

OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 2 ★ MAY 18, 2012 ★ Honesdale, PA ★ No. 10



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© 2012 Legal Journal of Wayne County



Court of Common Pleas 22nd Judicial District:

The Hon. Raymond L. Hamill
President Judge

The Hon. Robert J. Conway
Senior Judge

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

The Official Legal Publication of Wayne County, Pennsylvania



Legal Journal of Wayne County

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

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

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

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

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

MESSAGE FROM THE WAYNE COUNTY BAR ASSOCIATION



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

PRICING & RATES

Notice Pricing

One time Insertions

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
Emailed Copy	\$50
Mailed & Emailed	\$125

*Individual copies available for \$5 each
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Prorated subscriptions available*

WAYNE COUNTY OFFICIALS

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

Magisterial District Judges

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Jane E. Farrell
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Ted Mikulak

Court Administrator

Linus H. Myers

Sheriff

Mark Steelman

District Attorney

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Prothonotary, Clerk of The Court

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Chief Public Defender

Scott Bennett, Esq.

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Jonathan Fritz

Treasurer

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Ginger M. Golden

Coroner

Edward Howell

Auditors

Carla Komar
Judy O'Connell
Kathleen A. Schloesser

Jury Commissioners

Judith M. Romich
Patricia Biondo

**FROM THE OFFICE OF
STATE REPRESENTATIVE MIKE PEIFER:**

The Legislative Reapportionment Commission held a public hearing in Harrisburg this week to gather public comment on the preliminary redistricting maps recently approved by the commission. A second hearing is planned next week. Under the proposal, the 139th Legislative District I represent would no longer include any portion of Monroe County but instead be limited to portions of Pike and Wayne counties. The district would include the following municipalities in Pike County: the townships of Blooming Grove, Dingman, Greene, Lackawaxen, Milford, Palmyra, Shohola and Westfall, and the boroughs of Matamoras and Milford. It would include the following municipalities in Wayne County: the townships of Berlin, Cherry Ridge, Damascus, Dreher, Lehigh, Oregon, Palmyra, Paupack, Salem and Sterling, and the borough of Hawley. Following the public comment period, the commission has 30 days to respond to citizen requests and make appropriate modifications. Once the maps are given final approval by the commission, the public then has 30 days to file legal challenges. Every 10 years, the state constitution requires new legislative district boundaries to be drawn to reflect population changes recorded in census data.

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.

EXECUTOR NOTICE

Estate of RUTH LOOMIS AKA
RUTH A. LOOMIS

Late of Honesdale Borough
Executor

RONALD J. MALTI
53 SKYVIEW LANE
HAWLEY, PA 18428

Attorney
RICHARD B. HENRY, ESQUIRE
1105 COURT STREET,
HONESDALE, PA 18431

5/18/2012 • 5/25/2012 • 6/1/2012

EXECUTOR NOTICE

Estate of THEOFILA V.
BURLEIGH AKA THEOFILA
BURLEIGH AKA THEOFILA R.
BURLEIGH

Late of Salem Township
Executor

JAMES J. BURLEIGH
93 OLD FARM ROAD
DOXBURY, MA 02332

Attorney
ERROL C. FLYNN
926 COURT ST.

HONESDALE, PA 18431

5/18/2012 • 5/25/2012 • 6/1/2012

ESTATE NOTICE

Notice is hereby given that Letters of Administration have been granted to Scott B. Bennett, Esq. and John J. Lawler, Esq., Co-Administrators of the Estate of Zevrix Hyde, late of Damascus Township, Wayne County, Pennsylvania who died on August 30, 2010. All persons indebted to said Estate are required to make payment, and those having claims or demands to present the same, without delay to the Co-Administrators Scott B. Bennett, Esquire, 308 Tenth Street, Honesdale, PA 18431 and John J. Lawler, Esq., 25 North Main St. Suite 2, Carbondale, PA 18407.

5/11/2012 • 5/18/2012 • 5/25/2012

EXECUTOR NOTICE

Estate of ANN DUDEREWICZ
Late of Damascus Township

Executor
THOMAS M. DUDEREWICZ
68 OLD RIDGE RD.

STRAFFORD, NH 03884

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

5/11/2012 • 5/18/2012 • 5/25/2012

EXECUTRIX NOTICE

Estate of CECELIA T. MATISKO
AKA CECELIA MATISKO AKA
CECELIA THERESA MATISKO
Late of Lake Township
Executrix
SUSAN A. RUBIN
1945 CANTERBURY CIRCLE
WELLINGTON, FL 33414
Attorney
NICHOLAS A. BARNA
831 COURT STREET
HONESDALE, PA 18431

5/11/2012 • 5/18/2012 • 5/25/2012

ESTATE NOTICE

Estate of Mary B. Lauria-Mowatt,
aka, Mary B. Lauria, aka, Mary B.
Henderson, deceased of Paupack
Township, Wayne County,
Pennsylvania. Letters Testamentary
on the above estate having been
granted to Jonathan Henderson, all
persons indebted to the said estate
are requested to make payment, and
those having claims to present the
same without delay to her attorney,
Anthony J. Magnotta, Esq., P.O.
Box 408, Hawley, PA 18428.

5/11/2012 • 5/18/2012 • 5/25/2012

ESTATE NOTICE

NOTICE IS HEREBY GIVEN that
Letters Testamentary in the Estate
of **CARALINE 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

OTHER NOTICES

**NOTICE OF FILING
CERTIFICATE OF
ORGANIZATION**

Pursuant to the requirements of 15
Pa. C.S. Sec. 8913, notice is hereby

given that on April 27, 2012, a
Certificate of Organization —
Domestic Limited Liability
Company for THE BOYDS
BEARS STORE, LLC, was filed
with the Department of State,
Harrisburg, Pennsylvania.

The purpose of the limited
liability company is for the sales of
teddy bears and related items.

BUGAJ/FISCHER, PC
308 NINTH ST., P.O. BOX 390
HONESDALE, PA 18431

5/18/2012

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 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 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 fee to 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 Kovalski, 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 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.

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.

5/4/2012 • 5/11/2012 • 5/18/2012

**SHERIFF'S SALE
JUNE 6, 2012**

By virtue of a writ of Execution One West Bank FSB issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 6th day of June, 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 TRACT OF
LAND SITUATE IN THE
TOWNSHIP OF SALEM,
COUNTY OF WAYNE, AND
STATE OF PENNSYLVANIA,
KNOWN AND DESCRIBED AS
LOT #738, IN SECTION 3,
INDIAN ROCKS, ON A
SUBDIVISION PLAN
RECORDED IN THE
RECORDER OF DEEDS OFFICE
IN WAYNE COUNTY,
PENNSYLVANIA, ON OCTOBER
21, 1971, IN MAP BOOK
VOLUME 17, PAGE 40.**

**SUBJECT TO AN EASEMENT
MEASURING TEN (10) FEET IN
WIDTH ACROSS THE ENTIRE
FRONT WIDTH ALONG BOTH
SIDE LENGTHS AND THE
REAR OF THE LOT
DESCRIBED ABOVE, FURTHER
DESCRIBED IN THE DEED
DATED OCTOBER 6, 1979, AND**

RECORDED IN THE
RECORDER OF DEEDS OFFICE
FOR WAYNE COUNTY, IN
DEED BOOK VOLUME 364,
PAGE 152.

UNDER AND SUBJECT TO THE
PROTECTIVE COVENANTS,
EXCEPTIONS AND
RESERVATIONS RECORDED IN
THE RECORDER OF DEEDS
OFFICE FOR WAYNE COUNTY,
PENNSYLVANIA, IN
MISCELLANEOUS BOOK
VOLUME 350, PAGES 183 TO
202, AND AMENDED AS OF
OCTOBER 3, 1978, IN VOLUME
351, PAGES 1148 TO 1166, AND
AMENDED AS OF DECEMBER
8, 1978, IN VOLUME 354, PAGE
505.

BEING MAP #22-0-004-
0001.0001.

AS DESCRIBED IN MORTGAGE
BOOK 2973 PAGE 264

BEING KNOWN AS: 738-3
SUGAR MAPLE MEW, LAKE
ARIEL, PA 18436

TITLE TO SAID PREMISES IS
VESTED IN Olga V. Chernomaz
BY DEED FROM Kevin
McTernan,

Seized and taken in execution as
Olga Chernomaz AKA Olga V.
Chernomaz 738-3 Sugar Maple
Mew LAKE ARIEL PA 18436

Execution No. 315-Civil-2011
Amount \$274,486.04 Plus
additional

March 15, 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.

5/11/2012 • 5/18/2012 • 5/25/2012

**SHERIFF'S SALE
JUNE 6, 2012**

By virtue of a writ of Execution Household Finance Corp. II issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 6th day of June, 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 Township of Lake, County of Wayne, State of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center of the road leading from Hamlin to Lake Ariel, which road is also referred to as Legislative Route 63067, the said point being also the common corner of H.T. Morgan and H.S. Campbell, thence along lands of the aforesaid H.T. Morgan, North 7 degrees 50 minutes East 232.05 feet to a stake for a corner; thence along lands formerly of H.S. Campbell, nor of Clarence C. Smith et ux, North 86 degrees 20 minutes West 82.0 feet to a point for a corner; thence still along lands formerly of H.S. Campbell, and now of Clarence C. Smith, North 89 degrees 12 minutes West 117.45 feet to a stake and tack fro a corner, which point is also on the West side of a private road leading from the aforesaid Route 63067 to Lake Ariel, thence along the West side of said road South __ degrees 56 minutes, East 58.6 feet to the center of the aforesaid public road, Legislative Route 63067.; thence along the center of the aforesaid public road South 74 degrees 48 minutes West 45.45 feet to the place of BEGINNING.

CONTAINING 41.883 square feet, more or less

BEING TAX NO.: 12-0-0010-0019

BEING KNOWN AS: 1187 ADVENT ROAD, LAKE ARIEL, PENNSYLVANIA 18436.

Title to said premises is vested in Bernadette R. Frankovsky and Robert A. Drumheiser, joint tenants with right of survivorship and not as tenants in common by deed from EMIL J. WARREN OF LUZERNE NATIONAL BANK, TRUST DEPARTMENT AS ADMINISTRATOR C.T.A. OF THE ESTATE OF EUGENA CRECCA dated November 12, 2004 and recorded November 24, 2004 in Deed Book

Seized and taken in execution as Bernadetta R. Frankovsky 200 Goose Pond Road LAKE ARIEL PA 18436 Robert A. Drumheiser 1187 Advent Rd LAKE ARIEL PA 18436

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

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.

Margaret Gairo, Esq.

5/11/2012 • 5/18/2012 • 5/25/2012

**SHERIFF'S SALE
JUNE 6, 2012**

By virtue of a writ of Execution HSBC Bank USA, N.A., as trustee on behalf of ACE Securities Corp. Home Equity Loan Trust and for the Registered Holders of ACE Securities Corp. Home Equity Loan Trust, Series 2005-HE6, Asset Backed Pass-Through Certificates issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 6th day of June, 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 LOTS, PIECES OR PARCELS OF LAND SITUATE, LAYING AND BEING IN THE BOROUGH OF HAWLEY, COUNTY OF WAYNE AND COMMONWEALTH OF PENNSYLVANIA, MORE

PARTICULARLY BOUNDED DESCRIBED AS FOLLOWS:

BEING LOTS NO. FORTY-FIVE (45) AND NO. FORTY-SEVEN (47) ON THIRD STREET IN SAID VILLAGE OF HAWLEY, AS LAID OUT AND PLOTTED UPON THE PENNSYLVANIA COAL COMPANY MAP OF THE VILLAGE OF HAWLEY, WHICH MAP IS ON FILE IN THEIR GENERAL OFFICE AT DUNMORE, LACKAWANNA COUNTY, PENNSYLVANIA. LOT NO. FORTY-FIVE (45) HAVING A FRONTAGE OF FIFTY (50) FEET ON THIRD STREET AND EXTENDING AT RIGHT ANGLES THERETO ONE HUNDRED FIFTLY (150) FEET. LOT NO. FORTY-SEVEN (47) HAVING A FRONTAGE OF FIFTY (50) FEET ON THIRD STREET AND EXTENDING AT RIGHT ANGLES THERETO ONE HUNDRED TWENT (120) FEET.

BEING KNOWN AS: 215 HIGHLAND AVENUE, HAWLEY, PA 18428

TAX MAP NUMBER: 10-0-0001-0022.-

TITLE TO SAID PREMISES IS VEST IN BRIAN BEERS AND AUDRA BEERS, HIS WIFE BY DEED FROM KRG PROPERTIES, INC. A PENNSYLVANIA CORPORATION DATED 06/03/2005 RECORDED 08/01/2025 IN DEED BOOK 2825 PAGE 93.

Seized and taken in execution as
Audra Beers 2795 Steam Hollow
Road HALLSTEAD PA 18822
Brian L. Beers 2795 Steam Hollow
Road HALLSTEAD PA 18822

Execution No. 568-Civil-2011
Amount \$131,027.22 Plus
additional

March 15, 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.**

Salvatore Carollo, Esq.

5/11/2012 • 5/18/2012 • 5/25/2012

**SHERIFF'S SALE
JUNE 6, 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 6th day of June, 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 TRACT OR PARCEL OF LAND SITUATED IN THE TOWNSHIP OF LAKE, WAYNE COUNTY, PENNSYLVANIA, KNOWN AS LOT 920 SECTION 10 OF THE HIDEOUT, A SUBDIVISION SITUATED IN THE TOWNSHIPS OF LAKE AND SALEM, WAYNE COUNTY, PENNSYLVANIA, ACCORDING TO THE PLACCE THEREOF RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF WAYNE COUNTY, PENNSYLVANIA APRIL 9, 1970 IN PLAN BOOK5, PAGE 27; MAY 11, 1970 IN PLAT BOOK 5, PAGES 34, 37, 41 THROUGH 48 AND 50; SEPTEMBER 8, 1970 IN PLAT BOOK 5, PAGE 57; FEBRUARY 8, 1971 IN PLAT BOOK 5, PAGES 62 AND 63; MARCH 24, 1971 IN PLAT BOOK 5, PAGE 66; MAY 10, 1971 IN PLAT BOOK 5, PAGES 71 AND 72; MARCH 14, 1972 IN PLAT BOOK 5, PAGES 75, 79 THROUGH 84 AND 86; MAY 26, 1972 IN PLAT BOOK 5, PAGES

93 THROUGH 95; SEPTEMBER 26, 1972 IN PLAT BOOK 5, 96, 97 AND 100 THROUGH 104; MARCH 9, 1973 IN PLAT BOOK 5, PAGE 106; MARCH 23, 1973 IN PLAT BOOK 5, PAGE 107; APRIL 3, 1973 IN PLAT BOOK 5, PAGES 108 THROUGH 110; AND MAY 18, 1973 IN PLAT BOOK 5, PAGES 111 THROUGH 119.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS OR RECORD, INCLUDING THOSE SET FORTH IN THE DECLARATION OF PROTECTIVE COVENANTS FOR THE HIDEOUT DATED AS OF MAY 111, 1970 AS AMENDED AND SUPPLEMENTED.

Seized and taken in execution as Lorriane Wallace 920 Forest Lane LAKE ARIEL PA 18436

Execution No. 592-Civil-2011
Amount \$204,526.62 Plus
additional

March 15, 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.

Stuart Winneg, Esq.

5/11/2012 • 5/18/2012 • 5/25/2012

**SHERIFF'S SALE
JUNE 6, 2012**

By virtue of a writ of Execution Bank Of America , N.A. Successor By Merger To Bac Home Loans Servicing, LP FKA Countrywide 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 6th day of June, 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 the surface or right of soil of and in all those two lots or piece or parcels of land lying, situated and being in the Village of Browndale, Township of Clinton, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

FIRST PARCEL:
DISTINGUISHED as Lot No. 4 in

Block No. 6, as described and designated on a map of building Lots on lands of H.W. Brown, et ux, in said Town of Browndale, being in front forty (40) feet, and in rear forty (40) feet, and one hundred fifty (150) feet deep, and being bounded as follows: Being on the Southerly side of Main Street, with a frontage of Forty (40) feet on said Main Street. Being bounded on the Easterly side by Lot 5, in Block 6; on the Westerly side by Lot 3, in Block 6, and being bounded in the rear by lands of H. W. Brown.

SECOND PARCEL:
DISTINGUISHED as Lot No. 3, in Block No. 6, as described and designated on map of Building Lots on lands of H.W. Brown, et ux, in said Town of Browndale, being in front forty (40) feet, and in rear forty (40) feet, and one hundred fifty (150) feet deep, and being bounded as follows: Being on the Southerly side of Main Street, with a frontface of forty (40) feet on said Main Street.

BEING TAX NO.: 06-2-0004-0129

BEING KNOWN AS: 1412 MAIN STREET, FOREST CITY, PENNSYLVANIA 18421.

Title to said premises is vested in John P. Scarfo by deed from JOHN P. SCARFO AND VIOLET T. SCARFO, HIS WIFE dated July 20, 2001 and recorded August 9, 2001 in Deed Book 1829, Page 185.

Seized and taken in execution as John P. Scarfo 1412 Main Street FOREST CITY PA 18421

Execution No. 818-Civil-2011
Amount \$46,784.40 Plus additional

March 15, 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.

Marc S. Weisberg, Esq.

5/11/2012 • 5/18/2012 • 5/25/2012

**SHERIFF'S SALE
JUNE 6, 2012**

By virtue of a writ of Execution Citimortgage, Inc. s/b/m to ABN AMRO Mortgage Group, 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 6th day of June, 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 lots, tracts, parcels and pieces of land lying and being situate in Paupack Township, Wayne County, Pennsylvania, as laid out and plotted upon a map of 'Paupack Point Development' surveyed November 1, 1928, by Fred C. Schoenagel, R.S., more particularly described as follows:

BEGINNING at a point on the Southerly side of Seventh Street at

the Northeasterly corner of Lot No. 166 on the aforementioned map; thence along the edge of Seventh Street, North sixty-nine (69) degrees forty-five (45) minutes East one hundred (100) feet to a corner, said corner being the Southwesterly corner of Lot No. 172; thence along the common line of Lots Nos. 170 and 172, South twenty-seven (27) degrees seventeen minutes East one hundred fifty (150) feet to a corner, said corner being a common corner of Lots Nos. 170, 172, 152 and 153; thence South sixty-nine (69) degrees forty-five (45) minutes West along the common line of Lots Nos. 170 and 168 with Lots Nos. 156 and 154, one hundred (100) feet to a corner; said corner being a common corner of Lots

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166, 168, 152 and 154; thence along a common line dividing Lots Nos. 166 and 168, North twenty-five (25) degrees fifteen (15) minutes West one hundred fifty (150) feet to the point or place of BEGINNING.

COMPRISING within said boundaries Lots Nos. 168 and 170 of Paupack Point (a Map of said tract is recorded in Wayne County Map Book 2, at page 98).

TOGETHER with such rights and reservations as are contained in a certain deed in the chain of title to the premises hereby conveyed and the right to enforce the limitations upon the Grantees, their heirs and assigns.

EXCEPTING AND RESERVING unto the prior Grantor, his heirs and assigns, agents or workmen, the right of entry on the above described premises for the purpose of repairing, maintaining, laying and re-laying a pipeline or lines in, on, or under the above described premises.

EXCEPTING AND RESERVING unto the prior Grantor, his heirs and assigns, the right at any time to erect upon a strip of land five (5) feet in width, upon the said premises, a pole or poles for the installation of utility services and maintenance. The erection of any utility services shall not, however, be placed on the lot so as to interfere with any building or buildings now or later to be erected thereon.

TITLE TO SAID PREMISES IS VESTED IN James Ciszak, a married man, by Deed from Janet Ciszak, wife of the grantee herein, dated 05/05/2008, recorded 08/12/2008 in Book 3573, Page 25.

Premises being: 1 PAUPACK PT 7TH ST A/K/A 18 7TH ST, HAWLEY, PA 18428-4589

Seized and taken in execution as James Ciszak 1 Paupack Point 7th Street a/k/a 18 17th Street HAWLEY PA 18428

Execution No. 869-Civil-2009
Amount \$137,272.94 Plus additional

March 16, 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.

5/11/2012 • 5/18/2012 • 5/25/2012

**SHERIFF'S SALE
JUNE 6, 2012**

By virtue of a writ of Execution Bank of America, N.A., s/b/m to Countrywide Bank, FSB issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 6th day of June, 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 Township of South Canaan County of Wayne and Commonwealth of Pennsylvania bounded and described as follows:

BEGINNING at a point in the center of Township road T-395 and in line of land of Joseph Jaffer, said point also being the most southerly corner of the property herein described: thence along line of Jaffer north forty-seven degrees seven minutes west (N 47° - 07' ∞W) two hundred eighty and twenty-two one-hundredths feet (280.22') to a steel rebar for a corner in line of land of Warren Brundage; thence along lands of

WAYNE COUNTY BAR ASSOCIATION



www.waynecountylawyers.org

said Warren Brundage and also land of Danny Brundage north forty degrees fifty-four minutes east (N 40°-54' E) one thousand four hundred eighty-four and six one-hundredths feet (1,484.06') to a steel rebar for a corner near the center of a creek; thence along said creek and lands of Mildred G. Lambertson to be conveyed to Peter Gregorski (Lot #2) the following courses: south twenty degrees four minutes west (S 20°-04' W) two hundred seventy-five and thirty-five one hundredths feet (275.35'), south sixty-nine degrees forty-three minutes west (S 69°43' W) eighty-four and seventy-four one-hundredths feet (84.74'), south twenty-five degrees fifty three minutes west (S 25° 53' W) seventy-eight and fifty-five one-hundredths feet (78.55'), south twenty-four degrees twelve minutes east (S 24° - 12' E) seventy nine and eight one-hundredths feet (79.08'), south three degrees thirty-two minutes west (S 3° - 32' W) two hundred eighteen and thirty-one one-hundredths feet (218.31'), south one degree nine minutes east (S 1°-09' E) four hundred twenty-one and twenty-one one-hundredths feet (421.21') to a point in the center of the aforementioned Township Road T-395; thence along the center of Township Road the following courses; south seventy-five degrees forty-three minutes west (S 75° - 43' W) one hundred sixty-nine and seventy-two one-hundredths feet (169.72), south sixty-eight degrees thirty-three minutes west (S 68° - 33' W) two hundred seventy three and seventy-

one one-hundredths feet (273.71') and south fifty-eight degrees fifty minutes west (S 58° - 50' W) one hundred ninety-five and seventy three one-hundredths feet (195.73') to the place of beginning. Containing 9.72 acres of land be the same more or less. The above description is in accordance with a map and survey made by Stephen E. Leshor, Registered Surveyor, and recorded in Wayne County Map Book 87 at page 4, and being known as Lot number 1.

For a Boundary Line Agreement along lands of Joseph J. Jaffer and Susan L. Jaffer, Warren E. Brundage, and Daniel H. Brundage, see Record Book 1244, Page 293, Record Book 1244, Page 247, and Record Book 1244, Page 295, respectively.

Subject to the use of the public that portion of Township Road T-420 and Township Road T-315 that lies within the premises herein described as shown on the aforesaid map.

BEING TAX NO.: 24-0-0272-0039

BEING KNOWN AS: 13 Stove Pipe Road, Waymart, Pennsylvania 18472

Title to said premises is vested in Daniel J Kizer and Karen Kizer, his wife by deed from Mildred G.

Seized and taken in execution as Daniel J. Kizer 13 Stove Pipe Rd. Waymart PA 18472
Karen Kizer 13 Stove Pipe Road

Waymart PA 18472

Execution No. 211-Civil-2010
Amount \$137,583.57 Plus
additional

March 13, 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.**

Margaret Gairo, Esq.

5/11/2012 • 5/18/2012 • 5/25/2012

**SHERIFF'S SALE
JUNE 6, 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 6th day of June,

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 or parcel of land lying, situate and being in the Township of Palmyra, County of Wayne and State of Pennsylvania bounded and described as follows:

BEGINNING at an iron pipe set 10.0 feet off the centerline of the Erie-Lackawanna railroad track, and on the edge of a 14.7 foot right of way; thence along said right of way and crossing Township Road 470, passing through an iron pipe set on line, North 44 degrees 28 minutes East 110.53 feet to the edge of the Lackawaxen River; thence along the edge of the Lackawaxen River South 59 degrees 45 minutes East 96.50 feet to a point on the river bank; thence through lands of the Grantors herein, marked by an iron pipe set on line, and crossing the aforesaid Township Road 470, South 39 degrees 43 minutes West 133.53 feet to a set iron pipe corner 10.0 feet off the centerline of the said Erie-Lackawanna railroad track; thence parallel to said railroad track North 46 degrees 11 minutes West 104.59 feet to the place of BEGINNING.

CONTAINING 0.28 acres of land as surveyed by Mark R. Zimmer, R.S., July, 1969 with bearings on the true meridian. The above premises are improved with a

frame house.

SUBJECT to any right of way of the Erie-Lackawanna Railroad as may be included in the above description.

A map of the above premises is recorded in Wayne County Map Book 12, page 12.

TITLE TO SAID PREMISES VESTED IN Michael J. O'Shea and Brenda Joyce O'Shea, his wife, as Tenants by the Entireties, by Deed from Stanley Domaracki, widower and Andrew Lesko and Helen Lesko, his wife, dated 10/02/1976, recorded 10/05/1976 in Book 331, Page 374.

By virtue of the death of Michael J. O'Shea on 11/27/2008, Brenda Joyce O'Shea, as surviving tenant by the entireties, became sole owner of the property.

Premises being: 127 GRAVITY ROAD, HAWLEY, PA 18428-1058

Seized and taken in execution as Brenda Joyce O'Shea 127 Gravity Road Hawley PA 18428

Execution No. 571-Civil-2010
Amount \$29,147.63 Plus additional

March 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.

William E. Miller Esq.

5/11/2012 • 5/18/2012 • 5/25/2012

**SHERIFF'S SALE
JUNE 6, 2012**

By virtue of a writ of Execution U.S. Bank, NA issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 6th day of June, 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 tract or parcel of land, situated in the Township of Lake, Wayne County, Pennsylvania, known as Lot 4220, Section 49, of the Hideout, a Subdivision, situated in the Townships of Lake and Salem,

Wayne County, Pennsylvania, according to the plats thereof, recorded in the Office of the Recorder of Deeds of Wayne County, Pennsylvania, April 9, 1970, in Plat Book 5, Page 27; May 11, 1970, in Plat Book 5, Pages 34, 37, 41 through 48 and 50; September 8, 1970, in Plat Book 5, Page 57; February 8, 1971, in Plat Book 5, Pages 62 and 63; March 24, 1971, in Plat Book 5, Page 66; May 10, 1971, in Plat Book 5, Pages 71 and 72; March 14, 1972, in Plat Book 5, Pages 93 through 95; September 26, 1972, in Plat Book 5, Pages 96, 97 and 100 through 104; March 9, 1973, in Plat Book 5, Page 106; March 23, 1973, in Plat Book 5, Page 107; April 3, 1973, in Plat Book 5, Pages 108 through 110; May 18, 1973, in Plat Book 5, Pages 111 through 119; and September 24, 1973, in Plat Book 5, Pages 120 through 123.

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

Tax parcel: 12-46-115

Seized and taken in execution as
Valerie M. Rennell 1733 The
Hideout 4220 Chestnut Hill Drive
LAKE ARIEL PA 18436
Jeffrey K. Rennell 1733 The
Hideout 4220 Chestnut Hill Drive
LAKE ARIEL PA 18436

Execution No. 826-Civil-2010
Amount \$254,406.53 Plus
additional

March 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.**

Gregory Javardian, Esq.

5/11/2012 • 5/18/2012 • 5/25/2012

**SHERIFF'S SALE
JUNE 13, 2012**

By virtue of a writ of Execution
Bank of America, N.A. S/B/M to
BAC Home Loans Servicing, LP
F/K/A Countywide 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 13th day of June, 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 tract or parcel of land, situated in Lake Township, County of Wayne, Commonwealth of Pennsylvania, known as Lot 1866, Section 16 of The Hideout a subdivision situated in the Township of Lake and Salem, Wayne County, Pennsylvania, according to the plats thereof recorded in the Office of the Recorder of Deeds of Wayne County, Pennsylvania, April 9, 1970 in Plat Book 5, Page 27; May 11, 1970 in Plat Book 5, pages 34, 37, 41 through 48 and 50; September 8, 1970 in Plat Book 5, page 57; February 8, 1971 in Plat Book 5, pages 62 and 63; March 24, 1971 in Plat Book 5, page 66; May 10, 1971 in Plat Book 5, pages 71 and 72; March 14, 1972 in Plat Book 5, pages 76, 79 through 84 and 86; May 26, 1972 in Plat Book 5, pages 93 through 95; September 26, 1972 in Plat Book 5 pages 96 through 104; as amended and supplemented.

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

following 1975; governmental laws and regulations, and liens created by Grantees.

TAX PARCEL #12-0-0025-0090

BEING KNOWN AS: 1866 Windmere Lane, Lake Ariel, PA 18436

Seized and taken in execution as Craig Fleischman 1866 Windmere Lane LAKE ARIEL PA 18436 Roseanne Fleischman 1866 Windmere Lane LAKE ARIEL PA 18436

Execution No. 147-Civil-2011 Amount \$201,845.05 Plus additional

March 16, 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.

5/18/2012 • 5/25/2012 • 6/1/2012

**SHERIFF'S SALE
JUNE 13, 2012**

By virtue of a writ of Execution Flagstar Bank, FSB issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 13th day of June, 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 or parcel of land situate in the Township of Dreher, County of Wayne, Commonwealth of Pennsylvania, and being more particularly described as follows:

BEGINNING at a corner on the Township Road #312 (Kilgore Road) centerline, said corner being common to the lands of Murphy as described in Wayne County Deed Book 41, Page 839;

Thence along said lands and passing through a found iron pin at 30.31 feet, South 80 degrees 3 minutes and 6 seconds East 388.00 feet to a found iron pin corner;

Thence passing through lands of the grantor and through a set iron pin at 259.75 feet, South 5 degrees 6 minutes and 12 seconds West

289.75 feet to a corner on the Township Road #311 (Nevin Road) centerline;

Thence along said centerline the following three courses and distances:(1) North 78 degrees 6 minutes and 45 seconds West 106.56 feet to a corner;(2) North 80 degrees 32 minutes and 18 seconds West 94.45 feet to a corner;(3) North 88 degrees 50 minutes and 51 seconds West 200.00 feet to a corner at the intersection of Township Road #311 and #312;

Thence along the centerline of Township Road #312 (Kilgore Road) North 7 degrees 26 minutes and 15 seconds East 316.80 feet to the point of beginning.

Parcel contains 115,717 square feet or 2.65 acres, be the same more or less.

Subject to all the reservations, restrictions, easements and right-of-ways as may appear in the chain-of-title.

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 Jodi Wagner and William Wagner, h/w, by Deed from Lewis R. Van Aken and Sally R. Van Aken, h/w, dated 07/22/2003, recorded 07/24/2003 in Book 2285, Page 257.

Premises being: 10 KILGORE ROAD, NEWFOUNDLAND, PA 18445-5224

Seized and taken in execution as Jodi Wagner 10 Kilgore Rd. NEWFOUNDLAND PA 18445 William Wagner 10 Kilgore Rd. NEWFOUNDLAND PA 18445

Execution No. 175-Civil-2011 Amount \$293,484.93 Plus additional

March 16, 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.

Allison F. Wells Esq.

5/18/2012 • 5/25/2012 • 6/1/2012

**SHERIFF'S SALE
JUNE 13, 2012**

By virtue of a writ of Execution M&T Bank f/k/a M&T Mortgage Corporation issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 13th day of June, 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, State of Pennsylvania more particularly described as follows:

Lot 143, Section 4, as shown on Plat of Lots, Wallenpaupack Lake Estates, dated March 23, 1971 by VEP & Co. asrecorded 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.

Being the same property acquired by Michael P. Mara, by Deed recorded 07/22/1986, of record in Deed Book 445, Page 903, in the Office of the Recorder of Wayne County, Pennsylvania.

TOGETHER WITH all rights, liabilities and privileges and UNDER AND SUBJECT to all conditions, restrictions, matters,

easements, rights of way, if any, as set forth in Schedule "A" attached herto and made a part thereof.

BEING TAX NO.: 19-0-0035.0171

BEING KNOWN AS: 40
MUSTANG ROAD AKA 163
MUSTANG ROAD, LAKE
ARIEL,
PENNSYLVANIA 18436.

Title to said premises is vested in Michael P. Mara by deed from FRANK J. MARA AND NOREEN M. MARA, HIS WIFE dated June 18, 1986 and recorded July 22, 1986 in Deed Book 445, Page 903.

Seized and taken in execution as Michael P. Mara 40 Mustang Rd Lake Ariel PA 18436

Execution No. 628-Civil-2011
Amount \$9,387.64 Plus additional

March 16, 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.



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FAILURE TO PAY BALANCE
WILL FORFEIT DOWN
PAYMENT.

Marc S. Weisberg, Esq.

5/18/2012 • 5/25/2012 • 6/1/2012

**SHERIFF'S SALE
JUNE 13, 2012**

By virtue of a writ of Execution Bank of America, N.A. S/B/M to BAC Home Loans Servicing, LP F/K/A Countywide 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 13th day of June, 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 Township of Cherry Ridge, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING in the center of the White Mills Road (SR 2006) at the common corner of the lands herein described and the lands now or formerly of Kowalczyk (Deed Book 250, Page 1180); thence North 40 degrees 53 minutes 56 seconds West through an iron pin set at the edge of the road to a point for a corner; thence North 72 degrees 53 minutes 57 seconds East 261.46 feet to a point for a corner in the center of a fifty (50) foot wide right-of-way; thence South 30 degrees 59 minutes 20 seconds West to a point for a corner in the centerline of the aforesaid road; thence South 66 degrees 37 minutes 16 seconds West 7.2 feet; thence South 61 degrees 52 minutes 17 seconds West 46.00 feet; thence South 59 degrees 44 minutes 12 seconds West 68.61 feet; thence South 55 degrees 45 minutes 13 seconds West 59.64 feet; thence South 52 degrees 51 minutes 35 seconds West 13.34 feet to the point or place of BEGINNING.

CONTAINING 1.01 acres as

*Certified Equipment and Machinery Appraisals
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Kip J. Odell
Certified
Machinery & Equipment
Appraiser

P (570) 616-0139 ~ OdellandCompany.com
Honesdale, PA

surveyed by James B. Rutherford, P.L.S. on 4/21/06. An approved subdivision map is recorded at Map Book 106, Page 61.

TITLE TO SAID PREMISES VESTED IN Sylvano Cerniglia and Sheryl Cerniglia, h/w, by Deed from John C. Dyson, Jr., sole trustee or his successors in trust under the John C. Dyson, Jr. Living Trust Dated October 5, 1999 and Any Amendments Thereto, dated 07/13/2007, recorded 07/16/2007 in Book 3336, Page 108.

By virtue of the death of Sylvano Cerniglia on 05/01/2010, Sheryl Cerniglia, as surviving tenant by the entireties, became sole owner of the property.

Premises being: 257 WHITE MILLS ROAD, HONESDALE, PA 18431

Seized and taken in execution as Sheryl Cerniglia 257 White Mills Road HONESDALE PA 18431

Execution No. 959-Civil-2010
Amount \$118,632.21 Plus

additional

March 19, 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.

5/18/2012 • 5/25/2012 • 6/1/2012

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CIVIL ACTIONS FILED

*FROM APRIL 21, 2012 TO APRIL 27, 2012
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2000-20208	VALANDA DEBORAH	4/27/2012	SATISFACTION	13,360.00
2006-20636	LLOYD ROBIN	4/25/2012	SATISFACTION	—
2006-20935	VOLLKOMMER LEONARD P	4/25/2012	SATISFACTION	—
2006-20935	VOLLKOMMER CHRISTINE M	4/25/2012	SATISFACTION	—
2006-20981	TORRES LOUIS A	4/25/2012	SATISFACTION	—
2007-20682	LELLE JASON R	4/25/2012	SATISFACTION	—
2008-01001	BEDDOE JOHN	4/25/2012	SATISFACTION	—
2008-20377	STRAUSSER GEORGE	4/25/2012	SATISFACTION	—
2008-20377	MORGAN KATHLEEN J	4/25/2012	SATISFACTION	—
2009-00191	HONESDALE NATIONAL BANK	4/23/2012	DEFAULT JUDGMENT	103.91
2009-00330	RIGERMAN ELIMELECH	4/27/2012	WRIT OF EXECUTION	177,465.08
2009-00330	RIGERMAN YISROEL	4/27/2012	WRIT OF EXECUTION	177,465.08
2009-00330	RIGERMAN MOSHE	4/27/2012	WRIT OF EXECUTION	177,465.08
2009-00378	BARNES BRETT F	4/27/2012	WRIT OF EXECUTION	174,258.12
2009-00378	BARNES PATRICIA S	4/27/2012	WRIT OF EXECUTION	174,258.12
2009-00378	UNITED STATES OF AMERICA	4/27/2012	WRIT EXEC/GARNISHEE	—
2009-00567	GUINARD SHANNON	4/27/2012	WRIT OF EXECUTION	1,826.71
2009-00567	HONESDALE NATIONAL BANK GARNISHEE	4/27/2012	WRIT EXEC/GARNISHEE	—
2009-00891	AVILES DANIEL ADMINISTRATOR AND HEIR	4/23/2012	DEFAULT JUDG IN REM	122,094.46
2009-00891	FROST EVELYN ESTATE OF	4/23/2012	DEFAULT JUDG IN REM	122,094.46
2009-00891	FROST EVELYN PATRICIA ESTATE AKA	4/23/2012	DEFAULT JUDG IN REM	122,094.46
2009-01000	PITTI JONATHAN (OWNER OF PROPERTY)	4/25/2012	LIS PENDENS	—
2009-01043	COTTONE RONALD JR	4/26/2012	REASSESS JUDGMENT	137,767.18
2009-01043	LAKE JENNIFER L	4/26/2012	REASSESS JUDGMENT	137,767.18
2009-01072	CAHILL EDWARD J JR	4/26/2012	REASSESS JUDGMENT	91,395.07
2009-21069	WATSON STEPHEN J	4/23/2012	SATISFACTION	2,689.93
2010-00856	LEBOWITZ PHILIP	4/25/2012	SUMMARY JUDGMENT	195,674.29
2010-00856	LEBOWITZ DONNA	4/25/2012	SUMMARY JUDGMENT	195,674.29
2010-00903	DOWDELL TERRY LYNN	4/26/2012	REASSESS JUDGMENT	87,117.07
2010-00903	DOWDELL TERRYLYNN A/K/A	4/26/2012	REASSESS JUDGMENT	87,117.07
2010-00958	FELIPE ALFREDO	4/26/2012	REASSESS JUDGMENT	204,350.65
2010-00958	FELIPE KERRY	4/26/2012	REASSESS JUDGMENT	204,350.65
2010-00979	KLEPADLO JOSEPH B	4/23/2012	IN REM JUDGMENT	107,538.35
2010-00979	KLEPADLO REBECCA L	4/23/2012	IN REM JUDGMENT	107,538.35
2010-21429	GONZALEZ JUAN A	4/25/2012	SATISFACTION	—
2010-21565	DEACONEASA ANGELINA	4/25/2012	SATISFACTION	—

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

2010-21655	HAMPL TAMARA L	4/25/2012	SATISFACTION	—
2010-21891	PERROTTI ANTHONY	4/25/2012	SATISFACTION	—
2010-21891	PERROTTI MARY	4/25/2012	SATISFACTION	—
2010-21997	AULETTA VINCENT	4/24/2012	SATISFACTION	—
2010-21997	AULETTA CAROLE	4/24/2012	SATISFACTION	—
2011-00132	BASSETTE ADAM H	4/27/2012	WRIT OF EXECUTION	169,146.76
2011-00132	BASSETTE DAWN L	4/27/2012	WRIT OF EXECUTION	169,146.76
2011-00209	BELAVITZ EDWARD A	4/25/2012	VACATE JUDGMENT	—
2011-00313	FIRST NATIONAL BANK OF PA GARNISHEE	4/25/2012	SATISFY ATTCHMT EXEC	—
2011-00403	MCDEVITT THOMAS	4/27/2012	JDGMT BY COURT ORDER	175,666.42
2011-00403	MCDEVITT THERESA	4/27/2012	JDGMT BY COURT ORDER	175,666.42
2011-00486	MADERA JUAN I	4/26/2012	REASSESS JUDGMENT	176,009.88
2011-00589	PNC BANK GARNISHEE	4/25/2012	DISC. ATTCHMT EXEC	—
2011-00590	HONESDALE NATIONAL BANK GARNISHEE	4/25/2012	SATISFY ATTCHMT EXEC	—
2011-00670	SLUTTER THOMAS R	4/27/2012	DEFAULT JUDGMENT	310,664.80
2011-00670	SLUTTER ENID E	4/27/2012	DEFAULT JUDGMENT	310,664.80
2011-00687	SIMON KIRK A	4/23/2012	DEFAULT JUDGMENT	1,247.73
2011-00800	FIGUEROA JOSE	4/27/2012	DEFAULT JUDGMENT	163,747.58
2011-21050	ALESE ROBERT	4/25/2012	SATISFACTION	—
2011-21050	ALESE DARLENE	4/25/2012	SATISFACTION	—
2011-21050	LUBELL CATHERINE	4/25/2012	SATISFACTION	—
2011-21245	DEFAZIO ROBERT J	4/24/2012	SATISFACTION	—
2011-21245	BATES RENEE	4/24/2012	SATISFACTION	—
2011-21459	MENA DIONICIO	4/25/2012	SATISFACTION	—
2011-21575	PAJALICH ANTHONY	4/27/2012	SATISFACTION	9,897.01
2011-21715	BENSLEY CERISTOPHER T	4/25/2012	SATISFACTION	—
2011-21715	BENSLEY RENEE	4/25/2012	SATISFACTION	—
2012-00049	TRETOLA DEBRA J	4/27/2012	DEFAULT JUDGMENT	3,151.87
2012-00112	WAGNER JODI	4/23/2012	DEFAULT JUDGMENT	2,798.95
2012-00115	SMUTEK RICHARD SR	4/27/2012	DEFAULT JUDGMENT	7,486.56
2012-00118	FIGUEROA JOANN	4/23/2012	DEFAULT JUDGMENT	296,270.96
2012-00118	FIGUEROA EDWARD F	4/23/2012	DEFAULT JUDGMENT	296,270.96
2012-00118	FIGUEROA JOANN	4/23/2012	WRIT OF EXECUTION	296,270.96
2012-00118	FIGUEROA EDWARD F	4/23/2012	WRIT OF EXECUTION	296,270.96
2012-00126	KELLY FRANCIS	4/23/2012	DEFAULT JUDGMENT	1,397.95
2012-00128	ECCLES THOMAS	4/27/2012	DEFAULT JUDGMENT	12,132.32
2012-00128	ECCLES DENISE	4/27/2012	DEFAULT JUDGMENT	12,132.32
2012-00130	STEPHENS JEFFREY	4/27/2012	DEFAULT JUDGMENT	89,257.76
2012-00130	STEPHENS JEFFREY	4/27/2012	WRIT OF EXECUTION	89,257.76
2012-00134	SHEHADI DONNA SUCCESSOR TRUSTEE/JOHN SHEHADI	4/27/2012	DEFAULT JUDGMENT	119,513.39
2012-00134	SHEHADI DONNA SUCCESSOR TRUSTEE/JOHN SHEHADI	4/27/2012	WRIT OF EXECUTION	119,513.39
2012-20007	GONZALEZ JUAN A	4/25/2012	SATISFACTION	—
2012-20180	DULAY KEVIN R	4/26/2012	MOTOR VEHICLE JUDG	2,033.38
2012-20320	HINZ HENRY JACOB	4/26/2012	SATISFACTION	—

2012-20339	AURORA LOAN SERVICES	4/23/2012	WITHDRAW WRIT EXEC	—
2012-20339	MEAGHER MATTHEW L ESQUIRE GARNISHEE	4/23/2012	WITHDRAW WRIT EXEC	—
2012-20339	COMMONWEALTH LAND TITLE INSURANCE COMPANY GARNISHEE	4/23/2012	WITHDRAW WRIT EXEC	—
2012-20339	AURORA LOAN SERVICES	4/23/2012	RELEASE OF JUDGMENT	1.00
2012-20426	CLARK DIANE	4/23/2012	JP TRANSCRIPT	5,747.63
2012-20426	WITKOWSKI KENNETH J	4/23/2012	JPTRANSCRIPT	5,747.63
2012-20427	CURTIS JAIME LYN	4/23/2012	JUDGMENT	2,734.99
2012-20428	ONEY GEORGIANA	4/23/2012	WRIT OF REVIVAL	1,419.11
2012-20429	BRESSET STEPHEN G	4/23/2012	WRIT OF REVIVAL	29,993.71
2012-20430	KRESGE RAYMOND JR	4/23/2012	MUNICIPAL LIEN	404.28
2012-20431	LENNAN TIMOTHY	4/23/2012	FEDERAL TAX LIEN	136,102.08
2012-20431	LENNAN CAROLYN	4/23/2012	FEDERAL TAX LIEN	136,102.08
2012-20432	LENNAN TIMOTHY	4/23/2012	FEDERAL TAX LIEN	2,773.00
2012-20433	CHAPMAN GENE C	4/23/2012	TAX LIEN	9,824.52
2012-20434	CHRUSCIEL MICHAEL J	4/23/2012	TAX LIEN	752.46
2012-20435	GIANNETTI NICKOLAS F	4/23/2012	TAX LIEN	11,423.98
2012-20436	REGELSKY JAMES A	4/23/2012	TAX LIEN	12,954.80
2012-20437	BARCHAK RYAN	4/23/2012	JUDGMENT	1,055.00
2012-20438	BARCAROLA LOUIS	4/23/2012	JUDGMENT	1,363.50
2012-20439	KELLEHER JAMES MICHAEL	4/23/2012	JUDGMENT	2,333.50
2012-20440	BRADLEY MICHAEL E	4/23/2012	JUDGMENT	1,363.50
2012-20441	CARLSON MICHAEL ALEXANDER	4/23/2012	JUDGMENT	894.00
2012-20442	CARLSON MICHAEL ALEXANDER	4/23/2012	JUDGMENT	1,257.50
2012-20443	CORTER JUSTIN T	4/23/2012	JUDGMENT	1,556.50
2012-20444	BATZEL MAX CHARLES	4/23/2012	JUDGMENT	5,109.00
2012-20445	ALTMANN PAUL	4/23/2012	JUDGMENT	4,074.72
2012-20446	BRYANT THOMAS W	4/24/2012	JP TRANSCRIPT	2,771.48
2012-20447	GLOBE DEVELOPERS INC	4/24/2012	MUNICIPAL LIEN	741.84
2012-20447	EFRAMOV PAUWEL	4/24/2012	MUNICIPAL LIEN	741.84
2012-20448	POLAY MICHAEL	4/24/2012	MUNICIPAL LIEN	1,577.92
2012-20448	POLAY JANET	4/24/2012	MUNICIPAL LIEN	1,577.92
2012-20449	KLEPADLO JOSEPH B	4/24/2012	MUNICIPAL LIEN	888.18
2012-20449	KLEPADLO REBECCA L	4/24/2012	MUNICIPAL LIEN	888.18
2012-20450	GLOBE DEGELOPERS INC	4/24/2012	MUNICIPAL LIEN	741.84
2012-20450	EFRAMOV PAUWEL	4/24/2012	MUNICIPAL LIEN	741.84
2012-20451	GLOBE DEVELOPERS INC	4/24/2012	MUNICIPAL LIEN	741.84
2012-20451	EFRAMOV PAUWEL	4/24/2012	MUNICIPAL LIEN	741.84
2012-20452	BUTTERWECK JOAN M	4/24/2012	MUNICIPAL LIEN	1,715.81
2012-20453	GRADY CAROLYN J	4/24/2012	FEDERL TAX LIEN	26,784.63
2012-20454	FRANKLIN SHANNON	4/24/2012	JUDG/LACKAWANNA CO	12,154.00
2012-20455	AMERICAN REAL ESTATE INVESTMENT HOLDINGS INC	4/24/2012	MUNICIPAL LIEN	292.76
2012-20456	WYDEEN PHYLLIS	4/24/2012	MUNICIPAL LIEN	620.85
2012-20457	DULEY JOAN	4/24/2012	MUNICIPAL LIEN	281.56
2012-20458	DIETERICH MICHELE	4/24/2012	MUNICIPAL LIEN	249.11
2012-20459	BREIDENSTEIN PETER J ESTATE OF	4/24/2012	MUNICIPAL LIEN	264.27
2012-20450	SCHWAB MICHAEL R	4/24/2012	MUNICIPAL LIEN	234.31
2012-20461	DOBKOWSKI THEODORE	4/24/2012	TAX LIEN	706.56
2012-20462	MANIA DEAN C	4/24/2012	TAX LIEN	954.92

2012-20463	AMERICAN REAL ESTATE INVESTMENT HOLDINGS I INC		4/24/2012	TAX LIEN	1,539.76
2Q12-20464	STILES DONALD		4/24/20~2	TAX LIEN	443.55
2012-20465	SHELLYS FAMILY RESTAURANT INCORPORATION		4/24/2012	TAX LIEN	4,951.25
2012-20466	NAPOLITANO JOHN A		4/24/2012	TAX LIEN	3,650.86
2012-20467	HOLEVINSKI JOHN		4/24/2012	TAX LIEN	397.96
2012-20467	HOLEVINSKI KELLY L		4/24/2012	TAX LIEN	397.96
2012-20468	HOPWOOD LAWRENCE P		4/25/2012	JUDG/SO DIST NY	199,418.01
2012-20468	HOPWOOD KERRY F		4/25/2012	JUDG/SO DIST NY	199,418.01
2012-20469	CARPENTER PHILIP		4/26/2012	JP TRANSCRIPT	2,236.84
2012-20470	RIBACKA MADELINE A		4/26/2012	JP TRANSCRIPT	3,615.50
2012-20471	DEUTSCH ROBERT		4/26/2012	JP TRANSCRIPT	223.00
2012-20472	DEMEGLIO TABETHA L		4/26/2012	JP TRANSCRIPT	452.00
2012-20473	SAUL JOSHUA HOWARD		4/27/2012	JUDGMENT	1,176.00
2012-20474	RUSICH ANDREW S		4/27/2012	JUDGMENT	2,428.50
2012-20475	ROBINSON BRAIDEN RAY		4/27/2012	JUDGMENT	41,831.50
2012-20476	OWENS TIMOTHY D		4/27/2012	JUDGMENT	2,207.00
2012-20477	OROURKE MICHAEL S		4/27/2012	JUDGMENT	2,586.00
2012-20477	O'ROURKE MICHAEL S		4/27/2012	JUDGMENT	2,586.00
2012-20478	MIJLLER GEORGE JAMES		4/27/2012	JUDGMENT	2,293.50
2012-20479	FANELLI FRANK JOSPEH		4/27/2012	JUDGMENT	1,068.00
2012-20450	FANELLI FRANK JOSEPH		4/27/2012	JUDGMENT	583.50
2012-20481	GALLAGHER ROBERT CALDER JR		4/27/2012	JUDGMENT	5,783.50
2012-20482	GENTER RYAN G		4/27/2012	JUDGMENT	2,043.50
2012-20483	GREENFIELD RANDY		4/27/2012	JUDGMENT	1,248.91
2012-20484	MIZWINSKI CHRISTOPHER ROBERT		4/27/2012	JUDGMENT	13,265.92
2012-20485	ACTIVE COMMUNICATIONS INC A CORPORATION		4/27/2012	FEDERAL TAX LIEN	71,304.95
2012-20486	PEPPARD JOANNE		4/27/2012	FEDERAL TAX LIEN	135,684.61
2012-40021	COUSINS BRIAN OWNER	P	4/23/2012	STIP VS LIENS	—
2012-40021	COUSINS HILARY OWNER	P	4/23/2012	STIP VB LIENS	—
2012-40021	COUSINS HILLARY A/K/A	P	4/23/2012	STIP VS LIENS	—
2012-40021	GILSON MICHAEL CONTRACTOR		4/23/2012	STIP VS LIENS	—
2012-40022	COUSINS BRIAN OWNER	P	4/23/2012	STIP VS LIENS	—
2012-40022	COUSINS HILARY OWNER	P	4/23/2012	STIP VS LIENS	—
2012-40022	COUSINS HILLARY OWNER A/K/A	P	4/23/2012	STIP VS LIENS	—
2012-40022	ADVANCED CONCRETE SYSTEMS INC CONTRACTOR		4/23/2012	STIP VS LIENS	—
2012-40023	COUSINS BRIAN OWNER	P	4/23/2012	STIP VS LIENS	—
2012-40023	COUSINS HILARY OWNER	P	4/23/2012	STIP VS LIENS	—
2012-40023	COUSINS HILLARY OWNER A/K/A	P	4/23/2012	STU VS LIENS	—
2012-40023	MERCEREAU MASONRY & TILE INC CONTRACTOR		4/23/2012	STIP VS LIENS	—

CIVIL APPEALS — AGENCIES: OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00299	SEM HOSPITALITY INC	PLAINTIFF	4/23/2012	—

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00302	DISCOVER BANK THROUGH IT SERVICING AGENT	PLAINTIFF	4/24/2012	—
2012-00302	DB SERVICING CORPORATION	PLAINTIFF	4/24/2012	—
2012-00302	RYAN MARY D	DEFENDANT	4/24/2012	—
2012-00303	DISCOVER BANK THROUGH ITS SERVICING AGENT	PLAINTIFF	4/24/2012	—
2012-00303	DA SERVICING CORPORATION	PLAINTIFF	4/24/2012	—
2012-00303	MAJKA KENNETH THOMAS	DEFENDANT	4/24/2012	—
2012-00308	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	4/24/2012	—
2012-00308	REDMOND JAMES J	DEFENDANT	4/24/2012	—
2012-00310	CITIBANK SOUTH DAKOTA N A	PLAINTIFF	4/24/2012	—
2012-00310	WARREN CAROLYN M	DEFENDANT	4/24/2012	—
2012-00311	CITIBANK	PLAINTIFF	4/24/2012	—
2012-00311	LESZCZEWSKI MONIKA	DEFENDANT	4/24/2012	—
2012-00314	LVNV FUNDING LLC	PLAINTIFF	4/25/2012	—
2012-00314	RICHARDSON RACHEL R	DEFENDANT	4/25/2012	—
2012-00318	PORTFOLIO RECOVERY ASSOCIATES LLC	PLAINTIFF	4/26/2012	—
2012-00318	HENRY MARK D	DEFENDANT	4/26/2012	—
2012-00326	CITIBANK	PLAINTIFF	4/27/2012	—
2012-00326	MAJKA KEMMETH T	DEFENDANT	4/27/2012	—
2012-00327	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	4/27/2012	—
2012-00327	REPSHER RANDY A	DEFENDANT	4/27/2012	—

CONTRACT — DEBT COLLECTION: OTHER

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00328	AUGELLO EXCAVATING INC	PLAINTIFF	4/27/2012	—
2012-00328	MANCINO MICHAEL	DEFENDANT	4/27/2012	—
2012-00328	MANCINO ALLISON	DEFENDANT	4/27/2012	—

CONTRACT — OTHER

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00301	MILOJEVICH KOSCH DEBBIE L	PLAINTIFF	4/24/2012	—
2012-00301	KOSCH EUGENE D	PLAINTIFF	4/24/2012	—
2012-00301	KOSCH JOSEOH	PLAINTIFF	4/24/2012	—
2012-00301	B&B DODGE INC	DEFENDANT	4/24/2012	—
2012-00301	CHRYSLER MOTORS LLC	DEFENDANT	4/24/2012	—
2012-00312	BAYLY CHARLES PLAINTIFF/APPELLEE	PLAINTIFF	4/24/2012	—
2012-00312	KREMPASKY JOSEPH DEFENDANT/APPELLANT	DEFENDANT	4/24/2012	—
2012-00315	BULLMORE AMELIA	PLAINTIFF	4/25/2012	—
2012-00315	GRZEJKA ROMAN	DEFENDANT	4/25/2012	—

MISCELLANEOUS — OTHER

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00320	GANNON THOMAS	PLAINTIFF	4/26/2012	—
2012-00320	BELTECAS STEVEN	DEFENDANT	4/26/2012	—

NAME CHANGE

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00306	BENNETT REBECCA LYNNE MINOR	PETITIONER	4/24/2012	—
2012-00306	HUMS FRANCES	PETITIONER	4/24/2012	—
2012-00321	KRULL FOLSOM ISAIAH	PETITIONER	4/26/2012	—
2012-00321	FOLSOM KRULL ISAIAH	PETITIONER	4/26/2012	—
2012-00321	SHUPE ISAIAH A/K/A	PETITIONER	4/26/2012	—

PETITION

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00304	SANSERVERINO MICHELE IND.& ADM. EST.OF GRACE BRASCO	PETITIONER	4/24/2012	—
2012-00304	BRASCO GRACE PECEASEP	PETITIONER	4/24/2012	—
2012-00304	WAYNE MEMORIAL HOSPITAL	RESPONDENT	4/24/2012	—
2012-00304	LENA JOSEPH DR	RESPONDENT	4/24/2012	—
2012-00304	CHART RRG	RESPONDENT	4/24/20~2	—
2012-00307	WESTERN WAYNE BOARD OF SCHOOL PIRECTORS	PETITIONER	4/24/2012	—

REAL PROPERTY — LANDLORD/TENANT DISPUTE

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00305	VONHAKE CLAY S	PLAINTIFF	4/24/2012	—
2012-00305	HOFFMAN JIM A/K/A	DEFENDANT	4/24/2012	—
2012-00305	HOFFMAN JAMES	DEFENDANT	4/24/2012	—
2012-00305	HOFFMAN AMY	DEFENDANT	4/24/2012	—
2012-00305	POCONO MOUNTAIN LICENSING	DEFENDANT	4/24/2012	—
2012-00305	JE HOFFMAN AGENCY	DEFENDANT	4/24/2012	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00300	DIME BANK	PLAINTIFF	4/23/2012	—
2012-00300	OHEREN DANIEL G	DEFENDANT	4/23/2012	—
2012-00309	BANK OF AMERICA	PLAINTIFF	4/24/2012	—
2012-00309	GOLDEN SUSAN	DEFENDANT	4/24/2012	—

2012-00313	BANK OF AMERICA SUCCESSOR BY MERGER TO	PLAINTIFF	4/24/2012	—
2012-00313	BAC HOME LOANS SERVICING F/K/A	PLAINTIFF	4/24/2012	—
2012-00313	COUNTRYWIDE HOME LOANS SERVICI	PLAINTIFF	4/24/2012	—
2012-00313	FEUSTEL JOHN A/K/A	DEFENDANT	4/24/2012	—
2012-00313	FEUSTEL JOHN THOMAS	DEFENDANT	4/24/2012	—
2012-00317	CITIBANK NATIONAL ASSOCIATION	PLAINTIFF	4/26/2012	—
2012-00317	CITIGROUP MORTGAGE LOAN TRUST INC	PLAINTIFF	4/26/2012	—
2012-00317	SWINGLE GARY	DEFENDANT	4/26/2012	—
2012-00319	BANK OF AMERICA N A	PLAINTIFF	4/26/2012	—
2012-00319	QUIRK COLLEEN	DEFENDANT	4/26/2012	—
2012-00319	QUIRK JAMES	DEFENDANT	4/26/2012	—
2012-00322	BANK OF AMERICA N A	PLAINTIFF	4/27/2012	—
2012-00322	BAC HOME LOANS SERVICING L P S/B/M	PLAINTIFF	4/27/2012	—
2012-00322	COUNTRYWIDE HOME LOANS SBRVICING L P F/K/A	PLAINTIFF	4/27/2012	—
2012-00322	BOBER WOJTEK	DEFENDANT	4/27/2012	—
2012-00323	WELLS FARGO BANK N A	PLAINTIFF	4/27/2012	—
2012-00323	FRABLE GARRY L JR	DEFENDANT	4/27/2012	—
2012-00323	FRABLE LISA L	DEFENDANT	4/27/2012	—
2012-00325	PNC BANK	PLAINTIFF	4/27/2012	—
2012-00325	GRILL JONATHAN J	DEFENDANT	4/27/2012	—
2012-00325	GRILL LORENA M	DEFENDANT	4/27/2012	—

TORT — MOTOR VEHICLE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00316	STATE FARM FIRE AND CASUALTY COMPANY	PLAINTIFF	4/26/2012	—
2012-00316	JENNINGS GARRETT T	DEFENDANT	4/26/2012	—

Looking for a mortgage or assignment on MERS?

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MORTGAGES AND DEEDS

*RECORDED FROM MAY 7, 2012 TO MAY 11, 2012
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Miller George J	Honesdale National Bank	Salem Township	
Miller Kathleen M			127,400.00
Valvano Christina	P N C Mortgage	Sterling Township	188,000.00
Schoonover Garret	Honesdale National Bank	Salem Township	
Schoonover Sherri A			12,000.00
Hertzog Gregory A	Bank Of America	Paupack Township	
Hertzog Kathleen M			28,250.00
Garringer James R	Mortgage Electronic Registration Systems	Waymart Borough	126,000.00
Peskin Arthur	Mortgage Electronic Registration Systems	Paupack Township	
Peskin Rochelle			177,000.00
Mulqueen John	Honesdale National Bank	Honesdale Borough	
Fraser Catriona			250,000.00
Dubois Michael F	First National Bank Of Jeffersonville	Manchester Township	
Dubois Donna G			65,000.00
Kutsyk Yuliya	Mortgage Electronic Registration Systems	Paupack Township	124,800.00
Larsen Paul R	Mortgage Electronic Registration Systems	Paupack Township	
Larsen Eleonora M			145,541.00
Hinkley Eric K	Wells Fargo Bank	Damascus Township	200,336.00
Reiprich Paul	Wells Fargo Bank	Paupack Township	
Reiprich Tammy Lynn			227,450.00
Johnson William A	First Keystone Community Bank	Salem Township	100,000.00
Connors Michael J Jr	Mortgage Electronic Registration Systems	Paupack Township	
Connors Heather			185,600.00
Clark Diane	La Commercial Services	Lake Township	25,000.00
Brown Steven L	Mortgage Electronic Registration Systems	Cherry Ridge Township	
Rowe Jamie L			193,721.00
Brown Jamie L			
Heinly Warren G	Honesdale National Bank	Bethany Borough	
Heinly Janet L			254,500.00
Wells James R	Dime Bank	Damascus Township	
Wells Elaine J			150,000.00

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

Anthony Church Sr Construction

Company Inc	Orfali Jacob	Lake Township	250,000.00
Rivardo Rebecca Ann	Wayne Bank	Palmyra Township	218,000.00
Case Craig A	Dime Bank	Berlin Township	
Robinson Nancy L			180,000.00
Morrissey Douglas	Honesdale National Bank	Lake Township	
Morrissey Emilia			200,000.00
Walsh Richard M	Mortgage Electronic Registration Systems	Damascus Township	
Walsh June A			146,000.00
Lanzarone Michael A	Sovereign Bank	Lake Township	88,000.00
Bigart Chad	Bigart Theresa M	Cherry Ridge Township	
Noble Jacquelyn			160,000.00
ODoherty Michelle M	Wells Fargo Bank	Lake Township	
ODoherty Gary			99,200.00
Dawe Kevin L	Dime Bank	Lebanon Township	
Dawe Holly A			63,700.00
Mullin Keith Joseph	Tobyhanna Federal Credit Union		Hawley Borough
Labib Aliza			42,750.00
Baldwin William L	Wayne Bank	South Canaan Township	
Baldwin Patricia A			80,000.00
Buli Robert	Wayne Bank	South Canaan Township	22,360.00
Davis Lester J Jr	Citizens Savings Bank	Salem Township	
Tylerdavis Patricia			86,000.00
Davis Patricia Tyler			
Spoor Leroy N	Honesdale National Bank	Honesdale Borough	
Spoor Patricia A			193,000.00
Spoor Leroy N	Honesdale National Bank	Cherry Ridge Township	
Spoor Patricia A			193,000.00
Tyrone David W	T D Bank	Preston Township	
Tyrone Leonora T			125,000.00
Kotchessa Richard C	Honesdale National Bank	Lake Township	
Kotchessa Susan A			55,000.00
Hemkes Karin	Honesdale National Bank	Honesdale Borough	
Hemkes Cory			150,000.00
Tarkett Kathleen	Citizens Savings Bank	Palmyra Township	71,000.00
McDonnell Patrick	Mortgage Electronic Registration Systems	Lehigh Township	63,024.00
Leet Richard W	Mortgage Electronic Registration Systems	Preston Township	
Leet Tanya T			400,000.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Klikus John F	Miller George J Miller Kathleen M	Salem Township	Lot 1
Hart Brian Hart Beth	Valvano Christina	Sterling Township	Lot 5
Wallenpaupack Lake Estate Property Owners	Errico Daren	Paupack Township	Lot 50
Alegria Maria	Alegria Karla Marie Alegria Rebekah Elizabeth	Dreher Township	
Chertok Yevgeniy Dukach Yelena Dukach Karina Kutsyk Vladimir	Kutsyk Yuliya	Paupack Township	Lot 267
Cox June	Breymeier Billyray	Lake Township	
Brown Eileen By Sheriff	Federal National Mortgage Association	Lake Township	
Brown Jonathan By Sheriff			Lot 3350
Sanford Robert G Sanford Richard A Sanford Paul 0	Sanford Family Partnership	Preston Township	
Zidock Joanne Zidock Alex Jr	Horne Gregory H	Salem Township	Lots 141 & 142
Simansky Thomas D	Connors Michael J Jr Connors Heather	Paupack Township	Lot 51
Ciccone Rebecca Ann Rivardo Rebecca Ann	Rivardo Rebecca Ann	Palmyra Township	
Perkin Diane L	Case Craig A Robinson Nancy L	Berlin Township	
Fellin Diomira Fellin Bruno	Fellin Robert	Lake Township	Lot 977 1
Fellin Robert	Fellin Robert Fellin Elizabeth	Lake Township	Lot 977 1
Ward Ronald S Ward Azzmeiah V	Yoshinari Hideki	Lake Township	Lot 3610
Bidwell Hill United Methodist Church	Bidwell Hill United Methodist Church Inc	Salem Township	
P N C Bank	Nikolaeva Tamara Kanyuk VasyI	Lake Township	Lot 3697
Terracino Anthony Terracino Lynn	Bassin Lawrence Koplowitz Anna	Paupack Township	Lot 375
Hoppes Donald S Hoppes Patricia	McCarty Thomas Jr	Dreher Township	
Bigart Theresa M Brown Theresa M	Bigart Chad Noble Jacquelyn	Cherry Ridge Township	Lot 2
ONeill William P ONeill Kelly M	Wayne County	Honesdale Borough	
Mammano Donald Mammano Mary Ann	Donald Francis Mammano Revocable Trust Mary Ann Mammano Revocable Trust	Paupack Township	

Marain David	ODoherty Gary ODoherty Michelle M	Lake Township	Lot 2076
Rispoli Caroline	Carroll Tony Carroll Catherine	Paupack Township	Lots 8 & 9
Kazawic John P	Kazawic Robert J Sr Kazawic Loretta M	Hawley Borough	Lot 2
Propst Janice Mary Bonanno Judith Ann	Wayne Bank Tr Stewart Lou Carol	Honesdale Borough	
Barna Robert Latourmous Nancy	Barna Daniel Barna Jennifer	Clinton Township 1	Lot 1
Barna Robert Latourmous Nancy	Barna Robert Latourmous Nancy	Clinton Township 1	
Hiller Eliza Ind & Exr Holbert John Wesley Est AKA Holbert John W Est AKA	Mullin Keith Joseph Labib Aliza	Hawley Borough	
Fritz Grant T Fritz Paula K	Fritz Grant T Fritz Paula K	Oregon Township	
Tamblyn Marjorie A Tamblyn James R	Tamblyn James R Tamblyn Marjorie A		
Ostermann Henry Ostermann Karen	Ostermann Henry Tr Ostermann Karen Tr Henry Ostermann Living Trust Karen Ostermann Living Trust	Preston Township	
McGuinness Daniel McGuinness Regina M	Molusky Bradley G Molusky Glenn	Damascus Township	Lot 22
Walsh Joseph A Walsh Joan	Spoor Leroy N Spoor Patricia A	Honesdale Borough	
P R I Real Estate Developers Inc	Matechak Daniel Matechak Deanne	Lake Township	Lot 861
O W B Reo	Markardt Robert A	Salem Township	Lot 359
Biokua Arfan Biokua Wanda	Biokua Arfan	Manchester Township	
Spittel Karin Hemkes Karin Hemkes Cory	Hemkes Cory Hemkes Karin	Honesdale Borough	
Wayne Bank Tr Stewart Lou Carol By Tr	Propst Janice Mary Bonanno Judith Ann	Honesdale Borough	
Altomare Nicholas Altomare Marilyn	Lydon John	Salem Township	Lot 389

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.

Squire Alan F Adm	Covello Anthony	Salem Township	
Squire Alan Jest			Lots 734 & 735
Hayes Charles	Calabrese Kimberly Ann Tr	Lake Township	
Hayes Alice J	Charles Hayes Irrevocable Trust Alice Hayes Irrevocable Trust		Lot 3169
McEwan James	Kurz George	Lake Township	
McEwan Mary Ann	Kurz Josephine		Lots 928 & 930
Blaum Paul T	Cornish Charles A Cornish Maria E	Palmyra Township	Lot 16
Pitti Kathleen M	Votta Michael J	Mount Pleasant Township	
Pitti David J	Votta Doreen		
Hrosovsky Andrew W	Hrosovsky Andrew W	Salem Township	
Hrosovsky Holly M			Lot 510
Bank Of New York Mellon Trust Company Tr	McDonnell Patrick	Lehigh Township	Lot 31
Thorpe John Randall	Thorpe John Randall	Paupack Township	
Dunn Coulby	Perlicki Antoni	Salem Township	
Dunn Lynda			Lot 751
Lesniak Robert E	Lesniak Robert E	Paupack Township	
Lesniak Susan A	Lesniak Susan A		Lot 1

CLE Courses

June 27, 2012

8:30 a.m.–4:30 p.m.

General Practitioners Update

5 hours substantive / 1 hour ethics

Registration begins 8:30 a.m. for all courses, unless otherwise noted.

Pre-register through pbi.org.



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Honesdale, PA 18431