

OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 2 ★ MAY 4, 2012 ★ Honesdale, PA ★ No. 8



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CASES REPORTED

Country Acres, Plaintiff
v.
Clinton Dennis, Defendant

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

The Hon. Raymond L. Hamill
President Judge

The Hon. Robert J. Conway
Senior Judge

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

The Official Legal Publication of Wayne County, Pennsylvania



Legal Journal of Wayne County

Christine Rechner, Esq., Acting Editor
crechner@choiceonemail.com

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P: 570-251-1512
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www.waynecountylawyers.org

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

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

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

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

MESSAGE FROM THE
WAYNE COUNTY BAR ASSOCIATION



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

PRICING & RATES

Notice Pricing

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

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

Subscription Rates

Per Year

Mailed Copy	\$100
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Prorated subscriptions available*

WAYNE COUNTY OFFICIALS

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

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Jane E. Farrell
Ronald J. Edwards
Ted Mikulak

Court Administrator

Linus H. Myers

Sheriff

Mark Steelman

District Attorney

Janine Edwards, Esq.

Prothonotary, Clerk of The Court

Edward “Ned” Sandercock

Chief Public Defender

Scott Bennett, Esq.

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Jonathan Fritz

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Ginger M. Golden

Coroner

Edward Howell

Auditors

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Judy O’Connell
Kathleen A. Schloesser

Jury Commissioners

Judith M. Romich
Patricia Biondo

COURT OPINION

Edited by Chris Rechner, Esq.

Provided by Chris Rechner, Esq.

Country Acres, Plaintiff

v.

Clinton Dennis, Defendant

Docket No.: 317-2010-CV

Attorney for Plaintiff: Jeffrey Treat, Esquire
Attorney for Defendant: A.G. Howell, Esquire

Decided By: Robert J. Conway, S.J.

Summary of the Case

This case was before the Court on Defendant’s Motion for Summary Judgment which argued that Plaintiff’s Second Amended Complaint in Replevin was filed untimely and failed to comply with the Statute of Limitations.

The history of the case was as follows. On November 13, 2009, the Wayne County Tax Claim Bureau issued a deed to Defendant. Plaintiff thereafter filed a Complaint for Ejectment which included a claim for damages to the real estate on April 12, 2010. Ultimately, the parties entered into a Stipulation which provided that Plaintiff would file a Second Amended Complaint, removing its claim for ejectment and replacing it with a claim for replevin. After the Second Amended Complaint was filed, Defendant filed a Motion for Summary Judgment asserting that the Plaintiff’s Complaint violated the statute of limitations of two (2) years, based on 42 Pa.C.S.A. § 5524(3).

Pursuant to Pa.R.C.P. 1035.2: “After the relevant pleadings are closed, but within such time as not to unreasonably delay trial, any party may move for summary judgment in whole or in part as a matter of law. (1) Whenever there is no genuine issue of any material fact as to a necessary element of the cause of action or defense which could be established by additional discovery or expert report...”

In addition, as provided in the rule set forth in Richmanich v. Jonel Enterprises,

Inc., 20 A.2d 570 (Pa.Super.1971),

[W]e are to accept as true all well pleaded facts in the nonmoving parties' pleadings, as well as the admissions on file, giving to them the benefit of all reasonable inferences to be drawn therefrom; the record must be examined in the light most favorable to them; and in passing upon a motion for summary judgment, it is no part of our function to decide issues of fact but solely to determine whether there is an issue of fact to be tried and all doubts as to the existence of a genuine issue as to a material fact must be resolved against the party moving for summary judgment. Schacter v. Albert, 212 Pa.Super. 58, 239 A.2d 840 (1968).

The Court determined after a review of the history of the case that the parties' Stipulation caused a waiver of Defendant's argument regarding the statute of limitations, and therefore Defendant's Summary Judgment 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.

ESTATE NOTICE

NOTICE IS HEREBY GIVEN that Letters Testamentary in the Estate of **CAROLINE R. PROPST**, late of Salem Township, Wayne County, Pennsylvania, have been granted to the undersigned. All persons indebted to said estate are required to make immediate payment and those having claims shall present them for settlement to:

JOHN YERMAL, EXECUTOR
C/O BRENDA D. COLBERT,
ESQUIRE
MARSHALL, PARKER &
ASSOCIATES, LLC
1065 Highway 315 — Suite 402
Wilkes-Barre, PA 18702

Date of Death: February 11, 2012

5/4/2012 • 5/11/2012 • 5/18/2012

ADMINISTRATRIX NOTICE

Estate of CAMILLE J.
COLANTONIO
Late of Waymart Borough

Administratrix
ANNETTE PETRY
374 SPRINGBROOK ROAD
SHOHOLA, PA 18458

5/4/2012 • 5/11/2012 • 5/18/2012

EXECUTOR NOTICE

Estate of FRANCES WILLSHAW
Late of Lake Township
Executor
EDWARD POPLASKI
200 OCEAN PARK AVENUE, 1N
BRADLEY BEACH, NJ 07720

5/4/2012 • 5/11/2012 • 5/18/2012

EXECUTRIX NOTICE

Estate of HAROLD R.
BIDDLECOMBE AKA HAROLD
BIDDLECOMBE
Late of Texas Township
Executrix
PATRICIA K. BIDDLECOMBE
134 BROOK ROAD
HONESDALE, PA 18431
Attorney
MATTHEW L. MEAGHER,
ESQUIRE
1018 CHURCH STREET
HONESDALE, PA 18431

5/4/2012 • 5/11/2012 • 5/18/2012

EXECUTOR NOTICE

Estate of PHYLLIS C. KORB
Late of Honesdale Borough
Executor
RICHARD J. KORB
2868 ROOSEVELT HIGHWAY

HONESDALE, PA 18431
Executrix
CONSTANCE M. MACLEARY
417 GROVE STREET
HONESDALE, PA 18431
Attorney
FRANCES GRUBER, ESQ.
214 NINTH STREET
HONESDALE, PA 18431

5/4/2012 • 5/11/2012 • 5/18/2012

EXECUTRIX NOTICE

Estate of ROBERT M. BUNTING
SR.
Late of Cherry Ridge Township
Executrix
MARY B. BUNTING
522 WANOKA ROAD
HONESDALE, PA 18431
Attorney
HUGH RECHNER, ESQ.
924 CHURCH STREET
HONESDALE, PA 18431

5/4/2012 • 5/11/2012 • 5/18/2012

EXECUTRIX NOTICE

Estate of JOHN J. RUSSO
Late of Paupack Township
Executrix
JOAN L. RUSSO
36 WHITNEY LAKE ROAD
HAWLEY, PA 18436
Attorney
FRANCES GRUBER, ESQ.
214 NINTH STREET
HONESDALE, PA 18431

4/27/2012 • 5/4/2012 • 5/11/2012

EXECUTRIX NOTICE

Estate of LORNA W. DECKER
AKA LORNA JEAN DECKER
Late of Honesdale Borough

Executrix
LORNA S. PLUNKETT
113 CASS HILL RD.
VOORHEESVILLE, NY 12186
Attorney
LORNA S. PLUNKETT
113 CASS HILL RD.
VOORHEESVILLE, NY 12186

4/27/2012 • 5/4/2012 • 5/11/2012

EXECUTOR NOTICE

Estate of LEWIS B. REAGAN
AKA LEWIS REAGAN
Late of Bethany Borough
Executor
ROBERT L. REAGAN
41 EDGEWOOD LANE
BEACH LAKE, PA 18405
Attorney
MATTHEW L. MEAGHER,
ESQUIRE
1018 CHURCH STREET
HONESDALE, PA 18431

4/27/2012 • 5/4/2012 • 5/11/2012

EXECUTOR NOTICE

Estate of CHESTER S. SEPANAK
Late of Honesdale Borough
Executor
RONALD J. SEPANAK
36 FINE ROAD
HIGH BRIDGE, NJ 08829
Attorney
STEVEN E. BURLEIN, ESQ.
307 11TH STREET
HONESDALE, PA 18431

4/27/2012 • 5/4/2012 • 5/11/2012

EXECUTRIX NOTICE

Estate of BRUCE BOLES AKA
BRUCE A. BOLES
Late of Salem Township

Executrix
MARGIE F. BOLES
94 ORION WAY
LAKE ARIEL, PA 18436
Attorney
MICHAEL D. WALKER
P.O. BOX 747
HAMLIN, PA 18427

4/27/2012 • 5/4/2012 • 5/11/2012

EXECUTOR NOTICE

Estate of ROBERT L.
CARPENTER
Late of Salem Township
Executer
ROBERT N. CARPENTER
617 UNION STREET
PORTSMOUTH, RI 02871

4/20/2012 • 4/27/2012 • 5/4/2012

ESTATE NOTICE

Estate of Mae W. Reed, late of
Lake Ariel, Wayne County,
Pennsylvania 18436, who dies on
November 21, 2011. Letters of
Administration have been granted
to Kurt A. Reed. All persons
indebted to the Estate are required
to make payment and those having
claims or demands to present the
same without delay to John J.
Warring, Attorney for the Estate,
c/o The Warring Law Firm, 417
Lackawanna Avenue, Scranton,
Pennsylvania 18503.

4/20/2012 • 4/27/2012 • 5/4/2012

ESTATE NOTICE

Estate of STEPHEN BALDUZZI,
late of Lake Ariel, Wayne County,
Commonwealth of Pennsylvania,
deceased.

Letters of Administration in the
above named Estate having been
granted to Dorothy Toto-Balduzzi.
All persons indebted to the Estate
are requested to make immediate
payment, and those having claims
or demands are directed to present
the same, without delay, to the
attorney for the Estate, John L.
Dewitsky, Jr., Esq., at 41 North
Seventh Street, Stroudsburg, PA
18360.

4/20/2012 • 4/27/2012 • 5/4/2012

EXECUTRIX NOTICE

Estate of ROBERT J. M. KNASH
Late of Berlin Township, Wayne
County, Pa
Executrix
ELIZABETH V. CARMODY
715 RIDGE STREET
HONESDALE, PA 18431
Attorney
THOMAS F. KILROE
918 CHURCH ST.
HONESDALE, PA 18431

4/20/2012 • 4/27/2012 • 5/4/2012

EXECUTOR NOTICE

Estate of OSCAR W. HALL AKA
OSCAR HALL AKA OSCAR
WARREN HALL
Late of Damascus Township
Executer
WARREN HALL
17 LAUREL LANE
TYLER HILL, PA 18469
Attorney
NICHOLAS A. BARNA
831 COURT STREET
HONESDALE, PA 18431

4/20/2012 • 4/27/2012 • 5/4/2012

ADMINISTRATRIX NOTICE

Estate of RUDOLF SEVCIK
Late of Damascus Township
Administratrix
VERA SEVCIK
240 CONKLIN HILL RD.
DAMASCUS, PA 18415
Attorney
NICHOLAS A. BARNA
831 COURT STREET
HONESDALE, PA 18431

4/20/2012 • 4/27/2012 • 5/4/2012

ESTATE NOTICE

Notice is hereby given, that Letters Testamentary have been granted to Ruth Ann Reagan of the Estate of Elizabeth Rozanski a/k/a Elizabeth Furlong Rozanski, late of Beach Lake, Wayne County, Pennsylvania who died on March 12, 2012. 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 Executrix, Ruth Ann Reagan c/o Mark R. Zimmer, Esquire, 1133 Main Street, Honesdale, PA 18431.

4/20/2012 • 4/27/2012 • 5/4/2012

OTHER NOTICES

**NOTICE OF FILING OF
CERTIFICATE OF
ORGANIZATION**

TAKE NOTICE THAT a Certificate of Organization was filed with the Department of State. The name of the Limited Liability Company is Cahill Trucking, LLC. This Limited Liability Company has been organized under the

provision pursuant to 15 Pa. C.S. 8913.

NICHOLAS A. BARNA, ESQUIRE
831 Court Street
Honesdale, PA 18431

5/4/2012 • 5/11/2012

**NOTICE OF ACTION IN
MORTGAGE FORECLOSURE
IN THE COURT OF COMMON
PLEAS OF WAYNE COUNTY,
PENNSYLVANIA
CIVIL ACTION — LAW**

CITIMORTGAGE, INC.

Vs.

JENNIFER IMMELLO,
INDIVIDUALLY AND IN HER
CAPACITY AS HEIR OF JOHN F.
GAIPA, DECEASED
et al.

COURT OF COMMON PLEAS
CIVIL DIVISION
WAYNE COUNTY

NO. 736 CIVIL 2011

**NOTICE
TO UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS AND
ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST
FROM OR UNDER JOHN F.
GAIPA, DECEASED:**

You are hereby notified that on 11/18/11, Plaintiff, CITIMORTGAGE, INC., filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend,

against you in the Court of Common Pleas of WAYNE County Pennsylvania, docketed to No. 736 CIVIL 2011. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 3923 TRAP COURT, LAKE ARIEL, PA 18436 whereupon your property would be sold by the Sheriff of WAYNE County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A

REDUCED FEE OR NO FEE.

WAYNE COUNTY
NOTICE TO DEFEND
NORTHERN PA LEGAL
SERVICES, INC.
WAYNE COUNTY
COURTHOUSE
HONESDALE, PA 18431
570-253-1031

5/4/2012

NOTICE

IN THE COURT OF COMMON
PLEAS OF THE 22ND JUDICIAL
DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
COUNTY OF WAYNE

JOHN P. COBB AND NANCY M.
COBB,
Plaintiffs

vs.

KEEN LAKE CAMPING &
COTTAGE RESORT, INC.
KLCCR, LLC, and
RICE COAL COMPANY,
their heirs, administrators,
successors, and assigns, and any
and all other persons claiming any
right, title, or interest in or to the
subject real property other than
plaintiffs,
Defendants

LEGAL NOTICE

TO: RICE COAL COMPANY, its
successors, and assigns, and any
and all other persons claiming any
right, title, or interest in or to the
subject real property other than

plaintiffs,

TAKE NOTICE THAT plaintiffs have commenced a Quiet Title Action against you docketed to this number seeking to quiet title in the plaintiffs to certain real property located in Canaan Township, Wayne County, Pennsylvania, described more specifically in Wayne County Deed Book Volume 484 at page 137. YOU ARE HEREBY NOTIFIED that you will have twenty (20) days from the second publication of this notice to contest this by filing an Answer or other responsive document to plaintiffs' Complaint.

Ronald M. Bugaj, Esq.
Attorney for plaintiffs

5/4/2012 • 5/11/2012

SHERIFF'S SALES

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

**SHERIFF'S SALE
MAY 16, 2012**

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 16th day of May, 2012 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of

Honesdale the following property, 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 DATED MARCH 20, 1970, AND RECORDED IN WAYNE COUNTY DEED BOOK VOLUME 354 AT PAGE 208 ET SEQ.

SUBJECT TO ALL EXCEPTIONS, RESERVATIONS AND CONDITIONS AS CONTAINED IN PRIOR DEEDS IN CHAIN OF TITLE.

TITLE TO SAID PREMISES 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

Tax Parcel No. 26-0-0009-0035
Seized and taken in execution as
Edward J. Cahill Jr. 40 Shady Lane
Drive NEWFOUNDLAND PA
18445

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

February 14, 2012
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.**

John Michael Kolesnik, Esq.

4/20/2012 • 4/27/2012 • 5/4/2012

**SHERIFF'S SALE
MAY 16, 2012**

By virtue of a writ of Execution
Bank of America, N.A., as
successor by merger to BAC Home
Loans Servicing, L.P. f/k/a
Countrywide Home Loans
Servicing, L.P. issued out of the
Court of Common Pleas of Wayne
County, to me directed, there will
be exposed to Public Sale, on
Wednesday the 16th day of May,
2012 at 10:00 AM in the
Conference Room on the third
floor of th Wayne County
Courthouse in the Borough of
Honesdale the following property,
viz:

All that certain lot, piece or parcel
of land situate, lying and being in
the Township of Lehigh, County of
Wayne and State of Pennsylvania,
bounded and described as follows,
to wit:

Final Map of Pocono Springs
Estates, Inc.

Final Map XII

Being Lot No. 24, Middle Ridge
Drive, on the plot or plan or lots
known as Being Lot No. 24,
Middle Ridge Drive, on the plot or
plan or lots known as Pocono
Springs Estates, Inc., Inc., as laid
out for the (prior) Grantor herein
by R.N. Harrison, Civil Engineer,
Hackettstown, New Jersey, dated
May, 1968 and recorded in the
Office of the Recorder of Deeds of
Wayne County in Map Book 14,
Page 189.

PARCEL NO. 14-0-0004-0030

BEING KNOWN AS: 24
MIDDLE RIDGE DRIVE,
GOULDSBORO, PA 18424

TITLE TO SAID PREMISES IS
VESTED IN Christian Weeks and
Laura Weeks by deed from JOZEF
BARAN AND DANUTA BARAN
dated December 3, 2005 and
recorded December 19, 2005 in
Deed Book 2939, page 117.

Seized and taken in execution as
Christian Weeks 301 Elizabeth
Street NEW YORK NY 10012
Laura Weeks 301 Elizabeth Street
NEW YORK NY 10012

Execution No. 1148-Civil-2010
Amount \$124,729.01 Plus
additional

February 14, 2012
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.

4/20/2012 • 4/27/2012 • 5/4/2012

**SHERIFF'S SALE
MAY 16, 2012**

By virtue of a writ of Execution
Bank of America, N.A. successor
by merger to BAC Home Loans
Servicing, LP issued out of the
Court of Common Pleas of Wayne
County, to me directed, there will
be exposed to Public Sale, on
Wednesday the 16th day of May,
2012 at 10:00 AM in the
Conference Room on the third
floor of th Wayne County
Courthouse in the Borough of
Honesdale the following property,
viz:

ALL that certain piece or parcel of
land situate, lying and being in the
Township of Oregon, County of
Wayne, and Commonwealth of
Pennsylvania, bounded and
described as follows, to-wit:

BEGINNING at a point in the
center of an assumed fifty (50) foot
wide right-of-way known as S.R.
1005, said point being a common
corner of the premises herein
described and lands now or
formerly of Vernon M. Hiller and
Cathy S. Hiller (Deed Book 509,
Page 709), and lands now or
formerly of Richard A. Hiller and
Nancy A. Hiller (Deed Book 419,

Page 881); thence along the common division line between the premises herein described and lands now or formerly of Vernon M. Hiller, et ux., supra, North sixty-nine (69) degrees fifty-eight (58) minutes zero (00) seconds West a distance of two hundred eighty-seven and thirty-two hundredths (287.32) feet; thence North seventy-nine (79) degrees fifty-one (51) minutes ten (10) seconds West a distance of one thousand two hundred forty-six and thirty-seven hundredths (1,246.37) feet to a point for a corner in a stone wall, said point being on line of lands now or formerly of Brill (Deed Book 215, Page 609); thence along the common division line between the premises herein described, lands now or formerly of Brill, supra, and generally along a stone wall North zero one degrees twenty-five (25) minutes twenty-five (25) seconds East a distance of two hundred eighty-six and ninety-five hundredths (286.95) feet; thence North eighty-nine (89) degrees thirty-six (36) minutes forty (40) seconds East a distance of eight hundred thirty-five and sixty hundredths (835.60) feet to a set railroad spike; thence South forty-seven (47) degrees zero four (04) minutes fifty (50) seconds East a distance of four hundred eighteen and sixty-three hundredths (418.63) feet, and South seventy-nine (79) degrees zero five (05) minutes fifteen (15) seconds East a distance of four hundred forty-seven and eighty-four hundredths (447.84) feet to a point for a corner in the center of

the aforesaid S.R. 1005; thence along the center of the aforesaid S.R. 1005 the following two courses and distances:

South twenty-two (22) degrees thirty-five (35) minutes thirty-five (35) seconds West a distance of eighty-nine and fifty-nine hundredths (89.59) feet; and

South twenty (20) degrees zero five (05) minutes thirty (30) seconds West a distance of one hundred sixty-eight and twenty-one hundredths (168.21) feet to the point and place of BEGINNING. CONTAINING 11.5 acres of land.

The aforescribed premises are depicted on a map drawn by M. R. Zimmer & Associates, dated February 11, 1992, and recorded in Wayne County Map Book 76, at Page 27.

Under & Subject to an Oil & Gas Lease dated 03/24/2010 in Volume 4013, Page 102.

TITLE TO SAID PREMISES VESTED IN Robert M. Hiller, by Deed from Vern-Vi Acres, Inc., dated 05/20/1992, recorded 06/11/1992 in Book 689, Page 36.

Premises being: 20 PDH DRIVE, HONESDALE, PA 18431-7863

Tax Parcel No. 17-0-0235-0032.0005

Seized and taken in execution as Robert M. Hiller 20 PDH Drive HONESDALE PA 18431

Execution No. 295-Civil-2010
Amount \$85,696.14 Plus additional

February 22, 2012
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.**

John Michael Kolesnik, Esq.

4/20/2012 • 4/27/2012 • 5/4/2012

**SHERIFF'S SALE
MAY 16, 2012**

By virtue of a writ of Execution GMAC Mortgage, LLC issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 16th day of May, 2012 at 10:00 AM in the Conference Room on the third floor of th Wayne County

Courthouse in the Borough of Honesdale the following property, viz:

**ALL THAT CERTAIN PIECE OR
PARCEL OF LAND SITUATE IN
THE BOROUGH OF
HONSDALE (FORMERLY
TEXAS TOWNSHIP), COUNTY
OF WAYNE, AND STATE OF
PENNSYLVANIA, BOUNDED
AND DESCRIBED AS
FOLLOWS, VIZ:**

**BEGINNING AT A CORNER IN
THE CENTER OF THE CHERRY
RIDGE ROAD, ALSO A
CORNER OF GEORGE
MENNETT'S LOT; THENCE
NORTH 62-1/2 DEGREES WEST
53 1/12 FEET TO A IRON PIN
FOR A CORNER; THENCE
NORTH 49 DEGREES 48
MINUTES WEST 79 1/2 FEET
TO A PIN FOR A CORNER;
THENCE NORTH 28-1/4
DEGREES EAST 18 FEET TO A
CORNER; THENCE SOUTH 65
DEGREES EAST 130 FEET
ALONG E. REAGAN'S
PROPERTY TO A CORNER OF
THE ROAD; THENCE SOUTH
28-1/4 DEGREES WEST 49-1/2
FEET TO THE PLACE OF
BEGINNING. CONTAINING
APPROXIMATELY 4,220
SQUARE FEET OF LAND.**

TAX PARCEL I.D.: 11-9-187

**ADDRESS: 330 RIDGE STREET,
HONSDALE, PA 18431.**

**BEING THE SAME PREMISES
WHICH MICHAEL J.**

MCELHANEY AND BARBARA K. MCELHANEY, HIS WIFE, BY DEED DATED JULY 10, 2006 AND RECORDED JULY 11, 2006 IN AND FOR WAYNE COUNTY, PENNSYLVANIA, IN DEED BOOK VOLUME 3080, PAGE 344, GRANTED AND CONVEYED UNTO JONATHAN A. MCELHANEY AND MEGAN MCELHANEY, HIS WIFE AS TENANTS BY THE ENTIRETIES.

Seized and taken in execution as Jonathan A. McElhaney 330 Ridge Street HONESDALE PA 18431 Megan McElhaney 330 Ridge Street HONESDALE PA 18431

Execution No. 494-Civil-2011
Amount \$89,696.59 Plus additional

February 22, 2012
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.

Ashleigh L. Marin Esq.

4/20/2012 • 4/27/2012 • 5/4/2012

**SHERIFF'S SALE
MAY 16, 2012**

By virtue of a writ of Execution PNC Mortgage, a division of PNC Bank, N.A., s/b/m to National City Mortgage Co., d/b/a Commonwealth United Mortgage Co., a division of National City 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 16th day of May, 2012 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL that certain piece, parcel and tract of land situate, lying and being in the Township of Paupack, County of Wayne and State of Pennsylvania, more particularly described as follows: Lot 518 Section 1, as shown on the Plan of Lots, Wallenpaupack Lake Estates, dated March 23, 1971 by VEP & Co., as recorded in the Office of the Recorder of Deeds in and for Wayne County Pennsylvania, in Plat Book 14, page 117, said map being incorporated by reference herewith as if attached hereto.

UNDER AND SUBJECT to

covenants, conditions and restrictions as specifically set forth in Wayne County Deed Book 285 at page 1180, 1181 and 1182 and as are contained in prior deeds forming the chain of title.

TITLE TO SAID PREMISES VESTED IN Roger Dowdell and Terrylynn Dowdell, his wife, by Deed from Arthur J. Tunell and Cynthia Tunell, his wife, dated 07/25/1998, recorded 07/28/1998 in Book 1394, Page 76. By virtue of the death of Roger S. Dowdell on 8/25/2009, Terry Lynn Dowdel a/k/a Terrylynn Dowdell became sole owner of the property as tenant by the entireties.1

Premises being: 518
MOCKINGBIRD LANE, LAKE
ARIEL, PA 18436

Tax Parcel No. 19-0-0027-0028

Seized and taken in execution as
Terry Lynn Dowdell a/k/a
Terrylynn Dowdell 518
Mockingbird Lane LAKE ARIEL
PA 18436

Execution No. 903-Civil-2010
Amount \$79,496.82 Plus additional

February 22, 2012
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.**

John Michael Kolesnik, Esq.

4/20/2012 • 4/27/2012 • 5/4/2012

**SHERIFF'S SALE
MAY 23, 2012**

By virtue of a writ of Execution Bank of New York, as Trustee issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 23rd day of May, 2012 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THOSE CERTAIN pieces or parcels of land, situate, lying and being in the Township of Berlin, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a northeast corner of a lot of Charles and Karen Avery

(Deed Book 347, Page 1142) in the center of Pennsylvania Legislative Route 63030; thence along the center of the road, South 65 degrees 25 seconds East 20.00 feet to a point in the center of said road; thence leaving the road and through lands of the Grantor Avery (Deed Book 149, Page 134), South 20 degrees 51 minutes 25 seconds West 142.04 feet to a set one-half inch rod; thence South 62 degrees 14 minutes 20 seconds East (passing over a found axle set 17.71 feet from the centerline of Pennsylvania Route 962) a grand total distance of 221.18 feet to said centerline of Route 962; thence running along said centerline of Pennsylvania Route 962, South 28 degrees 20 minutes 30 seconds West 85.06 feet to a point; thence running again through lands of the Grantor and passing over a found axle (distance of 21.47 feet from said center of Route 962) North 88 degrees 12 minutes 50 seconds West a grand total distance of 160.97 feet to a found axle for a corner; thence North 10 degrees 30 minutes 50 seconds West 129.68 feet to a found axle, being the southeast corner of a lot of Charles and Karen Avery (Deed Book 347, page 1142); thence along North 20 degrees 51 minutes 25 seconds East, passing through a 14 inch maple tree on south side of Legislative Route 63030 for a total distance of 140.74 feet to the point of BEGINNING. CONTAINING 21,098 square feet or 0.502 acres. The bearings of the magnetic as of 1967.

TOGETHER with all rights of way and UNDER AND SUBJECT to all covenants, reservations, restrictions and conditions of record, as found in the chain of title.

TITLE TO SAID PREMISES VESTED IN Joseph D. Dalesky and Lori A. Lyons by Deed given by Joseph D. Daleski a/k/a Joseph D. Dalesky and Lori A. Lyons, dated 11/22/2000 and recorded 12/29/2000 in Book: 1730, Page: 87.

Premises being: 121 MILANVILLE ROAD, BEACH LAKE, PA 18405

Tax Parcel No. 01-0-0008-0058

Seized and taken in execution as Joseph D. Dalesky 408 Broad Street Honesdale PA 18431
Lori A. Lyons 223 Willow Ave. Honesdale PA 18431

Execution No. 654-Civil-2007
Amount \$142,327.48 Plus additional

February 24, 2012
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

That all claims to the property will be filed with the sheriff before the sale and all claims to the proceeds before distribution; That a sheriff's schedule of distribution will be in his office on a date specified by him, not later than thirty (30) days after sale; and that distribution will be made in accordance with the

schedule unless exceptions are filed within ten (10) days thereafter. No further notice of filing of the schedule of distribution need be given.

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

Lauren R. Tabas, Esq.

4/27/2012 • 5/4/2012 • 5/11/2012

**SHERIFF'S SALE
MAY 23, 2012**

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 23rd day of May, 2012 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

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

BEGINNING at a point on the southern side of Long Meadow Drive in former Grantors' Bethany Gardens Development, being the northeasterly corner of Lot 19 in said Development; thence along the southerly and westerly sides of said

drive, South 89 degrees 30 minutes East one hundred and twenty feet, South 58 degrees 40 minutes East seventy-one and twenty-three hundredths (71.23) feet and South 01 degree 40 minutes West one hundred thirty-eight and fifty-five hundredths (138.55) feet to the northeasterly corner of Lot 35; thence along the northerly line of said Lot 35, North 89 degrees 30 minutes West one hundred fifty-three and nine-tenths (153.9) feet; thence along the easterly and northerly sides of a 10-foot right of way, North 01 degree West five feet and North 89 degrees 30 minutes West 20 feet to the southeasterly corner of Lot 19; thence along the easterly line of Lot 19, North 01 degree West one hundred and seventy (170) feet to the place of BEGINNING.

BEING Lot 33 of Bethany Gardens Development map recorded in Wayne County Map Book 4, page 145.

THE LOT herewith conveyed is subject to the following restrictions, covenants and conditions, which bind said lot in the hands of any and all grantees, their heirs and assigns, and mutually bind all lots conveyed subject to such restrictions, covenants and conditions. All such restrictions and conditions are covenants running with the land, enforceable by injunction or otherwise at the suit of the former Grantors or owners of neighboring or adjoining lands in Bethany Gardens Development:

1. The land herewith conveyed and improvements placed thereon shall be for residential use only and may not be used for any commercial or club purposes.

2. One residence only, with garage, may be located upon the lot herewith conveyed, and all building plans, type of construction and location of buildings shall be subject to the approval of the former Grantors.

3. The premises shall be maintained in a neat and sanitary manner. No trailers shall be located upon the premises. Raising of poultry, livestock and farm animals is not permitted. Each owner shall dispose of sewage through a septic tank. All for sale or for rent signs shall be subject to the approval of former Grantors.

4. Lot owners of Bethany Gardens, in common with other lot owners and a reasonable number of guests and licensees, shall be entitled to use areas located as roads on the recorded maps of Bethany Gardens Development, and after a majority of said lots have been sold, the individual lot owners shall be responsible for maintenance of the portion of the aforesaid roads bordering on such lots until a plan is devised by said lot owners for common maintenance.

5. The use and maintenance of such common use facilities as may be supplied by the former Grantors shall be the responsibility of the

Grantees and users, and the former Grantors shall in no way be held liable for any accidents, damages or other costs arising from or in the course of using such common use facilities, and the grantees will indemnify and save harmless the former grantors from any and all claim, loss, damage or injury growing out of such exercise.

instituted by:

TITLE TO SAID PREMISES
VESTED IN Darrell J. Cobb, by
Deed from Joseph A. Blaskiewicz,

Seized and taken in execution as
Darrell J. Cobb 16 Long Meadow
Drive HONESDALE PA 18431

Execution No. 96-Civil-2010
Amount \$112,004.74 Plus
additional

February 27, 2012
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.

John Michael Kolesnik, Esq.

4/27/2012 • 5/4/2012 • 5/11/2012

**SHERIFF'S SALE
MAY 23, 2012**

By virtue of a writ of Execution Big Bear Property Owners Association 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 23rd day of May, 2012 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

All that certain piece or parcel of land situate, lying and being in the Township of Paupack, County of Wayne, State of Pennsylvania, being known as Lot No. 63 in the development known as Yogi BearBears Jellystone Park Camp Resort as shown on a plan of lots recorded in the Office of the Recorder of Deeds of Wayne County in Map Book No. 62, pages 26-29.

Subject to all easements, covenants, conditions, restrictions, and rights of way, as recorded in Record Book 492, page 5.

Reference Tax Map No. 19-0-0053-0063 & Control No. 103218.

The property address is known as 63 Yogi Boulevard, Hawley, PA 18428.

Being the same premises which Michael J. Torres and Lourdes Torres, his wife, conveyed to Sunshine Torres, by Deed dated June 20, 1996 and recorded on June 26, 1996 in the Office of the Recorder of Deeds of Wayne County, Pennsylvania, in Record Book 1151, pages 230-232.

Seized and taken in execution as Sunshine Torres 3117 Beaver Pond Trail VALRICO FL 33596

Execution No. 102-Judgment-2011
Amount \$4,096.00 Plus additional

February 27, 2012
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.

Thomas F. Farley, Esq.

4/27/2012 • 5/4/2012 • 5/11/2012

**SHERIFF'S SALE
MAY 23, 2012**

By virtue of a writ of Execution
HSBC Bank USA, N.A. as
Indenture Trustee for the Benefit of
the Noteholders, the Hedge
Counterparty and the
Certificateholders of Business
Loan Express Business Loan Trust
2007-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 23rd day of May,
2012 at 10:00 AM in the
Conference Room on the third
floor of th Wayne County
Courthouse in the Borough of
Honesdale the following property,
viz:

BEGINNING at a point in
Township Road No. 740, said point
of beginning being the common
corner of lands of Grantor and
lands of Houghtalirig and lands of
Skolnik, at al. Thence through the
center of Township Road No. 740,
the following courses and
distances: South 72 degrees 11
minutes 29 seconds West 99.07
feet; thence South 81 degrees 34
minutes 10 seconds West 113.12
feet; thence South 77 degrees 50
minutes 05 seconds West 149.09

feet; thence South 76 degrees 05
minutes 25 seconds West 216.01
feet; thence South 67 degrees 09
minutes 46 seconds West 89.18
feet; thence South 56 degrees 51
minutes 11 seconds West 68.88
feet; thence South 44 degrees 54
minutes 14 seconds West 97.22
feet; thence South 33 degrees 10
minutes 25 seconds West 108.19
feet; thence South 44 degrees 24
minutes 16 seconds West 117.55
feet; thence South 46 degrees 57
minutes 28 seconds West 126.09
feet; thence South 33 degrees 21
minutes 32 seconds West 70.68
feet; thence South 19 degrees 35
minutes 42 seconds West 165.01
feet; thence South 30 degrees 03
minutes 42 seconds West 164.49
feet; thence South 12 degrees 03
minutes 56 seconds West 100.63
feet; thence South 19 degrees 42
minutes 27 seconds West 106.20
feet; thence South 11 degrees 35
minutes 54 seconds west 100.60
feet; thence along the common
boundary lines of Grantor and the
Pennsylvania Game Commission,
North 82 degrees 07 minutes 33
seconds West 2,877.48 feet to a
point for a corner, thence along the
common boundary lines of lands of
Grantor and Olsen, North 30
degrees 43 minutes 22 seconds
East 4,681.70 feet to a point for a
corner; thence along the common
boundary lines of lands of Grantor
and Bataille South 82 degrees 58
minutes 12 seconds East 918.43
feet to a point for a corner; thence
along the common boundary line
of lands of Grantor and Skolnik, et
al., South 25 degrees 39 minutes
39 seconds West 2,129.16 feet to a

stone corner; thence South 15 degrees 47 minutes 30 seconds West 991.32 feet to a point for a corner; thence South 75 degrees 39 minutes 19 seconds East 1,080.75 feet to a point for a corner; thence North 18 degrees 39 minutes 60 seconds East 152.44 feet to a point for a corner, thence South 82 degrees 08 minutes 34 seconds East 908.90 feet to a point and place of BEGINNING in the center of said Township Road 740.

CONTAINING therein 160.7 acres, more or less.

BEING the same premises which Vernon D. Crum and Eleanor B. Crum, his wife, and William A. Feller and Barbara J. Feiler, his wife, by their deed dated the 28th

day of July, 2000, and recorded in Wayne County Record Book 1672 at Page 0350, granted and conveyed unto Kenneth J. Mirch.

TOGETHER with all rights of way and UNDER AND SUBJECT to all covenants reservations, restrictions and conditions of record, as found in the Chain of Title.

BEING KNOWN AS Tax Parcel No. 15-0-0174-0001

EXCEPTING THEREOUT AND THEREFROM THE FOLLOWING LOT OR PARCEL OF LAND, MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING at a point or corner, located within the travelway of

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certain public roadway, designated as FORK MOUNTAIN ROAD/T-740 and being a common corner of : Lands, now or formerly, of James P. Dower (R.B.1602, P. 247); Lands of Arnold & Joanne Schneider (R.B. 635, P.114) and Lands of Gordon E. Madelyn Y. Houghtaling (R.B. 605, P. 289; M.B. 75, P. 23); thence, along and within, the travelway of the aforesaid public roadway, the following tour (4) chord courses and distances:

1. South 73 degrees 32 minutes 50 seconds West 71.05 feet
2. South 83 degrees 41 minutes 05 seconds West 113.12 feet
3. South 80 degrees 10 minutes 50 seconds West 149.42 feet and
4. South 78 degrees 02 minutes 35 seconds West 121.89 feet to a point or corner; thence departing from said public roadway and through lands of Kenneth J. Mirch (R.B. 1672. P. 0350), North 77 degrees 34 minutes 06 seconds West (Passing through an Iron pin line witness set at 72.07 feet 486.11 to an iron pin corner found in pile of stones; thence, along common bounds of lands, now or formerly, of the aforesaid James P. Dower, the following two (2) courses and distances: North 09 degrees 52 minutes 02 seconds East 150.45 feet to a drill hole corner set in pile of stones found and South 79 degrees 16 minutes 58 seconds East (Passing through an iron pin line witness found at 863.66 feet) 911.88 feet to the place of BEGINNING.

CONTAINING, within bounds, 2.5684 Acres of land, inclusive of that area occupied by public and/or Seized and taken in execution as Catskill Stone Limited, Inc. 404 Fork Mountain Road Equinunk PA 18417
Kenneth J. Mirch 404 Fork Mountain Rd Lot 1 EQUINUNK PA 18417 United States of America, c/o Martin C. Carlson, Esq., Acting U.S. Attorney for the Middle District of Pennsylvania William J. Nealon Federal Bldg. 223 N. Washington Avenue SCRANTON PA 18501

Execution No. 529-Civil-2009
Amount \$2,426,710. Plus additional

February 27, 2012
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.**

John J. Winter, Esq.

4/27/2012 • 5/4/2012 • 5/11/2012

**SHERIFF'S SALE
MAY 23, 2012**

By virtue of a writ of Execution Wells Fargo Bank, NA as Trustee for Option One Mortgage Loan Trust 2007-5 Asset Backed Certificates, Series 2007-5 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 23rd day of May, 2012 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of

Honesdale the following property, viz:

ALL THAT CERTAIN PIECE, PARCEL AND TRACT OF LAND, SITUATE, LYING AND BEING IN THE TOWNSHIP OF PAUPACK, COUNTY OF WAYNE, COMMONWEALTH OF PENNSYLVANIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 371, SECTION 1, AS SHOWN ON PLAN OF LOTS, WALLENPAUPACK LAKE ESTATES, DATED MARCH 23, 1971, BY VEP & CO., AS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, IN AND FOR WAYNE COUNTY, PENNSYLVANIA, IN PLAT

WAYNE COUNTY BAR ASSOCIATION



www.waynecountylawyers.org

BOOK 14, PAGE 117.

TAX ID - 19-0-0027-0077

BEING KNOWN AS: 371 Indian Drive, Lake Ariel, PA 18436
IMPROVEMENTS: Residential Dwelling

TITLE TO SAID PREMISES IS VESTED IN Rebecca Conway, as adult by deed from Peter Tartaglia and Anita Tartaglia, his wife dated 04/13/2005 recorded 04/18/2005 in Deed Book 2748 Page 188. Seized and taken in execution as Rebecca Conway 371 Indian Drive LAKE ARIEL PA 18436

Execution No. 531-Civil-2011
Amount \$89,074.57 Plus additional

February 27, 2012
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.**
Kassia Fialkoff Esq.

4/27/2012 • 5/4/2012 • 5/11/2012

**SHERIFF'S SALE
MAY 23, 2012**

By virtue of a writ of Execution Big Bear Property Owners Association 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 23rd day of May, 2012 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

All that certain piece or parcel of land situate, lying and being in the Township of Paupack, County of Wayne, State of Pennsylvania, being known as Lot No. 117 in the development known as Yogi BearBears Jellystone Park Camp Resort as shown on a plan of lots recorded in the Office of the Recorder of Deeds of Wayne County in Map Book No. 62, pages 26-29.

Subject to all easements, covenants, conditions, restrictions, and rights of way, as recorded in Record Book 491, page 1160.

Reference Tax Map No. 19-0-0053-0117 & Control No. 103272.

The property address is known as 117 BooBoo Lane, Hawley, PA 18428.

Being the same premises which Edward J. Dalton, Jr. and Kathleen A. Dalton, his wife, conveyed to Jamie M. O'Connell and Kimberly G. O'Connell and Kimberly G. O'Connell, his wife, by Deed dated August 19, 2004 and recorded on October 13, 2004 in the Office of the Recorder of Deeds of Wayne County, Pennsylvania, in Record Book 2616, pages 342-343. Seized and taken in execution as Jamie M. O'Connell 1451 Lombardy Blvd. BAY SHORE NY 11706 Kimberly G. O'Connell 1451 Lombardy Blvd. BAY SHORE NY 11706

Execution No. 1632-Judgment-2010
Amount \$4,131.00 Plus additional

February 27, 2012
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.
Thomas F. Farley, Esq.

4/27/2012 • 5/4/2012 • 5/11/2012

**SHERIFF'S SALE
MAY 23, 2012**

By virtue of a writ of Execution Deutsche Bank National Trust Co., as Trustee for the Benefit of HIS Asset Securitization Corp. and HIS Asset Securitization Corp. Trust 2007-HE2 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 23rd day of May, 2012 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THAT CERTAIN lot, parcel or piece of ground situate in the Township of Lehigh, County of Wayne and Commonwealth of Pennsylvania, being Lot Number 98, Section 12, Ridge Drive, as shown on map of Pocono Springs Estates, on file in the Recorder of Deeds Office at Honesdale, Pennsylvania, in Plat Book No. 14, at page 189.

Together with the benefit of, and

under and subject to, easements, covenants and restrictions that appear in the chain of title and/or are visible on the ground provided, however, that the recital of the within mentioned easements, covenants and restrictions shall not be construed as a revival thereof in the event that they, them or any of them, have expired by limitation of for any other reason whatsoever.

TITLE TO SAID PREMISES VESTED IN Ronald J. Cottone Jr. and Jennifer L. Lake, joint tenants with the right of survivorship, by Deed from Sovereign Bank Real Estate Investment Trust, dated 08/24/2001, recorded 9/27/2001 in Volume 1856, Page 188, Instrument # 200100008368.

Premises being: 98 RIDGE DRIVE, GOULDSBORO, PA 18424-9002

Tax Parcel No. 14-0-0007-0107

Seized and taken in execution as Ronald J. Cottone, Jr. 21 Cobblewood Drive MOUNT POCONO PA 18344 Jennifer L. Lake 98 Ridge Drive GOULDSBORO PA 18424

Execution No. 1043-Civil-2009 Amount \$112,313.37 Plus additional

March 7, 2012
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.

John Michael Kolesnik, Esq.

4/27/2012 • 5/4/2012 • 5/11/2012

**SHERIFF'S SALE
MAY 30, 2012**

By virtue of a writ of Execution Deutsche Bank National Trust Co., as Trustee for Ameriquet Mortgage Securities Inc., Asset-Backed Paas-Through Certificates, Series 2003-8 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 30th day of May, 2012 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

Parcel#1:

All that certain piece, parcel or tract of land, lying, situate and being in the Township of Lebanon, County of Wayne and State of Pennsylvania bounded and described as follows to-wit:

The following description defines a parcel of land extracted from Tract Three of lands of the Grantors herein and being referenced Division C on accompanying draft.

Beginning at a cut (X) corner set in stone, being the southeast corner of lands of Meyer, Deed Book 227, Page 522, the northeast corner of lands of Baldwin, Deed Book 377, Page 583, the southwest corner of lands of Lamont D, and Grace M. Olver, Deed Book 356, Page 1046, the Grantees herein, the northeast corner of Tract Four-First Parcel, the southwest corner of Tract Four-Second Parcel and on the northern division line of Tract Three of lands of Gerald F. and Kay Hiller, Deed Book 322, Page 498, the Grantors herein; thence along the southern division line of lands of the Grantees herein, South 84 degrees 23 minutes 10 seconds East 1124.33 feet to an iron pin corner set; thence through Tract Three of lands of the Grantors herein, South 27 degrees 49 minutes 03 seconds West 559.24 feet to an iron pin corner set, located on line of lands of the Commonwealth of Pennsylvania, deed Book 145, Page 301; thence along line of lands of the aforesaid Commonwealth of Pennsylvania, North 58 degrees 33 minutes 47 seconds West 389.62 feet to an iron

pin corner set, being a common corner of Tract Three of lands of the Grantors herein and aforesaid Commonwealth of Pennsylvania; thence through Tract Three of lands of the Grantors herein, North 84 degrees 23 minutes 10 seconds West 553.80 feet to an iron pin corner set; thence continuing through said Tract Three and along the eastern line of Tract Four-First Parcel of lands of the Grantors herein and along the eastern division line of lands of the aforesaid Baldwin, Deed Book 377, Page 583, North 04 degrees 12 minutes 50 seconds East 348.16 feet to the place of beginning. Containing within bounds 9.200 acres of land, inclusive of that area occupied by a fifty foot right of way reserved, as illustrated on accompanying draft.

Reserving unto the Grantors and the Grantees herein, their heirs and assigns, the joint use of a private road, fifty feet in width, emending from the centerline of Pennsylvania Legislative Route No. 63042, through lands of the Grantors herein, to, through and beyond the premises herein previously described, for the purpose of ingress and egress to said premises, and being more particularly described in a certain Deed which Gerald F. and Kay Hiller, the Grantor herein, conveyed to Lamont D. and Grace Olver, the Grantees herein, by Deed dated February 3, 1979 and recorded in Wayne County Deed Book 356, at Page 1046.

As Surveyed by Alfred K. Bucconear, Registered Surveyor, in February, 1981 Bearings on a magnetic meridian of 1978. See Map Book 45, at Page 129.

Parcel#2:

All that certain piece, parcel or tract of land, lying, situates and being in the Township of Lebanon, County of Wayne and State of Pennsylvania bounded and described as follows to-wit:

The following description defines a parcel of land extracted from Tract Four-Second Parcel of lands of the Grantors herein and being referenced Division "A" on accompanying draft.

Beginning at a cut (x) corner set in stone, referenced plate coordinate: NS-(plus) 11350.742, EW (plus) 11990.649, being: the southeast corner of lands of Meyer, Deed Book 227, Page 522; the northeast corner of Tract Four-First Parcel, the southwest corner of Tract Four-Second Parcel and on the northern division line of Tract Three of lands of Gerald F. and Kay Hiller, to be referred to as the Grantors herein; thence, along the common division line of lands of the aforesaid Meyer and the Grantors herein (West division line of Tract Four-Second Parcel), North 08 degrees 20 minutes 21 seconds West 1400.70 feet to an iron pin corner set being a common owner of lands of the Commonwealth of Pennsylvania and being located on the eastern division line of lands of the aforesaid Meyer, thence, along

line of lands of the Commonwealth of Pennsylvania, South 84 degrees 25 minutes 52 seconds East 1264-09 feet to an iron pin corner set; thence, through Tract Four-Second Parcel of lands of the Grantors herein. South 08 degrees 44 minutes 09 seconds East 1404.17 feet to an iron pin corner set; located on the common division line of Tract Four-Second Parcel and Tract Three of lands of the Grantors herein; thence along said division line, North 84 degrees 23 minutes 10 seconds West 1274.35 feet to the place of beginning containing, within bounds, 39.627 acres of land.

Reserving unto the Grantors end Grantees herein, their heirs and assigns, the joint use of a private road, 50 feet in width (50 feet right of way reserved), extending from the centerline of Pennsylvania Legislative Route No. 63042, through lands of the Grantors hereto, to and beyond the premises herein previously described, for the purpose of ingress and egress to said premises, and being more particularly described as follows, to witness;

The following description defines a parcel of land, a 50 feet right of way, extracted from Tract Three, Tract Four-First Parcel and Tract Four-Second Parcel of lands of the Grantors herein.

Beginning at a point or corner, located in the centerline of Pennsylvania Legislative Route No, 63042, located the following three

courses and distances along said road centerline, from a common corner of lands of Sadler, Deed Book 352, Page 955 (northwest corner) and the Grantors herein; said common corner being referenced plate coordinate; NS-(plus) 10272.006. EW-(plus) 10367.707); North 15 degrees 00 minutes 41 seconds West 159.55 feet, North 15 degrees 49 minutes 45 seconds West 76.59 feet and North 17 degrees 18 minutes 06 seconds West 33.94 feet; thence along the centerline of said Pennsylvania Legislative Route No. 63042, North 17 degrees 18 minutes 06 seconds West 25.13 feet and North 14 degrees 29 minutes 28 seconds West 25.29 feet to a point or corner; thence, departing from said roadway and through lands of the Grantors herein, along the edge of a 50 feet right of way, the following;

North 66 degrees 47 minutes 24 seconds East 23.40 feet to a point or corner, thence, along the arc curve to the left, having a central angle of S5 degrees 17 minutes 12 seconds with a radius of 13.18 feet, a length of 12.72 feet to a point or corner, thence North 11 degrees 30 minutes 12 seconds East 175.24 feet to a point or corner, thence, along the arc of a curve to the right, having a central angle of 92 degrees 14 minutes 40 seconds, with a radius of 110.91 feet, a length of 178.56 feet to a point or corner; thence, South 76 degrees 15 minutes 08 seconds East 133.56 feet to a point or corner; thence, along the arc curve to the left,

having a central angle of 26 degrees 59 minutes 25 seconds, with a radius of 152.45 feet, a length 71.82 feet to a point or corner; thence, North 76 degrees 45 minutes 27 seconds East 194.44 feet to a point or corner, thence, along the arc of a curve to the left, having a central angle of 08 degrees 40 minutes 46 seconds, with a radius of 392.31 feet, a length of 59.43 feet to a point or corner; thence, North 68 degrees 04 minutes 41 seconds East 87.53 feet to a point or corner, thence, along the arc of a curve to the right, having a central angle of 05 degrees 54 minutes 41 seconds, with a radius of 614.82 feet, a length of 63.43 feet to a point or corner, thence, North 73 degrees 59 minutes 22 seconds East 386.56 feet to a point or corner, thence, along the arc of a curve to the right, having a central angle of 13 degrees 32 minutes 30 seconds, with a radius of 764.73 feet a length of 180.74 feet to a point or corner, thence, North 87 degrees 31 minutes 52 seconds East 522.58 feet to a point or corner, thence along the arc of a curve to the left, having a central angle of 36 degrees 08 minutes 57 seconds, with a radius of 129.86 feet, a length of 81.93 feet to a point or corner, thence, North 51 degrees 22 minutes 55 seconds East 101.41 feet to a point or corner, thence, along the arc of a curve to the right, having a central angle of 24 degrees 40 minutes 04 seconds, with a radius of 248.08 feet, a length of 106.80 feet to a point or corner; thence, North 76 degrees

02 minutes 59 seconds East 241.64 feet, crossing the southern division line of lands herein previously described, to a point or corner; thence along the arc of a curve to the right, having a central angle of 19 degrees 33 minutes 51 seconds, with a radius of 315.01 feet, a length of 107.56 feet, through lands herein previously described, to a point or corner, thence, South 84 degrees 23 minutes 10 seconds East 923.06 feet, crossing the eastern division line of lands herein previously described, to a point or corner; thence, along the arc of curve to the left, having a central angle of 36 degrees 00 minutes 00 seconds, with a radius of 80.90 feet, a length of 50.83 feet to a point or corner; thence, along the arc of a curve to the right, being a 50 feet cul-de-sac, having a central angle of 288 degrees 00 minutes 00 seconds with a radius of 50.00 feet, a length of 251.33 feet to a point or corner; thence along the arc of a curve to the left, having a central angle of 36 degrees 00 minutes 00 seconds, with a radius of 80.90 feet, a length of 50.83 feet to a point or corner; thence, North 84 degrees 23 minutes 10 seconds West 923.06 feet to a point or corner; thence along the arc of a curve to the left, having a central angle of 19 degrees 33 minutes 51 seconds, with a radius of 265.01 feet, a length of 90.49 feet to a point or corner; thence, South 76 degrees 02 minutes 59 seconds West 241.64 feet to a point or corner, thence, along the arc curve to the left, having a central angle of 24 degrees 40 minutes 04 seconds,

with a radius of 198.08 feet, a length of 85.28 feet to a point or corner, thence, South 51 degrees 22 minutes 55 seconds West 101.41 feet to a point or corner, thence, along the arc of a curve to the right, having a central angle of 36 degrees 08 minutes 57 seconds, with a radius of 179.86 feet, a length of 113.48 feet to a point or corner, thence, South 87 degrees 31 minutes 52 seconds West 522.58 feet to a point or corner; thence, along the arc of a curve to the left, having a central angle of 13 degrees 32 minutes 30 seconds, with a radius of 714.73 feet, a length of 168.92 feet to a point or corner; thence, South 73 degrees 59 minutes 22 seconds West 386.56 feet to a point or corner; thence, along the arc of a curve to the left, having a central angle of 05 degrees 54 minutes 41 seconds, with a radius of

Seized and taken in execution as
Thomas Miller 138 Pine Mill Rd,
Building E a/k/a RR1 Bx 1511
Pine Mill Rd. HONESDALE PA
18431
Theresa A. Miller 138 Pine Mill
Road Building E Honesdale PA
18431

Execution No. 45-Civil-2011
Amount \$173,058.41 Plus
additional

March 12, 2012
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE
NOTICE:
That all claims to the property will

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

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

Jill Jenkins, Esq.

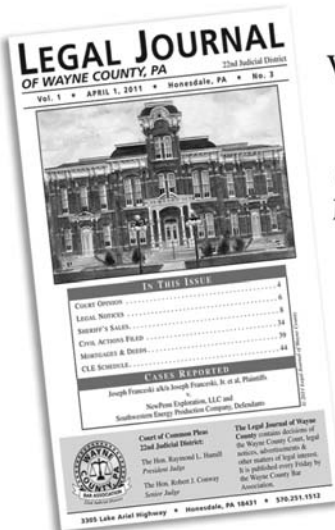
5/4/2012 • 5/11/2012 • 5/18/2012

**SHERIFF'S SALE
MAY 30, 2012**

By virtue of a writ of Execution Suntrust Mortgage, 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 30th day of May, 2012 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THAT CERTAIN lot, piece or parcel of land, lying and situate and being in the Township of Salem, County of Wayne and Commonwealth of Pennsylvania, being bounded and described as follows:

BEGINNING at a point in the



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center of State Road Route 63127, said point being the common corner of the parcel herein described and other lands of Swingle, Grantees herein, and being the Southeastern corner of the parcel herein described; thence along the center of State Road Route 63127, South 36 degrees 51 minutes West 325 feet to a point for a corner, said point being the Eastern boundary of the Township Road (DB 330 P 385); thence along the Eastern boundary of the aforesaid Township Road, the following four (4) courses and distances: North 48 degrees 26 minutes West 28.5 feet to an iron pipe for a corner; thence North 23 degrees 52 minutes East 104.95 feet to an iron pipe; thence North 12 degrees 33 minutes West 95.75 feet to an iron pipe; thence North 46 degrees 14 minutes West 211.35 feet to an iron pipe for a corner, being the common corner of the parcel herein described and Lot No. 9; thence along the said Lot No. 9, North 34 degrees 09 minutes East 15 feet to an iron pipe for a corner; thence South 47 degrees 55 minutes East 337 feet passing thru an iron pipe on the Northern boundary of State Road Route 63127 to the point and place of BEGINNING.

CONTAINING 16,540 square feet to be the same more or less.

ALSO ALL THOSE CERTAIN lots, pieces or parcels of land situate, lying and being in the Township of Salem, County of Wayne and Commonwealth of

Pennsylvania bounded and described as follows:

PARCEL FIRST: BEGINNING at a heap of stones; the corner of Lots Number 355, 356, 373, and 374, in the allotment of the Tilghman lands; thence by said Lot No. 374, South 50 degrees East 174 rods to a post corner; thence by Lot No. 380, in said allotment south 40 degrees West 108 ½ rods to a stones corner, thence by lot No. 372, in said allotment North 50 degrees West 174 rods to a stones corner and thence by said Lot No. 356, North 40 degrees East 108 1/2 rods to the place of BEGINNING.

COMPRISING Lot No. 373, aforesaid and CONTAINING 117 acres and 156 perches, be the same more or less.

THE LAND intended to be herein conveyed is the southerly one-half of the above described premises, subject nevertheless to all the exceptions and reservations as are contained in the deeds forming the chain of title.

EXCEPTING and RESERVING nevertheless from the hereinabove described Parcel First, the following lots or parcels conveyed by Eli Swingle and Esther Swingle, his wife: To Nial B. Knickerbocker, deed dated August 16, 1934, deed book 138, at page 175, comprised of 23,540 square feet of land; James A. Swingle, et ux., deed dated September 20, 1934, deed book 138, at page 280, comprised of 1.44 acres of land; Ralph L.

Beavers, et ux., deed dated August 5, 1935, deed book 139, at page 375, comprised of 1.05 acres of land; Alexander Morrison, et ux., deed dated November 12, 1935, deed book 141, at page 5, comprised of 39,500 square feet of land; Ralph L. Beavers, u tux., deed dated July 30, 1938, deed book 144, at page 196, comprised of 2.03 acres of land; Thomas Hodgson, et ux., deed dated June 19, 1940, deed book 147, at page 257, comprised of 39,900 square feet of land, George Colwell, et ux., deed dated November 11, 1937, deed book 160, at page 139, comprised of 4.5 acres of land; Frank Parry, et ux., deed dated January 20, 1950, deed book 174, at page 137, comprised of 27,296 square feet of land; and Donald Kovaleski, et ux., deed dated October 27, 1961, deed book 211, at page 373, comprised of approximately one (1) acre of land.

THE HEREINABOVE described Parcel First, are improved with a frame residence and outbuildings thereon.

PARCEL SECOND: That certain parcel of land containing about one-half acre of land, more or less,

Seized and taken in execution as Jeffrey Moore 2 Mountain Crest Drive Lake Ariel PA 18436 Cheryl Moore 2 Mountain Crest Drive LAKE ARIEL PA 18436

Execution No. 453-Civil-2010
Amount \$234,351.00 Plus
additional

March 12, 2012
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

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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.

John Michael Kolesnik, Esq.

5/4/2012 • 5/11/2012 • 5/18/2012

**SHERIFF'S SALE
MAY 30, 2012**

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 30th day of May, 2012 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL that certain piece or parcel of land situate in Scott Township, Wayne County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the centerline of S.R. No. 4043 (formerly Pennsylvania L.R. No. 63098 - a/k/a Sherman Road), said point being the most westerly or northwesterly corner of this parcel and the most northerly or northeasterly corner of lands reputedly of George & Barbara Sushko (per DB 525, P 504, Map Book 39, Page 25); thence proceeding from said point of

beginning along the centerline of said road the following four (4) bearings and distances: (1) North 54 degrees 54 minutes 11 seconds East 94.41 feet; (2) North 49 degrees 43 minutes 48 seconds East 107.02 feet; (3) North 43 degrees 36 minutes 32 seconds East 40.52 feet; (4) North 38 degrees 05 minutes 25 seconds East 46.52 feet to a point; thence along other lands reputedly of David A. Hartz, Sr. and Carole Hartz, his wife, (DB 926 P 114, Map Book 42 P 128) South 38 degrees 02 minutes 52 seconds East 25.50 feet to a found 1-inch diameter iron rod; thence in the same direction, along said Hartz lands, and passing 62.78 feet southwesterly (at right angles) from the most westerly corner of the house on said Hartz lands South 38 degrees 02 minutes 52 seconds East 624.06 feet to a found no. 5 rebar tagged 'SHIELDS, 22878-E' located on the northwesterly side of the Shad Pond Creek (Sherman Creek); thence still in the same direction and along said Hartz lands South 38 degrees 02 minutes 52 seconds East a distance of approximately 40 feet to a point in the center of said creek, said point being located near the common corner of lands of Hartz per DB 926 P 114 and lands reputedly of William Barnet Lubin per DB 181 P 20; thence along said Lubin lands and along the centerline of said stream as it winds and turns in a southwesterly (upstream) direction a distance of approximately 416 feet to a point, the centerline of said stream being

approximated by the following courses: (1) South 51 degrees 24 minutes 06 seconds West 137.86 feet; (2) South 35 degrees 16 minutes 04 seconds West 85.84 feet; (3) South 79 degrees 58 minutes 01 seconds West 69.04 feet; (4) North 70 degrees 05 minutes 11 seconds West 77.37 feet; (5) North 83 degrees 24 minutes 40 seconds West 45.90 feet to a point; thence leaving the stream and proceeding along the lands reputedly of said Sushko North 31 degrees 12 minutes 22 seconds West a distance of approximately 40 feet to a found no. 5 rebar tagged as above, said rebar further being located South 68 degrees 30 minutes 12 seconds West 365.10 feet from the last-mentioned found no. 5 rebar; thence continuing along said Sushko lands in the same direction North 31 degrees 12 minutes 22 seconds West 507.54 feet to a found no. 4 rebar located on the southeasterly side of Pennsylvania S.R. No. 4043; thence still in the same direction North 31 degrees 12 minutes 22 seconds West 25.50 feet to the point of BEGINNING.

CONTAINING approximately 4.98 acres of land.

SUBJECT to the rights of the public to the roadbed of Pennsylvania S.R. No. 4043.

SUBJECT to utility easements of record, possibly including DB 145 P 598, DB 146 P 2, DB 203 P 71 and DB 190 P 402, and others as found in the field.

SUBJECT to Scott Township Subdivision Regulations if and as the same may apply.

SUBJECT to Flood Plain Regulations per H.U.D. mapping of this area (Flood Zone A).

SUBJECT to Pennsylvania and U.S. Department of the Interior Regulations for Sherman Creek as the same is affected by their Wetlands Classification.

Bearings in the above description are referenced to magnetic north of February, 1981.

The above piece or parcel of land being shown on a survey map entitled 'Survey of a Portion of the Lands of David A. Sr. and Carole Hartz to be conveyed to William & Laurie Walker' by Kenneth B. Shields, L.S. dated September 22, 1995 as last revised and recorded in Wayne County Map Book 83 at page 120.

Seized and taken in execution as Juan I. Madera PO Box 271 BRONX NY 10455

Execution No. 486-Civil-2011 Amount \$155,994.63 Plus additional

March 12, 2012 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.

John Michael Kolesnik, Esq.

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CIVIL ACTIONS FILED

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

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2007-00720	BIBALO ALAN J	4/12/2012	SATISFACTION	—
2008-20437	RIVERA KAREN GORMAN	4/11/2012	SATISFACTION	—
2008-20437	GORMAN KAREN RIVERA	4/11/2012	SATISFACTION	—
2008-21616	CARLILE ERIC J	4/11/2012	SATISFACTION	—
2008-30162	MARINELLI VINCENT	4/13/2012	AS PER 8/4/11 ORO	25,710.25
2008-30162	MARINELLI VINCENT	4/13/2012	MSTR'S RPT/RECOMM	23,500.00
2008-30162	MARINELLI VINCENT	4/13/2012	CHASE/HOME DEPT CC	12,954.06
2008-30162	MARINELLI VINCENT	4/13/2012	60% SHARE MARTL RES	48,540.00
2009-00961	FRISBIE MICHAEL J	4/12/2012	VACATE JUDGMENT	—
2009-00961	FRISBIE ROSIE MAY	4/12/2012	VACATE JUDGMENT	—
2009-21395	POLLACK DAVID J	4/11/2012	SATISFACTION	937.09
2009-21600	WELLSPRING HOMEOPATHIC PHARMACY	4/12/2012	SATISFACTION	—
2010-00834	NOVAK SCOTT	4/12/2012	SATISFACTION	—
2010-20528	SIDLOWSKI THOMAS M	4/12/2012	WRIT OF EXECUTION	—
2010-20528	HONESDALE NAITONAL BANK THE GARNISHEE	4/12/2012	GARNISHEE/WRIT SXEC	—
2010-21044	RIKSON HANS E	4/12/2012	WRIT OF SCIRE FACIAS	—
2010-21044	RIKSON EILEEN M	4/12/2012	WRIT OF SCIRE FACIAS	—
2010-21481	POLLACK DAVID J	4/11/2012	SATISFACTION	631.08
2011-00589	PENNSTAR BANK GARNISHEE	4/12/2012	SATISFY ATTACH EXECU	—
2011-00669	E R LINDE CONSTRUCTION CORP	4/11/2012	OPEN JUDGMENT	—
2011-20756	SPANGENBERG STANLEY	4/12/2012	SATISFACTION	—
2011-21292	KREMPASKY RICHARD II	4/11/2012	SATISFACTION	—
2011-21608	BISHOP THOMAS W	4/11/2012	SATISFACTION	248.67
2011-21670	DEKINIPP MICHAEL	4/12/2012	SATISFACTION	2,021.14
2011-21670	DEKINIPP JOANNE	4/12/2012	SATISFACTION	2,021.14
2011-21759	MCCARTHY PATRICK	4/12/2012	SATISFACTION	—
2011-21759	MCCARTHY MARY	4/12/2012	SATISFACTION	—
2011-217B1	PENDER KEVIN	4/11/2012	SATISFACTION	241.01
2011-21826	HESLOP RAY W	4/12/2012	SATISFACTION	—
2011-21826	HESLOP DIANA	4/12/2012	SATISFACTION	—
2011-21887	CORRIGAN BRIAN N	4/11/2012	SATISFACTION	348.63
2011-21887	CORRIGAN PATRICE	4/11/2012	SATISFACTION	348.63
2012-00081	LAPASTA DOUGLAS	4/13/2012	DEFAULT JUDGMENT	5,018.99
2012-00104	GILL MICHAEL S	4/13/2012	DEF JUDG IN EJECTMNT	—
2012-00104	GILL MICHAEL S	4/13/2012	WRIT OF POSSESSION	—
2012-00117	HECKLER JOANNE I	4/13/2012	DEFAULT JUDGMENT	145,981.26
2012-00117	HECKLER DAVID A	4/13/2012	DEFAULT JUDGMENT	145,981.26
2012-00117	HECKLER JOANNE I	4/13/2012	WRIT OF EXECUTION	145,981.26
2012-00111	HECKLER DAVID A	4/13/2012	WRIT OF EXECUTION	145,981.26

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

2012-00145	BROTHERS LAWN CARE INC P PLAINTIFF/APPELLEE	4/12/2012	JUDGMENT NON PROS	—
2012-00253	CHAPMAN CHRISTOPHER J	4/09/2012	LIS PENDENS	—
2012-00261	MACKLE STEPHEN E	4/11/2012	CONFESSION OF JDGMT	22,224.30
2012-00261	MACKLE LEAANN	4/11/2012	CONFESSION OF JDGMT	22,224.30
2012-00262	SEM HOSPITALITY INC	4/11/2012	CONFESSION OF JDGMT	22,224.30
2012-00266	KEEN LAKE CAMPING & COTTAGE RE	4/12/2012	QUIET TITLE	—
2012-00266	KLCCR LLC	4/12/2012	QUIET TITLE	—
2012-00266	RICE COAL COMPANY	4/12/2012	QUIET TITLE	—
2012-00266	KEEN LAKE CAMPING & COTTAGE RE	4/12/2012	LIS PENDENS	—
2012-00266	KLCCR LLC	4/12/2012	LIS PENDENS	—
2012-00266	RICE COAL COMPANY	4/12/2012	LIS PENDENS	—
2012-20029	MILLER THOMAS	4/12/2012	PARTIAL RELEASE	20,000.00
2012-20035	MILLER THOMAS	4/11/2012	SATISFACTION	10,000.00
2012-20063	BISCONTINI GENE	4/11/2012	SATISFACTION	242.95
2012-20063	BISCONTINI STACEY	4/11/2012	SATISFACTION	242.95
2012-20064	FOWLER FREDERICK B	4/11/2012	SATISFACTION	241.15
2012-20064	FOWLER HOPE	4/11/2012	SATISFACTION	241.15
2012-20067	TULEYA MICHAEL	4/11/2012	SATISFACTION	233.65
2012-20104	BHUTTA SHAN MAHMOOD	4/12/2012	SATISFACTION	6,728.05
2012-20126	BOYNTON COREY ROBERT	4/11/2012	SATISFACTION	—
2012-20166	ENGVALDSEN BRYAN T	4/11/2012	SATISFACTION	—
2012-20319	KLINKEL JEFF SCOTT	4/11/2012	SATISFACTION	—
2012-20339	AURORA LOAN SERVICES	4/09/2012	WRIT OF EXECUTION	79,761.99
2012-20339	MEAGHER MATTHEW L ESQUIRE GARNISHEE	4/09/2012	GARNISHEE/WRIT EXEC	79,761.99
2012-20339	COMMONWEALTH LAND TITLE INSURANCE COMPANY GARNISHEE	4/09/2012	GARNISHEE/WRIT EXEC	19,161.99
2012-20386	JACKSON SKIP	4/10/2012	JP TRANSCRIPT	1,372.50
2012-20386	SKIP JACKSON PROPERTY MGMT	4/10/2012	JP TRANSCRIPT	1,312.50
2012-20387	WATERS GEORGE III	4/10/2012	JP TRANSCRIPT	2,760.05
2012-20388	PALMER JOHN	4/11/2012	FEDERAL TAX LIEN	17,262.76
2012-20388	PATTERSON CHRISTINE M	4/11/2012	FEDERAL TAX LIEN	17,262.76
2012-20389	SPENCER FREDRICK J DEC'D	4/11/2012	FEDERAL TAX LIEN	10,478.25
2012-20390	MICHAEL NOTATANGELO LLC	4/11/2012	FEDERAL TAX LIEN	8,051.65
2012-20390	NOTARANGELO MICHAEL SOLE MEMBER	4/11/2012	FEDERAL TAX LIEN	8,051.65
2012-20391	NOTARANGELO MICHAEL	4/11/2012	FEDERAL TAX LIEN	10,017.21
2012-20392	HOPKINS JAMES T	4/11/2012	FEDERAL TAX LIEN	14,558.42
2012-20393	SKELTON DAVID E	4/11/2012	FEDERAL TAX LIEN	14,812.23
2012-20394	HOFFMAN JAMES A PARTNERSHIP	4/11/2012	FEDERAL TAX LIEN	11,303.95
2012-20394	HOFFMAN AMY A PARTNERSHIP	4/11/2012	FEDERAL TAX LIEN	11,303.95
2012-20395	STANKEVITCH WILLIAM	4/11/2012	FEDERAL TAX LIEN	18,149.92
2012-20396	COLE PATRICK E	4/11/2012	FEDERAL TAX LIEN	135,404.86
2012-20396	YDOYAGA LYNN E	4/11/2012	FEDERAL TAX LIEN	135,404.86
2012-20397	COLE PATRICK E	4/11/2012	FEDERAL TAX LIEN	16,573.52
2012-20398	COLE PATRICK E	4/11/2012	FEDERAL TAX LIEN	7,239.00

2012-20399	BAKKER COLLEEN M	4/11/2012	JUDGMENT	7,050.50
2012-20400	CURTIS ROSE MARIE	4/11/2012	JUDGMENT	16,650.19
2012-20401	DIFRONZO RICHARD	4/12/2012	JP TRANSCRIPT	5,322.60
2012-20402	GAMMON BRUCE	04/12/12	JP TRANSCRIPT	4,028.52
2012-20403	LURVEY JOSEPH	4/12/2012	JP TRANSCRIPT	6,516.20
2012-20404	ALLSOP ROBERT	4/12/2012	JP TRANSCRIPT	3,823.70
2012-20405	PETERS CHRISTOPHER	4/12/2012	JP TRANSCRIPT	1,175.40
2012-20406	PADGETT MICHAEL	4/12/2012	JP TRANSCRIPT	3,198.00
2012-20401	BENCI CHRISTINE	4/12/2012	JP TRANSCRIPT	5,346.20
2012-20408	NARDONE LORETTA	4/12/2012	JP TRANSCRIPT	1,996.31
2012-20409	POLLACK EMIL	4/12/2012	JP TRANSCRIPT	2,642.37
2012-20410	SUNDAY JOSEPH M JR	4/12/2012	TAX LIEN	997.12
2012-20410	SUNDAY JR TRUCKING	4/12/2012	TAX LIEN	997.12
2012-20411	DRAMISINO ANGELO	4/12/2012	TAX LIEN	1,122.34
2012-20411	DRAMISINO ELLEN	4/12/2012	TAX LIEN	1,722.34
2012-20412	CASE MARK R	4/12/2012	TAX LIEN	1,256.99
2012-20412	CASE JOYCE T	4/12/2012	TAX LIEN	1,256.99
2012-20413	GRANGER JEFFREY R	4/12/2012	TAX LIEN	946.70
2012-20413	GRANGER JEFFREY	4/12/2012	TAX LIEN	946.70
2012-20414	JINES SEAN	4/12/2012	TAX LIEN	2,938.70
2012-20414	JINES CORNELIA C	4/12/2012	TAX LIEN	2,938.70
2012-20415	MIKULAK THEODORE J	4/12/2012	TAX LIEN	2,143.17
2012-20415	MIKULAK KIM C	4/12/2012	TAX LIEN	2,143.77
2012-40017	ROBERTS DAVID F JR OWNER	P 4/11/2012	STIP VS LIENS	—
2012-40017	ROBERTS DEBRA A OWNER	P 4/11/2012	STU VS LIENS	—
2012-40011	SHORTENS INC CONTRACTOR	4/11/2012	STIP VS LIENS	—
2012-40018	VAUGHN SHARYN OWNER	P 4/11/2012	STIP VS LIENS	—
2012-40018	JACK ZIEGLER WELL DRILLING INC CONTRACTOR	4/11/2012	STIP VS LIENS	—

COMPLAINT — CONFESSION

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00261	DIME BANK	PLAINTIFF	4/11/2012	—
2012-00261	MACKLE STEPHEN E	DEFENDANT	4/11/2012	—
2012-00261	MACKLE LEAANN	DEFENDANT	4/11/2012	—
2012-00262	DIME BANK	PLAINTIFF	4/11/2012	—
2012-00262	SEM HOSPITALITY INC	DEFENDANT	4/11/2012	—

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00245	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	4/09/2012	—
2012-00245	PODRAZIL JENNIFER	DEFENDANT	4/09/2012	—
2012-00246	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	4/09/2012	—
2012-00246	WALCZYK STEVEN M	DEFENDANT	4/09/2012	—
2012-00247	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	4/09/2012	—
2012-00247	ARIS PAULA	DEFENDANT	4/09/2012	—
2012-00248	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	4/09/2012	—
2012-00248	UTEQG JASON	DEFENDANT	4/09/2012	—

2012-00249	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	4/09/2012	—
2012-00249	LAPOINT RICHARD	DEFENDANT	4/09/2012	—
2012-00256	DOSCOVER BANK THROUGH ITS SERVICING AGENT	PLAINTIFF	4/10/2012	—
2012-00256	DB SERVICING CORPORATION	PLAINTIFF	4/10/2012	—
2012-00256	NAGLE BEVERLY J	DEFENDANT	4/10/2012	—
2012-00257	MAIN STREET ACQUISITION CORP	PLAINTIFF	4/10/2012	—
2012-00257	CLARK DOUGLAS H SR	DEFENDANT	4/10/2012	—
2012-00258	MAIN STREET ACQUISITION CORP	PLAINTIFF	4/12/2012	—
2012-00258	TOBIN JOHN D SR	DEFENDANT	4/12/2012	—
2012-00259	CITIBANK	PLAINTIFF	4/12/2012	—
2012-00259	OHEARN SHIRLEY B	DEFENDANT	4/12/2012	—
2012-00260	CITIBANK	PLAINTIFF	4/12/2012	—
2012-00260	MALLORY BEATRIZ I	DEFENDANT	4/12/2012	—
2012-00263	CACH	PLAINTIFF	4/12/2012	—
2012-00263	BAUER JANE L	DEFENDANT	4/12/2012	—
2012-00270	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	4/13/2012	—
2012-00270	LAZORCHAK PAUL A	DEFENDANT	4/13/2012	—
2012-00271	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	4/13/2012	—
2012-00271	DOLPH LORIANN M	DEFENDANT	4/13/2012	—
2012-00272	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	4/13/2012	—
2012-00272	SCHULTZ SHANNON	DEFENDANT	4/13/2012	—

CONTRACT — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00251	GREEN FOREST ACRES POA PLAINTIFF/APPELLEE	PLAINTIFF	4/09/2012	—
2012-00251	LYNCH JOSEPH DEFENDANT/APPELLANT	DEFENDANT	4/09/2012	—
2012-00251	LYNCH KATHLEEN DEFENDANT/APPELLANT	DEFENDANT	4/09/2012	—
2012-00252	GREEN FOREST ACRES POA PLAINTIFF/APPELLEE	PLAINTIFF	4/09/2012	—
2012-00252	LYNCH KATHLEEN DEFENDANT/APPELLANT	DEFENDANT	4/09/2012	—
2012-00253	GRASSIE & SONS INC	PLAINTIFF	4/09/2012	—
2012-00253	CHAPMAN CHRISTOPHER J	DEFENDANT	4/09/2012	—
2012-00265	B & B DODGE INC PLAINTIFF/APPELLEE	PLAINTIFF	4/11/2012	—
2012-00265	VENDITTI JOSEPH DEFENDANT/APPELLANT	DEFENDANT	4/11/2012	—
2012-00267	AUGELLO EXCAVATING INC PLAINTIFF/APPELLEE	PLAINTIFF	4/12/2012	—
2012-00267	CORDAROS RESTAURANT DEFENDANT/APPELLANT	DEFENDANT	4/12/2012	—
2012-00274	BIG BASS LAKE COMMUNITY ASSOC PLAINTIFF/APPELLEE	PLAINTIFF	4/13/2012	—
2012-00274	BUCKRAM ALTON DEFENDANT/APPELLANT	DEFENDANT	4/13/2012	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00250	HSBC BANK USA AS INDENTURE TRUSTEE FOR	PLAINTIFF	4/09/2012	—
2012-00250	RENAISSANCE EQUITY HOME LOAN	PLAINTIFF	4/09/2012	—
2012-00250	MENOTTI ADORE J	DEFENDANT	4/09/2012	—
2012-00250	MENOTTI DANIELLE	DEFENDANT	4/09/2012	—
2012-00254	BANK OF AMERICA SUCCESSOR BY MERGER TO	PLAINTIFF	4/10/2012	—
2012-00254	BAC HOME LOANS SERVICING F/K/A	PLAINTIFF	4/10/2012	—
2012-00254	COUNTRYWIDE HOME LOANS SERVICI	PLAINTIFF	4/10/2012	—
2012-00254	SCOTT HEATHER	DEFENDANT	4/10/2012	—
2012-00254	SCOTT JACK	DEFENDANT	4/10/2012	—
2012-00255	GMAC MORTGAGE	PLAINTIFF	4/10/2012	—
2012-00255	HENDERSON DANIEL	DEFENDANT	4/10/2012	—
2012-00255	HENDERSON HEIDE	DEFENDANT	4/10/2012	—
2012-00268	WELLS FARGO BANK	PLAINTIFF	4/12/2012	—
2012-00268	FRANCISCO JOHN A	DEFENDANT	4/12/2012	—
2012-00268	FRANCISCO SUSAN M	DEFENDANT	4/12/2012	—
2012-00269	DEUTSCHE BANK NATIONAL TRUST TRUSTEE FOR	PLAINTIFF	4/13/2012	—
2012-00269	MORGAN STANLEY IXIS REAL ESTAT	PLAINTIFF	4/13/2012	—
2012-00269	BEAVERS RACHEL	DEFENDANT	4/13/2012	—
2012-00269	BEAVERS PAUL	DEFENDANT	4/13/2012	—
2012-00273	GREEN TREE CONSUMER DISCOUNT	PLAINTIFF	4/13/2012	—
2012-00273	DONNELLY RALPH J JR	DEFENDANT	4/13/2012	—
2012-00273	DONNELLY MYRTLE M	DEFENDANT	4/13/2012	—
2012-00275	WELLS FARGO BANK S/E/M TO	PLAINTIFF	4/13/2012	—
2012-00275	WELLS FARGO HOME MORTGAGE INC	PLAINTIFF	4/13/2012	—
2012-00275	MALLORY BEATRIZ I A/K/A	DEFENDANT	4/13/2012	—
2012-00275	MALLORY E	DEFENDANT	4/13/2012	—

REAL PROPERTY — QUIET TITLE

2012-00266	COBB JOHN P	PLAINTIFF	4/12/2012	—
2012-00266	COBB NANCY M	PLAINTIFF	4/12/2012	—
2012-00266	KEEN LAKE CAMPING & COTTAGE RE	DEFENDANT	4/12/2012	—
2012-00266	KLCCR LLC	DEFENDANT	4/12/2012	—
2012-00266	RICE COAL COMPANY	DEFENDANT	4/12/2012	—

TORT — MOTOR VEHICLE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00264	VILLAGE RV CENTER	PLAINTIFF	4/11/2012	—
2012-00264	CLAUSE TAMMY LEE	PLAINTIFF	4/11/2012	—
2012-00264	CLAUSE GEORGE E	PLAINTIFF	4/11/2012	—
2012-00264	DIDUCA CHRISTOPHER F	DEFENDANT	4/11/2012	—

MORTGAGES AND DEEDS

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

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Cucco Louis Joseph	Dime Bank	Paupack Township	
Cucco Kim M			100,000.00
Denis James V	Dime Bank	Texas Township	
Denis Lore A			150,000.00
Hiller Diane	Dime Bank	Dreher Township	
			54,000.00
Thieme Ronald H	Dime Bank	Paupack Township	
Thieme Sarah J			115,000.00
Honesdale Golf Club	Dime Bank	Texas Township	
		Texas Twp & Honesdale Boro	389,756.93
		Honesdale Borough	
		Honesdale Boro & Texas Twp	389,756.93
Corey Keith M	Dime Bank	Cherry Ridge Township	
Corey Shelley L			190,000.00
J P B M N M P	Bank Of America	Lehigh Township	347,000.00
Galbraith Karen S	P N C Bank	Dreher Township	52,644.00
Dougherty Michael W	Wilmington Savings Fund Society	Salem Township	135,000.00
Murphy George C	Fidelity Depository & Discount Bank	Canaan Township	
Murphy Margaret Thonnesen			417,000.00
Tomao Joseph S	Mortgage Electronic Registration Systems	Lake Township	
Tomao Christianne C			40,000.00
Gillette William J	U S A A Federal Savings Bank	Clinton Township	
Gillette Deborah L			30,000.00
Shino G Kenneth	Honesdale National Bank	Dyberry Township	
Shino Laurie A			224,725.00
Cousins Brian	Honesdale National Bank	Berlin Township	
Cousins Hilary			178,000.00
McHugh Michael T	Honesdale National Bank	Damascus Township	
Brown Stephanie R			55,000.00
McHugh Patricia A			
Dipaola Enrico J	Valley National Bank	Salem Township	149,500.00
Porpora Steven	Wayne Bank	Honesdale Borough	15,350.00
Caggiano Michael	First National Community Bank	Texas Township	
Caggiano Ellen			192,000.00
Pyszczyrnika Michael	Tower Federal Credit Union	Lake Township	
Pyszczyrnika Christine			306,400.00

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

Cabel George P AKA	Dime Bank	Sterling Township	
Cabel George AKA		Sterling Paupack & Lake Twps	473,142.00
Cabel Janet		Paupack Township	
		Paupack Sterling & Lake Twps	473,142.00
		Lake Township	
		Lake Sterling & Paupack Twps	473,142.00
Thomas Tiffany Ann	Dime Bank	Paupack Township	91,500.00
Karchner Jacqueline Lynott	R B S Citizens	Lehigh Township	208,00.00
Williams Joel	Bethpage Federal Credit Union	Lake Township	
Williams Lorraine			94,000.00
Meyers Gloria G	J P Morgan Chase Bank	Lake Township	
Meyers James R			129,621.00
Briggs Pasqualina	Robertiello Antonio	Oregon Township	30,000.00
Amorine Joseph	Dime Bank	Sterling Township	
Amorine Bonnie			131,500.00
Krawczyk Michael E	Wells Fargo Bank	Lake Township	
Krawczyk Deborah C			417,000.00
Schupper Todd R	Honesdale National Bank	Dyberry Township	
Schupper Shannon C			12,500.00
Rosenfeld Michael S	Honesdale National Bank	Mount Pleasant Township	
Rosenfeld Ellen M			90,000.00
Keill Robert W	Honesdale National Bank	Canaan Township	
Keill Nola M Hauptert			31,000.00
Hartley Elizabeth L	First National Bank Of Pa	Berlin Township	25,514.81
White George S Jr	Mortgage Electronic Registration Systems	Lake Township	
Overtonwhite Valerie R			91,500.00
White Valerie R Overton			
Gann Richard	E S S A Bank & Trust	Paupack Township	
Gann Denise			75,000.00
Vandegriff John C	Mortgage Electronic Registration Systems	Dreher Township	
Vandegriff Ruth W			190,000.00
Duffelmeyer Ingrid	Mortgage Electronic Registration Systems	Paupack Township	147,000.00
Walz Stephen	Wells Fargo Bank	Salem Township	
Walz Karen			316,080.00
Boles Nancy	Wayne Bank	Salem Township	45,000.00
Merrigan Thomas R	Wayne Bank	Clinton Township	
Lopatofsky Judith Ann			36,500.00
Merrigan Judith Ann			
Stephens Sally A	Wayne Bank	Dyberry Township	24,000.00
Behensky Candace	Fidelity Deposit & Discount Bank	Clinton Township	25,000.00
Salas Emir	Merchants Bank Of Bangor	Lehigh Township	67,000.00
Costa Joseph G	Farm Service Agency	Damascus Township	
Larusso Jeanette			4,900.00
United States Department Of Agriculture			

Swindlehurst Bruce K	Honesdale National Bank	Preston Township	
Swindlehurst Vickie L			80,000.00
Black James D	Wells Fargo Bank	Salem Township	
Black Kathleen D			100,000.00
Edsall William C Jr	Honesdale National Bank	Dyberry Township	
Edsall Lisa M			56,000.00
Hooker Ernest	Honesdale National Bank	Honesdale Borough	
Hooker Sheila			63,000.00
Schoenholtz Robert	Honesdale National Bank	Paupack Township	
Schoenholtz Sandy			50,000.00
Hunt Elaine K	Wells Fargo Bank	Berlin Township	80,000.00
Drosinski Paul C	Pennstar Bank	Salem Township	
Drosinski Edna			20,000.00
Taninies Clarke	First National Community Bank	Berlin Township	
Taninies Beth			20,000.00
Wilson David	First National Community Bank	Waymart Borough	
Wilson Paul			50,000.00
Golo Jade Yingling	Mortgage Electronic Registration Systems	Canaan Township	75,000.00
McHale Timothy James	Dime Bank	Paupack Township	
McHale Tracy Ellen			391,800.00
Angle Roderick B	Honesdale National Bank	Damascus Township	
Angle Crystal Slattery			220,000.00
Hostetler Andrew R	First Republic Bank	Paupack Township	
Hostetler Keri A By Af			193,000.00
Hostetler Andrew R Af			
Johnson Ryan	Mortgage Electronic Registration Systems	Salem Township	
Johnson Laura			144,000.00
Vender Dominick J Jr	Eldred Michael	Texas Township	
Vender Lisa	Yaklic Constance		4,903.83

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Federal Home Loan Mortgage Corporation	Feldman Robert F	Salem Township	
Javardian Gregory	Feldman Karen F		Lot 1875
Agnes A Zielinski Living Trust	Zielinski George	Prompton Borough	
Zielinski John Tr			
Byrne Mary			
Zielinski John			
Zielinski George			
Fannie Mae AKA	Tomao Joseph S	Lake Township	
Federal National Mortgage Association AKA	Tomao Christianne C		Lot 3264
Phelan Hallinan & Schmeig			

Branning Matthew	Farley Brad Farley Chrystina	Mount Pleasant Township	Lot 1
Viatkine Mikhail	Land Liquidator	Lehigh Township	
Straiton Wayne	Land Liquidator L L C	Lehigh Township	
Straiton Catherine			
Cousins Brian	Cousins Brian	Berlin Township	
Cousins Hillary AKA	Cousins Hilary		
Cousins Hilary AKA			
Niekiewicz Eleanor B	Lake Daniel E	Honesdale Borough	
Michitsch William Sr	Mchugh Michael T	Damascus Township	
Michitsch Patricia	Mchugh Patricia A		Lot 30 & 30A
Brown Stephanie R			
Aurora Loan Services By Af	Schneker Maria Claudia	Paupack Township	
Corelogic R E O Services Af			Lot 325
Baird Rodney F	Loya Heather Baird	Clinton Township 1	
Valanda Robert P	Valanda Deborah L	Salem Township	
Valanda Debra AKA			
Valanda Debra L AKA			
Ortiz Elizabeth T	Thomas Tiffany Ann	Paupack Township	Lot 520
Monetta John F	Karchner Jacqueline Lynott	Lehigh Township	
Monetta Deborah A			Lot 139
Robertiello Antonio	Briggs Pasqualina	Oregon Township	
Briggs Pasqualina			Lot 1
Robertiello Antonio	Robertiello Antonio	Oregon Township	
Briggs Pasqualina			Lot 2
Tremato Joseph	Barton Michael	Lehigh Township	
Tremato Carol A			
Funke Jessica	Huxley Jeffrey	Paupack Township	
Funke Michael	Huxley Dawn		Lot 73
Valenti James Albert	Valenti James Albert	Lake Township	
	Valenti James Anthony		Lot 3485
	Valenti Wayne G		
Meyers Gerald J	Meyers Gerald J	Paupack Township	
Meyers Kathleen A By Agent	Meyers Brad M		
Meyers Gerald J Agent	Lynde Rebecca K		
Meyers Brad M			
Lynde Rebecca K			
Meyers Rebecca K			

Senator Baker announced the addition of direct email updates for those interested in receiving the latest information regarding legislative, revenue, veteran affairs and other constituent news. Go to www.senatorbaker.com/e-mail.htm for more information.

Renneisen Creige Jr	Renneisen Bryan C	Paupack Township	
Renneisen Marjorie A	McClellan Kimberly D		Lot 4B
Overton Valerie R	White George S Jr	Lake Township	
Overtonwhite Valerie R	Overtonwhite Valerie R		Lot 2722
White Valerie R Overton	White Valerie R Overton		
White George W Jr			
White George S Jr			
Hott Billie Joe	Burnham Memorie D	South Canaan Township	
Hott Ruth A	Burnham Randal L		
Hott Billie Joe	Shemanski Billie Jo	South Canaan Township	
Hott Ruth A	Shemanski William Frank		
Chapman Christopher J	Culotta Elly	Lake Township	
Vandegriff John C	Vandegriff John C	Dreher Township	
Vandegriff Ruth E AKA	Vandegriff Ruth W		
Vandegriff Ruth W AKA			
Wayne Bank	Fasano Thomas	Paupack Township	Lot 31
Miller Richard J	Begunov Nikolay V	Paupack Township	
Miller Cynthia A	Trizna Elena A		Lot 3
Kalafut Jeffrey	Duffelmeyer Ingrid	Paupack Township	Lot 1D
Sallust Gilbert A	Sallust Julie	Sterling Township	Lot 38
Maxson Jeanine Eileene Est AKA	Maxson Scott E	Paupack Township	
Maxson Jeanine E Est AKA			Lot 332
Maxson Scott E Exr			
Sorace Roland B	Walz Stephen	Salem Township	
Bucci Rosalie	Walz Karen		
Metz John			
Metz Christine			
Brown Kent L Jr	Brown George K	Oregon Township	
Taylor Jolyn T	Brown Katharine A		
Adams Laurie J Tr	Wedin Cindy	Texas Township 1 & 2	
Wedin Cindy Tr			Lot 3
Mahan Doreen S Tr			
Adams Irrevocable Grantor Trust			
Qualters Thomas P	Salas Emir	Lehigh Township	
Qualters Laraine R			
Duff Peter M	Shulman Yury	Paupack Township	
	Shulman Svetlana		Lots 39 & 40
	Shulman Marina		
Demauro Sara Lynne	Wayne County	Damascus Township	
Noble Stephen A	Pa Commonwealth		
S & T Properties Inc	Pennst L L C	Manchester Township	
Mead Clyde E	Wayne County	Clinton Township 1	
Mead Doris V	Pa Commonwealth		
Hickman Cynthia	Heron Property Solutions	Lehigh Township	
Schepperley Earl	Simowitz Keith	Paupack Township	
Delgado Joann			Lot 465
Uretsky Myron	Angle Roderick B	Damascus Township Angle Crystal Slattery	

Capolongo Edward J	Capolongo Edward J Tr Edward J Capolongo Trust	Lake Township Lake & Cherry Ridge Twps Cherry Ridge Township Cherry Ridge & Lake Twps
Parker Barbie J By Sheriff Vanorden Sheila AKA By Sheriff	Deutsche Bank National Trust Company Tr Federal Home Loan Mortgage Corporation	South Canaan Township Lot 3 Berlin Township
Vanorden Sheila D AKA By Sheriff		
Rockefeller Sara By Sheriff Rockefeller Brandon AKA By Sheriff	U S Bank Tr	Paupack Township Lot 383
Rockefeller Brandon J AKA By Sheriff		
Ritch Michael G Tamblyn Katherine A Ritch Katherine A	Templeton Rebecca G Tr Rebecca G Templeton Revocable Trust	Honesdale Borough
Gnirke Eleanor I By Af Bove Carol A Af	Essig Frank Essig Lisa Guido Robert Guido Jean	Preston Township
Kostas John Barnett Dodi	Kostas John Barnett Oodi	Salem Township Lot 550
Juice Sam Jr Est Juice Samuel R Exr	Juice Samuel R	Salem Township
Seybold Martin Ehrhardt Keely A Seybold Keely A	Seybold Martin Seybold Keely A	South Canaan Township Lot A
Hartnett Wendy Sue Conklin Hartnett Frank L	Conklin Samuel I	Salem Township

CLE Courses

June 27, 2012

8:30 a.m.–4:30 p.m.

General Practitioners Update

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