Ryan	St Tikhons Orthodox Monastery Bowyer Igumen Serguis Tr Groves Wendy Donohue Linda	South Canaan Township Lake Township	Lot 969
Vanatta Darlene Ahearn Michael Fannie Mae AKA Federal National Mortgage Association AKA National Real Estate Information Services	Mulrooney Robert P Mulrooney Suzanne Patel Atul R	Salem Township Lake Township	Lot 474 Lot 2215
Miller Randy S Miller Julie A	Miller Randy S Tr Miller Julie Ann Tr Miller Living Trust	Lake Township Lake & South Canaan Twps South Canaan Township South Canaan & Lake Twps	Lot 2 Lot 2
Joslin Douglas Leroy Est Ruyter Christine Louise Adm Wargo Leonard R	Barone Gilma Rosengrant Wendell Rosengrant Lynn	Manchester Township Salem Township	
Doherty Eileen Billard Billard Raymond Jr Doherty Anne Billard	Doherty Eileen Billard Billard Raymond Jr Doherty Anne Billard	Berlin Township	
U S Bank National Association Tr By Af American Home Mortgage Servicing Inc Af	Turney Theresa	Salem Township	Lot 17

Klein Alan	Pena Irving	Salem Township	
Klein Kim	Torres Karla		Lot 49
Treitz Fred P Jr	D C Landholding	Lehigh Township	
Treitz Agnes M			
Curtis Russell R Exr	Curtis Ruth L	Clinton Township 1	
Vanamburg Joyce Exr	Wetherill Ruth L		
Howell Doris E Est AKA			
Howell Doris Elva Curtis Est AKA			
Kropf Eric	Kropf Eric H	Palmyra Township	
Kropf Maria			
Sullivan Timothy F III AKA	Sullivan Tina M Tr	Preston Township	
Sullivan Timothy F AKA	Sullivan Timothy F Iv Tr		Lots 115 & 116
Sullivan Antonia P	Sullivan Irrevocable Grantor Trust		
Sedler Norma	Wiener Bruce	South Canaan Township	Lots 11 & 12
Wiener Bruce	Walker Kristin	South Canaan Township	Lots 11 & 12
Zlotkowski Daniel Exr	Zlotkowski Anthony	Scott Township	
Zlotkowski Arthur Joseph Est			
Zlotkowski Daniel			
Rude Carolyn	Rude Dwight III	Dyberry Township	
Zaft Carolyn	Rude Linde		Lot E3
Rude Patricia			
Neff Patricia			
Rude Dwight III			
Henderson Edward W	Salisbury David W	Oregon Township	
Iizuka Noriko	Salisbury Cynthia L		Lot 2
Hawley Management	Hill Thomas	Palmyra Township	
	Hill Gwen A		
	Hill Thomas Jason		
Laxton Ronald T	Laxton Elizabeth	Paupack Township	
Laxton Elizabeth			Lot 540
One Three Zero One			
Jackson St L L C	Pasha Saeeda	Sterling Township	

*Celebrating Our 20th Anniversary*

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*O'Neill Society*

“The O'Neill Society recognizes those individuals who have invested in the future of our county by naming the Wayne County Community Foundation as a beneficiary in their estate plans. There is no minimum amount required to join.

The Society is named in honor of Daniel J. O'Neill, a long-time community activist. If you wish to include the Foundation in your will or other planned gift and would like to be a member of the O'Neill Society contact our office.”

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