

LEGAL JOURNAL

OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 1 ★ MARCH 25, 2011 ★ Honesdale, PA ★ No. 2



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CASES REPORTED

Joseph Franceski a/k/a Joseph Franceski, Jr. et al, Plaintiffs
 v.
 NewPenn Exploration, LLC and
 Southwestern Energy Production Company, Defendants

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

The Hon. Raymond L. Hamill
President Judge

The Hon. Robert J. Conway
Senior Judge

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



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

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

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

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

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

MESSAGE FROM THE WAYNE COUNTY BAR ASSOCIATION



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

PRICING & RATES

Notice Pricing

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Incorporation Notices	\$45
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Petition for Change of Name	\$45
Estate Notice (3-time insertion)	\$65

*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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Subscription Year: March–February
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Robert J. Conway, *Senior Judge*

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FROM THE DESK OF THE EDITOR

It is with extreme pride and pleasure that the Wayne County Bar Association presents its Legal Journal to our legal community with this initial issue. Countless hours of time and effort have gone into this endeavor, from the Court, the Law Journal committee, the entire bar association and our publisher.

Wayne County President Judge Raymond L. Hamill's Order of January 3, 2011 formalized all of this hard work, planning and preparation by recognizing the Law Journal as the legal publication of Wayne County. The Wayne County Bar Association was first organized shortly after the county was created in 1798 and the Law Journal is certain to add luster to its 200 year history.

Of course we expect some bumps in the road on this journey however the bar association's goal is to highlight court decisions and keep members and subscribers up to date on bar news, court activity, row office business and legal notices.

The Wayne County Bar Association would like to especially thank Attorney Elizabeth A. Erickson Kameen, the organizer and editor of the Legal Journal in neighboring Pike County, for her invaluable ideas and insights which helped make this law journal a reality for our bar association.

Thank you all for your assistance and contributions in this endeavor and we welcome any thoughts and opinions you may have to improve our journal. This journal can prosper with the help of our bar association and our community!



Janine Edwards, Esquire
Editor

COURT OPINION

Edited by Chris Rechner, Esq.

**Joseph Franceski a/k/a Joseph Franceski, Jr.
Debra Franceski and
Michael Franceski
Plaintiffs**

v.

**NewPenn Exploration, LLC and
Southwestern Energy Production Company
Defendants**

Docket No. 923-2008-CV

CONSOLIDATED WITH

**Joseph P. Franceski
Plaintiff**

v.

**NewPenn Exploration, LLC and
Southwestern Energy Production Company
Defendants**

Docket No. 924-2008-CV

CONSOLIDATED WITH

**Joseph P. Franceski and
Michael Franceski
Plaintiffs**

v.

**NewPenn Exploration, LLC and
Southwestern Energy Production Company
Defendants**

Docket No. 925-2008-CV

Attorney for Plaintiffs: Kristen K. Oxley, Esq.

Attorneys for Defendants:

Joseph T. Kelleher, Esq., David R. Fine, Esq., George A. Bibikos, Esq.

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

Summary of the Case

This case came before the Court on Preliminary Objections filed by Defendants in the nature of a demurrer to all four counts set forth in Plaintiffs' Second Consolidated Amended Complaint. Plaintiffs' Complaint consisted of

Count I - Breach of Contract for failure to comply with the oral agreement, Count II - Fraud (in the inducement), Count III - Negligent Misrepresentation and Count IV - Breach of Implied Covenant of Good Faith and Fair Dealing.

Plaintiffs are the owners of several parcels of real property located in Clinton Township to which they leased the natural gas rights to Defendants for \$100.00 an acre. Plaintiffs alleged that Defendants orally agreed to pay additional monies to them should the price per acre offers increase. Plaintiffs further alleged that Defendants enticed them to sign the leases by making statements that there was only a limited time to sign the lease, that the \$100 price was a maximum threshold and that the oral agreement for additional payments could not be included in the written lease. Defendants' Preliminary Objections to Plaintiffs' Counts I, II, and III were all sustained by the court based on the parol evidence rule which states that prior representations concerning matters covered in the written contract cannot be considered unless fraudulently omitted from the contract. *First United Bank and Trust v. PNC Financial Services Group, Inc.*, 667 F.Supp.2d 443 (M.D.Pa. 2009). The court noted that the written leases were all integrated and all required Defendants to pay \$100 an acre to Plaintiffs as a bonus consideration. Inasmuch as any oral agreement to pay any additional amounts as bonus payments would then necessarily contradict the terms of the written agreement, application of the parol evidence rule barred consideration of such oral agreements.

Defendants' Preliminary Objection to Count IV was also sustained for failure to state a cause of action for breach of an implied covenant of good faith and fair dealing. The court ruled that Pennsylvania does not recognize such an independent cause of action and instead considers it a part of an action for breach of contract as set forth in the case of *L.S.I. Title Agency, Inc. v. Evaluation Services, Inc.*, 951 A.2d 384 (Pa.Super. 2008). Inasmuch as the court was constrained to consider the breach of implied covenant of good faith as part of a cause of action for breach of contract, the Preliminary Objection was sustained.

LEGAL NOTICES

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

ESTATE NOTICES

Notice is hereby given that, in the estate of the decedents set forth below, the Register of Wills, has granted letters testamentary or of administration to the persons named. All persons having claims or demands against said estates are requested to present the same without delay and all persons indebted to said estates are requested to make immediate payment to the executors or administrators or their attorneys named below.

EXECUTRIX NOTICE

Estate of JACK WARREN AKA
JOHN W WARREN AKA JOHN
WALLACE WARREN Late of
Honesdale Borough
Executrix
CAROL SANTOS
80 LAKESIDE DRIVE
HONESDALE, PA 18431-
Attorney
JOHN F SPALL ESQ
SPALL RYDZEWSKI &
ANDERSON
2573 ROUTE 6
HAWLEY, PA 18428

3/18/2011 • 3/25/2011 • 4/1/2011

ADMINISTRATOR NOTICE

Estate of MARY JEAN
MONAGHAN Late of Paupack
Township
Administrator
PHILIP R. MONAGHAN
647 LONG POND ROAD
FOREST CITY, PA 18431
Attorney
THOMAS F KILROE ESQ

918 CHURCH STREET
HONESDALE, PA 18431

3/25/2011 • 4/8/2011 • 4/8/2011

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
APRIL 6, 2011**

By virtue of a writ of Execution Deutsche Bank National Trust Company, as Indenture Trustee for American Home Mortgage Investment Trust 2006-1 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 6th day of April, 2011 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, viz: ALL that certain lot or piece of land situate in Lehigh Township, Wayne County, Pennsylvania, being designated as lot no. 80, in the Development known as Lakeview Estates, bounded and described as follows to wit:

Beginning at the common corner of

lots numbered 79 and 80, said corner being located on the westerly edge of the right-of-way of Bender Road; thence along the common boundary line of lots numbered 79 and 80 South 84 degrees 59 minutes 18 seconds West 127.00 feet to the common boundary line of lots numbered 80 and 81 north 05 degrees 00 minutes 42 seconds West 175.00 feet to a corner on the southerly edge of the right of way of Perch Court North 84 degrees 59 minutes 18 seconds East 97.00 feet to a point of curvature; thence continuing along the southwesterly edge of the right away of Perch Court following a curve to the right with a radius of thirty feet an arc distance of 47.12 feet to a point of tangency; thence along the edge of the right of way of Bender Road South 05 degrees 00 minutes 42 seconds East 145.00 feet to the point and place of beginning.

Parcel# 14-0047-0080
Being Known As: 32 Perch LN,
Gouldsboro, PA 18424-9265

Seized and taken in execution as
Valencia L. Moore 8916 Glenistar
Gate Ave. LAS VEGAS NV 89143
Execution No. 818-Civil-2010
Amount \$359,934.42 Plus
additional

January 10, 2011
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE

NOTICE:

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

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

Michael T. McKeever Esq.

3/18/2011 • 3/25/2011 • 4/1/2011

**SHERIFF'S SALE
APRIL 6, 2011**

By virtue of a writ of Execution Wachovia 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 6th day of April, 2011 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, viz:

ALL THAT CERTAIN piece or parcel of land, situate in the Township of Palmyra, County of

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

BEGINNING at the intersection of two (2) forty (40) foot wide private roads known respectively as Garden Hill Drive and Hillside Drive, said point of beginning being also the Southwesterly corner of Lot #41 of the Garden Hills Development and in the Easterly boundary line of Lot #40; thence along the center line of Garden Hill Drive, South thirty-three (33) degrees twenty-eight (28) minutes no (00) seconds East two hundred sixty-five and sixty-seven one hundredths (265.67) feet to the Northwesterly corner of Lot #60; thence along the Westerly boundary line of Lot #60, South fifty-one (51 degrees twenty-five (25) minutes thirty-two (32) seconds West three hundred twenty-four and twenty-nine one-hundredths (324.29) feet to a point in the Northerly side of Lot #61; thence along the same, North forty-six (46) degrees forty-one (41) minutes twenty-three (23) seconds West one hundred eleven and sixty-five one-hundredths (111.65) feet to a point in the center line of Hillside Drive; thence along the center line of Hillside Drive, North twenty-eight (28) minutes no (00) seconds East three hundred ninety-five (395) feet to the place of BEGINNING.

CONTAINING one and forty-seven one-hundredths (1.47) acres, more or less, and being Lot No. 62 of the Garden Hills Development

as shown on Map of survey made by Harry F. Schoenagel, Registered Surveyor, dated June, 1966, revised September, 1967, revised April, 1969, revised August, 1969 and revised August, 1971, approved by the Wayne County Planning Commission, April 24, 1974, a Map of which is recorded in Wayne County Map Book 25, at Page 4.

EXCEPTING AND RESERVING therefrom and thereout, that portion of the above described lot which lies within the right-of-way for Garden Hill Drive and Hillside Drive, including the turn at the intersection of Garden Hill Drive and Hillside Drive, having a radius of fifty (50) feet as shown on said Map of survey.

UNDER AND SUBJECT nevertheless, that the lot herein granted and conveyed and the buildings now thereon erected and/or any which may hereafter be erected, shall be and remain subject to the following restrictions, covenants and conditions, which said restrictions, covenants and conditions shall be considered as covenants running with the land:

1. That no building on said lot or any which may hereafter be erected, shall be erected for or used or occupied for any purpose whatsoever, other than as a private dwelling house with private garage.
2. That the premises shall not be used or occupied for any business or commercial purposes

whatsoever.

3. That no trash or rubbish shall be allowed to accumulate on said lot.

4. That until a dwelling house is erected on the above described lot, the grass on said lot shall be cut not less than once a year and, thereafter, the premises shall be maintained in a neat and presentable manner.

5. That for the purpose of affording light and air and for the purpose of preserving uniformity of appearance of the entire tract of which the hereby granted lot is part, no building other than one instituted by: private dwelling house with private garage, the dwelling house to have a minimum interior content of one thousand one hundred (1,100) square feet exclusive of garage and basement, shall ever be erected upon each of the within described lots, nor shall such building approach the front lot line nearer than fifty (50) feet, nor the side, lines of said lot nearer than ten (10) feet, except that bay windows or steps may extend for a distance of five (5) feet from the lines as hereby established, nor any part or portion whereof ever be used or occupied except solely as a private residence, nor shall said lots or buildings on said lots or the garages or any part of said lots, be used or occupied for trade or business of any kind whatsoever.

6. That no outside toilets shall be erected upon the within described premises and all sewage shall be

disposed of through means of a septic tank, said septic tank to have a capacity of no less than six hundred (600) gallons and a tile drain field of no less than two hundred fifty (250) lineal feet.

7. That no semi-trailers, commercial trailers, house trailers or trailers of any kind and description nor any commercial vehicle having a rated capacity of one ton or more shall ever be parked or located upon any lot or the streets within the Development.

8. That the keeping, raising and/or maintaining of poultry, livestock and/or farm animals in any manner whatsoever, will not be tolerated upon the within described lot.

9. That the lot owners in the Garden Hills Development, in common with the other lot owners and a reasonable number of guests and licenses, shall be entitled to use areas designated as roads on the recorded Map of Garden Hills Development, and after a majority of said lots have been sold, individual lot owners shall be responsible for maintenance of the portion of the aforesaid road bordering on such lots until a plan is devised by said lot owners for common maintenance.

10. That the prior Grantor, for himself, his heirs and assigns, reserves the right to cross 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.

AND the said Grantee, accepts this conveyance subject to the restrictions, covenants and conditions above set forth and for himself, his heirs and assigns, that the said Grantee, his heirs and assigns, shall forever faithfully observe and perform the several restrictions, covenants and conditions and each of them. And if the said Grantee, his heirs and assigns, or any person claiming under him, shall at any time violate or attempt to violate or shall omit to observe and perform any of the foregoing restrictions, covenants and conditions, it shall be lawful for any person or persons owning a lot in the Garden Hill Development, which is subject to the same restrictions, covenants and conditions in respect to which the default is made, or prior Grantors, their heirs, executors, administrators, or assigns to institute and prosecute appropriate proceedings at law or in equity for the wrong done or attempted.

BEING the same premises which L. Jeffrey Holmquest, Executor of the Estate of Walter R. Holmquest, aka Walter Raymond Holmquest, by deed dated July 26, 2006 and recorded November 16, 2006 in Wayne County Record Book Volume 3176 at Page 301, granted and conveyed unto Roy Hamilton, Alfonso Cochran and Clarence Lewis.

AND THE SAID Walter R.

Holmquest has since departed this life on January 14, 2006, whereupon Elvira A. Holmquest was appointed Executrix of his Estate by Will duly filed in the Office of the Register of Wills No. 28249-6406-0042 in and for the County of Wayne.

Seized and taken in execution as
Roy M. Hamilton 43 Garden Hill
Drive Hawley PA 18428
Clarence Lewis 43 Garden Hill
Drive Hawley PA 18428
All Unknown Heirs of the Estate of
Alfonso Cochran 43 Garden Hill
Drive HAWLEY PA 18428

Execution No. 919-Civil-2008
Amount \$243,811.95 Plus
additional

December 15, 2010
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.

Daniel J. Mancini Esq.

3/18/2011 • 3/25/2011 • 4/1/2011

**SHERIFF'S SALE
APRIL 13, 2011**

By virtue of a writ of Execution Beneficial Consumer Discount Co. d/b/a Beneficial Mortgage Co. of Pennsylvania issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 13th day of April, 2011 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, viz:

ALL that certain piece or parcel of land lying, situate and being in the Township of South Canaan, County of Wayne and State of Pennsylvania, being bounded and described as follows:

BEGINNING at an iron pipe in a Southern boundary of a private roadway said point being approximately 200 feet from Legislative Route 63017 and being the northwestern corner of the parcel herein described; thence along the Southern boundary of the aforementioned private road South 52⁰⁰ 44 minutes 30 seconds East 223.11 feet to an iron pipe for a corner; said corner being a common corner of Lots 4 and 6;

thence South 37⁰⁰ 15 minutes 30 seconds West 141.47 feet to an iron pipe being a corner in the lines of lands now or formerly owned by Stanley and Betty Frey; thence along the said lands of Stanley and Betty Frey North 52⁰⁰ 44 minutes 30 secods West 220 feet to an iron pipe for a corner; thence North 36⁰⁰ 00 minutes East 141.50 feet to the point and place of BEGINNING.

CONTAINING .72 acres of land being the same more or less and being Lot #4 upon a map of lots surveyed for Stanley and Betty Frey dated April 1972, by M.R. Zimmer and being recorded in Wayne County Map Book 26 at page 95.

ALSO, granting and conveying unto the Grantees, their heirs and assigns to use in common with the Grantors, their heirs and assigns the right to use the private roadway leading from Legislative Route 63017 to the premises herein described as a means of ingress and egress as the same roadway appears on the aforementioned map.

ALSO, granting and conveying into the Grantees, their heirs and assigns to use in common with the Grantors, their heirs and assigns water, to be used for domestic purposes, from a certain well located on the western boundary line of the above described property.

ALSO, granting and conveying into

the Grantees, their heirs and assigns the right of ingress and egress to the aforementioned well for the purpose of taking water from the said well and maintaining and repairing any waterlines connected thereto.

****PLEASE NOTE:** Last Deed of Record dated August 22, 2008 and recorded September 10, 2008 in Deed Book 3589 Page 87, as Instrument Number 200800009479, is a Deed of Consolidation combining the above described property with the property conveyed in Deed dated August 22, 2008 and recorded September 9, 2008 in Deed Book 3588 Page 169, as Instrument Number 200800009439.

The TAX PARCEL NUMBER of the above described property was 24-271-65-3; now changed to 24-0-0271-0065.0005.

BEING the same premises which Stanley E. Frey, Jr. and Betty Frey, his wife, by Deed dated September 9, 1974 and recorded September 27, 1974 in the Office of the Recorder of Deeds in and

Seized and taken in execution as Carl Frey 78 Saint Tikhons Road WAYMART PA 18472
Judy Frey 78 Saint Tikhons Road WAYMART PA 18472

Execution No. 612-Civil-2010
Amount \$225,431.46 Plus
additional

January 10, 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.

Steven K. Eisenberg, Esq.

3/18/2011 • 3/25/2011 • 4/1/2011

**SHERIFF'S SALE
APRIL 13, 2011**

By virtue of a writ of Execution Citimortgage, Inc. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 13th day of April, 2011 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, viz:

All that piece, parcel or lot of land, situate, lying and being in the Township of Dyberry, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows;

BEGINNING at a point at the edge of a private road, said point being a corner of Lots 53 and 54 of Hideaway Lakes Camping Resort, Section #1, as depicted on a map by M.R. Zimmer and Associates as recorded in Map Book 34, at page 25; thence along the line of Lots 53 and 54, South 57 degrees 48 minutes 45 seconds West 337.06 feet to a point and corner; thence North 05 degrees 04 minutes 05 seconds West 190.25 feet to a point and corner, being a corner of Lots 53 and 52; thence along line of Lots 53 and 52 North 72 degrees 59 minutes 55 seconds East 306.62 feet to a point and corner on the edge of the aforesaid private road; thence along the edge of said road South 05 degrees 04 minutes 05 seconds East 100.0 feet to the point and place of BEGINNING. CONTAINING 1.00 acres of land, be the same more or less, and being all of Lot No. 53.

UNDER AND SUBJECT to covenants, conditions and restrictions which appear of record and which are also set forth in Wayne County Deed 342, page 95, and as amended in Deed Book 404, page 582.

TITLE TO SAID PREMISES IS VESTED IN Mark Hanichak, by Deed from Frank Decker and

Marie Pamela Decker, his wife, dated 05/03/2004, recorded 05/13/2004, in Deed Book 2498, page 222.

Premises being: 15 YELLOW BRICK ROAD, HIDEAWAY LAKES, HONESDALE, PA 18431

Tax Parcel No. 09-0-0009-0053

Seized and taken in execution as Mark Hanichak a/k/a Mark J. Hanichak 15 Yellow Brick Road Honesdale PA 18431

Execution No. 658-Civil-2006
Amount \$90,942.72 Plus additional
January 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.

Daniel G. Schmieg Esq

3/18/2011 • 3/25/2011 • 4/1/2011

**SHERIFF'S SALE
APRIL 13, 2011**

By virtue of a writ of Execution Household Finance Consumer Discount Company issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 13th day of April, 2011 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, viz:

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

FIRST PARCEL: BEGINNING at a corner South 89 degrees West 23 feet from the Northwest corner of the Odd Fellows Hall in the village of Lookout, County and State aforesaid; thence by land now or formerly of Sylvia A. Teeple, North 1 degree West 269 feet to a corner; thence North 89 degrees East along land now or formerly of Sylvia A. Teeple, 153 feet to the center of the improved highway leading to Honesdale to Equinunk, designated as Route 90; thence along the center of the same, South 5 Ω degrees East 275 feet and thence along the Northern line of the Odd Fellows Hall lot and land now or

formerly of Sylvia A. Teeple, South 89 degrees West 173 feet to the place of BEGINNING.

CONTAINING 1 Acre of land, be the same more or less.

SECOND PARCEL: BEGINNING at an iron pin, said pin being in the Northwest corner of the property known as Lookout Lodge (See Wayne County Deed Book 104, page 171); thence South seven (07) degrees eighteen (18) minutes West one hundred (100) feet to a found iron pin; thence North eighty-one (81) degrees twelve (12) minutes West fifty-nine (59) feet to a set iron pin; thence North ten (10) degrees eighteen (18) minutes West two hundred twenty (220) feet to a set iron pin; thence North forty-three (43) degrees forty-two (42) minutes East forty and six-tenths (40.6) feet to a set iron pin; thence South eighty-one (81) degrees twelve (12) minutes East eighty-five (85) feet to an iron pin set, said pin being the Southwest corner of a parcel conveyed by Melvin James Burger, et ux, et al, to Everett F. Hawley, et ux, by deed dated June 30, 1979 and recorded in Wayne County Deed Book 360, Page 386; thence South ten (10) degrees six (06) minutes West one hundred forty-one (141) feet to a found iron pin; thence South eighty-one (81) degrees twelve (12) minutes East twenty-three (23) feet to the point or place of BEGINNING. CONTAINING forty-six one-hundredths (0.46) of an acre, be the same more or less.

UNDER AND SUBJECT to a

prohibition in the grantees, Melvin James Burger and Ella Burger, and Melvin James Lindsey and Connie Lindsey, their heirs and assigns, whereby the said grantees, Burger and Lindsey, are precluded from excavating, digging, etc. on any portion of the ground herein conveyed so as to effect the water supply via natural springs which services property of grantors (Everett F. Hawley and Joan F. Hawley, now or formerly), Umstedters, or Rollisons, or grantees, Burger and Lindsey, their heirs and assigns will bear total liability for the loss of said water and agree to supply same.

Located thereon is a 2 story house and a small shed.

BEING the same premises which Ella Burger, Widow, and Melvin James Lindsey and Connie Lindsey, his wife, by Deed dated January 4, 1985 and recorded January 16, 1985 in the Office of the Recorder of Deeds in and for Wayne County in Deed Book 423 Page 328, granted and conveyed unto Melvin James Lindsey and Connie Lindsey, his wife, in fee.

Seized and taken in execution as Melvin Lindsey 3113 Hancock Hwy Equinunk PA 18417
Connie Lindsey 3113 Hancock Hwy. Equinunk PA 18417

Execution No. 822-Civil-2010
Amount \$212,945.43 Plus
additional
January 10, 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.

Steven K. Eisenberg, Esq.

3/18/2011 • 3/25/2011 • 4/1/2011

**SHERIFF'S SALE
APRIL 20, 2011**

By virtue of a writ of Execution Sovereign 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 20th day of April, 2011 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, viz:

ALL that certain piece, parcel or

lot of land situate, lying and being in the Township of Lake, County of Wayne and Commonwealth of Pennsylvania more particularly described as follows:

Lot # 827 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.

SUBJECT to all the rights of way and UNDER AND SUBJECT to all covenants, reservations, restrictions and conditions of record.

TITLE TO SAID PREMISES IS VESTED IN Arthur J. Anderson and Lydia Anderson, his wife, as tenants by the entireties, by Deed from Frank Briner and Lilli Briner, his wife, dated 08/24/2007, recorded 08/27/2007 in Book 3362, Page 86.

Premises being: 187 FAWN ROAD LAKE ARIEL, PA 18436

Improvements thereon:
RESIDENTIAL DWELLING

Tax Parcel No. 12-0-0052-0827

Seized and taken in execution as Lydia Anderson 187 Fawn Road HAWLEY PA 18428
Arthur J. Anderson 187 Fawn Road HAWLEY PA 18428

Execution No. 1056-Civil-2009
Amount \$75,513.18 Plus additional

January 20, 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.

Daniel G. Schmieg Esq

3/25/2011 • 4/1/2011 • 4/8/2011

**SHERIFF'S SALE
APRIL 20, 2011**

By virtue of a writ of Execution Wells Fargo 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 20th day of April, 2011 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, viz:

All that certain Lot, piece or parcel

of land, with the buildings and improvements thereon erected, situate, lying and being in the Township of Salem, County of Wayne State of Pennsylvania:

All that certain piece or parcel of land situate in sales Township, Wayne County, Pennsylvania, knowna and described as Lot # 514 in Section 2, Indian Rocks, on a Subdivision Plan recorded in the Recorder of Deeds Office in and for Wayne County, Pennsylvania, on August 5, 1971 in Map Book 16, Page 103.

TITLE TO SAID PREMISES IS VESTED IN Stephen Garitta, unmarried, by Deed from Carol Ann Garitta, aka, Carol Ann Jezewski, unmarried, dated 09/02/2008, recorded 09/30/2008 in Book 3600, Page 267.

Premises being: 199 ORION WAY, LAKE ARIEL, PA 18436-4259

Improvements thereon:
RESIDENTIAL DWELLING

Seized and taken in execution as David Garitta, in his capacity as adminstrator and heir of the Estate of Stephen V. Garitta a/k/a Steven V. Garitta 21 East 46th Street BAYONNE NJ 07002 Unknown Heirs, Successors, Assigns, and all Persons, Firms, or Associations claiming right, Title or Interest from or Under Stephen Garitta,Deceased 199 Orion Way LAKE ARIEL PA 18436

Execution No. 346-Civil-2010

Amount \$117,655.16
Plus additional

January 20, 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.

Daniel G. Schmiege Esq

3/25/2011 • 4/1/2011 • 4/8/2011

**SHERIFF'S SALE
APRIL 20, 2011**

By virtue of a writ of Execution Deutsche Bank Trust Company Americas, as Trustee and Custodian for EquiFirst Mortgage Loan Trust 2005-1 by: Saxon MortgageServices, Inc. as its issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to

Public Sale, on Wednesday the 20th day of April, 2011 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, viz:

ALL THAT PARCEL OF LAND IN TOWNSHIP OF DAMASCUS, WAYNE COUNTY, STATE OF PENNSYLVANIA, AS MORE FULLY DESCRIBED IN DEED BOOK 2691, PAGE 71, ID# 07-0-0195-0042, BEING KNOWN AND DESIGNATED AS

BEGINNING AT A ONE HALF INCH REBAR FOUND AT THE NORTHERLY CORNER OF LANDS OF LOT 3 AS SHOWN ON A SURVEY MAP TITLED "LAND OF RUTLEDGE" DATED AUGUST 6, 2004 RECORDED IN WAYNE COUNTY MAP BOOK 102 PAGE 32; THENCE ALONG THE LINE OF LAND OF EMIL E. BUSNELLI (D.B. 659 P. 302) THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

(1) SOUTH 53 DEGREES 2 MINUTES 55 SECONDS EAST 136.78 FEET TO A 1/2" REBAR FOUND;

(2) SOUTH 30 DEGREES 00 MINUTES 13 SECONDS WEST 129.909 FEET TO A 1/2" REBAR FOUND;

(3) SOUTH 41 DEGREES 52 MINUTES 13 SECONDS WEST 76.45 FEET TO A 1/2" REBAR SET;

(4) SOUTH 32 DEGREES 00 MINUTES 47 SECONDS EAST 78.50 FEET TO A 1/2" REBAR SET; AND

(5) SOUTH 59 DEGREES 27 MINUTES 47 SECONDS EAST 138.88 FEET TO A POINT IN THE CENTER OF PS S.R. 1014 ALONG THE CENTER OF PA SR 1014 ON A CURVE TO THE RIGHT HAVING A RADIUS OF 685.00 FEET FOR AN ARC DISTANCE OF 67.29 FEET; THE CHORD SUBTENDING SAID ARC BEING SOUTH 58 DEGREES 16 MINUTES 1 SECONDS WEST 67.26 FEET; THENCE CONTINUING ALONG PA SR 1014 SOUTH 61 DEGREES 4 MINUTES 52 SECONDS WEST 238.73 FEET; THENCE THROUGH LANDS OF THE GRANTORS JAMES & JOHANNE RUTLEDGE (DB 200 P. 397) THE FOLLOWING TWO (2) COURSES AND DISTANCES: (1) NORTH 43 DEGREES 45 MINUTES 53 SECONDS WEST 365.95 FEET TO A 1/2" REBAR SET; AND (2) NORTH 52 DEGREES 57 MINUTES 00 SECONDS EAST 457.06 FEET TO THE POINT OR PLACE OF BEGINNING

CONTAINING THREE AND EIGHTEEN HUNDREDTHS (3.18) ACRES OF LAND AS SURVEYED BY CHARLES BAYLY P.L.S. IN ACCORDANCE WITH MAP TITLE "LANDS OF RUTLEDGE" DATED AUGUST 6, 2004 AND RECORDED IN

WAYNE COUNTY MAP BOOK
102 PAGE 32.

DEED FROM JAMES
RUTLEDGE AND JOHANNE
RUTLEDGE AS SET FORTH IN
DEED BOOK 2691, PAGE 71
DATED 12/31/2004 AND
RECORDED 01/10/2005, WAYNE
COUNTY RECORDS,
COMMONWEALTH OF
PENNSYLVANIA.

BEING KNOWN AS: 169 Galilee
Road/HC 65 Box 36, Tyler Hill,
PA 18469

PROPERTY ID NO.: 07-0-0195-
0042 CONTROL NO.: 006603

TITLE TO SAID PREMISES IS
VESTED IN ANDREW J. SMITH
BY DEED FROM JAMES
RUTLEDGE AND JOHANNE
RUTLEDGE, HIS WIFE DATED
12/31/2004 RECORDED
01/10/2005 IN DEED BOOK 2691
PAGE 71.

Seized and taken in execution as
Andrew J. Smith, Sr. a/k/a Andrew
J. Smith 169 Galilee Road TYLER
HILL PA 18469

Execution No. 487-Civil-2007
Amount \$166,882.99 Plus
additional

January 20, 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.

Jerome B. Blank Esq.

3/25/2011 • 4/1/2011 • 4/8/2011

**SHERIFF'S SALE
APRIL 20, 2011**

By virtue of a writ of Execution
Citimortgage Inc issued out of the
Court of Common Pleas of Wayne
County, to me directed, there will
be exposed to Public Sale, on
Wednesday the 20th day of April,
2011 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,
viz:

All that certain piece or parcel of
land lying, being and situated in
the Township of Sterling, County
of Wayne and Commonwealth of
Pennsylvania, being Lot Number
40, Shady Lane Drive, and as more

particularly set forth in Wayne County Map Book 13 at Page 28.

Together with and subject to all of the rights, privileges, easements, conditions, reservations and restrictions that may be of record and/or visible on the ground, including but not limited to those of the Pocono Springs Estates, which are set forth in Deed Book Volume 354 Page 208 et seq.

Subject to all exceptions, reservations and conditions as contained in prior deeds in chain of title.

TITLE TO SAID PREMISES IS VESTED IN Edward J. Cahill, Jr., by Deed from Carl Joseph Moritz, single, dated 12/05/2003, recorded 12/11/2003 in Book 2406, Page 221.

Premises being: 40 SHADY LANE DRIVE, NEWFOUNDLAND, PA 18445-2049

Improvements thereon:
RESIDENTIAL DWELLING

Tax Parcel No. 26-0-0009-0035

Seized and taken in execution as Edward J. Cahill Jr. 6 Fernwood Drive NEWFOUNDLAND PA 18445

Execution No. 1072-Civil-2009
Amount \$77,558.72 Plus additional
January 20, 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.**

Sheetal R. Shah-Jani, Esq.

3/25/2011 • 4/1/2011 • 4/8/2011

**SHERIFF'S SALE
APRIL 20, 2011**

By virtue of a writ of Execution Pennstar Bank, a Division of N.B.T. 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 20th day of April, 2011 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, viz:

**ALL THAT CERTAIN LOT OR
PIECE OR PARCEL OF LAND**

SITUATE IN THE TOWNSHIP OF STERLING, COUNTY OF WAYNE AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

FINAL MAP OF POCONO SPRINGS ESTATES, INC.

SECTION XIII

BEING LOTS NO. 228, PAWNEE COURT, ON THE PLOT OR PLAN OF LOTS KNOWN AS "POCONO SPRING ESTATES, INC., AS LAID OUT FOR POCONO SPRINGS ESTATES, INC., AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF WAYNE COUNTY IN MAP BOOK 14 PAGE 189.

TOGETHER WITH AN SUBJECT TO ALL OF THE RIGHTS, PRIVILEGES, EASEMENTS, CONDITIONS, RESERVATIONS AND RESTRICTIONS THAT MAY BE OF RECORD AND/OR VISIBLE ON THE GROUND, INCLUDING BUT NOT LIMITED TO THOSE OF POCONO SPRINGS ESTATES SUBDIVISION.

PARCEL NO. 26-0-0011-0028

BEING THE SAME PREMISES WHICH RONALD DORIA, BY INDENTURE DATED 06-13-06 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF WAYNE IN RECORD BOOK 3072 PAGE

130, GRANTED AND CONVEYED UNTO GLORIA A. PERNA, PAMELA SHOTTO, WILLIAM EROH, AND ROSEMARIE STANDIFORD.

NOTICE-THIS DOCUMENT DOES NOT SELL, CONVEY, TRANSFER, INCLUDED OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR STRUCTURE ON OR IN SUCH LAND, THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. (THIS NOTICE IS SET FORTH IN THE MANNER PROVIDED IN SECTION 1 OF THE ACT OF JULY 17, 1957, P.L., 984 AS AMENDED, AND IS NOT INTENDED AS NOTICE OF UNRECORDED INSTRUMENTS, IF ANY.)

BEING KNOWN AS:228
POCONO DRIVE,
GOULDSBORO, PA 18424

PROPERTY ID NO.: 26-0-0011-0028

TITLE TO SAID PREMISES IS VESTED IN JOSEPH J. COATES AND LAURA J. COATES, HUSBAND AND WIFE BY DEED FROM GLORIA A. PERNA, PAMELA SHOTTO, WILLIAM EROH

Seized and taken in execution as Joseph J. Coates 57 North Smith Street AVENEL NJ 07001
Laura J. Coates 57 North Smith Street AVENEL NJ 07001

Execution No. 869-Civil-2010
Amount \$166,160.24 Plus additional

January 20, 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.

Stuart Winneg, Esq.

3/25/2011 • 4/1/2011 • 4/8/2011

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The NEW "Official" Wayne County Legal Journal

CIVIL ACTIONS FILED

*FROM FEBRUARY 26, 2011 TO MARCH 1, 2011
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2006-20376	MADSEN LAWRENCE	3/02/2011	SATISFACTION	2,112.50
2008-00183	KAY WENDELL R	3/03/2011	SET ASIDE WRIT OF EX	—
2008-00904	ALL JERSEY EXPRESS COMPANY	3/01/2011	CONFESS/JUDG.DEFAULT	10,412.95
2008-00904	ABOYOUN LOUIS INDIVIDUALLY	3/01/2011	CONFESS/JUDG.DEFAULT	10,412.95
2008-20906	SANDFORD HERBERT J	2/28/2011	SATISFACTION	—
2008-20906	SANDFORD DORIS M	2/28/2011	SATISFACTION	—
2008-21085	ABDELMOHSEEN NAHED A	2/28/2011	SATISFACTION	—
2008-21085	MOHSEEN NAHED A ABD EL	2/28/2011	SATISFACTION	—
2008-21528	STUDT JOHN R	2/28/2011	SATISFACTION	—
2008-21528	AMUNDSEN DAWN	2/28/2011	SATISFACTION	—
2009-20773	SCHWENK RONALD J	3/01/2011	REIS/WRITSCIREFACIAS	—
2009-20773	SCHWENK NICOLE D	3/01/2011	REIS/WRITSCIREFACIAS	—
2009-20782	ABDELMOHSEEN NAHED A	2/28/2011	SATISFACTION	—
2009-20831	LIFE CHANGING INVESTMENTS	2/28/2011	SATISFACTION	—
2009-20872	SANDFORD HERBERT J	2/28/2011	SATISFACTION	—
2009-20872	SANDFORD DORIS M	2/28/2011	SATISFACTION	—
2009-20878	M&R ENTERPRISES LLC	2/28/2011	SATISFACTION	—
2009-20926	NUTTALL RICHARD M	3/02/2011	SATISFACTION	1,841.39
2009-20926	NUTTALL CHRISTINE THOMAS	3/02/2011	SATISFACTION	1,841.39
2009-20926	THOMAS CHRISTINE NUTTALL	3/02/2011	SATISFACTION	1,841.39
2009-21228	TUTTLE DAVID A	3/02/2011	SATISFACTION	931.26
2009-21606	PAULIES LLC	3/03/2011	SATISFACTION	—
2009-21752	TREAT THOMAS G	3/03/2011	SATISFACTION	—
2009-21752	TREAT PENELOPE F	3/03/2011	SATISFACTION	—
2009-21852	ROMAN NOEL J	3/01/2011	SATISFACTION	—
2009-21852	RODRIGUEZ NILES A/K/A	3/01/2011	SATISFACTION	—
2010-00200	JSC PROPERTY INC	3/04/2011	WRIT OF EXECUTION	735,457.06
2010-00312	WACHOVIA BANK GARNISHEE	2/28/2011	JUDGMENT - GARNISHEE	596.38
2010-00382	KONITSKY FRANK E OR OCCUPANTS	2/28/2011	JDGMT IN EJECTMENT	—
2010-00382	KONITSKY FRANK E OR OCCUPANTS	2/28/2011	WRIT OF POSSESSION	—
2010-00509	WILCOX NICHOLAS	2/28/2011	DEFAULT JUDGMENT	18,185.27
2010-00887	LALLEY MARYANN E DEFENDANT/APPELLANT	3/02/2011	DEFAULT JUDGMENT	2,136.47
2010-00941	RUSSO MICHAEL	3/04/2011	DEFAULT JUDGMENT	2,131.06
2010-00953	SARGEANT DEBRA	3/04/2011	DEFAULT JUDGMENT	1,702.76
2010-01022	HAWLEY MILLS INC	3/01/2011	FINAL JUDGMENT	—
2010-01022	HAWLEY MILLS COMPANY	3/01/2011	FINAL JUDGMENT	—

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

	A/K/A			
2010-01023	ALL PRO CONTRACTING	3/04/2011	JUDGMENT NON PROS	—
2010-01081	HAZEN J	2/28/2011	DEFAULT JUDGMENT	5,665.01
2010-01081	HAZEN JOSEPH	2/28/2011	DEFAULT JUDGMENT	5,665.01
	AKA			
2010-01088	MEREDITH THOMAS	3/04/2011	FINAL JUDGMENT	—
2010-01088	MERIDITH THOMAS	3/04/2011	FINAL JUDGMENT	—
	A/K/A			
2010-01088	MEREDITH SARAH	3/04/2011	FINAL JUDGMENT	—
2010-01088	MERIDITH SARAH	3/04/2011	FINAL JUDGMENT	—
	A/K/A			
2010-01088	MEREDITH MARIA	3/04/2011	FINAL JUDGMENT	—
2010-01088	MERIDITH MARIA	3/04/2011	FINAL JUDGMENT	—
	A/K/A			
2010-01088	VANANGAN C	3/04/2011	FINAL JUDGMENT	—
2010-01088	VANANGON C	3/04/2011	FINAL JUDGMENT	—
	A/K/A			
2010-01090	VENTURA TERESE	3/04/2011	DEFAULT JUDGMENT	87,262.87
2010-01090	VENTURA THERESA	3/04/2011	DEFAULT JUDGMENT	87,262.87
	A/K/A			
2010-01090	VENTURA THOMAS	3/04/2011	DEFAULT JUDGMENT	87,262.87
2010-01090	VENTURA TERESE	3/04/2011	WRIT OF EXECUTION	87,262.87
2010-01090	VENTURA THERESA	3/04/2011	WRIT OF EXECUTION	87,262.87
	A/K/A			
2010-01090	VENTURA THOMAS	3/04/2011	WRIT OF EXECUTION	87,262.87
2010-01096	LYONS JOHN J	2/28/2011	DEFAULT JUDGMENT	14,653.60
2010-01113	BRUNO CASSANDRA L	2/28/2011	DEFAULT JUDGMENT	63,658.41
2010-01113	BRUNO CASSANDRA L	2/28/2011	WRIT OF EXECUTION	63,658.41
2010-20104	LEDERMAN RHONDA	2/28/2011	SATISFACTION	—
2010-20104	LEDERMAN DWAYNE	2/28/2011	SATISFACTION	—
2010-20990	SANDFORD HERBERT J	2/28/2011	SATISFACTION	—
2010-20990	SANDFORD DORIS M	2/28/2011	SATISFACTION	—
2010-21074	M&R ENTERPRISES LLC	2/28/2011	SATISFACTION	—
2010-21134	LIFE CHANGING INVESTMENTS	2/28/2011	SATISFACTION	—
2010-21426	MOHSEEN NAHED A ABD EL	2/28/2011	SATISFACTION	—
2010-21426	ABD NAHED A EL MOHSEEN	2/28/2011	SATISFACTION	—
2010-21426	EL NAHED A ABD MOHSEEN	2/28/2011	SATISFACTION	—
2010-21519	INFINITE VISION LLC	2/28/2011	SATISFACTION	—
2010-21530	BOWEN CHRIS	2/28/2011	SATISFACTION	—
2010-21530	BOWEN LISA	2/28/2011	SATISFACTION	—
2010-21566	LEDERMAN DWAYNE	2/28/2011	SATISFACTION	—
2010-21566	LEDERMAN RHONDA	2/28/2011	SATISFACTION	—
2010-21701	POLAY MICHAEL	2/28/2011	SATISFACTION	351.29
2010-21701	POLAY JANET	2/28/2011	SATISFACTION	351.29
2010-21751	SCHAEPE MICHAEL A	3/03/2011	SATISFACTION	—
2010-21751	SCHAEPE REBECCA A	3/03/2011	SATISFACTION	—
2010-21846	BRIGGS PASQUALINA	3/03/2011	SATISFACTION	—
2010-22000	EISENHAUER STEVEN	3/01/2011	SATISFACTION	—
2011-20068	BARNES MELANNA LYN	3/02/2011	SATISFACTION	372.10
2011-20257	BEDNAR DOUGLAS J	2/28/2011	TAX LIEN	1,671.36

2011-20258	WEBER MARIA L	2/28/2011	JP TRANSCRIPT	5,210.63
2011-20259	DAVIS ANTHONY	3/01/2011	JUDG/PIKE COUNTY PA	3,502.64
2011-20260	MASSEY SHAMICA RENNE	3/01/2011	JUDGMENT	1,342.00
2011-20261	FORD KATHY	3/02/2011	JP TRANSCRIPT	1,185.70
2011-20262	TULEYA MICHAEL J	3/02/2011	MUNICIPAL LIEN	602.18
2011-20263	WILLIAMSON MICHAEL	3/02/2011	MUNICIPAL LIEN	441.57
2011-20264	CUMMISKEY ALICE P	3/02/2011	MUNICIPAL LIEN	442.74
2011-20265	COBB BRIAN W	3/02/2011	MUNICIPAL LIEN	466.22
2011-20266	SHELTON DONNA R	3/02/2011	MUNICIPAL LIEN	332.56
2011-20267	MERRIHEW LEIGH ANN	3/02/2011	MUNICIPAL LIEN	682.31
2011-20268	DANIELS RICHARD C	3/02/2011	MUNICIPAL LIEN	354.91
2011-20269	PECHA ADRIENNE WILLEMIN	3/02/2011	MUNICIPAL LIEN	354.91
2011-20270	WESTBROOK STEVEN	3/02/2011	MUNICIPAL LIEN	480.50
2011-20271	HAZEN EDWARD J	3/02/2011	MUNICIPAL LIEN	478.03
2011-20272	DORSEY REVA ESTATE OF	3/02/2011	MUNICIPAL LIEN	720.70
2011-20273	SKINNER NOEL ANN	3/02/2011	MUNICIPAL LIEN	623.08
2011-20273	SKINNER DARREN	3/02/2011	MUNICIPAL LIEN	623.08
2011-20274	HENDERSON RICHARD N	3/02/2011	MUNICIPAL LIEN	478.03
2011-20274	HENDERSON MARILYN	3/02/2011	MUNICIPAL LIEN	478.03
2011-20275	SHYLKOFSKI FLORENCE	3/02/2011	MUNICIPAL LIEN	483.63
2011-20275	SHYLKOFSKI EDWARD	3/02/2011	MUNICIPAL LIEN	483.63
2011-20276	SHYLKOFSKI FLORENCE	3/02/2011	MUNICIPAL LIEN	483.63
2011-20276	SHYLKOFSKI EDWARD	3/02/2011	MUNICIPAL LIEN	483.63
2011-20277	LATOURNOUS FAWN	3/02/2011	MUNICIPAL LIEN	356.02
2011-20278	LIA ENTERPRISES LLC	3/02/2011	MUNICIPAL LIEN	574.53
2011-20279	BARTHEL WADE G	3/02/2011	MUNICIPAL LIEN	613.72
2011-20279	BARTHEL JEAN M	3/02/2011	MUNICIPAL LIEN	613.72
2011-20280	LANDERS JAMES A	3/02/2011	MUNICIPAL LIEN	478.03
2011-20280	LANDERS ERNESTINE	3/02/2011	MUNICIPAL LIEN	478.03
2011-20281	OBRIEN MARIANNE	3/02/2011	MUNICIPAL LIEN	533.68
2011-20281	O'BRIEN MARIANNE	3/02/2011	MUNICIPAL LIEN	533.68
2011-20281	CURTIS PHILIP	3/02/2011	MUNICIPAL LIEN	533.68
2011-20282	MOWRY ESTHER	3/02/2011	MUNICIPAL LIEN	549.19
2011-20283	MILLAR HAROLD W	3/02/2011	MUNICIPAL LIEN	815.12
2011-20283	MILLAR ELLEN J	3/02/2011	MUNICIPAL LIEN	—
2011-20284	SULLUM HAROLD	3/02/2011	MUNICIPAL LIEN	478.03
2011-20284	SULLUM SHHEILA	3/02/2011	MUNICIPAL LIEN	478.03
2011-20285	HENNINGS PETER M	3/02/2011	MUNICIPAL LIEN	680.72
2011-20285	HENNINGS DIANE M	3/02/2011	MUNICIPAL LIEN	680.72
2011-20286	HENNINGS PETER M	3/02/2011	MUNICIPAL LIEN	680.72
2011-20286	HENNINGS DIANE M	3/02/2011	MUNICIPAL LIEN	680.72
2011-20287	MCADAMS SEAN R	3/02/2011	MUNICIPAL LIEN	478.03
2011-20287	MCADAMS CHRISTINE M	3/02/2011	MUNICIPAL LIEN	478.03
2011-20288	SIMMONS ERNEST L	3/02/2011	MUNICIPAL LIEN	735.23
2011-20288	SIMMONS GAYLE R	3/02/2011	MUNICIPAL LIEN	735.23
2011-20289	PACE ROBERT W	3/02/2011	MUNICIPAL LIEN	659.59
2011-20289	PACE ROSEMARIE	3/02/2011	MUNICIPAL LIEN	659.59
2011-20290	HAFLER GARY	3/02/2011	MUNICIPAL LIEN	737.21
2011-20290	HAFLER KATHY	3/02/2011	MUNICIPAL LIEN	737.21
2011-20291	BIGLIN DAVID	3/02/2011	MUNICIPAL LIEN	478.04

2011-20291	BIGLIN CAROL	3/02/2011	MUNICIPAL LIEN	478.04
2011-20292	GILSON LINDA	3/02/2011	MUNICIPAL LIEN	649.43
2011-20292	GILSON CHARLES W	3/02/2011	MUNICIPAL LIEN	649.43
2011-20293	GERICHTEN YOLANDA	3/02/2011	MUNICIPAL LIEN	549.31
2011-20294	TRUMBULL CINDY	3/02/2011	MUNICIPAL LIEN	720.13
2011-20295	DENOIE NIKOLE Y	3/02/2011	MUNICIPAL LIEN	403.82
2011-20296	CHRISTIANA MARK	3/02/2011	MUNICIPAL LIEN	348.24
2011-20296	DUGAN JAMES E	3/02/2011	MUNICIPAL LIEN	348.24
2011-20297	MICHAUD MICHAEL G SR	3/02/2011	MUNICIPAL LIEN	345.45
2011-20297	MICHAUD CHERYL	3/02/2011	MUNICIPAL LIEN	345.45
2011-20298	KILLE JAMES	3/02/2011	MUNICIPAL LIEN	756.02
2011-20298	KILLE SHIRLEY B	3/02/2011	MUNICIPAL LIEN	756.02
2011-20299	CONSIDINE DENNIS M	3/02/2011	MUNICIPAL LIEN	481.12
2011-20299	CONSIDINE ANNA M	3/02/2011	MUNICIPAL LIEN	481.12
2011-20300	SULLUM HAROLD	3/02/2011	MUNICIPAL LIEN	478.03
2011-20300	SULLUM SHEILA	3/02/2011	MUNICIPAL LIEN	478.03
2011-20301	WHITAKER JAMIE S	3/02/2011	MUNICIPAL LIEN	692.10
2011-20302	FEUSTEL JOHN	3/02/2011	MUNICIPAL LIEN	478.03
2011-20303	DEVANY JOHN J	3/02/2011	MUNICIPAL LIEN	748.82
2011-20303	DEVANY JEANNIE	3/02/2011	MUNICIPAL LIEN	748.82
2011-20304	HENDERSON RICHARD N	3/02/2011	MUNICIPAL LIEN	478.04
2011-20304	HENDERSON MARILYN	3/02/2011	MUNICIPAL LIEN	478.04
2011-20305	GUMMOE SHAWN B	3/02/2011	MUNICIPAL LIEN	390.27
2011-20305	GUMMOE ROSEMARY	3/02/2011	MUNICIPAL LIEN	390.27
2011-20306	DOHERTY JASON R	3/02/2011	MUNICIPAL LIEN	632.57
2011-20306	DOHERTY PATRICIA D	3/02/2011	MUNICIPAL LIEN	632.57

WAYNE COUNTY BAR ASSOCIATION



22nd Judicial District

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2011-20307	ROBBINS DOUGLAS M	3/02/2011	MUNICIPAL LIEN	1,334.92
2011-20307	ROBBINS KATHY	3/02/2011	MUNICIPAL LIEN	1,334.92
2011-20308	KINGSTON MARTIN J	3/02/2011	MUNICIPAL LIEN	478.03
2011-20308	KINGSTON MARY ELLEN	3/02/2011	MUNICIPAL LIEN	478.03
2011-20309	DECKER JOSEPH C SR	3/02/2011	MUNICIPAL LIEN	426.50
2011-20309	DECKER REBECCA L	3/02/2011	MUNICIPAL LIEN	426.50
2011-20310	WALSH JOSEPH P	3/02/2011	MUNICIPAL LIEN	478.04
2011-20311	WALLINGFORD CANDICE L	3/02/2011	MUNICIPAL LIEN	906.47
2011-20311	WALLINGFORD CHRISTOPHER	3/02/2011	MUNICIPAL LIEN	906.47
	ESTATE OF			
2011-20312	WALSH JOSEPH P	3/02/2011	MUNICIPAL LIEN	478.04
2011-20313	DEVRIEZE BETH	3/02/2011	MUNICIPAL LIEN	478.04
2011-20314	THEOBALD SOMMER	3/02/2011	MUNICIPAL LIEN	354.91
2011-20315	STALKER ELAINE SUE	3/02/2011	MUNICIPAL LIEN	680.70
2011-20316	DIETERICH MICHELE	3/02/2011	MUNICIPAL LIEN	624.15
2011-20317	WALL CHARLES J	3/03/2011	WRIT OF REVIVAL	5,880.41
2011-20318	WATSON ANDRE G	3/03/2011	TAX LIEN	1,061.53
2011-20319	SHUFELDT CHRISTOPHER	3/03/2011	TAX LIEN	1,627.83
2011-20319	CHRISTIANSSEN EMILY M	3/03/2011	TAX LIEN	1,627.83
2011-20320	CORRIGAN CREATIVE CUSTOMS LLC	3/03/2011	TAX LIEN	515.38
2011-20321	NYE VIRGINIA L	3/03/2011	TAX LIEN	318.38
2011-20322	HOLSTER WILLIAM JR	3/03/2011	TAX LIEN	1,297.34
2011-20323	MENOTTI ADORE J	3/03/2011	TAX LIEN	902.00
2011-20324	AMERICAN REAL ESTATE	3/03/2011	TAX LIEN	4,612.08
	INVESTMENT HOLDINGS I INC			
2011-20325	HONSEDELI INC	3/03/2011	TAX LIEN	9,232.60
2011-20326	SHELLYS FAMILY RESTAURANT	3/03/2011	TAX LIEN	4,739.65
	INCORPORATION			
2011-20327	RAE KATHRYN M	3/03/2011	TAX LIEN	611.64
2011-20328	BO DS INC	3/03/2011	TAX LIEN	2,195.25
2011-20329	SKELTON DENNIS A	3/03/2011	TAX LIEN	664.95
2011-20330	LIS STEVEN	3/03/2011	JP TRANSCRIPT	7,827.30
2011-40020	VAUTER PETER M OWNER	3/03/2011	STIP VS LIENS	—
2011-40020	VAUTER DENISE OWNER	3/03/2011	STIP VS LIENS	—
2011-40020	DAKAN ENTERPRISES INC	3/03/2011	STIP VS LIENS	—
	CONTRACTOR			

CIVIL APPEALS — AGENCIES: DEPT. OF TRANSPORTATION

2011-00161	BELLIVEAU DAVID	PLAINTIFF	3/02/2011	—
2011-00161	COMMONWEALTH OF PENNSYLVANIA	DEFENDANT	3/02/2011	—

CIVIL APPEALS — JUDICIAL: MDJ (MONEY JUDGMENT)

2011-00166	KREVEN'S FRANK	PLAINTIFF	3/04/2011 .00	
	PLAINTIFF/APPELLEE			
2011-00166	RANELLS RENNA R	DEFENDANT	3/04/2011	—
	DEFENDANT/APPELLANT			

CIVIL APPEALS — JUDICIAL: OTHER

2011-00165	FIA CARD SERVICES	PLAINTIFF	3/03/2011	—
	PLAINTIFF/APPELLANT			

2011-00165 ELIAS SR DAVID J DEFENDANT/APPELLEE	DEFENDANT	3/03/2011	—
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CONTRACT — DEBT COLLECTION: CREDIT CARD

2011-00156 FIA CARD SERVICES	PLAINTIFF	3/01/2011	—
2011-00156 LAPASTA DOUGLAS G	DEFENDANT	3/01/2011	—
2011-00159 BARCLAYS BANK DELAWARE	PLAINTIFF	3/02/2011	—
2011-00159 PAPIEROWICZ MINDY R	DEFENDANT	3/02/2011	—
2011-00160 CHASE BANK	PLAINTIFF	3/02/2011	—
2011-00160 NEELY SCOTT B	DEFENDANT	3/02/2011	—
2011-00164 CAPITAL ONE BANK	PLAINTIFF	3/03/2011	—
2011-00164 WODACK KATHLEEN J	DEFENDANT	3/03/2011	—
2011-00167 CITIBANK	PLAINTIFF	3/04/2011	—
2011-00167 MARTIN DAVID M	DEFENDANT	3/04/2011	—

REAL PROPERTY — OTHER

2011-00158 KELLY BRIAN JAMES	PLAINTIFF	2/28/2011	—
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REAL PROPERTY — PARTITION

2011-00157 SIKORA SANDRA	PLAINTIFF	3/01/2011	—
:011-00157 SCHULTZ LAWRENCE	DEFENDANT	3/01/2011	—

Law Offices of
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Alfred J. Howell, 1965
Lee C. Krause, 1973
Alfred G. Howell, 1997

Shirley Gill
Brenda Nolan
Lisa Dyer
Patty Bittner

MORTGAGES AND DEEDS

*RECORDED FROM MARCH 14, 2011 TO MARCH 18, 2011
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Corbett John P	Community Bank	Sterling Township	
Cole Linda L	First Liberty Bank & Trust		72,000.00
Klepper William M	Mortgage Electronic Registration Systems	Lebanon Township	
Klepper Elizabeth A			113,250.00
Roitman Steve F	Mortgage Electronic Registration Systems	Paupack Township	
Roitman Olga M			150,000.00
Leone Nicholas	Mortgage Electronic Registration Systems	Lake Township	
Darago Ruth			160,000.00
Simpson Erma B	Wayne Bank	Palmyra Township	25,000.00
Cox Christopher John	Dime Bank	Manchester Township	
Cox Sara J			45,000.00
Lutat James	Dime Bank	South Canaan Township	
Lutat Barbara			30,000.00
Fiebigler Daniel	Citizens Savings Bank	Cherry Ridge Township	
Jones Penny		Cherry Ridge	30,000.00
Fiebigler Penny		& So Canaan Twp	
Bookin Andrew	Dime Bank	Paupack Township	
Bookin Judith			80,000.00
Freshour Peter	Dime Bank	Paupack Township	
Freshour Susan H			37,000.00
Kneller Joseph A	Dime Bank	Berlin Township	20,000.00
Johannes Nancy S	Dime Bank	Dyberry Township	
Eisele Donna			56,842.94
Millard Katherine R	Wayne Bank	Waymart Borough	15,000.00
Nolan Robert G Jr	Wayne Bank	Lake Township	17,000.00
Pauley David L	Bank Of America	Paupack Township	
Pauley Susan M			334,500.00
Dyer Joseph C	Mortgage Electronic Registration Systems	Preston Township	
Dyer Cheryl A			320,000.00
Goodwin William R Aka	Dime Bank	Cherry Ridge Township	
Goodwin William Aka			675,000.00
Spinnerurton Suzanne M	E S S A Bank & Trust	Salem Township	
Urton Suzanne M Spinner			76,000.00
Pizzuti Mark J	P N C Bank	Lehigh Township	
Pizzuti Sandy L			48,136.11

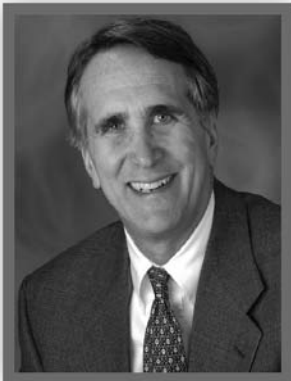
For further information on these listings, call the Recorder of Deed's office at 570-253-5970 ext. 4040.

Santoli Larry J	P N C Bank	Salem Township	
Santoli Barbara A			46,923.00
Clement Joyce	Penn Wilco Federal Credit Union	Paupack Township	105,160.00
Bullick Carmella	Honesdale National Bank	Preston Township	
Bullick Brian			11,500.00
Minnick Michael R	Honesdale National Bank	Paupack Township	
Rupp Carol			170,000.00
Scanlon Andrea C	Yadav Ravi	Salem Township	
Mihok Carol A	Yadav Suzanne		70,000.00
Banicky Joseph N	Mortgage Electronic Registration Systems	Preston Township	
Banicky Pamela M			198,000.00
Brown Robert M Jr	Mortgage Electronic Registration Systems	Preston Township	135,000.00
Walker Thomas H Jr	J P Morgan Chase Bank	Lehigh Township	
Walker Susan E			87,652.00
Jones Thomas J	Spojnia Credit Union	Lehigh Township	
Jones Diane M			130,000.00
Spangenberg Amy L	Wayne Bank	Preston Township	
Spangenberg Margot E			166,000.00
Soden David W	Wayne Bank	Starrucca Borough	
Soden Peggy A			122,000.00
Sides Lelia Y	Wayne Bank	Dyberry Township	
Laverne Barbara			42,000.00
Ashcom Francis E	Bank Of America	Mount Pleasant Township	
Ashcom Karen A			57,460.69
Filiou Philip	Mortgage Electronic Registration Systems	Berlin Township	
Filiou Louise			226,000.00
Ramirez Shira	Mortgage Electronic Registration Systems	Lebanon Township	
Lipperini Shira			240,000.00
Ramirez Christopher			
Franceski David C Jr	Bryn Mawr Trust Company	Mount Pleasant Township	
Wood John Jeffrey			200,000.00
Wood Carla Mary			
Conti Robert V	Mortgage Electronic Registration Systems	Lake Township	146,500.00
Welch Charles E Tr	Mortgage Electronic Registration Systems	Paupack Township	
Charles E Welch Revocable Trust			190,087.00
Kennedy Paul J Jr	Dime Bank	Dyberry Township	
Kennedy Heather			165,000.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Klepper William M	Klepper William M Klepper Elizabeth A	Lebanon Township	Lot 8
Verdugo Frank Verdugo Melanie	Verdugo Frank Verdugo Melanie Mimnaugh Michael Mimnaugh Kathleen Guzi Toni Saccavino Joseph	Salem Township	
Quiec Irene	Land Liquidator One L L C	Lehigh Township	
J P L Property Investments L L C	Land Liquidator One L L C	Sterling Township	
J P L Property Investments L L C	Land Liquidator One L L C	Lehigh Township	
Schiavone Joseph D	Land Liquidator One L L C	Sterling Township	
Land Liquidator One L L C	Crooks Clive	Lehigh Township	
Sonsino Jseph	Land Liquidator One L L C	Lehigh Township	
Peterson Michelle By Sheriff	U S Bank National Association Tr	Texas Township 1 & 2	
Dinning Cheryl A By Sheriff Dinning John E By Sheriff	First National Bank Of Pa	South Canaan Township	
Cooney Hugh	Hugh Francis Cooney Irrevocable Income Only	Lake Township	Lot 1418
Cooney Alice	Alice C Cooney Irrevocable Income Only		
Dubrovsky Marc	Russell Robert Russell Patrick	Preston Township	Lot A
Russell Robert Russell Patrick	Russell Robert Russell Patrick Russell Lynne M	Preston Township	
Karnick Steven	Karnick William	South Canaan Township	
Karnick William Karnick Steven	Karnick Steven	South Canaan Township	
Karnick Steven	Karnick William	South Canaan Township	
Residential Funding Company	Wells Fargo Bank	Lake Township	Lot 2117
Wells Fargo Bank Tr By Af Carrington Mortgage Services Af	Brown Deana Brown Peter A	Lake Township	Lot 2117
Corey Ralph A	Corey Keith M	Cherry Ridge Township	
Corey Mary Margaret	Corey Shelley L		Lot A
Bachmann Benno	Bachmann Elizabeth	Lehigh Township	
Labella Charles	Labella Christopher C Tr	Paupack Township	
Labella Nancy	Charles Labella Family Trust Nancy L Labella Family Trust		Lot 44
Booths Nicholas	Rother Forth Christine Ann	Clinton Township 1	Lot 1
White Dave	Zahariadis Christine	Lake Township	
White Leigh			Lot 1215
Desiena Eva Est AKA Desiena Eva Anna Est AKA Roberts Cheryl Exr	Tomali Pa Holdings L L C	Lebanon Township	

Paupack Township	Paupack Township	Paupack Township	
Austin David Charles	Roman Catholic Diocese Of Scranton	Honesdale Borough	
Austin Bonnie	St John Evangelist Roman Catholic Church		
	Bambera Joseph C		
Hemkes Samuel Jr Exr	Brown Robert M Jr	Preston Township	
Hemkes Sam Est			
Diamond Margaret E	Margaret E Diamond Revocable		
	Living Trust	Dreher Township	Lot 225
Bluges Jacob F Adm	Grubb Ann E Bortner	Salem Township	
Bluges Jacob Pest	Bortnergrubb Ann E		Lot 477
Barbe Walter B	Dorflinger Suydam Wild Life Sanctuary Inc	Texas Township 3	
Barbe Marilyn W		Palmyra Township	
Cavage Valentine	Cavage Paul	Canaan Township	
Cavage Christine			Lot 2
Cavage Valentine	Cavage Valentine	Canaan Township	
Cavage Christine	Cavage Christine		Lot 1
Akom Properties	Dyson John C Jr	Hawley Borough	
Nowak Zenon	Bode Douglas P	Lehigh Township	
Nowak Jolanta	Bode Marian L		
Vlacich Guerrino	Vlacich Jerry	Cherry Ridge Township	
	Vlacich Rosaria		



ADR

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Tregidgo Richard F	Franceski David C Jr	Mount Pleasant Township	
Tregidgo Laura J	Wood John Jeffrey Wood Carla Mary		
Jacobus Warren G	Land Liquidator One L L C	Dreher Township	Lot 38
Lent Gerald F By Sheriff	Wells Fargo Bank Tr	Paupack Township	
Lent Jennifer P By Sheriff			
Schubert David W	Kaj Christopher Kaj Stephanie	Lehigh Township	Lots 228 & 229
Gerstenmaier William By Sheriff	Federal National Mortgage Association	Paupack Township	
Gerstenmaier Karen By Sheriff		Lot 52	
Kyzer Judith Louise	Kyzer Jason L	Lake Township	
Kyzer Jason L	Kyzer Kelly J	Lot 1R	
Kyzer Kelly J			
Fannie Mae By Af	Dux Michael	Bethany Borough	
Federal National Mortgage Association By Af	Heinly Warren G		
Phelan Hallinan & Schmieg Af			
First National Community Bank	Kennedy Paul J Jr Kennedy Heather	Dyberry Township	Lot 1
First National Community Bank	Kennedy Paul J Jr Kennedy Heather	Dyberry Township	Lot 4

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3 hours substantive/0 hour ethics

Registration begins 12:00 noon

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9:00 a.m.–5:00 p.m.

*12th Annual Estate & Elder Law
Symposium*

6 hours substantive/0 hour ethics

June 23, 2011

12:00 p.m.–4:15 p.m.

Witness Preparation

4 hours substantive/0 hour ethics

Registration begins 11:30 a.m.

June 30, 2011

9:00 a.m.–1:15 p.m.

Title Insurance 101

3 hours substantive/1 hour ethics

July 12, 2011

9:00 a.m.–1:30 p.m.

*Intimate Partners, Legal Strangers:
A Guide for Representing
Unmarried Couples*

4 hours substantive/0 hour ethics

August 16, 2011

9:00 a.m.–12:30 p.m.

PA's New Adoption Amendments

2 hours substantive/1 hour ethics

August 22, 2011

9:00 a.m.–1:30 p.m.

Fundamentals of Insurance Law

3 hours substantive/1 hour ethics

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22nd Judicial District

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c/o WCBA/Estate Notice Advertising
3305 Lake Ariel Highway
Honesdale, PA 18431

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



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