

OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 1 ★ FEBRUARY 3, 2012 ★ Honesdale, PA ★ No. 47



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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

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Publisher:
Bailey Design and Advertising
3305 Lake Ariel Highway
Honesdale, PA 18431

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F: 570-647-0086

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.

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

One time Insertions

| | |
|---|------|
| Incorporation Notices | \$45 |
| Fictitious Name Registration | \$45 |
| Petition for Change of Name | \$45 |
| Estate Notice (3-time insertion) | \$65 |
| Orphans Court; Accounting on Estates (2-time insertion) | \$45 |

All other notices will be billed at \$1.90 per line. Minimum insertion fees apply. A fee of \$10 will be added to all legal notices for the Notarized Proof of Publication.

Subscription Rates

Per Year

| | |
|------------------|-------|
| Mailed Copy | \$100 |
| Emailed Copy | \$50 |
| Mailed & Emailed | \$125 |

*Individual copies available for \$5 each
Subscription Year: March–February
Prorated subscriptions available*

WAYNE COUNTY OFFICIALS

Judge of the Court of Common Pleas

Raymond L. Hamill, *President Judge*
Robert J. Conway, *Senior Judge*

Magisterial District Judges

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Jane E. Farrell
Ronald J. Edwards
Ted Mikulak

Court Administrator

Linus H. Myers

Sheriff

Mark Steelman

District Attorney

Janine Edwards, Esq.

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Chief Public Defender

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Jonathan Fritz

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Edward Howell

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Judy O’Connell
Kathleen A. Schloesser

Jury Commissioners

Judith M. Romich
Patricia Biondo

COURT OPINION

Edited by Ronnie J. Fischer, Esq.

Provided by Ronnie J. Fischer, Esq.

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's 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 return 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

*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.

EXECUTOR NOTICE

Estate of CLIFFORD A. BLACK,
SR.

Late of Lake Ariel, PA

Executor

CLIFFORD A. BLACK, JR.

1068 LAKE HENRY DR.

LAKE ARIEL, PA 18436

Executrix

LILLIAN R. HAZEN

197 CHIVERS ROAD

LAKE ARIEL, PA 18436

Attorney

EUGENE DANIEL LUCAS

1425 GREENRIDGE STREET

DUNMORE, PA 18509

2/3/2012 • 2/10/2012 • 2/17/2012

EXECUTRIX NOTICE

Estate of NANCY P. DIEHL

Late of Paupack Township

Executrix

JANET DIEHL AYRES

3 YEARLING WAY

LUTHERVILLE, MD 21093

Attorney

ALIDA O'HARA, ESQUIRE

P.O. BOX 190

HONESDALE, PA 18431

2/3/2012 • 2/10/2012 • 2/17/2012

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

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

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

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

OTHER NOTICES

LEGAL NOTICE

LEGAL NOTICE RE: No. 18-Civil-2012 Action to Quiet Title

Stephen M. Doherty, John J. Doherty and Merilynde K. Doherty, his wife, Raymond G. Doherty and Debra B. Doherty, as Trustees of the Raymond G. Doherty Living Trust, Elizabeth V. Doherty as Trustee of the Doherty Trust, Raymond G. Doherty and Debra B. Doherty,
Plaintiffs
VS.
Wayne County Development Company, Northeastern Pennsylvania Oil Company, Sidney Coons and Mary Coons, his wife, Henry A. Tingley as Administrator

of the Estate of Mary E. Coons, Grace M. Coons, daughter of Mary E. Coons, Mrs. Ruby P. Johnston, daughter of Mary E. Coons, Mrs. A.M. Williams, daughter of Mary E. Coons, Mrs. Blanch A. Wooley, daughter of Mary E. Coons, and Howard Holgesson, grandson of Mary E. Coons, and Coe F. Young and Mary A. Young, his wife, their heirs, assigns, executors, administrators, and all persons claiming by or through them Defendants

NOTICE TO: Wayne County Development Company, Northeastern Pennsylvania Oil Company, Sidney Coons and Mary Coons, his wife, Henry A. Tingley as Administrator of the Estate of Mary E. Coons, Grace M. Coons, daughter of Mary E. Coons, Mrs. Ruby P. Johnston, daughter of Mary E. Coons, Mrs. A.M. Williams, daughter of Mary E. Coons, Mrs. Blanch A. Wooley, daughter of Mary E. Coons, and Howard Holgesson, grandson of Mary E. Coons, and Coe F. Young and Mary A. Young, his wife, their heirs, assigns, executors, administrators, and any and all other persons claiming any right, title or interest in or to the herein-described real property other than plaintiffs

TAKE NOTICE THAT plaintiffs have commenced an action against you in the Court of Common Pleas of Wayne County, Pennsylvania, which action is docketed to the above number and term, to quiet title in the plaintiffs with respect to

certain real property located in Lebanon Township, Wayne County, Pennsylvania, identified more specifically as set forth in Wayne County Record Book 3781 at page 183.

YOU ARE HEREBY NOTIFIED that you will have twenty (20) days from the third publication of this notice to file an Answer to plaintiffs' Complaint. If you fail to do so final judgment may be entered against you as prayed for in the Complaint. If you wish to defend, you must enter a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

NORTHERN WAYNE LEGAL SERVICES
WAYNE COUNTY

COURTHOUSE
925 COURT STREET
HONESDALE PA 18431
(570) 253-1031

Nicholas A. Barna, Esq.
Attorney for Plaintiffs
831 Court Street
Honesdale, PA 18431
570-253-4921

2/3/2012 • 2/10/2012 • 2/17/2012

**NOTICE OF FILING OF
FICTITIOUS NAME**

TAKE NOTICE THAT a Fictitious Name was filed with the Department of State. The name of the Fictitious Name is Hardler Farm. This Fictitious Name has been organized under the provision pursuant to 15 Pa. C.S. 311. Solicitor: Matthew L. Meagher, Esquire, 1018 Church Street, Honesdale, Pennsylvania 18431

2/3/2012

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 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.

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

**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 message 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

**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

**SHERIFF'S SALE
FEBRUARY 29, 2012**

By virtue of a writ of Execution GMAC Mortgage, LLC issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 29th 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, lying situate and being in the Township of Salem, County of Wayne and Commonwealth of Pennsylvania, bounded and described and being known as Lot #27 on a map of Forest Glen Estates by Harry F. Schoenagel, R.S. as the same is recorded in Wayne County Map Book 12, at Page 99 and being bounded and described as follows:

BEGINNING at an iron pin in the center of a private road known as 'Maple Lane' said point being the common corner of Lots #26, 27, 28 and 29, and being the northwesterly corner of the parcel herein described; thence along the center of the aforesaid 'Maple Lane' North 37 degrees 10 minutes East 284.36 feet to a point for a corner in the lands now or formerly owned by Wrae E.. Conklin; thence along the lands of Conklin South 52 degrees 45 minutes 00 seconds East 150.00 feet to a point for a corner; thence South 11 degrees 47 minutes 14 seconds West along the common boundary of Lots 16 and 27, 314.97 feet to an iron pin for a corner; thence North 52 degrees 45 minutes 00 seconds West 285.00 feet along the common boundary of Lots 26 and 27 to the point and place of beginning. CONTAINING 1.42 acres more or less.

EXCEPTING AND RESERVING to the Grantors their heirs and assigns, in common however, with the Grantees, their heirs and assigns, that one-half (1/2) width of the private roadway crossing the eastern boundary of the premises herein described.

ALSO conveying the right of ingress, egress and regress over the private roadways of said tract from the Public Highways to the premises described herein.

TAX ID #: 22-0-0025-0017

BY FEE SIMPLE DEED FROM
COULBY DUNN AND LYNDIA

WAYNE COUNTY BAR ASSOCIATION



www.waynecountylawyers.org

DUNN AS SET FORTH IN DEED BOOK 1412, PAGE 0180 AND RECORDED ON 9/11/1998, WAYNE COUNTY RECORDS.

TITLE TO SAID PREMISES IS VESTED IN Joseph P. Dovin, by Deed from Coulby Dunn and Lynda Dunn, his wife, dated 08/21/1998, recorded 09/11/1998 in Book 1412, Page 180.

Premises being: 80 MAPLE LANE, LAKE ARIEL, PA 18436-4253

Tax Parcel No. 22-0-0025-0017

Seized and taken in execution as Joseph P. Dovin 80 Maple Lane LAKE ARIEL PA 18436

Execution No. 298-Civil-2011
Amount \$116,755.27 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.

Joshua I. Goldman, Esq.

2/3/2012 • 2/10/2012 • 2/17/2012

**SHERIFF'S SALE
FEBRUARY 29, 2012**

By virtue of a writ of Execution HSBC Bank USA, National Association, as Trustee for Opteum Mortgage Acceptance Corp., Asset-Backed Pass-Through Certificates, Series 2005-2 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 29th 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 with the building and improvements thereon erected, situate in the Township of Paupack, County of Wayne and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point for corner in the center line of Township Road T-395, said point being a common corner between lands of Marshall and Parcel No. 3 herein described and running; thence

along the center line of Township Road T-395 North 83-52-21 E 105.73 feet to the corner of Parcel 2; thence along the division line of parcels 2 and 3 South 38-01-39 East 221.69 feet to a corner; thence along the same, South 21-14-33 West 56.05 feet to a corner in the line of parcel No. 4; thence, along the division line between parcels 4 and 3 the following two courses: 1) North 70-07-27 West 25.90 feet to a corner and 2) South 19-52-33 West 32.84 feet to a corner to the line of lands of Marshall; thence, along the lands of Marshall North 38-01-39 West 301.72 feet to the point and place of BEGINNING. COMPRISING 23,759 square feet of land, more or less.

APPROVED map recorded in Wayne County Map Book 31 at page 61.

BEING TAX NO.: 19-0-0002-0120

BEING KNOWN AS: HC 1 BOX
109 B BONE RIDGE ROAD,
HAWLEY, PENNSYLVANIA
18428.

Title to said premises is vested in Patrick J. Condon by deed from ROBERT H. CALRSON AND KATHLEEN M. CARLSON dated February 9, 2005 and recorded February 18, 2005 in Deed Book Seized and taken in execution as Patrick J. Condon 542 Bone Ridge Road HAWLEY PA 18428

Execution No. 439-Civil-2011
Amount \$93,980.65 Plus additional

December 12, 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.

2/3/2012 • 2/10/2012 • 2/17/2012

**SHERIFF'S SALE
FEBRUARY 29, 2012**

By virtue of a writ of Execution Branch Banking and Trust Co. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 29th 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 lying, situated and being in the Township of Berlin, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at the center of Township Road 423; thence North 82 degrees 07 minutes 00 seconds East 98.60 feet along the centerline of said road; thence continuing along the centerline of said road, North 84 degrees 13 minutes 40 seconds East 131.23 feet to a point; thence North 80 degrees 40 minutes 45 seconds East 142.30 feet to a point; thence North 75 degrees 14 minutes 05 seconds East 95.22 feet to a point for a corner in a twenty (20) foot wide right of way; thence leaving the center of said road, South 00 degrees 28 minutes 39 seconds West 267.957 feet along the edge of said twenty (20) foot wide right of way to a point for a corner in the lands of Tora Va Avoda Institute; thence North 86 degrees 51 minutes 14 seconds West 476.54 feet to an iron pin found for a corner; thence North 5 degrees 53 minutes 46 seconds East 168.65 feet to the centerline of the aforesaid road, being he point or place of Beginning. Containing 2.275 acres as depicted on a survey map found at Map Book 82, Page 59. Being known and designated on the land records of Wayne County, Pennsylvania as Tax Parcel No. 01-235-61.2

TITLE TO SAID PREMISES IS

VESTED IN Sheila D. VanOrden,
by Deed from Kathleen M.
McCullum and Sergio F. Maini,
dated 06/06/2002, recorded
06/07/2002 in Book 2002, Page
190.

Premises being: 458 SLISH
ROAD, HONESDALE, PA 18431-
3163

Tax Parcel No. 01-0-0235-
0061.0002

Seized and taken in execution as
Sheila Vanorden a/k/a Sheila D.
Vanorden 458 Slish Road
HONESDALE PA 18431

Execution No. 463-Civil-2011
Amount \$79,177.41 Plus additional

December 12, 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.

2/3/2012 • 2/10/2012 • 2/17/2012

**SHERIFF'S SALE
FEBRUARY 29, 2012**

By virtue of a writ of Execution
Bank of New York as Trustee for
the Certificate Holders CWABS, Inc.
Asset-Backed Certificates, Series
2006-20 issued out of the Court of
Common Pleas of Wayne County,
to me directed, there will be
exposed to Public Sale, on
Wednesday the 29th 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, laying and being in the
Township of Salem, County of
Wayne and Commonwealth of
Pennsylvania, bounded and
described as follows:

Beginning in the center of the
public road lending from Salem to
Hawley; thence along the west side
of the lane leading to the house of
John W. Bidwell, South 21 degrees
West, 22 Ω rods to a post; thence
North 71 æ degrees West, 17 rods
to a corner line of R. Simons land;
thence along the same North 40
degrees East 22.4 rods to the center
of the said road; thence along the
same South 78 Ω degrees East 10.6
rods to the place of beginning

Containing 2 acres, be the same more or less

Being Parcel No. 22-0-0313-0055

BEING KNOWN AS: RR 6 BOX 6226, LAKE ARIEL, PENNSYLVANIA 18436.

Title to said premises is vested in Mzikayise L. Ndlovu by deed from CITIMORTGAGE INC. SUCCESSOR BY REASON OF MERGER WITH CITIFINANCIAL MORTGAGE CO. INC. dated July 13, 2006 and recorded September 5, 2006 in Deed Book 3121, Page 13 Instrument # 200600010365.

Seized and taken in execution as Mzikayise L. Ndlovu PO Box 8127 NEW YORK NY 10116

Execution No. 507-Civil-2007 Amount \$82,339.64 Plus additional

December 12, 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.

2/3/2012 • 2/10/2012 • 2/17/2012

**SHERIFF'S SALE
FEBRUARY 29, 2012**

By virtue of a writ of Execution Bank of America, N.A. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 29th 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 #2701, in Section 43, 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 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; and May 18, 1973 in Plat Book 5, pages 111 through 119.

TITLE TO SAID PREMISES IS VESTED IN Tatyana Gnatyshnyak and Maksim Krasnyuk, by Deed from Bruce F. Covey and Betty A. Covey, his wife, dated 09/30/2005, recorded 10/25/2005 in Book 2898, Page 109.

Premises being: 2701 BOULDER ROAD, LAKE ARIEL, PA 18436

Tax Parcel No. 12-0-0041-0018
Control No. 044279

Seized and taken in execution as Tatyana Gnatyshnyak 1666 The Hideout 2701 Boulder Rd. LAKE ARIEL PA 18436

Execution No. 525-Civil-2010
Amount \$231,747.99 Plus
additional

December 12, 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.

2/3/2012 • 2/10/2012 • 2/17/2012

**SHERIFF'S SALE
FEBRUARY 29, 2012**

By virtue of a writ of Execution The Bank Of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders CWABS, Inc., Asset-Backed Certificates, Series 2004-6 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 29th day of February, 2012 at 10:00 AM in the Conference Room on the third floor of the Wayne County Courthouse in the Borough of Honesdale the following property,

All that certain piece or parcel of

land situate in the Township of Salem, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at a point in the center of State Highway Route 63013, said point of beginning being also the southwesterly corner of lands now or formerly of John A. Stuprich, et ux., (Lot# 4) (Deed Book 331, Page 418); thence along said lands South eighty-two (82) degrees zero (00) minutes East two hundred seventy-six and eighty-five hundredths (276.85) feet to an iron pipe corner; thence South seven (7) degrees fifteen (15) minutes West one hundred sixty and zero tenths (160.0) feet to an iron pipe corner, being the northeasterly corner of Lot# 2; thence along the northerly boundary line of Lot# 2, North eighty-two (82) degrees zero (00) minutes West two hundred seventy-seven and nine tenths (277.9) feet to a point in the center of State Highway L.R. 63013; thence along the centerline of said highway, North seven (7) degrees thirty-eight (38) minutes East one hundred sixty and zero tenths (160.0) feet to the place of beginning.

CONTAINING one and eighteen thousandths (1.018) acres, be the same more or less, and being Lot #3 of lands of Carl D. Moore as shown on Map of Survey hereinafter referred to.

The foregoing description is in accordance with Map of Survey made by George E. Ferris, R.S. dated August 4, 1976. approved by

the Wayne County Planning Commission September 27, 1976, a map of which is recorded in Wayne County Map Book 33 page 3.

UNDER AND SUBJECT to that portion of the above described premises, if any, which lies, within the right-of-way for State Highway Route L.R. 63013.

ALSO UNDER AND SUBJECT to utility lines traversing said above described premises.

ALSO UNDER AND SUBJECT to the express restriction, covenant and condition that no building erected or to be erected on said lot shall be erected within twenty-five (25) feet of the edge of the right-of-way of L. R. 63013.

EXCEPTING AND RESERVING unto the former Grantors, their heirs and assigns forever, the right, liberty and privilege of crossing the lot herewith conveyed with electric lines, water lines, telephone lines and other public utility services, said lines to be run not more than five (5) feet from a boundary line.

BEING KNOWN AS CONTROL NUMBER: 060235 PARCEL # 22-0-0046-0018

Seized and taken in execution as Kathryn Rae, a/k/a Kathryn M. Rae 27 Red Hawk Drive WLE 1032 LAKE ARIEL PA 18436 Alexander Rae, a/k/a Alexander T. Rae a/k/a Alexander T. Rae, Jr. 27 Red Hawk Drive WLE 1032 LAKE ARIEL

PA 18436

Execution No. 842-Civil-2009
Amount \$297,231.23 Plus
additonal

December 22, 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.**

Jill Jenkins, Esq.

2/3/2012 • 2/10/2012 • 2/17/2012

CIVIL ACTIONS FILED

*FROM JANUARY 7, 2012 TO JANUARY 13, 2012
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

| NUMBER | LITIGANT | DATE | DESCRIPTION | AMOUNT |
|---------------|--|-------------|--------------------|---------------|
| 2007-20261 | BANNON JAMES A | 1/09/2012 | SATISFACTION | — |
| 2008-00597 | SKELTON GLENN A JR | 1/11/2012 | WRIT OF EXECUTION | 70,811.20 |
| 2008-00597 | SKELTON TRACY JANNER | 1/11/2012 | WRIT OF EXECUTION | 70,811.20 |
| 2009-20710 | BAIO ARTHUR R | 1/13/2012 | SATISFACTION | — |
| 2009-20710 | BAIO BEVERLY | 1/13/2012 | SATISFACTION | — |
| 2009-20710 | BAIO LAURIE E | 1/13/2012 | SATISFACTION | — |
| 2009-20711 | BAIO ARTHUR R | 1/13/2012 | SATISFACTION | — |
| 2009-20711 | BAIO BEVERLY | 1/13/2012 | SATISFACTION | — |
| 2009-20711 | BAIO LAURIE E | 1/13/2012 | SATISFACTION | — |
| 2009-20944 | DEACONEASA ANGELINA | 1/13/2012 | SATISFACTION | — |
| 2009-20952 | BAIO ARTHUR R | 1/13/2012 | SATISFACTION | — |
| 2009-20952 | BAIO BEVERLY | 1/13/2012 | SATISFACTION | — |
| 2009-20952 | BAIO LAURIE E | 1/13/2012 | SATISFACTION | — |
| 2010-20263 | BAIO ARTHUR R | 1/13/2012 | SATISFACTION | — |
| 2010-20263 | BAIO BEVERLY | 1/13/2012 | SATISFACTION | — |
| 2010-20263 | BAIO LAURIE E | 1/13/2012 | SATISFACTION | — |
| 2010-20264 | BAIO ARTHUR R | 1/13/2012 | SATISFACTION | — |
| 2010-20264 | BAIO BEVERLY | 1/13/2012 | SATISFACTION | — |
| 2010-20264 | BAIO LAURIE E | 1/13/2012 | SATISFACTION | — |
| 2010-20265 | BAIO ARTHUR R | 1/13/2012 | SATISFACTION | — |
| 2010-20265 | BAIO BEVERLY | 1/13/2012 | SATISFACTION | — |
| 2010-20265 | BAIO LAURIE E | 1/13/2012 | SATISFACTION | — |
| 2011-00167 | SHEPPARD SANDRA | 1/13/2012 | SATISFACTION | — |
| 2011-00187 | WAYNE BANK GARNISHEE -DISCNT.ATTACHMENT | 1/13/2012 | SATISFACTION | — |
| 2011-00319 | KULIK JOHN G | 1/12/2012 | DEFAULT JUDGMENT | 4,646.65 |
| 2011-00419 | MORTON ROBERT J | 1/13/2012 | DEFAULT JUDGMENT | — |
| 2011-00419 | OBRIEN MARIANNE R | 1/13/2012 | DEFAULT JUDGMENT | — |
| 2011-00541 | HITTY LOUIS A | 1/12/2012 | DEFAULT JUDGMENT | 259,575.99 |
| 2011-00541 | HITTY KAY J | 1/12/2012 | DEFAULT JUDGMENT | 259,575.99 |
| 2011-00541 | HITTY LOUIS A | 1/12/2012 | WRIT OF EXECUTION | 259,575.99 |
| 2011-00541 | HITTY KAY J | 1/12/2012 | WRIT OF EXECUTION | 259,575.99 |
| 2011-00577 | MOORTHY MARY B | 1/11/2012 | DEFAULT JUDGMENT | 252,641.70 |
| 2011-00577 | MOORTHY GURUWE DECEASED | 1/11/2012 | DEFAULT JUDGMENT | 252,641.70 |
| 2011-00606 | BENNETT JENNIFER M | 1/11/2012 | DEFAULT JUDGMENT | 1,525.80 |
| 2011-00638 | BURKE THOMAS M | 1/11/2012 | WRIT OF EXECUTION | 159,212.80 |
| 2011-00638 | BURKE REBECCA M | 1/11/2012 | WRIT OF EXECUTION | 159,212.80 |
| 2011-00643 | PHILLIPS JOSEPH | 1/11/2012 | DEFAULT JUDGMENT | 4,176.32 |
| 2011-00673 | MARTIN JESSICA M | 1/12/2012 | DEFAULT JUDGMENT | 1,571.62 |
| 2011-00674 | VALANDA DEBBIE L | 1/12/2012 | DEFAULT JUDGMENT | 1,582.86 |

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

| | | | | |
|------------|-------------------------------|-----------|----------------------|------------|
| 2011-00678 | PHILLIPS JOSEPH | 1/12/2012 | DEFAULT JUDGMENT | 2,366.67 |
| 2011-00699 | DARLING TREVORJ | 1/11/2012 | WRIT OF EXECUTION | 179,010.76 |
| 2011-00699 | DARLING MICHELE A/K/A | 1/11/2012 | WRIT OF EXECUTION | 179,010.76 |
| 2011-00699 | DARLING MICHELLE | 1/11/2012 | WRIT OF EXECUTION | 179,010.76 |
| 2011-00740 | MARTONE MARY | 1/11/2012 | DEFAULT JUDGMENT | 3,452.37 |
| 2011-20176 | BAIO ARTHUR R | 1/13/2012 | SATISFACTION | — |
| 2011-20176 | BAIO BEVERLY | 1/13/2012 | SATISFACTION | — |
| 2011-20176 | BAIO LAURIE E | 1/13/2012 | SATISFACTION | — |
| 2011-20177 | BAIO ARTHUR R | 1/13/2012 | SATISFACTION | — |
| 2011-20177 | BAIO BEVERLY | 1/13/2012 | SATISFACTION | — |
| 2011-20177 | BAIO LAURIE E | 1/13/2012 | SATISFACTION | — |
| 2011-20178 | BAIO ARTHUR R | 1/13/2012 | SATISFACTION | — |
| 2011-20178 | BAIO BEVERLY | 1/13/2012 | SATISFACTION | — |
| 2011-20178 | BAIO LAURIE E | 1/13/2012 | SATISFACTION | — |
| 2011-20836 | PRESTOSH DAVID J | 1/10/2012 | REIS/WRITSCIREFACIAS | — |
| 2011-20836 | PRESTOSH KATHLEEN Z | 1/10/2012 | REIS/WRITSCIREFACIAS | — |
| 2011-20847 | ZATOR PATRICK M | 1/10/2012 | REIS/WRITSCIREFACIAS | — |
| 2011-20847 | ZATOR SHARON L | 1/10/2012 | REIS/WRITSCIREFACIAS | — |
| 2011-20964 | ROSE PETER RUSSELL | 1/09/2012 | SATISFACTION | — |
| 2011-21255 | PIAZZA DANIEL M | 1/13/2012 | SATISFACTION | — |
| 2011-21255 | PIAZZA CAROLANN | 1/13/2012 | SATISFACTION | — |
| 2011-21376 | MARTIN MARIE E | 1/13/2012 | SATISFACTION | — |
| 2011-21554 | WILDE TERRANCE J | 1/11/2012 | SATISFACTION | — |
| 2011-21554 | WILDE JOANNE M | 1/11/2012 | SATISFACTION | — |
| 2011-21695 | LEONARDO PAUL | 1/09/2012 | SATISFACTION | — |
| 2011-21917 | HESS DEBRA MARLENE | 1/09/2012 | SATISFACTION | — |
| 2012-00018 | WAYNE COUNTY DEVELOPMENT CO | 1/10/2012 | QUIET TITLE | — |
| 2012-00018 | NORTHEASTERN PENNSYLVANIA OIL | 1/10/2012 | QUIET TITLE | — |
| 2012-Q0018 | COONS SIDNEY | 1/10/2012 | QUIET TITLE | — |
| 2012-00018 | COONS MARY | 1/10/2012 | QUIET TITLE | — |
| 2012-00018 | YOUNG COE F | 1/10/2012 | QUIET TITLE | — |
| 2012-00018 | YOUNG MARY A | 1/10/2012 | QUIET TITLE | — |
| 2012-20019 | DUKER ENTERPRISES INC | 1/09/2012 | SUGGESTION NON/PYMNT | 1,200.53 |
| 2012-20019 | CAFE ON 191 THE T/A | 1/09/2012 | SUGGESTION NON/PYMNT | 1,200.53 |
| 2012-20020 | BOLAND JAMES G | 1/10/2012 | JP TRANSCRIPT | 3,926.69 |
| 2012-20020 | BOLAND LORI K | 1/10/2012 | JP TRANSCRIPT | 3,926.69 |
| 2012-20021 | BARKER NIKOLAS | 1/10/2012 | JP TRANSCRIPT | 445.40 |
| 2012-20022 | TROUTMAN MICHAEL STEPHEN | 1/10/2012 | JUDGMENT | 3,011.15 |
| 2012-20023 | HOFFMAN STEWART | 1/11/2012 | JP TRANSCRIPT | 4,167.00 |
| 2012-20023 | HOFFMAN SHARON | 1/11/2012 | JP TRANSCRIPT | 4,167.00 |
| 2012-20024 | LORENZEN KAREN M | 1/11/2012 | TAX LIEN | 1,010.86 |
| 2012-20025 | CONWAY REBECCA | 1/12/2012 | JP TRANSCRIPT | 2,063.73 |
| 2012-20026 | MADDREY ROXANNE Y | 1/12/2012 | JP TRANSCRIPT | 1,859.46 |
| 2012-20026 | MADDREY GERALD E | 1/12/2012 | JP TRANSCRIPT | 1,859.46 |
| 2012-20027 | CRUZ REINALDO | 1/12/2012 | JP TRANSCRIPT | 1,985.69 |
| 2012-20028 | WARE MICHAEL J | 1/13/2012 | JP TRANSCRIPT | 4,070.63 |
| 2012-20029 | MILLER THOMAS | 1/13/2012 | JUDG/MORRIS COUNTYNJ | 34,462.46 |
| 2012-90001 | STEVENSON BETTY J ESTATE | 1/09/2012 | ESTATE CLAIM | 5,377.45 |

CONTRACT — DEBT COLLECTION: CREDIT CARD

| CASE NO. | INDEXED PARTY | TYPE | DATE | AMOUNT |
|------------|--|-----------|-----------|--------|
| 2012-00012 | CITIBANK | PLAINTIFF | 1/09/2012 | — |
| 2012-00012 | WHITOSKY MADELINE | DEFENDANT | 1/09/2012 | — |
| 2012-00019 | CITIBANK | PLAINTIFF | 1/10/2012 | — |
| 2012-00019 | WELLS TAMMY M | DEFENDANT | 1/10/2012 | — |
| 2012-00026 | BUREAUS INVESTMENT GROUP SUCCESSOR IN INTEREST TO | PLAINTIFF | 1/12/2012 | — |
| 2012-00026 | HSBC CARD SERVICES INC | PLAINTIFF | 1/12/2012 | — |
| 2012-00026 | BRONSON ARTHUR G | DEFENDANT | 1/12/2012 | — |
| 2012-00027 | CITIBANK | PLAINTIFF | 1/13/2012 | — |
| 2012-00027 | LEWIS WILLIAM D | DEFENDANT | 1/13/2012 | — |

CONTRACT — DEBT COLLECTION: OTHER

| CASE NO. | INDEXED PARTY | TYPE | DATE | AMOUNT |
|------------|--------------------|-----------|-----------|--------|
| 2012-00017 | ALLY FINANCIAL INC | PLAINTIFF | 1/09/2012 | — |
| 2012-00017 | STRICKLAND YVONNE | DEFENDANT | 1/09/2012 | — |

ORDER

| CASE NO. | INDEXED PARTY | TYPE | DATE | AMOUNT |
|------------|---|-----------|-----------|--------|
| 2012-00020 | ROBINSON SHELLEY JUVENILE MASTER | PLAINTIFF | 1/11/2012 | — |
| 2012-00020 | JUVENILE MASTER SHELLEY ROBINSON | PLAINTIFF | 1/11/2012 | — |
| 2012-00021 | COURT ADMINISTRATOR AUTHORIZATION/SCHEDULE HEARING | PLAINTIFF | 1/11/2012 | — |

PETITION

| CASE NO. | INDEXED PARTY | TYPE | DATE | AMOUNT |
|------------|----------------------------|------------|-----------|--------|
| 2012-00014 | 3969 PIPER APACHE AIRPLANE | PETITIONER | 1/09/2012 | — |
| 2012-00014 | ENGER AVIATION INC | PETITIONER | 1/09/2012 | — |

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

| CASE NO. | INDEXED PARTY | TYPE | DATE | AMOUNT |
|------------|---|-----------|-----------|--------|
| 2012-00013 | BANK OF AMERICA SUCCESSOR BY MERGER TO | PLAINTIFF | 1/09/2012 | — |
| 2012-00013 | BAC HOME LOANS SERVICING F/K/A | PLAINTIFF | 1/09/2012 | — |
| 2012-00013 | COUNTRYWIDE HOME LOANS SERVICI | PLAINTIFF | 1/09/2012 | — |
| 2012-00013 | POPCZYK MARTA | DEFENDANT | 1/09/2012 | — |
| 2012-00013 | POPCZYK KRZYSZTOF | DEFENDANT | 1/09/2012 | — |
| 2012-00016 | WELLS FARGO BANK | PLAINTIFF | 1/09/2012 | — |
| 2012-00016 | FEDIGAN-CID KERRY | DEFENDANT | 1/09/2012 | — |
| 2012-00016 | CID KERRY FEDIGAN | DEFENDANT | 1/09/2012 | — |
| 2012-00022 | HSBC BANK | PLAINTIFF | 1/11/2012 | — |
| 2012-00022 | BALDWIN MICHAEL E | DEFENDANT | 1/11/2012 | — |

| | | | | |
|------------|--|-----------|-----------|---|
| 2012-00023 | DEUTSCHE BANK NATIONAL TRUST AS TRUSTEE FOR | PLAINTIFF | 1/11/2012 | — |
| 2012-00023 | SOUNDVIEW HOME LOAN TRUST | PLAINTIFF | 1/11/2012 | — |
| 2012-00023 | LAWLESS JOHN R | DEFENDANT | 1/11/2012 | — |
| 2012-00023 | LAWLESS STEPHANIE A | DEFENDANT | 1/11/2012 | — |
| 2012-00024 | WELLS FARGO BANK | PLAINTIFF | 1/11/2012 | — |
| 2012-00024 | MATTHEWS ROBERT D | DEFENDANT | 1/11/2012 | — |

REAL PROPERTY — QUIET TITLE

| CASE No. | INDEXED PARTY | TYPE | DATE | AMOUNT |
|------------|-------------------------------|-----------|-----------|--------|
| 2012-00018 | DOHERTY STEPHEN M | PLAINTIFF | 1/10/2012 | — |
| 2012-00018 | DOHERTY JOHN J | PLAINTIFF | 1/10/2012 | — |
| 2012-00018 | DOHERTY MERILYNDE K | PLAINTIFF | 1/10/2012 | — |
| 2012-00018 | DOHERTY RAYMOND G | PLAINTIFF | 1/10/2012 | — |
| 2012-0001S | DPHERTY DEBRA B | PLAINTIFF | 1/10/2012 | — |
| 2012-00018 | DOHERTY ELIZABETH V | PLAINTIFF | 1/10/2012 | — |
| 2012-00018 | WAYNE COUNTY DEVELOPMENT CO | DEFENDANT | 1/10/2012 | — |
| 2012-00018 | NORTHEASTERN PENNSYLVANIA OIL | DEFENDANT | 1/10/2012 | — |
| 2012-00018 | COONS SIDNEY | DEFENDANT | 1/10/2012 | — |
| 2012-00018 | COONS MARY | DEFENDANT | 1/10/2012 | — |
| 2012-00018 | YOUNG COE F | DEFENDANT | 1/10/2012 | — |
| 2012-00018 | YOUNG MARY A | DEFENDANT | 1/10/2012 | — |

TORT — MOTOR VEHICLE

| CASE No. | INDEXED PARTY | TYPE | DATE | AMOUNT |
|------------|---------------|-----------|-----------|--------|
| 2012-00015 | GOTH ERIC S | PLAINTIFF | 1/09/2012 | — |
| 2012-00015 | BATES DAVID M | DEFENDANT | 1/09/2012 | — |

TORT — OTHER

| CASE No. | INDEXED PARTY | TYPE | DATE | AMOUNT |
|------------|---|-----------|-----------|--------|
| 2012-00025 | ROSENGRANT CALVIN | PLAINTIFF | 1/12/2012 | — |
| 2012-00025 | PROGRESSIVE | DEFENDANT | 1/12/2012 | — |
| 2012-00025 | PROGRESSIVE GROUP OF INSURANCE COMPANIES (THE) | DEFENDANT | 1/12/2012 | — |

MORTGAGES AND DEEDS

*RECORDED FROM JANUARY 23, 2012 TO JANUARY 27, 2012
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

| GRANTOR | GRANTEE | LOCATION | AMOUNT |
|------------------------|---|-------------------|---------------|
| Lipko Michelle | Mortgage Electronic Registration Systems | Clinton Township | |
| Lipko James | | | 227,502.00 |
| McKean Martin M | Honesdale National Bank | Honesdale Borough | |
| McKean Laurie A | | | 91,000.00 |
| Cox James E Jr | Mortgage Electronic Registration Systems | Paupack Township | |
| Cox Judith A | | | 204,500.00 |
| Hunter Jason A | Mortgage Electronic Registration Systems | Damascus Township | |
| Hunter Jennifer | | | 150,534.00 |
| Macpeek Charles T Sr | Dime Bank | Damascus Township | |
| Macpeek Joan L | | | 73,400.00 |
| Houghtaling Veronica L | | | |
| Vanmanen Irene | Pennstar Bank | Salem Township | 64,000.00 |
| Lacorte Frank | Fifth Third Mortgage Company | Lehigh Township | |
| Lacorte Judy | | | 371,500.00 |
| Nutt April L | G T C Financial Center | Dreher Township | 12,839.00 |
| Anstotz Daniel | First National Community Bank | Lake Township | |
| Anstotz Danielle M | | | 178,500.00 |
| Hubbard Paul L | Wells Fargo Bank | Hawley Borough | |
| Corigliano Rosemarie | | | 160,337.16 |
| Jennings Elizabeth | Dime Bank | Honesdale Borough | 50,000.00 |
| Seana Ann | First National Bank Of Pa | Clinton Township | 43,200.00 |
| Martin Steven R | Wayne Bank | Honesdale Borough | |
| Martin Karen Ann | | | 65,000.00 |
| Spewak Craig W | Honesdale National Bank | Waymart Borough | |
| Spewak Susan | | | 37,500.00 |
| Varcadipane Richard Jr | Mortgage Electronic Registration Systems | Honesdale Borough | |
| Varcadipane Angela | | | 172,000.00 |
| Duda Kevin M | Honesdale National Bank | Bethany Borough | |
| Squatrito Adriana | | | 150,000.00 |
| Duda Kevin M | Honesdale National Bank | Bethany Borough | |
| Squatrito Adriana | | | 47,600.00 |
| Chellis Drew E | Mortgage Electronic Registration Systems | Lebanon Township | |
| Chellis Wendy E | | | 112,000.00 |

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

| | | | |
|------------------------------|---|----------------------------|--------------|
| Bunero Joseph J Tr | Wells Fargo Bank | Paupack Township | |
| Bunero Pamela A Tr | | | 100,000.00 |
| Joseph J Bunero Living Trust | | | |
| Pamela A Bunero Living Trust | | | |
| Garcia Juan J | Manufacturers & Traders Trust Company | Paupack Township | |
| Garcia Rose M | | | 36,000.00 |
| Heller James R | Franklin Mint Federal Credit Union | Dyberry Township | |
| | | Dyberry & Berlin Twps | 66,434.00 |
| | | Berlin Township | |
| | | Berlin & Dyberry Twps | 66,434.00 |
| Robinson Samuel | Wells Fargo Bank | Salem Township | |
| Robinson Theresa | | | 58,000.00 |
| Robinson Ganesa | | | |
| Culic Ganesa Robinson | | | |
| Flower Richard G | Penn Security Bank & Trust Company | Lehigh Township | |
| Flower Shirley R | | | 14,000.00 |
| Hackett Edward D | Mortgage Electronic Registration Systems | Paupack Township | |
| Hackett Rosemarie | | | 104,000.00 |
| Latino Kathleen | Wells Fargo Bank | Paupack Township | 185,000.00 |
| Lowe Benjamin L | Mortgage Electronic Registration Systems | Damascus Township | |
| Lowe Jessica L | | | 92,346.00 |
| Herzog Vincent | Wayne Bank | Canaan Township | |
| Herzog Connie | | Canaan & South Canaan Twps | 50,000.00 |
| | | South Canaan Township | |
| | | South Canaan & Canaan Twps | 50,000.00 |
| Reinfurt William B By Af | Dime Bank | Cherry Ridge Township | |
| Reinfurt William C Af | | | 35,000.00 |
| Reinfurt Lorraine | | | |
| Union Lake Hotel Company Inc | Dime Bank | Manchester Township | 1,360,000.00 |
| Lipari John | Wayne Bank | Preston Township | 364,000.00 |
| Meade Susan M | Honesdale National Bank | Honesdale Borough | 101,000.00 |

DEEDS

| GRANTOR | GRANTEE | LOCATION | LOT |
|---------------------------|---------------------------|-------------------------------|---------|
| Cross William | Land Liquidator L L C | Salem Township | |
| Cross Cordina M | | | Lot 609 |
| Gill Michael S By Sheriff | First National Bank Of Pa | Clinton Township 1 | |
| Schwartz John P | Schwartz Elizabeth | Palmyra Township | |
| Schwartz Elizabeth | | | Lot 15 |
| Zink Pauline | Arbucci Chris | Lehigh Township | |
| Zink Pauline | Dugan James F IV | Lehigh Township Dugan Kelly F | |

| | | | |
|-------------------------------|-----------------------|-----------------------|----------------|
| Erixon Thomas R Est AKA | Hunter Jason A | Damascus Township | |
| Erixon Thomas Rex Est AKA | Hunter Jennifer | | |
| Erixon Rex Est AKA | | | |
| Erixon T R est AKA | | | |
| Erixon Thomas Est AKA | | | |
| Erixon Thomas Jr Est AKA | | | |
| Jones Vicki L Exr | | | |
| Kingston Rose Marie | | | |
| Erixon Thomas R Jr Est AKA | | | |
| Erixon Thomas Rex Jr Est AKA | | | |
| Green June | Weiskerger Jason | Paupack Township | |
| Phillips Jason L Exr | Phillips Jason L | Paupack Township | |
| Weiskerger Jason P Est | | | |
| Krol Daniel D | Kowalczyk Karen | Cherry Ridge Township | |
| Hazen Edward J | Mulligan John | Texas Township 1 & 2 | |
| | Mulligan Laurie | | Lot K |
| Wayne County Tax Claim Bureau | Conti Frederick | Dreher Township | |
| Rodríguez Jose | Conti Maria K | | |
| Loron Inc | Vanmanen Irene | Salem Township | Lot 356 |
| Bullock Carl A Sr | Greisemer Brian | Lehigh Township | |
| | Greisemer Anna | | Lot 8 |
| Williams Walter J Jr | Williams Walter J III | Damascus Township | |
| Williams Phyllis A | Williams Rebecca L | | |
| G T C Financial Center | Nutt April L | Dreher Township | Lots 115 & 119 |

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| | | | |
|--|--------------------------------|-------------------------|------------|
| L & M Enterprises Inc | Nutt April L | Dreher Township | |
| Leonard Frederick C | Leonard Frederick C | Clinton Township 1 | |
| Leonard Amy L AKA Dickinson Amy L AKA | | | |
| Wayne County Tax Claim Bureau | Spewak John E | Dreher Township | |
| Robacker Leigh Robacker Joan | Spewak Judy A | | |
| Goldstein Lois | Anstotz Daniel | Lake Township | |
| | Anstotz Danielle M | | Lot 2780 |
| Kuester Gloria Blanche Exr | Vladu Cristian | Berlin Township | |
| Kuester Robert West | Vladu Ana D | | Lot E |
| Baer Gregory | Fine Mark K | Paupack Township | |
| Baer Julie | Fine Lauren H | | Lot 1A |
| Jeffery Robert J Jr Exr | Jeffery Robert J Jr | Lake Township | |
| Jeffery Peter M Exr | Jeffery Peter M | | Lot 64 |
| Jeffery Robert J Est | | | |
| Devries Wilbert | Devries Wilbert | Dyberry Township | |
| | Devries Debra M | | |
| Thumann Marjorie A AKA Thuman Marjorie A AKA | Thumann Alfred C | Berlin Township | |
| Perlick Martin Exr | Spewak Susan | Waymart Borough | |
| Campbell Cecelia M Est AKA | Spewak Craig W | | Lot 16 |
| Campbell C Marge Est AKA Campbell Marge Est AKA | | | |
| Bates Deborah L | Wayne County | Oath | |
| Bender Arlene | Wayne County | Oath | |
| Yamialkowski Karen | Wayne County | Oath | |
| Nebzydoski Henry J | Nebzydoski Andrew | Mount Pleasant Township | |
| Nebzydoski Jean | | | |
| Weintraub Robin | Weintraub Howard | Preston Township | |
| Halperin Robin | | | Lot 18 |
| Glasson Steven D By Sheriff | First Savings Bank Of Perkasio | Dreher Township | |
| Glasson Jennifer A By Sheriff | | | Lot 11 |
| First Savings Bank Of Perkasio | Dimartino Joseph | Dreher Township | |
| | Dimartino Tina | | Lot 11 |
| Thuman Daniel W AKA | Thumann Daniel W | Berlin Township | |
| Thumann Daniel W AKA | Thumann Mary V | | |
| Thuman Mary V AKA Thumann Mary V AKA | | | |
| Federal Home Loan Mortgage Corporation | Kellogg Glen | Lehigh Township | |
| McGovern Daniel A Af | | | |
| Zarauskas Donna Est AKA | Attanasi Donald T | Paupack Township | |
| Zarauskas Donna Lee Est AKA | Attanasi Jean E | | Lots 1 & 2 |
| Zarauskas Donna L Est AKA Attanasi Jean Exr | | | |
| Zarauskas Jean Attanasi Jean | | | |

| | | | |
|---|--|--|--------------------------------------|
| Locklin Evelyn Est AKA Locklin Evelyn I Est AKA Locklin Evelyn R Est AKA Locklin Evelyn Reed Est AKA Massee Deborah Exr | Locklin Alfred F | Lake Township | Lot 11 |
| Valley Philip J Sr By Sheriff Valley Corrina J By Sheriff | Sovereign Bank | Hawley Borough | |
| Davis James R Davis Elizabeth B | Davis Elizabeth B Davis James R Davis Ronald Kirk | Lehigh Township | Lot 192 |
| Holmes Edward A Holmes Cristina | Woytera Joseph Woytera Ann | Damascus Township | Lots 10 & 11 |
| Miller Kevin Exr Miller Brenda J Est AKA Miller Brenda Est AKA | Miller Kevin | Paupack Township | Lot N |
| Bartholomay Dorothy | Bartholomay Dorothy Tr Dorothy Bartholomay Living Trust | Dyberry Township Dyberry & Clinton Twps Clinton Township 1 Clinton & Dyberry Twps | Lots 029 & 030 Lots 029 & 030 |
| Pitti Kathleen M Pitti David J | Trail Colette | Dyberry Township | |
| Vansickle Eva M | Miller Richard J Tr Bruce Howe Irrevocable Trust Joan Howe Irrevocable Trust | Salem Township | Lots 1 & 2 |
| Storke Raymond A By Agent Storke Raymond A Jr Agent | Schemm Christopher J Schemm Rebecca | Lake Township | Lots 4A & 5A |
| Korb Jerome A Korb Robin J | Topaz Enterprises Inc | Texas Township 1 & 2 | Lot 4 |
| Compton Thomas O Compton Eleanor G | Beneficial Consumer Discount Company Beneficial Mortgage Company Of Pa | Salem Township | |
| Tchorzewski Marek Evans Gloria M | Saccone Jamie Lynn Spadavecchia Dino | Palmyra Township Paupack Township | Lot 12 |
| Baptiste Patricia Ann | Lowe Benjamin L Lowe Jessica L | Damascus Township | Lots 37A & 37 |
| Bartunek John Bartunek Patti Lynn | Bartunek Patti Lynn AKA Pietryak Patti Lynn AKA | Salem Township | Lot 387 |

CLE Courses

February 24, 2012

8:30 a.m.–3:30 p.m.

Powerful Witness Preparation

5 hours substantive / 1 hour ethics

March 2, 2012

9:00 a.m.–12:15 p.m.

David Binder on PA Evidence

3 hours substantive / 0 hour ethics

March 9, 2012

9:00 a.m.–4:00 p.m.

Fundamentals of Oil & Gas Law

5 hours substantive / 1 hour ethics

March 13, 2012

9:00 a.m.–4:30 p.m.

Fundamentals of Estate Planning

5 hours substantive / 1 hour ethics

March 22, 2012

8:30 a.m.–3:30 p.m.

Trials–Tips, Tactics & Practical Tales

6 hours substantive / 0 hour ethics

March 23, 2012

9:00 a.m.–12:15 p.m.

Vehicle Stops & Searches in PA

3 hours substantive / 0 hour ethics

April 17, 2012

9:00 a.m.–1:15 p.m.

Sheriff's Sales in PA

3 hours substantive / 1 hour ethics

April 20, 2012

8:30 a.m.–4:30 p.m.

Land Use Institute 2012

5 hours substantive / 1 hour ethics

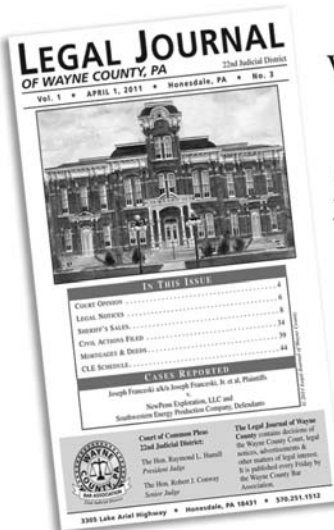
June 27, 2012

8:30 a.m.–4:30 p.m.

General Practitioners Update

5 hours substantive / 1 hour ethics

Registration begins 8:30 a.m. for all courses, unless otherwise noted.
Pre-register through pbi.org.



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