

LEGAL JOURNAL

OF WAYNE COUNTY, PA 22nd Judicial District

Vol. 1 ★ JUNE 24, 2011 ★ Honesdale, PA ★ No. 15



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CASES REPORTED

John B. Fioredda
v.
Crystal Fioredda

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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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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

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Subscription Rates

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Mailed Copy	\$100
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Prorated subscriptions available*

WAYNE COUNTY OFFICIALS

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Robert J. Conway, *Senior Judge*

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FROM THE DESK OF THE EDITOR

I wanted to take a moment to let our subscribers know that Attorney Robert Fields and Attorney Jeffrey Wander are both retiring this summer from the practice of law. The Wayne County Bar Association wishes them both a very happy retirement. There is a scheduled open house Retirement Party for Attorney Robert Fields on Tuesday, July 12, 2011 from 3:00 pm until 7:00 pm at his Waymart office and all members of the bar are invited. The dedication both attorneys have shown to their communities, their families and the practice of law is remarkable and on behalf of the Wayne County Bar Association I thank them. Retirement often does not come easily for those who have worked diligently and given back to their communities for such a long time. However, I believe both will relish in a relaxed lifestyle, one in beautiful Wayne County and one in Mexico! So to Bob and Jeff we wish you the best and remind you to **never** wear black socks with shorts and never agree to participate in your retirement communities' annual talent show! No one wants to hear an Abbott and Costello rendition of "Who's on First" from either of you!

On June 14, 2011 the Wayne County Bar Association hosted a memorial service for Attorney John Koehler at 10:00 am in the Wayne County Courthouse. President Judge Raymond Hamill and Senior Judge Robert Conway presided over the service and both provided remarks. There were many of Attorney Koehler's family, friends and colleagues in attendance as well as current members of the bar. Wayne County Bar Association President, Attorney Jeffrey Treat, remarked regarding the long standing tradition of the bar to honor fellow members who have passed and introduced Attorneys Barna, Bressett and Howell to present comments. Our condolences and fond memories are sent to the family of Attorney Koehler who passed away July of 2010.

Thank you all for your continued interest in the Law Journal and I urge those of you who have yet to subscribe to please do so. The journal so far has been a success and at our July 2011 monthly bar association meeting we will be discussing the generated profit from this endeavor and how best we can use the proceeds. As always, we welcome any thoughts and opinions you may have to improve our journal. This journal will be a benefit to both our bar association and our community!



Janine Edwards, Esquire
Editor

COURT OPINION

Edited and summarized by Ronnie J. Fischer, Esq.

John B. Fioredda
v.
Crystal Fioredda

Docket No. 617 - D.R. - 2009

Attorney for plaintiff John B. Fioredda: Mark S. Jennings, Esq.
Attorney for defendant Crystal Fioredda: Dennis Mark, Esq.

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

Summary of the Case

This custody case came before the Court on Exceptions filed by both plaintiff (“Father”) and defendant (“Mother”) to the Report & Recommendation issued by Custody Master Robert J. Fields, Esq. over a year ago, on June 4, 2010. This Report & Recommendation was made as a result of a hearing held on April 21, 2010. This hearing was in turn preceded by a custody conference held on January 12, 2010, at which time the parties reached an Interim Agreement that afforded Father primary physical custody of the parties’ two minor children, a six-year-old daughter and a two-year-old son. The Master recommended that Father continue to exercise primary physical custody of both children, with Mother being awarded secondary physical custody two out of every three weekends, together with three non-consecutive weeks during the summer. The Master also recommended that Father attend anger management counseling. Both parties filed Exceptions to this Report & Recommendation, with Mother taking exception to Father’s being awarded primary physical custody, and Father’s taking exception to the amount of Mother’s secondary physical custody as well as his obligation to attend anger management counseling.

Mother raised various allegations of error with respect to the Master’s Report & Recommendation: (1) that the Report & Recommendation was deficient for failing to cite to any legal authority, (2) that the Master failed to consider Father’s need for anger management counseling and refusal to cooperate with Mother, (3) that the Master failed to consider the sleeping arrangements of the children at Father’s residence (namely, that the parties’ two-year-old son shares a bedroom with Father, and while he has his own separate bed, climbs into bed with Father while Father is sleeping, and that the parties’ six-year-old daughter has her own bedroom but sometimes also climbs into bed with Father when she has a nightmare), (4) that the Master’s finding that Mother’s lifestyle is

“unsettled” was not supported by any credible evidence of record, and (5) that the Master’s finding that Mother’s boyfriend’s living situation is unsettled is also not supported by any credible evidence of record. Father also raised several allegations of error, claiming in each case that the Master’s recommendation is not supported by the evidence or in the children’s best interests. These allegations center around: (1) Mother’s receiving secondary physical custody two out of every three weekends, (2) Mother’s receiving secondary physical custody for three consecutive weeks during the summer, (3) Mother’s receiving custody of the children on Thanksgiving on an every-other-year basis, and (4) Father’s being required to attend anger management counseling.

The Court rejected all of the Exceptions filed by both parties. In addressing Mother’s Exceptions, the Court notes that Mother’s criticism of the absence of any citations to legal authority in the Master’s Report & Recommendation lacks merit, as the primary focus of a custody action is an analysis of the children’s best interests. Implicit in the Court’s reasoning is its acknowledgement of the unique nature of each custody case, and the principle that the best interests of the children involved can only be determined on a case-by-case basis. In addressing Mother’s complaint that the Master improperly awarded Father primary physical custody, the Court focused on Father’s historic role as the primary caretaker of the children (both prior to and after the parties’ separation), as well as the fact that the children had established a routine since being in Father’s primary physical custody. The Court minimized the Master’s alleged failure to consider Father’s impeding Mother’s custodial time (although the Court notes that if Father continues to impede Mother’s custody, the Court will take this into consideration in future proceedings), as well as the Master’s alleged failure to consider Father’s need for anger counseling, reasoning that there is no evidence that Father’s anger issues have harmed the children. The Court rejected Mother’s argument with respect to the children’s sleeping arrangements at Father’s residence for the same reason, as it noted that no evidence was presented to indicate that either of the children were being abused as a result of the sleeping arrangements.

The Court similarly dismissed Father’s Exceptions. With respect to Father’s complaints that Mother was afforded too much secondary physical custody, including the Thanksgiving holiday on an every-other-year basis, the Court summarily concluded that such periods of custody were necessary to maintain a relationship between Mother and the children, particularly given Father’s denying Mother at least some of her scheduled visits. The Court further denied Father’s Exception regarding anger management counseling, noting that 23 Pa.C.S.A. § 5333(a) permits a court to require that the parties in a custody action attend counseling sessions. This provision does not specify what type of counseling the Court may require the parties to attend, but the Court clearly interpreted this section as giving it the authority to direct one of the parties to attend anger management counseling.

One of the most interesting aspects of the Court's Opinion is its focus on the primary caretaker doctrine and the related principles of stability and continuity. The primary caretaker doctrine requires the Court to give positive consideration to the party who has served as the primary caretaker of the minor children. The particular language cited by the Court with respect to these related principles implies that the Court found that the facts that Father served historically as the primary caretaker of the minor children and that Father had established a routine for the children outweighed the Court's consideration of other relevant factors, most notably Mother's allegations of domestic violence relating to her Protection From Abuse Order and Father's lack of cooperation with Mother and impeding Mother's custodial rights. As the Court notes, "Case law supports that the need for continuity may be a controlling factor in the custody decision, and the primary caregiver is therefore at a significant advantage in custody disputes between parents." It is clear that the Father in this case was at a distinct advantage as a result of his role as the primary caretaker and his ability to establish a stable living arrangement, which was contrasted against Mother's failure to demonstrate a stable work history and a stable living situation.

Another interesting aspect of this Opinion is the Court's quoting from a Superior Court case (*Haller v. Haller*, 547 A.2d 393 (Pa.Super. 1988)) that "Where the custodial parent would be living in a meretricious relationship with another person, or a person will exert a substantial influence over the child, it requires that that person be viewed by the court and subjected to cross-examination as to his supervision, values and relationship with the children." The Court notes that Mother did not present any testimony from her boyfriend regarding his character and attitude towards the children and his ability to help care for them, and implies that Mother should have called her boyfriend to testify.

LEGAL NOTICES

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

ESTATE NOTICES

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

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

EXECUTOR NOTICE

Estate of 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 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

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

EXECUTOR NOTICE

Estate of PATRICIA R. DICKSON
AKA PATRICIA DICKSON
Late of Berlin Township
Co-Executor
ROBERT S. DICKSON
PO BOX 28
BEACH LAKE, PA 18405
Co-Executor
SUZANNE BLACKMAN
8 SUMMIT ST.
NYACK, NY 10960
Attorney
NICHOLAS A. BARNA, ESQ.
831 COURT STREET
HONESDALE, PA 18431

6/24/2011 • 7/1/2011 • 7/8/2011

EXECUTRIX NOTICE

Estate of DORIS SUNDQUIST
AKA DORIS E. SUNDQUIST
Late of Staten Island, Richmond
Co., NY
Executrix
CHRISTINE GIOVE
300 WINCHESTER AVE.
STATEN ISLAND, NY 10312
Attorney
MICHAEL D. WALKER
P.O. BOX 747
HAMLIN, PA 18427

6/24/2011 • 7/1/2011 • 7/8/2011

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

**NOTICE OF INTENTION TO
TAKE DEFAULT JUDGMENT**

**ERIE INSURANCE
EXCHANGE, and
MARTHA J. DZWIELESKI and
JOSEPH DZWIELESKI,
Plaintiffs
v.
JEFFREY LEICHTER,
Defendant**

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

CIVIL ACTION - LAW

ARBITRATION MATTER

NO. 657 – CIVIL – 2009

**NOTICE OF INTENTION TO
TAKE DEFAULT JUDGMENT**

**TO: JEFFREY LEICHTER
(DEFENDANT HEREIN)**

Whose last known address was:
101 Batzel Road, Lake Ariel,
Wayne County, PA 18436-4747
or
128 School St., Apt. E,
Carbondale, Lackawanna
County, PA 18407.

Date of Notice: Friday, June 24,
2011

IMPORTANT NOTICE

**YOU ARE IN DEFAULT
BECAUSE YOU HAVE FAILED
TO ENTER A WRITTEN
APPEARANCE PERSONALLY
OR BY ATTORNEY AND FILE
IN WRITING WITH THE
COURT YOUR DEFENSES OR
OBJECTIONS TO THE
CLAIMS SET FORTH
AGAINST YOU. UNLESS YOU
ACT WITHIN TEN (10) DAYS
FROM THE DATE OF THIS
NOTICE, A JUDGMENT MAY
BE ENTERED AGAINST YOU
WITHOUT A HEARING, AND
YOU MAY LOSE YOUR
PROPERTY OR OTHER
IMPORTANT RIGHTS.**

**YOU SHOULD TAKE THIS
NOTICE TO A LAWYER AT
ONCE. IF YOU DO NOT HAVE
A LAWYER, GO TO OR
TELEPHONE THE OFFICES
SET FORTH BELOW. THESE
OFFICES CAN PROVIDE YOU
WITH INFORMATION ABOUT
HIRING A LAWYER.**

**IF YOU CANNOT AFFORD TO
HIRE A LAWYER, THESE
OFFICES MAY BE ABLE TO
PROVIDE YOU WITH**

**INFORMATION ABOUT
AGENCIES THAT MAY OFFER
LEGAL SERVICES TO
ELIGIBLE PERSONS AT A
REDUCED FEE OR NO FEE.**

NORTHERN PA LEGAL
SERVICES, INC.
WAYNE COUNTY COURTHOUSE
925 COURT STREET
HONESDALE, PA 18431
(877) 515-7465

OR

PENNSYLVANIA LAWYER
REFERRAL SERVICE
100 SOUTH STREET
P. O. BOX 186
HARRISBURG, PA 17108-0186
(800) 692-7375

Respectfully Submitted,

**ROBERT T. PANOWICZ,
ESQUIRE**

**JOSEPH C. THOMAS,
ESQUIRE**
Attorneys for Plaintiffs

6/24/2011

**NOTICE OF
INCORPORATION**

In accordance with the Business
Corporation Law of the
Commonwealth of Pennsylvania, a
limited liability company by the
name of TREATS FUR
TREASURES, LLC, has been
organized under the Provisions of
the Business Corporation Law of
1988, P.S. 1444, as amended, for
the purpose of any and all legal
business in the Commonwealth of

Pennsylvania including but not limited to make, manufacture and sell pet treats for animals and all other items authorized under the Business Law of 1988 as amended. Said Certificate of Organization having been filed with the Department of State on May 20, 2011.

LEE C. KRAUSE, ESQUIRE
HOWELL, HOWELL & KRAUSE
109 Ninth Street
Honesdale, Pennsylvania 18431

6/24/2011

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
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 the 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 forty-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

**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

**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

WAYNE COUNTY BAR ASSOCIATION



www.waynecountylawyers.org

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 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, Terre-Tenant 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

**SHERIFF'S SALE
JULY 20, 2011**

By virtue of a writ of Execution
First Savings Bank of Perkasio
issued out of the Court of Common
Pleas of Wayne County, to me
directed, there will be exposed to
Public Sale, on Wednesday the
20th day of 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
MESSUAGE**, piece or parcel of
land situate in the Township of
Dreher, County of Wayne, and
Commonwealth of Pennsylvania,
bounded and described as follows,
to wit:

BEGINNING at the common
corner of Lot 10 and Lot 11, said
corner being in the centerline of
Country Lane; **THENCE** along Lot
10, North 48 degrees 56 minutes
04 seconds West, 570.33 feet to a
corner; **THENCE** along Lot 9,
North 17 degrees 30 minutes 00
seconds East, 386.04 feet to a
corner in the line of lands now or
formerly of Madeline Beierle;
THENCE along the lands now or
formerly of Madeline Beierle,
South 84 degrees 51 minutes 05
seconds East 364.65 feet to a
corner; **THENCE** along Lot 12,
South 12 degrees 00 minutes 01
seconds East 611.62 feet to a
corner in the centerline of Country
Lane; **THENCE** along the
centerline of Country Lane
following a curve to the left with a

radius of 300.00 feet an arc distance of 213.36 feet to the point and place of BEGINNING.

COMPRISING within said boundaries Lot Number 11 as shown on a certain plan of lots on the lands of the grantor herein.

BEARINGS of the magnetic meridian and CONTAINING 6.61 acres of land be the same more or less.

EXCEPTING AND RESERVING subject to private road purposes that portion of the right of way of Country Lane along the southeasterly side of the above described premises.

ALSO EXCEPTING AND RESERVING the right of way of the Pennsylvania Power and Light Company whose power lines run over and across the above described premises.

TOGETHER with access to a public road in accordance with an Easement Agreement dated August 19, 1987, recorded October 27, 1987 in the Recorder of Deeds Office in and for Wayne County, Pennsylvania in Deed Book 476, Page 342, providing access over roads shown on the Plan of Subdivision recorded in Plat Book 91, page 5, namely over Country Lane leading to the public road.

BEING THE SAME PREMISES which Steven Donald Dalrymple by Deed dated May 14, 2004, and recorded on May 24, 2004 in

Wayne County Deed Book 2505, Page 232, et seq., granted and conveyed unto Steven D. Glasson and Jennifer A. Glasson.

PROPERTY ADDRESS BEING:
11 COUNTRY LANE,
NEWFOUNDLAND, PA 18445

Improvements: SINGLE FAMILY DWELLING

Seized and taken in execution as Steven D. Glasson 114 Austin Avenue WILKES BARRE PA 18705
Jennifer A. Glasson 114 Austin Avenue WILKES BARRE PA 18705

Execution No. 33-Civil-2011
Amount \$257,066.37 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.

Jeffrey G. Trauger, Esq.

6/24/2011 • 7/1/2011 • 7/8/2011

**SHERIFF'S SALE
JULY 20, 2011**

By virtue of a writ of Execution Pennstar Bank, a Division of N.B.T. Bank, N.A. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 20th day of 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 Salem Township, Wayne County, Commonwealth of Pennsylvania, being all of Lot No. 2, as depicted on a certain plot of lots of Lands of Alfred & Maria Elena PremutoLands of Alfred & Maria Elena Premuto, as prepared by Maka Survey Inc., Karl A. Hennings, P.L.S., recorded in Wayne County Map Book Volume 82, Page 49, on December 16, 1994 and containing 1.264 acres

BEING THE SAME premises conveyed to Alexander Rae and Kathryn Rae, his wife, by virtue of

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the Deed of Alfred C. Premuto and Maria Elena Premuto, his wife, dated June 29, 2004 and recorded June 30, 2004 to Wayne County Instrument No. 200400007231 or Volume 2531, Page 116.

ADDRESS KNOWN AS : 1387
LEDGEDALE ROAD, LAKE
ARIEL, PA 18436

Seized and taken in execution as
Alexander Rae, a/k/a Alexander T.
Rae a/k/a Alexander T. Rae, Jr. 27
Red Hawk Drive WLE 1032
LAKE ARIEL PA 18436
Kathryn Rae a/k/a Kathryn M. Rae,
adult individuals and husband &
wife 27 Red Hawk Drive, WLE
LAKE ARIEL
PA 18436

Execution No. 807-Civil-2010
Amount \$20,785.86 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.**

Matthew E. Turowski Esq.

6/24/2011 • 7/1/2011 • 7/8/2011

CIVIL ACTIONS FILED

*FROM MAY 28, 2011 TO JUNE 3, 2011
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
1996-20383	SALINAS FREDDY	6/01/2011	SATISFACTION	825.27
1996-20383	SALINAS FREDDIE A/K/A	6/01/2011	SATISFACTION	825.27
2007-00511	ARIEL LAND OWNERS INC	6/02/2011	NON-JURY VERDICT JDG	—
2008-21388	ZINONE MICHAEL A	6/01/2011	SATISFACTION	1,640.33
2008-21388	ZINONE GAIL L	6/01/2011	SATISFACTION	1,640.53
2008-21435	STRAWBERRY HILL FARMS TRANS INC	6/02/2011	SATISFACTION	879.78
2008-21435	PAVLICEK LAURA	6/02/2011	SATISFACTION	879.78
2008-21435	PAVLICEK JOHN	6/02/2011	SATISFACTION	879.78
2009-20438	JOHANNES EDWARD	6/02/2011	SATISFACTION	1,012.21
2009-21043	PARISI SON	6/01/2011	SATISFACTION	—
2009-30136	VOGLER ROBERT	6/01/2011	WITHDRAW LIS PENDENS	—
2009-30136	VOGLER ERICA P	6/01/2011	WITHDRAW LIS PENDENS	—
2010-01124	LAND WILLIAM	6/02/2011	SUMMARY JUDGMENT	—
2010-20711	SCHRAMA MARK	6/01/2011	SATISFACTION	—
2010-20825	BRUHNKE JOAN	6/03/2011	SATISFACTION	778.81
2010-20825	BRUHNKE PETER	6/03/2011	SATISFACTION	778.81
2010-21107	KELLY CASSANDRA	6/01/2011	WRIT OF EXECUTION	—
2010-21107	WAYNE BANK GARNISHEE	6/01/2011	GARNISHEE/WRIT EXEC	—
2010-21190	ROBERTS ERIC C	6/01/2011	SATISFACTION	—
2010-21190	ROBERTS DEBORAH A	6/01/2011	SATISFACTION	—
2010-21467	REED MARTIN D	6/02/2011	SATISFACTION	626.40
2010-21467	REED AMANDA	6/02/2011	SATISFACTION	626.40
2010-21693	OYETUGA OWOLABI	6/03/2011	SATISFACTION	351.29
2010-21693	OYETUGA CHARLENE	6/03/2011	SATISFACTION	351.29
2010-21979	BLACK ROBERT A	6/01/2011	SATISFACTION	—
2010-21979	BLACK FARRAH	6/01/2011	SATISFACTION	—
2010-22050	SCANLON DEREK H	6/01/2011	SATISFACTION	—
2010-22050	SCANLON ANDREA C	6/01/2011	SATISFACTION	—
2011-00202	SG HOLDINGS LLC	6/02/2011	WRIT OF POSSESSION	—
2011-00212	ANDZULIS MICHAEL	6/03/2011	FINAL JUDGMENT	—
2011-20703	BAKER JOHN M	5/31/2011	JUDGMENT NOTE	43,329.46
2011-20704	SCHOEBEL KYLE E	5/31/2011	JUDGMENT	1,147.50
2011-20705	SAUSELE MARIA	5/31/2011	JP TRANSCRIPT	7,894.52
2011-20706	PAIGE SHIRELL K	5/31/2011	JP TRANSCRIPT	471.50
2011-20706	PAIGE JEROME	5/31/2011	JP TRANSCRIPT	471.50
2011-20707	SALAK PATRICIA	5/31/2011	JP TRANSCRIPT	5,154.94
2011-20708	GRZYWACZ ZBIGHIEW	5/31/2011	JP TRANSCRIPT	5,559.69
2011-20709	TOPPI NICOLAS	6/01/2011	TAX LIEN	3,794.33
2011-20709	CAVEZZA TOMASINA	6/01/2011	TAX LIEN	3,794.33

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

2011-20710	SIMON STANLEY J JR	6/01/2011	TAX LIEN	1,948.94
2011-20711	MISC ESSENTIALS LLC	6/01/2011	TAX LIEN	3,714.73
2011-20712	CRUM PRECISION CONSTRUCTION INC	6/01/2011	TAX LIEN	1,089.29
2011-20713	STILES DONALD	6/01/2011	TAX LIEN	452.16
2011-20714	SHELLYS FAMILY RESTAURANT INCORPORATION	6/01/2011	TAX LIEN	3,439.11
2011-20715	BO DS INC	6/01/2011	TAX LIEN	654.97
2011-20716	CRUM HEATH M	6/01/2011	TAX LIEN	1,596.02
2011-20716	CRUM JAMIE L	6/01/2011	TAX LIEN	1,596.02
2011-20717	DEPICCOLELLIS JOHN DECEASED	6/01/2011	MUNICIPAL LIEN	425.74
2011-20717	DEPICCOLELLIS WANDA A	6/01/2011	MUNICIPAL LIEN	425.74
2011-20718	ANDERSON ARTHUR	6/01/2011	FEDERAL TAX LIEN	3,478.46
2011-20718	ANDERSON LYDIA	6/01/2011	FEDERAL TAX LIEN	3,478.46
2011-20719	GEDA JOSEPH	6/01/2011	FEDERAL TAX LIEN	19,929.19
2011-20719	GEDA KAREN	6/01/2011	FEDERAL TAX LIEN	19,929.19
2011-20720	TELECOM INTEGRITY INC A CORPORATION	6/01/2011	FEDERAL TAX LIEN	18,302.29
2011-20721	WASTE LOGISTICS INCORPORATED A CORPORATION	6/01/2011	FEDERAL TAX LIEN	4,327.62
2011-20722	WILLIAMS MARY	6/02/2011	JP TRANSCRIPT	259.00
2011-20723	STONE DOROTHY	6/02/2011	JP TRANSCRIPT	1,077.50
2011-20724	MOUSLEY JAMIE LYNN	6/03/2011	JUDGMENT	1,208.00
2011-20725	BIBALO KEVIN	6/03/2011	JP TRANSCRIPT	4,407.00
2011-40050	CHORBA JEFFREY OWNER P	6/03/2011	STIP VS LIENS	—
2011-40050	KEN MCGINNIS CARPENTRY CONTRACTOR	6/03/2011	STIP VS LIENS	—

CONTRACT — BUYER PLAINTIFF

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2011-00378	NAVA ERNESTO JR PLAINTIFF/APPELLANT	PLAINTIFF	6/01/2011	—
2011-00378	DIGUISEPPE ANN DEFENDANT/APPELLEE	DEFENDANT	6/01/2011	—

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2011-00380	DISCOVER BANK	PLAINTIFF	6/02/2011	—
2011-00380	DANIELS TODD J	DEFENDANT	6/02/2011	—
2011-00381	DISCOVER BANK	PLAINTIFF	6/02/2011	—
2011-00381	KERNS MARGARET S	DEFENDANT	6/02/2011	—
2011-00382	DISCOVER BANK	PLAINTIFF	6/02/2011	—
2011-00382	NIGRO MICHAEL J	DEFENDANT	6/02/2011	—
2011-00383	CITIBANK	PLAINTIFF	6/02/2011	—
2011-00383	BYRON DENISE A	DEFENDANT	6/02/2011	—
2011-00387	EQUABLE ASCENT FINANCIAL PLAINTIFF/APPELLANT	PLAINTIFF	6/03/2011	—
2011-00387	DECANDIDO CORRADO DEFENDANT/APPELLEE	DEFENDANT	6/03/2011	—

CONTRACT — DEBT COLLECTION: OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2011-00379	STODDARD KEITH P PLAINTIFF/APELLEE	PLAINTIFF	6/01/2011	—
2011-00379	POTRATZ GORDON A DEFENDANT/APELLANT	DEFENDANT	6/01/2011	—
2011-00379	POTRATZ JUDY DEFENDANT/APELLANT	DEFENDANT	6/01/2011	—

CIVIL APPEALS — AGENCIES: DEPT. OF TRANSPORTATION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2011-00386	SALERNO GARY	PLAINTIFF	6/03/2011	—
2011-00386	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	DEFENDANT	6/03/2011	—

MISCELLANEOUS — DECLARATORY JUDGMENT

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2011-00371	ERIE INSURANCE EXCHANGE	PLAINTIFF	5/31/2011	—
2011-00371	HASLACH DENNIS	DEFENDANT	5/31/2011	—
2011-00371	HASLACH DENNIS JR	DEFENDANT	5/31/2011	—

MISCELLANEOUS — OTHER

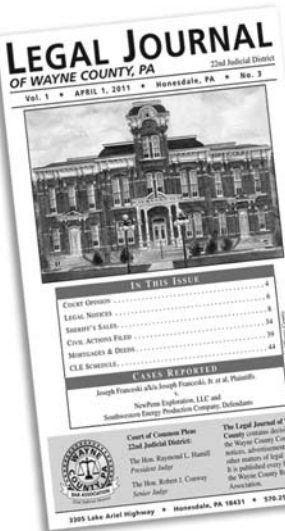
CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2011-00376	COMMONWEALTH OF PENNSYLVANIA	PLAINTIFF	5/31/2011	—
2011-00376	HARRISON LEE	PLAINTIFF	5/31/2011	—
2011-00376	BISHOP KEVIN WARDEN	DEFENDANT	5/31/2011	—
2011-00377	1983 CAMP STEAD TRAILER	PLAINTIFF	5/31/2011	—
2011-00377	CASTANO HORACIO PETITIONER	PLAINTIFF	5/31/2011	—

REAL PROPERTY — EJECTMENT

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2011-00372	FANNIE MAE	PLAINTIFF	5/31/2011	—
2011-00372	KILPATRICK JOHN	DEFENDANT	5/31/2011	—
2011-00372	KILPATRICK JOHN E III A/K/A	DEFENDANT	5/31/2011	—
2011-00372	KILPATRICK MAUREEN E	DEFENDANT	5/31/2011	—
2011-00372	OCCUPANTS	DEFENDANT	5/31/2011	—
2011-00384	FEDERAL NATIONAL MORTGAGE ASSO	PLAINTIFF	6/02/2011	—
2011-00384	BURPO NANCY J EXECUTRIX OF THE ESTATE	DEFENDANT	6/02/2011	—
2011-00384	RUZIECKI ALFREDA W DECEASED	DEFENDANT	6/02/2011	—
2011-00384	OCCUPANTS	DEFENDANT	6/02/2011	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2011-00373	WELLS FARGO	PLAINTIFF	5/31/2011	—
2011-00373	WACHOVIA BANK NATIONAL SUCCESSOR BY MERGER	PLAINTIFF	5/31/2011	—
2011-00373	HAMILTON ROY	DEFENDANT	5/31/2011	—
2011-00373	HAMILTON ROY M A/K/A	DEFENDANT	5/31/2011	—
2011-00373	LEWIS CLARENCE	DEFENDANT	5/31/2011	—
2011-00373	COCHRAN BONITA HEIR OF	DEFENDANT	5/31/2011	—
2011-00373	COCHRAN JUDY HEIR OF	DEFENDANT	5/31/2011	—
2011-00373	COCHRAN SHEROD SR HEIR OF	DEFENDANT	5/31/2011	—
2011-00373	EDWARDS LEAH HEIR OF	DEFENDANT	5/31/2011	—
2011-00373	FRANCES MAE HEIR OF	DEFENDANT	5/31/2011	—
2011-00373	UNKNOW HEIRS	DEFENDANT	5/31/2011	—
2011-00373	COCHRAN ALFRONSO CARL DECEASED	DEFENDANT	5/31/2011	—
2011-00373	COCHRAN ALFONSO A/K/A DECEASED	DEFENDANT	5/31/2011	—
2011-00374	HSBC BANK	PLAINTIFF	5/31/2011	—
2011-00374	SORENSEN ADAM	DEFENDANT	5/31/2011	—
2011-00374	SORENSEN DINA M	DEFENDANT	5/31/2011	—
2011-00374	SORENSEN MATTHEW J	DEFENDANT	5/31/2011	—



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MORTGAGES AND DEEDS

*RECORDED FROM JUNE 13, 2011 TO JUNE 17, 2011
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Drach Matthew	Mortgage Electronic Registration Systems	Salem Township	70,270.00
Fell Grace A	Pennstar Bank	Paupack Township	40,000.00
Messer Timothy	Pennstar Bank	Lake Township	55,000.00
Simms James A	Pennstar Bank	Dreher Township	
Miller Ronald R			25,000.00
Oralls Walter	N B T Bank	Scott Townshi P	
Oralls Sherilyn			24,000.00
McFarland Harry	Mortgage Electronic Registration Systems	Mount Pleasant Township	
Thomas Dorothy E			138,500.00
Dima Vincent J	Honesdale National Bank	Dreher Township	
Dima Sandra M			186,000.00
Walker Patrick	Mortgage Electronic Registration Systems	Clinton Township	
Walker Susan			225,000.00
Tracy Joseph	P N C Mortgage	Paupack Township	
Tracy Lucille			360,570.00
Wright Randall L	J P Morgan Chase Bank	Manchester Township	
Ruedenberg Lucia M			160,000.00
Menago Judith	Fidelity Deposit & Discount Bank	Cherry Ridge Township	
Menago Diane			112,000.00
Willing Diane Menago			
Moore Steven P	Mortgage Electronic Registration Systems	Lake Township	
Moore Noreen S			155,000.00
Braun Alexander D	Honesdale National Bank	Texas Township 1 & 2	135,000.00
Jordan Eric C	Citadel Federal Credit Union	Lake Township	44,800.00
Wilson John	Mortgage Electronic Registration Systems	Paupack Township	
Wilson Mary			47,000.00
Huber Ronald L	Wayne Bank	Preston Township	
Huber Victoria			59,000.00
Zukosky John D	Wayne Bank	Preston Township	
Zukosky Joelle D			64,000.00
Verola Mark J	Mortgage Electronic Registration Systems	Dyberry Township	
Verola Erica			160,103.00

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

Bothun Glen T	Dime Bank	Damascus Township	
Bothun Tina			166,200.00
Bonham Michele L	Dime Bank	Dyberry Township	
Kominski David A			128,200.00
Briggs Martha	Dime Bank	Prompton Borough	
Young Alzina M			80,000.00
Worobey Brian J	Wayne Bank	Preston Township	84,000.00
Lamberton Timothy J	First National Community Bank	South Canaan Township	42,350.00
Nuttall Barbara A	First National Community Bank	Paupack Township	20,000.00
Compton Leo R Sr	Mortgage Electronic Registration Systems	Palmyra Township	
Compton Sara Jane			109,862.00
Guastella Francesco	Mortgage Electronic Registration Systems	Mount Pleasant Township	315,000.00
Scarpitta Melissa A	Mortgage Electronic Registration Systems	Paupack Township	
Scarpitta Steven			120,000.00
Ferro Dorothy	Mortgage Electronic Registration Systems	Salem Township	106,400.00
Habig Brent W By Af AKA	Bank Fund Staff Federal Credit Union	Preston Township	
Habig Brent William By Af AKA			320,000.00
Habig Carol Af			
Rosario Johnmary	Mortgage Electronic Registration Systems	Salem Township	147,157.00
McKenna Joseph V	Honesdale National Bank	Mount Pleasant Township	13,400.00
Bryant Thomas E	Honesdale National Bank	Dreher Township	33,000.00
Donnelly Ralph J Jr	Pa Housing Finance Agency	Damascus Township	
Donnelly Myrtle M			10,500.00
Guiffredo Richard	Wayne Bank	Lake Township	
Guiffredo Denise			75,000.00
Yocum John D AKA	Valley National Bank	Salem Township	
Yocum John D Jr AKA			140,000.00
Yocum Debra A			
Smith Alison D Karkheck	Honesdale National Bank	Berlin Township	53,000.00
Mosher Keith P	Mortgage Electronic Registration Systems	Dyberry Township	133,816.00
Kane David B	Mortgage Electronic Registration Systems	Paupack Township	250,000.00
Fry Gary D	Wells Fargo Bank	Lake Township	
Fry Carol B			136,000.00
Monaghan Phillip J	Mortgage Electronic Registration Systems	Lake Township	
Monaghan Rebecca C			150,000.00
McSherry John	Citizens Savings Bank	Dyberry Township	
McSherry Kathleen			110,000.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Ortiz Donna Ind & Exr	Ortiz Donna	Lake Township	
Olivieri Joan Est	Olivieri Robert		Lot 580
Olivieri Robert			
Olivieri Maria			
Olivieri Robert	Ortiz Donna	Lake Township	
Olivieri Maria			Lot 580
Klimash John By Agent	Demuro Jean M	Canaan Township	
Demuro Jean M Agent			
Villa Antonio	Duque Katherine	Manchester Township	
Villa Marybell	Valdivia Anthony Jr		
Villa Walter			
Gomez Gloria			
Gomez Sergio			
Tetelman Maureen	Motisko David	Lake Township	Lot 778
Finan Judy	Tigue Thomas C	Texas Township 1 & 2	
Brandt George Est	Tigue Thomas C	Texas Township 1 & 2	
Valenzano Josephine Exr			
Leschinski Susan	Pyszczyrnika Michael	Lake Township	
	Pyszczyrnika Christine		Lot 2052
Federal Home Loan Mortgage Corporation	Drach Matthew	Salem Township	
McGovern Daniel A			Lots 19 & 20
Thomas Dorothy E	Thomas Dorothy E	Mount Pleasant Township	
	McFarland Harry		
Tracy Joseph J	Tracy Joseph J	Paupack Township	
Tracy Lucille F AKA	Tracy Lucille F		Lot 107
Tracy Lucille F Larosa AKA			
Helmerich Valentin E	Helmerich Carol D Tr	Paupack Township	
	Helmerich Family Trust		Lot 4
Mang Merlin	Manganello Jean	Cherry Ridge Township	
Mang Marion			Lot 6
Mang Merlin R	Manganello Jean	Cherry Ridge Township	
Mang Marion T			Lot 4
Medved Lillian	Medved Martin P	Preston Township	
	Medved Margaret F		
Stiskin Mayer	Ciarrocchi Anthony	Lebanon Township	
Stiskin Ninette	Ciarrocchi Lisa		
Sylvester Louis J Jr Exr	Weiss Kathleen	South Canaan Township	
Sylvester Louis J Sr Est AKA			Parcel 1
Sylvester Louis Est AKA			
Sylvester Louis J Jr Exr	Sylvester Louis J Jr	South Canaan Township	
Sylvester Louis J Sr Est AKA			
Sylvester Louis Est AKA			
Sylvester Louis J Jr Exr	Sylvester Louis J Jr	South Canaan Township	
Sylvester Louis J Sr Est AKA			
Sylvester Louis Est AKA			
Arbuckle Albert E	Moore Steven P	Lake Township	
Arbuckle Lorraine	Moore Noreen S		Lot 26

Fidelity Deposit & Discount Bank	Braun Alexander D	Texas Township 1 & 2	Lots 27 & 28
Pink Gregory T	Jordan Eric C	Lake Township	
Pink Arlene			Lot 2163
Davignon Andre E	Tayntor Brian P	South Canaan Township	
Davignon Diane F	Tayntor Dawn		Lot 10
Rowley Thomas G Sr	Vilchock John	Manchester Township	
Wells Fargo Bank Tr By Af	Swabowicz Robert	Dreher Township	
Ocwen Loan Servicing Af	Jones Karen		Lot 3
	Michaelovich Robert		
Seitz William	Seitz William	Damascus Township	
	Seitz Joyce M		
Rickard Brian E	Verola Mark J	Dyberry Township	Verola Erica
R J J C	Ragapple	Damascus Township	
Mountain Properties Inc			
Farmstead Village Inc			
Pitti Jonathon	Wargo Eugene	Mount Pleasant Township	
Spinosa Keri	Wargo Sandra		
Cowan John	Aaron Charles J	Lake Township	
Cowan Lisa	Aaron Anita J		Lot 3257
Bonham Michele L	Bonham Michele L	Dyberry Township	
	Kominski David A		
Nelson Alzina M	Young Alzina M	Prompton Borough	
Young Alzina M	Briggs Martha		
Briggs Martha			

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James Dore N Est	Zeiler Brenda		
Lantz Delano M Adm			
James Daniel Nest			
Jakobs John William Jr AKA	Maverick Structures	Paupack Township	
Jakobs John AKA			Lot 56
McConnell John P AKA	Loucks Mary Tr	Palmyra Township	
McConnell John Patrick AKA	McConnell Irrevocable Trust		
Land Liquidator L L C	Vari Tibor	Sterling Township	
	Vari Adam		
Fanucci Claude	Paciotti Brian V	Damascus Township	
Fanucci Anna Mae	Black George		
	Paciotti Robert J		
	Stoffey John P		
Phillips Jane By Af	McEaney Cheryl Ann	Paupack Township	
Gavey Alice Af			Lot 29
Szabo Ernest F	Scarpitta Steven	Paupack Township	
	Scarpitta Melissa A		Lot 30
Desilva Joseph	Ferro Dorothy	Salem Township	
Desilva Mary Ann			Lot 372
Longo Robert J	Marin Jose A	Lake Township	
Longo Margie H	Marin Joanne		Lot 2155
Blandford Melissa J	Rosario Johnmary	Salem Township	
Cantil Clay			
Pavilonis Michael G	Pavilonis Michael G	Lake Township	
Pavilonis Elizabeth M			Lot 4201
Goldstein Lois	Dilatush Jason	Lake Township	
	Dilatush Ria		Lot 2611
Velazquez Diego	Velazquez Diego	Dreher Township	
	Velazquez Gilbert		
	Velazquez Caroline		
	Velazquez Nestor		
Velazquez Diego	Velazquez Diego	Dreher Township	
	Velazquez Gilbert		
	Velazquez Caroline		
	Velazquez Nestor		
Velazquez Diago	Velazquez Diago	Dreher Township	
	Velazquez Gilbert		
	Velazquez Caroline		
	Velazquez Nestor		
Shadow Sky D	Cornett Isabelle	Dreher Township	Lot 3
Hartz Mary Lou	Hartz Kirk E	Honesdale Borough	
Smith Byron	Smith Alison D Karkheck	Berlin Township	
Karkheck Allison D AKA			
Karkheck Alison D AKA			
Smith Alison D Karkheck			
Rutledge Harold L	Mosher Keith P	Dyberry Township	
Rutledge Jeanne G			

Prep Victor P	Kane David	Paupack Township	
Prep Evelyn			Lot 37
Macknis John			
Macknis E Diane			
Prep Victor P	Kane David	Paupack Township	
Prep Evelyn			
Macknis John			
Macknis E Diane			
Ritter Robert E	Fry Gary D	Lake Township	
Ritter Catherine	Fry Carol B		Lot 3193
L A Commercial Services	Coons Frederick P	Lake Township	Lot 29
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Moretti Cesarina			
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Cook Carnie G			Lots 40 & 14
Oehrig Susan	Oehrig Susan	Preston Township	
Oshaughnessy Timothy	Oshaughnessy Timothy		
Weber Gary Irving Exr & Ind	Brehme Linda	Texas Township 1 & 2	
Weber Thomas Robert Est	Brehme Allan		
Huertas Elizabeth	Cruz Jose	Mount Pleasant Township	
		Mt Pleasant & Lebanon Twps	
		Lebanon Township	
		Lebanon & Mt Pleasant Twps	

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PA's New Adoption Amendments

2 hours substantive/1 hour ethics

July 12, 2011

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Intimate Partners, Legal Strangers:

A Guide for Representing

Unmarried Couples

4 hours substantive/0 hour ethics

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