

LEGAL JOURNAL

OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 1 ★ APRIL 8, 2011 ★ Honesdale, PA ★ No. 4



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Court of Common Pleas 22nd Judicial District:

The Hon. Raymond L. Hamill
President Judge

The Hon. Robert J. Conway
Senior Judge

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



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

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

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

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

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

MESSAGE FROM THE WAYNE COUNTY BAR ASSOCIATION



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

PRICING & RATES

Notice Pricing

One time Insertions

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

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

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Robert J. Conway, *Senior Judge*

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Judy O'Connell
Kathleen A. Schloesser

Jury Commissioners

Judith M. Romich
Patricia Biondo

FROM THE DESK OF THE EDITOR

Our Wayne County Law Journal is off and running! I would like to take this opportunity to thank Deborah Bailey and her staff at Bailey Design and Advertising for all their hard work and dedication to this project. Deborah's professionalism and creativity shine through in this legal journal and we are very lucky to have her as our publisher. I also would like to ask my fellow Wayne County Bar Association Members to recall that this project was designed not only to provide current information on court matters and activity but also to establish a venture to help us give back to our community. I respectfully urge you to purchase a subscription and support the journal. Thank you all.



Janine Edwards, Esquire
Editor

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.

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 KUCHAR AKA
ROSE T. KUCHAR
Late of Lehigh Township
Executor
GREGORY KUCHAR
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

EXECUTRIX NOTICE

Estate of PETER LOUGHREY
Late of Lake Township
Executrix
ELAINE O'ROURKE
152 WEST SHORE DRIVE
HAWLEY, PA 18428
Attorney
KLEMEYER, FARLEY &
BERNATHY
402 BROAD STREET
MILFORD, PA 18337

4/8/2011 • 4/15/2011 • 4/22/2011

EXECUTRIX NOTICE

Estate of SAMUEL L. COREY
Late of Paupack Township
Executrix
JEAN M. COREY
65 LAKESIDE DRIVE
LAKEVILLE, PA 18431
Attorney
RECHNER LAW OFFICE
924 CHURCH STREET
HONESDALE, PA 18431

4/8/2011 • 4/15/2011 • 4/22/2011

EXECUTOR NOTICE

Estate of RUBY HANSEN AKA
RUBY J. HANSEN
Late of Preston Township
Executor
TY HANSEN, SR.
7244 QUIGLEY ROAD
UNION DALE, PA 18470
Attorney
DAVID F. BIANCO, ESQ.
707 MAIN STREET, P.O. BOX 84
FORST CITY, PA 18421

4/8/2011 • 4/15/2011 • 4/22/2011

EXECUTRIX NOTICE

Estate of EDWARD LEE SEBER,
SR.

Late of Cherry Ridge Township
Executrix

CASSANDRA LEE HEDDY
290 BRYN MAWR ROAD
HONESDALE, PA 18431

Attorney

ALFRED G. HOWELL, ESQ.
109 NINTH STREET
HONESDALE, PA 18431

4/8/2011 • 4/15/2011 • 4/22/2011

EXECUTOR NOTICE

Estate of EMILY RICHTER

Late of Bethany Borough
Executor

CHARLES FRINDT
P.O. BOX 1900
TAFTON, PA 18464

Attorney

LEATRICE ANDERSON
2573 RT. 6
HAWLEY, PA 18428

4/8/2011 • 4/15/2011 • 4/22/2011

EXECUTRIX NOTICE

Estate of DIANE CAROLYN
KENNEDY AKA DIANE C.
KENNEDY

Late of Honesdale Borough
Executrix

ELAINE O'ROURKE
152 WEST SHORE DRIVE
HAWLEY, PA 18428

Attorney

ALFRED J. HOWELL, ESQ.
109 NINTH STREET
HONESDALE, PA 18431

4/8/2011 • 4/15/2011 • 4/22/2011

OTHER NOTICES

NOTICE

In accordance with 15 Pa.C.S. §4124 notice is hereby given that Cox & Co., Inc., a business corporation organized and existing under the laws of the State of New Jersey has filed an Application for a Certificate of Authority under the Business Corporation Law of 1988 to do business in the Commonwealth of Pennsylvania. The principal office address of the corporation in New Jersey is 535 Main Street, Metuchen, New Jersey 08840-1462. The proposed office address in the Commonwealth of Pennsylvania is 2479 Bethany Turnpike, Pleasant Mount, Pennsylvania 18453.

Stephen Jennings, Esquire
Jennings & Jennings, LLC
Attorneys for Cox & Co., Inc.

4/8/2011

SHERIFF'S SALES

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

**SHERIFF'S SALE
APRIL 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. Schmieg 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 the 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 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 Alyse 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 CROSSTOWN 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° 20' Thence along the common line between this parcel and said Lot 11, North 57° 20' 20' 20' East, a distance of 186.53 feet to a found steel pin for a corner;

Thence, South 25° 02' Thence, South 25° 02' 25' 25' East, a distance of 8.40 feet to a set steel pin for a corner;

Thence North 57° 20' Thence North 57° 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° 39' South 32° 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° 59' a non-tangent curve, concave Westerly, having a radius of 80.01 feet and a central angle of 89° 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° 39' the beginning point bears

South 32° 39' 44" East, a distance of 125.67 feet, said arc subtended by a chord which bears South 12° 20' 21' 21' West, a distance of 113.14 feet to the point of intersection with a non-tangent line; thence (3) South 57° 20' a non-tangent line; thence (3) South 57° 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° 00' 00' central angle of 90° 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° 39' distance of 125.66 feet, said arc subtended by a chord which bears North 77° 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° 39' end; and (5) North 32° 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

WAYNE COUNTY BAR ASSOCIATION



www.waynecountylawyers.org

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

**SHERIFF'S SALE
MAY 4, 2011**

By virtue of a writ of Execution Flagstar 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 4th day of May, 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 located in the Township of Dyberry, County of Wayne and Commonwealth of Pennsylvania, and being more particularly described as follows:

BEGINNING at a point in the centerline of SR670, being the northeast corner of the parcel herein conveyed, and being also a corner of land of Hoffman; thence along the centerline of said road the following four (4) courses and distances: South seven (07) degrees twelve (12) minutes forty (40) seconds East eighty-three and seventy-two hundredths (83.72) feet South nine (09) degrees twenty-six (26) minutes thirty-six (36) seconds East seventy-five and nine hundredths (75.09) feet, south twelve (12) degrees fifty-six (56) minutes thirty-three (33) seconds East seventy-two and ninety hundredths (72.90) feet, and South

seventeen (17) degrees forty-one (41) minutes fifty-two (52) seconds East one hundred twenty-one and ninety-two hundredths (121.92) feet; thence through lands of the now or former grantors, the following four (4) courses and distances: South seventy-six (76) degrees fifty-five (55) minutes thirty-six (36) seconds West one hundred forty-three and fifty-eight hundredths (143.58) feet to a rebar corner, North sixty-one (61) degrees thirty-nine (39) minutes twenty-nine (29) seconds West fifty-nine and ninety-one hundredths (59.91) feet to the end of a stone wall, North eighty-two (82) degrees sixteen (16) minutes ten (10) seconds West two hundred nine and fifty-two hundredths (209.52) feet to a drill hole in a rock, and North ten (10) degrees thirty-five (35) minutes fifty (50) seconds East three hundred twenty-two and forty-six hundredths (322.46) feet to a corner in a stone wall (plate coordinates 100000.9260/10077.2187); thence along lands of the now or former Hoffman, following said stone wall, North eighty-nine (89) degrees eighteen (18) minutes forty-five (45) seconds East two hundred sixty-four and sixty-eight hundredths (264.68) feet to the place of beginning.

Containing 2.6 acres as surveyed on October 13, 1998 by M. R. Zimmer and Associates an approved map of said survey being recorded in Wayne County Map Book 66, page 77.

Subject to right-of-way for public highway purposes of so much of SR 670 as is contained within the description or the premises herein described.

This document may not sell, convey, transfer, include or insure the title to the coal and right of support underneath land described or referred to herein and the owner or owners of such coal may have the 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 other structure on or in such land. The inclusion of this notice does not enlarge, restrict or modify any legal rights or estimates otherwise created, transferred, excepted or reserved by this instrument. (This notice is set forth in the manor 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.).

TITLE TO SAID PREMISES IS VESTED IN Julian Santiesteban and Maria L. Santiesteban, married, by Deed from Julian Santiesteban and Maria L. Santiesteban, married, dated 07/31/2007, recorded 08/13/2007 in Book 3352, Page 269.

Premises being: 1183 BETHANY TURNPIKE, HONESDALE, PA 18431-4043

Improvements thereon:
RESIDENTIAL DWELLING

Seized and taken in execution as Julian Santiesteban 1183 Bethany Turnpike HONESDALE PA 18431 Maria Santiesteban 1183 Bethany Turnpike HONESDALE PA 18431

Execution No. 516-Civil-2010
Amount \$158,620.57 Plus
additional

January 24, 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.**

Courtney R. Dunn Esq.

4/8/2011 • 4/15/2011 • 4/22/2011

**SHERIFF'S SALE
MAY 4, 2011**

By virtue of a writ of Execution
Deutsche National Trust Company,

as Trustee for HSI Asset Loan Obligation Trust 2007-WFI issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 4th day of May, 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 of land situate in the Township of Salem, Wayne County, Pennsylvania, known as Lot 510 Section 6 of The Hideout, a subdivision situated in the Townships of Lake and Salem, Wayne County, Pennsylvania, according to the plats thereof recorded in the Office of the Recorder of Deeds of Wayne County, Pennsylvania April 9, 1970 in Plat Book 5, page 27; May 11, 1970 in Plat Book 5, pages 34, 37, 41 through 48 and 50; September 8, 1970 in Plat Book 5, page 57; February 8, 1971 in Plat Book 5, pages 62 and 63; March 24, 1971 in Plat Book 5, page 66; May 10, 1971 in Plat Book 5, pages 71 and 72; March 14, 1972 in Plat Book 5, pages 76, 79 through 84 and 86; May 26, 1972 in Plat Book 5, pages 93 through 95; September 26, 1972 in Plat book 5, 96, 97 and 100 through 104; March 9, 1973 in Plat Book 5, page 106; March 23, 1973 in Plat Book 5, page 107; April 3, 1973 in Plat Book 5, pages 108 through 110; May 18, 1972 in Plat Book 5, pages 111 through 119; and September 24, 1973 in Plat Book 5, pages 120 through 123.

Subject to all easements, covenants, conditions and restrictions of record, including those set forth in the Declaration of Protective Covenants for The Hideout, dated as of May 11, 1970 as amended and supplemented.

SUBJECT to coal, oil, gas, mineral and mining rights as heretofore conveyed or reserved as shown in prior instruments of record.

SUBJECT to rights of way, easements, restrictions, reservations and exceptions as set forth in prior instruments of record.

TITLE TO SAID PREMISES IS VESTED IN Norma Jimenez, single, by Deed from Norma Jimenez, single and Ruben Ramos, single and John J. Koprowski, single as joint tenants in common, dated 1/28/2004, recorded 02/11/2004 in Book 2442, Page 11.

Premises being: 510 LAKEVIEW DRIVE, LAKE ARIEL, PA 18436

Improvements thereon:
RESIDENTIAL DWELLING

Tax Parcel No.: 22-20-94.-

Seized and taken in execution as Norma Jimenez 192 Lake Street SADDLE RIVER NJ 07458

Execution No. 681-Civil-2010
Amount \$184,381.56 Plus
additional

January 24, 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 McGuiness Esq.

4/8/2011 • 4/15/2011 • 4/22/2011

**SHERIFF'S SALE
MAY 4, 2011**

By virtue of a writ of Execution Wells Fargo Bank, NA, as Trustee for Option One Mortgage Loan Trust 2005-4 asset backed Certificates, Series 2005-4 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 4th day of May, 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:

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: hhklaw@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 Gill
Brenda Nolan
Lisa Dwyer
Patty Bitner

All that certain piece or parcel of land, situated and being in the township of Paupack, County of Wayne and Commonwealth of Pennsylvania, being bounded and described as follows.

BEGINNING at a point in the center of Pennsylvania Legislative Route #943; thence down the center of a private thirty three (33) foot wide right of way (Stourbridge Drive) South 40 Degrees 29 minutes 00 seconds West 173.30 feet to a corner; thence down the center of a private forty (40) foot wide right of way (Gravity Lane) North 98 degrees 91 minutes 00 seconds West 316.71 feet to a corner; thence along the common boundary line of lots 02 and 54 North 54 degrees 29 minutes 00

seconds East 166.84 feet to a corner in the center of Legislative Route 943; thence South 38 degrees 47 minutes 20 seconds East 400.00 feet to the place of beginning containing within said boundaries Lot 54 of the development known as Ski Village.

EXCEPTING AND RESERVING rights of way for electric or power lines conveyed to the Pennsylvania Power and Lights Company by Charles Geltner by Deed dated April 18, 1924, recorded in Wayne County Deed book 121 at Page 934, and by Ethel Emily Geltner to said Pennsylvania Power and Light Company by agreement dated April 13, 1943, recorded in Wayne County Deed Book 152 at Page 268.

RESERVING, also the use of a roadway to the Hawley Water Company, its successors and assigns, as shown on a map made by George E. Ferris, Registered Surveyor, dated May 19, 1970, for purposes of ingress, egress and regress by motordriven vehicles reservation is set out in the last cited deed.

BEING TAX NO.: 19 0 0071 0006

BEING KNOWN AS: 2634
OSWEGO TURNPIKE
BUILDING A, HAWLEY,
PENNSYLVANIA 18428.

Title to said premises is vested in Daniel W. Schuman a/k/a Daniel Schuman by deed from Edward B. Strasser and Doris Strasser dated September 3, 1992 and recorded

September 3, 1992 in Deed

Seized and taken in execution as Daniel W. Schuman a/k/a Daniel Schuman 2634 Oswego Turnpike Building A HAWLEY PA 18428

Execution No. 530-Civil-2010
Amount \$141,777.60 Plus
additional
February 1, 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.**

Edward D. Conway, Esq.

4/8/2011 • 4/15/2011 • 4/22/2011

**SHERIFF'S SALE
MAY 4, 2011**

By virtue of a writ of Execution Independent Mortgage 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 4th day of May, 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 Lake, County of Wayne, Pennsylvania, known as Lot 1935, Section 17, of the Hideout, a Subdivision situated in the Township of Lake and Salem, Wayne County, Pennsylvania according to the plats thereto recorded in the Office of the Recorder of Deeds in Wayne County, Pennsylvania, April 9, 1970 in Plat Book 5 page 27, May 11,

1970 in Plat Nook 5 page 34, 37 and 41 through 48 and 50; September 8, 1970 in Plat Book 5 page 47; February 8, 1971 in Plat Book 5 page 62 and 63; March 24, 1971 in Plat Book 5 page 66; May 10, 1971 in Plat Book 5 pages 71 and 72, March 14, 1972 in Plat Book 5 page 76, 79 through 84 and 86; May 26, 1972 in Plat Book 5 pages 93 through 95; September 26, 1972 in Plat Book 5 pages 96, 97 and 100 through 104; march 9, 1973 in Plat Book 5 page 106; March 23, 1973 in Plan Book 5 page 107; April 3, 1973 in Plat Book 5 pages 108 through 110 and May 18, 1973 in Plat Book 5 page 111 through 119, as amended and supplemental.

BEING TAX NO.: 12 0 0024 0125

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OLSOMMER-CLARKE
INSURANCE GROUP, INC.

HAMLIN OFFICE • 570-689-9600

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BEING KNOWN AS: 1935
GRANDVIEW DRIVE, LAKE
ARIEL, PENNSYLVANIA 18436.

Title to said premises is vested in
Sunita Soom Bien Aime and
Lazard Bien Aime, husband and
wife, by deed from Orlando Burgos
dated March 27, 2007 and recorded
March 28, 2007 in Deed Book

Seized and taken in execution as
Sunita-Soom Bien Aime 48 The
Hideout 1935 Grandview Drive
LAKE ARIEL PA 18436
Lazard Bien Aime 48 The Hideout
1935 Grandview Drive LAKE
ARIEL PA 18436

Execution No. 855-Civil-2010
Amount \$264,863.22 Plus additional

February 1, 2011
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE

NOTICE:

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

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

Terrence J. McCabe, Esq.

4/8/2011 • 4/15/2011 • 4/22/2011

CIVIL ACTIONS FILED

*FROM MARCH 12, 2011 TO MARCH 18, 2011
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2007-21161	ARENA JOBN	3/18/2011	SATISFACTION	4,184.52
2007-21343	YORKE DAVID A	3/14/2011	SATISFACTION	8,411.60
2008-01014	SANDERS WILLIAM	3/15/2011	FINAL JUDGMENT	4,000.00
2008-01014	SANDERS BILL A/K/A	3/15/2011	FINAL JUDGMENT	4,000.00
2008-20525	TWO GUYS FROM ITALY PIZZERIA A CORPORATION	3/14/2011	SATISFACTION	5,337.20
2008-21054	MURPHY JOHN H	3/17/2011	SATISFACTION	—
2008-21054	MURPHY KATHLEEN	3/17/2011	SATISFACTION	—
2009-00609	BIAS KEITH	3/18/2011	REISSUE WRIT/EXECUTN	121,702.20
2009-00609	BIAS TERRY	3/18/2011	REISSUE WRIT/EXECUTN	121,702.20
2009-01003	SERGIO, JOHN ET AL. DEFENDANT/ APPELLEE	3/18/2011	VERDICT	—
2009-01003	SERGIO ISABELLA DEFENDANT/APPELLEE	3/18/2011	VERDICT	—
2009-20562	PENA JOVANNY	3/17/2011	SATISFACTION	—
2009-20562	RENDON ANNA	3/17/2011	SATISFACTION	—
2009-20633	BOLLINGER BARRY F IV	3/17/2011	SATISFACTION	—
2009-20900	PEPE PAULA LOUISE	3/17/2011	SATISFACTION	—
2009-21186	MATTIA RICHARD A	3/17/2011	SATISFACTION	—
2009-21227	ULEYA MICHAEL	3/16/2011	SATISFACTION	1,022.75
2009-21231	SAVASTANO FRANK J	3/16/2011	SATISFACTION	1,184.74
2009-21231	SAVASTANO LAURA A	3/16/2011	SATISFACTION	1,184.74
2009-21453	PENA JOVANNY	3/17/2011	SATISFACTION	—
2009-21453	RENDON ANNA	3/17/2011	SATISFACTION	—
2009-90109	NEARY DONALD F II ESTATE	3/16/2011	SATISFACTION/CLAIM	—
2009-90109	NEARY DONALD FRANCIS II ESTATE A/K/A	3/16/2011	SATISFACTION/CLAIM	—
2010-00198	HALL EARL	3/16/2011	DEFAULT JUDGMENT	—
2010-00238	FRANKLIN CAMBER H	3/17/2011	DEFAULT JUDGMENT	18,808.66
2010-00562	FROELICK MICHAEL	3/15/2011	DEFAULT JUDGMENT	3,720.60
2010-00576	CONVERY ROBERT T JR	3/17/2011	WRIT OF EXECUTION	268,550.97
2010-00639	GATTUS GEORGE W	3/17/2011	DEFAULT JUDGMENT	101,344.10
2010-00639	GATTUS ANNE M	3/17/2011	DEFAULT JUDGMENT	101,344.10
2010-00639	GATTUS ANNE A/K/A	3/17/2011	DEFAULT JUDGMENT	101,344.10
2010-00702	PHILLIPS JOSEPH S	3/15/2011	WRIT OF EXECUTION	9,499.54
2010-00702	COMMUNITY BANK AND TRUST CO GARNISHEE	3/15/2011	WRIT EXEC/GARNISHEE	9,499.54
2010-00829	BROWN MIKE	3/15/2011	DEFAULT JUDGMENT	1,537.28

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

2010-00872	COWGER MARK E	3/15/2011	WRIT OF EXECUTION	11,442.68
2010-00872	WAYNE BANK GARNISHEE	3/15/2011	WRIT EXEC/GARNISHEE	11,442.68
2010-01078	BRINKMAN MARY M	3/17/2011	DEFAULT JUDGMENT	2,408.18
2010-01104	SILVERMAN MICHAEL	3/17/2011	DEFAULT JUDGMENT	11,449.06
2010-01105	SEELEY JOSEPH J	3/17/2011	DEFAULT JUDGMENT	6,698.12
2010-01109	KIZER ROBBIN J	3/17/2011	DEFAULT JUDGMENT	5,142.09
2010-01130	SWINGLE JEAN	3/17/2011	DEFAULT JUDGMENT	19,102.92
2010-01131	RUSHBROOK PROPERTIES LLC	3/15/2011	JUDGMENT	164,177.22
2010-01131	RUSHBROOK PROPERTIES LLC	3/15/2011	WRIT OF EXECUTION	164,177.22
2010-01148	WEEKS CHRISTIAN	3/15/2011	DEFAULT JUDGMENT	124,729.01
2010-01148	WEEKS LAURA	3/15/2011	DEFAULT JUDGMENT	124,729.01
2010-20531	HALLOCK HEATHER R	3/18/2011	SATISFACTION	—
2010-20652	KELEHER KEVIN	3/15/2011	REINSTATE WRIT EXEC	—
2010-20780	TULEYA MICHAEL J	3/16/2011	SATISFACTION	611.33
2010-20896	BRESSET STEPBEN G	3/16/2011	SATISFACTION	570.70
2010-20896	BRESSET ANNE M	3/16/2011	SATISFACTION	570.70
2010-21336	DECKER EDWARD W	3/17/2011	SATISFACTION	—
2010-21348	CONNORS MICHAEL D	3/17/2011	SATISFACTION	—
2010-21413	HENNE FORTH JOHN J	3/17/2011	SATISFACTION	—
2010-21465	SAVASTANO FRANK J	3/16/2011	SATISFACTION	723.33
2010-21465	SAVASTANO LAURA A	3/16/2011	SATISFACTION	723.33
2010-21655	HAMPL TAMARA L	3/15/2011	WRIT OF SCIRE FACIAS	—
2011-00016	STONE MARIA	3/17/2011	DEFAULT JUDGMENT	12,697.21
2011-20088	CAPASSO LISA	3/17/2011	SATISFACTION	—
2011-20088	BRIEL SCOTT A	3/17/2011	SATISFACTION	—
2011-20117	FEDERAL NATIONAL MORTGAGE	3/17/2011	SATISFACTION	1,095.93
2011-20130	UTEGG HARRY S	3/14/2011	SATISFACTION	9,336.92
2011-20169	NASVESCHUK JULIA	3/16/2011	SATISFACTION	739.25
2011-20238	GIROUPIS PAUL D	3/18/2011	SATISFACTION	64,022.29
2011-20262	TULEYA MICHAEL J	3/16/2011	SATISFACTION	602.18
2011-20270	WESTBROOK STEVEN	3/16/2011	SATISFACTION	480.50
2011-20374	KASPER CBRISTOPHER A	3/14/2011	TAX LIEN	790.18
2011-20375	MIKHEIL ZANGURASHVILI	3/15/2011	MUNICIPAL LIEN	533.10
2011-20376	WALLACE CHRISTOPHER	3/16/2011	FEDERAL TAX LIEN	14,173.97
2011-20377	CRUM PRECISION CONSTRUCTION INC A CORPORATION	3/16/2011	FEDERAL TAX LIEN	1,551.94
2011-20378	CONNOR EDWARD J III	3/16/2011	JP TRANSCRIPT	3,421.50
2011-20378	CONNOR JULIE	3/16/2011	JP TRANSCRIPT	3,421.50
2011-20378	CONNOR EDWARD J III	3/16/2011	INTENT ATTACH WAGES	3,421.50
2011-20379	FIGUEROA EDWARD F	3/17/2011	JP TRANSCRIPT	4,236.51
2011-20379	FIGUEROA JOANN	3/17/2011	JP TRANSCRIPT	4,236.51
2011-20380	MOORE MICHAEL A	3/17/2011	JP TRANSCRIPT	2,046.54
2011-20381	CASNER LUTHER C	3/17/2011	JP TRANSCRIPT	2,030.49
2011-20381	CASNER STEPHANIE A	3/17/2011	JP TRANSCRIPT	2,030.49
2011-20382	RIJOS DOROTHY E	3/17/2011	JP TRANSCRIPT	1,626.24
2011-20382	RIJOS JOSE O	3/17/2011	JP TRANSCRIPT	1,626.24
2011-20383	REGALBUTO JOSEPH	3/17/2011	JP TRANSCRIPT	1,267.59
2011-20383	REGALBUTO MAUREEN A	3/17/2011	JP TRANSCRIPT	1,267.59

2011-20384	ELIZA PEDRO E	3/17/2011	JP TRANSCRIPT	2,167.48
2011-20384	ELIZA NOEMI	3/17/2011	JP TRANSCRIPT	2,167.48
2011-20385	CRUZ ERICA LEE	3/17/2011	MUNICIPAL LIEN	585.13
2011-20385	AMENG MANUEL	3/17/2011	MUNICIPAL LIEN	585.13
2011-20386	LEITER DAVID G	3/17/2011	MUNICIPAL LIEN	530.95
2011-20387	SPERO MICHAEL	3/18/2011	FEDERAL TAX LIEN	14,221.57
2011-20388	HICKS KURT F	3/18/2011	FEDERAL TAX LIEN	28,066.26

CIVIL APPEALS — AGENCIES: OTHER

2011-00188	KEYTECH GROUP INC	PLAINTIFF	3/14/2011	—
2011-00188	PRESQUE ISLE HARBOR WATER CO	DEFENDANT	3/14/2011	—
2011-00188	SARGENT FRANK	DEFENDANT	3/14/2011	—
2011-00188	SARGENT SUSAN	DEFENDANT	3/14/2011	—
2011-00196	RITTER BARRY L PLAINTIFF/APPELLANT	PLAINTIFF	3/16/2011	—
2011-00196	RITTER MARGARET J	PLAINTIFF	3/16/2011	—
2011-00196	OKEEFE MECHANICAL DEFENDANT/APPELLEE	DEFENDANT	3/16/2011	—

CONTRACT — DEBT COLLECTION: CREDIT CARD

2011-00189	ASSET ACCEPTANCE LLC	PLAINTIFF	3/15/2011	—
2011-00189	CITIBANK ASSOCIATES CARD ASSIGNEE OF	PLAINTIFF	3/15/2011	—
2011-00189	ADAMS MICHAEL F	DEFENDANT	3/15/2011	—

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

2011-00190	ASSET ACCEPTANCE LLC	PLAINTIFF	3/15/2011	—
2011-00190	CITIBANK ASSIGNEE OF	PLAINTIFF	3/15/2011	—
2011-00190	END EN ALYCIA	DEFENDANT	3/15/2011	—
2011-00191	ASSET ACCEPTANCE LLC	PLAINTIFF	3/15/2011	—
2011-00191	WELLS FARGO ASSIGNEE OF	PLAINTIFF	3/15/2011	—
2011-00191	RAYMOUR & FLANIGAN	PLAINTIFF	3/15/2011	—
2011-00191	ZOLTEK JOZEF	DEFENDANT	3/15/2011	—
2011-00192	AMERICAN EXPRESS CENTURION BANK	PLAINTIFF	3/15/2011	—
2011-00192	HAYDEN LAURA J	DEFENDANT	3/15/2011	—
2011-00197	DISCOVER BANK	PLAINTIFF	3/17/2011	—
2011-00197	JOHNSON CINDY	DEFENDANT	3/17/2011	—
2011-00198	DISCOVER BANK	PLAINTIFF	3/17/2011	—
2011-00198	STONE MARIA	DEFENDANT	3/17/2011	—
2011-00199	DISCOVER BANK	PLAINTIFF	3/17/2011	—
2011-00199	STEVENSON BETTY J	DEFENDANT	3/17/2011	—
2011-00199	MICINOWSKI BONNIE J	DEFENDANT	3/17/2011	—
2011-00200	DISCOVER BANK	PLAINTIFF	3/17/2011	—
2011-00200	SORENSEN DINA	DEFENDANT	3/17/2011	—
2011-00201	DISCOVER BANK	PLAINTIFF	3/17/2011	—
2011-00201	AIKEN BERNADETTE C	DEFENDANT	3/17/2011	—

MISCELLANEOUS — OTHER

2011-00195	2005 ANDERSON TRAILER	PLAINTIFF	3/16/2011	—
2011-00195	MILLS ROBERT C PETITIONER	PLAINTIFF	3/16/2011	—
2011-00207	JURY SELECTION FOR TRIAL OF MICHAEL BALLARD (NORTHAMPTON)	PLAINTIFF	3/18/2011	—
2011-00207	COMMONWEALTH OF PENNSYLVANIA JURY TRIAL IN NORTHAMPTON CTY	PLAINTIFF	3/18/2011	—
2011-00207	BALLARD MICHAEL JURY TRIAL IN NORTHAMPTON CTY.	DEFENDANT	3/18/2011	—

REAL PROPERTY — EJECTMENT

2011-00202	ROOSEVELT LLC	PLAINTIFF	3/17/2011	—
2011-00202	SG HOLDINGS LLC	DEFENDANT	3/17/2011	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

2011-00194	WELLS FARGO BANK	PLAINTIFF	3/16/2011	—
2011-00194	OPTION ONE WOODBRIDGE LOAN AS TRUSTEE FOR	PLAINTIFF	3/16/2011	—
2011-00194	CORBETT RUDY	DEFENDANT	3/16/2011	—

MORTGAGES AND DEEDS

*RECORDED FROM MARCH 28, 2011 TO APRIL 1, 2011
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Mcallister Sarah	P N C Bank	Hawley Borough	65,000.00
Oberholtzer Gregory S	Wayne Bank	Paupack Township	
Oberholtzer Jean L			125,000.00
Swain Jeffrey M	J P Morgan Chase Bank	Lake Township	
Swain Dianne			109,374.00
Loader Mark R	Mortgage Electronic Registration Systems	Damascus Township	141,885.00
Smith Stanley	P N C Reverse Mortgage	Lake Township	
Smith Trudie			190,500.00
Smith Stanley	Housing & Urban Development	Lake Township	
Smith Trudie			190,500.00
Fluck Bethany Marie	Mortgage Electronic Registration Systems	Damascus Township	187,809.00
Swaney John B	Wells Fargo Bank	Hawley Borough	
Swaney Cheryl L			54,546.00
Mikulak Theodore	Dime Bank	Cherry Ridge Township	
Mikulak Kim C		Cherry Ridge & Texas Twps	50,000.00
		Texas Township	
		Texas & Cherry Ridge Twps	50,000.00
Mecca Mark A	Mortgage Electronic Registration Systems	Lake Township	
Mecca Kim			196,000.00
Szarka John D	Wells Fargo Bank	Mount Pleasant Township	
Szarka Mary Ann			180,000.00
Pisarevsky Yevgeny	Wells Fargo Bank	Paupack Township	
Agranovich Julia			100,000.00
Fylstra Adam M	Honesdale National Bank	Dreher Township	204,000.00
Mander Zachary R	Honesdale National Bank	Dyberry Township	
Mander Carrie A			200,000.00
Duricko Allen	P N C Bank	Lehigh Township	
Duricko Erma			63,636.62
Heller Gary	Garden Savings Federal Credit Union	Palmyra Township	
Noonan Kathleen			67,580.00
Benitez Sergio	United States Of America	Lehigh Township	
Benitez Staci			300,000.00
Ferguson Harry J	E S S A Bank & Trust	Paupack Township	
Ferguson Carol Y			497,500.00

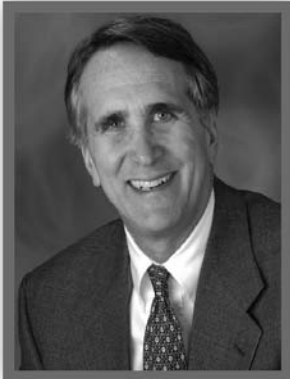
For further information on these listings, call the Recorder of Deed's office at 570-253-5970 ext. 4040.

OConnor Kevin	Mortgage Electronic Registration Systems	Lehigh Township	
OConnor Elizabeth A			318,750.00
Lucke James	Wayne Bank	Salem Township	
Lucke Yvonne M			22,000.00
Rowe Jacob G	Wayne Bank	Cherry Ridge Township	
Rowe Teresa G			17,000.00
Osborne Julie A	Dime Bank	Cherry Ridge Township	15,000.00
Coccodrilli Mary R	Dime Bank	Buckingham Township	75,200.00
Inch Gerald	Dime Bank	Berlin Township	
Papp Jacqueline			34,400.00
Cook Susan M	Dime Bank	Damascus Township	54,000.00
Salvatore John F	Honesdale National Bank	Sterling Township	62,000.00
Puzio John	Mortgage Electronic Registration Systems	Salem Township	
Puzio Audrey			49,410.00
Bird George F	Mortgage Electronic Registration Systems	Dreher Township	168,379.00
Zeltser Anna	J P Morgan Chase Bank	Paupack Township	
Fishkin Alexander			350,000.00
Carrero Luis A	J P Morgan Chase Bank	Salem Township	
Cabello Carmen M			71,149.00
Luciani John	Mortgage Electronic Registration Systems	Paupack Township	
Luciani Ann			417,000.00
Fedoryk Craig P	Fedoryk Heather A Mortgage Electronic Registration Systems	Salem Township	223,210.00
Weaver Mark	Mortgage Electronic Registration Systems	Salem Township	
Weaver Lisa			404,000.00
Demmerle Frank T Sr	J P Morgan Chase Bank	Texas Township	
Demmerle Mary			124,000.00
Camp Starlight Inc	Dime Bank	Buckingham Township Buckingham Scott & Preston Twp Scott Township Scott Preston & Buckingham Twp Preston Township Preston Buckingham & Scott Twp	1,500,000.00 1,500,000.00 1,500,000.00
Dee John F III	J P Morgan Chase Bank	Honesdale Borough	
Schwab Alicia M			139,895.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Derk Phillip Est AKA Derk Philip Est AKA Derk Phillip J Est AKA Derk Phillip J Est AKA Derk John P Exr	Derk John P	Preston Township	Lots 4 & 3
Mount K Lee	Messina Lawrence J	Dyberry Township	
Hendershot Kathleen L	Messina Angela Marie		
Beahr Christopher Exr	Boogertman David	Paupack Township	
Beahr Herman J Jr Est AKA Beahr Herman J Est AKA	Boogertman Robert A		
Land Liquidator L L C	Niemacki James Joseph	Sterling Township	
Kattermann Frances	Barney Keith W	Buckingham Township	
Cuskley Paul	Cuskley Nancy	Paupack Township	
Cuskley Margaret S			Lot 228
Hartzell Madeline D	Madeline D Hartzell Revocable Trust Of Two	Salem Township	Lot 896
Dwyer James	Arbuckle Albert E	Paupack Township	
Dwyer Joan	Arbuckle Lorraine		Lot 1 W 8
Sanford Robert TR	Sanford Robert G	Preston Township	
Marcus E Sanford Revocable Trust		Sanford Richard A Sanford Paul 0	
Heatherly Walter R Est	Sabol Dennis	Mount Pleasant Township	
Travis Dawn G Exr			
Cullen Erik	Torsella Joseph M Torsella Carolyn Short	Preston Township	
Fluck Jason Matthew Fluck Bethany Marie	Fluck Bethany Marie	Damascus Township	Lot 1
Huber Marjorie K	Huber Marjorie K Bisignani Susan	Salem Township	Lot 54
Bushnell Martha V	Mecca Mark A Mecca Kim	Lake Township	
Murphy George C Murphy Margaret Thonnesen	Thonnesen Catherine	Canaan Township	Lot 7-A
Murphy Margaret Thonnesen Murphy George C	Thonnesen Catherine	Canaan Township	Lot 2
Silsby Ruth L	Hirt Carolyn Beck Lois	Hawley Borough	
Kresse Valerie Exr Steinbuch Ethel Est	Pisarevsky Yevgeny Agranovich Julia	Paupack Township	Lot 249
Laurenzano Jesse A Exr Foster Marion V Est	Fylstra Adam M	Dreher Township	
Mander Carrie A Costantino Carrie A	Mander Zachary R Mander Carrie A	Dyberry Township	
Polay Michael S	Pitti Kathleen M	Honesdale Borough	
Yankoski Robert D Yankoski Susan	Ermeti Joseph A Schaefer Larry	Scott Township	Lot 5
Sklodowski Janusz Kowalski Albert Strojwas Katarzyna	Sklodowski Janusz	Salem Township	

Cook Farrin June	Cook Mary Lou	Lake Township	
Barbato Farrin June	Cook Ronald Eugene		Lot 4257
Barbato Michael			
Thomson Matthew	Kretzing Keith	Lehigh Township	
	Kretzing Erika		
Fannie Mae AKA By Af	Salvatore John F	Sterling Township	
Federal National Mortgage Association By Af			Lot 24
Phelan Hallinan & Schmiege AF			
Federal National Mortgage Association By Af	Puzio John	Salem Township	
Udren Law Office Af	Puzio Audrey		Lot 415
Mutascio Dominick By Agent	Trombley Robert A	Lake Township	
Mutascio Debra Agent	Trombley Joanne C		Lot 1342
Mutascio Debra			
Land Liquidator L L C	G & D Stewart Co L L C	Salem Township	
Land Liquidator One L L C	G & D Stewart Co L L C	Lehigh Township	
Land Liquidator One L L C	G & D Stewart Co L L C	Lehigh Township	
Jedruchniewicz Dariusz	Land Liquidator L L C	Sterling Township	
Jedruchniewicz Izabela			
Buckman Jeffrey D	Buckman Jeffrey D	Paupack Township	
Buckman Nancy S	Buckman Nancy S		Lot 26r



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

Olsommer Janet Tr Elizabeth M Hamilton Living Trust	Reynolds Tina M	Dreher Township	Lot 11
Culotta Elly G	Engle Joseph J Jr Engle Patricia A	Lake Township Lake & South Canaan Townships South Canaan Township South Canaan & Lake Townships	Lot A Lot A
Engle Joseph J Jr Engle Patricia A	Engle Joseph J Jr Engle Patricia A	Lake Township Lake & South Canaan Townships South Canaan Township South Canaan & Lake Townships	
Diehl Jason	Diehl Jason Diehl Andrea L	Damascus Township	
Fedoryk Harry P Fedoryk Craig P	Fedoryk Craig P Fedoryk Heather A	Salem Township	Lot 5
Fedoryk Harry Peter Fedoryk Craig Peter	Fedoryk Harry Peter	Salem Township	Lot 124
Blauvelt Randall C Blauvelt Cheryl	Blauvelt Randall C Blauvelt Cheryl	Mount Pleasant Township	
Ross Donald P Ross Patricia A AKA Ross Patricia AKA	Ross Donald P Ross Patricia A	Texas Township 3	
Marsh Carolyn R	Weitzel William Weitzel Suzanne L	Waymart Borough	
Nearing Mary Ann Tr Nearing Robert A Jr Tr Mary Ann Nearing Living Trust	Dee John F III Schwab Alicia M	Honesdale Borough	

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9:00 a.m.–5:00 p.m.

*12th Annual Estate & Elder Law
Symposium*

6 hours substantive/0 hour ethics

June 23, 2011

12:00 p.m.–4:15 p.m.

Witness Preparation

4 hours substantive/0 hour ethics

Registration begins 11:30 a.m.

June 30, 2011

9:00 a.m.–1:15 p.m.

Title Insurance 101

3 hours substantive/1 hour ethics

July 12, 2011

9:00 a.m.–1:30 p.m.

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

4 hours substantive/0 hour ethics

August 16, 2011

9:00 a.m.–12:30 p.m.

PA's New Adoption Amendments

2 hours substantive/1 hour ethics

August 22, 2011

9:00 a.m.–1:30 p.m.

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