

OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 2 ★ MAY 25, 2012 ★ Honesdale, PA ★ No. 11



IN THIS ISSUE

COURT OPINION	4
LEGAL NOTICES	6
SHERIFF'S SALES.....	8
CIVIL ACTIONS FILED	30
MORTGAGES & DEEDS.....	35
CLE SCHEDULE.....	39

CASES REPORTED

Randal Kohrs and Suzanne Kohrs, his wife, Plaintiffs
v.
Richard Ramme and Brenda Ramme, his wife, Defendants

© 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

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

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

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

www.waynecountylawyers.org

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

OFFICERS

President
Jeffrey Treat, Esq.

Vice-President
Alfred G. Howell, Esq.

Secretary
Ronnie Bugaj Fischer, Esq.

Treasurer
Matthew Louis Meagher, Esq.

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

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

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

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

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

MESSAGE FROM THE WAYNE COUNTY BAR ASSOCIATION



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

PRICING & RATES

Notice Pricing

One time Insertions

Incorporation Notices	\$45
Fictitious Name Registration	\$45
Petition for Change of Name	\$45
Estate Notice (3-time insertion)	\$65
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
Subscription Year: March–February
Prorated subscriptions available*

WAYNE COUNTY OFFICIALS

Judge of the Court of Common Pleas

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

Magisterial District Judges

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

Court Administrator

Linus H. Myers

Sheriff

Mark Steelman

District Attorney

Janine Edwards, Esq.

Prothonotary, Clerk of The Court

Edward "Ned" Sandercock

Chief Public Defender

Scott Bennett, Esq.

Commissioners

Brian W. Smith, *Chairman*
Wendall R. Kay
Jonathan Fritz

Treasurer

Brian T. Field

Recorder of Deeds, Register of Wills

Ginger M. Golden

Coroner

Edward Howell

Auditors

Carla Komar
Judy O'Connell
Kathleen A. Schloesser

Jury Commissioners

Judith M. Romich
Patricia Biondo

COURT OPINION

Edited by Chris Rechner, Esq.

Provided by Chris Rechner, Esq.

**Randal Kohrs and
Suzanne Kohrs, his wife
Plaintiffs**

v.

**Richard Ramme and
Brenda Ramme, his wife
Defendants**

Docket No. 432-2011-Civil

Attorney for Plaintiffs: Lee Krause, Esquire

Attorneys for Defendants: Joseph Rydzewski, Esquire

Decided by: Raymond L. Hamill, P.J.

Summary of the Case

The Court conducted a non-jury trial on Plaintiffs' request for damages in the amount of \$12,500.00 for breach of a written residential lease agreement, and on Defendants' counterclaim for Plaintiffs' failure to return their security deposit in accordance with the Landlord Tenant Act, 68 P.S. § 250.512.

Defendants rented a residential property from Plaintiffs for an initial 6-month term. Either party could terminate the lease with sixty days notice but without any notice, the lease would automatically renew for another six month term. Defendants deposited a \$2,000.00 security deposit and timely paid rent of \$1,000.00 a month during the first term.

During the second term, Defendants notified Plaintiffs of difficulty paying the entire amount of rent and an oral agreement was reached to allow Defendants to pay only \$500.00 a month until they could get back on their feet. The Court made a specific finding of fact that Defendants further obligated themselves to pay the arrearage that accrued as well.

Defendants continued paying the reduced rent of \$500.00 a month from June 2009 until June 2011 when they gave Plaintiffs thirty days' notice of vacating the residence.

Plaintiffs requested the accrued arrearage but received nothing. Defendants vacated at the end of June 2011 and purchased a home less than one mile away from their former rental home.

Based on the evidence and testimony presented, the Court did not agree with the argument advanced by Defendants that the written lease had been orally modified in June 2009 with Plaintiffs' concession regarding the amount of the rent. In Pennsylvania, the law is well settled that a written agreement may be modified by a subsequent written or oral agreement and that this modification may be shown by writings or by words or by conduct or by all three. Dora v. Dora, 141 A.2d 587 (Pa.1958); Elliott-Lewis Corp v. York-ShIPLEY, Inc., 94 A.2d 47 (Pa. 1953). Further in order for an oral modification to be valid two specific criteria must be met: valid consideration and evidence which is clear, precise and convincing. Pellegrene v. Luther, 169 A.2d 298 (Pa. 1961); National Bank of Fayette County v. Valentich, 22 A.2d 724 (Pa.1941); Stoner v. Sley System Garages, 46 A.2d 172 (Pa. 1946).

In the case at bar, the Court determined that as to the first criteria, even though Plaintiffs agreed to accept a lower amount of rent, Defendants also agreed to pay the arrearage on the original lease when they were financially able. Thus, no consideration supported the alleged oral modification. As to the second criteria, the Court determined Defendants did not meet their burden of clear and convincing evidence of an oral modification to the lease inasmuch as both parties admitted that they knew the terms of the lease automatically renewed after June 2009. As a result, the Court ruled that Defendants claim must fail.

As to Defendants' counterclaim for the return of their security deposit, the Court looked to the Landlord Tenant Act set forth at 68 P.S. § 250.512, Recovery of improperly held escrow funds. Defendants argued that they left the property undamaged when they vacated the premises, while Plaintiffs alleged they breached the lease by failing to maintain the lawn and fill the oil tank at the time they vacated. However, the evidence presented at the time of the trial revealed no need for the lawn to be cut or any repair to landscaping. Further, Plaintiffs refilled the oil tank over a month after Defendants vacated the premises and failed to provide a list of these damages to Defendants within thirty (30) days as required by the statute. The Court therefore ruled that Plaintiffs forfeited their rights to retain the security deposit, citing to Adamsky v. Picknick, 603 A.2d 1096 (Pa.Super. 1992).

The verdict issued by the Court was in favor of the Plaintiffs in the amount of \$12,500.00, and in favor of Defendants in the amount of \$2,000.00 on their Counterclaim.



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 VITO RUSSO
Late of Lake Township
Executor

JOSEPH R. RUSSO
1797 THE HIDEOUT
LAKE ARIEL, PA 18436

Attorney
MICHAEL D. WALKER, ESQ.
P.O. BOX 747
HAMLIN, PA 18427

5/25/2012 • 6/1/2012 • 6/8/2012

EXECUTOR NOTICE

Estate of LYNDA MILLS
Late of Dreher Township
Executor

MICHAEL S. STODDARD
3917 FONTAINEBLEAU
TAMPA, FL 33634

Attorney
ERROL C. FLYNN, ESQUIRE
926 COURT ST.
HONESDALE, PA 18431

5/25/2012 • 6/1/2012 • 6/8/2012

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
HONSDALE, 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
HONSDALE, 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

OTHER NOTICES

**NOTICE OF FILING OF
ARTICLES OF
INCORPORATION**

Notice is hereby given that Articles of Incorporation for Lake Ariel Faith Fellowship have been filed with the Department of State of the Commonwealth of Pennsylvania on May 4, 2012, in accordance with the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended and supplemented. The corporation has been formed to perform worship activities, outreach and ministry, and for other purposes under the Nonprofit Corporation Law of 1988.

John J. Warring, Esquire
Attorney

5/25/2012

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
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 FIFTY (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 TWENTY (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 11, 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 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 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. Lamberton 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
Windermere 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.
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

YOUR HOMETOWN INSURANCE FRIENDS

Providing You and Your Practice with Affordable

Lawyers Professional Liability Insurance



OUR SERVICE SHINES ABOVE THE REST.

OLSOMMER-CLARKE
INSURANCE GROUP, INC.

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

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

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

www.nepainsurance.com

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 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

**SHERIFF'S SALE
JUNE 20, 2012**

By virtue of a writ of Execution Bank of America, N.A. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 20th day of 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, lying and being in the Township of Paupack, County of Wayne and State of Pennsylvania, bounded and described as follows:

BEING LOT NO. 87, Section 5, as shown on Plan of Lots of Wallenpaupack Lake Estates, dated March 23, 1971, by VEP & Co., as recorded in the Office of the Recorder of Deeds in and for Wayne County, Pennsylvania in Plat Book 14, Page 117, said map being incorporated by reference herewith as if attached hereto.

UNDER AND SUBJECT to the covenants, conditions, and restrictions applicable to all lots at Wallenpaupack Lake Estates; said restrictions run with the land as reflected in Wayne County Deed Book 415 at Page 954.

TITLE TO SAID PREMISES VESTED IN Steven Stack, by

WAYNE COUNTY BAR ASSOCIATION



www.waynecountylawyers.org

Deed from Frank Cerra and Marie B. Cerra, h/w, dated 06/23/2006, recorded 06/30/2006 in Book 3072, Page 303.

Premises being: 87 LAKE SHORE DRIVE AKA, 34 LAKE SHORE DRIVE, LAKE ARIEL, PA 18436

Tax Parcel No. 19-0-0033-0048

Seized and taken in execution as Steven Stack 41 Cambridge Drive SMITHTOWN NY 11787

Execution No. 423-Civil-2009
Amount \$185,007.35 Plus
additional

March 21, 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.

5/25/2012 • 6/1/2012 • 6/8/2012

**SHERIFF'S SALE
JUNE 20, 2012**

By virtue of a writ of Execution The Dime Bank issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 20th day of 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 lying situate and being in the Township of Palmyra, County of Wayne and Commonwealth of Pennsylvania, being more particularly described as follows:

PARCEL I:
BEGINNING in the Easterly line of the Public Road leading from Hawley to Long Ridge and at the Southwesterly corner of a lot conveyed by the Pennsylvania Coal Company to the Hawley Water Company; thence along the line of the said Hawley Water Company in an Easterly direction one Hundred (100) feet to a point; thence in Southerly direction seventy-five (75) feet to a point and thence a Westerly direction one hundred (100) feet to the aforesaid Easterly line of the Public Road aforementioned, and thence in a

Northerly direction seventy-five (75) feet along said road to the place of BEGINNING. CONTAINING 7,500 feet of land.

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

PARCEL II:

ALL THAT CERTAIN lot, piece or parcel of land situate, lying and being on the easterly side of the Long Ridge Road, sometimes called Arnold Street, in the Township of Palmyra, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in Palmyra Township on the northerly side of the old road formerly to the Max Wood property (formerly Smith), at a stones corner being the easterly line of the lot formerly of Debby Kyzer; thence northerly along the said Kyzer lot one hundred (100) feet to a stone fence; thence easterly along said stone fence a distance of seventy-five (75) feet to a stake corner; thence easterly along the lands of Cornelius C. Perry et ux parallel to the first mentioned line a distance of one

hundred (100) feet to a stake for a corner in the aforementioned old road; and thence along the northerly side of the old road a distance of seventy-five (75) feet to the stones corner, the place of BEGINNING. CONTAINING seventy-five hundred (7500) square feet of land, more or less.

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

BOTH PARCELS BEING the same land which Peter J. Tirpok and Theresa E. Radomski, as tenants in common, by dated July 30, 1999 and recorded in Wayne County Deed Book 1540 at Page 347, granted and conveyed unto Brian C. Sipko and Antoinette M. Sipko, his wife.

TAX MAP NUMBERS: 18-285-121.- AND 18-825-122.-

ADDRESS BEING: RR #2, Box 450, RIDGE STREET, HAWLEY, PA 18428

Seized and taken in execution as Brian C. Sipko 312 B Forge Road EAST GREENVILLE PA 18041 Antoinette M. Sipko, a/k/a

Tourism supports more than 452,000 jobs and generates \$36 billion in economic impact from the 172 million annual visitors to the Commonwealth. For more information about Pocono region tourism, visit www.800poconos.com.

*Certified Equipment and Machinery Appraisals
Bankruptcy ~ Divorce Settlement ~ Acquisitions & Mergers
Estate Planning & Settlement*

Kip Odell & Company llc



*Kip J. Odell
Certified
Machinery & Equipment
Appraiser*

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

Antoinette Parsley 7540 Starrucca
Road SUSQUEHANNA PA 18847

Execution No. 725-Civil-2011
Amount \$43,401.18 Plus additional

March 21, 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.**

David M. Gregory, Esq.

5/25/2012 • 6/1/2012 • 6/8/2012

CIVIL ACTIONS FILED

*FROM APRIL 28, 2012 TO MAY 4, 2012
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2005-20431	MANCINI JUSTIN	5/01/2012	SATISFACTION	.00
2005-20431	MANCINI LEO	5/01/2012	SATISFACTION	.00
2006-21118	VALERIO JOHN	5/01/2012	SATISFACTION	.00
2006-21718	ZTN PIZZA INC	5/01/2012	SATISFACTION	.00
2007-00778	FREY KEVIN	4/30/2012	SATISFACTION	.00
2009-00455	WELLS FARGO BANK GARNISHEE	5/01/2012	SATISFY ATTCHMT EXEC	.00
2010-00170	CASTELLANO DOMENICK E	5/01/2012	SATISFACTION	.00
2010-00589	ROBLES JUAN L	5/01/2012	SATISFACTION	.00
2010-00896	YORK GUILLERMO	5/04/2012	AMEND WRIT OF EXEC.	470,227.56
2010-00896	ARMENGOL RAUL (ARMEGOL)	5/04/2012	AMEND WRIT OF EXEC.	470,227.56
2010-21477	COBB BRIAN W	5/04/2012	SATISFACTION	690.24
2010-21704	LUIGI KAPAJ	5/04/2012	SATISFACTION	333.56
2011-00452	COMMUNITY BANK GARNISHEE	5/01./2012	DISCT. ATTCBMT. EXEC	.00
2011-00474	HONESDALE NATIONAL BANK GARNISHEE	5/04/2012	AMEND GARNISHEE JDMT	4,862.89
2011-00773	FRAME TECH CORP	5/01/2012	FINAL JUDGMENT	.00
2011-20099	VENDER DOMINICK INDIVIDUALLY	5/01/2012	SATISFACTION	.00
2011-20099	U 1ST FOOD SERVICE T/D/B/A	5/01/2012	SATISFACTION	.00
2011-20448	TUTTLE DAVID A	5/04/2012	SATISFACTION	475.41
20U-21310	TRENSCHEL RICHARD	5/04/2012	SATISFACTION	390.15
2011-21444	HEIM EDWARD	5/03/2012	SATISFACTION	.00
2011-21793	GMAC MORTGAGE	5/04/2012	SATISFACTION	298.58
2012-00109	HOUSE TROY	5/04/2012	DEFAULT JUDGMENT	368,646.02
2012-00109	HOUSE TROY	5/04/2012	WRIT OF EXECUTION	368,646.02
2012-00335	MARTIN GEORGE E	5/02/2012	CONFESSION OF JDGMT	339,129.94
2012-00335	MARTIN THERESA A	5/02/2012	CONFESSION OF JDGMT	339,129.94
2012-20227	PAUPACKEN LAKE ASSN	4/30/2012	SATISFACTION	.00
2012-20257	PUTZI STEPHEN M	4/30/2012	SATISFACTION	.00
2012-20257	PUTZI SUZANNE	4/30/2012	SATISFACTION	.00
2012-20257	AMERICAN REAL ESTATE	4/30/2012	SATISFACTION	.00
2012-20460	SCHWAB MICHAEL R	5/04/2012	SATISFACTION	234.31
2012-20487	ZACKOWSKI SHAWN MICHAEL	4/30/2012	JUDGMENT	1,921.50
2012-20488	SCIARRINO LUISA	4/30/2012	JUDGMENT	1,165.50
2012-20489	SENG DARRELL EDWARD	4/30/2012	JUDGMENT	2,035.00
2012-20490	SENG DARRELL EDWARD	4/30/2012	JUDGMENT	448.50

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

2012-20491	SHAY EDWARD	4/30/2012	JP TRANSCRIPT	8,164.00
2012-20491	SHAY KATHLEEN	4/30/2012	JP TRANSCRIPT	8,164.00
2012-20492	MITCHELL GARY D JR	4/30/2012	TAX LIEN	2,372.71
2012-20493	BURLEIN STEVEN E	4/30/201.2	TAX LIEN	1,461.20
2012-20493	BURLEIN ELISE J	4/30/2012	TAX LIEN	1,461.20
2012-20494	TOBIN AMY	4/30/2012	TAX LIEN	138.34
	IND. AND AS PRESIDENT OF			
2012-20494	ARIEL SCREEN ARTS LLC	4/30/2012	TAX LIEN	138.34
2012-20495	TRAVER HEATH R	4/30/2012	TAX LIEN	2,255.93
2012-20495	TRAVER NANCY S	4/30/2012	TAX LIEN	2,255.93
2012-20496	STUBER COREY L	4/30/2012	MUNICIPAL LIEN	652.53
2012-20497	STUBER COREY L	4/30/2012	MUNICIPAL LIEN	641.59
2012-20498	BEALL EDWARD CONDIT	5/03/2012	JUDGMENT	2,750.50
2012-20499	CHAPMAN JOHN C	5/03/2012	JUDGMENT	2,201.98
2012-20500	DAY MATTHEW THOMAS	5/03/2012	JUDGMENT	1,677.49
2012-20501	CHAPMAN LEONARD LEROY RICHARD	5/03/2012	JUDGMENT	1,714.50
2012-20502	CHAPMAN LEONARD LEROY RICHARD	5/03/2012	JUDGMENT	2,513.50
2012-20503	ARMSTRONG SEAN	5/03/2012	JP TRANSCRIPT	4,123.85
2012-20503	ARMSTRONG LINDA	5/03/2012	JP TRANSCRIPT	4,098.50
2012-20504	TAENZER ERIC M	5/03/2012	JP TRANSCRIPT	8,193.00
2012-20504	TAENZER MARLENE	5/03/2012	JP TRANSCRIPT	8,132.50
2012-20505	DICKERT BOBBIANN	5/03/2012	JP TRANSCRIPT	3,945.28
2012-20506	ELLIS SARAH	5/03/2012	JP TRANSCRIPT	8,141.00
2012-20507	GLOWATZ STEPHAN	5/03/2012	JP TRANSCRIPT	1,702.25
2012-20508	HOFFMAN LISA	5/03/2012	JP TRANSCRIPT	5,281.36
2012-20509	PINCHUK HOWARD	5/03/2012	JP TRANSCRIPT	5,805.19
2012-20509	PINCHUK DEBORAH	5/03/2012	JP TRANSCRIPT	5,805.19
2012-20510	WALNETSKI JASON	5/03/2012	JP TRANSCRIPT	2,054.88
2012-20511	COLE JACQUELINE	5/03/2012	JP TRANSCRIPT	2,411.95
2012-20512	BENITEZ SERGIO	5/03/2012	JP TRANSCRIPT	1,137.42
2012-20513	AYMAT MARISOL	5/03/2012	JP TRANSCRIPT	2,933.46
2012-20514	CIVITELLA KAREN	5/04/2012	JP TRANSCRIPT	9,715.40
2012-40024	GILSON FRANK J OWNER P	4/30/2012	STIP VS LIENS	.00
2012-40024	GILSON TIFFANY D OWNER P	4/30/2012	STIP VS LIENS	.00
2012-40024	WILLIAM CASE CONTRACTING INC CONTRACTOR	4/30/2012	STIP VS LIENS	.00
2012-40025	GILSON FRANK J OWNER P	4/30/2012	STIP VS LIENS	.00
2012-40025	GILSON TIFFANY D OWNER P	4/30/2012	STIP VS LIENS	.00
2012-40025	GILSON CONSTRUCTION LLC CONTRACTOR	4/30/2012	STIP VS LIENS	.00
2012-40026	GILSON FRANK J OWNER P	4/30/2012	STIP VS LIENS	.00
2012-40026	GILSON TIFFANY D OWNER P	4/30/2012	STIP VS LIENS	.00
2012-40026	BILL TANINIES PLUMBING HEATING & ELECTRICAL CONTRACTOR	4/30/2012	STIP VS LIENS	.00
2012-40027	GILSON FRANK J OWNER P	4/30/2012	STIP VS LUNS	.00
2012-40027	GILSON TIFFANY D OWNER P	4/30/2012	STIP VS LIENS	.00
2012-40027	DAVID DULAY INC CONTRACTOR	4/30/2012	STIP VS LIENS	.00

2012-40028	SWINDLEHURST BRUCE K OWNER P	5/01/2012	WAIVER MECHANICCLAIM	.00
2012-40028	SWINDLEHURST VICKIE L OWNER P	5/01/2012	WAIVER MECBANICCLAIM	.00
2012-40028	BLUE RIDGE BETTER BUILD GENERAL CONTRACTOR/CONTRACTOR	5/01/2012	WAIVER MECHANICCLAIM	.00
2012-90023	DIEHL NANCY P ESTATE OF	5/04/2012	ESTATE CLAIM	1,288.09

CIVIL APPEALS — AGENCIES: DEPT. OF TRANSPORTATION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00337	SCHUMAN ORVIS	PLAINTIFF	5/03/2012	.00
2012-00337	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	PLAINTIFF	5/03/2012	.00

COMPLAINT — CONFESSION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00335	DIME BANK	PLAINTIFF	5/02/2012	.00
2012-00335	MARTIN GEORGE E	DEFENDANT	5/02/2012	.00
2012-00335	MARTIN THERESA A	DEFENDANT	5/02/2012	.00

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00329	CALVARY SPV AS ASSIGNEE OF PLA/APPELLEE	PLAINTIFF	4/30/2012	.00
2012-00329	HSBC PLAINTIFF/APPELLEE	PLAINTIFF	4/30/2012	.00
2012-00329	SNEATH DONALD M DEFENDANT/APPELLANT	DEFENDANT	4/30/2012	.00

Introducing the
WAYNE COUNTY LEGAL JOURNAL
Official Publication of the Wayne County Bar Association

Don't Miss an Issue!
**Get weekly Sheriff Sales, Estate Notices,
Mortgages, Deeds, Judgments & MORE.**

Subscribe Today!
Subscription Rates Per Year – Prepay Only!

Mailed Copy \$100
Emailed Copy \$50
Mailed & Emailed \$125

Email baileyd@ptd.net or call 570-251-1512.

2012-00330	CAPITAL ONE BANK PLAINTIFF/APPELLANT	PLAINTIFF	4/30/2012	.00
2012-00330	SMITH DEAN A DEFENDANT/APPELLEE	DEFENDANT	4/30/2012	.00
2012-00331	VION HOLDINGS	PLAINTIFF	5/0~/2012	.00
2012-00331	DINGLE KEITH	DEFENDANT	5/01/2012	.00
2012-00333	DISCOVER BANK THROUGH ITS SERVICING AGENT	PLAINTIFF	5/01/2012	.00
2012-00333	DB SERVICING CORPORATION	PLAINTIFF	5/01/2012	.00
2012-00333	BRINK KATRINA	DEFENDANT	5/01/2012	.00
2012-00343	CITIBANK	PLAINTIFF	5/04/2012	.00
2012-00343	SCHAFFER EUGENE H	DEFENDANT	5/04/2012	.00

CONTRACT — OTHER

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00342	AUGELLO EXCAVATING INC PLAINTIFF/APPELLEE	PLAINTIFF	5/03/2012	.00
2012-0034	GONZALEZ MARIO DEFENDANT/APPELLANT	DEFENDANT	5/03/2012	.00
2012-00342	GONZALEZ CAROLYN DEFENDANT/APPELLANT	DEFENDANT	5/03/2012	.00

MISCELLANEOUS — OTHER

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00338	ALLSTATE INSURANCE COMPANY AS SUBROGEE OF	PLAINTIFF	5/03/2012	.00
2012-00338	BLAINE YVONNE	PLAINTIFF	5/03/2012	.00
2012-00338	BLAINE GEORGE	PLAINTIFF	5/03/2012	.00
2012-00338	GOOD LINDA	DEFENDANT	5/03/2012	.00
2012-00345	MOTICHKA JAMES PLAINTIFF/APPELLEE	PLAINTIFF	5/04/2012	.00
2012-00345	NOLL DANIEL DEFENDANT/APPELLANT	DEFENDANT	5/04/2012	.00

PETITION

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00332	JG WENTWORTH ORIGINATIONS	PETITIONER	5/01/2012	.00
2012-00332	HOPKINS CYBIL	PETITIONER	5/01/2012	.00
2012-00332	AMICA LIFE INSURANCE COMPANY	RESPONDENT	5/01/2012	.00
2012-00332	AMICA MUTUAL INSURANCE COMPANY	RESPONDENT	5/01/2012	.00

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00336	CNB REALTY TRUST ASSIGNEE OF	PLAINTIFF	5/02/2012	.00
2012-00336	PENNSTAR BANK A DIVISION OF	PLAINTIFF	5/02/2012	.00
2012-00336	NET BANK	PLAINTIFF	5/02/2012	.00
2012-00336	MINAKER YEVGENIY	DEFENDANT	5/02/2012	.00
2012-00336	MINAKER DMITRIY	DEFENDANT	5/02/2012	.00

2012-00339	WAYNE BANK	PLAINTIFF	5/03/2012	.00
2012-00339	GRANVILLE NICOLE L	DEFENDANT	5/03/2012	.00
2012-00339	GRANVILLE GREGORY	DEFENDANT	5/03/2012	.00
2012-00340	COMMUNITY BANK D/B/A	PLAINTIFF	5/03/2012	.00
2012-00340	FIRST LIBERTY BANK & TRUST	PLAINTIFF	5/03/2012	.00
2012-00340	OPALEK AUGUST V	DEFENDANT	5/03/2012	.00
2012-00341	FAIRWAY CONSUMER DISCOUNT CO	PLAINTIFF	5/03/2012	.00
2012-00341	BLAIR CYNTHIA	DEFENDANT	5/03/2012	.00
2012-00344	WELLS FARGO BANK	PLAINTIFF	5/04/2012	.00
2012-00344	BUDNOVITCH TIMOTHY P	DEFENDANT	5/04/2012	.00
2012-00344	BUDNOVITCH MICHELLE L	DEFENDANT	5/04/2012	.00
2012-00346	CITIMORTGAGE INC	PLAINTIFF	5/04/2012	.00
2012-00346	SCHAEPE REBECCA	DEFENDANT	5/04/2012	.00
2012-00346	SCHAEPE MICHAEL A	DEFENDANT	5/04/2012	.00
2012-00347	WELLS FARGO FINANCIAL	PLAINTIFF	5/04/2012	.00
2012-00347	STEFANOV ANN MARIE	DEFENDANT	5/04/2012	.00
201Z-0034S	WELLS FARGO BANK	PLAINTIFF	5/04/2012	.00
2012-00348	SLOMIAN JEFFREY J	DEFENDANT	5/04/2012	.00
2012-00348	SLOMIAN JILL ANN	DEFENDANT	5/04/2012	.00

TORT — OTHER

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00334	DIGUISEPPE ANNE	PLAINTIFF	5/01/2012	.00
2012-00334	KMART	DEFENDANT	5/01/2012	.00
2012-00334	PEPSI BEVERAGES COMPANY	DEFENDANT	5/01/2012	.00
2012-00334	PEPSI CO INC	DEFENDANT	5/01/2012	.00

Looking for a mortgage or assignment on MERS?

Start your search here:

<https://www.mers-servicerid.org/sis/index.jsp>

MORTGAGES AND DEEDS

*RECORDED FROM MAY 14, 2012 TO MAY 18, 2012
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Kubat Joseph	Wayne Bank	Mount Pleasant Township	
Kubat Joann			240,000.00
Fitzgerald John J	Mortgage Electronic Registration Systems	Damascus Township	90,000.00
Fredo Cody	Dime Bank	Damascus Township	
Vandelinde Faith			78,400.00
Johnson William A	Dime Bank	Dreher Township	100,000.00
McCrea Edward	Mortgage Electronic Registration Systems	Paupack Township	
McCrea Susan			50,000.00
Thomas D Jeffrey	Fidelity Deposit & Discount Bank	Lehigh Township	
Thomas Deborah C			336,000.00
Cribbs Donald D	Honesdale National Bank	Mount Pleasant Township	
Cribbs Judith A			102,000.00
Samson Calvin R	Honesdale National Bank	Lake Township	
Samson Kathie L			25,000.00
Ash Polly	Honesdale National Bank	Berlin Township	60,000.00
Hornbaker David Wayne	Pennstar Bank	Sterling Township	
Safara Samantha			17,000.00
Salko Gregory J	Metro Bank	Waymart Borough	
Salko Donna M			83,073.00
Tufano Charles	Pennstar Bank	Sterling Township	
Tufano Sandra			85,000.00
Yackanich Demetrius Joseph III		Pennstar Bank	Lake Township
Yackanich Rita			99,000.00
Manno Richard J	Horst Walter H	Oregon Township	40,000.00
Manno Richard J	Highhouse Lynn W III	Oregon Township	10,000.00
Bowen James R	Honesdale National Bank	Dyberry Township	
Bowen Roxanne L			68,500.00
Gregory David M	Dime Bank	Salem Township	
Gregory Tammy L			329,100.00
Cousins Family Tree Farm L L C	Bethany Gustin L L C	Berlin Township	58,000.00
Schloesser Karl	Schloesser Warren	Honesdale Borough	
Schloesser Katherine			140,000.00
Dulay Gerald	Honesdale National Bank	Honesdale Borough	
Dulay Kathleen			5,000.00
Shaffer Constance	Honesdale National Bank	Waymart Borough	60,900.00
Nicosia Louise C	Mortgage Electronic Registration Systems	Damascus Township	

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

Nicosia Joseph M			172,800.00
Kalichstein Dennis D AKA	Valley National Bank	Lake Township	
Kalichstein Dennis AKA			131,000.00
Kalichstein Barbara			
Panicali Carmela F	Wells Fargo Bank	Paupack Township	
Panicali Marcello J			88,000.00
Herzog Barbara A	Dime Bank	Paupack Township	69,000.00
Caratozzolo Stephen	Wayne Bank	Paupack Township	70,000.00
Patterson Sandra	Wells Fargo Bank	Paupack Township	
Chiuchiolo Michael J			150,000.00
Ottinger Matthew	Mortgage Electronic Registration Systems	Salem Township	
Ottinger Rita			95,000.00
Schaefer Michelle Nicole	Mortgage Electronic Registration Systems	Dreher Township	202,040.00
Dietz Charles E	Wayne Bank	Dyberry Township	10,000.00
Cozzolino Adam	Mortgage Electronic Registration Systems	Dyberry Township	
Brinkworth Laurie			127,433.00
Polifrone Steven	Honesdale National Bank	Paupack Township	205,000.00
Swingle Scottie AKA	Dime Bank	Lake Township	
Swingle Scottie Jr AKA			100,000.00
Velazquez Diana	Dime Bank	Damascus Township	50,000.00
Zielinski Michael	Wayne Bank	Damascus Township	17,500.00
Murray Brendan	Wayne Bank	Texas Township	
Murray Megan			11,000.00
Schaefer Charles Thomas	U S A A Federal Savings Bank	Mount Pleasant Township	224,000.00
Pareago Vince P	Mortgage Electronic Registration Systems	Berlin Township	
Pareago Brenda A			85,000.00
Pawelic Renata	Citizens Savings Bank	Paupack Township	138,000.00
Hutchinson Peter	Mortgage Electronic Registration Systems	Sterling Township	265,500.00
Machneh Naarim	Wayne Bank	Clinton Township	
Camp Bonim AKA			75,000.00
Machner Naarim AKA			
Vansickle Grace L	Penn East Federal Credit Union	Lake Township	
Vansickle Clyde			10,000.00
Vazquez Alan J Ojeda	Wells Fargo Bank	Sterling Township	
Ojedavazquez Alan J			135,850.00
Hilgert William E	Mortgage Electronic Registration Systems	Lake Township	
Hilgert Christine C			192,552.00
Hunlock Ronald	Honesdale National Bank	Palmyra Township	
Hunlock Bernadette J			75,000.00
Ferretti Deborah	Citizens Savings Bank	Salem Township	120,000.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Schlusser Robert W	Fredo Cody	Damascus Township	
Schlusser Debra L	Vande Linde Faith		
Dime Bank	Johnson William A	Dreher Township	
Marold Susan J	Coleman Gerald	Dyberry Township	
Gillow Donald			
Robinson Nancy			
Land Liquidator L L C	R W G Investments Limited	Lehigh Township	
Land Liquidator L L C	R W G Investments Limited	Sterling Township	
Land Liquidator L L C	Saintpreux Rommel L	Lehigh Township	
Matteo Carl J	Asset Acceptance Group	Lake Township	
Matteo Teresa A			Lot 2718
Highhouse Lynn W III	Manno Richard J	Oregon Township	
Landmark Community Bank	Kemmann Richard	Prompton Borough	
Bethany Gustin L L C	Cousins Family Tree Farm L L C	Berlin Township	
Wayne Bank Tr	Schloesser Karl	Honesdale Borough	
Stewart Lou Carol	Schloesser Katherine		
Notch Edward J Jr	Notch Jacqueline	Paupack Township	
Notch Jacqueline			
Wells Fargo Bank	Housing & Urban Development	Lake Township	Lot 1403
Wells Fargo Bank	Housing & Urban Development	Lehigh Township	
Sames Michael A	Nalevanko Michael Jr	Lake Township	
Sames Jo Ann E	Nalevanko Kathryn F		Lot 5
Deutsche Bank National Trust Co Tr By Af	Barndt Richard J	Paupack Township	
Ocwen Loan Servicing L L C Af	Barndt Carol A		Lot 84
Incantalupo Carol M	Maraza Carol M	Berlin Township	
Maraza Carol M	Maraza Bryan C		Lot 2
Maraza Bryan C			
Ryan Nancy N	Panicali Marcello J	Paupack Township	
	Panicali Carmela F		Lot 12
Herzog Barbara A	Herzog Barbara A	Paupack Township	
American Real Estate Investment Holdings	American Real Estate Investment Holdings	Honesdale Borough	
Jaklitsch Maria	Palmenteri Jerome	Palmyra Township	
	Palmenteri Gerda		Lot 46
Wells Fargo Bank	Opportunity Inc Greater Baltimore	Lehigh Township	Lot 5
Wysokinski Joseph R	Schaefer Michelle Nicole	Dreher Township	
Wysokinski Heather			
Martin Glen	Martin Glen	Lehigh Township	
Martin Penny L	Martin Penny L		Lot 35
Cymmer Jeffrey J	Cymmer Jeffrey J Tr	Paupack Township	
Cymmer Jo Ellen	Cymmer Jo Ellen Tr		
	Jeffrey J Cymmer Living Trust		
	Jo Ellen Cymmer Living Trust		
Pisculli Louis	Pisculli Louis	Manchester Township	
	Pisculli Dolores		Lot 88
R & C L L C	One Zero Two Two Court Street Realty	Dreher Township	

Stoner Kenneth P	Berger Renee	Lake Township	
Stoner Betty L	Pierre Renee		
Nugent Bernadette By Af	Crudale Jean N	Paupack Township	
Wise Ann Marie Af	Nugent Robert S		
	Nugent Thomas P		
	Wise Ann Marie		
Canfield Bruce E	Canfield Bruce E	Honesdale Borough	
Canfield Melinda S	Canfield William A		
Nationstar Mortgage	Dipiero Michael	Lake Township	
Dubrovsky Marc By Sheriff	Cohn Steve	Preston Township	
Clark Walter H	Thompson Lynn H	Dyberry Township	
Dymond Nancy			
Rickert John L Exr	Malon I Christine	Honesdale Borough	
Rickert Eleanor Mary Est			
Wedemeyer Sheldon III	Pawelic Renata	Paupack Township	
Wedemeyer Susan Y			Lot 132
Meems Veronica AKA	Ortiz Jason	Lehigh Township	
Skibinski Veronica Meems AKA			Lot 25
Bowman Matthew E	Brand Rex A	Palmyra Township	
	Brand Marci L		
Mei Patrick M Exr	Vazquez Alan J Ojeda	Sterling Township	
Mei Patsie V Est AKA	Ojedavazquez Alan J		Lots 31 & 29
Mei Patsy Est AKA			
Mei Pat V Est AKA			
Miskovsky Joseph Scott	Alexander John	Clinton Township 2	
Miskovsky Mary Jane			Lot 9
Taylor Josette M	Taylor Robert R	Paupack Township	Lot 52
Cornish Maria E	Hunlock Ronald	Palmyra Township	
	Hunlock Bernadette J		Lot 16
Murray Cornelius James	Frindt Charles	Berlin Township	
Gilbert Julie Nicole	Cosby Cheryl		Lot 20
Fritsch Jacilyn Michele	Fritsch Victoria		
Frindt Charles Jeffrey			
Smith Carmen Leah Cosby			
Cosbysmith Carmen Leah			
Cosby Summer Ann			
Cosby Leigh Ann			
Ferretti Deborah	Ferretti Deborah	Salem Township	
Oxendine Linda			Lot 3

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.

Franc Judith A	Teeple Kelly S Tr Franc Scott C Tr Franc Family Trust	Lake Township	
Franc Judith A	Teeple Kelly S Tr Franc Scott C Tr Franc Family Trust	Lake Township	
Franc Judith A	Teeple Kelly S Tr Franc Scott C Tr Franc Family Trust	Lake Township	
Louderback Elizabeth U	Louderback Richard K Louderback Gregory L	Preston Township	Lot 8
Tomasky Thomas J Tomasky Bernadette	Bowman Matthew E	Texas Township 1 & 2	Lot B
Kuester Gloria Blanche Exr Kuester Robert W Est AKA Kuester Robert Est AKA Kuester Robert William Est AKA	Highhouse Lynn W III	Berlin Township	

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.



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