

LEGAL JOURNAL

OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 1 ★ APRIL 1, 2011 ★ Honesdale, PA ★ No. 3



IN THIS ISSUE

COURT OPINION	4
LEGAL NOTICES	6
SHERIFF'S SALES.....	8
CIVIL ACTIONS FILED	34
MORTGAGES & DEEDS.....	39
CLE SCHEDULE.....	44

CASES REPORTED

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

© 2011 Legal Journal of Wayne County



**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
Janine Edwards, Esq., Acting Editor
jedwards@ptd.net

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

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

www.waynecountylawyers.org

**Submit advertisements to
baileyd@ptd.net**

OFFICERS

President
Jeffrey Treat, Esq.

Vice-President
Alfred G. Howell, Esq.

Secretary
Janine Edwards, Esq.

Treasurer
Matthew Louis Meagher, Esq.

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

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

Bonnie L. Carney
Jane E. Farrell
Ronald J. Edwards
Ted Mikulak

Court Administrator

Linus H. Myers

Sheriff

Mark Steelman

District Attorney

Michael Lehutsky, Esq.

Prothonotary, Clerk of The Court

Edward "Ned" Sandercock

Chief Public Defender

Jeffrey J. Wander, Esq.

Commissioners

Brian W. Smith, *Chairman*
Anthony V. Herzog
Wendall R. Kay

Treasurer

Brian T. Field

Recorder of Deeds, Register of Wills

Ginger M. Golden

Coroner

Carol R. Lienert

Auditors

Carla Komar
Judy O'Connell
Kathleen A. Schloesser

Jury Commissioners

Judith M. Romich
Patricia Biondo

COURT OPINION

Edited by Chris Rechmer, 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 • 4/1/2011 • 4/8/2011

EXECUTOR NOTICE

Estate of EDWARD PODUNAJEC
Late of Canaan Township
Executor
MICHAEL B. JEZERCAK
16 PROMPTON VIEW
PROMPTON, PA 18456
Attorney
NICHOLAS A. BARNA, ESQ.
831 COURT STREET
HONESDALE, PA 18431

4/1/2011 • 4/8/2011 • 4/15/2011

EXECUTOR NOTICE

Estate of JEAN ANN BOCK AKA
JOAN ANN BOCK
Late of Mount Pleasant Township
Executor
DAVID F. BIANCO, ESQ.
707 MAIN STREET, P.O. BOX 84
FOREST CITY, PA 18421
Attorney
DAVID F. BIANCO, ESQ.
707 MAIN STREET, P.O. BOX 84
FOREST CITY, PA 18421

4/1/2011 • 4/8/2011 • 4/15/2011

EXECUTOR NOTICE

Estate of ROSE KUCHAK AKA
ROSE T. KUCHAK
Late of Lehigh Township
Executor
GREGORY KUCHAK

15 ANDREA ROAD
NEWARK, DE 19702
Attorney
TIMOTHY B. FISHER II, ESQ.
525 MAIN STREET, PO BOX 396
GOULDSBORO, PA 18424

4/1/2011 • 4/8/2011 • 4/15/2011

EXECUTRIX NOTICE

Estate of DOROTHY CEVASCO
AKA DOROTHY MARGARET
CEVASCO AKA DOROTHY M
ROOD
Late of Gouldsboro Township
Executrix
JERILYN SWITZER
25 LEVITT AVENUE
BERGENFIELD, NJ 07621

4/1/2011 • 4/8/2011 • 4/15/2011

EXECUTOR NOTICE

Estate of HERMAN CONRADI
Late of Honesdale Borough
Executor
RICHARD E. TANENBAUM
43-29 BELL BOULEVARD
BAYSIDE, NY 11361
Attorney
HUGH RECHNER, ESQ.
924 CHURCH STREET
HONESDALE, PA 18431

4/1/2011 • 4/8/2011 • 4/15/2011

EXECUTRIX NOTICE

Estate of PATRICIA E. THOMAS
Late of Sterling Township
Executrix
LEIGH ANN MERRING
Attorney
NICHOLAS E. FICK, ESQ.
210 SPRUCE STREET,
SUITE 301

SCRANTON, PA 18503

4/1/2011 • 4/8/2011 • 4/15/2011

EXECUTRIX NOTICE

Estate of BENJAMIN J. SNIPES
Late of Prompton Borough
Executrix
MARETTA A. SAVAGE
123 7TH AVENUE
CARBONDALE, PA 18407
Executrix
BAERBEL L. SNIPES
P.O. BOX 331
HAMLIN, PA 18427
Attorney
KEVIN J. O'HARA, ESQ.
36 N. SCOTT STREET
CARBONDALE, PA 18407

4/1/2011 • 4/8/2011 • 4/15/2011

**NOTICE OF REGISTRATION
OF FICTITIOUS NAME**

NOTICE IS HEREBY GIVEN,
pursuant to the provisions of the
Acts of Assembly approved May
24, 1945, as amended, that on
February 28, 2011, a certificate for
the conduct of business under the
fictitious name of Witt
Investigations, with its principal
place of business at Waymart,
Pennsylvania, was filed with the
Department of State. The name of
the entity owning or interested in
said business is Witt Development
LLC.

Attorney
NICHOLAS A. BARNA, ESQ.
831 COURT STREET
HONESDALE, PA 18431

4/1/2011

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 seconds 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 Lots53 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 the 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 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

**SHERIFF'S SALE
APRIL 27, 2011**

By virtue of a writ of Execution Essa Bank & Trust f/k/a East Stroudsburg Savings Association issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 27th 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 situate in Paupack Township, County of Wayne, Pennsylvania, designated as Lot 124A, by a plan entitled Minor Subdivision Plan Black Lot Combination, Lots 124 & 125, - Section Two, Woodland Hills, prepared by Robert Kiley, P.L.S., dated 1-1-05, and recorded in the Office of the Recorder of Deeds, Wayne County PA in Map Book 103, Page 3. Lot 124A is further bounded and described as follows:

BEGINNING at the intersection of Evergreen Drive, White Oak Drive and Hemlock Circle at a corner common to aforesaid Lot 124A and Lot 120, 121 132 and 133, Section Two, Woodland Hills;

THENCE, running on the center of Evergreen Drive, following the southeasterly lines of former Lots 124 and 125, South 63 degrees 34 minutes 54 seconds West 353.14 feet to a common corner of said Lot 124A and previously consolidated Lot 126A, as shown on a plan of lands of George and Bernadette Christiansen recorded in Map Book 95, Pg. 44;

THENCE, running on the common line of Lot 124A and Lot 126A, North 19 degrees 38 minutes 42 seconds West 207.62 feet to the common corner of Lot 124A and Lots 126A, 110 and 111 in the

center of White Oak Drive;

THENCE, running on the center of White Oak Drive the following 3 courses;

1) North 80 degrees 29 minutes 00 seconds East 124.92 feet to the intersection of White Oak Drive and Hemlock Court;

2) South 83 degrees 54 minutes 40 seconds East 132.16 feet to a point in the center of White Oak Drive;

3) South 71 degrees 05 minutes 00 seconds East 138.95 feet to the point of beginning. COMPRISING 1.08 acres, more or less.

BEING the same premises which William H. Black, by his deed dated September 21, 2005, and recorded in Wayne County Record Book 2872 at Page 242, granted and conveyed unto Ralph Andrew Miller.

CONTROL No.: 057678

Seized and taken in execution as Ralph A. Miller 28 Towpath Way NEW HOPE PA 18938
Execution No. 64-Civil-2009
Amount \$539,585.93 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.

James V. Fareri, Esq.

4/1/2011 • 4/8/2011 • 4/15/2011

**SHERIFF'S SALE
APRIL 27, 2011**

By virtue of a writ of Execution LNV Corporation issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 27th 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 tract or parcel of land situated in the Township of Sterling, Wayne County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the

center of Sterling Township Road #332, said point being where the lands now or formerly of Arpad Havasy and R. Caruth have a common corner;

THENCE along the line of lands of said Caruth and a stone wall and wire fence, North 40 degrees 59 minutes 47 seconds West, a distance of 575.00 feet to an iron pin set at the base of a stone wall and lands of A. Caruth; THENCE along a stone wall and lands of said A. Caruth, South 48 degrees 44 minutes 57 seconds West, a distance of 290.00 feet to an iron pin set in the wall for corner;

THENCE along a stone wall and through the lands of the Grantor, South 45 degrees 51 minutes 51 seconds East, a distance of 667.00 feet to the center of said Road #332;

THENCE along the center of said Road #332, North 27 degrees 45 minutes East, a distance of 256.52 feet to the point and place of BEGINNING.

CONTAINING an area of 3.754 acres.

TITLE TO SAID PREMISES IS VESTED IN M. Julian Brandt, by Deed from Arpad Havasy and Joan E. Havasy, his wife, dated 09/25/1987, recorded 10/29/1987 in Book 476, Page 527

Premises being: 80 N BARNES ROAD, A/K/A 5374 NORTH BARNES ROAD, MOSCOW, PA

Law Offices of
HOWELL, HOWELL & KRAUSE

Attorneys-at-Law



109 9th Street, Honesdale PA 18431
Tel.: (570) 253-2520 Fax: (570) 253-7896
E-mail: hkklaw@verizon.net
Website: www.howellhowellkrauselaw.com

For nearly 75 years, we have provided our clients with expert legal advice and superior service, including real estate transactions, estate planning, criminal defense, business ventures, family law, civil litigations, collection, contracts, and personal injury.

Arred J. Howell, 1965
Lee C. Krause, 1973
Arred G. Howell, 1997

Shirley Gitt
Brenda Natan
Lisa Dwyer
Patty Bittner

18444-4146

Improvements thereon:
RESIDENTIAL DWELLING

Tax Parcel No. 26-0-0330-
0023.0001

Seized and taken in execution as
M. Julian Brandt 80 N. Barnes Rd
aka 5374 North Barnes Road
MOSCOW PA 18444

Execution No. 354-Civil-2009
Amount \$206,145.94 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

4/1/2011 • 4/8/2011 • 4/15/2011

**SHERIFF'S SALE
APRIL 27, 2011**

By virtue of a writ of Execution Deutsche Bank National Trust Company, As Trustee For BCAPB LLC Trust issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 27th 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 parcel of land situate in the Township of

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

BEGINNING at a point two hundred seventy-five (275) feet easterly from the intersection of State Highway Route No. 370, leading from Route 90 to Route 70, with a township road leading from Camp Bnai Brith to Starlight; thence in a general southerly direction one hundred twenty-five (125) feet to a stake corner; thence in a general easterly direction along other lands of the former grantors one hundred and twenty-five (125) feet to a stake corner; thence in a general northerly direction one hundred and twenty-five (125) feet to a stake corner in the southern side of said State Highway Route No. 370 in a general westerly direction one hundred and twenty-five (125) feet to the place of beginning. Upon said premises is located a spring.

UNDER AND SUBJECT to a right unto Laren Curtis, et ux, to take water from a well located hereon as specifically described in deed from Homer C. Curtis and Aley W. Curtis, his wife, to Laren Curtis, et ux, recorded in Wayne County Deed Book 401, at page 617, said right to be personal only to Laren Curtis, et ux, and to cease automatically upon the sale or conveyance of the said premises by Laren Curtis, et ux.

TITLE TO SAID PREMISES IS
VESTED IN Brian R.

Schoenwalder and Jennifer A. Schoenwalder, h/w, as tenants by the entirety, by Deed from Estate of Betty M. Pittroff, Viola Rhodes, executrix, dated 12/21/2006, recorded 01/09/2007 in Book 3213, Page 231.

Premises being: 2212
CROSTOWN HIGHWAY
PRESTON PARK, PA 18455-1001

Seized and taken in execution as Jennifer Schoenwalder 315 53rd St. LINDENHURST NY 11757
Bryan R. Schoenwalder a/k/a Brian R. Schoenwalder 2212 Crosstown Highway PRESTON PARK PA 18455

Execution No. 421-Civil-2010
Amount \$69,682.97 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.**
Jaime McGuinness, Esq.

4/1/2011 • 4/8/2011 • 4/15/2011

**SHERIFF'S SALE
APRIL 27, 2011**

By virtue of a writ of Execution Wells Fargo Bank, NA a/k/a Wachovia Mortgage, a Division of Wells Fargo Bank, NA f/k/a Wachovia Mortgage f/k/a World Savings Bank FSB issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 27th 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 tract of land lying situate within the Township of Dreher, County of Wayne and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit:

Commencing at a point for a corner in the easterly right-of-way of Newfoundland Drive marked by a found steel pin, being the most westerly corner of this parcel and a corner in common with Lot 11, as shown on Plan of Lots titled Kresswood Streams prepared by Harry F. Schoenagel, Registered

Surveyor and dated 13 May 1971, said point being the point of beginning;

Thence along the common line between this parcel and said Lot 11, North 57 $\frac{1}{2}$ 20 Thence along the common line between this parcel and said Lot 11, North 57 $\frac{1}{2}$ 20 20 East, a distance of 186.53 feet to a found steel pin for a corner;

Thence, South 25 $\frac{1}{2}$ 02 Thence, South 25 $\frac{1}{2}$ 02 25 25 East, a distance of 8.40 feet to a set steel pin for a corner;

Thence North 57 $\frac{1}{2}$ 20 Thence North 57 $\frac{1}{2}$ 20 20 20 East a distance of 214.59 feet to a found steel pin for a corner in the westerly right-of-way of the aforementioned Newfoundland Drive;

Thence along the said Newfoundland Drive right-of-way the following 5 courses and distances: (1) South 32 $\frac{1}{2}$ 39 South 32 $\frac{1}{2}$ 39 40 40 East, a distance of 35.20 feet to a found steel pin being a point of intersection with a non-tangent curve, concave Westerly, having a radius of 80.01 feet and a central angle of 89 $\frac{1}{2}$ 59 a non-tangent curve, concave Westerly, having a radius of 80.01 feet and a central angle of 89 $\frac{1}{2}$ 59 59"; thence (2) Southeasterly along the arc of said curve to the right, from which the local tangent at the beginning point bears South 32 $\frac{1}{2}$ 39 the beginning point bears South 32 $\frac{1}{2}$ 39 44" East, a distance of 125.67 feet, said arc subtended by a chord which bears South 12 $\frac{1}{2}$

20 chord which bears South 12 $\frac{1}{2}$ 20 21 21 West, a distance of 113.14 feet to the point of intersection with a non-tangent line; thence (3) South 57 $\frac{1}{2}$ 20 a non-tangent line; thence (3) South 57 $\frac{1}{2}$ 20 20 20 West, a distance of 240.00 feet to a set steel point for a corner; being the beginning of a curve, concave Northerly, having a radius of 80.00 feet and a central angle of 90 $\frac{1}{2}$ 00 central angle of 90 $\frac{1}{2}$ 00 00 00; thence (4) Southwesterly along the arc of said curve to the right, a distance of 125.66 feet, said arc subtended by a chord which bears North 77 $\frac{1}{2}$ 39 distance of 125.66 feet, said arc subtended by a chord which bears North 77 $\frac{1}{2}$ 39 40 40 West, a distance of 113.14 feet to the curve of 113.14 feet to the curves end; and (5) North 32 $\frac{1}{2}$ 39s end; and (5) North 32 $\frac{1}{2}$ 39 40 40 West, a distance of 43.53 feet to the point of beginning; containing 1.03 acres of land, more or less.

Lots 9 and 10 are now known as Lot 9R, referred to and recorded in Map Book 95, Page 4.

UNDER AND SUBJECT to the conditions, exceptions and reservations, and restrictive covenants which are attached and incorporated as Exhibit A in Deed Book 1982, Page 277 and as are contained in prior deeds forming the chain of title.

ALSO UNDER AND SUBJECT to the condition that the parcels herein conveyed namely Lot Nos. 9 and 10, are hereby consolidated and merged into one parcel and the

same shall not be subdivided nor sold individually or separately without the express written permission of the Dreher Township Board of Supervisors, and/or any Township agency authorized to approve the same.

BEING known as 891 Main Street a/k/a 45 Newfoundland Drive a/k/a Lot 9R a/k/a 9R Lot, Newfoundland, PA 18445

BEING THE SAME PREMISES which Scott Munoz and Elizabeth Rivera a/k/a Elizabeth Munoz, by instituted by:

Seized and taken in execution as Scott Munoz 950 Main Street NEWFOUNDLAND PA 18445 Deed dated May 4, 2002 and recorded May 7, 2002 in the Office of the Recorder of Deeds of Wayne Elizabeth Rivera a/k/a Elizabeth Munoz 950 Main Street NEWFOUNDLAND PA 18445 County, Pennsylvania, in Deed Book Volume 1982 Page 277 granted and conveyed unto Scott Munoz.

Execution No. 656-Civil-2010 Amount \$309,423.87 Plus additional

TAX MAP #08-0-0010-0013 CONTROL #058258

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.

Gregory Javardian, Esq.

4/1/2011 • 4/8/2011 • 4/15/2011

**SHERIFF'S SALE
APRIL 27, 2011**

By virtue of a writ of Execution Citizens Savings 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 27th 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:

By virtue of a Writ of Execution No. 2009-Civil-823, issued out of the Court of Common Pleas of Wayne County, directed to me, there will be exposed to public sale, by vendue or outcry to the

highest and best bidders, for cash, in the Courthouse, in the City of Honesdale, Wayne County, Pennsylvania, all rights, title and interest of the Defendant in and to:

ALL THE FOLLOWING certain piece of parcel of land lying, being and situate in the Borough of Honesdale, Wayne County, Pennsylvania, and located at 514 Grove Street, Honesdale, Pennsylvania 18434

BEING THE SAME PREMISES conveyed by Mary I. Cawley by Deed dated and recorded in Wayne County, Deed Book 3107, page 203.

UNDER AND SUBJECT to the rights, privileges, benefits, easements, covenants, conditions, restrictions, reservations, terms and provisions as more particularly set forth in the above recited Deed.

TAX MAP NUMBER: 11-0-0018-0053 CONTROL NUMBER: 015600

DIMENSIONS OF PARCEL:
1.034 acres

KNOWN AS : 514 Grove Street, Honesdale, Pennsylvania 18434.

IMPROVEMENTS THEREON CONSIST OF: a personal residence known as 514 Grove Street, Honesdale, Pennsylvania 18434

SEIZED AND TAKEN into execution at the suit of Citizens

Savings Bank against Mary I. Cawley and will be sold by: Seized and taken in execution as Mary I. Cawley 514 Grove Street HONESDALE PA 18431

Execution No. 823-Civil-2009 Amount \$132,730.71 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.

David K. Brown, Esq.

4/1/2011 • 4/8/2011 • 4/15/2011

**SHERIFF'S SALE
APRIL 27, 2011**

By virtue of a writ of Execution Deutsche Bank National Trust Co.,

as Trustee of the Home Equity Mortgage Loan Asset-Backed Trust Series INABS 2006-E, Home Equity Mortgage Loan Asset-Backed Certificates, Series INABS 2006-E Under the Pooling and Servicing Agreement Cated Dec. 1, 2006 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 27th 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 TRACT OF LAND SITUATE IN THE TOWNSHIP OF SALEM, COUNTY OF WAYNE, AND STATE OF PENNSYLVANIA, BEING BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT; BEGINNING AT A POINT IN THE MIDDLE OF THE PUBLIC ROAD LEADING FROM HOLLISTERVILLE TO COBBS AT A POINT NORTHERLY IN THE CENTER OF STONE WALL SAID A SCHOOL LOT AND CHURCH LOT; THENCE SOUTH TWELVE (12) DEGREES EAST TWO HUNDRED EIGHTY-FOUR (284) FEET TO A POINT IN THE CENTER OF THE ROAD; THENCE SOUTH SIXTY NINE(69) DEGREES THIRTY(30)MINUTES WEST TWO HUNDRED SEVENTY-TWO (272) FEET TO A POINT IN THE CENTER OF THE ROAD; THENCE NORTH

TWENTY-SEVEN(27)DEGREES WEST ALONG LAND NOW OR FORMERLY OF MRS. SLOCUM, TWOHUNDRED FIFTEEN(215)FEET TO A STAKE AND CORNER. THENCE NORTH FIFTY-NINE(59) DEGREES FIVE(5) MINUTES EAST ALONG LANDS NOW OR LATE OF JOHN YARMULA, HIS WIFE, THREE HUNDRED FORTY-SIX(346)FEET TO A POINT OR PLACE OF BEGINNING.CONTAINING ONE AND SEVENTY-ONE-HUNDREDTHS(1.71)ACRES OF LAND, BE THE SAME MORE OR LESS, AND IN ACCORDANCE WITH A SURVEY MADE BY C.E.FERRIS, CIVIL ENGINEER AND COUNTY SURVEYOR.

BEING PARCEL NO. 22-0-0034-0010 AND CONTROL NO. 040051

BEING KNOWN AS: 109 Hamlin Highway, Moscow, PA 18444

PROPERTY ID NO.: 22-0-0034-0010 CONTROL NO. 040051

TITLE TO SAID PREMISES IS VESTED IN JOHN J. KASPER AND PATRICIA A. KASPER, HIS WIFE BY DEED FROM JOHN J. KASPER AND PATRICIA A. KASPER, HIS WIFE, AND INDIVIDED ONE-HALF INTEREST, AND AS TENANTS BY THE ENTIRETIES, AND CHRISTOPHER R.T. KASPER, SINGLE, AND UNDIVIDED ONE-HALF INTEREST DATED

09/16/2004 RECORDED
09/28/2010 IN DEED BOOK 2599
PAGE 304.

Seized and taken in execution as
John J. Kasper 109 Hamlin
Highway MOSCOW PA 18444
Patricia A. Kasper 109 Hamlin
Highway MOSCOW PA 18444

Execution No. 984-Civil-2010
Amount \$155,084.69 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.

4/1/2011 • 4/8/2011 • 4/15/2011

YOUR HOMETOWN INSURANCE FRIENDS

Providing You and Your Practice with Affordable

Lawyers Professional Liability Insurance



OUR SERVICE SHINES ABOVE THE REST.

**OLSOMMER-CLARKE
INSURANCE GROUP, INC.**

**HAMLIN OFFICE • 570-689-9600
HONESDALE OFFICE • 570-253-6330
MOSCOW OFFICE • 570-842-9600**

**Representing COMPETITIVE and Highly
Rated Insurance Companies.**

Our Insurance Companies are rated by
AM Best's Insurance Company Rating Guide.

www.nepainsurance.com

CIVIL ACTIONS FILED

*FROM MARCH 5, 2011 TO MARCH 11, 2011
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2006-20010	TRAIL COLETTE	3/09/2011	SATISFACTION	19,930.00
2007-21033	BRACHT ROBERT E	3/07/2011	SATISFACTION	61,759.86
2009-00378	BARNES BRETT F	3/11/2011	WRIT OF EXECUTION	174,258.12
2009-00378	BARNES PATRICIA S	3/11/2011	WRIT OF EXECUTION	174,258.12
2009-00378	UNITED STATES OF AMERICA	3/11/2011	WRIT OF EXECUTION	174,258.12
2009-00577	ALBARDAK KADRIYE	3/09/2011	VACATE JUDGMENT	—
2009-00577	ALBARDAK SELIM R	3/09/2011	VACATE JUDGMENT	—
2009-20465	HICKS CHRISTA LYNN	3/07/2011	SATISFACTION	—
2009-20554	BLUE FALLS APPAREL INC	3/09/2011	SATISFACTION	—
2009-20554	SOUTHGATE DISTRIBUTORS INC	3/09/2011	SATISFACTION	—
2010-00031	WARNCKE JOAN M	3/11/2011	DEFAULT JUDGMENT	30,771.47
2010-00101	HONESDALE NATIONAL BANK	3/09/2011	WRIT OF EXECUTION	21,157.28
2010-00148	OCONNOR JESSICA	3/11/2011	WRIT OF EXECUTION	4,405.74
2010-00148	PENNSTAR BANK GARNISHEE	3/11/2011	WRIT EXEC/GARNISHEE	4,405.74
2010-00225	MERRILL DANIEL M	3/11/2011	WRIT OF EXECUTION	153,248.45
2010-00225	MERRILL CATHERINE A	3/11/2011	WRIT OF EXECUTION	153,248.45
2010-00385	DOYLE ROBERT F JR	3/09/2011	JDGMT BY COURT ORDER	11,372.35
2010-00569	AREZZI ANGELO	3/09/2011	WRIT OF EXECUTION	131,037.07
2010-00569	AREZZI DAWN	3/09/2011	WRIT OF EXECUTION	131,037.07
2010-00654	TAGUE HUGH	3/09/2011	DEFAULT JUDGMENT	152,293.32
2010-00654	TAGUE HUGH III A/K/A	3/09/2011	DEFAULT JUDGMENT	152,293.32
2010-00654	TAGUE CAROLYN	3/09/2011	DEFAULT JUDGMENT	152,293.32
2010-00654	TAGUE HUGH	3/09/2011	WRIT OF EXECUTION	152,293.32
2010-00654	TAGUE HUGH III A/K/A	3/09/2011	WRIT OF EXECUTION	152,293.32
2010-00654	TAGUE CAROLYN	3/09/2011	WRIT OF EXECUTION	152,293.32
2010-00721	HSBC BANK	3/10/2011	JUDGMENT NON PROS	—
2010-00749	MEREDITH MARGARET M	3/11/2011	FINAL JUDGMENT	—
2010-00972	SMITH ELISA MARIE	3/09/2011	DEFAULT JUDGMENT	3,380.15
2010-01043	CANTIL CLAYTON K	3/09/2011	DEFAULT JUDGMENT	16,006.90
2010-01097	BENNETT MELANIE A	3/09/2011	DEFAULT JUDGMENT	136,136.87
2010-01097	BENNETT MELANIE A	3/09/2011	WRIT OF EXECUTION	136,136.87
2010-01106	PUTZI STEPHEN M	3/09/2011	DEFAULT JUDGMENT	7,361.28
2010-01120	STRACKBEIN CHRISTA	3/07/2011	JUDGMENT/STIPULATION	10,189.11
2010-01137	COLANTONIO GARY R	3/09/2011	DEFAULT JUDGMENT	130,532.00
2010-01147	KUHN CAROL M	3/09/2011	DEFAULT JUDGMENT	7,906.19
2010-20080	SALVATORIELLO PATRICK	3/07/2011	SATISFACTION	1,919.84
2010-20080	SALVATORIELLO CAROLYN	3/07/2011	SATISFACTION	1,919.84
2010-20267	CRONIN WILLIAM J JR	3/09/2011	SATISFACTION	—
2010-20895	BAKOS HILDA	3/07/2011	SATISFACTION	1,854.92

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

2010-21665	SZYMANOSKY CHESTER P	3/08/2011	SATISFACTION	—
2010-22105	KOHUTH JEFFREY S	3/10/2011	JUDG ON WRIT REVIVAL	149,411.59
2011-00185	ENAMA THOMAS ESTATE	3/11/2011	QUIET TITLE	—
2011-20061	BAKOS HILDA	3/07/2011	SATISFACTION	876.82
2011-20073	MICHKO LAUREN	3/09/2011	SATISFACTION	549.29
2011-20073	MICHKO CARL A	3/09/2011	SATISFACTION	549.29
2011-20074	BISCONTINI GENE A	3/09/2011	SATISFACTION	553.02
2011-20074	BISCONTINI STACY	3/09/2011	SATISFACTION	553.02
2011-20314	THEOBALD SOMMER	3/09/2011	SATISFACTION	354.91
2011-20331	KLINE KIRBY L	3/07/2011	SUGGESTION NON/PYMNT	2,070.76
2011-20332	SANTALUCIA MICHELLE L	3/07/2011	SUGGESTION NON/PYMNT	1,789.84
2011-20333	HUMIC BRENDA	3/07/2011	JP TRANSCRIPT	2,697.94
2011-20334	RUSSELL CHRISTOPHE	3/07/2011	JP TRANSCRIPT	3,987.54
2011-20335	TORRES LOUIS A	3/07/2011	MUNICIPAL LIEN	533.10
2011-20335	TORRES CARMEN C	3/07/2011	MUNICIPAL LIEN	533.10
2011-20335	RODRIGUEZ MARIA ISABEL	3/07/2011	MUNICIPAL LIEN	533.10
2011-20336	MCGOWAN KEVIN J	3/07/2011	FEDERAL TAX LIEN	4,505.06
2011-20336	MCGOWAN DEBRA A	3/07/2011	FEDERAL TAX LIEN	4,505.06
2011-20337	MAY PATRICK L	3/07/2011	FEDERAL TAX LIEN	23,318.32
2011-20338	HULME MARK A	3/07/2011	FEDERAL TAX LIEN	81,413.67
2011-20339	VONELM ROBERT H	3/07/2011	FEDERAL TAX LIEN	34,721.90
2011-20339	VONELM ROTHANN	3/07/2011	FEDERAL TAX LIEN	34,721.90
2011-20339	VON ELM ROBERT H	3/07/2011	FEDERAL TAX LIEN	34,721.90
2011-20339	VON ELM ROTHANN	3/07/2011	FEDERAL TAX LIEN	34,721.90
2011-20340	STEVENSON JOHN	3/07/2011	FEDERAL TAX LIEN	319,253.58
2011-20341	HOSIE HAULERS INC A CORPORATION	3/07/2011	FEDERAL TAX LIEN	18,428.24
2011-20342	WAGNER GABRIEL	3/08/2011	JUDGMENT	1,592.00
2011-20344	WEAVER PATRICK CHRISTOPHER	3/08/2011	JUDGMENT	1,228.00
2011-20345	GLOAD ROSS PETER	3/08/2011	JUDGMENT	1,252.50
2011-20346	FRITTS ARTHUR W	3/08/2011	JP TRANSCRIPT	8,151.00
2011-20347	COBB BRIAN	3/08/2011	JUDGMENT NOTE	21,600.00
2011-20348	FUEHRER WENDY SUE IND	3/08/2011	SUGGESTION NON/PYMNT	676.51
2011-20348	MOUNTAIN COUNTRY GARDENS T/A	3/08/2011	SUGGESTION NON/PYMNT	676.51
2011-20349	SIBELLO ANNMARIE	3/08/2011	JUDGMENT	1,924.00
2011-20350	LOUIS & COMPANY ENTOURAGE LLC	3/08/2011	FEDERAL TAX LIEN	1,193.00
2011-20351	FLOOD THOMAS J	3/08/2011	FEDERAL TAX LIEN	7,744.05
2011-20352	DEMONTMORENC JEFFREY	3/08/2011	JP TRANSCRIPT	1,548.88
2011-20353	TSIRULNIKOV ALEX	3/09/2011	MUNICIPAL LIEN	548.69
2011-20354	JEFFREY HERBERT	3/09/2011	JUDGMENT	1,270.50
2011-20355	COBB RICHARD	3/09/2011	JUDGMENT	1,206.50
2011-20356	DELLAQUILA ALDO	3/09/2011	JUDGMENT	1,205.00
2011-20357	TAKACS JENNIFER	3/09/2011	JUDGMENT	1,281.50
2011-20358	YIENGST RUSSELL ELWOOD	3/09/2011	JUDGMENT	2,640.50
2011-20359	KNASH JACOB JOHN	3/09/2011	JUDGMENT	1,186.50
2011-20360	MATERN HENRY	3/09/2011	JUGMENT	10,110.29
2011-20361	BRESS I JOSHUA JOSEPH	3/09/2011	JUDGMENT	6,914.00

2011-20362	CRONIN WILLIAM J JR	3/09/2011	JUDGMENT	2,188.50
2011-20363	MARTIN ROBVYN L ADMINSTRATRIX	3/10/2011	MUNICIPAL LIEN	507.36
2011-20363	MARTIN JESSICA ADMINISTRATRIX	3/10/2011	MUNICIPAL LIEN	507.36
2011-20363	MARTIN ROBERT J ESTATE OF	3/10/2011	MUNICIPAL LIEN	507.36
2011-20364	OWENS RANDOLPH GERARD	3/10/2011	JUDGMENT	1,842.00
2011-20365	TRIMMER KEVIN KEITH JR	3/10/2011	JUDGMENT	1,490.00
2011-20366	URSICH JOSEPH THOMAS	3/10/2011	JUDGMENT	2,597.00
2011-20367	SWENDSEN LOUISE	3/10/2011	TAX LIEN	849.17
2011-20368	SCHRODER DAVID	3/10/2011	JP TRANSCRIPT	4,613.00
2011-20368	SCHRODER DEBI	3/10/2011	JP TRANSCRIPT	4,613.00
2011-20369	CAESAR ED	3/10/2011	JP TRANSCRIPT	1,696.14
2011-20370	TRAVAGLIONE JOSEPH	3/10/2011	JP TRANSCRIPT	1,259.07
2011-20370	TRAVAGLIONE ANGELA	3/10/2011	JP TRANSCRIPT	1,259.07
2011-20371	KOVALESKI JAMES GESTATE	3/11/2011	MUNICIPAL LIEN	965.56
2011-20371	KOVALESKI SCOTT ADMINSTRATOR	3/11/2011	MUNICIPAL LIEN	965.56
2011-20372	BREIDENSTEIN PETER J	3/11/2011	MUNICIPAL LIEN	472.44
2011-20373	AVINO JOSEPH	3/11/2011	JUDG/LOS ANGELES CA	41,690.00
2011-40021	URTON SUZANNE M SPINNER OWNER	3/08/2011	WAIVER OF LIENS	—
2011-40021	SPINNER SUZANNE M URTON OWNER	3/08/2011	WAIVER OF LIENS	—
2011-40021	QUALITY CARPENTRY CONTRACTOR	3/08/2011	WAIVER OF LIENS	—
2011-40022	IRWIN ERIC OWNER	3/11/2011	STIP VS LIENS	—
2011-40022	IRWIN SYBIL OWNER	3/11/2011	STIP VS LIENS	—
2011-40022	PRECISION HOME BUILDERS INC CONTRACTOR	3/11/2011	STIP VS LIENS	—

CIVIL APPEALS — AGENCIES: OTHER

2011-00179	COBB JOHN PLAINTIFF/APPELLANT	PLAINTIFF	3/09/2011	—
2011-00179	COBB NANCY PLAINTIFF/APPELLANT	PLAINTIFF	3/09/2011	—
2011-00179	DEANS MICHAEL DEFENDANT/APPELLEE	DEFENDANT	3/09/2011	—

CONTRACT - DEBT COLLECTION: CREDIT CARD

2011-00170	COMMONWEALTH FINANCIAL SYSTEMS	PLAINTIFF	3/07/2011	—
2011-00170	GIACALONE MICHAEL	DEFENDANT	3/07/2011	—
2011-00171	CITIBANK	PLAINTIFF	3/07/2011	—
2011-00171	DEROSA JOSEPH	DEFENDANT	3/07/2011	—
2011-00172	CITIBANK	PLAINTIFF	3/07/2011	—
2011-00172	STEIN SHIRLEY	DEFENDANT	3/07/2011	—
2011-00173	FIA CARD SERVICES	PLAINTIFF	3/08/2011	—
2011-00173	BANK OF AMERICA F/K/A	PLAINTIFF	3/08/2011	—

2011-00173	CONKLIN LARRY E	DEFENDANT	3/08/2011	—
2011-00174	CHASE BANK	PLAINTIFF	3/08/2011	—
2011-00174	JOHANNES DAVID W	DEFENDANT	3/08/2011	—
2011-00183	CHASE BANK USA NA	PLAINTIFF	3/10/2011	—
2011-00183	MCCONNELL JEANNE M	DEFENDANT	3/10/2011	—
2011-00186	CITIBANK SOUTH DAKOTA NA	PLAINTIFF	3/11/2011	—
2011-00186	GERSHEY STELLA	DEFENDANT	3/11/2011	—
2011-00187	DISCOVER BANK	PLAINTIFF	3/11/2011	—
2011-00187	SHEPPARD SANDRA	DEFENDANT	3/11/2011	—

CONTRACT — DEBT COLLECTION; OTHER

2011-00181	PORTFOLIO RECOVERY ASSOCIATES LLC	PLAINTIFF	3/10/2011	—
2011-00181	BECKER GORDON M	DEFENDANT	3/10/2011	—

CONTRACT — OTHER

2011-00184	D H HOFFMAN INC	PLAINTIFF	3/10/2011	—
2011-00184	AMERICORP BUILDERS INC	DEFENDANT	3/10/2011	—

MISCELLANEOUS — OTHER

2011-00168	WAYNE COUNTY BOARD OF ELECTION ALTERNATE MEMBER APPOINTMENT	PLAINTIFF	3/07/2011	—
2011-00168	BOARD OF ELECTIONS WAYNE COUNTY	PLAINTIFF	3/07/2011	—

NO FEE Continuing Education CREDITS

TAX CUTS & WORKING WITH THE ELDERLY

Wayne Memorial Health Foundation cordially invites local lawyers, accountants and financial advisors to a presentation by Tom Cullinan, a nationally recognized planned giving counsel. The program is approved for 2.5 CLE's by the PA Continuing Legal Education Board and the PA Board of Accountancy.

**Thursday, April 28, 2011 • Settlers Inn, Hawley
3:30pm • Refreshments and Dinner to follow**



RSVP G. Richard Garman
Wayne Memorial Health Foundation
(570) 253-8274 or garman@wmh.org

2011-00168	KAY WENDELL CANDIDATE FOR RE-ELECTION	PLAINTIFF	3/07/2011	—
2011-00168	MURRAY JAMES APPOINTMENT/BOARD OF ELECTIONS	PLAINTIFF	3/07/2011	—
2011-00169	WAYNE COUNTY BOARD OF ELECTION ALTERNATE MEMBER APPOINTMENT	PLAINTIFF	3/07/2011	—
2011-00169	BOARD OF ELECTIONS WAYNE COUNTY	PLAINTIFF	3/07/2011	—
2011-00169	SMITH BRIAN CANDIDATE FOR RE-ELECTION	PLAINTIFF	3/07/2011	—
2011-00169	ROGERS ROBERT APPOINTMENT/BOARD OF ELECTIONS	PLAINTIFF	3/07/2011	—

MISCELLANEOUS — REPLEVIN

2011-00177	HAWLEY BOROUGH	PLAINTIFF	3/08/2011	—
2011-00177	MORGAN ANN	DEFENDANT	3/08/2011	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

2011-00175	FLAGSTAR BANK	PLAINTIFF	3/08/2011	—
2011-00175	WAGNER JODI	DEFENDANT	3/08/2011	—
2011-00175	WAGNER WILLIAM	DEFENDANT	3/08/2011	—
2011-00176	FAIRWAY CONSUMER DISCOUNT CO	PLAINTIFF	3/08/2011	—
2011-00176	TARANTINO ANTHONY J	DEFENDANT	3/08/2011	—
2011-00176	TARANTINO TERRI A	DEFENDANT	3/08/2011	—
2011-00178	ONEWEST BANK	PLAINTIFF	3/08/2011	—
2011-00178	MONTALVAN LOUISEANNE	DEFENDANT	3/08/2011	—
2011-00178	MONTALVAN ROY A	DEFENDANT	3/08/2011	—
2011-00180	HSBC BANK USA	PLAINTIFF	3/10/2011	—
2011-00180	NOMURA HOME EQUITY LOAN INC TRUSTEE	PLAINTIFF	3/10/2011	—
2011-00180	GOOD LINDA	DEFENDANT	3/10/2011	—
2011-00180	MAYER ANDREAS DECEASED	DEFENDANT	3/10/2011	—
2011-00180	UNITED STATES OF AMERICA	DEFENDANT	3/10/2011	—
2011-00182	GOLDMAN SACHS MORTGAGE COMPANY	PLAINTIFF	3/10/2011	—
2011-00182	PAVLICEK LAURA M	DEFENDANT	3/10/2011	—
2011-00182	PAVLICEK JOHN A JR	DEFENDANT	3/10/2011	—

REAL PROPERTY — QUIET TITLE

2011-00185	DEMOSTHENE LUCKNER	PLAINTIFF	3/11/2011	—
2011-00185	DEMOSTHENE ROSEMARIE	PLAINTIFF	3/11/2011	—
2011-00185	ENAMA THOMAS ESTATE	DEFENDANT	3/11/2011	—

MORTGAGES AND DEEDS

*RECORDED FROM MARCH 21, 2011 TO MARCH 25, 2011
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Erbach Kristin E	Citizens Savings Bank	Cherry Ridge Township	
Erbach Michael A			182,000.00
Erbach Kristin E	Citizens Savings Bank	Cherry Ridge Township	
Erbach Michael			104,400.00
Child First Services Inc	Metro Bank	Lake Township	1,182,750.00
Goodwin Lynne P Glinsky	Wayne Bank	Dyberry Township	
Goodwin Daniel J			96,000.00
Brown Steven L	Mortgage Electronic Registration Systems	Cherry Ridge Township	
Rowe Jamie L			197,455.00
Thompson Peter	Wells Fargo Bank	Paupack Township	
Thompson Patricia			172,500.00
Thompson Peter	Housing & Urban Development	Paupack Township	
Thompson Patricia			172,500.00
Jones Scott H	J P Morgan Chase Bank	Dyberry Township	
Jones Susan N Sterman			125,942.00
Stermanjones Susan N			
Barlow James H	Spojnia Credit Union	Salem Township	
Barlow Cheryl A			80,000.00
Power Robert C	Bank Of America	Salem Township	
Power Diane P			150,700.00
Teasdale Diane P			
Fellenberg William Y	Bank Of America	Damascus Township	
Fellenberg Donna L			160,200.00
Cavage Paul	Honesdale National Bank	Canaan Township	
Cavage Kimberly A AKA			25,000.00
Cavage Kim AKA			
Cahoon Steven E	J P Morgan Chase Bank	Mount Pleasant Township	
Cahoon Susan M			190,300.00
Dorry George E Jr	Sovereign Bank	Paupack Township	
Dorry Diane B			100,000.00
Dowling Kenneth J	Pennstar Bank	Salem Township	10,000.00
Sutter F K	Bank Of America	Damascus Township	
Vega Robert			100,000.00
Grassi Robert W	Pennstar Bank	Salem Township	
Grassi Carol Ann			100,000.00
Reguzzoni Dino	Dime Bank	Salem Township	
Reguzzoni Kathleen			60,000.00

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

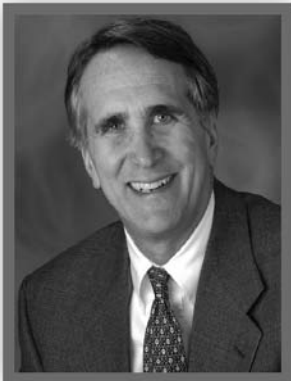
Duda George	Wayne Bank	Berlin Township	
Duda Marlene			12,000.00
Carney Natalie	Wayne Bank	Texas Township	55,000.00
Figura Linda	Wayne Bank	Preston Township	
Figura Sergius			182,000.00
Nocero Joseph P	Mortgage Electronic Registration Systems	Palmyra Township	
Nocero Patricia L			186,615.00
Collins James D	P S E C U	Lake Township	
Collins Catherine A			25,000.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Iannucci Dante V	Neumann James W	Paupack Township	
Iannucci Christina	Neumann Angela R Careddu Laurie A		Lot 324
Armstrong Thomas III By Sheriff	Beneficial Consumer Discount Co	South Canaan Township	
Armstrong Dorothy By Sheriff	Beneficial Mortgage Co of Pa		
McCloskey E S	Zsdolotz Inc	Lake Township	Lot 3205
Marino Esther	Big Bear Property Owners Association Big Bear Property Owners Association Inc Big Bear Campers Property Owners	Paupack Township	Lot 101
Marino Esther	Big Bear Property Owners Association Big Bear Property Owners Association Inc Big Bear Campers Property Owners	Paupack Township	Lot 108
Marino Esther	Big Bear Property Owners Association Big Bear Property Owners Association Inc Big Bear Campers Property Owners	Paupack Township	
Marino Esther	Big Bear Property Owners Association Big Bear Property Owners Association Inc Big Bear Campers Property Owners	Paupack Township	Lot 100
Marino Esther	Big Bear Property Owners Association Big Bear Property Owners Association Inc Big Bear Campers Property Owners	Paupack Township	Lot 8
Marino Esther	Big Bear Property Owners Association Big Bear Property Owners Association Inc Big Bear Campers Property Owners	Paupack Township	Lot 109
Marino Esther	Big Bear Property Owners Association Big Bear Property Owners Association Inc Big Bear Campers Property Owners	Paupack Township	Lot 110
Marino Esther	Big Bear Property Owners Association Big Bear Property Owners Association Inc Big Bear Campers Property Owners	Paupack Township	Lot 1
Marino Esther	Big Bear Property Owners Association Big Bear Property Owners Association Inc Big Bear Campers Property Owners	Paupack Township	Lot 102
Freudenberger Kaye Elaine Freudenberger James H	Kaye E Tr Kaye E Freudenberger Trust	Damascus Township	

Salvatore John F Salvatore Patricia	Salvatore John F	Damascus Township	
Salvatore John F Salvatore Patricia	Salvatore Patricia Salvatore Gregory J Salvatore Kyle J	Damascus Township	
Goodwin Daniel AKA Goodwin Daniel J AKA Goodwin Lynne P Glinsky	Goodwin Daniel J Goodwin Lynne P Glinsky	Dyberry Township	Lot 2b
Geller Stuart Geller Daniel Geller David Geller Jason Geller Nancy M	Petschauer John R Petschauer Susan	Palmyra Township	
Riefler William Riefler Tammy	Brown Steven L Rowe Jamie L	Cherry Ridge Township	Lot 41
Cannata Anthony P Cannata Caroline M Middendorf Caroline M	Cannata Anthony P	Damascus Township	
Taylor Robert Adm Jones Willie James Est	Ruppert Edward Ruppert Barbara	Lake Township	Lot 3270
R & C L L C	R & C L L C	Dreher Township	
Kohn Eileen	Kohn Eileen Kohn James D	Lehigh Township	
Kohn Eileen	Kohn Eileen Kohn James D	Lehigh Township	
Kohn James D	Kohn James D Kohn Eileen	Lehigh Township	
Land Liquidator One L L C	White Randle	Lehigh Township	
Jedruchniewicz Dariusz Jedruchniewicz Izabela	Land Liquidator L L C	Lehigh Township	
Sharpe Charles R Sharpe Susan Elizabeth	Land Liquidator L L C	Sterling Township	
Blakesley Kim Blakesley Kim	Land Liquidator L L C Land Liquidator L L C	Salem Township Salem Township	
Pykus William L	Jensen Edward W Jensen William T	Mount Pleasant Township	Lot 11
Excell Homes Inc AKA Excell Homes AKA	Dagostino Michelle	Paupack Township	Lot 69
Schuchart Ruth G	Schuchart Ruth	Paupack Township	Lot 66c
Crockett Steven Crockett Bonnie	Rohrbach Donald J Rohrbach Marilyn A	Lake Township	Lot 2199
Alexander Construction Inc Alexander Construction Inc Alexander Construction Inc	Rickys Properties Rickys Properties Rickys Properties	Lake Township Lake Township Lake Township	Lot 3472 Lot 3153 Lot 1632
Alexander Construction Inc Alexander Construction Inc Alexander Construction Inc	Rickys Properties Rickys Properties Rickys Properties	Lake Township Lake Township Lake Township	Lot 1642 Lot 3173 Lot 3752
Alexander Construction Inc Jones Gabe L	Rickys Properties Land Liquidator L L C	Lake Township Sterling Township	Lot 3643

Chudkowski Gregory A Chudkowski Shannon	Land Liquidator L L C	Dreher Township	
Swary Investment Group L L C	Land Liquidator L L C	Lehigh Township	
Skinner Sarah Borden	Land Liquidator L L C	Lehigh Township	
Spaventa Donato Spaventa Lucy	Land Liquidator One L L C	Lehigh Township	
Sherman Robert B Sherman Nancy E	Land Liquidator One L L C	Lehigh Township	
Denzel Ronald O Denzel Carolyn	Land Liquidator L L C	Lehigh Township	
Sinclair William H Jr Ok Kum	Land Liquidator L L C	Dreher Township	
Schmidt Floyd W By Sheriff	Deutsche Bank Natl Trust Co Tr	Paupack Township	Lot 6
Stege Ralph	Axelrod Mark	Lake Township	
Stege Victoria	Axelrod Eve		Lot 3932
Moor Elizabeth	Penn Moor Farms	Oregon Township	
Moor Elizabeth	Penn Moor Farms	Damascus Township	



ADR

MEDIATION & ARBITRATION SERVICES

Richard G. Fine, Esq

- Court-Appointed Certified Mediator since 1994 for Middle District of PA
- 40+ years experience representing individuals and corporate entities in complex litigation.
- 25 years experience as Mediator & Arbitrator

FINE, WYATT & CAREY, PC.
(570) 343-1197 • finerg@comcast.net

**Predicting the Future is ... EASY!
It's trying to figure out what's going
on NOW that's hard!**

The Wayne County Community Foundation
wants to improve the future for all Wayne County
citizens... we predict success... help us by joining our

O'Neill Society



Members recognize that they are the only ones that
can guarantee a positive future by naming the
Wayne County Community Foundation as a
beneficiary in their estate planning.

Call 251-9993 for more information or visit
our website at www.waynefoundation.org



Won't **YOU** help predict our County's future?

214 Ninth St., Honesdale, PA 18431 570.253.9993 wccf@ptd.net

CLE Courses

April 14, 2011

12:30 p.m.–3:45 p.m.

Litigating the Failed Real Estate Deal

3 hours substantive/0 hour ethics

Registration begins 12:00 noon

June 15, 2011

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

Registration begins 8:45 a.m. for all courses, unless otherwise noted.

Pre-register through pbi.org.

LEGAL JOURNAL

OF WAYNE COUNTY, PA

22nd Judicial District

For your convenience, on the following pages
please find the *Legal Journal of Wayne County*
subscription form, display advertising rates,
and an Estate Notice advertising form.





Wayne County Legal Journal Subscription Form

PLEASE PRINT CLEARLY

Name _____

Address _____

City _____ State _____ Zip _____

Phone (____) _____ - _____

Email Address _____ @ _____

Subscription Options and Rates

- | | |
|---|----------------|
| <input type="checkbox"/> Mailed Copy ONLY | \$100 per year |
| <input type="checkbox"/> Emailed Copy ONLY | \$50 per year |
| <input type="checkbox"/> Mailed and Emailed | \$125 per year |

Individual copies \$5 each

Your Subscription Year: March 2011- March 2012

WC Legal Journal is published every Friday, except for Holidays.

Please fax completed form to 570-647-0086 or email to baileyd@ptd.net

Display Advertising Available

MAKE CHECK PAYABLE TO BAILEY DESIGN AND ADVERTISING

Please call for Rates —570-251-1512 or email baileyd@ptd.net

Wayne County LEGAL JOURNAL

3305 Lake Ariel Highway
Honesdale, PA 18431
Phone: 570-251-1512
Fax: 570-647-0086

2011 LEGAL ADVERTISING RATES

Incorporation Notices	\$45
<i>One (1) time insertion</i>	
Fictitious Name Registration	\$45
<i>One (1) time insertion</i>	
Petition for Change of Name	\$45
<i>One (1) time insertion</i>	

All other notices will be billed at \$1.90 per line.
Certain restrictions and minimum insertion fees apply.

A fee of \$10.00 will be added to all legal notices
for the Notarized Proof of Publication.

General Advertising Rates All Advertisements Are Pre-Pay

Subject to approval
Subject to space availability
Credit Cards accepted—Mastercard and Visa only.
Prices are based upon your advertisement
submitted camera-ready or via email in PDF
or JPG format.

Certain Restrictions Apply

The Wayne County Legal Journal
is publishing every Friday—52 issues per year.
The deadline for all advertising is 10 AM on
Monday for the Friday publication.

Contact for Advertising Details:

Phone: 570-251-1512
Fax: 570-647-0086
Email: baileyd@ptd.net

	One Insertion	Quarterly 13 Issues	Semi-Annual 26 Issues	Annual 52 Issues
Full Page	\$100	\$850	\$1,300	\$2,100
Half Page	\$75	\$525	\$795	\$1,265
Quarter Page	\$50	\$325	\$475	\$745
Eighth Page	\$35	\$195	\$275	\$435

Ad Changes subject to artwork adjustment fee, call for details

Subscription Rates

One Issue	\$5 per issue
Mailed Copy	\$100 per year
Emailed Copy	\$50 per year
Mailed & Emailed Copies	\$125 per year



Full Page:
4"W X 7"H

Half Page:
4"W X 3 1/2"H

Quarter Page:
2"W X 3 1/2"H
4"W X 1 3/4" H

Eighth Page:
2"W X 1 3/4"H



Estate Notice Advertising Form

COST \$65 + A fee of \$10 will be added to all legal notices for the Notarized Proof of Publication. Minimum insertion fees apply.

All Notices published are Pre-Pay.

MasterCard and Visa Accepted. Make check payable to Bailey Design and Advertising.
PLEASE PRINT CLEARLY

ESTATE OF _____

A.K.A.'s _____

LATE OF TOWNSHIP/BOROUGH _____

Executor () Administrator () *Please check one.*

List names and addresses of Executors or Administrators

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

ATTORNEY

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Mail form to:
Bailey Design and Advertising
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



Legal Journal of Wayne County
3305 Lake Ariel Highway
Honesdale, PA 18431