

LEGAL JOURNAL

OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 1 ★ JUNE 17, 2011 ★ Honesdale, PA ★ No. 14



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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.



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Janine Edwards, Esq., Acting Editor
jedwards@ptd.net

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

www.waynecountylawyers.org

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

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

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

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

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

MESSAGE FROM THE WAYNE COUNTY BAR ASSOCIATION



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

PRICING & RATES

Notice Pricing

One time Insertions

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

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

Subscription Rates

Per Year

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

*Individual copies available for \$5 each
Subscription Year: March–February
Prorated subscriptions available*

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Robert J. Conway, *Senior Judge*

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Ronald J. Edwards
Ted Mikulak

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Mark Steelman

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Prothonotary, Clerk of The Court

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Coroner

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Judy O'Connell
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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 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

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, PA 18431

6/10/2011 • 6/17/2011 • 6/24/2011

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

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

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 LYNDBURST AVENUE

WILMINGTON, DE 19803

Attorney

MATTHEW L. MEAGHER, ESQ.

1018 CHURCH STREET

HONESDALE, PA 18431

6/10/2011 • 6/17/2011 • 6/24/2011

EXECUTRIX NOTICE

Estate of DOLORES

COURTRIGHT AKA DOLORES

H. COURTRIGHT

Late of Salem Township

Executor

MARIAN MCLAIN AKA

MARION MCLAIN

P.O. BOX 145

HAMLIN, PA 18427

Attorney

MICHAEL D. WALKER, ESQ.

WALKER & WALKER, P.C.

P.O. BOX 747

HAMLIN, PA 18427

6/17/2011 • 6/24/2011 • 7/1/2011

EXECUTOR NOTICE

Estate of DORIS PRZYWARA

AKA DORIS SWENDSEN

PRZYWARA

Late of Honesdale Borough

Executor

ROBERT PRZYWARA

101 SUMMIT DRIVE

HONESDALE, PA 18431

Attorney

MARK R. ZIMMER

924A CHURCH STREET

HONESDALE, PA 18431

6/17/2011 • 6/24/2011 • 7/1/2011

EXECUTRIX NOTICE

Estate of CARL F. GNIRKE

Late of Preston Township

Executrix

CAROL ANN BOVE

2832 LANDING WAY

MARIETTA, GA 30066

Attorney

MARK R. ZIMMER

924A CHURCH STREET

HONESDALE, PA 18431

6/17/2011 • 6/24/2011 • 7/1/2011

EXECUTRIX NOTICE

Estate of DONNA LEE

ZARAUSKAS AKA DONNA

ZARAUSKAS AKA DONNA L.

ZARAUSKAS

Late of Paupack Township

Executrix

JEAN ATTANASI

85 LAKESIDE DRIVE

LAKEVILLE, PA 18438

Attorney

NICHOLAS A. BARNA, ESQ.

831 COURT STREET

HONESDALE, PA 18431

6/17/2011 • 6/24/2011 • 7/1/2011

EXECUTRIX NOTICE

Estate of DOROTHY A ORTH

Late of Township of Texas

Executrix

MARGARET C. VANNAME

311 ARDMORE AVENUE

HADDONFIELD, NJ 08033

Executrix

JANET A. RICHARDS
110 HUDSON STREET
PORT JERVIS, NY 12771

Attorney

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

6/17/2011 • 6/24/2011 • 7/1/2011

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

TAKE NOTICE THAT THE FOLLOWING ACCOUNT HAS BEEN FILED TO THE COMMON PLEAS COURT OF WAYNE COUNTY AND WILL BE PRESENTED FOR CONFIRMATION ON JULY 7, 2011, AT 9:15 A.M. IN COURTROOM #2, WAYNE COUNTY COURT HOUSE, HONESDALE, PA.

FIRST AND FINAL ACCOUNT OF JOHN J. EGAN, JR., ADMINISTRATOR OF THE

ESTATE OF ROSE HIGGINS-EGAN, A/K/A ROSE H. EGAN A/K/A ROSE MARIE EGAN, DECEASED, NO. 57 O.C.D. 2011.

ALIDA O'HARA, ESQUIRE
ATTORNEY FOR THE ESTATE
P.O. BOX 190
HONESDALE, PA 18431

6/17/2011 • 6/24/2011

OTHER NOTICES

CERTIFICATE OF ORGANIZATION

NOTICE IS HEREBY GIVEN THAT, Certificate of Organization for Domestic Limited Liability Company for Briarwood Manor, LLC, were filed with and approved by the Department of State of the Commonwealth of Pennsylvania, effective May 20, 2011, pursuant to the Pennsylvania Business Corporation Law of 1988.

Thomas F. Farley, Esquire
Klemeyer, Farley & Bernathy, L.L.C.
Attorney for Briarwood Manor, LLC
2523 Route 6, Ste. 1
Hawley, PA 18428
Phone: (570) 226-5771

6/17/2011

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.

6/17/2011

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 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. Schmiege 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 Brownndale, 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

WAYNE COUNTY BAR ASSOCIATION



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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. Schmiege Esq

6/3/2011 • 6/10/2011 • 6/17/2011

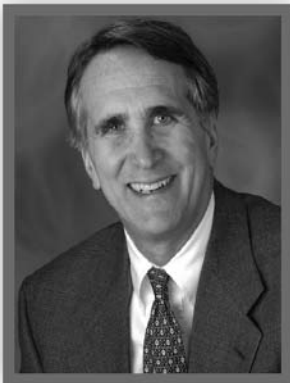
**SHERIFF'S SALE
JULY 6, 2011**

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 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



ADR

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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

**SHERIFF'S SALE
JULY 6, 2011**

By virtue of a writ of Execution
Wells Fargo Bank, N.A., as Trustee
for Option One Mortgage Loan
Trust 2006-1, Asset-Backed

Certificates, Series 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 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 THOSE CERTAIN PIECES
OR PARCELS OF LAND LYING,
BEING AND SITUATE IN THE
BOROUGH OF HONESDALE,
COUNTY OF WAYNE AND
COMMONWEALTH OF
PENNSYLVANIA, BOUNDED
AND DESCRIBED AS
FOLLOWS:

BEGINNING AT A CORNER OF
LOT NO. 93 AT ALLEY
RUNNING WEST TO THE OLD
RIDGE TURNPIKE ROAD;
THENCE RUNNING ALONG
SAID TURNPIKE TO CORNER
OF LOT NO 97; THENCE EAST
TO LOT NO 96; THENCE
NORTH BY LOTS NOS. 96, 94
AND 93 TO THE PLACE OF
BEGINNING. BEING LOTS
NUMBERED 95 AND 92 ON
THE MAP OF S.W. AND E.M.
GENUNG'S VILLAGE PLOT.
CONTAINING ONE-HALF
ACRE, MORE OR LESS.

BEING KNOWN AS: 611 Ridge
Street, Honesdale, PA 18431

PROPERTY ID NO.: 11-11-53.-
CONTROL NO.: 013621

TITLE TO SAID PREMISES IS VESTED IN GARY J. SARGEANT AND DEBRA L. SARGEANT, HIS WIFE BY DEED FROM ROBERT MARGRAF AND HEDWIG MARGRAF, HIS WIFE DATED 10/17/2005 RECORDED 10/24/2005 IN DEED BOOK 2896 PAGE 315.

Seized and taken in execution as Gary J. Sargeant 611 Ridge Street HONESDALE PA 18431
Debra L. Sargeant 611 Ridge Street HONESDALE PA 18431

Execution No. 114-Civil-2011
Amount \$172,088.05 Plus additional

May 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 Siedman Esq.

6/17/2011 • 6/24/2011 • 7/1/2011

**SHERIFF'S SALE
JULY 6, 2011**

By virtue of a writ of Execution The First National Bank of Palmerton 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 certain parcel of land situate in the Township of Salem, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING in the center of a public right of way known as S.R. 3011, said point being the South Eastern corner of the parcel herein conveyed and a common corner with the lands now or formerly of Courtright thence proceeding North 10 degrees, 53 minutes and 2 seconds West, a distance of 2,673.55 feet to an iron pin; Thence North 6 degrees, 45 minutes and 12 seconds West, a distance of 362.18 feet to an iron pin; Thence North 40 degrees, 44 minutes and 13 seconds West, a distance of 58 feet to an iron pin;

Thence South 76 degrees, 20 minutes and 2 seconds West, a distance of 425.21 feet to an iron pin; Thence South 11 degrees, 53 minutes and 45 seconds East, a distance of 876.04 feet to an iron pin; Thence North 81 degrees, 31 minutes and 26 seconds West, a distance of 1,646.11 feet to an iron pin; Thence South 9 degrees, 18 minutes and 40 seconds West, a distance of 1,186.57 feet to an iron pin; Thence South 83 degrees, 8 minutes and 45 seconds East, a distance of 350.45 feet to an iron pin; Thence South 18 degrees, 47 minutes and 17 seconds West, a distance of 1,547.70 feet to an iron pin; Thence South 81 degrees, 32 minutes and 42 seconds East, a distance of 1,607.15 feet to a pile of stones; Thence North 19 degrees, 12 minutes and 17 seconds East, a distance of 55.40 feet to an iron pin; Thence North 63 degrees, 2 minutes and 42 seconds West, a distance of 154.60 feet to an iron pin; Thence North 11 degrees, 32 minutes and 17 seconds East, a distance of 149.50 feet to an iron pin; Thence North 62 degrees, 42 minutes and 17 seconds East, a distance of 24.00 feet to an iron pin; Thence North 11 degrees, 42 minutes and 17 seconds East, a distance of 103.00 feet to an iron pin; Thence North 15 degrees, 27 minutes and 17 seconds East, a distance of 100.00 feet to an iron pin; Thence North 32 degrees, 47 minutes and 9 seconds East, a distance of 87.47 feet to an iron pin at the corner of a 50 foot private right of way; Thence along said private right of way North 32 degrees, 47 minutes

and 9 seconds East, a distance of 212.31 feet to an iron pin; Thence South 42 degrees, 52 minutes and 42 Seconds East, a distance of 888.57 feet to the center of the aforesaid public right of way; Thence along the center of said public right of way North 40 degrees, 54 minutes and 55 seconds East, a distance of 787.08 feet to the point or place of BEGINNING. Containing 145.603 acres, more or less.

Excepting and reserving herefrom that 1.423 acre parcel of land conveyed to Jeffrey Kohouth by J.S.C. Property, Inc. by deed dated November 30, 1989 and recorded in Wayne County Deed Book 516 at page 694.

Being a portion of the same land with Frank S. Kohuth and Barbara Kohuth, his wife by deed dated November 29, 1988, and recorded in Wayne County Deed Book 499 at Page 501, granted and conveyed to J.S.C. Property, Incorporated.

Containing an area of 144.18 acres, more or less, and being the same premises as depicted in the survey map of Rollin R. Keisling, Jr. dated January 15, 1989, revised on August 28, 1989 and recorded in Wayne County Map Book 69 at page 36.

BEING THE SAME PREMISES WHICH J. S. C. Property, Incorporated, a Pennsylvania Corporation, by Deed Dated February 1, 1990 and recorded in the Office for the Recording of Deeds in Wayne

instituted by:
County in Deed Book Volume 519
Page 0143, granted and conveyed
unto J.S.C. Property, Incorporated,
a Pennsylvania Corporation.

Seized and taken in execution as
JSC Property, Inc. 675 Golf Park
Drive LAKE ARIEL PA 18436

Execution No. 200-Civil-2010
Amount \$808,079.72 Plus
additional

May 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.**

Frank S. Checho Esq.

6/17/2011 • 6/24/2011 • 7/1/2011

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**SHERIFF'S SALE
JULY 13, 2011**

By virtue of a writ of Execution Resi Whole Loan IV, 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 13th 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 those certain pieces or parcels of land lying, situate and being in the Township of Berlin, County of Wayne, and Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at a point for a corner in the centerline of Township Road 513, being a common corner with Lot #12; thence along Lot #12 South 05 degrees 37 minutes 59 seconds West 637.32 feet to an iron pipe corner, being a common corner with Lot #12, thence partially along Lot #6 and partially along Lot #5 North 84 degrees 22 minutes 01 seconds West 360.00 feet to an iron pipe corner, being a common corner with Lot #14; thence along Lot #14 North 05 degrees 37 minutes 59 seconds East 577.39 feet to a point for a corner in the centerline of T-513, being a common corner with Lot #14; thence the following courses along the centerline of T-1 3; South 81 degrees 03 minutes 28 seconds East 89.63 feet, South 86 degrees 33 minutes 04 seconds East 57.53

feet, North 83 degrees 38 minutes 42 seconds East 56.31 feet, North 72 degrees 18 minutes 50 seconds East 60.84 feet and North 77 degrees 11 minutes 44 seconds East 105.21 feet to the point and place of beginning. Containing 4.89 acres, more or less. Being Lot #13 in the Double A Properties Subdivision (formerly the John Troop Farm) as surveyed by Swendsen Engineering, Inc., Honesdale Pennsylvania (January 1975).

BEING KNOWN AS: 676 Adams Pond Road, Beach Lake, PA 18405

TAX PARCEL NO.: 1-256-4.13-
PROPERTY ID NO.: 000881

TITLE TO SAID PREMISES IS VESTED IN MICHAEL CICCOTELLI BY DEED FROM LILLIAN B. CICCOTELLI DATED 06/22/2005 RECORDED 06/30/2005 IN DEED BOOK 2801 PAGE 270.

Seized and taken in execution as Michael Ciccotelli 676 Adams Pond Road Beach Lake PA 18405

Execution No. 151-Civil-2011
Amount \$205,756.73 Plus
additional

May 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.

Sherri J. Braunstein, Esq.

6/17/2011 • 6/24/2011 • 7/1/2011

SHERIFF'S SALE JULY 13, 2011

By virtue of a writ of Execution Community Bank & Trust Co. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 13th day of 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 certain piece or parcel of land, situate and being in the Borough of Waymart, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a found PK nail on the West side of Pennsylvania Route 296, being also corner of lands now or formerly of Adrian Harrington Jr.; thence along lands of Harrington, North 73 degrees 16 minutes West 97.8 feet to a stone with a hole drilled for a corner; thence along lands of Harrington and also lands of Anna Cobesky Estate, following a stone retaining wall, South 42 degrees 58 minutes West 97.57 feet to a pipe corner; thence along lands intended to be conveyed to the Waymart Fire Company, North 23 degrees 47 minutes West 24.8 feet to a pipe corner; thence along lands now or formerly of Mary Macowski, North 41 degrees 32 minutes East 71.5 feet to a pipe corner; thence along lands now or formerly of Albert

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: hkklaw@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 Gitt
Brenda Nolan
Lisa Dwyer
Patty Bittner

Zella, North 39 degrees 53 minutes East 52.9 feet to an iron fence post; thence continuing along land of Zella, North 41 degrees 34 minutes East 21.15 feet to a pipe corner; thence along lands of James Roberts South 71 degrees 50 minutes East 98.35 feet to a PK nail on the West side of Route 296; thence along the West side of Route 296 South 17 degrees 37 minutes West 61.61 feet to the place of BEGINNING.

CONTAINING 9,119 square feet as surveyed October 8, 1983, by George E. Ferris, P.L.S., an approved map of said survey being recorded in Wayne County Map Book 52 at page 98. (The above described premises being designated on said map as Parcel III.)

Subject TO THE RIGHT OF James A. Roberts, his heirs and assigns to maintain the presently existing chimney, porch and stairways as belonging to him as encroachments on the above described premises (as depicted on the above map), together with the right of pedestrian egress, ingress and regress to said stairways (both front and rear) and to the furnace room door under the rear porch, said rights being more particularly set forth in deed form Waymart Realty Company to James A. Roberts dated January 4, 1984, and recorded in Wayne County Deed Book 410 at page 603.

IT is understood and agreed that the party wall common to the property herein conveyed and the

adjacent lands of James A. Roberts will be maintained as such by the Grantee herein, her heirs and assigns, and James A. Roberts, his heirs and assigns.

BEING the same premises which Dale Franklin Clemo and Brenda Louis Clemo, his wife, granted and conveyed to Brenda Louis Clemo, by virtue of their deed dated November 13, 1992 and recorded on December 9, 1992 in the Office of the Recorder of Deeds in and for Wayne County, Pennsylvania in Deed Book 753, Page 337.

TAX PARCEL NO.: 28-4-14.-
CONTROL No.: 029534

ADDRESS BEING: 241
BELMONT STREET, WAYMART,
PA 18472

Seized and taken in execution as Brenda Lee a/k/a Brenda Louis Clemo, as the legal titleholder, and 241 Belmont Street WAYMART PA 18472
Clifford Lee, her husband, Terrentenant 241 Belmont Street
WAYMART PA 18472

Execution No. 515-Civil-2010
Amount \$23,073.59 Plus additional

May 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.

David M. Gregory, Esq.

6/17/2011 • 6/24/2011 • 7/1/2011

**SHERIFF'S SALE
JULY 13, 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 13th 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 CERTAIN TRACT OR PARCEL OF LAND, SITUATED IN THE TOWNSHIP OF LAKE, WAYNE COUNTY, PENNSYLVANIA, KNOWN AS LOT 2791 SECTION 43 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, BOOK 71, 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 N 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, 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. AS

DESCRIBED IN MORTGAGE
BOOK 3435 PAGE 207.

BEING KNOWN AS: 2791
Rockway Road, Lake Ariel, PA
18436

PROPERTY ID NO.: 12-0-0041-
0100.-

CONTROL NO.: 044361

TITLE TO SAID PREMISES IS
VESTED IN CHRISTOPHER
PINEIRO AND ANGELA
PINEIRO, HIS WIFE, TENANTS
BY THE ENTIRETY BY DEED
FROM CHRISTOPHER PINEIRO
DATED 08/12/2004 RECORDED
08/17/2004 IN DEED BOOK 2568
PAGE 83.

Seized and taken in execution as
Christopher Pineiro a/k/a
Christopher Piniero 62A Foss
Avenue HAMPTON NJ 08827
Angela Pineiro a/k/a Angela
Piniero 377 Violet Avenue
POUGHKEEPSIE NY 12601

Execution No. 1031-Civil-2010
Amount \$159,239.84 Plus
additional

May 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.**

Sherri J. Braunstein, Esq.

6/17/2011 • 6/24/2011 • 7/1/2011

CIVIL ACTIONS FILED

*FROM MAY 21, 2011 TO MAY 27, 2011
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
1999-20775	MAROLD VICTOR WALTER	5/27/2011	SATISFACTION	—
2000-20237	MAROLD CHAD	5/27/2011	SATISFACTION	—
2000-20272	NILSEN THOMAS L	5/25/2011	SATISFACTION	—
2003-20699	SMITH CLOVER D	5/23/2011	SATISFACTION	18,535.34
2006-20S96	SHAY EDWARD	5/23/2011	DEFAULT JUDG/IN REM	1,290.66
2006-20S96	SHAY KATHLEEN	5/23/2011	DEFAULT JUDG/IN REM	1,290.66
2006-21690	LAUREIRO GUILLERMO	5/23/2011	SATISFACTION	6,345.92
2006-21690	LAUREIRO JULI G	5/23/2011	SATISFACTION	6,345.92
2007-20985	CORY BRANDON K	5/23/2011	SATISFACTION	—
2007-20988	BRINKMAN ROBERT PAUL	5/23/2011	SATISFACTION	—
2008-00560	BONILLA JAMES	5/25/2011	WRIT OF EXECUTION	156,476.08
2008-01042	TOBYHANNA ARMY DEPOT FEDERAL CREDIT UNION GARNISHEE	5/23/2011	SATISFY ATTACMENT	—
200S-20062	WARNER MICHAEL	5/26/2011	SATISFACTION	—
200S-20325	MONDAK JODY M	5/23/2011	SATISFACTION	—
200S-20325	MONDAK MICHAEL J	5/23/2011	SATISFACTION	—
200S-20513	BARONE MICHAEL	5/23/2011	SATISFACTION	3,825.49
2008-20513	BARONE VICTORIA	5/23/2011	SATISFACTION	3,825.49
200S-20S67	SCHAEFER DOROTHY	5/23/2011	SATISFACTION	20,000.00
200S-2.1199	MAURER DAVID	5/23/2011	SATISFACTION	—
200S-21580	LUCENTI PATRICIA	5/23/2011	SATISFACTION	3,501.79
2009-00415	BLIM LETHA	5/26/2011	AMEND "IN REM" JUDG	128,256.77
2009-00679	BROWN VICTORIA T	5/25/2011	DEFAULT JUDGMENT	7,037.93
2009-00S13	SEBER TONY L	5/25/2011	REASSESS JUDGMENT	187,863.30
2009-00813	SEBER AUDREY J	5/25/2011	REASSESS JUDGMENT	187,863.30
2009-00S45	TYLER DOUGLAS	5/26/2011	VERDICT MOLDED	51,100.00
2009-00934	MID MOUNTAIN ASSOCIATES INC	5/25/2011	WRIT OF EXECUTION	265,135.98
2009-01084	SIERRA GILBERTO	5/26/2011	AMEND "IN REM" JUDG	317,244.84
2009-01084	SIERRA GILBERTO JR A/K/A	5/26/2011	AMEND "IN REM" JUDG	317,244.84
2009-01084	SIERRA DANIELLE	5/26/2011	AMEND "IN REM" JUDG	317,244.84
2009-20559	FULTON JAMES F	5/25/2011	SATISFACTION	21,415.64
2009-21116	PALMERI FRANK	5/25/2011	WRIT OF EXECUTION	—
2009-21116	PALMERI CATHY	5/25/2011	WRIT OF EXECUTION	—
2009-22009	SPITTEL MICHAEL	5/24/2011	SATISFACTION	—
2010-00154	GREEN ROGER	5/26/2011	PRELIMINARY JUDGMENT	—
2010-00154	GREEN RHODA	5/26/2011	PRELIMINARY JUDGMENT	—
2010-00232	LUKAS DAN	5/26/2011	WRIT OF EXECUTION	252,430.34
2010-00256	BESKOVOYNE GERARD T SR	5/26/2011	DEFAULT JUDGMENT	100,886.54
2010-00256	BESKOVOYNE DARYL	5/26/2011	DEFAULT JUDGMENT	100,886.54

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

2010-00414	HESS HEATHER	5/26/2011	JUDGMENT/AGREEMENT	2,093.61
2010-00585	RUBY JOHN J III	5/26/2011	DEFAULT JUDGMENT	12,973.12
2010-00813	LAPASTA DOUGLAS	5/26/2011	JUDGMENT/STIPULATION	6,592.71
2010-01017	DYER MARIAN C	5/26/2011	WRIT OF EXECUTION	85,460.59
2010-01017	DYER RAYMOND G	5/26/2011	WRIT OF EXECUTION	85,460.59
2010-01085	MALKIN TODD N EXECUTOR AND DEVISEE OF THE ES	5/26/2011	WRIT OF EXECUTION	74,194.33
2010-01085	MALKIN EUGENE DEVISEE OF THE ESTATE	5/26/2011	WRIT OF EXECUTION	74,194.33
2010-01094	HEDLUND ADALINE	5/26/2011	DEFAULT JUDGMENT	5,571.28
2010-01100	KORTY DAVID	5/23/2011	SATISFACTION	—
2010-01109	KIZER ROBBIN J	5/25/2011	WRIT OF EXECUTION	5,721.29
2010-01109	HONESDALE NATIONAL BANK GARNISHEE	5/25/2011	WRIT EXEC/GARNISHEE	—
2010-20025	FIGUEROA EDWARD	5/23/2011	SATISFACTION	1,643.97
2010-20025	FIGUEROA JOANN	5/23/2011	SATISFACTION	1,643.97
2010-20322	CONNOR PATRICK	5/23/2011	SATISFACTION	926.66
2010-20322	O'CONNOR PATRICK	5/23/2011	SATISFACTION	926.66
2010-20415	ROBEY MICHAEL	5/23/2011	SATISFACTION	—
2010-20447	LUCENTI PATRICIA A	5/24/2011	SATISFACTION	564.00
2010-20695	JAVITZ MATTHEW	5/23/2011	SATISFACTION	—
2010-20792	TIGHE JOHN MICHAEL	5/23/2011	SATISFACTION	—
2010-21033	FULTON JAMES F	5/25/2011	SATISFACTION	12,750.27
2010-21692	BASILE ANTHONY P	5/23/2011	SATISFACTION	602.84
2010-21692	BASILE SUZETTE	5/23/2011	SATISFACTION	602.84
2010-90015	LUCENTI PATRICIA ESTATE	5/23/2011	RELEASE OF CLAIM	—
2010-90035	LUCENTI PATRICIA ESTATE	5/23/2011	RELEASE OF CLAIM	—
2011-00198	STONE MARIA	5/26/2011	DEFAULT JUDGMENT	11,888.26
2011-00199	MICINOWSKI BONNIE J	5/26/2011	DEFAULT JTJUDGMENT	1,603.52
2011-00215	COOK JENNIFER	5/26/2011	DEFAULT JUDGMENT	166,581.17
2011-00215	COOK THOMAS	5/26/2011	DEFAULT JUDGMENT	166,581.17
2011-00215	COOK JENNIFER	5/26/2011	WRIT OF EXECUTION	166,581.17
2011-00215	COOK THOMAS	5/26/2011	WRIT OF EXECUTION	166,581.17
2011-00216	SCHROEDER CORDULA ANNA	5/26/2011	JDGMT IN EJECTMENT	—
2011-00216	OCCUPANTS	5/26/2011	JDGMT IN EJECTMENT	—
2011-00225	BENNETT GARY	5/26/2011	DEFAULT JUDGMENT	203,857.52
2011-00225	BENNETT KATHRYN PATRICIA	5/26/2011	DEFAULT JUDGMENT	203,857.52
2011-00225	BENNETT GARY	5/26/2011	WRIT OF EXECUTION	203,857.52
2011-00225	BENNETT KATHRYN PATRICIA	5/26/2011	WRIT OF EXECUTION	203,857.52
2011-00254	SETTEPANI NANCY	5/26/2011	DEFAULT JUDGMENT	151,964.95
2011-00254	SETTEPANI JOHN V	5/26/2011	DEFAULT JUDGMENT	151,964.95
2011-00375	BARRIGER LLOYD V	5/27/2011	CONFESS/JUDG.DEFAULT	626,482.93
2011-20020	SABATINO LUCAS K	5/25/2011	SATISFACTION	—
2011-20114	PINK GREGORY T	5/23/2011	SATISFACTION	831.45
2011-20259	PNC BANK GARNISHEE	5/23/2011	DISCONTINUED ATTCHMT	—
2011-20311	WALLINGFORD CANDICE L	5/24/2011	SATISFACTION	906.47
2011-20311	WALLINGFORD CHRISTOPHER ESTATE OF	5/24/2011	SATISFACTION	906.47

2011-20394	JOYFUL NOISE CHILD LEARNING INC	5/25/2011	SATISFACTION	—
2.011-20490	GIRMAN JULIA M	5/23/2012	SATISFACTION	—
2011-20491	GIRMAN JULIA M	5/23/201.1	SATISFACTION	—
2011-20630	SCOTT BETTY INDIVIDUALLY	5/23/2011	SUGGESTION NON/PYMNT	507.77
2011-20630	BETTY BOOP'S PLACE T/A	5/23/2011	SUGGESTION NON/PYMNT	507.77
2011-20630	BETTY BOOPS PLACE T/A	5/23/2011	SUGGESTION NON/PYMNT	507.77
2011-20631	SCOTT BETTY INDIVIDUALLY	5/23/2011	SUGGESTION NON/PYMNT	130.02
2011-20631	BETTY BOOP'S PLACE T/A	5/23/2011	SUGGESTION NON/PYMNT	130.02
2011-20631	BETTY BOOPS PLACE T/A	5/23/2011	SUGGESTION NON/PYMNT	130.02
2011-20632	CHURCH ANTHONY JR.	5/23/2011	JUDG/SUPERIOR CT NJ	11,203.75
2011-20633	C&D DEVELOPMENT LLC	5/23/2011	MUNICIPAL LIEN	561.54
2011-20634	C&D DEVELOPMENT LLC	5/23/2011	MUNICIPAL LIEN	535.14
2011-20635	L&B MORGAN INC	5/23/2011	MUNICIPAL LIEN	561.54
2011-20636	SACUL LTD	5/23/2011	MUNICIPAL LIEN	535.14
2011-20637	IQBAL SHAHZAD	5/23/2011	MUNICIPAL LIEN	535.14
2011-20638	JAGERMAN DAVID	5/23/2011	MUNICIPAL LIEN	535.14
2011-20638	JAGERMAN' ADRIENNE	5/23/2011	MUNICIPAL LIEN	535.14
2011-20639	KAEMPF RICKY	5/23/2011	MUNICIPAL LIEN	535.14
2011-20640	LARSON DANIEL E	5/23/2011	MUNICIPAL LIEN	521.94
2011-20641	BORTREE JOSEPH M	5/23/2011	FEDERAL TAX LIEN	7,777.69
2011-20641	BORTREE MARIA A	5/23/2011	FEDERAL TAX LIEN	7,777.69
2011-20642	TITLEY DEREK ANTHONY	5/23/2011	JUDGMENT	1,032.50
2011-20643	COBB JEFFREY SHIFLER	5/23/2011	JUDGMENT	3,268.79
2011-20643	SHIFLER JEFFREY COBB	S/2.3/20:L1	JUDGMENT	3,268.79
2011-20644	DIAZ JONATHAN L	5/23/2011	JUDGMENT	865.00
2011-20645	PAVLICEK JOHN A	5/23/2011	JP TRANSCRIPT	1,208.89
2011-20645	PAVLICEK LAURA	5/23/2011	JP TRANSCRIPT	1,208.89
2011-20646	TERESI PAUL	5/23/2011	JUDG/CITY OF NY	11,681.35
2011-20647	MILLER OSBORNE	5/24/2011	MUNICIPAL LIEN	535.14
2011-20647	MILLER REBECCA	5/24/2011	MUNICIPAL. LIEN	535.14
2011-20648	ORTIZ RICHARD	5/24/2011	MUNICIPAL LIEN	535.14
2011-20648	ORTIZ MIRNA	5/24/2011	MUNICIPAL LIEN	535.14
2011-20649	PEREZ NAADIAA	5/24/2011	MUNICIPAL LIEN	561.54
2011-20650	RAEBURN STEPHEN G	S/24/2.011	MUNICIPAL LIEN	535.14
2011-20651	REESE W PATRICK	5/24/2011	MUNICIPAL LIEN	561.54
2011-20652	TOHAN SHARD	5/24/2011	MUNICIPAL LIEN	535.14
2011-20652	TOHAN.N' NARE.NDRA VINOD	5/24/2011	MUNICIPAL LIEN	535.14
2011-20652	VINOD NARENDRA TORAN	5/24/2011	MUNICIPAL LIEN	535.14
2011-206'53	ELLINGSWORTH JOHN T	5/24/2011	MUNICIPAL LIEN	585.74
2011-20654	FILER RICHARD C	5/24/2011	MUNICIPAL LIEN	2,157.09
2011-20654	FILER RUTH M	5/24/2011	MUNICIPAL LIEN	2,157.09
2011-20655	FOX THOMAS	5/24/2011	MUNICIPAL LIEN	535.14

2011-20656	HIRSCH ROBERT	5/24/2011	MUNICIPAL LIEN	535.14
2011-20657	LARSON DANIEL E	5/24/2011	MUNICIPAL LIEN	537.34
2011-20658	MCDONNELL FRANK	5/24/2011	MUNICIPAL LIEN	535.14
2011-20659	MCDONNELL FRANK	5/24/2011	MUNICIPAL LIEN	561.54
2011-20660	AVANS WAYNE L	5/24/2011	MUNICIPAL LIEN	680.34
2011-20660	AVANS HELEN L	5/24/2011	MUNICIPAL LIEN	680.34
2011-20661	BARNES KENNETH W	5/24/2011	MUNICIPAL LIEN	565.94
2011-20661	BARNES CAROL J	5/24/2011	MUNICIPAL LIEN	565.94
2011-20662	BERNHAUSER DAVID H	5/24/2011	MUNICIPAL LIEN	1,240.29
2011-20662	BERNHAUSER CATHY	5/24/2011	MUNICIPAL LIEN	1,240.29
2011-20663	BROWN JOHN	5/24/2011	MUNICIPAL LIEN	563.74
2011-20664	CAROLLO ANTHONY	5/24/2011	MUNICIPAL LIEN	561.54
2011-20665	CRUZ CARL	5/24/2011	MUNICIPAL WEN	530.74
2011-20666	DONEY ROBERT W	5/24/2011	MUNICIPAL LIEN	585.74
2011-20667	DICKINSON ANDREW DAVID	5/24/2011	JUDGMENT	332.50
2011-20668	DICKINSON ANDREW DAVID	5/24/2011	JUDGMENT	363.50
2011-20669	DICKINSON ANDREW DAVID	5/24/2011	MUNICIPAL LIEN	859.00
2011-20670	BANNAN TOM	5/24/2011	JUDGMENT NOTE	13,533.01
2011-20671	ROWLES TODD	5/24/2011	MUNICIPAL LIEN	729.90
2011-20671	ROWLES NICHOLE	5/24/2011	MUNICIPAL LIEN	729.90
2011-20672	PIORKOWSKI RONALD J	5/24/2011	MUNICIPAL LIEN	428.31
2011-20672	PIORKOWSKI KATHY JANE	5/24/2011	MUNICIPAL LIEN	428.31
2011-20673	FOWLER FREDERICK B	5/24/2011	MUNICIPAL LIEN	373.99
2011-20673	FOWLER HOPE	5/24/2011	MUNICIPAL LIEN	373.99

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

2011-20674	ZINTEL DONALD R	5/24/2011	MUNICIPAL LIEN	289.24
2011-20674	ZINTEL DIANE M	5/24/2011	MUNICIPAL LIEN	289.24
2011-20675	TRAVERS THOMAS A	5/24/2011	MUNICIPAL LIEN	326.29
2011-20676	DAY SALLIE R	5/24/2011	MUNICIPAL LIEN	373.99
2011-20677	BREIDENSTEIN RANDY SR	5/25/2011	TAX LIEN	12,650.86
2011-20678	FRANKLIN CAMBER	5/25/2011	JP TRANSCRIPT	7,962.12
2011-20679	PREDMORE BARRY D	5/25/2011	JP TRANSCRIPT	959.36
2011-20680	FRABLE LOUIS D IV	5/25/2011	JP TRANSCRIPT	5,627.74
2011-20681	FASCESKI JOSHUA E	5/25/2011	JP TRANSCRIPT	988.25
2011-20682	HARPER MICHAEL RAYMOND	5/25/2011	JUDGMENT	406.00
2011-20683	GIORDANO ANTHONY RALPH	5/25/2011	JUDGMENT	412.00
2011-20684	HECTOR CHRISTOPHER	5/25/2011	JUDGMENT	1,780.90
2011-20685	KALOUSTIAN AARON	5/25/2011	JUDGMENT	439.50
2011-20686	KALOUSTIAN AARON	5/25/2011	JUDGMENT	1558.50
2011-20687	LYONS SHARON	5/25/2011	JUDGMENT	364.00
2011-20688	LYONS SHARON	5/25/2011	JUDGMENT	750.00
2011-20689	OGOZALY ANDREW DAVID	5/25/2011	JUDGMENT	2,413.00
2011-20690	ROCA SEAN MICHAEL	5/25/2011	JUDGMENT	1,007.00
2011-20691	SCHMIDT ERIC F	5/25/2011	JUDGMENT	2,911.00
2011-20692	VANNORT SHELIA	5/25/2011	JP TRANSCRIPT	1,137.69
2011-20692	VANNORT SHELIA	5/25/2011	WRIT OF EXECUTION	1,089.11
2011-20693	BENTZ SANDRA J	5/25/2011	MUNICIPAL LIEN	347.43
2011-20694	HAMILTON JOHN E JR	5/25/2011	MUNICIPAL LIEN	535.14
2011-20694	HAMILTON CRYSTAL S	5/25/2011	MUNICIPAL LIEN	535.14
2011-20695	WARNER MICHAEL LINDEN	5/26/2011	JUDGMENT	3,085.30
2011-20696	THOMAN AARON	5/26/2011	JUDGMENT	13,857.69
2011-20697	STRUBLE GRANT PERCY-WH:r	5/26/2011	JUDGMENT	3,151.25
2011-20698	HOFMANN JARED THOMAS	5/27/2011	JUDGMENT	1,032.50
2011-20699	SWENDSEN AARON	5/27/2011	JUDGMENT	1,548.50
2011-20700	BARTHEL WADE GRIFFIN	5/27/2011	JUDGMENT	1,213.00
2011-20701	BENNETT RICHARD J	5/27/2011	SUGGESTION NON/PYMNT	504.00
2011-20702	STRAUSSER DARLENE	5/27/2011	SUGGESTION NON/PYMNT	629.30
2011-40041	MENAGO JUDITH OWNER P	5/23/2011	STIP VS LIENS	—
2011-40041	MENAGO DIANE OWNER P	5/23/2011	STIP VS LIENS	—
2011-40041	WILLING DIANE MENAGO OWNER P F/K/A	5/23/2011	STIP VS LIENS	—
2011-40041	M&E BUILDERS INC CONTRACTOR	5/23/2011	STIP VS LIENS	—
2011-40041	LIBERTY HOMES CUSTOM BUILDERS T/A CONTRACTOR	5/23/2011	STIP VS LIENS	—
2011-40042	GUSTIN JASON R OWNER P	5/24/2011	STIP VS LIENS	—
2011-40042	GUSTIN KRISTEN N OWNER P	5/24/2011	STIP VS LIENS	—
2011-40042	KINTNER MODULAR HOMES INC CONTRACTOR	5/24/2011	STIP VS LIENS	—
2011-40043	GUSTIN JASON OWNERR P	5/24/2011	STIP VS LIENS	—
2011-40043	GUSTIN KRISTEN OWNER P	5/24/2011	STIP VS LIENS	—
2011-40043	DENNIS MATTHEW R CONTRACTOR	5/24/2011	STIP VS LIENS	—

2011-40044	GUSTIN JASON R OWNER	P	5/24/2011	STIP VS LIENS	—
2011-40044	GUSTIN KRISTEN N OWNER	P	5/24/2011	STIP VS LIENS	—
2011-40044	COMO CONSTRUCTION COMPANY CONTRACTOR		5/24/2011	STIP VS LIENS	—
2011-40045	GUSTIN JASON R OWNER	P	5/24/2011	STIP VS LIENS	—
2011-40045	GUSTIN KRISTEN N OWNER	P	5/24/2011	STIP VS LIENS	—
2011-40045	MERCEREAU MASONRY & TILE INC CONTRACTOR		5/24/2011	STIP VS LIENS	—
2011-40046	GUSTIN JASON R OWNER	P	5/24/2011	STIP VS LIENS	—
2011-40046	GUSTIN KRISTEN N OWNER	P	5/24/2011	STIP VS LIENS	—
2011-40046	GILL GREG CONTRACTOR		5/24/2011	STIP VS LIENS	—
2011-40047	GUSTIN JASON R OWNER	P	5/24/2011	STIP VS LIENS	—
2011-40047	GUSTIN KRISTEN N OWNER	P	5/24/2011	STIP VS LIENS	—
2011-40047	GUSTIN STONE SUPPLY INC CONTRACTOR		5/24/2011	STIP VS LIENS	—
2011-40048	DUNN LAURA A OWNER	P	5/25/2011	WAIVER OF LIENS	—
2011-40048	MOUNTAIN VIEW HOMES CONTRACTOR		5/25/2011	WAIVER OF LIENS	—
2011-40049	RICKARD MATTHEW OWNER	P	5/26/2011	WAIVER MECHANICSLIEN	—
2011-40049	RICKARD MICHELLE OWNER	P	5/26/2011	WAIVER MECHANICSLIEN	—
2011-40049	MCDONALD JERRY CONTRACTOR		5/26/2011	WAIVER MECHANICSLIEN	—
2011-40049	MCDONALDS CONSTRUCTION D/B/A CONTRACTOR		5/26/2011	WAIVER MECHANICSLIEN	—
2011-90036	JONES JOSEPH P ESTATE		5/23/2011	ESTATE CLAIM	4,744.66
2011-90037	ANDERSON PAUL R ESTATE		5/23/2011	ESTATE CLAIM	3,569.75
2011-90038	DURANTE ELSIE ESTATE		5/23/2011	ESTATE CLAIM	5,038.10

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2011-00365	ADVANTAGE ASSETS II INC	PLAINTIFF	5/25/2011	—
2011-00365	SWENDSEN MARY	DEFENDANT	5/25/2011	—
2011-00366	REMIT COR.PORATION	PLAINTIFF	5/27/2011	—
2011-00366	SAMMARCO PEGGY	DEFENDANT	5/27/2011	—
2011-00370	LVNV FUNDING PLAINTIFF/APPELLANT	PLAINTIFF	5/27/2011	—
2011-00370	ORTOLANO GLORIA DEFENDANT/APPELLEE	DEFENDANT	5/27/2011	—

CONTRACT — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2011-00360	JP MORGAN CHASE BANK	PLAINTIFF	5/24/2011	—
2011-00360	HEATH JODY	DEFENDANT	5/24/2011	—
2011-00360	MIESCH WILLIAM	DEFENDANT	5/24/2011	—
2011-00375	WALDEN FEDERAL SAVINGS	PLAINTIFF	5/27/2011	—
2011-00375	BARRIGER LLOYD V	DEFENDANT	5/27/2011	—

REAL PROPERTY — EJECTMENT

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2011-00363	DEUTSCHE BANK NATIONAL TRUST	PLAINTIFF	5/25/2011	—
2011-00363	DOE JOHN	DEFENDANT	5/25/2011	—
2011-00363	TENANT/OCCUPANT	DEFENDANT	5/25/2011	—
2011-00368	FEDERAL NATIONAL MORTGAGE ASSO	PLAINTIFF	5/27/2011	—
2011-00368	PIFANO CEASAR	DEFENDANT	5/27/2011	—
2011-00368	OCCUPANTS	DEFENDANT	5/27/2011	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2011-00358	DEUTSCHE BANK NATIONAL TRUST	PLAINTIFF	5/23/2011	—
2011-00358	MULVIHILL MARGARET MARY GULINO	DEFENDANT	5/23/2011	—
2011-00358	GULINO BRIGIT M	DEFENDANT	5/23/2011	—
2011-00358	UNITED STATES OF AMERICA	DEFENDANT	5/23/2011	—
2011-00359	ONEWEST BANK	PLAINTIFF	5/24/2011	—
2011-00359	GLASS CHRISTINE	DEFENDANT	5/24/2011	—
2011-00359	GLASS THOMAS	DEFENDANT	5/24/2011	—
2011-00362	FIRST NATIONAL BANK OF PA	PLAINTIFF	5/25/2011	—
2011-00362	COMMUNITY BANK & TRUST CO SUCCESSOR BY MERGER	PLAINTIFF	5/25/2011	—
2011-00362	GILL MICHAEL S	DEFENDANT	5/25/2011	—
2011-00364	DEUTSCHE BANK NATIONAL TRUST	PLAINTIFF	5/25/2011	—
2011-00364	AMERIQUEST MORTGAGE SECURITIES AS TRUSTEE FOR	PLAINTIFF	5/25/2011	—
2011-00364	PADULA MICHAEL A	DEFENDANT	5/25/2011	—
2011-00364	PADULA CHRISTINE J	DEFENDANT	5/25/2011	—
2011-00369	US BANK NATIONAL ASSOCIATION	PLAINTIFF	5/27/2011	—
2011-00369	STRUCTURED ASSET INVESTMENT AS TRUSTEE FOR	PLAINTIFF	5/27/2011	—
2011-00369	MADDREY GERALD E	DEFENDANT	5/27/2011	—
2011-00369	MADDREY ROXANNE Y	DEFENDANT	5/27/2011	—

TORT — INTENTIONAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2011-00367	RUVOLO PETER	PLAINTIFF	5/27/2011	—
2011-00367	RUVOLO VIRGINIA	PLAINTIFF	5/27/2011	—
2011-00367	MEDTRONIC INC	DEFENDANT	5/27/2011	—
2011-00367	MEDTRONIC INTERNATIONAL TECH	DEFENDANT	5/27/2011	—
2011-00367	MEDTRONIC PUERTO RICO RICO OP	DEFENDANT	5/27/2011	—

MORTGAGES AND DEEDS

*RECORDED FROM JUNE 6, 2011 TO JUNE 10, 2011
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Fielding John	Wells Fargo Bank	Salem Township	246,750.00
Enslin Clifford	Honesdale National Bank	Lake Township	
Enslin Mary			120,000.00
Spengel William J Jr	J P Morgan Chase Bank	Salem Township	
Spengel Sandra J			142,200.00
Fowler Colin	Mortgage Electronic Registration Systems	Paupack Township	
Fowler Colleen			360,000.00
Joseph William C Jr	Honesdale National Bank	Dyberry Township	
Phillips Kim			100,000.00
Johnston Jeffrey A	Mortgage Electronic Registration Systems	Lehigh Township	
Johnston Stephanie N			156,000.00
Paiva Donald J	Metlife Home Loans	Sterling Township	226,500.00
Paiva Donald J	Housing & Urban Development	Sterling Township	226,500.00
Miller Arlene B	Mortgage Electronic Registration Systems	Lake Township	
Miller Ronald J Sr			146,250.00
Wasilko Wayne A	Bank Of America	Paupack Township	
Wasilko Susan			100,000.00
Brinkworth Martha K	Pa Housing Finance Agency	Dreher Township	2,500.00
Allatto Anthony J	Pa Housing Finance Agency	Paupack Township	
Allatto Theresa			16,000.00
Poltanis William	Fifth Third Mortgage Company	Clinton Township	
Poltanis Gwen			177,000.00
Vannatta Harold A Jr	Bayer Heritage Federal Credit Union	Damascus Township	
Vannatta Gabriele E			170,000.00
Aull Donald T	J P Morgan Chase Bank	Buckingham Township	
Aull Lisa A			300,000.00
Duffy Francis R Sr	P & G Mehoopany Employees Federal Credit	Clinton Township	
Agentovich Karen E			43,000.00
Kunkel Michael	J P Morgan Chase Bank	Salem Township	
Kunkel Susan M			205,679.00
Columbo Russell	J P Morgan Chase Bank	Lake Township	
Fairfax Tina			115,000.00

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

Struble Elmer Vincent Jr	Wayne Bank	Paupack Township	
Struble Susan Marie			18,800.00
Ritter John F	Citifinancial Services Inc	Sterling Township	
Ritter Linda J			114,557.06
Ferraro Christopher A AKA	Valley National Bank	Paupack Township	
Ferraro Christopher AKA			415,000.00
Ferraro Haley M AKA			
Ferraro Haley AKA			
Murphy Joseph E	Tobyhanna Army Depot Federal Credit Union	Dreher Township	
Murphy Geraldine A			20,000.00
Robbins Meladye D	Bank Of America	Honesdale Borough	118,750.00
Kolvek Kelly A	P N C Bank	Dreher Township	
Kolvek Michael D			15,187.00
Dzwiewleski Francis J Sr	Honesdale National Bank	Berlin Township	
Dzwiewleski Megan A			41,000.00
T J Maher	Dime Bank	Honesdale Borough	134,000.00
T J Maher	Williams Irvin W Williams Cynthia A	Honesdale Borough	25,000.00
T J Maher	Dime Bank	Honesdale Borough	67,000.00
Hark Joseph P	First Niagara Bank	Cherry Ridge Township	
Hark Carol G			149,000.00
Efinger Robert M	Honesdale National Bank	Palmyra Township	
Efinger Lora L			37,000.00
Barhite Mickey	Honesdale National Bank	Mount Pleasant Township	20,000.00
Farr William J	Mortgage Electronic Registration Systems	Preston Township	184,500.00
Dix David G	First National Bank Of Pa	Scott Township	30,000.00
Carzola Alberto H	J P Morgan Chase Bank	Lehigh Township	
Carzola Alison H			143,500.00
Marx Alex	P N C Bank	Mount Pleasant Township	
Shaar Layla			240,187.00
Ryan Norman D	Mortgage Electronic Registration Systems	Dreher Township	
Ryan Barbara M Stolle			68,500.00
Stolleryan Barbara M			
Tartas Joan L	Mortgage Electronic Registration Systems	Salem Township	
Kolp Michele			64,000.00
Kolp Douglas			
Evans Frank	Dime Bank	Damascus Township	
Evans Lisa			20,000.00
Costantino Joel A	Dime Bank	Waymart Borough	
Costantino Amy E			15,887.74
Millen Frank P	Dime Bank	South Canaan Township	
Millen Katie L			32,800.00
Corey Keith M	Dime Bank	Cherry Ridge Township	
Corey Shelley L			30,000.00
Sheldon Daniel T	Dime Bank	Dyberry Township	
Sheldon Lori P			15,000.00

Freiermuth James W	Dime Bank	Damascus Township	
Freiermuth Theresa L			68,000.00
Hamby William W	Dime Bank	Palmyra Township	
Hamby Dorothy L			30,000.00
Tintle Ronald Paul	Dime Bank	Berlin Township	
Tintle Jeanne Lee			50,000.00
Branning Brett G	Dime Bank	Berlin Township	
Branning Shari Lynn			110,000.00
Finnegan Judith G	Mortgage Electronic Registration Systems	Sterling Township	141,500.00
Correll Curt L	Wayne Bank	Preston Township	
Correll Beverly A			63,000.00
Blades Gary F	Wayne Bank	Preston Township	
Blades Lynn			100,000.00
Pender Lindsey	Dime Bank	Cherry Ridge Township	
Pender Timothy			106,000.00
Williams Sara	Dime Bank	Damascus Township	116,000.00
Warring Brian J	Dime Bank	Manchester Township	39,895.97
Crum Heath	Dime Bank	Berlin Township	
Crum Jamie			75,140.14
Crum Heath	Dime Bank	Berlin Township	
Crum Jamie			75,140.14

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Rutledge Aaron L	Rutledge Aaron L	Preston Township	
Rutledge Sadie J	Rutledge Sadie J		
Zeiler David Exr	Zeiler David	Hawley Borough	
James Dore N Est	Zeiler Brenda		
Pisano John Albert AKA	Anzella Anthony M	Salem Township	
Pisano John A AKA			
Aloi Nicholas P Tr	Fielding John	Salem Township	
Nicholas P Aloi Revocable Living Trust			Lot 640
Lautato Marie			
Lautato Michele			
Gigliotti Rosemarie D	Pitti Kathleen M	Oregon Township	
Caruso Rosemarie D			
Land Liquidator One L L C	Gonzalez Manuel	Lehigh Township	
Land Liquidator L L C	Newsom Holdings L L C Two	Lehigh Township	
Clark John T	Elmore Joan D	South Canaan Township	
Clark Linda L			Lot 30
Coates Joseph J By Sheriff	Federal Home Loan Mortgage Corporation	Sterling Township	
Coates Laura J By Sheriff			Lot 228
Copensky John L	Land Liquidator One L L C	Lehigh Township	
Caravello Richard A	Land Liquidator L L C	Sterling Township	
Caravello Roberta			

Land Liquidator One L L C	McGill Patricia L	Lehigh Township	
Barry L Angst Revocable Living Trust	Angst Barry L	Lehigh Township	
Hilda Angst Revocable Living Trust			Lot 10
Angst Barry L Tr & Agent			
Angst Hilda Tr & By Agent			
Cuccherini James A	Johnston Jeffrey A	Lehigh Township	
Cuccherini Megan T	Johnston Stephanie N		Lot 76
Verola Mark J	Muller Robert	Waymart Borough	
Verola Erica	Muller Ellen		
Wood Beatrice	Wood Beatrice	Clinton Township 1	
	Wood Ronald L		
	Peterson Sandra N		
	Novak Rosalind M		
David Dulay Inc	Caruth Lawrence G	Texas Township 1 & 2	
	Caruth Elizabeth Demaye		
	Demayecaruth Elizabeth		
Bucks Cove Rod & Gun Club Inc	Bucks Cove Rod & Gun Club Inc	Texas Township 3	
Nelson James L	Nelson Shannon L	Paupack Township	
Nelson Shannon L			Lot 65
Domanski Bernard J	Domanski Bernard J	Cherry Ridge Township	
Robinson Samuel	Culic Ganesa	Salem Township	
Robinson Theresa	Culic Milan		Lot 11
Robinson Ganesa			
Culic Ganesa			



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Memo Paul S	Smargiassi Sean M	Salem Township	
Memo Joelle			Lot 144
Kolarcik Anne Marie Adm	Kolarcik Anne Marie	Waymart Borough	
Kolarcik William D Est			Lot 3
Robbins Donald	Robbins Meladye D	Honesdale Borough	
Preitz Donald	Preitz Donald	Mount Pleasant Township	
Ho Carol A	Ho Carol A		Lot A
Williams Irvin W	T J Maher	Honesdale Borough	
Williams Cynthia A			
Bollander Eugene F Jr	Bank Of New York Mellon		
By Sheriff	Trust Company Tr	Salem Township	Lot 1680
Delgado Christopher	Tureo Frank	Dreher Township	
Rosario Celines			
Kimmel Julie	Sherman Lucas T	Lehigh Township	
	Sherman Maria I		Lot 70
Koberlein Anna	Vagnini Bruno	Cherry Ridge Township	
Hull Josephine Rendina			Lot 310
Rendina Alessandro			
Rendina Antonio			
Vagnini Aldo			
Vagnini Bruno Adm & Ind			
Vagnini Nancy Est			
Encizo Manuel Jr Tr	Shlyam Daniel	Lake Township	
Encizo Marie Tr			Lot 2356
Encizo Living Trust			
Land Liquidator L L C	Hussain Qaid	Lehigh Township	
	Hussain Nargis		
Yudhya Suzan	Land Liquidator L L C	Sterling Township	
Morrison Ada May	Gray Gordon Jr	Lehigh Township	
	Gray Brenda		Lots 111 & 112
Gray Gordon Jr	Gray Gordon Jr	Lehigh Township	
Gray Brenda	Gray Brenda		
Coram Gregory	Radinoff Serge	Palmyra Township	
	Radinoff Charette		Lot 22
McCarthy Joseph P Jr	McCarthy Diana L	Paupack Township	Lot 321
Pitts Leslie J	Blair Marcus	Lake Township	Lot 3560
Barnes Gerard	Barnes Gerard	Texas Township 3	
Barnes Susan Ann AKA			
Barnes Susan A AKA			
Barnes Gerard	Barnes Gerard	Paupack Township	
Barnes Susan Ann			
Schott Ellen M	Re Eileen	Cherry Ridge Township	Lot 1

CLE Courses

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.

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