

# LEGAL JOURNAL

OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 1 ★ JUNE 10, 2011 ★ Honesdale, PA ★ No. 13



## IN THIS ISSUE

LEGAL NOTICES .....	4
SHERIFF'S SALES.....	7
CIVIL ACTIONS FILED .....	26
MORTGAGES & DEEDS.....	31
CLE SCHEDULE.....	35

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

The Hon. Raymond L. Hamill  
*President Judge*

The Hon. Robert J. Conway  
*Senior Judge*

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



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

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

[www.waynecountylawyers.org](http://www.waynecountylawyers.org)

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

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

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

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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.

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## 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 Final Accounting	\$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

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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**

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

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**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.*

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**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**

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**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**

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**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**

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**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**

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**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**

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TAKE NOTICE THAT THE  
FOLLOWING ACCOUNT HAS  
BEEN FILED TO THE COMMON  
PLEAS COURT OF WAYNE  
COUNTY AND WILL BE  
PRESENTED FOR  
CONFIRMATION ON JUNE 30,  
2011, AT 9:15 A.M. IN COURT  
ROOM #2, WAYNE COUNTY  
COURT HOUSE, HONESDALE,  
PA.

FIRST AND FINAL ACCOUNT  
OF CHAD E. GILLETTE,  
ADMINISTRATOR OF THE  
ESTATE OF EDWARD J.  
GILLETTE, DECEASED, NO. 39  
OCD 2011

**6/10/2011 • 6/17/2011**

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**EXECUTOR NOTICE**

Estate of FRANCES HELEN  
HESSLING AKA FRANCES E.  
HESSLING  
Late of Waymart Borough  
Executor  
RICHARD JONES  
484 ATCO ROAD  
MILANVILLE, NY 18443  
Attorney  
FRANCES GRUBER, ESQ.

214 NINTH STREET  
HONESDALE 18431

**6/10/2011 • 6/17/2011 • 6/24/2011**

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**EXECUTRIX NOTICE**

Estate of PHILIP J.  
MAURENBRECHER AKA  
DEHEER P. J.  
MAURENBRECHER AKA P.  
MAURENBRECHER AKA  
PHILIP MAURENBRECHER  
Late of Salem Township  
Executrix  
SUSAN SIMYAN HUGHES  
443 NEVILL ROAD  
MOSCOW, PA 18444  
Attorney  
NICHOLAS A. BARNA, ESQ.  
831 COURT STREET  
HONESDALE, PA 18431

**6/10/2011 • 6/17/2011 • 6/24/2011**

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**EXECUTOR NOTICE**

Estate of MARIE E. FINAN AKA  
MARIE ELLA FINAN  
Late of Palmyra Township  
Executor  
GERALD P. FINAN  
4652 S.E. 1ST PLACE  
CAPE CORAL, FL 33904  
Executor  
RONALD W. FINAN  
123 ATLANTIC AVENUE  
HAWLEY, PA 18428  
Executor  
BARRY J. FINAN  
120 ROCK ROAD  
GLEN ROCK, NJ 07452  
Attorney  
STEVEN R GUCCINI  
8 SILK MILL DRIVE, SUITE 215  
HAWLEY, PA 18428

**6/10/2011 • 6/17/2011 • 6/24/2011**

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**EXECUTOR NOTICE**

Estate of GERTRUDE E. PRICE  
AKA GERTRUDE PRICE

Late of Honesdale Borough

Executor

KENNETH PRICE

297 ITHACA ROAD

SPENCER, NY 14883

Executor

JAMES PRICE

201 LYNDHURST AVENUE

WILMINGTON, DE 19803

Attorney

MATTHEW L. MEAGHER, ESQ.

1018 CHURCH STREET

HONESDALE, PA 18431

6/10/2011 • 6/17/2011 • 6/24/2011

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**OTHER NOTICES**

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**NOTICE OF INTENTION  
OF NAME CHANGE**

To Whom It May Concern:

Notice is hereby given that on March 31, 2011 the petition for Change of Name of Felicia Lillian Peck a/k/a Felicia Lillian Hambke was filed in the Court of Common Pleas of Wayne County to docket number 233-2011-Civil requesting a decree to change her name to Felicia Lillian Peck.

The Court has scheduled the 17th day of June, 2011 at 11:00 a.m. as the time for the Hearing on said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said Petition should not be granted.

6/10/2011

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**NOTICE OF FILING  
CERTIFICATE OF  
AUTHORITY**

**NOTICE IS HEREBY GIVEN**

that Application for Certificate of Authority has been filed with the Commonwealth of Pennsylvania, Department of State, Harrisburg, Pennsylvania, on January 24, 2011, for purposes of obtaining a Certificate of Authority.

The name of the Corporation organized under the State of New York Business Corporation Law is **GM ENTERPRISES, INC.**

The name the Corporation adopts for use in the Commonwealth of Pennsylvania is **MG LAND**. The Commercial Registered Office Provider is: c/o National Corporate Services, LLC, of Wayne County, Pennsylvania.

The purpose of filing a Certificate of Authority is to do any and all lawful acts which Corporations may do under the Commonwealth of Pennsylvania Business Corporation Law of 1988.

Date: June 2, 2011

Jeffrey J. Wander, Solicitor  
302 Ninth Street  
Honesdale, PA 18431

6/10/2011

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**FICTITIOUS NAME**

**NOTICE IS HEREBY GIVEN** that Glen Juresich, President of GM ENTERPRISES, INC., of 5 Old Field Lane, Mt. Sinai, New York 11766, has filed with the

Pennsylvania Department of State, Corporation Bureau, on January 24, 2011, an Application for Registration of Fictitious Name, **MG LAND**. The principal place of business will be located at 5 Old Field Lane, Mt. Sinai, New York 11766.

The Commercial Registered Office Provider is: c/o National Corporate Services, LLC, of Wayne County, Pennsylvania.

Date: June 2, 2011

Jeffrey J. Wander, Solicitor  
302 Ninth Street  
Honesdale, PA 18431

**6/10/2011**

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**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.*

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**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  
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**

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**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 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**

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**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:

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 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**

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**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**

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**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

WAYNE COUNTY BAR ASSOCIATION



[www.waynecountylawyers.org](http://www.waynecountylawyers.org)

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**

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**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

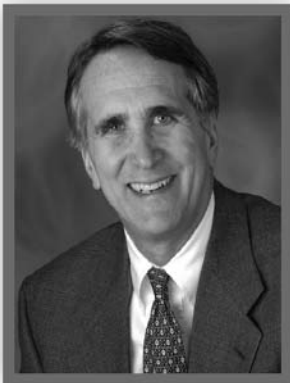
Execution No. 415-Civil-2009  
Amount \$116,996.92 Plus  
additional

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**



# 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](mailto:finerg@comcast.net)**



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**

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**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**

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**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

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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

**SHERIFF'S SALE  
JULY 6, 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 6th day of July, 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, parcel or lot of land, situate, lying and being in the Township of Damascus, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center of Pennsylvania State Route 1031, said point being the southwesterly corner of Lot 4 and the northwesterly corner of Lot 5 herein conveyed; thence from said point of beginning along the southerly boundary line of Lot 4, North seventy-six (76) degrees fourteen (14) minutes twelve (12) seconds East four hundred two and thirty-five hundredths (402.35) feet to a common corner of Lot 4, Lot 7, Lot 6, and Lot 5; thence along the westerly boundary of Lot 6, South fifteen (15) degrees twenty-one (21) minutes fifty-six (56) seconds East three hundred thirty-five and forty-nine hundredths (335.49) feet to a point in the northerly line of lands now or formerly of Harold C. and Marion

Law Offices of  
**HOWELL, HOWELL & KRAUSE**

Attorneys-at-Law



109 9<sup>th</sup> Street, Honesdale PA 18431  
Tel.: (570) 253-2520 Fax: (570) 253-7896  
E-mail: [hkklaw@verizon.net](mailto:hkklaw@verizon.net)  
Website: [www.howellhowellkrauselaw.com](http://www.howellhowellkrauselaw.com)

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

Shirley Gilt  
Brenda Nolan  
Lisa Dyser  
Patty Bittner

R. Hoffman (Deed Book 395, Page 1161, Taxable No. 07-207-48); thence along said land, the following two (2) courses and distances: (1) South seventy-one (71) degrees fifty-eight (58) minutes forty-two (42) seconds West one hundred nineteen and eighty-eight hundredths (119.88) feet to a found iron pipe; and (2) South eighteen (18) degrees one (01) minute eighteen (18) seconds East two hundred fifteen and forth-six hundredths (215.46) feet to a point in the center line of Pennsylvania State Route 1031; thence along the center line of Pennsylvania State Route 1031 as it winds and turns the following twelve (12) courses and distances: (1) South seventy-six (76) degrees one (01) minute nine (09) seconds West fourteen and thirty-three hundredths (14.33) feet; (2) South eighty-seven (87) degrees thirty seven (37) minutes forty-four (44) seconds West forth-eight and five hundredths (48.05) feet; (3) North seventy-eight (78) degrees twenty-three (23) minutes nine (09) seconds West thirty-three and sixty-three hundredths (33.63) feet; (4) North sixty-two (62) degrees eighteen (18) minutes three (03) West fifty-two and zero hundredths (52.00) feet; (5) North fifty (50) degrees twenty-eight (28) minutes forty-nine (49) seconds West sixty-eight and ten hundredths (68.10) feet; (6) North forty-six (46) degrees fifteen (15) minutes forty-nine (49) seconds West seventy-five and seventy-three hundredths (75.73) feet; (7) North forty (40) degrees twenty-

seven (27) minutes eleven (11) seconds West eighty-four and seventy-seven hundredths (84.77) feet; (8) North thirty-four (34) degrees seven (07) minutes forty-four (44) seconds West fifty-three and sixty-eight hundredths (53.68) feet; (9) North twenty-nine (29) degrees forty-six (46) minutes fifty-eight (58) seconds West forty-seven and fifty-six hundredths (47.56) feet; (10) North twenty-one (21) degrees zero (00) minutes fifty-eight (58) seconds West sixty-eight and eight hundredths (68.08) feet; (11) North twenty (20) degrees one (01) minute three (03) seconds West one hundred fourteen and seventeen hundredths (114.17) feet; and (12) North twenty-three (23) degrees thirty (30) minutes three (03) seconds West thirty and zero hundredths (30.00) feet to the place of BEGINNING.

CONTAINING 3.739 acres, more or less, being designated as Lot 5 on that certain map entitled 3.739 acres, more or less, being designated as Lot 5 on that certain map entitled Subdivision Map of lands of Mark Olver, Location Damascus Township, Wayne County, Pennsylvania of lands of Mark Olver, Location Damascus Township, Wayne County, Pennsylvania as drawn by Tim A. Jones, P.L.S. dated September 12, 1989. See Wayne County Map Book 69 at page 59.

UNDER AND SUBJECT to covenants, conditions and restrictions as set forth in Wayne County Deed Book 667 at page 179, et seq.



BEING the same premises which Thomas P. Kern, granted and conveyed to George W. Gattus and Anne Gattus, husband and wife, by virtue of their deed dated August 27, 2004 and recorded on August 30, 2004 in the Office of the Recorder of Deeds in and for Wayne County, Pennsylvania in

instituted by:

Seized and taken in execution as Deed Book 2576, Page 321. George W. Gattus 1413 Galilee Road DAMASCUS PA 18415  
Anne M. Gattus a/k/a Anne Gattus 1413 Galilee Road DAMASCUS PA 18415

TAX PARCEL NO.: 7-207-43.5-

Execution No. 639-Civil-2010  
Amount \$101,344.10 Plus  
additional

ADDRESS BEING: 1413  
GALILEE ROAD, DAMASCUS,  
PA 18415

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.**

David M. Gregory, Esq.

**6/10/2011 • 6/17/2011 • 6/24/2011**

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**CIVIL ACTIONS FILED**


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*FROM MAY 14, 2011 TO MAY 20, 2011  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

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**JUDGMENTS**

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2006-21333	MARTIN MICHAEL P	5/16/2011	SATISFACTION	—
2007-20161	DUFFY FRANCIS R	5/16/2011	SATISFACTION	—
2008-21742	ENVIRONSPEC LTD A CORPORATION	5/17/2011	SATISFACTION	8,379.58
2009-20387	FALLETTA SHEILA	5/16/2011	SATISFACTION	—
2009-20763	CAWLEY MARY I	5/16/2011	SATISFACTION	1,278.10
2009-21416	KOVALESKI RANDY T	5/16/2011	SATISFACTION	637.62
2009-21416	KOVALESKI CINDY L	5/16/2011	SATISFACTION	637.62
2010-00246	LAPINEL MARC	5/20/2011	SATISFACTION	—
2010-00246	LAPINEL HOLLY	5/20/2011	SATISFACTION	—
2010-00721	HSBC BANK P	5/16/2011	JUDGMENT STRICKEN	—
2010-20411	VITIELLO LOUIS N	5/17/2011	SATISFACTION	10,117.06
2010-20411	VITIELLO DIANE	5/17/2011	SATISFACTION	10,117.06
2011-20784	CAWLEY MARY I	5/16/2011	SATISFACTION	675.23
2010-21012	SG HOLDINGS LLC	5/16/2011	SATISFACTION	—
2010-21531	CERNANOVA MARTA	5/16/2011	SATISFACTION	—
2010-21901	SO HOLDINGS LLC	5/16/2011	SATISFACTION	—
2011-00065	JOHANNES RYAN	5/16/2011	WRIT OF EXECUTION	82,921.49
2011-00217	CONNOR EDWARD J	5/17/2011	DEFAULT JUDGMENT	1,788.56
2011-00331	STEVENS WILLIAM D	5/16/2011	CONFESS/JUDO. DEFAULT	313,915.38
2011-00331	STEVENS KIMBERLY G	5/16/2011	CONFESS/JUDO. DEFAULT	313,915.38
2011-00332	STEVENS WILLIAM D	5/16/2011	CONFESS/JUDG.DEFAULT	236,302.64
2011-00332	STEVENS KIMBERLY G	5/16/2011	CONFESS/JUDG.DEFAULT	236,302.64
2011-00333	ND STEVENS INC	5/16/2011	CONFESS/JUDG.DEFAULT	236,302.64
2011-00334	WD STEVENS INC	5/16/2011	CONFESS/JUDG.DEFAULT	44,465.19
2011-00335	STEVENS WILLIAM D	5/16/2011	CONFESS/JUDO. DEFAULT	44,465.19
2011-00335	STEVENS KIMBERLY G	5/16/2011	CONFESS/JUDG.DEFAULT	44,465.19
2011-00354	WEBER DAVID P	5/20/2011	CONFESS/JUDG.DEFAULT	42,856.19
2011-20081	KOVALESKI RANDY T	5/16/2011	SATISFACTION	903.24
2011-20081	KOVALESKI CINDY L	5/16/2011	SATISFACTION	903.24
2011-20269	PECHA ADRIENNE WILLEMIN	5/16/2011	SATISFACTION	354.91
2011-20275	SHYLKOFOSKI FLORENCE	5/16/2011	SATISFACTION	483.63
2011-20275	SHYLKOFOSKI EDWARD	5/16/2011	SATISFACTION	483.63
2011-20276	SHYLKOFOSKI FLORENCE	5/16/2011	SATISFACTION	483.63
2011-20276	SHYLKOFOSKI EDWARD	5/16/2011	SATISFACTION	483.63
2011-20438	REDS POOL & PATIO	5/17/2011	SATISFACTION	—
2011-20444	DONOVAN GARY	5/16/2011	SATISFACTION	628.27
2011-20444	TALLMAN MICHAEL	5/16/2011	SATISFACTION	628.27
2011-20609	FELIPE ALFREDO	5/16/2011	MUNICIPAL LIEN	830.26
2011-20609	FELIPE KERRY	5/16/2011	MUNICIPAL LIEN	830.26
2011-20610	MORAN AGNES	5/16/2011	MUNICIPAL LIEN	9,110.81
2011-20610	KARANJEET RAMESH	5/16/2011	MUNICIPAL LIEN	9,110.81

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

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2011-20611	HSBC BANK USA NA TRUSTEE	5/16/2011	MUNICIPAL LIEN	1,432.10
2011-20612	PINEIRO CHRISTOPHER	5/16/2011	MUNICIPAL LIEN	856.53
2011-20613	AMERICAN REAL ESTATE INVESTMENT HOLDINTG INC	5/17/2011	FEDERAL TAX LIEN	27,029.56
2011-20614	UDAZE CHRISTIAN	5/17/2011	FEDERAL TAX LIEN	882.21
2011-20615	JINES SEAN	5/17/2011	FEDERAL TAX LIEN	38,972.68
2011-20615	JINES CORA C	5/17/2011	FEDERAL TAX LIEN	38,972.68
2011-20616	GEDA JOSEPH	5/17/2011	FEDERAL TAX LIEN	11,947.07
2011-20616	GEDA KAREN	5/17/2011	FEDERAL TAX LIEN	11,947.07
2011-20617	HOSIE HAULERS INC A CORPORATION	5/17/2011	FEDERAL TAX LIEN	289,609.29
2011-20618	SASLO KEVIN	5/20/2011	JP TRANSCRIPT	1,264.49
2011-20619	YAKLIC KENNETH P	5/20/2011	JP TRANSCRIPT	8,169.90
2011-20620	PENA CARMELINA	5/20/2011	JP TRANSCRIPT	5,873.35
2011-20620	PENA CARMELINA	5/20/2011	INTENT ATTACH WAGES	—
2011-20621	KERANIS JIIDITH ESTATE OF	5/20/2011	JP TRANSCRIPT	3,695.93
2011-20621	KERANIS WILLIOW EXECUTRIX	5/20/2011	JP TRANSCRIPT	3,695.93
2011-20622	PURVIS KRISTA	5/20/2011	JP TRANSCRIPT	4,153.13
2011-20623	DANN JAMES	5/20/2011	JP TRANSCRIPT	3,670.89
2011-20623	DANN KATHLEEN	5/20/2011	JP TRANSCRIPT	3,670.89
2011-20624	ADAMS DAVID	5/20/2011	JP TRANSCRIPT	4,411.10
2011-20625	DENTON WILLIAM	5/20/2011	JP TRANSCRIPT	6,136.98
2011-20626	SHEARD BRETT	5/20/2011	JP TRANSCRIPT	3,225.80
2011-20626	SHEARD AMANDA	5/20/2011	JP TRANSCRIPT	3,225.80
2011-20627	HOLMES JEFFREY	5/20/2011	JP TRANSCRIPT	1,414.80
2011-20628	ABIODUN EUNICE	5/20/2011	JP TRANSCRIPT	1,852.90
2011-20629	BARRIGER SHIRLEY	5/20/2011	CONFESSION OF JUDG	250,000.00
2011-40040	PETSCHAUER JOHN OWNER P	5/19/2011	WAIVER MECHANICSLIEN	—
2011-40040	PETSCHAUER SUSAN OWNER P	5/19/2011	WAIVER MECHANICSLIEN	—
2011-40040	CLAUSS CONSTRUCTION LLC CONTRACTOR	5/19/2011	WAIVER MECHANICSLIEN	—
2011-90035	BARHITE DARLENE ESTATE	5/16/2011	ESTATE CLAIM	2,236.86

**CIVIL APPEALS — AGENCIES: DEPT. OF TRANSPORTATION**

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2011-00346	BARLETTA VICTORIA	PLAINTIFF	5/19/2011	—
2011-00346	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	DEFENDANT	5/19/2011	—

**CIVIL APPEALS — AGENCIES: OTHER**

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2011-00339	MAIN STREET ACQUISITION CORP	PLAINTIFF	5/16/2011	—
2011-00339	HSBC BANK NEVADA NA ASSIGNEE OF	PLAINTIFF	5/16/2011	—
2011-00339	TRUMBULL CINDY	DEFENDANT	5/16/2011	—

**CONTRACT — DEBT COLLECTION: CREDIT CARD**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2011-00330	CAVALRY PORTFOLIO SERVICES	PLAINTIFF	5/16/2011	—
2011-00336	CAVALRY SPV I AS ASSIGNEE OF	PLAINTIFF	5/16/2011	—
2011-00336	BANK OF AMERICA FIA CARD SERV AS ASSIGNEE OF	PLAINTIFF	5/16/2011	—
2011-00336	TURNER JEFFREY	DEFENDANT	5/16/2011	—
2011-00337	CITIBANK	PLAINTIFF	5/16/2011	—
2011-00337	JONES KIMBERLY A	DEFENDANT	5/16/2011	—
20n-00340	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	5/16/2011	—
2011-00340	YANKALUNAS ANNETTE	DEFENDANT	5/16/2011	—
2011-00341	CAVALRY PORTFOLIO SERVICES	PLAINTIFF	5/16/2011	—
2011-003U	CAVALRY SPV I AS ASSIGNEE OF	PLAINTIFF	5/16/2011	—
2011-00341	HSBC BANK NEVADA AS ASSIGNEE OF	PLAINTIFF	5/16/2011	—
2011-00341	DEVIVO ANGELA A	DEFENDANT	5/16/2011	—
2011-00342	CITIBANK (SOUTH DAKOTA) NA	PLAINTIFF	5/18/2011	—
2011-00342	DEANGELIS NICHOLAS G	DEFENDANT	5/18/2011	—
2011-00352	CITIBANK	PLAINTIFF	5/20/2011	—
2011-00352	TOBIN AMY M	DEFENDANT	5/20/2011	—
2011-00353	STATE FARM BANK	PLAINTIFF	5/20/2011	—
2011-00353	LAPOINT THERESE	DEFENDANT	5/20/2011	—
2011-00355	CITIBANK	PLAINTIFF	5/20/2011	—
2011-00355	BOGUSRI PENNIS J	DEFENDANT	5/20/2011	—

**CONTRACT — OTHER**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2011-00338	CPR RESTORATION & CLEANING SER	PLAINTIFF	5/16/2011	—
2011-00338	LOGAN ROBERT J	DEFENDANT	5/16/2011	—
2011-00338	LOGAN DAVID C TRUST OF	DEFENDANT	5/16/2011	—
2011-00338	LOGAN JOHN N	DEFENDANT	5/16/2011	—
2011-00338	HERBERT THERESA M	DEFENDANT	5/16/2011	—
2011-00345	PHIPPEN CLARENCE	PLAINTIFF	5/18/2011	—
2011-00345	DEPARTMENT OF CORRECTION	DEFENDANT	5/18/2011	—
2011-00345	BEARD JEFFREY SECRETARY	DEFENDANT	5/18/2011	—
2011-00345	HENDRIX SGT	DEFENDANT	5/18/2011	—
2011-00345	NISH JOE WARDEN	DEFENDANT	5/18/2011	—

**MISCELLANEOUS — DECLARATORY JUDGMENT**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2011-00356	WHITMORE KRISTAL D	PLAINTIFF	5/20/2011	—
2011-00356	TRUSTEES OF THE ROAD CARRIERS LOCAL 707 WELFARE FUND	DEFENDANT	5/20/2011	—

**MISCELLANEOUS — OTHER**

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2011-00331	WELLS FARGO BANK	PLAINTIFF	5/16/2011	—
2011-00331	WACHOVIA BANK NATIONAL ASSOC S/B/M	PLAINTIFF	5/16/2011	—
2011-00331	STEVENS WILLIAM D	DEFENDANT	5/16/2011	—
2011-00331	STEVENS KIMBERLY G	DEFENDANT	5/16/2011	—
2011-00332	WELLS FARGO BANK	PLAINTIFF	5/16/2011	—
2011-00332	WACHOVIA BANK NATIONAL ASSOC S/B/M	PLAINTIFF	5/16/2011	—
2011-00332	STEVENS WILLIAM D	DEFENDANT	5/16/2011	—
2011-00332	STEVENS KIMBERLY G	DEFENDANT	5/16/2011	—
2011-00333	WELLS FARGO BANK	PLAINTIFF	5/16/2011	—
2011-00333	WACHOVIA BANK S/B/M	PLAINTIFF	5/16/2011	—
2011-00333	WD STEVENS INC	DEFENDANT	5/16/2011	—
2011-00334	WELLS FARGO BANK	PLAINTIFF	5/16/2011	—
2011-00334	WACHOVIA BANK NATIONAO ASSOC S/B/M	PLAINTIFF	5/16/2011	—
2011-00334	WD STEVENS INC	DEFENDANT	5/16/2011	—
2011-0033S	WELLS FARGO BANK	PLAINTIFF	5/16/2011	—
2011-0033S	WACHOVIA BANK NATIONAL ASSOC S/B/M	PLAINTIFF	5/16/2011	—
2011-0033S	STEVENS WILLIAM D	DEFENDANT	5/16/2011	—
2011-0033S	STEVENS KIMBERLY G	DEFENDANT	5/16/2011	—
2011-00351	JUDICIAL SALE	PLAINTIFF	5/19/2011	—
2011-00354	PENNSTAR BANK	PLAINTIFF	5/20/2011	—
2011-00354	NET BANK	PLAINTIFF	5/20/2011	—
2011-00354	A DIVISION OF WEBER DAVID P	DEFENDANT	5/20/2011	—

**REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL**

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2011-00343	BANK OF NEW YORK MELLON	PLAINTIFF	5/18/2011	—
2011-00343	CIT MORTGAGE LOAN TRUST	PLAINTIFF	5/18/2011	—
2011-00343	VERI CREST FINANCIAL INC	PLAINTIFF	5/18/2011	—
2011-00343	EMERICK DEBORAH K	DEFENDANT	5/18/2011	—
2011-00347	CITIMORTGAGE INC	PLAINTIFF	5/20/2011	—
2011-00347	KENTIS CAROL M	DEFENDANT	5/20/2011	—
2011-00347	KENTIS JOHN F	DEFENDANT	5/20/2011	—
2011-00348	FEDERAL NATIONAL MORTGAGE ASSOCIATION	PLAINTIFF	5/20/2011	—
2011-00348	WIRTH NANCY S EXECUTRIX & TRUSTEE	DEFENDANT	5/20/2011	—
2011-00348	POLAY JANET S ESTATE	DEFENDANT	5/20/2011	—
2011-00348	POLAY SUZANNE M DEVISEE	DEFENDANT	5/20/2011	—
2011-00348	POLAY MICHAEL HEIR	DEFENDANT	5/20/2011	—

2011-00349	CITIMORTGAGE INC	PLAINTIFF	5/20/2011	—
2011-00349	BARNES ARTHUR	DEFENDANT	5/20/2011	—
2011-00350	CITIMORTGAGE INC	PLAINTIFF	5/20/2011	—
2011-00350	DWYER JILL M	DEFENDANT	5/20/2011	—
2011-00350	DWYER WILLIAM J	DEFENDANT	5/20/2011	—

**TORT — MOTOR VEHICLE**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2011-00344	GARDAS JOSEPH G	PLAINTIFF	5/17/2011	—
2011-00344	KOWALYZK DANIEL	DEFENDANT	5/17/2011	—

**TORT — PREMISES LIABILITY**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2011-00357	DICKINSON JEANNA	PLAINTIFF	5/20/2011	—
2011-00357	QUALITY SERVED FAST INC	DEFENDANT	5/20/2011	—
2011-00357	QUALITY SERVED FAST II INC A/K/A	DEFENDANT	5/20/2011	—
2011-00357	KLAS I-LP	DEFENDANT	5/20/2011	—

**NO FEE Continuing Education CREDITS**

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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.

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3:30pm • Refreshments and Dinner to follow**



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

**MORTGAGES AND DEEDS**

*RECORDED FROM MAY 31, 2011 TO JUNE 3, 2011  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

<b>GRANTOR</b>	<b>GRANTEE</b>	<b>LOCATION</b>	<b>AMOUNT</b>
Dulay Thomas A Dulay Marian AKA Arndts Marian AKA	P N C Bank	Texas Township	75,000.00
Muller Robert A Jr Muller Ellen M	Honesdale National Bank	Lebanon Township	145,000.00
Faller William R Faller Kathy M	Wayne Bank	South Canaan Township	55,000.00
Skelton Daniel L	Mortgage Electronic Registration Systems	Salem Township	186,010.00
Snyder Michele R Adams Louis L Adams Michele R	Honesdale National Bank	Damascus Township	55,500.00
Volpe Albert Volpe Bernadette	Residential Mortgage Division	Lake Township	85,000.00
Roder Heinrich	Mortgage Electronic Registration Systems	Lake Township	220,000.00
Roder Fereshteh Hoefling Thomas A	Mortgage Electronic Registration Systems	Lake Township	112,000.00
Hoefling Krista A Flolo Glenn	Mortgage Electronic Registration Systems	Salem Township	80,000.00
Zefran James M Zefran Linda A	First National Bank Of Pa	Clinton Township	125,000.00
Mozaleski Joseph P Mozaleski Mary Ann	Tobyhanna Army Depot Federal Credit Union	Sterling Township	30,000.00
Blit Matthew Blit Erica By Agent Blit Matthew Agent	J P Morgan Chase Bank	Lake Township	135,800.00
Resti Patrick J Compton Dale	First National Bank Of Pa Wells Fargo Bank	Preston Township	50,000.00
Clavier Sherron Boula Frank J	Wells Fargo Bank	Lake Township	179,164.00
Boula Michele Shorten James R Shorten Betty M	Honesdale National Bank	Salem Township	263,757.00 2,350,000.00

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

Davis Ralph Jr	Wayne Bank	Lebanon Township	
Davis Daniela Sciarrino			15,000.00
Sciarrinodavis Daniela			
Nawrocki Evelyn M	Dime Bank	Lehigh Township	25,000.00
Gabrielson William A III	Dime Bank	Hawley Borough	
Gabrielson Susan M			101,750.00
Brugger James H	Dime Bank	Paupack Township	
Melody Margaret A			315,000.00
Adinolfi Arlene A	Pennstar Bank	Salem Township	45,000.00
Dallaste Gino AKA	Pennstar Bank	Paupack Township	
Aste Gino Dall AKA			34,000.00
Dallaste Dolores AKA			
Aste Dolores Dall AKA			
Parisette Richard	Pennstar Bank	Lake Township	7,500.00
White Robert J	Pennstar Bank	Salem Township	25,000.00
Altemier David O	Pennstar Bank	Dreher Township	
Altemier Beverly J			28,000.00
Antidormi Dominick A	Pennstar Bank	Salem Township	
Antidormi Catherine A			93,000.00
Prussia Lacey K AKA	Pennstar Bank	Lake Township	
Churmblo Lacey P AKA			20,000.00
Burns Laurel L	Pennstar Bank	Dreher Township	20,000.00
Galatioto Rocco G	Pennstar Bank	Lake Township	
Galatioto Marcy			30,000.00
Edwards Joan C	Pennstar Bank	Paupack Township	69,300.00
Killian Marianne	Pennstar Bank	Lake Township	
Killian Robert A Sr			96,000.00



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Perkins Charles W	Mortgage Electronic Registration Systems	Lehigh Township	
Perkins Victoria M			247,500.00
Burrows Daniel	Mortgage Electronic Registration Systems	Paupack Township	
Burrows Maria			417,000.00
Chorba Jeffrey	Wayne Bank	Berlin Township	140,000.00

## DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Highhouse Alan Highhouse Lynn	Highhouse Rental Properties	Honesdale Borough Honesdale Boro & Texas Twp Texas Township 1 & 2 Texas Twp & Honesdale Boro	
Cookson Stella	Zeshonski John P Zeshonski Lois	Mount Pleasant Township	
Szlezak Jakob Szlezak Urszula Szlezak Wojtek	Land Liquidator L L C	Lehigh Township	
Szlezak Jakob Szlezak Urszula Zuba Margaret Zuba Miroslaw	Land Liquidator L L C	Lehigh Township	
Land Liquidator L L C	Jairam Thakur Jairam Ramdaie Jairam Krishna Jiram Keishan	Lehigh Township	
Eichlin Paul Eichlin Barbara	Eichlin Barbara	Paupack Township	
Land Liquidator L L C	Beebee Peter C	Dreher Township	
Land Liquidator L L C	Sierra Josue	Lehigh Township	
Smith Harold A	Sandt Elizabeth A	Paupack Township	
Smith Jean E	Smith Ellen S		Lot 222
Laubach Robert F Laubach Janice M	Conrad Kelley Laubach Mark	Buckingham Township	
Lewis Donald H Lewis Eleanor P	Lewis David M Lewis Kenneth	Paupack Township	
Preizt Donald Ho Carol	Turner David Evans Irene Turner Sharon	Manchester Township	
McGuinness Daniel McGuinness Regina M	Rothwell Ralph D Rothwell Marilyn A	Damascus Township	Lot 21
Robinson Robert C Tr Evelyn J Robinson Trust	Robinson Robert C Tr Evelyn J Robinson Trust Robinson Michael	Paupack Township	Lot 266
Tinkelman Kevin Tinkelman Nanci	Konchakovskiy Sergey Ratushnyuk Kateryna	Paupack Township	Lot 298

Edwards Ryan	Dunn Coulby Dunn Lynda	Paupack Township	Lot 12A
Tambasco Gerard Tambasco Tara	Skelton Daniel L	Salem Township	
Wetzell Angela By Sheriff Wetzell Scott M By Sheriff	Federal Home Loan Corporation	Salem Township	Lot 3
Maresca Rocco	Volpe Albert	Lake Township	
Maresca Joanne Colon Colonmaresca Joanne	Volpe Bernadette		Lot 2783
Rodriguez Adelina Minaya Omar Minaya Sixta	Roder Heinrich Roder Fereshteh	Lake Township	Lot 27
Schwarz Camille	Hoefling Thomas A Hoefling Krista A	Lake Township	Lot 4010
Mazietis Karen Mazietis Diane Buchanan Diane Buchanan Neville	Clark Diane	Lake Township	
Saccone Gail E Tr Robert F Wohlsen Revocable Living Trust	Stack Mary M	Paupack Township	Lot 178
Sayte Louis Sayte Irma	Flolo Glenn	Salem Township	Lot 476
Chiavelli Peter G	Equity Trust Company Custodian Charles Wesley Jaster I R A	Scott Township	
Dunne Stefanie D Dunne Patrick	Ladenheim Jean L	Salem Township	Lot 21
H S B C Bank Usa Tr By Af Wells Fargo Bank Af	Carey Eugene	Lake Township	Lot 2164
Wells Fargo Bank	Brennan John F Jr Brennan Dana L	Dreher Township	Lot 7
Devaney Timothy Devaney Ellin	Devaney Timothy Tr Devaney Ellin Tr Ernst Devaney Family Trust	Clinton Township 1	
Fobes Joseph F	Fobes Joseph F	Clinton Township 1	

## 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](http://pbi.org).

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