

LEGAL JOURNAL

OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 1 ★ JUNE 3, 2011 ★ Honesdale, PA ★ No. 12



IN THIS ISSUE

LEGAL NOTICES	4
SHERIFF'S SALES.....	7
CIVIL ACTIONS FILED	31
MORTGAGES & DEEDS.....	35
CLE SCHEDULE.....	41

© 2011 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.



Legal Journal of Wayne County
Janine Edwards, Esq., Acting Editor
jedwards@ptd.net

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
Janine Edwards, 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

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

Michael Lehutsky, Esq.

Prothonotary, Clerk of The Court

Edward "Ned" Sandercock

Chief Public Defender

Jeffrey J. Wander, Esq.

Commissioners

Brian W. Smith, *Chairman*
Anthony V. Herzog
Wendall R. Kay

Treasurer

Brian T. Field

Recorder of Deeds, Register of Wills

Ginger M. Golden

Coroner

Carol R. Lienert

Auditors

Carla Komar
Judy O'Connell
Kathleen A. Schloesser

Jury Commissioners

Judith M. Romich
Patricia Biondo

LEGAL NOTICES

*IN THE COURT OF COMMON PLEAS OF WAYNE COUNTY
COMMONWEALTH OF PENNSYLVANIA*

ESTATE NOTICES

Notice is hereby given that, in the estate of the decedents set forth below, the Register of Wills, has granted letters testamentary or of administration to the persons named.

All persons having claims or demands against said estates are requested to present the same without delay and all persons indebted to said estates are requested to make immediate payment to the executors or administrators or their attorneys named below.

EXECUTRIX NOTICE

Estate of MARY M. YAKELY
AKA MARY YAKELY
Late of Clinton Township
Executrix
MARY LYNN YAKELY
309 VINE STREET
BROWDALE, PA 18421
Attorney
NICHOLAS A. BARNA, ESQ.
831 COURT STREET
HONESDALE, PA 18431

5/20/2011 • 5/27/2011 • 6/3/2011

ADMINISTRATRIX NOTICE

Estate of LEROY P. MAGNO
Late of Hawley Borough, Wayne
County
Administratrix
DONNA M. HARNISH
1441 SHARON PARK DRIVE
SHARON HILL, PA 19079
Attorney
ROBERT M. D'AGOSTINO, ESQ.
12 LINDBERGH AVENUE
BROOMALL, PA 19008

5/20/2011 • 5/27/2011 • 6/3/2011

**NOTICE OF GRANT OF
LETTERS TESTAMENTARY**

Notice is hereby given that Letters Testamentary have been granted on the Estate of Kathleen B. Weinel by the Register of Wills of Lackawanna County, PA to Janet Bishop, 1650 Owego Turnpike, Honesdale, PA 18431. All persons having claims against the estate are requested to present them in writing and all persons indebted to the estate, to make payment to the Executrix. Frances Gruber, Esq., 214 Ninth Street, Honesdale 18431, Attorney for the Estate.

5/20/2011 • 5/27/2011 • 6/3/2011

EXECUTRIX NOTICE

IN RE: ESTATE OF GEORGE E. LEITNER
Late of Lake Ariel, PA, (died March 7, 2011) Notice is hereby given that Letters Testamentary on the above Estate have been granted on May 4, 2011 to Alice Rizzo. All persons indebted to the said Estate are required to make payments and those having claims to present the same without delay to the Executrix named above or to Robert J. Murphy, Esq., 208 Chestnut Street, Dunmore, Pennsylvania, 18512, Attorney for the Estate.

5/20/2011 • 5/27/2011 • 6/3/2011

EXECUTOR NOTICE

Estate of DEBRA A. TOEPFER
Late of Paupack Township
Executor
RUSSELL S. TOEPFER
12 BOAT HOUSE ROAD
LAKE ARIEL, PA 18436
Attorney
MICHAEL D. WALKER, ESQ.
PO BOX 747
HAMLIN, PA 18427

5/20/2011 • 5/27/2011 • 6/3/2011

EXECUTOR NOTICE

Estate of Ruthann Elizabeth Malti
a/k/a Ruthann Malti
Late of Palmyra Township,
Pennsylvania
Date of Death: March 24, 2011
Letters Testamentary on the above
estate having been granted, all
persons having claims and
demands against the estate of the
above decedent shall make them
known and present them; all of the
persons indebted to the said
decedent shall make payment
thereof without delay to Ronald J.
Malti, Executor, or to Munley,
Munley & Cartwright, P.C., 227
Penn Avenue, P. O. Box 1066,
Scranton, Pennsylvania 18501-
1066.
MUNLEY, MUNLEY &
CARTWRIGHT, P.C.
Attorneys for Estate

5/20/2011 • 5/27/2011 • 6/3/2011

EXECUTRIX NOTICE

Estate of JOHN M. KAWKA AKA
JOHN KAWKA AKA JOHN M.
KAWKA JR.
Late of Damascus Township

Executrix
LYNETTE R. KAWKA
108 CHICOPEE ROAD
DAMASCUS, PA 18415
Attorney
NICHOLAS A. BARNA, ESQ.
831 COURT STREET
HONESDALE, PA 18431

5/20/2011 • 5/27/2011 • 6/3/2011

NOTICE

ESTATE OF Judith A. Grafing,
a/k/a Judith Ann Grafing, late of
Waymart, PA, (died February
22,2011), Letters Testamentary
were issued on May 6,2011, to
Victoria Ann Nixon, all persons
having claims against the Estate or
who are indebted to the Estate shall
make payment or make claims to
Victoria Ann Nixon, Executrix of
the Estate, or to Charles F. Wilson,
Esq., Attorney for the Estate, 800
Penn Security Bank Building, 142
North Washington Avenue,
Scranton, PA—18503.

5/20/2011 • 5/27/2011 • 6/3/2011

EXECUTRIX NOTICE

Estate of JOHN J. MAZZGA AKA
JOHN JAMES MAZZGA
Late of Palmyra Township
Executrix
JOYCE CARSON
62 SKYVIEW LANE
HAWLEY, PA 18428
Attorney
VICTOR A. DECKER, III
C/O KLEMEYER, FARLEY &
BERNATHY, LLC
2523 ROUTE #6, SUITE #1
HAWLEY, PA 18428

5/27/2011 • 6/3/2011 • 6/10/2011

EXECUTRIX NOTICE

Estate of JOAN C. SACKETT
AKA JOAN SACKETT

Late of Texas Township
Executrix

ELAINE BORKOWSKI
5 DI DIO LANE
MONTGOMERY, NY 12549

Attorney
MATTHEW L. MEAGHER, ESQ.
1018 CHURCH STREET
HONESDALE, PA 18431

5/27/2011 • 6/3/2011 • 6/10/2011

EXECUTRIX NOTICE

Estate of DAVID S. CRECCA
AKA DAVID SAUL CRECCA

Late of Salem Township
Executrix

ANNE MARIE HOWELLS, ESQ.
307 MARKET STREET
SUITE #1
SCRANTON, PA 18508

Attorney
ANNE MARIE HOWELLS, ESQ.
307 MARKET STREET
SUITE #1
SCRANTON, PA 18508

5/27/2011 • 6/3/2011 • 6/10/2011

ESTATE NOTICE

Estate of Linda J. Maiorana,
deceased, late of Dreher Township,
Wayne County, Pennsylvania.

Letters of Administration have
been granted to the individual(s)
named below, who request all
persons having claims or demands
against the Estate of the Decedent
to present same, and all persons
indebted to the Decedent to make
payments, to:

Karen Hellwig

41313 N. 46th Place
Phoenix AZ 85018

5/27/2011 • 6/3/2011 • 6/10/2011

EXECUTRIX NOTICE

Estate of MABEL E. KROM
Late of Bethany Borough

Executrix
MARGARET J. FORCHETTI
508 PRICE STREET
WEST CHESTER, PA 19382

Attorney
LUCAS R. NARDINI, ESQ.
75 MILLER LANE
SEDONA, AZ 86351

6/3/2011 • 6/10/2011 • 6/17/2011

OTHER NOTICES

**ARTICLES OF
INCORPORATION**

TAKE NOTICE THAT Articles of
Incorporation were filed with the
Department of State. The name of
the Corporation is Fox Hill Farm
Experience, Inc. This corporation
has been incorporated under the
provision of the Business
Corporation Law of 1988.

Solicitor: Matthew L. Meagher,
Esquire, 1018 Church Street,
Honesdale, Pennsylvania 18431.

6/3/2011

SHERIFF'S SALES

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

**SHERIFF'S SALE
JUNE 15, 2011**

By virtue of a writ of Execution Deutsche Bank National Trust Company, as Trustee for the Pooling and Servicing Agreement Dated as of January 1, 2006 Morgan Stanley Home Equity Loan Trust 2006-1 Mortgage Loan Trust 2006-1 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 15th day of June, 2011 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THAT PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE BOROUGH OF WAYMART, COUNTY OF WAYNE AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A CORNER IN SOUTH STREET, WHICH CORNER IS THE SOUTHEAST CORNER OF LANDS NOW OR

FORMERLY OWNED BY GEORGE W. COREY; THENCE IN A NORTHERLY DIRECTION ALONG THE AFORESAID LANDS OF GEORGE W. COREY 250 FEET TO A CORNER; THENCE IN AN EASTERLY DIRECTION ALONG LANDS NOW OR FORMERLY OF JOHN W. WATSON, 60 FEET TO A CORNER; THENCE IN A SOUTHERLY DIRECTION ALONG LANDS NOW OR FORMERLY OF JOHN W. EATON, 250 FEET TO SOUTH STREET; THENCE ALONG SOUTH STREET 60 FEET TO THE PLACE OF BEGINNING.

FURTHERMORE THE AFORESAID PARTY OF THE FIRST PART, BOTH IN CONSIDERATION OF AND WITH THE AFORESAID CONSIDERATION SELL UNTO THE PARTY OF THE SECOND PART, THE RIGHT AND PRIVILEGE OF LAYING AND MAINTAINING A ONE INCH PIPE ACROSS THE LANDS NOW OR FORMERLY OF ALBERT CURTIS AND MARION CURTIS, FOR THE PURPOSE OF CONVEYING WATER FROM A SPRING ON THE LANDS NOW OR FORMERLY OF ALBERT CURTIS AND MARION CURTIS TO THE RESIDENCE OF THE PROPERTY OF THE SECOND PARTY CONSIDERED IN THIS INSTRUMENT. SUBJECT TO THE SAME EXCEPTIONS, CONDITIONS AND RESERVATIONS AS ARE CONTAINED IN ALL DEEDS

FORMING THE CHAIN OF
TITLE

THE PREMISES CONVEYED
ARE UNDER AND SUBJECT TO
THE RIGHTS OF WAY OF ALL
PUBLIC HIGHWAYS AND
PUBLIC UTILITIES, WHICH
MAY BE OVER AND ACROSS
THE SAME.

TAX MAP#: 28-0-0004-0080

BEING KNOWN AS: 255 South
Street, Waymart, PA 18472

PROPERTY ID NO.: 28-0-004-
0080

CONTROL NO.: 029594

TITLE TO SAID PREMISES IS
VESTED IN MELANIE A.
BENNETT BY DEED FROM
CARRIE PHILLIPS NOW BY
MARRIAGE CARRIE
BEVERIDGE AND BENJAMIN
BEVERIDGE DATED 09/26/2005
RECORDED 09/29/2005 IN
DEED BOOK 2875 PAGE 263.

Seized and taken in execution as
Melanie A. Bennett 255 South
Street WAYMART PA 18472

Execution No. 1097-Civil-2010
Amount \$136,136.87 Plus
additional

March 10, 2011
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE
NOTICE:

That all claims to the property will
be filed with the sheriff before the

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

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

Daniel S. Siedman, Esq.

5/20/2011 • 5/27/2011 • 6/3/2011

**SHERIFF'S SALE
JUNE 15, 2011**

By virtue of a writ of Execution
The Bank of New York Mellon
Trust Company, National
Association, as Grantor Trustee of
the Protium Master Grantor Trust
issued out of the Court of Common
Pleas of Wayne County, to me
directed, there will be exposed to
Public Sale, on Wednesday the
15th day of June, 2011 at 10:00
AM in the Conference Room on
the third floor of th Wayne County
Courthouse in the Borough of
Honesdale the following property,
viz:

ALL THOSE CERTAIN lots,
parcels or pieces of land situate,
lying and being in the Township of

Lehigh in the Development of
Indian Country Campsites, Inc.,
County of Wayne and
Commonwealth of Pennsylvania.

BEING Lot No. 31, Block No. D.
Section No. 3, Indian Country
Campsites Subdivision and
Campground located in Lehigh
Township, Wayne County,
Pennsylvania.

Being known as 46 Pow Wow Way,
Gouldsboro, PA 18424

Seized and taken in execution as
Angelo Arezzi 238 Popular CR
EFFORT PA 18330
Dawn Arezzi c/o Apex Fire
Protection 20 Marshalls Creek Rd.
EAST STROUDSBURG PA 18301

Execution No. 569-Civil-2010
Amount \$131,037.07 Plus
additional

March 11, 2011
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE
NOTICE:**

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

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

Patrick J. Wesner, Esq.

5/20/2011 • 5/27/2011 • 6/3/2011

**SHERIFF'S SALE
JUNE 15, 2011**

By virtue of a writ of Execution
Deutsche Bank National Trust
Company, as Trustee for NovaStar
Mortgage Funding Trust, Series
2006-4 issued out of the Court of
Common Pleas of Wayne County,
to me directed, there will be
exposed to Public Sale, on
Wednesday the 15th day of June,
2011 at 10:00 AM in the
Conference Room on the third
floor of th Wayne County
Courthouse in the Borough of
Honesdale the following property,
viz:

All that certain lot, piece or parcel
of land, situate, lying and being in
the Township of Lake, County of
Wayne and Commonwealth of
Pennsylvania, known as Lot
Number 1816, in Section 16, of
The Hideout, a subdivision,
situated in the Townships of Lake
and Salem, County of Wayne and
Commonwealth of Pennsylvania,
according to the plats thereof
recorded in the Office of the
Recorder of Deeds of Wayne
County, Pennsylvania.
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. TOGETHER with all rights of way and UNDER AND SUBJECT to all covenants, reservations, restrictions and conditions of record, as found in the chain of title.

BEING TAX NO.: 12-0-0025-0009
CONTROL NO.:042868

BEING KNOWN AS : 1816
LAKEVIEW DRIVE, LAKE
ARIEL, PA 18436

Title to said premises is vested in Hugh Tague a/k/a Hugh Tague, III and Carolyn Tague, husband and wife, by deed from PENELOPE R. PORTER, UNMARRIED AND EVADNE E. PORTER, UNMARRIED, dated June 23, 2005 and recorded June 28, 2005 in Deed Book 2800, Page 16.

Seized and taken in execution as Hugh Tague 1475 The Hideout LAKE ARIEL PA 18436
Carolyn Tague 1475 The Hideout 1816 Lakeview Drive LAKE ARIEL PA 18436

Execution No. 654-Civil-2010
Amount \$152,293.32 Plus
additional

March 11, 2011
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE
NOTICE:

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

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

Terrence J. McCabe, Esq.

5/20/2011 • 5/27/2011 • 6/3/2011

**SHERIFF'S SALE
JUNE 15, 2011**

By virtue of a writ of Execution Ocwen REO Trust, a Delaware statutory trust issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 15th day of June, 2011 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL that certain tract or parcel of land, situated in the Township of Lake, Wayne County,

Pennsylvania, known as Lot 3670, Section 32, 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, 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, page 108 through 110; and May 18, 1973, in Plat Book 5, pages 111 through 119.

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 amend and supplemented.

COMMONLY known as: 3670 Hidden Lake Drive, Lake Ariel, PA 18436

PARCEL No. 12-0-0036-0162

BEING the same premises which

Thomas S. Randles, widow and single, by Deed dated October 6, 2011 and recorded in the Wayne County Recorder of Deeds Office on November 9, 2001 in Deed

Seized and taken in execution as Theresa Ventura a/k/a Terese Ventura 80 Coldchester Lane Palm Coast FL 32137
Thomas Ventura 80 Coldchester Lane Palm Coast FL 32137

Execution No. 1090-Civil-2010
Amount \$87,262.87 Plus additional

March 11, 2011
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

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

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

Michael J. Clark, Esq.

5/20/2011 • 5/27/2011 • 6/3/2011

**SHERIFF'S SALE
JUNE 15, 2011**

By virtue of a writ of Execution Landmark Community 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 15th day of June, 2011 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

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

Beginning at a point in the centerline of Route 227, being the common corner of Bennett and Klinkiewicz; thence along line of lands now or formerly of Klinkiewicz, North 65 degrees 59 minutes 18 seconds East 215.00 feet to an iron pin in a stone wall; thence along line of lands of Leunes South 31 degrees 24 minutes 29 seconds East 194.30 feet to an iron pin and South 19 degrees 23 minutes 04 seconds West 62.05 feet to a corner in the center of U.S. Route 6; thence along the centerline of said road, North 70 degrees 36 minutes 56 seconds West 275.98 feet to the intersection of U.S. Route 6 and Route 227 (River Road); thence along the centerline of Route 227 North 20 degrees 15 minutes 42 seconds West 48.26 feet to the place of beginning. Containing 35,360 square feet as surveyed by Alfred K.

Bucconear, R.S. April 14, 1982. An approved map thereof being recorded in Wayne County Map Book 49, page 8.

Parcel No. 21-01-15

ADDRESS BEING: 1158
ROOSEVELT HWY.,
PROMPTON, PA 18464

Seized and taken in execution as
Rushbrook Properties, LLC 1001
Rushbrook Road JERMYN PA
18433

Tenants and/or Occupants 1158
Roosevelt Hwy. PROMPTON PA
18456

Execution No. 1131-Civil-2010

Amount \$164,177.22 Plus
additional
March 24, 2011
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE
NOTICE:**

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

**ANY SUCCESSFUL BIDDER
MUST HAVE 10% DOWN
PAYMENT AT DATE OF SALE.**

BALANCE DUE THIRTY (30)
DAYS FROM DATE OF SALE.
FAILURE TO PAY BALANCE
WILL FORFEIT DOWN
PAYMENT.

Richard K. Hodges, Esq.

5/20/2011 • 5/27/2011 • 6/3/2011

**SHERIFF'S SALE
JUNE 22, 2011**

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 22nd day of June, 2011 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property,

ALL THAT CERTAIN tract or parcel of land situated in the Township of Salem, Wayne County, Pennsylvania, known as Lot 1875, Section 16 of The Hideout, a subdivision situated in the Townships of Lake and Salem, Wayne County, Pennsylvania, according to the plats thereof recorded in the Office of the Recorder of Deeds of Wayne County, Pennsylvania, April 9, 1970, in Plat Book 5, page 27; May 11, 1970, in Plat Book 5, pages 34, 37, 41 through 48 and 50; September 8, 1970, in Plat Book 5, page 57; February 8, 1971, in Plat Book 5, pages 62 and 63; March 24, 1971, in Plat Book 5, page 66; May 10, 1971, in Plat Book 5, pages 71 and 72; March 14, 1972, in Plat Book 5, pages 76,

79 through 84 and 86; May 26, 1972, in Plat Book 5, pages 93 through 95; September 26, 1972, in Plat Book 5, 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 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.

BEING known as 871 THE HIDEOUT, A/K/A 1875 WINDEMERE LANE, LAKE ARIEL, PA 18436

LOT 1875, Section 16 of The Hideout, Lake Ariel, PA 18436, is recorded in the Office of the Recorder of Deeds of Wayne County, Pennsylvania, in Plat Book 5, page 45, recorded on September 15, 1969, and revised on May 8, 1970.

SUBJECT to the same conditions, exceptions, reservations, restrictions, easements and rights-of-way as are contained in prior deeds forming the chain of title.

BEING THE SAME PREMISES which The Daniel M. Merrill and Catherine A. Merrill Joint Living Trust by Indenture dated July 7,

2006 and recorded July 25, 2006 in the Office of the Recorder of Deeds in and for Wayne County in Deed Book 3091, Page 29, granted and conveyed unto Daniel M. Merrill and Catherine A. Merrill, husband and wife.

TAX MAP NUMBER: 22-0-0024-0140

CONTROL NUMBER: 039167

Seized and taken in execution as Daniel M. Merrill 21 Pitcavage Court MOSCOW PA 18444
Catherine A. Merrill 21 Pitcavage Ct MOSCOW PA 18444

Execution No. 225-Civil-2010
Amount \$153,248.45 Plus additional

March 17, 2011
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

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

ANY SUCCESSFUL BIDDER MUST HAVE 10% DOWN

WAYNE COUNTY BAR ASSOCIATION



www.waynecountylawyers.org

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.

5/27/2011 • 6/3/2011 • 6/10/2011

**SHERIFF'S SALE
JUNE 22, 2011**

By virtue of a writ of Execution Deutsche Bank National Trust , As Trustee For Long Beach Mortgage Loan Trust issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 22nd day of June, 2011 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property,

All that certain piece or parcel of land located in the Township of Cherry Ridge, County of Wayne, Commonwealth of Pennsylvania, and being more particularly described as follows:

Beginning at a point in the center of State Road Route 63023; thence along a stone wall and along lands of Bertha Peck Haggerty South fifteen (15) degrees and forty-seven (47) minutes East four hundred seventy-five and three-tenths (475.3) feet to a post in a stone wall for a corner; thence along a stone wall through lands of the Grantors South seventy-five (75) degrees and forty-five (45) minutes

West one hundred thirty (130) feet to a pipe corner on the northerly side of the said wall; thence through lands of the Grantors North twenty-one (21) degrees West three hundred fifty-six and five tenths (356.5) feet to a point in the center of the said road; thence along the center of the same North thirty-eight (38) degrees and twenty-nine (29) minutes East two hundred (200) feet to the place of beginning.

Containing one and four-tenths (1.4) acres more or less.

The bearings are magnetic as of 1968.

Excepting and reserving subject to public highway purpose that portion of the right of way of Pennsylvania Route No. 63023 along the northwesterly side of the premises hereby conveyed.

Subject to a utility right of way to PP&L as set forth in Wayne County Deed Book 253 at Page 69.

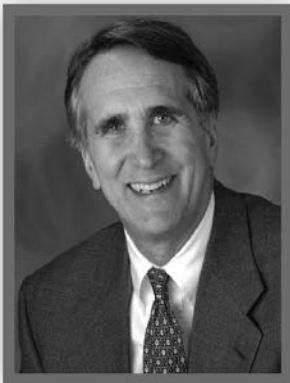
The premises are subject to the following covenants and restrictions which shall be deemed as covenants running with the land:

1. Construction shall be limited to one single family dwelling on the premises herein conveyed, with or without a one or two car garage, and one outbuilding such as tool shed.
2. Said dwelling must, have complete sanitary plumbing and septic tanks.
3. The Grantees, their heirs and

assigns; hereby covenant with the Grantors, their heirs and assigns, that the said premises and/or any building to be erected thereon shall not at any time be used for the purpose of any trade, manufacture or business of any kind, or as a school, hospital or other charitable institution or as a hotel or place of resort No tents, trailers, mobile homes or other portable means of abode shall be permitted on said premises.

And the Grantees accept this conveyance subject to the easements, restrictions and conditions above set forth and for themselves, their heirs and assigns, covenant to and with the Grantors,

their heirs and assigns, that the said Grantees will, and their heirs and assigns, shall forever faithfully observe and perform said several restrictions and conditions and each of them. And if the said Grantees, or any person claiming under them shall at any time violate, or attempt to violate or shall omit to perform or observe anyone of the foregoing restrictions and conditions, it shall be lawful for the Grantors, their heirs and assigns, or any person owning land upon which these covenants are likewise binding, and which is subject to the same restriction or condition in respect to which the default is made, to institute and prosecute appropriate proceedings



ADR

MEDIATION & ARBITRATION SERVICES

Richard G. Fine, Esq.

- Court-Appointed Certified Mediator since 1994 for Middle District of PA
- 40+ years experience representing individuals and corporate entities in complex litigation.
- 25 years experience as Mediator & Arbitrator

FINE, WYATT & CAREY, PC.
(570) 343-1197 • finerg@comcast.net

at law or in equity for the wrong done or attempted.

instituted by:

viz:

Seized and taken in execution as
Brett F. Barnes 188 White Mills
Road Honesdale PA 18431

PARCEL NO. 05-0-0274-0098
Patricia S. Barnes 188 White Mills
Road Honesdale PA 18431

BEING KNOWN AS : 188 White
Mills Road, Honesdale, PA 18431

Execution No. 378-Civil-2009
Amount \$174,258.12 Plus
additional

March 17, 2011
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE
NOTICE:**

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

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

PAYMENT.

Michael T. McKeever Esq.

5/27/2011 • 6/3/2011 • 6/10/2011

**SHERIFF'S SALE
JUNE 22, 2011**

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 22nd day of June, 2011 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property,

PARCEL ONE:

ALL THOSE CERTAIN pieces and parcels of land with the buildings and improvements thereon erected situate in the Township of Dreher, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at the northwest corner of lands now or formerly of Hackman and Walter lot, said corner located in the center of the public road leading from Greentown to Newfoundland; thence along the line of lands of Hackman and Walter, South eighty-two degrees forty-five minutes east two hundred thirteen feet to a corner; thence along the same lands South twenty-three degrees West two hundred eighteen feet to a corner in the line of lands now or formerly of Oscar Franklin; thence along the line of lands of Franklin,

South eighty-two degrees forty-five minutes East one hundred feet to a corner; thence along the edge of field, North twenty-three degrees fifteen minutes East two hundred forty-one feet to a corner; thence North five degrees fifteen minutes east two hundred fifteen feet to a corner; thence South eighty-seven and one-half degrees West one hundred sixteen feet to the center of the aforesaid public road; thence along the center of the public road two hundred eighty-four and five-tenths feet to the place of BEGINNING. Bearings from the magnetic meridian of the year of 1946 and CONTAINING one and six-tenths of an acre of land, be the same more or less.

PARCEL TWO:

BEGINNING at the southeast corner of the lands now or formerly of Merton Manhart and Dorothy Manhart and in the line of lands of Oscar Franklin; thence along the line of lands of Manhart North twenty-three degrees fifteen minutes East two hundred forty-one feet to a corner; thence through the lands of Manhart South five degrees fifteen minutes West two hundred thirty-five feet to a corner on the line of lands of Oscar Franklin; thence along the line of lands of Oscar Franklin North eighty-two degrees forty-five minutes West seventy-three feet to the place of BEGINNING. CONTAINING 0.19 of an acre of land, be the same more or less.

PARCEL THREE:

Law Offices of
HOWELL, HOWELL & KRAUSE

Attorneys-at-Law



109 9th Street, Honesdale PA 18431
Tel.: (570) 253-2520 Fax: (570) 253-7896
E-mail: hhklaw@verizon.net
Website: www.howellhowellkrauselaw.com

For nearly 75 years, we have provided our clients with expert legal advice and superior service, including real estate transactions, estate planning, criminal defense, business ventures, family law, civil litigations, collection, contracts, and personal injury.

Airred J. Howell, 1965
Lee C. Krause, 1973
Airred G. Howell, 1997

Shirley Gill
Brenda Nolan
Lisa Dwyer
Patty Bittner

BEGINNING at the northeast corner of the lands of the Grantors herein, thence along the line of lands of the Grantors South 87 degrees 15 minutes West 116 feet to a corner about in the center of the Public Road leading from Newfoundland to Greentown; thence along the center of the said Public Road in a northeasterly direction for a distance of 156 feet to a corner; thence through the lands now or formerly of Martin and McLain South 5 degrees 15 minutes West 95 feet to the place of BEGINNING. Bearings from the magnetic meridian of the year 1946 and CONTAINING 0.12 of an acre of land be the same more or less.

BEING the same premises which William M. Bluff, Sheriff, granted and conveyed to Robert T.

Convery, Jr. by virtue of their deed dated July 6, 1993 and recorded on December 9, 1993 in the Office of the Recorder of Deeds in and for Wayne County, Pennsylvania in Deed Book 882, Page 345.

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.

instituted by:

Seized and taken in execution as BO-D'S, INC. 1058 Main Street NEWFOUNDLAND PA 18445 Robert T. Convery, Jr. 1058 Main

Street NEWFOUNDLAND PA 18445

ADDRESS BEING: 1058 Main Street, Newfoundland, PA 18445

Execution No. 576-Civil-2010
Amount \$268,550.97 Plus additional

TAX PARCEL NUMBERS: 8-3-47.-, 8-3-53.- and 8-3-54.-

March 24, 2011
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

That all claims to the property will be filed with the sheriff before the sale and all claims to the proceeds before distribution; That a sheriff's schedule of distribution will be in

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

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.

5/27/2011 • 6/3/2011 • 6/10/2011

**SHERIFF'S SALE
JUNE 22, 2011**

By virtue of a writ of Execution Deutsche Bank National Trust Company, as Indenture Trustee, on Behalf of the Owners of the Accredited Mortgage Loan Trust 2004-4 Asset Backed Notes issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 22nd day of June, 2011 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property,

ALL THAT CERTAIN piece, parcel and tract of land, situate, lying and being in the Township of Paupack, County of Wayne and Commonwealth of Pennsylvania, being Lot 88, Section 1, as shown

on Plan of Lots, Wallenpaupack Lake Estates, Dated March 23, 1971, by VEP & Company, as recorded in the Office of the Recorder of Deeds of Wayne County, in Plat Book 14, Page 117.

HAVING ERECTED THEREON a Detached, Two Story, Single Family Residential Dwelling.

BEING THE SAME PREMISES AS Keith Bias, Terry Bias, Michael Gardner and Gina L. Gardner, by Deed Dated March 13, 1998, and Recorded on March 25, 1998, in the Office of the Recorder of Deeds of Wayne County in Record Book 1344, Page 211, granted and conveyed unto Keith Bias and Terry Bias, as Tenants by the Entireties.

BEING KNOWN AND NUMBERED AS 27 Lake Land Drive, f/k/a 916 Wallenpaupack Lake Estates, Lake Ariel, PA 18436.

CONTROL NO. 034470. TAX PARCEL ID NO. 19-0-0028-0052.

Seized and taken in execution as Keith Bias 27 Lakeland Drive f/k/a 916 Wallenpaupack Lake Estates LAKE ARIEL PA 18436
Terry Bias 27 Lakeland Drive f/k/a 916 Wallenpaupack Lake Estates LAKE ARIEL PA 18436

Execution No. 609-Civil-2009
Amount \$121,702.20 Plus additional

March 24, 2011

Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

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

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

Kristen D. Little, Esq.

5/27/2011 • 6/3/2011 • 6/10/2011

**SHERIFF'S SALE
JUNE 29, 2011**

By virtue of a writ of Execution OneWest Bank, FSB issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 29th day of June, 2011 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL that certain tract of land situate in Salem Township, Wayne County, Pennsylvania, known and described as Lot #359 in Section II, Indian Rocks, on a Subdivision Plan recorded in the Recorder of Deeds Office in and for Wayne County, Pennsylvania on June 21, 1971 in Map Book Volume 16, Page 64.

EXCEPTING AND RESERVING unto the Grantor, its successors and assigns, forever, an easement measuring ten (10) feet in width across the entire front width, said easement to be for the installation, maintenance, repair, replacement and removal of utilities and drainage facilities; provided, however, that the reservations of the ten (10) foot wide easement along any side shall also be the owner of the other lots adjoining said side length and shall build his dwelling house across the common side lot line or length.

UNDER AND SUBJECT to the protective covenants, exceptions and reservations recorded in the Recorder of Deeds Office in and 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 1185, and amended as of December 8, 1978 in Volume 354, Page 505.

PARCEL No. 22-0-0028-0189

BEING the same premises which Leonard R. Been, Jr., a married person, by Deed dated November

9, 2007 and recorded in Wayne County Recorder of Deeds Office on November 14, 2007 in Deed Book 3412 page 96, granted and conveyed unto Leonard R. Benn, Jr., and Genevieve Benn, husband and wife.

Seized and taken in execution as Genevieve Benn 298 Hemlock Terrace MOUNTAIN TOP PA 18707
Leonard R. Benn Jr. 298 Hemlock Terrace MOUNTAIN TOP PA 18707

Execution No. 1093-Civil-2011
Amount \$210,023.77 Plus additional

March 24, 2011
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

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

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

PAYMENT.
Christopher DeNardo Esq.

6/3/2011 • 6/10/2011 • 6/17/2011

**SHERIFF'S SALE
JUNE 29, 2011**

By virtue of a writ of Execution Aurora Loan Services, LLC issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 29th day of June, 2011 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL that certain piece or parcel of land, situate in the Township of Paupack, County of Wayne, Commonwealth of Pennsylvania, in the development known as 'Wallenpaupack Lake Estates' and which is more particularly described as follows:

Lot #325, Section 1, as shown on Plan of Lots, Wallenpaupack Lake Estates, dated March 23, 1971 by VEP & Co. as recorded in the Office of the Recorder of Deeds in and for Wayne County, Pennsylvania in Plat Book 14 at Page 117 said map being incorporated by reference herewith as if attached hereto.

UNDER AND SUBJECT to covenants, conditions, restrictions as set forth IN Schedule A,

recorded in Instrument No.
200500010710, or Volume 2867,
Page 112.

TITLE TO SAID PREMISES
VESTED IN Letha Blim, by Deed
from Gregg A. Davis, single, dated
09/16/2005, recorded 09/22/2005
in Book 2867, Page 108.

Premises being: 21 INDIAN
DRIVE A/K/A, 325 INDIAN
DRIVE, LAKE ARIEL, PA 18436

Improvements thereon:
RESIDENTIAL DWELLING

Tax Parcel No. 19-0-0028-0096

Seized and taken in execution as
Letha Blim 1154 Sherman Ave.
ELMIRA NY 14904

Execution No. 415-Civil-2009
Amount \$116,996.92 Plus
additional

March 31, 2011
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE
NOTICE:

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

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

Courtney R. Dunn Esq.

6/3/2011 • 6/10/2011 • 6/17/2011

**SHERIFF'S SALE
JUNE 29, 2011**

By virtue of a writ of Execution
Citimortgage, Inc. issued out of the
Court of Common Pleas of Wayne
County, to me directed, there will
be exposed to Public Sale, on
Wednesday the 29th day of June,
2011 at 10:00 AM in the
Conference Room on the third
floor of th Wayne County
Courthouse in the Borough of
Honesdale the following property,
viz:

ALL THAT CERTAIN lot, piece or
parcel of land situate, lying and
being in the Township of Paupack,
County of Wayne and
Commonwealth of Pennsylvania,
known and designated as Lot No. 1
as laid out and plotted upon a
certain map 'Lot Layout Paradise
Point, Gumble Brothers
Development Corp., formerly
Lands of Frank Kelly and Jan
Stibbie, Paupack Township, Wayne
County, PA, September, 1970,
Scale 1 inch - 60 feet, Harry F.
Schoenagel, R.S.' said map being
filed in the Office of the Recorder
of Deeds in and for Wayne County,

Pa., in Map Book Volume 14 at Page 56.

EXCEPTING AND RESERVING to the Grantor, its successors and assigns, in common, however, with the Grantee, its successors and assigns, thirty-three (33 feet) feet crossing the Southeasterly side of the premises herein conveyed for right-of-way and utility installation and maintenance purposes.

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 IS VESTED IN Mark J. Rockett and Margaret Rockett, h/w, by Deed from Mark J. Rockett, dated 11/20/2008, recorded 12/30/2008 in Book 3639, Page 283.

Premises being: 1 LAKEVIEW DRIVE, LAKEVILLE, PA 18438-3012

Improvements thereon:
RESIDENTIAL DWELLING

Tax Parcel No. 19-0-0003-0171

Seized and taken in execution as Margaret Rockett 77 North Main Street Apt 400 CARBONDALE PA 18407

Execution No. 1001-Civil-2011
Amount \$287,342.34 Plus
additional

March 31, 2011

Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

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

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

Daniel G. Schmieg Esq

6/3/2011 • 6/10/2011 • 6/17/2011

**SHERIFF'S SALE
JUNE 29, 2011**

By virtue of a writ of Execution Wachovia Bank, National Association, A Wells Fargo Company issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 29th day of June, 2011 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property,

viz:

BEGINNING at a point on the easterly R/W line of S.R. 247, Marion Street in the village of Browndale, said point being on the division line between two parcels of land of Browndale Fire Company No. 1, as found in D.B. 482 P. 756 and D.B. 182 P. 586, thence along the easterly R/W line of S.R. 247, N 24 deg. 08 min. 10 sec. E. 156.70 ft. to an iron pin and N 35 deg. 38 min. 00 sec. E 92.64 ft. to an iron pin, thence through land of the grantor, (Browndale Fire Company No. 1), S 53 deg. 55 min. 50 sec. E 230.15 ft. to an iron pin and S 47 deg. 09 min. 40 sec. E. 90.17 ft. to an iron pin, a corner of land to be conveyed to Joseph Dovin and Bernard Kilpatrick; thence along said land S 37 deg. 32 min 50 sec. W 232.11 ft. to an iron pin, thence along land of the grantor to be used as an access road, S 38 deg. 40 min. 09 sec. W 75.95 ft. to an iron pin, a corner of land of Susan Duffy, R.B. 1984 P. 350, thence along land of Susan Duffy, Joseph Debevec, et ux, R.B. 2179 P. 167 and land of the Browndale Fire Company No. 1, D.B. 482 P. 756, N. 39 deg. 15 min. 21 sec. W 286.50 ft. to the point of beginning.

CONTAINING 1.95 acres of land more or less.

BEING a portion of the land found in deed from School District of Clinton Township to Browndale Fire Company No. 1, dated October 6, 1952 and recorded in

Wayne County D. B. 182 P. 586.

SUBJECT to all conditions, restrictions, reservations, exceptions, and easements, as are visible on the ground, or as are contained in prior deeds, forming the chain of title.

SAID LOT is shown on map of subdivision for Browndale Fire Company No. 1, dated July 1, 2005 and prepared by Henry G. Tusar, R.S. of Forest City, PA.

MAP #6-2-31.-

TO BE SOLD AS THE
PROPERTY OF ME HALL
RENTAL COMPANY

Seized and taken in execution as
ME Hall Rental Company 2110
Rural Route 4 SAYLORSBURG
PA 18353
Tenant and/or Occupant 520
Marion Street FOREST CITY PA
18421

Execution No. 1077-Civil-2010
Amount \$185,026.41 Plus
additional

March 31, 2011
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE
NOTICE:

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

after sale; and that distribution will be made in accordance with the schedule unless exceptions are filed within ten (10) days thereafter. No further notice of filing of the schedule of distribution need be given.

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

Kurt Althouse Esq.

6/3/2011 • 6/10/2011 • 6/17/2011

**SHERIFF'S SALE
JUNE 29, 2011**

By virtue of a writ of Execution U.S. Bank, National Association, as trustee for J.P. Morgan Mortgage Acquisition Corp. 2005-IPT2 Asset Backed Pass Through Certificates Series 2005-OPT2 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 29th day of June, 2011 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE IN THE TOWNSHIP OF LEHIGH, VILLAGE OF GOULDSBORO, COUNTY OF WAYNE AND STATE OF PENNSYLVANIA, BOUNDED

AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT IN THE EASTERLY R/W LINE OF SECOND STREET WHERE THE SOUTHERLY CURB LINE OF MAIN STREET (ALSO KNOWN AS ROUTE 507), INTERSECTS SAME; THENCE ALONG THE SOUTHERLY CURB LINE OF MAIN STREET, (ALSO KNOWN AS ROUTE 507), N 82 DEGREES 06 MINUTES 40 SECONDS EAST—105.95 FEET TO A POINT; THENCE ALONG LANDS, NOW OR FORMERLY OF NANCY J. COURTNEY, (D.B. 255, PAG. 553), S 00DEGREES 44 MINUTES EAST—125.35 FEET TO A POINT; THENCE ALONG LANDS OF ETHEL MEDWAY (D.B. 235, PG. 302) S 83 DEGREES 36 MINUTES 34 SECONDS WEST—107.88 FEET TO A POINT IN THE EASTERLY R/W LINE OF SECOND STREET, AFOREMENTIONED, THENCE ALONG THE EASTERLY R/W LINE OF SECOND STREET, N 00 DEGREES 17 MINUTES EAST—122.76 FT. TO A POINT, THE PLACE OF BEGINNING.

BEING KNOWN AS: Corner 2nd and Main Street, Gouldsboro, PA 18424

PROPERTY ID NO.: 017251 TAX MAP NO.: 14-0-0019-0072

TITLE TO SAID PREMISES IS VESTED IN RICHARD J. GRUDESKI AND JENNIFER A. GRUDESKI BY DEED FROM

JOHN GREEN AND JOHANNA
M. GREEN, HIS WIFE DATED
09/06/2005 RECORDED
09/13/2005 IN DEED BOOK 2860
PAGE 127.

Seized and taken in execution as
Richard J. Grudeski Corner 2nd
and Main Street GOULDSBORO
PA 18424

Jennifer A. Grudeski Corner 2nd
and Main Street GOULDSBORO
PA 18424

Execution No. 122-Civil-2011
Amount \$186,100.80 Plus
additional

April 11, 2011
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE
NOTICE:**

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

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

Daniel Siedman Esq.

6/3/2011 • 6/10/2011 • 6/17/2011

**SHERIFF'S SALE
JUNE 29, 2011**

By virtue of a writ of Execution
Chase Home Finance, LLC s/b/m
Chase Manhattan 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 29th day of June,
2011 at 10:00 AM in the
Conference Room on the third
floor of th Wayne County
Courthouse in the Borough of
Honesdale the following property,
viz:

ALL THAT CERTAIN piece or
parcel of land lying, situate and
being in the Township of Texas,
County of Wayne and State of
Pennsylvania bounded and
described as follows:
BEGINNING at a point in the
southerly side of a 50 foot wide
roadway, being an extension of
Country Road, and in line of lands
of the Grantors herein, said point
being South 79 degrees 33 minutes
12 seconds East 104.37 feet from
the northeastern corner of lands of
John Walch; thence from said point
of beginning, through lands of the
Grantors herein North 10 degrees
26 minutes 48 seconds East 397.53
feet to an iron pipe on the north
side of the old abandoned D & H
Railroad right of way; thence along
said abandoned D & H Railroad
right of way the following three
courses and distances: North 75

degrees 31 minutes 27 seconds West 190.00 feet to an iron pipe corner along a curve to the right having a radius of 462.62 feet, an arc distance of 24.58 feet, the chord of which bears North 41 degrees 20 minutes 22 seconds West 24.58 feet to an iron pipe corner and North 39 degrees 49 minutes 31 seconds West 155.14 feet to an iron pipe corner; thence South 49 degrees 51 minutes 46 seconds West 214.00 feet and South 15 degrees 49 minutes 48 seconds West 361.49 feet to a corner in line of lands of John Walch and on the southern side of the aforesaid 50 foot roadway being an extension of Country Road; thence along the southern side of said roadway and in line of lands of John Walch and the Grantors herein South 79 degrees 33 minutes 12 seconds East 497.96 feet to the place of BEGINNING. CONTAINING 4.768 acres as surveyed by Karl A. Hennings, R.S. on July 23, 1976. An approved map of said survey is intended to be herewith recorded in Wayne County Map Book No. 34, Page 34.

ALSO granting and conveying to the Grantees herein, their heirs and assigns the right to use, in common with others, the old abandoned D & H Railroad right of way and also the 50 foot easement running along the southern line of the property herein conveyed being the proposed extension of Country Road as a means of ingress, egress and regress from Township Route T444 to the premises herein

conveyed.

SUBJECT however to an easement in favor of the Grantors herein their heirs and assigns, to be enjoyed in common with the Grantees, herein, their heirs and assigns over so much of the abandoned D & H Railroad right of way as lies within the description of the premises herein conveyed and also over so much of the 50 foot wide proposed extension of Country Road as lies within the description of the premises herein conveyed, all as depicted on the aforesaid map made by Karl A. Hennings, R.S.

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 IS VESTED IN John D' Amore, by Deed from John D' Amore and Lori-Beth D' Amore, dated 09/18/1997, recorded 10/01/1997 in Book 1289, Page 34.

Premises being: 66 STATION HILL ROAD, PROMPTON, PA 18456-3203

Seized and taken in execution as John D' Amore 270 Bear Swamp Road Honesdale PA 18431

Execution No. 1091-Civil-2009 Amount \$252,106.28 Plus additional

April 11, 2011
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE
NOTICE:**

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

further notice of filing of the schedule of distribution need be given.

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

Daniel G. Schmieg Esq

6/3/2011 • 6/10/2011 • 6/17/2011

WAYNE COUNTY

COMMUNITY FOUNDATION

Serving Wayne County Since 1991

O'Neill Society

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

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

Members

Kent L. Brown Jr.
Bill & Jessie Davis
Walter & Marilyn Barbe
Paul & Colleen Edwards
George* & Anne Gilchrist
Louis & Frances Gruber
Ron & Rebecca Rowe
Tony & Sharon Herzog
Cal* & Kuni Holbert
James & Shirley Chapman
Francis* & Martha E. Franco
Herman W. Rutsch
Joseph & Kathy Adams

Vicky Botjer
Paul & Sandy Meagher
Robert Kramer
Joseph & Patricia Murray
Ann O'Hara
Dan & Alice O'Neill
Warren H. Schloesser
Leon M. Scudder*
Jane Varcoe
Jerry & Marilyn Swendsen
Bob Zabady
William Schweighofer
* Deceased

Membership as of April 15, 2011

Visit the Wayne County Community Foundation
on the web at www.waynefoundation.org

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

2011-20582	BENNETT WILLIAM J	5/10/2011	MUNICIPAL LIEN	561.54
2011-2.0582	BENNETT MARIE	5/10/2011	MUNICIPAL LIEN	561.54
2011-20583	DESAI BARSHIDA	5/10/2011	MUNICIPAL LIEN	576.94
2011-20584	FETHERS STEPHEN	5/10/2011	MUNICIPAL LIEN	535.14
2011-20585	FREUND BARBARA	5/10/2011	MUNICIPAL LIEN	843.14
2011-20586	LEECH DEBRA	5/10/2011	MUNICIPAL LIEN	570.34
2011-20587	MATHIAS RALPH H	5/10/2011	MUNICIPAL LIEN'	744.14
2011-20587	MATHIAS CONNIE S	5/10/2011	MUNICIPAL LIEN	744.14
2011-20588	MILLS HARRY T	5/10/2011	MUNICIPAL LIEN	543.94
2011-20588	MILLS MARY E	5/10/2011	MUNICIPAL LIEN	543.94
2011-20589	MORGAN WILLIAM T	5/10/2011	MUNICIPAL LIEN	579.14
2011-20590	MORGAN WILLIAM T	5/10/2011	MUNICIPAL LIEN	1,718.74
2011-20591	RIKSON HANS E	5/10/2011	MUNICIPAL LIEN	537.34
2011-20591	RIKBON EILEEN M	5/10/2011	MUNICIPAL LIEN	537.34
2011-20592	RIKSON HANS E	5/10/2011	MUNICIPAL LIEN	1,345.94
2011-20592	RIKSON EILEEN M	5/10/2011	MUNICIPAL LIEN	1,346.94
2011-20593	RYAN MICHAEL J	5/10/2011	MUNICIPAL LIEN	649.54
2011-20593	RYAN TINA M	5/10/2011	MUNICIPAL LIEN	649.54
2011-20594	RYAN MICHAEL J	5/10/2011	MUNICIPAL LIEN	695.74
2011-20594	RYAN TINA M	5/10/2011	MUNICIPAL, LIEN	695.74
2011-205.95	SHINN CURTIS	5/10/2011	MUNICIPAL LIEN	535.14
2011-20595	THOMPSON GEORGE W	5/10/2011	MUNICIPAL LIEN	601.14
2011-20597	WILKINSON CHARLES G	5/10/2011	MUNICIPAL LIEN	535.14
2011-20598	WIREMAN LARRY	5/10/2011	MUNICIPAL LIEN	642.94
2011-20598	WIREMAN COLLEEN	5/10/2011	MUNICIPAL LIEN	642.94
2011-20599	BENSLEY BOBBI JO	5/11/2011	JUDGMENT	2,110.70
2011-20600	BICKHARDT COREY	5/11/2011	JUDGMENT	1,151.50
2011-20601	BROWN NICOLE ANN	5/11/2011	JUDGMENT	4,681.62
2011-20602	CHURGIN STERLING	5/11/2011	MUNICIPAL LIEN	572.54
2011-20603	HOSIE FRANCIS	5/12/2011	FEDERAL TAX LIEN	4,088.39
2011-20604	SG PRINTING INC A CORPORATION	5/12/2011	FEDERAL TAX LIEN	151,532.31
2011-20605	AMERICAN REAL ESTATE INVESTMENT HOLDINGS 1 INC	5/12/2011	FEDERAL TAX LIEN	17,418.31
2011-20606	SCHENK HAROLD	5/12/2011	FEDERAL TAX LIEN	135,876.91
2011-20607	COORSON KYLE E	5/12/2011	JP TRANSCRIPT	6,753.50
2011-20608	OSULLIVAN TIMOTHY J	5/13/2011	JUDG/LACKAWANNA CO	1,847.50
2011-20608	O'SULLIVAN TIMOTHYJ	5/13/2011	JUDG/LACKAWANNA CO	1,847.50
2011-20608	OSULLIVAN TIMOTHY J	5/13/2011	WRIT OF EXECUTION	2,426.75
2011-20608	O'SULLIVAN TIMOTHY J	5/13/2011	WRIT OF EXECUTION	2,426.75

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2011-00319	DISCOVER BANK	PLAINTIFF	5/09/2011	—
2011-00319	KULIK JOHN G	DEFENDANT	5/09/2011	—
2011-00320	DISCOVER BANK	PLAINTIFF	5/09/2011	—
2011-00320	RASCONA ANNISSA M	DEFENDANT	5/09/2011	—
2011-00323	LVNV FUNDING LLC	PLAINTIFF	5/10/2011	—
2011-00323	SCHARDT PAUL A	DEFENDANT	5/10/2011	—

2011-00324	LVNV FUNDING LLC	PLAINTIFF	5/10/2011	—
2011-00324	DAVIES MARY	DEFENDANT	5/10/2011	—
2011-00325	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	5/10/2011	—
2011-00325	EVANS DAVID L	DEFENDANT	5/10/2011	—
2011-00327	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	5/10/2011	—
2011-00327	HALLER RYAN J	DEFENDANT	5/10/2011	—
2011-00328	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	5/10/2011	—
2011-00328	PRAGIER PAWEL J	DEFENDANT	5/10/2011	—

MISCELLANEOUS — OTHER

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2011-00329	1989 MINI ROVER	PLAINTIFF	5/10/2011	—
2011-00329	MOSCHINI ANTHONY PETITIONER	PLAINTIFF	5/10/2011	—
2011-00330	ALMA JACQUELYN J	PLAINTIFF	5/12/2011	—
2011-00330	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	DEFENDANT	5/12/2011	—

REAL PROPERTY — OTHER

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2011-00321	BEACH LAKE MUNICIPAL AUTHORITY	PLAINTIFF	5/09/2011	—
2011-00321	DALESKY JOSEPH D	DEFENDANT	5/09/2011	—
2011-00321	LYONS LORI A	DEFENDANT	5/09/2011	—
2011-00321	BANK OF NEW YORK	DEFENDANT	5/09/2011	—

REAL PROPERTY — QUIET TITLE

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2011-00322	MCALARNEY ANNA	PLAINTIFF	5/09/2011	—
2011-00322	MCALARNJEY MARYANN	PLAINTIFF	5/09/2011	—
2011-00322	MCALARNEY DIANE	PLAINTIFF	5/09/2011	—
2011-00322	FLETT ROSEANN	PLAINTIFF	5/09/2011	—
2011-00322	PNC BANK	DEFENDANT	5/09/2011	—
2011-00322	NORTHEASTER BANK OF PENNSYLVAN	DEFENDANT	5/09/2011	—

TORT — MOTOR VEHICLE

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2011-00325	PPL ELECTRIC UTILITIES CORP	PLAINTIFF	5/10/2011	—
2011-00325	GOLA JR MARK E	DEFENDANT	5/10/2011	—
2011-00325	KILHULLEN TRINA D	DEFENDANT	5/10/2011	—

NO FEE Continuing Education CREDITS

TAX CUTS & WORKING WITH THE ELDERLY

Wayne Memorial Health Foundation cordially invites local lawyers, accountants and financial advisors to a presentation by Tom Cullinan, a nationally recognized planned giving counsel. The program is approved for 2.5 CLE's by the PA Continuing Legal Education Board and the PA Board of Accountancy.

Thursday, April 28, 2011 • Settlers Inn, Hawley
3:30pm • Refreshments and Dinner to follow



RSVP G. Richard Garman
Wayne Memorial Health Foundation
(570) 253-8274 or garman@wmh.org



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.

MORTGAGES AND DEEDS

*RECORDED FROM MAY 23, 2011 TO MAY 27, 2011
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Davis Glenn B Davis Carolyn L Aljader Mayser	Citizens Savings Bank Mortgage Electronic Registration Systems	Lebanon Township Paupack Township	296,800.00
Aljader Christine P Sholl Edward L Sholl Colleen			148,000.00
Joyal Paul C Joyal Mary Jeanne	Wells Fargo Bank	Damascus Township	245,200.00
Longcoy Daniel Donlick Daniel K Donlick Delores M	Honesdale National Bank Honesdale National Bank	Canaan Township Lake Township	46,000.00
Orlando Alfred Jr Orlando Michelle	P N C Mortgage	Salem Township	20,000.00
Genovese Dominic A Tintle Ronald Paul Tintle Jeanne Lee	Navy Federal Credit Union Dime Bank	Lake Township Berlin Township	50,000.00
Schaeffler Peter D Schaeffler Marcie M Gibbons James A Gibbons Kathleen A	Dime Bank Dime Bank	Paupack Township Palmyra Township	30,000.00
Singer Doris E Singer Ethan A	Dime Bank	Paupack Township	110,000.00
Birmelin Robert F Birmelin Dorothy Jean	Dime Bank	Lake Township	100,000.00
Morris Michael Chris Warnock Patricia Warnock Herbert	Dime Bank Wayne Bank	Berlin Township Lake Township	40,000.00
Winnberg Thomas W Winnberg Deborah A	Dime Bank	Texas Township	80,000.00
Gustin Jason R Gustin Kristen N	Honesdale National Bank	Preston Township	20,000.00
Dunn Laura A Lopez Christopher	Citizens Savings Bank	Salem Township	170,800.00
Fritz Mark Korteling Werner Korteling Barbara	Williams Arlene Honesdale National Bank	Oregon Township Palmyra Township	330,000.00
Koenig Nicole Passman Jonathan	Mortgage Electronic Registration Systems	Lake Township	50,000.00
			100,000.00
			114,480.00

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

Blades Gary F	Blades Lynn	Preston Township	
	Wayne Bank		100,000.00
Kaczka Katrina J	Wayne Bank	Preston Township	46,859.25
Mohr J Gary	Wayne Bank	Paupack Township	
Mohr Elinor A			85,000.00
Hoch Jennifer L	Wayne Bank	Dyberry Township	150,000.00
Tallerico Toni	Mortgage Electronic		
	Registration Systems	Lake Township	133,600.00
Kominski Rachael	Dime Bank	Dyberry Township	
Kominski Jordan			18,750.00
Stevens Kim Michelle	Mortgage Electronic		
	Registration Systems	Dreher Township	
Stevens Daniel J			162,256.00
Merrigan Jessica R Swingle	J P Morgan Chase Bank	Lake Township	71,436.00
Carachilo Kathleen M	Dime Bank	Palmyra Township	
Carachilo Mark T			95,000.00
Hugar Cynthia A	P S E C U	Lebanon Township	
Hugar William A			15,000.00
Rickard Matthew	Citizens Savings Bank	Cherry Ridge Township	
Rickard Michelle			190,000.00
Whispell David E	Mortgage Electronic		
	Registration Systems	Honesdale Borough	
Miner Jeanette P			118,907.00
Gomez Wendy Stella	Mortgage Electronic		
	Registration Systems	Salem Township	100,800.00
Laskowski Michael J	Mortgage Electronic		
	Registration Systems	Lehigh Township	
Laskowski Christina J			136,476.00
Armstrong Steven	Wells Fargo Bank	Lake Township	135,800.00
Henkel Joseph	Mortgage Electronic		
	Registration Systems	Lake Township	180,790.00
Delorenzo Jason	Honesdale National Bank	Lake Township	
Delorenzo Suzanne			97,000.00
Stone John L	Honesdale National Bank	Salem Township	
Stone Stacy A			195,000.00
Long William Joel By Agent	Honesdale National Bank	Cherry Ridge Township	
Nagel Jenniene Hanson Agent			56,250.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Davis Warren N	Davis Elizabeth Tr	Salem Township	
Davis Nancy	Arthur M Davis G S T Exempt Bypass Trust		
Ashman Carol J			
Donaldson John	Davis Glenn B	Lebanon Township	
Donaldson Debra A	Davis Carolyn L		Lot 30
Boardwalk Properties Inc	Aljader Mayser	Paupack Township	
	Aljader Christine P		Lot 62
	Sholl Edward		
	Sholl Colleen		
Marquard John	Pernice Carmelo	Palmyra Township	
Marquard Susan	Pernice Diane		Lot 14
Longcoy Shannon AKA	Longcoy Daniel	Canaan Township	
Longcoy Shannon Naomi AKA			Lot 5
Henshaw Shannon Naomi AKA			
Standard Shannon N AKA			
Yuschak Margaret	Yuschak Richard Paul	Dreher Township	
Yuschak Richard Paul			Lot 65
N Gerdts Properties Inc	Boardwalk Properties Inc	Paupack Township	Lot 204
Longyhore Ann M Exr	Longyhore Ann M	Lehigh Township	
Fish Anna Est			Lots 2 & 2
Branning Terrence A Jr	Branning Terrence A Jr	Damascus Township	
Branning Nicole A			
Jamison Stephen J	Orlando Alfred Jr	Salem Township	
Jamison Wendy L	Orlando Michelle		Lot 799
Rodland Stanley K	Genovese Dominic A	Lake Township	
Rodland Rebecca M			Lot 1850
Penn Land Co Inc	Klein Alan	Lake Township	
	Klein Kimberly		Lot 2667
Bidwell Eugene B	Goldstein Lois	Lake Township	
Bidwell Charlene			Lot 2612
Swartz Gregory R	Swartz Gregory R	Damascus Township	
	Kowalchuk Tannis C		
Burleigh Kevin	Norene A Wheeler Trust	Mount Pleasant Township	
Burleigh Gerarda			
Spittel Michael	Garcia Jose F	Damascus Township	
	Garcia Isabel M		Lot A
	Pires Jose F		
	Pires Maria L		
Gustin Paul R	Gustin Jason R	Preston Township	
Gustin Linda J	Gustin Kristen N		
Wayne County			
Tax Claim Bureau	Russell William J	Lehigh Township	
Graci Salvatore			
Wayne County			
Tax Claim Bureau	Russell William J	- Lehigh Township	
Ekoue Folly			

Wayne County			
Tax Claim Bureau	Tchorzewski Marek	Palmyra Township	
Millennium Express L L C			
Wayne County			
Tax Claim Bureau	Tchorzewski Marek	Palmyra Township	
Barefoot Partners Ltd			
Wayne County			
Tax Claim Bureau	Lipani Brandon M	Paupack Township	
Tranchina Christina			
Wayne County			
Tax Claim Bureau	Durst Sabrina	Paupack Township	
Kohn Dorothy P			
Wayne County			
Tax Claim Bureau	Durst Sabrina	Paupack Township	
Schaub Madeline			
Wayne County			
Tax Claim Bureau	Tchorzewski Marek	Paupack Township	
Kohn Dorothy P			
Wayne County			
Tax Claim Bureau	Tchorzewski Marek	Paupack Township	
Kelly John			
Kelly Kathleen			
Wayne County			
Tax Claim Bureau	Tchorzewski Marek	Salem Township	
Rodo Luigi S			
Wayne County			
Tax Claim Bureau	Tchorzewski Marek	Salem Township	
Atiles Norma B			
Atiles Rigobarto			
Wayne County			
Tax Claim Bureau	Melchionne Paul	Scott Township	
Marshall Sarah L W	Melchionne Marie		
Wayne County			
Tax Claim Bureau	Melchionne Paul	Scott Township	
Middleton James Jr	Melchionne Marie		
Middleton Brenda Lee			
Wayne County			
Tax Claim Bureau	Durst Sabrina	Sterling Township	
Nelson Kelley J			
First National Bank Of Pa	C & E Investors Inc	Sterling Township	Lot 7
Hotaling Eddie J	Kropp Bret	Damascus Township	
Hotaling Betty	Randall Benjamin		Lot 1
Vanloan Albert	Vanloan Albert	Scott Township	
	Vanloan David J		
Michelli Donna M	Campbell Donna M	Lehigh Township	
Campbell Donna M	Campbell Peter J		Lot 67
Welch Charles E	Welch John K	Paupack Township	Lot 32
Williams Arlene	Fritz Mark	Oregon Township	
Williams Irvin W Jr			

Hoffman Edward	Michaud Francois	Paupack Township	
Hoffman Joan	Michaud Fanny Perez Perezmichaud Fanny		
Fass Daniel	Fass Kenneth M Tr	Paupack Township	
Fass Henrietta P	Fass Family Property Trust	Rem!:	Lot 393
Stein Walter	Passman Jonathan	Lake Township	
Stein Julia	Koenig Nicole	Rem!:	Lot 3388
Zubko Marat			
Zubko Elena			
Tchorzewski Lena	Maurisa Properties L L C	Lehigh Township	
Khan Rafiqa	Bhutta Shan Mahmood	Lake Township	
Khan Rafiqa	Bhutta Shan Mahmood	Dreher Township Dreher & Sterling Twps Sterling Township Sterling & Dreher Twps	
McGinnis Patricia M	Kominski Rachael Kominski Jordan	Dyberry Township	Parcel 13
Viola Louis A	Wong Vanessa	Lake Township	
Greene Jayne	Barone Joseph M		
Hook Gerald L Jr	Hook Gerald L Jr	Damascus Township	
Hook Christine A	Hook Christine A		
Hook Gerald L Jr	Hook Gerald L Jr	Damascus Township	
Hook Christine A	Hook Christine A		Lot 6A1
Curley Frank	Curley Frank	Mount Pleasant Township	
Curley Betty			
Mundell Diane P Exr & Ind	Mundell Diane P	Sterling Township	
Mundell Doran Penn Est AKA			Lot 38
Mundell Doran P Est AKA			
Capps Harry E	Harry E Capps Revocable Living Trust	Lehigh Township	
Wood Harold D	Wingel Barbara	Damascus Township	
Wood Denise L			Lot 22
Land Liquidator One L L C	Hohil Stephan	Sterling Township	
Land Liquidator L L C	Dollar Cassandra Leann	Sterling Township	
Land Liquidator L L C	Panuco Yesenia	Lehigh Township	
Land Liquidator L L C	Mekonnen Tesfamichael B	Lehigh Township	
Land Liquidator L L C	H V K Properties	Dreher Township	
Land Liquidator One L L C	Salamone Joseph R	Lake Township	
Land Liquidator L L C	Sibhato Mebrahtu	Lehigh Township	
Maiorana Linda Est	Hellwig Karen	Dreher Township	
Hellwig Karen Adm	Hellwig Jens		
Maiorana Andrew			
Maiorana Frank			
Maiorana Linda			
Maiorana James			
Hellwig Karen			
Hitchner Eric			
Redding Leann			
Davis Karissa			
Steinberg Ludmilla	Steinberg Robert	Honesdale Borough	
Steinberg Robert			

Welicka Walter V	Welicka Walter V	Mount Pleasant Township
Welicka Jean M AKA	Welicka Jean M	
Welicka Jean Marie AKA	Welicka Vincent	
	Welicka Valerian	
	Welicka David	
	Manderville Mary Jean	
	Daigle Patricia Blasic	
	Blasicdaigle Patricia	
Seidel James F Exr	Whispell David E	Honesdale Borough
McCormick Mildred A Est	Miner Jeanette P	
Downton Dennis	Downton Brian	Starrucca Borough
Tyler Jeffrey A Exr	Miller Robert C	Berlin Township
Tyler Joan A Est		
Warring Brian J	Warring Brian J	Manchester Township
Warring Vanessa		
Landbank	Bhutta Shan Mahmood	Sterling Township
Landbank	Bhutta Shan Mahmood	Lehigh Township
Federal Home Loan Mortgage Corporation	Gomez Wendy	Salem Township
Harris Howard J	Laskowski Michael J	Lehigh Township
Harris Linda A	Laskowski Christina J	Lot 31
Heater Ronald	Armstrong Steven	Lake Township
Boshinski Carol AKA		
Boshniski Carol AKA		
Eastwood Nancy		
Heater Larry		
McCammom Hugh D	Delaware Hills Hunting & Fishing Club Inc	Buckingham Township
McCammom Tannis V		
Compton Charles A Jr Est	Stone John L	Salem Township
Thomas Scott Exr	Stone Stacy A	
Stone John L	Stone John L	Salem Township
Stone Stacy A	Stone Stacy A	
Lundstrom Bruce	Long William Joel	Cherry Ridge Township
Lundstrom Pamela		Lot 12
Swendsen Sandra J	Bates Sandra J	Bethany Borough
Bates Sandra J		Bethany Boro & Dyberry Twp
		Dyberry Township
		Dyberry Twp & Bethany Boro
Courter Lynda L Exr	Metlife Bank	Cherry Ridge Township
Martin Sandra J Exr		
Miller Helen F Est		
Freedman Patricia J	Nudd Robert F	Damascus Township

CLE Courses

June 15, 2011

9:00 a.m.–5:00 p.m.
*12th Annual Estate & Elder Law
Symposium*
6 hours substantive/0 hour ethics

June 23, 2011

12:00 p.m.–4:15 p.m.
Witness Preparation
4 hours substantive/0 hour ethics
Registration begins 11:30 a.m.

June 30, 2011

9:00 a.m.–1:15 p.m.
Title Insurance 101
3 hours substantive/1 hour ethics

July 12, 2011

9:00 a.m.–1:30 p.m.
*Intimate Partners, Legal Strangers:
A Guide for Representing
Unmarried Couples*
4 hours substantive/0 hour ethics

August 16, 2011

9:00 a.m.–12:30 p.m.
PA's New Adoption Amendments
2 hours substantive/1 hour ethics

August 22, 2011

9:00 a.m.–1:30 p.m.
Fundamentals of Insurance Law
3 hours substantive/1 hour ethics

Registration begins 8:45 a.m. for all courses, unless otherwise noted.
Pre-register through pbi.org.

LEGAL JOURNAL

OF WAYNE COUNTY, PA

22nd Judicial District

For your convenience, on the following pages
please find a *Legal Journal of Wayne County*
subscription form and an
Estate Notice advertising form.





Wayne County Legal Journal Subscription Form

PLEASE PRINT CLEARLY

Name _____

Address _____

City _____ State _____ Zip _____

Phone (____) _____ - _____

Email Address _____ @ _____

Subscription Options and Rates

- | | |
|---|----------------|
| <input type="checkbox"/> Mailed Copy ONLY | \$100 per year |
| <input type="checkbox"/> Emailed Copy ONLY | \$50 per year |
| <input type="checkbox"/> Mailed and Emailed | \$125 per year |

Individual copies \$5 each

Your Subscription Year: March 2011- March 2012
WC Legal Journal is published every Friday, except for Holidays.

Please fax completed form to 570-647-0086 or email to baileyd@ptd.net

Display Advertising Available
MAKE CHECK PAYABLE TO BAILEY DESIGN AND ADVERTISING
Please call for Rates —570-251-1512 or email baileyd@ptd.net



Estate Notice Advertising Form

COST \$65 + A fee of \$10 will be added to all legal notices for the Notarized Proof of Publication. Minimum insertion fees apply.

All Notices published are Pre-Pay.

MasterCard and Visa Accepted. Make check payable to Bailey Design and Advertising.
PLEASE PRINT CLEARLY

ESTATE OF _____

A.K.A.'s _____

LATE OF TOWNSHIP/BOROUGH _____

Executor () Administrator () *Please check one.*

List names and addresses of Executors or Administrators

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

ATTORNEY

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Mail form to:
Bailey Design and Advertising
c/o WCBA/Estate Notice Advertising
3305 Lake Ariel Highway
Honesdale, PA 18431

If you would like to drop the form off, the office is located on Route 191 S before Suburban Propane on the right. Same building as the Hotel Café and Curves.
Phone: 570-251-1512 Fax: 570-647-0086
Email: baileyd@ptd.net



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