

LEGAL JOURNAL

OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 1 ★ APRIL 29, 2011 ★ Honesdale, PA ★ No. 7



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CASES REPORTED

Commonwealth
v.
Mabee

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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

Judge of the Court of Common Pleas

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

Magisterial District Judges

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Jane E. Farrell
Ronald J. Edwards
Ted Mikulak

Court Administrator

Linus H. Myers

Sheriff

Mark Steelman

District Attorney

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

Provided by Attorney Scott Bennett

Commonwealth

v.

Mabee

Patrick L. Robinson, Esq. for the Commonwealth
Steven E. Burlein, Esq. for the Defendant

The Defendant was charged with various drug offenses arising out of a traffic stop initiated by the Pennsylvania State Police. The Defendant challenged the legality of the traffic stop and sought suppression of the evidence gathered as a result of the search of his vehicle after the traffic stop. The Court first found that the testimony at the suppression hearing was limited to the issue of the legality of the initial stop and therefore the legality of the subsequent search and the validity of the consent were not addressed by the Court.

The Court then examined the three recognized levels of interactions between citizens and the police, which are “mere encounters” “investigative detentions”; and “custodial detentions”. The Court found that the traffic stop and subsequent interaction was an investigative detention. The Court then applied the decision in *Commonwealth v. Feczko*, 10 A.3d 1285 (Pa.Super. 2007) regarding Vehicle Code violations, which distinguished between “investigable” offenses, which only require reasonable suspicion for a traffic stop, and “non-investigable” offenses which require probable cause for a stop. The officer testified that the basis for the stop was a lack of proper lighting on the license plate of the Defendant’s vehicle, a violation of 75 Pa.C.S.A. §4303(b), which the officer observed directly. The Court determined that the violation observed was non-investigable offense under the Vehicle Code, but that the officer’s observations supplied the necessary probable cause to believe there was a violation of the lighting requirements under 4303(b), thus justifying the traffic stop. Accordingly, the Defendant’s suppression motion was denied.

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 JOHN WESLEY
HOLBERT AKA JOHN W.
HOLBERT

Late of Hawley Borough
Executrix

ELIZA HILLER
252 PROMPTON ROAD
HONESDALE, PA 18431
Attorney

JEFFREY S. TREAT, ESQ.
926 COURT STREET
HONESDALE, PA 18431

4/15/2011 • 4/22/2011 • 4/29/2011

EXECUTRIX NOTICE

Estate of ISABELLE G. WARNER
Late of Lake Ariel

Executrix
ISABELLE W. KEEGAN
135 PALMER DRIVE
JESSUP, PA 18434

Attorney
MARK J. CONWAY
502 SOUTH BLAKELY STREET
DUNMORE, PA 18512

4/15/2011 • 4/22/2011 • 4/29/2011

EXECUTOR NOTICE

Estate of ROBERT C. EAGAN
AKA ROBERT CLAUDE EAGAN
Late of South Canaan Township
Executor

GARY ROBERT EAGAN
1 HURON PLACE
E. NORTHPORT, NY 11731

Attorney
ROBERT J. FIELDS
215 BELMONT STREET
WAYMART, PA 18472

4/15/2011 • 4/22/2011 • 4/29/2011

ESTATE NOTICE

NOTICE IS HEREBY GIVEN,
that letters of administration have
been issued in the Estate of David
W. Gelatt, Sr. who died on April 5,
2011, late resident of 1850
Parkway Drive, Honesdale, PA
18431, to David W. Gelatt, Jr. of 47
Maple Ridge Trail, Honesdale, PA
18431. All persons indebted to said
estate are required to make
payment and those having claims
or demands are to present the same
without delay to the law offices of
JOHN J. MARTIN, ESQUIRE,
Attorney for the Estate
ATTN: Brandy Freiermuth at
1022 Court Street,
Honesdale, PA 18431

JOHN J. MARTIN, ESQUIRE
ATTORNEY FOR THE ESTATE

4/22/2011 • 4/29/2011 • 5/6/2011

EXECUTRIX NOTICE

Estate of LILLIAN M. KAISER
AKA LILLIAN MAE KAISER
Late of Paupack Township
Executrix
JUDITH COREWE
74 INDIAN DRIVE DRIVE
LAKE ARIEL, PA 18436
Attorney
JEFFREY S. TREAT, ESQ.
926 COURT STREET
HONESDALE, PA 18431

4/22/2011 • 4/29/2011 • 5/6/2011

EXECUTOR NOTICE

Estate of JENNIE LOUELLA
BELLIS AKA JENNIE L. BELLIS
Late of Waymart Borough
Executor
JAMES FLYNN
9 GLIDER VIEW WAY
BLAIRSTOWN, NJ 07825
Attorney
ROBERT J. FIELDS
215 BELMONT STREET
WAYMART, PA 18472

4/22/2011 • 4/29/2011 • 5/6/2011

EXECUTOR NOTICE

Estate of EMMETT V. DENNIS
Late of Waymart Borough
Executor
ROBERT H. DENNIS, JR.
89 VESTAL AVENUE
HANCOCK, NY 13783
Attorney
SALLY N. RUTHERFORD, ESQ.
921 COURT STREET
HONESDALE, PA 18431

4/22/2011 • 4/29/2011 • 5/6/2011

ESTATE NOTICE

NOTICE IS HEREBY GIVEN,
that Letters of Administration have
been granted to James D. Fela,
Administrator of the Estate of
James Fila, a/k/a James L. Fila,
a/k/a James L. Fela, late of
Gouldsboro, Wayne County,
Pennsylvania who died on
December 29, 2010. All persons
indebted to said Estate are required
to make payment and those having
claims or demands to present the
same without delay to the
Administrator, c/o Biagio V.
Musto, II, Esquire, 363 Laurel
Street, Pittston, PA 18640-1719.

4/29/2011 • 5/6/2011 • 5/13/2011

EXECUTRIX NOTICE

Estate of RUTH TURNER
Late of Damascus Township
Executrix
BARBARA PINGEL
72 BARKLEY LAKE ROAD
BEACH LAKE, PA 18405
Attorney
MATTHEW L. MEAGHER, ESQ.
1018 CHURCH STREET
HONESDALE, PA 18431

4/29/2011 • 5/6/2011 • 5/13/2011

**EXECUTORS'/
ADMINISTRATORS' NOTICE**

Estate of ARTHUR L PAYNTER,
late of Texas Township, Wayne
County, Pennsylvania, deceased.
Letters Testamentary on the above
estate having been granted to the
undersigned, all persons indebted
to the said estate are requested to
make payment and those having
claims to present the same without
delay to:

Violet Rapone, P.O. Box 4,
White Mills, PA 18473,
or the estate attorney, Victor A
Decker, III, c/o Klemeyer, Farley &
Bernathy, LLC, 2523 Route 6,
Hawley, Pennsylvania 18428.

4/29/2011 • 5/6/2011 • 5/13/2011

EXECUTOR NOTICE

Estate of HELENE H. STEWART
Late of Bethany Borough
Executor
JOHN EDWARDS
401 HIGHLAND ST.
HAWLEY, PA 18428
Attorney
VICTOR A DECKER, III
C/O KLEMEYER, FARLEY &
BERNATHY, LLC
2523 ROUTE 6, HAWLEY
PENNSYLVANIA 18428.

4/29/2011 • 5/6/2011 • 5/13/2011

EXECUTOR NOTICE

Estate of GLORIA VON HAGEN
AKA GLORIA A VON HAGEN
Late of Palmyra Borough
Executor
THE HONESDALE NATIONAL
BANK – TRUST DEPARTMENT
724 MAIN STREET, PO BOX 350
HONESDALE, PA 18431
Attorney
EDWARD A. MONSKY,
ATTORNEY AT LAW
425 SPRUCE STREET
SCRANTON, PA 18501

4/29/2011 • 5/6/2011 • 5/13/2011

ADMINISTRATRIX NOTICE

In Re: The Estate of William G.
Rice, late of Lakeville, Township

of Paupack, County of Wayne and
Commonwealth of Pennsylvania,
(who died on August 28, 2010)
Janet A. Rice, Administratrix or
Robert A Cecchini, Attorney, 103
Drinker Street, Dunmore,
Pennsylvania, 18512.

4/29/2011 • 5/6/2011 • 5/13/2011

ADMINISTRATOR NOTICE

Estate of JOHN ELLIOTT
BRONSON, DATE OF DEATH
(5/20/2009)
Late of Salem Township
Administrator
WILLIAM C. URBANSKI, ESQ.
222 WYOMING AVENUE
SCRANTON, PA 18503
Attorney
WILLIAM C. URBANSKI, ESQ.
222 WYOMING AVENUE
SCRANTON, PA 18503

4/29/2011 • 5/6/2011 • 5/13/2011

OTHER NOTICES

**NOTICE OF
INCORPORATION**

In accordance with the Business
Corporation Law of the
Commonwealth of Pennsylvania, a
limited liability company by the
name of EuroCoal International
Corp., has been organized under the
Provisions of the Business
Corporation Law of 1988, P.S.
1444, as amended, for the purpose
of any and all legal business in the
Commonwealth of Pennsylvania
including but not limited to tractor
sales and service and all other items
authorized under the Business Law
of 1988 as amended. Said Articles

of Incorporation having been filed with the Department of State on March 10, 2011.

ALFRED G. HOWELL, Esquire
HOWELL & KRAUSE
109 Ninth Street
Honesdale, Pennsylvania 18431
(570) 253-2520

4/29/2011

NOTICE OF PUBLICATION

Notice of public hearing on petition for change of name:

Stanley Joseph Kotarba, Jr.
Notice is hereby given that a petition has been filed by Stanley Joseph Kotarba, Jr. of 216 Ridge Street, Honesdale, PA 18431, Wayne County, Pennsylvania to Sebastian Jonas Kiraly filed to Docket Number 281-Civil-2011; the Court has set a hearing on said petition for June 29, 2011, at 11:00 a.m. in a Courtroom to be announced, at Wayne County Courthouse, Honesdale, Pennsylvania.
All persons having an interest in said petition should appear and give testimony at that time.

ALFRED G. HOWELL, Esquire
HOWELL & KRAUSE
109 Ninth Street
Honesdale, Pennsylvania 18431
(570) 253-2520

4/29/2011

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
MAY 11, 2011**

By virtue of a writ of Execution Deutsche Bank National Trust Company, as Trustee of the Home Equity Mortgage Loan Asset-Backed Trust Series INABS 2007-B, Home Equity Mortgage Loan Asset-Backed Certificates, Series INABS 2007-B under Pooling and Servicing agreement dated June 1, 2007 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 11th 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 THOSE TWO CERTAIN pieces or parcels of land lying, situated and being in the Borough of Honesdale (formerly of Texas), County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

FIRST PARCEL:

BEGINNING at a corner in the middle of the Old Cherry Ridge Road (so called); thence running

Westerly 20 rods by lands of John Croup to a corner; thence Southerly 4 rods by lands of Abiram Winton to a corner; thence Easterly 20 rods by lands of Christopher Sticklius to a corner on said Old Cherry Ridge Road and thence Northerly 4 rods along said road to the place of BEGINNING. CONTAINING 80 perches, or one-half acre of land, be the same more or less.

SECOND PARCEL:
BEGINNING at the Northeastern corner of a public highway called "Old Cherry Ridge Road"; thence running Westerly 20 rods to a corner; thence Southerly 4 rods by lands formerly of A. Winton to a corner; thence Easterly 20 rods to a corner and thence Northerly 4 rods to the place of BEGINNING.

CONTAINING one-half of an acre, be the same more or less.

BEING TAX NO.: 11 0 0011 0035

BEING KNOWN AS: 700 RIDGE ST, HONESDALE, PENNSYLVANIA 18431.

Title to said premises is vested in Barbara Troy by deed from Maria Ruperti dated October 7, 2002 and recorded October 8, 2002 in Deed Book 2078, Page 233.

Seized and taken in execution as Barbara Troy 700 Ridge Street HONESDALE PA 18431

Execution No. 352-Civil-2010
Amount \$152,777.23 Plus

additional

February 2, 2011
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

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

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

Edward D. Conway, Esq.

4/15/2011 • 4/22/2011 • 4/29/2011

**SHERIFF'S SALE
MAY 11, 2011**

By virtue of a writ of Execution First Union Home Equity Bank,N.A. S/B/M Wachovia Bank of Delaware,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 11th 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 the following described lot or parcel of land situate, lying and being in the Township of Lehigh in the development of Pocono Ranchettes, Inc., County of Wayne and State of Pennsylvania, to wit:

Lot number five (5) in Block C of Section number one (1) as shown on the survey and original plan of Pocono Ranchettes, Inc., Wayne County, Pennsylvania, made by Registered Surveyor and of record in the Recorder of Deeds Office of Wayne County, Pennsylvania, in Map Book thirteen (13), at Page one hundred fourteen (114), reference being made thereto for a more particular description of the lot or lots hereinbefore described and herein conveyed.

Grantor does convey title free and clear of all liens and encumbrances, but subject to restrictions which are on the reversed side hereof and mineral rights reservations which are incorporated herein and recorded together with this deed.

The said Grantor doth also convey unto the said Grantees and their successors in title, a right of way in common with others for all the usual purposes over all roads, lanes, drives and recreation areas as shown on said plat, reserving, however, to the said Grantor the right to install telephone and

electric poles and wires, gas and water mains, sewer lines, or to permit the same to be done, in, upon and over the said roads, lanes, drives and easement areas as shown on said plat or annexes thereto.

Under and Subject to Restrictions and covenants for Pocono Ranchettes, Inc., recorded January 14th, 1980 in Book 366, Page 690.

TITLE TO SAID PREMISES IS VESTED IN Robert M. Principal and Assunta L. Principal, his wife, by Deed from Pocono Ranchettes, Inc., a corporation organized and doing business under the laws of the State of Pennsylvania, dated 12/07/1979, recorded 01/14/1980 in Book 366, Page 689. Robert Principle departed this life on or around 11.06.2005, vesting sole interest to his wife, Assunt Principle. Assunt Principle departed this life on or around 01.04.2009, vesting the property to unknown heirs, successors, assigns, and all persons, firms, or associations claiming right, title or interest from or under Assunta L. Principle, deceased.

Premises being: 1517 SIOUX PATH A/K/A, 20 POCONO RANCHETT, GOULDSBORO, PA 18424

Improvements thereon:
RESIDENTIAL DWELLING

Tax Parcel No. 14-0-0028-0096

Seized and taken in execution as

Unknown Heirs, Successors,
Assigns, And All Persons, Firms,
or Associations Claiming Right,
Title or Interest
From or Under Assunta Principal,
Deceased 1517 Sioux Path A/K/A
20 Pocono Ranchett
GOULDSBORO PA

Execution No. 100—2010
Amount \$18,942.35 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.**

Allison F. Well, Esq.

4/15/2011 • 4/22/2011 • 4/29/2011

**SHERIFF'S SALE
MAY 11, 2011**

By virtue of a writ of Execution OneWest 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 11th 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 OR PARCEL OF LAND SITUATE IN LAKE TOWNSHIP, COUNTY OF WAYNE, COMMONWEALTH OF PENNSYLVANIA, KNOWN AS LOT 97 SECTION 10 OF THE HIDEOUT, A SUBDIVISION IN THE TOWNSHIP OF LAKE AND SALEM, WAYNE COUNTY, PENNSYLVANIA, ACCORDING TO PLOT BOOK VOLUME 5, PAGE 69, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF WAYNE COUNTY, PENNSYLVANIA.

PROPERTY PARCEL NUMBER
12-18-98

BEING KNOWN AS: 977
Brentwood Drive a/k/a 977 Forest
Lane,Lake Ariel, PA 19436

PROPERTY ID NO.: 12-0-0018-
0098 CONTROL NO.: 042027

TITLE TO SAID PREMISES IS
VESTED IN SCOTT JABLON BY
DEED FROM ARA E. JOYCE
AND JOHN T. JOYCE, III, WIFE

AND HUSBAND DATED
12/27/2007 RECORDED
01/03/2008 IN DEED BOOK 3441
PAGE 278.

Seized and taken in execution as
Scott Jablon 977 Brentwood Drive
a/k/a 977 Forest Lane LAKE
ARIEL PA 18436

Execution No. 1084-Civil-2010
Amount \$135,666.41 Plus
additional

February 2, 2011
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE
NOTICE:**

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

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

Jerome B. Blank Esq.

4/15/2011 • 4/22/2011 • 4/29/2011

**SHERIFF'S SALE
MAY 18, 2011**

By virtue of a writ of Execution Household Finance Corp. II issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 18th 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, State of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center of the road leading from Hamlin to Lake Ariel, which road is also referred to as Legislative Route 63067, the said point being also the common corner of H.T. Morgan and H.S. Campbell, thence along lands of the aforesaid H.T. Morgan, North 7 degrees 50 minutes East 232.05 feet to a stake for a corner; thence along lands formerly of H.S. Campbell, nor of Clarence C. Smith, et ux, North 86 degrees 20 minutes West 82.0 feet to a point for a corner; thence still along lands formerly of H.S. Campbell, and now of Clarence C. Smith, North 89 degrees 12 minutes West 117.45 feet to a stake and tack from a corner, which point is also on the West side of private road leading from the aforesaid Route 63067 to Lake Ariel, thence along the West side of

said road South ___ degrees 56 minutes, East 58.6 feet to the center of the aforesaid public road, Legislative Route 63067; thence along the center of the aforesaid public road South 74 degrees 48 minutes West 45.45 feet to the place of BEGINNING.

CONTAINING 41.883 square feet, more or less.

Being known as 1187 Advent Road, Lake Ariel, PA 18436

Tax Parcel Number: 12-0-0010-0019

Seized and taken in execution as Bernadette Frankovsky 1187 Advent Rd LAKE ARIEL PA 18436

Robert A. Drumheiser 1187 Advent Rd LAKE ARIEL PA 18436

Execution No. 508-Civil-2010
Amount \$146,809.58 Plus
additional

February 3, 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.

Patrick J. Wesner Esq.

4/22/2011 • 4/29/2011 • 5/6/2011

**SHERIFF'S SALE
MAY 18, 2011**

By virtue of a writ of Execution HSBC Mortgage Corporation USA issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 18th 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 interest in the following described real estate situated in the County of Wayne, Borough of Waymart, State of Pennsylvania, to wit:

BEGINNING at a point on the Easterly side of Rock Lane, a distance of 300 feet from the Northerly side of the Carbondale and Honesdale Turnpike Road; thence in a Northerly direction along the Easterly side of Rock Lane 60 feet to a corner; thence in an Easterly direction and at right

angles to Rock Lane 150 feet to a corner; thence in Southerly direction 60 feet to a corner; thence is a Westerly direction 150 feet to a place of beginning.

BEING Lot No. 13 on that Ben F. Long plot of lots on the Northerly side of said Turnpike.

TAX PARCEL 029392 MAP #28-0-0002-0051

BEING the same premises which Leonard F. Razny and Joanne Razny by Deed dated May 7, 2008 and recorded February 10, 2009 in the Office of the Recorder of Deeds in and for Wayne County in Deed Book 3678 Page 113, as Instrument Number 200900001902, granted and conveyed unto Andrew Francis Razny and Sarah Marie Sweeley, as joint tenants with the right of survivorship, in fee.

Seized and taken in execution as Andrew Francis Razny 33 Patterson Ave WAYMART PA 18472 Sarah Marie Sweeley 33 Patterson Ave. WAYMART PA 18472

Execution No. 1003-Civil-2010 Amount \$186,443.13 Plus additional

February 3, 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.

4/22/2011 • 4/29/2011 • 5/6/2011

**SHERIFF'S SALE
MAY 18, 2011**

By virtue of a writ of Execution Matrix Financial Services Corp. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 18th 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 lot, piece or parcel of land situate in the Township of Lehigh, County of Wayne and State of Pennsylvania, bounded and described as follows, to-wit:

BEING lot 42 Mohawk Trail, Section 9, on plot or plan of lots known as "Pocono Springs Estates, Inc.", as laid out by R.N. Harrison, Civil Engineer, Hackettstown, N.J., dated May, 1968, and recorded in the Office of the Recorder of Deeds of Wayne County in Map Book 14, Page 189 A.K.A. Section 12, Plot Book 14, Page 189.

Being known as Lot 42 Mohawk Trail, Section 9, Pocono Spring Estates, Gouldsboro, PA 18424

Improvements thereon:
RESIDENTIAL DWELLING

Tax Parcel Number: 14-0-0030-0036

Seized and taken in execution as Susan T. Epie 10 Aynesley Court OWINGS MILLS MD 21117

Execution No. 684-Civil-2010
Amount \$49,338.05 Plus additional

February 7, 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

WAYNE COUNTY BAR ASSOCIATION



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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.

Patrick J. Wesner, Esq.

4/22/2011 • 4/29/2011 • 5/6/2011

**SHERIFF'S SALE
MAY 18, 2011**

By virtue of a writ of Execution Wells Fargo Bank, N.A. s/b/m to 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 18th 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 lying, situate and being in the Township of Lake, County of Wayne, and State of Pennsylvania, bounded and described as follows:

BEGINNING in the center of State Road Route 63013, a common corner of lands herein conveyed and lands recently conveyed to James McCarron, et ux.; thence North forty-two (42) degrees twenty-three (23) minute West one

hundred fifty (150) feet to a point in the center of said State Road; thence along line of lands of Gertrude Soper marked generally by a stones row South forty-six (46) degrees fifty (50) minutes West four hundred forty-six and five one-hundredths (446.05) feet to a common corner of land herein conveyed and land now or formerly of Ralph Snyder; thence along line of Snyder South forty-three(43) degrees ten (10) minutes East one hundred fifty (150) feet to a point in the center of a 40 foot driveway; thence along the center of the 40 foot driveway North forty-six (46) degrees fifty (50) minutes East four hundred forty-four (444) feet to the point and place of BEGINNING.

CONTAINING 1.5 acres more or less.

The foregoing description is in accordance with map and survey of George E. Ferris, R.S. marked map of Part of the O. R. Hughes Property, Lake Township, Wayne Co., Pa., Sept. 17, 1965, scale 1map of Part of the O. R. Hughes Property, Lake Township, Wayne Co., Pa., Sept. 17, 1965, scale 1 = 60 60..

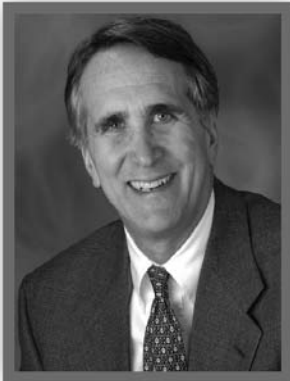
ALSO GRANTING AND CONVEYING TO Grantees and Grantees ALSO GRANTING AND CONVEYING TO Grantees and Grantees heirs and assigns, a right of way for the purposes of ingress, egress and regress over the 40 foot driveway adjoining premises herein conveyed;

EXCEPTING AND RESERVING TO the (prior) Grantor and (prior) Grantor EXCEPTING AND RESERVING TO the (prior) Grantor and (prior) Grantors heirs and assigns and others, a right of way, in common with the Grantees and Grantee others, a right of way, in common with the Grantees and Grantees heirs and assigns, over one-half width of the 40 foot driveway or right of way adjoining premises herein conveyed. UNDER AND SUBJECT to the right of the public to use one-half width of the adjoining State Road for public purposes.

THE RIGHT TO THE USE, in common with others, of the 40 foot

drive adjoining premises conveyed is subject to the burden that Grantees, their heirs and assigns, will contribute to and maintain their equitable share of the cost of said right of way.

ALSO GRANTING AND CONVEYING, setting over and assigning, unto the Grantees, their heirs and assigns, the right and privilege of exercising, in common with (prior) Grantor and (prior) Grantor assigns, the right and privilege of exercising, in common with (prior) Grantor and (prior) Grantors prior and subsequent assigns, such rights (and subject to such restrictions) as (prior) Grantor may have acquired (or to which



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(prior) grantor may be obligated) under the provisions of an agreement or indenture wherein Eltinge S. LaBarr et al are parties and Alice Hugues et vir are parties, which document is dated September 1, 1959 and recorded in Wayne County Deed Book 204 at page 290.

SUBJECT TO the conditions, restrictions, and limitations as contained in prior deeds in the chain of title.

BEING THE SAME premises which Carol OBEING THE SAME premises which Carol ODonnell and Robert ODonnell and Robert ODonnell, her husband, by their instituted by:

Seized and taken in execution as Robert O'Donnell 1738 NE 35th Street CAPE CORAL FL 33909 deed dated November 30, 1973 and recorded on April 3, 1974, in the Office of the Recorder of Carol A. O'Donnell 1738 NE 35th Street CAPE CORAL FL 33909 Deeds in and for Wayne County, Pennsylvania in Record Book Volume 305, Page 755, granted and conveyed unto Carol Oconveyed unto Carol ODonnell and Robert ODonnell and Robert ODonnell, her husband.

Execution No. 816-Civil-2010
Amount \$201,466.25 Plus
additional

SAID PREMISES COMMONLY
KNOWN AS: 104 Lake Heights

Law Offices of
HOWELL, HOWELL & KRAUSE

Attorneys-at-Law



109 9th Street, Honesdale PA 18431
Tel.: (570) 253-2520 Fax: (570) 253-7896
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Alfred J. Howell, 1965
Lee C. Krause, 1973
Alfred G. Howell, 1997

Shirley Gill
Brenda Nolan
Lisa Dyster
Patty Bitner

Court, Lake Ariel, Pennsylvania
18436

February 7, 2011
Sheriff Mark Steelman

BEING WAYNE COUNTY MAP
NO. 12-0-0013-0115TO

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

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Richard Brent Somach, Esq.

4/22/2011 • 4/29/2011 • 5/6/2011

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O'Neill Society

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

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

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Kent L. Brown Jr.
Bill & Jessie Davis
Walter & Marilyn Barbe
Paul & Colleen Edwards
George* & Anne Gilchrist
Louis & Frances Gruber
Ron & Rebecca Rowe
Tony & Sharon Herzog
Cal* & Kuni Holbert
James & Shirley Chapman
Francis* & Martha E. Franco
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Vicky Botjer
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Robert Kramer
Joseph & Patricia Murray
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Warren H. Schloesser
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Jane Varcoe
Jerry & Marilyn Swendsen
Bob Zabady
William Schweighofer

* Deceased

Membership as of April 15, 2011

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

CIVIL ACTIONS FILED

*FROM APRIL 2, 2011 TO APRIL 8, 2011
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

| NUMBER | LITIGANT | DATE | DESCRIPTION | AMOUNT |
|------------|---|-----------|----------------------|------------|
| 2005-20470 | HENNESSY JAMES H | 4/07/2011 | SATISFACTION | — |
| 2006-20166 | WETZELL JAMES | 4/08/2011 | SATISFACTION | 2,007.21 |
| 2006-20756 | CORRIGAN BRIAN N | 4/07/2011 | SATISFACTION | 841.58 |
| 2006-20756 | CORRIGAN PATRICE | 4/07/2011 | SATISFACTION | 841.58 |
| 2007-21302 | CORRIGAN BRIAN N | 4/07/2011 | SATISFACTION | 702.37 |
| 2007-21302 | CORRIGAN. PATRICE | 4/07/2011 | SATISFACTION | 702.37 |
| 2008-01063 | ONEILL KATHRYN | 4/05/2011 | DEFAULT JUDGMENT | 82,674.98 |
| 2008-20073 | SEMENTE CHARLES | 4/08/2011 | SATISFACTION | 1,595.90 |
| 2009-00354 | BRANDT M JULIAN | 4/07/2011 | AMEND "IN REM" JUDG | 231,929.13 |
| 2009-00584 | LEVI ABBIE | 4/04/2011 | VERDICT | — |
| | EXECTRIX AND REPRESENTATIVE | | | |
| 2009-00584 | BLUM FURNITURE | 4/04/2011 | VERDICT | — |
| 2009-00779 | BOWEN VIRGINIA | 4/06/2011 | SATISFACTION | — |
| 2009-00784 | MILLON ED | 4/07/2011 | DEFAULT JUDGMENT | 4,090.50 |
| | DEFENDANT/APPELLANT | | | |
| 2009-01050 | VADOLA JAMES | 4/08/2011 | WRIT OF EXECUTION | 147,680.52 |
| 2009-01050 | VADOLA JAMES ~ A/K/A | 4/08/2011 | WRIT OF EXECUTION | 147,680.52 |
| 2009-01050 | VADOLA MAGDALEN | 4/08/2011 | WRIT OF EXECUTION | 147,680.52 |
| 2009-01056 | ANDERSON LYDIA | 4/07/2011 | AMEND "IN REM" JUDG | 81,751.26 |
| 2009-01056 | ANDERSON ARTHUR J | 4/07/2011 | AMEND "IN REM" JUDG | 81,751.26 |
| 2009-20220 | ZEILER THEODORE W | 4/05/2011 | SATISFACTION | — |
| 2009-21180 | SATTER ARTHUR GEORGE | 4/04/2011 | SATISFACTION | — |
| 2009-21243 | CORRIGAN BRIAN N | 4/07/2011 | SATISFACTION | 2,080.11 |
| 2009-21243 | CORRIGAN PATRICE | 4/07/2011 | SATISFACTION | 2,080.11 |
| 2010-00046 | COWAN DAVID SCOTT | 4/08/2011 | DEFAULT JUDG IN REM | 120,519.61 |
| 2010-00046 | COWAN TAMARA | 4/08/2011 | DEFAULT JUDG IN REM | 120,519.61 |
| 2010-00200 | SC PROPERTY INC | 4/07/2011 | AMENDED WRIT OF EXEC | 735,457.06 |
| 2010-00312 | WACHOVIA BANK GARNISHEE | 4/06/2011 | SATISFACTION | — |
| 2010-00346 | GARITTA DAVID ADMINISTRATOR AND HEIR | 4/07/2011 | AMEND "IN REM" JUDG | 126,956.20 |
| 2011-00346 | SARITTA STEPHEN V ESTATE OF | 4/07/2011 | AMEND "IN REM" JUDG | 126,956.20 |
| 2010-00346 | GAAITTA STEVEN V ESTATE OF A/K/A | 4/07/2011 | AMEND "IN REM" JUDG | 126,956.20 |
| 2010-00421 | SCHOENWALDER JENNIFER A | 4/07/2011 | AMEND "IN REM" JUDG | 76,240.56 |
| 2010-00421 | SCHOENWALDER BRYAN R | 4/07/2011 | AMEND "IN REM" JUDG | 76,240.56 |
| 2010-00421 | SCHOENWALDER BRIAN R A/K/A | 4/07/2011 | AMEND "IN REM" JUDG | 76,240.56 |

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

| | | | | |
|------------|--|------------|-------------------------|------------|
| 2010-00516 | SANTIESTEBAN JULIAN | 4/07/2011 | AMEND "IN REM" JUDG | 167,135.30 |
| 2010-00516 | SANTIESTEBAN MARIA L | 4/07/2011 | AMEND "IN REM" JUDG | 167,135.30 |
| 2010-00639 | GATTUS GEORGE W | 4/06/2011 | WRIT OF EXECUTION | 101,344.10 |
| 2010-00639 | GATTUS ANNE M | 4/06/2011 | WRIT OF EXECUTION | 101,344.10 |
| 2010-00639 | GATTUS ANNE A/K/A | 4/06/20H | WRIT OF EXECUTION | 101,344.10 |
| 2010-00839 | SCHOENWALDER BRYAN R | 4/08/2011 | DEFAULT JUDGMENT | 3,184.93 |
| 2010-00978 | NEWBON JASON | 4/08/2011 | DEFAULT JUDG IN REM | 153,457.91 |
| 2010-00978 | NEWBON KAREN | 4/08/2011 | DEFAULT JUDG IN REM | 153,457.91 |
| 2010-01078 | BRINKMAN MARY M | 4/04/2011 | SATISFACTION | — |
| 2010-01100 | KORTY DAVID | 4/08/2011 | DEFAULT JUDGMENT | 2,237.06 |
| 2010-20061 | ROCKEFELLER BRANDON | 4/05/2011 | WRIT OF EXECUTION | .00 |
| 2010-20061 | ROCKEFELLER SARA | 4/05/2011 | WRIT OF EXECUTION | — |
| 2010-20069 | PONTOSKY ALEX | 4/04/2011 | SATISFACTION | — |
| 2010-20147 | RESIDENTIAL FUNDING CO LLC | 4/05/2011 | SATISFACTION | 5,426.20 |
| 2010-20959 | LENT MICHAEL | 4/07/2011 | SATISFACTION | 393.38 |
| 2010-20959 | LENT TARA | 4/07/2011 | SATISFACTION | 393.38 |
| 2010-21712 | RESIDENTIAL FUNDING COMPANY LLC | 4/05/2011 | SATISFACTION | 864.97 |
| 2011-00007 | BOSTON PLUMBING & HEATING DEFENDANT/APPELLANT | 4/08/2011 | JDGMT BY COURT ORDER | — |
| 2011-00053 | PEREZ FATIMA M | 4/08/2011 | DEFAULT JUDGMENT | 96,357.88 |
| 2011-00076 | YAZDZIK MARY H | 4/08/2011 | DEFAULT JUDGMENT | 2,456.59 |
| 2011-00114 | SARGEANT GARY J | 4/08/2011 | DEFAULT JUDGMENT | 172,088.05 |
| 2011-00114 | SARGEANT DEBRA L | 4/08/2011 | DEFAULT JUDGMENT | 172,088.05 |
| 2011-00114 | SARGEANT GARY J | 4/08/2011 | WRIT OF EXECUTION | 172,088.05 |
| 2011-00114 | SARGEANT DEBRA L | 4/08/2011 | WRIT OF EXECUTION | 172,088.05 |
| 2011-00248 | MAIORI ANTHONY | 4/05/2011 | CONFESSION/JUDG.DEFAULT | 8,506.22 |
| 2011-20308 | KINGSTON MARTIN J | 4/07/2011 | SATISFACTION | 478.03 |
| 2011-20308 | KINGSTON MARY ELLEN | 4/07/2011 | SATISFACTION | 478.03 |
| 2011-20431 | BUSSARD JOSEPH | 4/04/2011 | MUNICIPAL LIEN | 403.35 |
| 2011-20432 | BANK ONE NATIONAL | 4/04/2011 | MUNICIPAL LIEN | 437.01 |
| 2011-20433 | KUCHARSKI MELISSA M | 4/04/2011 | MUNICIPAL LIEN | 553.17 |
| 2011-20434 | CAFFERATA WILLIAM | 4/04/2.011 | MUNICIPAL LIEN | 422.13 |
| 2011-20434 | CAFFERATA WILLIAM | 4/08/2011 | SATISFACTION | 422.13 |
| 2011-20435 | RILEY ASHTON | 4/04/2011 | JP TRANSCRIPT | 5,101.64 |
| 2011-20436 | JPS FAMILY RESTAURANT INC A CORPORATION | 4/05/2011 | FEDERAL TAX LIEN | 3,431.33 |
| 2011-20437 | CROMER ROBERT JOSEPH | 4/05/2011 | JUDGMENT | 5,076.62 |
| 2011-20438 | REDS POOL & PATIO | 4/05/2011 | JP TRANSCRIPT | 870.25 |
| 2011-20439 | BURKE CATHERINE | 4/05/2011 | JP TRANSCRIPT | 1,900.00 |
| 2011-20440 | GITTO JAMES | 4/07/2011 | JUDGMENT | 5,248.00 |
| 2011-20441 | FRAZEE JEANELLE | 4/08/2011 | JP TRANSCRIPT | 1,287.26 |
| 2011-20442 | DEFREN DAWN | 4/08/2011 | JP TRANSCRIPT | 608.68 |
| 2011-20443 | WAYNE PIKE AUTO SERVICES | 4/08/2011 | JP TRANSCRIPT | 625.90 |
| 2011-20444 | DONOVAN GARY | 4/08/2011 | MUNICIPAL LIEN | 628.27 |
| 2011-20444 | TALLMAN MICHAEL | 4/08/2011 | MUNICIPAL LIEN | 628.27 |
| 2011-20445 | BARRAL JOHN J | 4/08/2011 | MUNICIPAL LIEN | 976.54 |

| | | | | |
|------------|---|-----------|----------------|--------|
| 2011-20446 | BARRAL JOHN J | 4/08/2011 | MUNICIPAL LIEN | 976.54 |
| 2011-20447 | BARRAL JOHN J | 4/08/2011 | MUNICIPAL LIEN | 513.04 |
| 2011-20448 | TUTTLE DAVID A | 4/08/2011 | MUNICIPAL LIEN | 475.41 |
| 2011-20449 | HILLER WILLIS JR | 4/08/2011 | MUNICIPAL LIEN | 393.02 |
| 2011-20449 | HILLER LORRAINE | 4/08/2011 | MUNICIPAL LIEN | 393.02 |
| 2011-20450 | CARROLL NICHOLAUS | 4/08/2011 | MUNICIPAL LIEN | 279.54 |
| 2011-20450 | CARROLL ERIN | 4/08/2011 | MUNICIPAL LIEN | 279.54 |
| 2011-20451 | PHILLIPS PHYLLIS | 4/08/2011 | MUNICIPAL LIEN | 278.72 |
| 2011-20452 | PHILLIPS PHYLLIS | 4/08/2011 | MUNICIPAL LIEN | 275.10 |
| 2011-40029 | ALBANO MICHAEL OWNER P | 4/04/2011 | STIP VS LIENS | — |
| 2011-40029 | ALBANO ANTHONY S OWNER P | 4/04/2011 | STIP VS LIENS | — |
| 2011-40029 | EBERLEIN PLUMBLING & HEATING CONTRACTOR | 4/04/2011 | STIP VS LIENS | — |

CONTRACT — DEBT COLLECTION: CREDIT CARD

| CASE NO. | INDEXED PARTY | TYPE | DATE | AMOUNT |
|------------|----------------------------|-----------|-----------|--------|
| 2011-00238 | MIDLAND FUNDING | PLAINTIFF | 4/04/2011 | — |
| 2011-00238 | CITIBANK | PLAINTIFF | 4/04/2011 | — |
| | AS ASSIGNEE OF | | | |
| 2011-00238 | MIHALISL CHRYSOULA | DEFENDANT | 4/04/2011 | — |
| 2011-00239 | CHASE BANK | PLAINTIFF | 4/04/2011 | — |
| 2011-00239 | BLODNIKAR AL LAWRENCE | DEFENDANT | 4/04/2011 | — |
| 2011-00240 | BARCLAYS BANK DELAWARE | PLAINTIFF | 4/04/2011 | — |
| 2011-00240 | SIMMONS ERNEST L | DEFENDANT | 4/04/2011 | — |
| 2011-00241 | CITIBANK | PLAINTIFF | 4/04/2011 | — |
| 2011-00241 | TUNCEL SERHAT | DEFENDANT | 4/04/2011 | — |
| 2011-00245 | MIDLAND FUNDING | PLAINTIFF | 4/04/2011 | — |
| 2011-00245 | CITIBANK | PLAINTIFF | 4/04/2011 | — |
| | AS ASSIGNEE OF | | | |
| 2011-00245 | STENGEL ELIZABETH | DEFENDANT | 4/04/2011 | — |
| 2011-00247 | LVNV FUNDING | PLAINTIFF | 4/05/2011 | — |
| 2011-00247 | SEBER AUDREY J | DEFENDANT | 4/05/2011 | — |
| 2011-00251 | CITIBANK | PLAINTIFF | 4/06/2011 | — |
| 2011-00251 | LAPOINT THERESE | DEFENDANT | 4/06/2011 | — |
| 2011-00252 | GE MONEY BANK | PLAINTIFF | 4/06/2011 | — |
| 2011-00252 | THOMAS ALVERDA | DEFENDANT | 4/06/2011 | — |
| 2011-00253 | RAB PERFORMANCE RECOVERIES | PLAINTIFF | 4/06/2011 | — |
| | PLAINTIFF/APPELLANT | | | |
| 2011-00253 | BLEICHER DAVID V | DEFENDANT | 4/06/2011 | — |
| | DEFENDANT/APPELLEE | | | |

CONTRACT — DEBT COLLECTION: OTHER

| CASE NO. | INDEXED PARTY | TYPE | DATE | AMOUNT |
|------------|-------------------------------|-----------|-----------|--------|
| 2011-00257 | DIRLAM BROTHERS LUMBER CO INC | PLAINTIFF | 4/07/2011 | — |
| 2011-00257 | MCKEAN STEVE | DEFENDANT | 4/07/2011 | — |
| 2011-00257 | MCKEAN MICHELE M | DEFENDANT | 4/07/2011 | — |
| 2011-00257 | MCKEAN CUSTOM HOMES | DEFENDANT | 4/07/2011 | — |
| | D/B/A | | | |

| | | | | |
|------------|---------------------------|-----------|-----------|---|
| 2011-00260 | FORD MOTOR CREDIT COMPANY | PLAINTIFF | 4/08/2011 | — |
| 2011-00260 | VISION QUEST | DEFENDANT | 4/08/2011 | — |

CONTRACT — OTHER

| CASE NO. | INDEXED PARTY | TYPE | DATE | AMOUNT |
|------------|--------------------------------|-----------|-----------|--------|
| 2011-00242 | LADS INC | PLAINTIFF | 4/04/2011 | — |
| 2011-00242 | HEADS UP FLOORING D/B/A | PLAINTIFF | 4/04/2011 | — |
| 2011-00242 | DIRUBBA JOHN | DEFENDANT | 4/04/2011 | — |
| 2011-00246 | KIETRYS ANTHONY L | PLAINTIFF | 4/04/2011 | — |
| 2011-00246 | GUARANTEE TRUST LIFE INSURANCE | DEFENDANT | 4/04/2011 | — |

MISCELLANEOUS — DECLARATORY JUDGMENT

| CASE NO. | INDEXED PARTY | TYPE | DATE | AMOUNT |
|------------|-----------------|-----------|-----------|--------|
| 2011-00249 | SCHULTZ DOROTHY | PLAINTIFF | 4/06/2011 | — |
| 2011-00249 | JOVIN INC | DEFENDANT | 4/06/2011 | — |
| 2011-00249 | GAVIN RICHARD | DEFENDANT | 4/06/2011 | — |

MISCELLANEOUS — OTHER

| CASE NO. | INDEXED PARTY | TYPE | DATE | AMOUNT |
|------------|-------------------------------|-----------|-----------|--------|
| 2011-00256 | HONESDALE BOROUGH APPOINTMENT | PLAINTIFF | 4/07/2011 | — |

REAL PROPERTY — EJECTMENT

| CASE NO. | INDEXED PARTY | TYPE | DATE | AMOUNT |
|------------|--|-----------|-----------|--------|
| 2011-00255 | US BANK NATIONAL ASSOCIATION | PLAINTIFF | 4/06/2011 | — |
| 2011-00255 | EVANS HARRY C | DEFENDANT | 4/06/2011 | — |
| 2011-00255 | OCCUPANTS | DEFENDANT | 4/06/2011 | — |
| 2011-00261 | HSBC BANK USA AS TRUSTEE ON BEHALF OF | PLAINTIFF | 4/08/2011 | — |
| 2011-00261 | ACE SECURITIES CORP HOME EQUIT | PLAINTIFF | 4/08/2011 | — |
| 2011-00261 | DOE JOHN AND/OR TENANT/OCCUPANT | DEFENDANT | 4/08/2011 | — |
| 2011-00263 | WELLS FARGO BANK AS TRUSTEE FOR | PLAINTIFF | 4/08/2011 | — |
| 2011-00263 | OPTION ONE MORTGAGE LOAN | PLAINTIFF | 4/08/2011 | — |
| 2011-00263 | LENT GERALD | DEFENDANT | 4/08/2011 | — |
| 2011-00263 | OCCUPANTS | DEFENDANT | 4/08/2011 | — |

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

| CASE NO. | INDEXED PARTY | TYPE | DATE | AMOUNT |
|------------|--------------------------------|-----------|-----------|--------|
| 2011-00243 | FANNIE MAE | PLAINTIFF | 4/04/2011 | — |
| 2011-00243 | FEDERAL NATIONAL MORTGAGE ASSO | PLAINTIFF | 4/04/2011 | — |
| 2011-00243 | ORKIN SMITH ERICA L | DEFENDANT | 4/04/2011 | — |
| 2011-00243 | SMITH ERICA L ORKIN | DEFENDANT | 4/04/2011 | — |
| 2011-00243 | SMITH PHILLIP A | DEFENDANT | 4/04/2011 | — |
| 2011-00244 | M&T BANK | PLAINTIFF | 4/04/2011 | — |
| 2011-00244 | SEARS SR WILLIAM F | DEFENDANT | 4/04/2011 | — |
| 2011-00244 | SEARS WILLIAM A/K/A | DEFENDANT | 4/04/2011 | — |
| 2011-00244 | SEARS KATHLEEN THORSLANP | DEFENDANT | 4/04/2011 | — |

| | | | | |
|------------|---|-----------|-----------|---|
| 2011-00254 | BAC HOME LOANS SERVICING | PLAINTIFF | 4/06/2011 | — |
| 2011-00254 | COUNTRYWIDE HOME LOANS SERVICI A/K/A | PLAINTIFF | 4/06/2011 | — |
| 2011-00254 | SETTEPANI NANCY | DEFENDANT | 4/06/2011 | — |
| 2011-00254 | SETTEPANI JOHN V | DEFENDANT | 4/06/2011 | — |
| 2011-00262 | SAC HOME LOANS SERVICING | PLAINTIFF | 4/08/2011 | — |
| 2011-00262 | COUNTRYWIDE HOME LOANS SERVICI A/K/A | PLAINTIFF | 4/08/2011 | — |
| 2011-00262 | BROWN EILEEN | DEFENDANT | 4/08/2011 | — |
| 2011-00262 | BROWN JONATHAN | DEFENDANT | 4/08/2011 | — |

REAL PROPERTY — OTHER

| CASE NO. | INDEXED PARTY | TYPE | DATE | AMOUNT |
|------------|----------------|-----------|-----------|--------|
| 2011-00248 | DIME BANK | PLAINTIFF | 4/05/2011 | — |
| 2011-00248 | MAIORI ANTHONY | DEFENDANT | 4/05/2011 | — |

TORT — MOTOR VEHICLE

| CASE NO. | INDEXED PARTY | TYPE | DATE | AMOUNT |
|------------|--|-----------|-----------|--------|
| 2011-00259 | LIBERTY MUTUAL GROUP AS SUBROGEE OF | PLAINTIFF | 4/08/2011 | — |
| 2011-00259 | TEIGMAN JASON | PLAINTIFF | 4/08/2011 | — |
| 2011-00259 | RIVERA TRAVIS | DEFENDANT | 4/08/2011 | — |

TORT — OTHER

| CASE NO. | INDEXED PARTY | TYPE | DATE | AMOUNT |
|------------|----------------------|-----------|-----------|--------|
| 2011-00250 | VINCENTI RICHARD | PLAINTIFF | 4/06/2011 | — |
| 2011-00250 | VINCENTI DAWN | PLAINTIFF | 4/06/2011 | — |
| 2011-00250 | PRECISION MOVING INC | DEFENDANT | 4/06/2011 | — |

TORT — PREMISES LIABILITY

| CASE NO. | INDEXED PARTY | TYPE | DATE | AMOUNT |
|------------|-----------------------------|-----------|-----------|--------|
| 2011-00258 | TALBOT MICHELE | PLAINTIFF | 4/07/2011 | — |
| 2011-00258 | TALBOT CHRISTOPHER | PLAINTIFF | 4/07/2011 | — |
| 2011-00258 | INTEGRATED ASSET SERVICES | DEFENDANT | 4/07/2011 | — |
| 2011-00258 | WELLS FARGO BANK NA TRUSTEE | DEFENDANT | 4/07/2011 | — |

MORTGAGES AND DEEDS

*RECORDED FROM APRIL 18, 2011 TO APRIL 22, 2011
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

| GRANTOR | GRANTEE | LOCATION | AMOUNT |
|------------------------|---|-----------------------|---------------|
| Snyder Jared J | Wells Fargo Bank | Damascus Township | 240,000.00 |
| Mills Thomas III | Mortgage Electronic Registration Systems | Honesdale Borough | |
| Mills Jamie | | | 88,087.00 |
| French Ryan J | Wayne Bank | South Canaan Township | |
| French Stephanie | | | 16,000.00 |
| Koser John P | Mortgage Electronic Registration Systems | Paupack Township | |
| Koser Teresa L | | | 400,000.00 |
| Barnett John A | P N C Bank | Lebanon Township | |
| Barnett Sharon R | | | 50,000.00 |
| Dibona Vincent | Wayne Bank | Lehigh Township | |
| Thompson Renee C | | | 140,000.00 |
| Mangino William Sr | Citizens Savings Bank | Lake Township | |
| Lee Frances | | | 40,000.00 |
| Wittenbrader Tamara A | Pennstar Bank | Salem Township | |
| Wittenbrader Jeffrey M | | | 220,000.00 |
| Popowski Mark | T D Bank | Paupack Township | |
| Popowski Sophie | | | 20,000.00 |
| Kulesza Ruth | Wayne Bank | Preston Township | |
| Kulesza Steve | | | 235,000.00 |
| Loverde Cynthia | Honesdale National Bank | Lake Township | |
| | 15,000.00 | | |
| Gibbons James A | Mortgage Electronic Registration Systems | Palmyra Township | |
| Gibbons Kathleen A | | | 130,400.00 |
| Gibbons Jared R | | | |
| Pryor Eugene P Jr | R B S Citizens | Clinton Township | |
| Pryor Deborah A | | | 152,000.00 |
| Schesny John J | Wells Fargo Bank | Lake Township | |
| Schesny Doris H | | | 130,000.00 |
| Catrombon John D Jr | Bank Of America | Paupack Township | |
| Catrombon Daria M | | | 149,500.00 |
| Linsalato Vincent Jr | Mortgage Electronic Registration Systems | Damascus Township | |
| Linsalato Sylvia | | | 139,380.00 |
| Roberts Jason E | Honesdale National Bank | Damascus Township | |
| Roberts Chandra J | | | 179,000.00 |
| Krah William III | Dime Bank | Paupack Township | 300,000.00 |

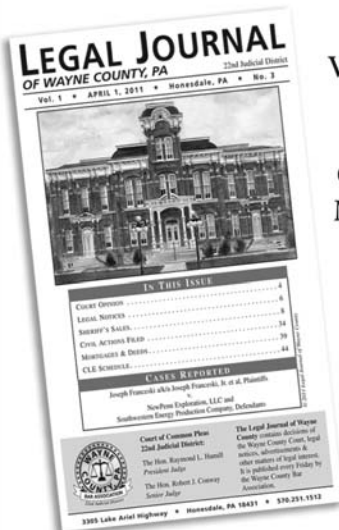
For further information on these listings, call the Recorder of Deed's office at 570-253-5970 ext. 4040.

| | | | |
|--|---|-----------------------|------------|
| Corrigan Daniel F | Dime Bank | Berlin Township | |
| Corrigan Jessica L | | | 150,000.00 |
| Matlaga Roman W | Dime Bank | Dyberry Township | |
| Matlaga Diane | | | 300,000.00 |
| Diehl Gregory P | First National Community Bank | Damascus Township | 155,058.00 |
| Monaghan Ann | Mortgage Electronic Registration Systems | Hawley Borough | 75,000.00 |
| Lisoski Thomas R | Beaudry Roger D | Damascus Township | |
| Lisoski Shannon | Beaudry Marilyn R | | 259,000.00 |
| Wedemeyer Sheldon III | Mortgage Electronic Registration Systems | Paupack Township | 85,328.00 |
| Cassara Thomas | Wells Fargo Bank | Lake Township | |
| Cassara Janel | | | 168,000.00 |
| Bornstein Stuart | Mortgage Electronic Registration Systems | Paupack Township | |
| Bornstein Joan | | | 136,000.00 |
| Consiglio Peter | E S S A Bank & Trust | Paupack Township | |
| Consiglio Patricia | | | 110,400.00 |
| Messenger Ronald | One Reverse Mortgage | Paupack Township | |
| Messenger Alice | | | 330,000.00 |
| Messenger Ronald | Housing & Urban Development | Paupack Township | |
| Messenger Alice | | | 330,000.00 |
| Azarian John M | Greater Alliance Federal Credit Union | Paupack Township | |
| Azarian Donna M | | | 797,943.00 |
| Kromko Robert | Wayne Bank | South Canaan Township | |
| Kromko Christine C AKA Kromko Christine AKA | | | 53,000.00 |
| Doherty William T | Wayne Bank | Honesdale Borough | 68,000.00 |
| Crocco Anthony | Mortgage Electronic Registration Systems | Dreher Township | 115,000.00 |
| Hippler Dolores | J P Morgan Chase Bank | Lake Township | 114,880.00 |
| Duda Christopher Duda Amber S | Honesdale National Bank | Damascus Township | 31,200.00 |

DEEDS

| GRANTOR | GRANTEE | LOCATION | LOT |
|---|---------------------------|--------------------|--------|
| Suffa Thomas M | Partinico Erasmo J | Paupack Township | |
| Suffa Doreen | Partinico Constance M | | |
| Ridings George | Szweda John Jr | Clinton Township 1 | |
| Ridings Nancy | Szweda Jodi | | Lot 22 |
| Bayly Ronald | Wentzell Troy D | Berlin Township | |
| Bayly Donna | Wentzell Michelle R | | |
| Hattersley Elizabeth | Bruglia Josephine Dorothy | Honesdale Borough | |
| Woodward Arthur F Jr Woodward Janice A | Snyder Jared J | Damascus Township | |

| | | | |
|-----------------------------------|---------------------------------------|-------------------|----------|
| McDonnell Joseph AKA | Mills Thomas III | Honesdale Borough | |
| McDonnell Joseph M AKA | Mills Jamie | | |
| By Af | | | |
| Dunn Theresa M Af | | | |
| Bellasalma James G | Land Liquidator L L C | Sterling Township | |
| Land Liquidator L L C | Pizur Richard | Sterling Township | |
| Land Liquidator One L L C | Akinolugbade Demilade | Lehigh Township | |
| | Olugbade Demilade Akin | | |
| Conway Timothy Brian | Marzec Deborah | Salem Township | Lot 11 |
| Miller Ralph Andrew | Koser John R | Paupack Township | Lot 124A |
| | Koser Teresa L | | |
| Thompson Renee C | Thompson Renee C | Lehigh Township | Lot 40 |
| | Dibona Vincent | | |
| Burpo Nancy J Exr By Sheriff | Federal National Mortgage Association | Paupack Township | |
| Ruziecki Alfreda W Est By Sheriff | | | Lot 26 |
| Mahapaurya Taepee | Mahapaurya Taepee | Lake Township | |
| | Mahapaurya Rawin | | Lot Lw18 |
| | Mahapaurya Chandra | | |
| Rasmussen Rebecca L | Mangino William Sr | Lake Township | |
| Johnson Gia A | Lee Franes | | Lot 82 |
| Shy Etienne D | Wallenpaupack Lake Estates | | |
| | Property Owners | Paupack Township | |
| Shy Peggy Lynne | | | Lot 46 |
| Shy Etienne D | Wallenpaupack Lake Estates | | |
| | Property Owners | Paupack Township | |
| Shy Peggy Lynne | | | Lot 47 |



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| | | | |
|--|--|-------------------------|----------|
| Martini Nikola | Martini Nikola | Lake Township | |
| Martini Nancy | Nartini Nancy Loverme Antonio Loverme Angela | | Lot 2949 |
| Finney Donna Marie Exr | Gibbons James A | Palmyra Township | |
| Gibbons Helen E Est | Gibbons Kathleen A Gibbons Jared R | | |
| Conklin Thomas E | Pa Commonwealth Dept Transportation | Mount Pleasant Township | |
| Chambers Hazel M | Pa Commonwealth Dept Transportation | Mount Pleasant Township | |
| McNicholas Thomas | Pa Commonwealth Dept Transportation | Mount Pleasant Township | |
| McNicholas Moira A | | | |
| Whelehan William T AKA Est | Linsalato Vincent Jr | Damascus Township | |
| Whelehan William AKA Est | Linsalato Sylvia | | Lot 42 |
| Whelehan William Thomas AKA Est | | | |
| Petrosini Eileen Patricia Exr | | | |
| Smith Richard A | Smith Richard A | Dreher Township | |
| Smith Ginny Lu | Smith Ginny Lu Smith Donald S | | |
| Filer Thomas J | Bojnoski Jonathan Gorski Lisa M | Lehigh Township | |
| Devito Richard Sr | Devito Anthony Tr | Lake Township | |
| Devito Claire | Devito Richard Jr Tr Devito Family Supplemental Needs Trust | | Lot 3345 |
| Friedland Properties Limited Partnership | Friedland Farms | Lebanon Township | |
| Friedland Properties Holding Corp | | | Lot 38 |
| Friedland Properties | Friedland Farms | Lebanon Township | |
| Friedland Properties Holding Corp | | | Lot A |
| Bishop Patricia L Exr | Bishop Patricia L | Lehigh Township | |
| Mason Muriel Est | | | Lot 3 |
| Bishop Patricia L | Bishop Patricia L Bishop Kenneth E Jr | Lehigh Township | |
| | | | Lot 3 |
| Bishop Patricia L Exr | Bishop Patricia L | Lehigh Township | |
| Mason Muriel Est | | | Lot 4 |
| Bishop Patricia L | Bishop Patricia L Bishop Kenneth E Jr | Lehigh Township | |
| | | | Lot 4 |
| Korb Phyllis C | Kenyon Raymond | Manchester Township | |
| Korb Richard | Kenyon Juanita | | Lot 548 |
| Beaudry Roger D Tr | Lisoski Thomas R | Damascus Township | |
| Roger D Beaudry Revocable Trust | Lisoski Shannon | | |
| Beaudry Marilyn R Tr | | | |
| Marilyn R Beaudry Revocable Trust | | | |
| Vanderbilt Mortgage & Finance Inc | Wedemeyer Sheldon III | Paupack Township | Lot 132 |
| Reinhardt William C | Cassara Thomas Cassara Janel | Lake Township | |
| | | | Lot 3993 |
| First National Community Bank | Bornstein Stuart Bornstein Joan | Paupack Township | |
| | | | Lot 178 |

| | | | |
|--|---|-------------------------|---------|
| Pittenger Donna | Wissler Carl Wissler Peggy E | Palmyra Township | |
| Duffy Thomas L | Haase John L III | Salem Township | |
| Duffy Marianna | Haase Carol A | | Lot 1 |
| Leavens Thomas F | Consiglio Peter | Paupack Township | |
| Leavens Kathryn | Consiglio Patricia | | Lot 367 |
| Fannie Mae AKA | Crocco Anthony | Dreher Township | |
| Federal National Mortgage Association AKA | | | Lot 1 |
| Phelan Hallinan & Schmieg | | | |
| Fannie Mae AKA | Duda Christopher | Damascus Township | |
| Federal National Mortgage Association AKA | Duda Amber | | Lot 1 |
| McCabe Weisberg & Conway | | | |
| Garno John P | Bartolomeo Carolo Bartolomeo Vicky L | Lebanon Township | Lot 56 |
| Broce Donna M | Broce John | Mount Pleasant Township | |

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

CLE Courses

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.

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