

OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

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CASES REPORTED

ORDER AMENDING RULE 541 OF
THE RULES OF CRIMINAL PROCEDURE

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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.

The Official Legal Publication of Wayne County, Pennsylvania



Legal Journal of Wayne County

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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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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

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Subscription Year: March–February
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RULES OF CRIMINAL PROCEDURE

ORDER AMENDING RULE 541 OF THE RULES OF CRIMINAL PROCEDURE

ORDER

AND NOW, this 26th day of April 2012, upon the recommendation of the Criminal Procedural Rules Committee; the proposal having been published before adoption at 40 Pa.B. 5900 (October 16, 20120), and in the Atlantic Reporter (Third Series Advance Sheets, Vol. 3), and a Final Report to be published with this Order:

It is Ordered pursuant to Article V, Section 10 of the Constitution of Pennsylvania that Pennsylvania Rule of Criminal Procedure 541 is amended in the following form.

This Order shall be processed in accordance with Pa.R.J.A. No. 103(b), and shall be effective in 180 days.

Annex A

Title 234. Rules of Criminal Procedure
Chapter 5. Pretrial Procedures in Court Cases
Part D. Proceedings in Court Cases Before Issuing Authorities

Rule 541. Waiver of Preliminary Hearing.

(A) The defendant who is represented by counsel may waive the preliminary hearing at the preliminary arraignment or at any time thereafter.

(1) The defendant thereafter is precluded from raising the sufficiency of the Commonwealth's *prima facie* case unless the parties have agreed at the time of the waiver that the defendant later may challenge the sufficiency.

(2) If the defendant waives the preliminary hearing by way of an agreement, made in writing or on the record, and the agreement is not accomplished, the defendant may challenge the sufficiency of the Commonwealth's *prima facie* case.

(B) The defendant who is not represented by counsel at the preliminary hearing may not at that time waive the preliminary hearing.

(C) If the defendant waives the preliminary hearing and consents to be bound over to court, the defendant and defense attorney, if any, shall certify in writing that

(1) the issuing authority told the defendant of the right to have a preliminary hearing, [and that]

(2) when represented by counsel, the defendant understands that by waiving the right to have a preliminary hearing, he or she is thereafter precluded

from raising challenges to the sufficiency of the *prima facie* case, and

(3) the defendant voluntarily waives the hearing and consents to be bound over to court.

(D) Once a preliminary hearing is waived and the case bound over to the court of common pleas, if the right to a preliminary hearing is subsequently reinstated, the preliminary hearing shall be held at the court of common pleas unless the parties agree, with the consent of the common pleas judge, that the preliminary hearing be held before the issuing authority.

(E) When the defendant waives the preliminary hearing, the case shall proceed as provided in Rule 543(C).

Comment

Paragraph (A)(1) is intended to address the recurring issue that arises when a defendant waives the preliminary hearing in exchange for a *quid pro quo* benefit, such as a reduction in bail or withdrawal of charges, and thereafter, the defendant challenges the sufficiency of the Commonwealth's *prima facie* case through pre-trial means such as *habeas corpus* hearings. Furthermore, paragraph (C) recognizes that by waiving the preliminary hearing, the defendant and defense counsel are acknowledging that sufficient evidence exists to make out a *prima facie* case, and by prohibiting a subsequent and unwarranted challenge, promotes judicial economy.

Nothing in this rule is intended to preclude a waiver of the preliminary hearing by way of agreement in which both parties agree to the preservation of the defendant's ability to raise the sufficiency of the Commonwealth's *prima facie* case at a subsequent proceeding. Any such agreement must be in writing or made on the record. However, this provision is not intended to require the creation of a record in those proceedings before an issuing authority, such as a magisterial district judge, whose court is not one of record. In those situations, there would be no record unless a stenographer is available and any agreement would have to be in writing.

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 CATHERINE ANN
HARDING AKA ANN BULLOCK
AKA CATHERINE ANN
BULLOCK AKA ANN CAREY
AKA CATHERINE ANN CAREY
AKA ANN HARDING

Late of Township of Canaan
Executrix

CHRISTINE CAREY
8 JULIANNE WAY
RANDOLPH, NJ 07869

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

6/29/2012 • 7/6/2012 • 7/13/2012

ESTATE NOTICE

NOTICE IS HEREBY GIVEN,
that Letters of Administration have been issued in the Estate of Claude H. Bone, who died on July 21, 1986, late resident of RD 5, Lake Ariel, PA 18436, to George Waters, Jr., Co-Administrator of the Estate,

residing at Belmont Street, PO Box 83, Waymart, PA 18472, and Nancy Utter, Co-Administrator of the Estate, residing at 115 Living Water Road, Jefferson Township, PA 18436. All persons indebted to said estate are required to make payment and those having claims or demands are to present the same without delay to the law offices of HOWELL, HOWELL & KRAUSE, ATTN: LEE C. KRAUSE, ESQUIRE, Attorney for the Estate, at 109 Ninth Street, Honesdale, PA 18431.
LEE C. KRAUSE, ESQUIRE
ATTORNEY FOR THE ESTATE

6/29/2012 • 7/6/2012 • 7/13/2012

EXECUTRIX NOTICE

Estate of HILDA R. LUTZ AKA
HILDA LUTZ
Late of Honesdale Borough
Executrix

ARLENE AULT
111 MAPLEWOOD DRIVE
HONESDALE, PA 18431

Attorney
NICHOLAS A. BARNA
831 COURT STREET
HONESDALE, PA 18431

6/29/2012 • 7/6/2012 • 7/13/2012

ESTATE NOTICE

Estate of Rochelle Singer,
Deceased, late of 1616 Ridgeview Drive, Lake Ariel, Wayne County, Pennsylvania. Letters of

Administration have been granted to the undersigned, who requests all persons having claims to or demands against the Estate of the Decedent to make known the same and all persons indebted to the Decedent to make payments without delay to:
Administratrix
Sandi Singer-Raimer, a/k/a Sandi Raimer
250 Deer Path
Gillette, NJ 07933
Attorney
Marla J. Melman, Esquire
Scoblionko, Scoblionko & Melman
40 South 5th Street
Allentown, PA 18101

6/29/2012 • 7/6/2012 • 7/13/2012

EXECUTRIX NOTICE

Estate of CAROLINE O.
ORDNUNG
Late of Cherry Ridge Township
Executrix
JODY E. WILMOT
10655 N 7TH STREET
YUKON, OK 73099
Attorney
THOMAS F. KILROE
918 CHURCH ST.
HONESDALE, PA 18431

6/22/2012 • 6/29/2012 • 7/6/2012

EXECUTOR'S NOTICE

ESTATE OF MARGARET J.
BRANNING, late of Berlin
Township, Wayne County,
Pennsylvania. Any person or persons
having claim against or indebted to
the estate present same to Pearl E.
Imburgio, 64 Green Mountain Drive,
Beach Lake, Pennsylvania, 18405.

Sally N. Rutherford, Esq., 921 Court
St., Honesdale, PA 18431, Attorney
for the Estate.

6/22/2012 • 6/29/2012 • 7/6/2012

EXECUTRIX NOTICE

Estate of HAZEL E. WHALEN
Late of Hawley Borough
Executrix
LINDA HARDMAN
205 PENN AVE.
HAWLEY, PA 18428
Attorney
JOHN F. SPALL
2573 ROUTE 6
HAWLEY, PA 18428

6/22/2012 • 6/29/2012 • 7/6/2012

EXECUTOR'S NOTICE

ESTATE OF GERTRUDE A.
SCHULTZ, late of Hawley
Borough, Wayne County,
Pennsylvania. Any person or
persons having claim against or
indebted to the estate present same
to Linda Hazen, Executor, 114
Russell Street, Honesdale,
Pennsylvania, 18431.
Sally N. Rutherford, Esq., 921
Court St., Honesdale, PA 18431,
Attorney for the Estate.

6/15/2012 • 6/22/2012 • 6/29/2012

**NOTICE OF DECEDENT'S
ESTATE**

NOTICE IS HEREBY GIVEN
that Letters Testamentary have
been granted in the Estate of Jean
M. Smith aka Jean M. Gilpin
Smith, late of Waymart, Wayne
County, Pennsylvania (died April
28, 2012). All persons indebted to
the Estate are requested to make

payment, and those having claims or demands are to present same, without delay, to Executor, William D. Lee, or John J. Lawler, Jr., Attorney for the Estate, 25 North Main St. Suite Two, Carbondale, Pennsylvania 18407.

JOHN J. LAWLER, ESQUIRE

6/15/2012 • 6/22/2012 • 6/29/2012

NOTICE OF DECEDENT'S ESTATE

NOTICE IS HEREBY GIVEN

that Letters Testamentary have been granted in the Estate of Sarah Jane Dickinson, Deceased, late of 345 Honesdale Road, Waymart, Wayne County, Pennsylvania 18472, who died on May 22, 2012. All persons indebted to the Estate are requested to make payment and those having claims or demands are to present same, without delay, to the Executrix, Natalie Dickinson or Michael N. Krisa, Attorney for the Estate, 3397 Scranton/Carbondale Highway, Suite 4, Blakely, Pennsylvania 18447.

**Michael N. Krisa, Esquire
KRISA & KRISA, P.C.**

6/15/2012 • 6/22/2012 • 6/29/2012

OTHER NOTICES

NOTICE OF FILING PETITION FOR NAME CHANGE

Notice is hereby given that, on April 24, 2012 the Petition of ELAINA E. RODRIGUEZ, parent and natural guardian of MADISON

NOEL LEE, was filed in the Court of Common Pleas, Wayne County, Pennsylvania, requesting an order to change the name of MADISON NOEL LEE to MADISON NOEL RODRIGUEZ.

The Court has fixed the 6th day of August, 2012 at 10:00 a.m. in Court Room #2, of the Wayne County Courthouse, 925 Court Street, Honesdale, Pennsylvania 18431, as the time and place for the hearing on said Petition, when and where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

6/29/2012

NOTICE OF FILING OF CERTIFICATE OF ORGANIZATION

TAKE NOTICE THAT a Certificate of Organization was filed with the Department of State. The name of the Limited Liability Company is Moody Road Studios, LLC. This Limited Liability Company has been organized under the provision pursuant to 15 Pa. C.S. 8913. Solicitor: Matthew L. Meagher, Esquire, 1018 Church Street, Honesdale, Pennsylvania 18431.

6/29/2012

NOTICE OF SHERIFF'S SALE IN THE COURT OF COMMON PLEAS OF WAYNE COUNTY, PENNSYLVANIA NO. 891-CIVIL-2009

BANK OF AMERICA, N.A., AS

SUCCESSOR BY MERGER TO
BAC HOME LOANS
SERVICING, LP F/K/A
COUNTRYWIDE HOME LOANS
SERVICING, LP

Vs.

DANIEL AVILES, IN HIS
CAPACITY AS
ADMINISTRATOR AND HEIR
OF THE ESTATE OF EVELYN
FROST A/K/A EVELYN
PATRICIA FROST AND
UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS, AND
ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST
FROM OR UNDER EVELYN
FROST, DECEASED

NOTICE TO: UNKNOWN
HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS,
FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER
EVELYN FROST, DECEASED
and MICHELE KILPATRICK
NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY

Being Premises: LOT 1863
SECTION 16 CRESTWOOD
COURT, A/K/A 615 THE
HIDEOUT *** SEE NOTE, LAKE
ARIEL, PA 18436-0000
Being in LAKE TOWNSHIP,
County of WAYNE,
Commonwealth of Pennsylvania,
12-0-0025-0087

Improvements consist of
residential property.

Sold as the property of DANIEL
AVILES, IN HIS CAPACITY AS
ADMINISTRATOR AND HEIR

OF THE ESTATE OF EVELYN
FROST A/K/A EVELYN
PATRICIA FROST AND
UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS, AND
ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST
FROM OR UNDER EVELYN
FROST, DECEASED

Your house (real estate) at LOT
1863 SECTION 16 CRESTWOOD
COURT, A/K/A 615 THE
HIDEOUT *** SEE NOTE, LAKE
ARIEL, PA 18436-0000 is
scheduled to be sold at the
Sheriff's Sale on 09/05/2012 at
10:00 AM, at the WAYNE County
Courthouse, 925 Court Street,
Courthouse Annex, Honesdale, PA
18431, to enforce the Court
Judgment of \$122,094.46 obtained
by, BANK OF AMERICA, N.A.,
AS SUCCESSOR BY MERGER
TO BAC HOME LOANS
SERVICING, LP F/K/A
COUNTRYWIDE HOME LOANS
SERVICING, LP (the mortgagee),
against the above premises.

PHELAN HALLINAN &
SCHMIEG, LLP
Attorney for Plaintiff

6/29/2012

SHERIFF'S SALES

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

**SHERIFF'S SALE
JULY 11, 2012**

By virtue of a writ of Execution Bank of America, N.A., as successor by merger to BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 11th day of July, 2012 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THAT CERTAIN tract or parcel of land situated in the Township of Lake, Wayne County, Pennsylvania, known as Lot 2686, Section 42 of the Hideout, a subdivision situated in the Townships of Lake and Salem, Wayne County, Pennsylvania, according to the plats thereof recorded in the Office of the Recorder of Deeds of Wayne County, Pennsylvania April 9, 1970 in Plat Book 5, page 27; May 11, 1970 in Plat Book 5, pages 34, 37, 41 through 48 and 50; September 8, 1970 in Plat Book 5, page 57; February 8, 1971 in Plat Book 5,

pages 62 and 63; March 24, 1971 in Plat Book 5, page 66; May 10, 1971 in Plat Book 5, pages 71 and 72; March 14, 1972 in Plat Book 5, pages 76, 79 through 84 and 86; May 26, 1972 in Plat Book 5, pages 93 through 95; September 26, 1972 in Plat Book 5, pages 96, 97 and 100 through 104; March 9, 1973 in Plat Book 5, page 106; March 23, 1973 in Plat Book 5, page 107; April 3, 1973 in Plat Book 5, pages 108 through 110; May 18, 1973 in Plat Book 5, pages 111 through 119; and September 24, 1973 in Plat Book 5, pages 120 through 123.

Subject to all easements, covenants, conditions and restrictions of record, including those set forth in the Declaration of Protective Covenants for the Hideout, dated as of May 11, 1970 as amended and supplemented.

TITLE TO SAID PREMISES VESTED IN Rachel A. Jones, an unmarried individual and Abraham Williams, an unmarried individual, as Tenants in Common, by Deed from Rachel Henderson, a/k/a Rachel A. Jones, an unmarried individual and Lesley Terry, an unmarried individual, dated 04/11/2003, recorded 05/02/2003 in Book 2220, Page 226.

Premises being: 2686 ROCKWAY RD, THE HIDEOUT, LAKE ARIEL, PA 18436

Tax Parcel No. 12-0-0039-0093

Seized and taken in execution as

Abraham Williams 11342 202nd
Street SAINT ALBANS NY 11412
Rachel A. Jones 11342 202nd
Street SAINT ALBANS NY 11412

Execution No. 302-Civil-2010
Amount \$160,645.02 Plus
additional

April 11, 2012
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE
NOTICE:**

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

**ANY SUCCESSFUL BIDDER
MUST HAVE 10% DOWN
PAYMENT AT DATE OF SALE.
BALANCE DUE THIRTY (30)**

**DAYS FROM DATE OF SALE.
FAILURE TO PAY BALANCE
WILL FORFEIT DOWN
PAYMENT.**

Robert W. Cusick, Esq.

6/15/2012 • 6/22/2012 • 6/29/2012

**SHERIFF'S SALE
JULY 11, 2012**

By virtue of a writ of Execution Wells Fargo Bank, as Trustee for the holders of Banc of America Alternative Loan Trust 2006-3 Mortgage Pass-through certificates, Series 2006-3 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 11th day of July, 2012 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 certain piece or parcel of land situate in Texas Township, Wayne County, Commonwealth of Pennsylvania, bounded and

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Bankruptcy ~ Divorce Settlement ~ Acquisitions & Mergers
Estate Planning & Settlement*

Kip Odell & Company llc



Kip J. Odell
Certified
Machinery & Equipment
Appraiser

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

described as follows:

BEGINNING at a point or corner, located in the centerline of Township Route No. 472, being the southwest corner of Lot No. 2, as depicted on a certain draft of lots of Joseph Scarfalloto (said draft of lots is recorded in Wayne County Map Book Volume 67 at Page 47); thence, departing from said roadway and along the southern line of said Lot No. 2, North 85 degrees 47 minutes 05 seconds East 399.99 feet to an iron pin corner set, being the southeast corner of said Lot No. 2; thence along line of the Third Parcel: of lands of Albert G. & Joanne Mignerey (Deed book 362 at Page 730), South 02 degrees 57 minutes 09 seconds West 133.53 feet to an iron pin corner set, being the northeast corner of Lot No. 4, as depicted on the aforesaid draft of lots of Joseph Scarfalloto; thence along the northern line of said Lot No. 4, South 79 degrees 57 minutes 41 seconds West 351.82 feet to a point or corner, being the northwest corner of said Lot No. 4 and being located in the centerline of the aforementioned Township Route No. 472; thence along the centerline of the same, North 15 degrees 25 minutes 16 seconds West 171.45 feet to the place of BEGINNING.

CONTAINING 1.298 acres of land, inclusive of that area occupied by public road and utilities, easements and rights of way, and being designated as Lot No. 3 on said map, by Alfred K. Bucconear,

R.P.L.S., in March 1989, bearings as of Magnetic Meridian of 1988, recorded at Book 67, Page 47. This property is tax parcel number 27-243-71.6.

UNDER AND SUBJECT to covenants and restrictions as set forth at Book 508, Page 880.

TITLE TO SAID PREMISES VESTED IN Jeffrey W. Floyd and Tracey M. Floyd, his wife, by Deed from Thomas J. Klose, Trustee of the Thomas J. Klose Revocable Trust and Holly-Ann Klose, Trustee of the Holly-Ann Klose Revocable Trust, dated 04/28/2005, recorded 06/08/2005 in Book 2785, Page 152.

Premises being: 176 FORDS ROAD, HONESDALE, PA 18431

Seized and taken in execution as Jeffrey W. Floyd 3550 73rd Place VERO BEACH FL 32967 Tracey M. Floyd 3550 73rd Place VERO BEACH FL 32967

Execution No. 1080-Civil-2009 Amount \$284,198.26 Plus additional

April 11, 2012 Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

That all claims to the property will be filed with the sheriff before the sale and all claims to the proceeds before distribution; That a sheriff's schedule of distribution will be in his office on a date specified by

him, not later than thirty (30) days after sale; and that distribution will be made in accordance with the schedule unless exceptions are filed within ten (10) days thereafter. No further notice of filing of the schedule of distribution need be given.

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

John Michael Kolesnik Esq.

6/15/2012 • 6/22/2012 • 6/29/2012

**SHERIFF'S SALE
JULY 11, 2012**

By virtue of a writ of Execution U.S. Bank National Association, as Trustee for the C-Bass Mortgage Loan Asset-Backed Certificates, Series 2007-CB3 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 11th day of July, 2012 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

All Those two certain pieces or parcels of land situate in the Township of Lake, County of Wayne, and State of Pennsylvania, bounded and described as follows, to wit;

FIRST PARCEL: Beginning at an iron pin on the margin of Lake Ariel and on line of land of William P. Bormann, thence South fifty-seven (57?) degrees West and along margin of the Lake fifty (50) feet to a corner; thence South eleven (11) degrees forty-five (45) minutes east and along land now or late of Margaret Swingle Two hundred (200) feet to a corner; thence North fifty-seven (57) degrees East and along land now or late of Margaret Swingle fifty(50) feet to the land now or late William F. Bormann; thence North eleven (11) degrees forty-five (45) minutes West and along said Bormann line Two hundred (200) feet to the place of beginning. Containing Nine thousand four hundred (9,400) square feet, be the same more or less. And the Grantors include in this conveyance all their right of ingress, egress and regress over a certain road leading from the, public road to the within described land also their right to the use of an additional strip of land Nine (9) feet wide and Thirty (30) feet long on the east side of said mentioned sixteen (16) foot road and at the rear of the within described land.

SECOND PARCEL: BEGINNING at an iron pin on the North East corner of lands of George Lutz; thence along the lands of Lutz South 00 degrees 47 minutes 44 seconds West a distance of 274.933 feet to an iron pin in the line of lands of Jeffery Cook; thence along Cookfeet to an iron pin in the line of lands of Jeffery Cook; thence

along Cooks land North 79 degrees 11 minutes 27 seconds East a distance of 56.997 feet to an iron pin, being the South West corner of lands of GeraldGray; thence along Graylands of GeraldGray; thence along Grays land North 07 degrees 55 minutes 24 seconds East a distance of 340.640 feet to a nail, in the North side of a dirt road; thence South 25 degrees 14 minutes 43 seconds West a distance of 24.918 feet to a nail on the South side of said road thence North 63 degrees 45 minutes 17 seconds West a distance of 9 feet to a point in the road; thence South 35 degrees 42 minutes 26 seconds West a distance of 97.259 feet to the place of Beginning. Containing 0.51 acres being more or less. See Map 47 Page 23.

BEING KNOWN AS: 117 Cardinal Lane, Lake Ariel, PA 18436

PROPERTY ID NO.: 12-10-10 and 12-10-11

TITLE TO SAID PREMISES IS VESTED IN Marirose Neiman BY DEED FROM Estate of J. Arch Williams, Jr., by J. Newlin Williams, Executor DATED 03/15/2004 RECORDED 04/05/2004 IN DEED

Seized and taken in execution as Marirose Neiman 117 Cardinal Lane Lake Ariel PA 18436

Execution No. 349-Civil-2010 Amount \$206,188.31 Plus additional

April 18, 2012 Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:



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Official Publication of the Wayne County Bar Association

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

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

Stuart Winneg, Esq.

6/15/2012 • 6/22/2012 • 6/29/2012

**SHERIFF'S SALE
JULY 11, 2012**

By virtue of a writ of Execution Wells Fargo 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 11th day of July, 2012 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

All that certain piece or parcel of land situate in the Township of Dyberry, County of Wayne and State of Pennsylvania, bounded and

described as follows:

LOT NO. 15, Brandywine Drive, as shown on a plot of lots entitled 'Proposed Site Development Bradywine Section I, Bethany Colony, Ltd., said plat being recorded in the Wayne County Court House in Map Book 17, page 187, containing 26,272 square feet of land, more or less.

SUBJECT to the same easements, party wall agreements, encroachments, rights of way, etc., as in chain of title, and SUBJECT to Declaration of Restrictive Covenants imposed upon Bethany Colony Ltd., recorded February 18, 1972 in Wayne County Deed Book 277 page 619-627.

TITLE TO SAID PREMISES VESTED IN Richard Kuhn and Carol Kuhn, h/w, by Deed from Mary Jon Riggs, dated 12/16/1986, recorded 12/31/1986 in Book 457, Page 1107.

Premises being: 98
BRANDYWINE DRIVE,
HONESDALE, PA 18431

Tax Parcel No. 09-0-0003-0037

Improvements thereon:
RESIDENTIAL DWELLING

Seized and taken in execution as Richard Kuhn, a/k/a Richard M. Kuhn 98 Brandywine Drive Honesdale PA 18431
Carol Kuhn, a/k/a Carol M. Kuhn 98 Brandywine Drive Honesdale PA 18431

Execution No. 320-Civil-2010
Amount \$210,741.09 Plus
additional

April 18, 2012
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE
NOTICE:**

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

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

John Michael Kolesnik Esq.

6/15/2012 • 6/22/2012 • 6/29/2012

**SHERIFF'S SALE
JULY 11, 2012**

By virtue of a writ of Execution U.S. Bank N.A., in its capacity as Trustee for the Registered Holders of MASTR Asset Backed Securities Trust 2005-NC1, Mortgage Pass-Through Certificates, Series 2005-NC1

issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 11th day of July, 2012 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 those two pieces or parcels of land situate in the Township of Scott, County of Wayne, and State of Pennsylvania, bounded and described as follows:

The FIRST being part of a tract in the Warrantee name of Moses Coolbaugh, beginning at a point in the public road; thence S. _ degrees East along an old line passing the stones corner of George Fuller land 27 perches to a hemlock log in a swamp; thence North 84 degrees West 17 perches to the public road; thence along the same to a stones corner in said road one rod southeast of a heap of stones by the fence, thence North 84 degrees West 5 perches to a stones corner; thence South 6 degrees West 4 perches to a stones corner in the wheel Tract; thence South 84 degrees East along the public road and Ward Tuttle land 28 perches to the place of BEGINNING. CONTAINING 3 acres and 9 perches be the same more or less.

The SECOND parcel of land is bounded and described as follows:

Being the South portion of a piece

of land owned by Charles G. Strem during his lifetime beginning at the intersection of the public road leading from Winterdale to Starlight, Pa. And Autumn Leaves to Hiawatha, Pa. And being the southwest corner of the late Charles G Strem land in Scott Township, Wayne County. PA; thence westerly along the public road leading to Hiawatha, Pa. 38 rods to the lands formerly owned by George W. Anderson; thence along Anderson line northerly 27 rods to a corner near a stone walls: thence easterly following the stone wall 46 rods to the public road leading from Winterdale to Starlights, Pa; thence along said road 28 rods to the place of BEGINNING. CONTAINING seven acres and 35 square rods of land, be the same more or less

ALWAYS EXCEPTING about 20 square rods of land when the dwelling house now stands and which is conveyed to the first described piece or parcel of land in this deed.

BEING KNOWN AS: 23-122-16
Dagati Road, Starlight, PA 18461

PROPERTY ID NO.: 23-122-16

TITLE TO SAID PREMISES IS VESTED IN Stephen J. Wurst BY DEED FROM Charles E. Munch and Patricia M. Munch DATED 09/23/2004 RECORDED 10/04/2004 IN DEED BOOK 2607 PAGE 106.

Seized and taken in execution as Stephen J. Wurst 313 Runyon Avenue MIDDLESEX NJ 08846

Execution No. 708-Civil-2011
Amount \$129,017.00 Plus additional

April 18, 2012
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

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

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

Harry B. Reese, Esq.

6/15/2012 • 6/22/2012 • 6/29/2012

**SHERIFF'S SALE
JULY 11, 2012**

By virtue of a writ of Execution Bank of America, N.A. issued out of the Court of Common Pleas of

Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 11th day of July, 2012 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

All that certain piece or parcel of land lying, situate and being in the Township of Texas, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a rock on the bank or the Delaware and Hudson Canal, the southwesterly corner of John Guckenberger's land; thence by said land of John Guckenberger

North sixty-three and three-fourths (63 3/4) degrees fifty-three (53) rods to the middle of the public road known as the Old Honesdale and Hawley Plank road; thence by the middle of the said road, south forty-four and one half (44 1/2) degrees East twelve and one-half (12 1/2) rods south fifty-one and one-half (51 1/2) degrees East eight and three-fourths (8 3/4) rods and South forty-eight and one-half (48 1/2) degrees East sixteen and thirty-seven hundredths (16.37) rods; thence by other lands of said party of the first part (George W. Daniels) south forty-two (42) degrees West twenty-nine and eighty-two hundredths (29.82) rods to a stake on the berm of the aforesaid Delaware and Hudson Canal;

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thence along the berm bank aforesaid west seventeen and fifty-seven hundredths (17.57) rods North eighty (80) degrees west eighteen and eighteen hundredths (18.18) rods and North forty eight and three fourths (48 3/4) degrees west twenty (20) rods to a hemlock tree on said berm bank and thence North thirty-one and one-half (31 1/2) degrees West nine and nine tenths (9.9) rods to the place of BEGINNING. CONTAINING thirteen (13) acres and one hundred fifteen (115) perches be the same more or less.

EXCEPTING AND RESERVING THEREFROM A PARCEL of land containing one acre which John L. Brock, et ux, by deed dated June 29, 1897 and recorded in Wayne County Deed Book No. 82, page 110, granted and conveyed to Otto Liljequist.

ALSO EXCEPTING AND RESERVING THEREFROM a parcel of land containing 51,260 square feet which John L. Brock, et ux, by deed dated May 21, 1901 and recorded in Wayne county Deed No. 88, page 151, granted and conveyed to John Wenders.

ALSO EXCEPTING AND RESERVING THEREFROM a parcel of land containing 43,338 square feet which John L. Brock, et ux, by deed dated February 2, 1914 and recorded in Wayne County Deed Book No. 106, page 40 granting and conveyed to F. H. Compton.

ALSO EXCEPTING AND RESERVING THEREFROM a parcel of land containing 9,020 square feet which John L. Brock, et ux, by deed dated July 10, 1915 and recorded in Wayne County Deed 107, page 376, granted and conveyed to John Lenders.

ALSO EXCEPTING AND RESERVING THEREFROM a parcel of land containing 1.8 acres which John L. Brock, et ux, by deed dated November 1, 1919, as recorded in Wayne County Deed Book Bo. 112, page 441, granting and conveyed to Wallwood Mills.

TITLE TO SAID PREMISES VESTED IN Jeffery C. Parker and Corissa C. Shrek, by Deed from Estate of Goldie N. Minich and Linda K. Queipo, Executrix, dated 10/13/2006, recorded 10/24/2006 in Book 3159, Page 224.

Premises being: 737 TEXAS PALMYRA HIGHWAY, A/K/A 69 MAIN STREET, WHITE MILLS, PA 18473

Improvements thereon:
RESIDENTIAL DWELLING

Tax Parcel No. 27-3-0007-0005

Seized and taken in execution as Jeffery C. Parker 215 Highland Street #RR HAWLEY PA 18428 Corissa C. Shrek 215 Highland Street #RR HAWLEY PA 18428

Execution No. 824-Civil-2010
Amount \$179,028.95 Plus

additional

April 18, 2012
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE
NOTICE:**

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

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

John Michael Kolesnik Esq.

6/15/2012 • 6/22/2012 • 6/29/2012

**SHERIFF'S SALE
JULY 25, 2012**

By virtue of a writ of Execution The Bank of New York Mellon f/k/a The Bank of New York as Trustee for the Benefit of the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the

25th day of July, 2012 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

**ALL THAT CERTAIN PIECE,
PARCEL AND TRACT OF LAND
SITUATE, LYING AND BEING
IN THE TOWNSHIP OF
PAUPACK, COUNTY OF
WAYNE, STATE OF
PENNSYLVANIA, MORE
PARTICULARLYDESCRIBED
AS FOLLOWS, TO WIT:**

**BEING LOT 217, SECTION NO
IV, 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, PAGE**

**117, SAID MAP BEING
INCORPORATED BY
REFERENCE HEREWITH AS IF
ATTACHED HERETO.**

BEING TAX NO.: 19-0-0034-0143

**BEING KNOWN AS: 217 DEER
TRAIL ROAD, LAKE ARIEL,
PENNSYLVANIA 18436.**

Seized and taken in execution as David A. Heckler 123 South 2nd Street Unit #30 PERKASIE PA 18944

Joanne I. Heckler 123 South 2nd Street Unit #30 PERKASIE PA

18944

Execution No. 117-Civil-2012
Amount \$145,981.26 Plus
additional

April 23, 2012
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE
NOTICE:**

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

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

Marc S. Weisberg, Esq.

6/29/2012 • 7/6/2012 • 7/13/2012

**SHERIFF'S SALE
JULY 25, 2012**

By virtue of a writ of Execution
The Bank of New York Mellon
FKA The Bank of New York, not
in its Individual Capacity but Solely
as Trustee for the Benefit of the
Certificateholders of the CWABS

Inc., Asset-Backed Certificates,
2007-12 issued out of the Court of
Common Pleas of Wayne County,
to me directed, there will be
exposed to Public Sale, on
Wednesday the 25th day of July,
2012 at 10:00 AM in the
Conference Room on the third
floor of th Wayne County
Courthouse in the Borough of
Honesdale the following property,
viz:

All that certain parcel of land
situate in the Township of Cherry
Ridge known as Maple View
Summit, County of Wayne and
Commonwealth of Pennsylvania,
being known and designated as
follows:

Beginning in the corner of a 50
foot wide roadway and being a
common corner of Lots 1, 2, 5 and
6; thence along the center line of
the aforementioned 50 foot wide
roadway South 51°41' thence along
the center line of the
aforementioned 50 foot wide
roadway South 51°41' 00 00 West
300 feet to a point for a corner;
said point being a common corner
of Lots 5 and 13; thence North
64°40'64°40'40' West 361.92 feet
along the common boundary line
between Lots 5 and 13 to a point in
the center of an existing cul-de-sac;
thence North 47°36' the center of an
existing cul-de-sac; thence North
47°36' 20' 20' East along the common
boundary between Lots 4 and 5,
461.26 feet leaving the cul-de-sac
and along a 50 foot wide private
land or roadway to a point for a
corner, being a common corner of

Lots 2, 3, 4 and 5; thence South 38°25'38"250000 East along the common boundary line between 2 and 5, 357 feet to the point or place of beginning. Being Lot 5 in Mapview (sic) Summit. See map Book No. 19 Page 129 for the above property.

Excepting an Reserving a 10 foot easement on the road side of the above mentioned road right of way line and a 10 foot easement on the lot side of the above mentioned road right of way and a 5 foot road easement on the side and rear property lines of each lot, said easement to be used for public utility purposes.

Also excepting and reserving 10 foot easement on the lit side of all lots bounding on private lands of this development or any lots bounding private third parties belonging to the Commonwealth of Pennsylvania.

Further excepting and reserving the right to trim and cut any or all trees located within any of the above described easements and a right to maintain all public utilities in any of the above described easements.

Excepting and reserving therefrom the following described parcel of land: Beginning at a point in the center of a 50 foot right of way known as Maple View Drive, said point being the common corner of the premises herein described and the premises herein excepted; thence along the common division

line between the premises herein conveyed and the premises herein excepted North 07°12'07"125656 West a distance of 266.55 feet to an iron pin set for a corner; thence South 80°09' West a distance of 266.55 feet to an iron pin set for a corner; thence South 80°09'5656 West a distance of 227.42 feet to an iron pin set for a corner, said point being a common corner of the premises herein described and the premises herein excepted and on line of land now or formerly of Patrick Nolan in Deed Book 442 page 644; thence along the common division line of lands herein excepted and lands now or formerly of Nolan, supra, North 49°07' excepted and lands now or formerly of Nolan, supra, North 49°07'1414 East a distance of 311.26 feet to a point for a corner, said point being a common corner of the premises herein excepted, lands now or formerly of Nolan, supra, lands now or formerly of Frank P. Bell, et ux., recorded in Wayne County Deed Book 395 Page 896, and lands now or formerly of Mary Ciraulo, Deed Book 227 Page 732; thence along the common division line between the premises here excepted, lands now or formerly of Ciraulo, supra and lands now or formerly of Paolotti, Deed Book 337 page 736 south 26°54' of Ciraulo, supra and lands now or formerly of Paolotti, Deed Book 337 page 736 south 26°54'0606 East a distance of 357 feet to a point for a corner in the center of the aforesaid maple View Drive South 53°10' South 53°10'5454 West a distance of 240

feet to the point and place of beginning. Containing 1,500 acres, be the same more or less.

Title to said Premises vested in Daryl Darlington and Tina Darlington, his wife, as tenants by the entireties by Deed from John J. Martin dated December 31, 1998 and recorded on January 4, 1999 in the Office of the Recorder of Deeds in and for the County of Wayne as in Book 1460 Page 27.

Being known as 14 Cherry Drive, Honesdale, PA 18431

Tax/Parcel ID No. 05-0-0017-001

Seized and taken in execution as Daryl Darlington 14 Cherry Drive HONSDALE PA 18431
Tina Darlington 14 Cherry Drive HONSDALE PA 18431

Execution No. 716-Civil-2011
Amount \$174,902.00 Plus additional

April 26, 2012
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

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

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

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

Patrick J. Wesner, Esq.

6/29/2012 • 7/6/2012 • 7/13/2012

**SHERIFF'S SALE
JULY 25, 2012**

By virtue of a writ of Execution Suntrust Mortgage, 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 25th day of July, 2012 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

BEGINNING at a point on the centerline of T.R. 423, said point is located 1357.58 feet from the centerline of L.R. 63030 and said point is common to lands of Schmidt, N/F; thence along said centerline of T.R. 423 South sixty seven degrees forty eight minutes West (S67 degrees 48 minutes W) one hundred seventy two and sixty six hundredths feet (172.66 feet) to a point common to lands of Barnes, N/F; thence along lands of Barnes, N/F North thirty nine degrees fifty four minutes twenty seconds West

(N39 degrees 54 minutes 20 seconds W) two hundred and thirty feet (230 feet) to a point common to lands of Schmidt, N/F; thence along lands of Schmidt, N/F north sixty nine degrees forty seven minutes fifty seconds East (N69 degrees 47 minutes 50 E) two hundred fifty and twenty five hundredths feet (250.25 feet) to a point; thence along the centerline of a private road along lands of Schmidt, N/F south twelve degrees forty nine minutes fifteen seconds East (S12 degrees 49 minutes 15 seconds E) sixty five feet (65 feet) to a point; thence continuing along said centerline South eighteen degrees two minutes five seconds East (S18 degrees 02 minutes 05 seconds E) sixty seven and forty seven hundredths feet (67.47 feet) to a point; thence continuing along said centerline South twenty seven degrees fifty nine minutes twenty seconds East (27 degrees 59 minutes 20 seconds E) seventy nine and thirty seven hundredths feet (79.37 feet) to the point of BEGINNING.

TITLE TO SAID PREMISES VESTED IN Chad T. Horst, by Deed from Geoffrey R. Gehlert and Eunsung Gehlert, h/w, dated 12/13/2006, recorded 12/20/2006 in Book 3201, Page 83.

Premises being: 5 SOMEDAY DRIVE, HONESDALE, PA 18431

Tax Parcel No. 01-0-0235-0044.0001

Seized and taken in execution as Chad T. Horst 5 Someday Drive HONESDALE PA 18431

Execution No. 835-Civil-2012
Amount \$128,972.62 Plus
additional

April 24, 2012
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE
NOTICE:**

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

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

John Michael Kolesnik Esq.

6/29/2012 • 7/6/2012 • 7/13/2012

CIVIL ACTIONS FILED

*FROM JUNE 2, 2012 TO JUNE 8, 2012
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2002-20739	LEE BRENDA CLEMO	6/06/2012	SATISFACTION	—
2005-20584	LEE BRENDA	6/06/2012	SATISFACTION	—
2006-20082	LEE BRENDA	6/06/2012	SATISFACTION	—
2007-00654	DALESKY JOSEPH D	6/08/2012	VACATE JUDGMENT	—
2007-00654	LYONS LORI A	6/08/2012	VACATE JUDGMENT	—
2007-21476	LEE BRENDA	6/06/2012	SATISFACTION	—
2008-01061	ALEXANDER RONALD	6/08/2012	VACATE JUDGMENT	—
2008-01061	ALEXANDER TONIANN	6/08/2012	VACATE JUDGMENT	—
2008-01061	ALEXANDER TONI ANN A/K/A	6/08/2012	VACATE JUDGMENT	—
2008-01070	HONSDALE NATIONAL BANK GARNISHEE	6/08/2012	DISSOLVE ATTACHMENT	—
2008-20532	LAWLOR NICHOLAS F	6/04/2012	SATISFACTION	—
2008-21144	EGLI KEITH	6/07/2012	SATISFACTION	1,022.20
2008-21144	EGLI CHRISTINE	6/07/2012	SATISFACTION	1,022.20
2009-00246	MOSOMILLO MARK	6/05/2012	SATISFACTION	—
2009-00567	HONSDALE NATIONAL BANK GARNISHEE - DISCONTINUE	6/08/2012	DISCONT. GARNISHEE	—
2009-01114	DAVIS KEVIN RONALD EXECUTOR AND DEVISEE	6/07/2012	WRIT OF EXECUTION	63,724.18
2009-01114	DAVIS MARCITTA A THE ESTATE OF	6/07/2012	WRIT OF EXECUTION	63,724.18
2009-01114	DAVIS MARCITTA A/K/A ESTATE OF	6/07/2012	WRIT OF EXECUTION	63,724.18
2009-01114	DAVIS MARCITTA ANN A/K/A ESTATE OF	6/07/2012	WRIT OF EXECUTION	63,724.18
2009-20126	BRANDT MAGNAR J	6/07/2012	CTF OF DISCHARGE	90,399.48
2009-20126	BRANDT RIYOKO	6/07/2012	CTF OF DISCHARGE	90,399.48
2009-20186	COBB BRIAN W	6/08/2012	SATISFACTION	27,000.00
2009-20258	LEE BRENDA	6/06/2012	DISCONTINUE	—
2009-20258	LEE BRENDA	6/06/2012	SATISFACTION	—
2009-20453	KAZAWIC ROBERT J SR	6/06/2012	SATISFACTION	—
2009-20453	KAZAWIC LORETTA M	6/06/2012	SATISFACTION	—
2009-21393	ROMAIN JOHN P	6/04/2012	SATISFACTION	757.76
2009-21468	COBB BRIAN W	6/08/2012	SATISFACTION	16,000.00
2010-00184	VANYO PATRICIA R	6/04/2012	WRIT OF EXECUTION	105,706.77
2010-00858	KUDELYCZ DANIEL	6/07/2012	WRIT OF EXECUTION	208,048.28
2010-00858	KUDELYCZ GEANINE	6/07/2012	WRIT OF EXECUTION	208,048.28
2010-20170	COBB BRIAN W	6/08/2012	SATISFACTION	38,400.00
2010-20426	KAZAWIC ROBERT J SR	6/06/2012	SATISFACTION	—
2010-20426	KAZAWIC LORETTA M	6/06/2012	SATISFACTION	—

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

2010-20703	TODD KURT O	6/04/2012	SATISFACTION	—
2010-20703	CONSTABLE CATHY J	6/04/2012	SATISFACTION	—
2010-20724	YAKLIC CARL A	6/07/2012	SATISFACTION	1,291.74
2010-21317	LEE BRENDA	6/06/2012	SATISFACTION	—
2010-21480	RUMAIN JOHN	6/04/2012	SATISFACTION	885.72
2010-21953	AVELINO LUIS	6/04/2012	SATISFACTION	348.83
2010-22041	ESTRELLA ANTHONY	6/04/2012	SATISFACTION	—
2011-00045	MILLER THOMAS	6/08/2012	SATISFACTION	—
2011-00045	MILLER THERESA A	6/08/2012	SATISFACTION	—
2011-00328	PORTFOLIO RECOVERY ASSOCIATES P	6/05/2012	VERDICT	—
2011-00414	HOFFMAN RICHARD M	6/06/2012	DEF. JUDG. COURT ORD	73,822.64
2011-00414	HOFFMAN RICHARD M	6/06/2012	WRIT OF EXECUTION	73,822.64
2011-00620	OLIVER JAMES R	6/04/2012	JDGMT BY COURT ORDER	3,725.96
2011-00686	KOSLOWER RICHARD A/K/A	6/05/2012	DEFAULT JUDGMENT	—
2011-00686	KOSLOWER RICHIE A/K/A	6/05/2012	DEFAULT JUDGMENT	—
2011-00686	KOSLOWER RICHY D/B/A	6/05/2012	DEFAULT JUDGMENT	—
2011-00686	R & L BUILDERS	6/05/2012	DEFAULT JUDGMENT	—
2011-00749	EARLEY KATHLEEN M	6/04/2012	WRIT OF EXECUTION	219,481.82
2011-00751	CHUMARD CYNTHIA	6/07/2012	WRIT OF EXECUTION	198,993.41
2011-00751	DAVIS HELEN M ESTATE	6/07/2012	WRIT OF EXECUTION	198,993.41
2011-00751	DAVIS RICHARD S	6/07/2012	WRIT OF EXECUTION	198,993.41
2011-00751	DAVIS SCOTT A	6/07/2012	WRIT OF EXECUTION	198,993.41
2011-00761	FOWLER SANDRA L A/K/A	6/07/2012	WRIT OF EXECUTION	189,587.55
2011-00761	FOWLER SANDRA A	6/07/2012	WRIT OF EXECUTION	189,587.55
2011-00761	FOWLER STEPHEN M A/K/A	6/07/2012	WRIT OF EXECUTION	189,587.55
2011-00761	FOWLER STEVE MICHAEL	6/07/2012	WRIT OF EXECUTION	189,587.55
2011-00792	ATTIVISSIMO DOROTHY ANN	6/07/2012	WRIT OF EXECUTION	61,222.94
2011-00803	REE MARY E	6/04/2012	DEFAULT JUDGMENT	2,995.04
2011-00808	PENA HIDELISE GRACE	6/07/2012	WRIT OF EXECUTION	124,795.97
2011-20172	KAZQAWIC ROBERT J SR	6/06/2012	SATISFACTION	—
2011-20172	KAZAWIC LORETTA M	6/06/2012	SATISFACTION	—
2011-20302	FEUSTEL JOHN	6/08/2012	SATISFACTION	478.03
2011-20347	COBB BRIAN	6/08/2012	SATISFACTION	21,600.00
2011-21244	KING ROBERT D	6/04/2012	SATISFACTION	—
2011-21549	BORS DAM INC	6/04/2012	SATISFACTION	—
2011-21602	GRZEJKA ROMAN	6/04/2012	SATISFACTION	1,684.94
2011-21623	FLYNN ROBERT E	6/04/2012	SATISFACTIN	—
2011-21623	FLYNN KIM	6/04/2012	SATISFACTIN	—
2011-21886	BARTHEL WADE G	6/08/2012	SATISFACTION	310.93
2011-21886	BARTHEL JEAN M	6/08/2012	SATISFACTION	310.93
2011-21923	KROUSE DANIEL S	6/04/2012	SATISFACTION	—
2011-21950	BEECH LAKE CONSTRUCTION INC	6/04/2012	SATISFACTION	—

2012-00018	WAYNE COUNTY DEVELOPMENT CO	6/07/2012	FINAL JUDGMENT	—
2012-00018	NORTHEASTERN PENNSYLVANIA OIL	6/07/2012	FINAL JUDGMENT	—
2012-00018	COONS SIDNEY	6/07/2012	FINAL JUDGMENT	—
2012-00018	COONS MARY	6/07/2012	FINAL JUDGMENT	—
2012-00018	COONS MARY E	6/07/2012	FINAL JUDGMENT	—
2012-00018	TINGLEY HENRY A	6/07/2012	FINAL JUDGMENT	—
2012-00018	COONS GRACE M	6/07/2012	FINAL JUDGMENT	—
2012-00018	JOHNSTON RUBY P MRS	6/07/2012	FINAL JUDGMENT	—
2012-00018	WOOLEY BLANCH A MRS	6/07/2012	FINAL JUDGMENT	—
2012-00018	HOLGESSON HOWARD	6/07/2012	FINAL JUDGMENT	—
2012-00018	YOUNG MARY A	6/07/2012	FINAL JUDGMENT	—
2012-00018	YOUNG COE F	6/07/2012	FINAL JUDGMENT	—
2012-00052	DALOIA MICHAEL	6/07/2012	WRIT OF EXECUTION	90,954.78
2012-00158	HERLIHY TERRI	6/04/2012	DEFAULT JUDGMENT	1,623.91
2012-00167	THOMAS MARK R	6/06/2012	DEFAULT JUDGMENT	397,420.92
2012-00167	THOMAS EILEEN L	6/06/2012	DEFAULT JUDGMENT	397,420.92
2012-00167	THOMAS MARK R	6/06/2012	WRIT OF EXECUTION	399,380.82
2012-00167	THOMAS EILEEN L	6/06/2012	WRIT OF EXECUTION	399,380.82
2012-00191	STANTON DONALD A	6/07/2012	DEFAULT JUDGMENT	11,526.57
2012-00416	FEDUCK DONNA	6/06/2012	LIS PENDENS	—
2012-20093	PATRISSO CINDY M	6/06/2012	SATISFACTION	—
2012-20093	DIME BANK THE GARNISHEE	6/06/2012	SATISFACTION/GARNISH	—
2012-20286	TISCHLER JULIA	6/06/2012	SATISFACTION	—
2012-20642	PFLESHINGER BARBARA A	6/04/2012	SATISFACTION	—
2012-20650	BONSANGUE PETER	6/04/2012	JP TRANSCRIPT	5,164.08
2012-20651	FULLER JERRY	6/04/2012	TAX LIEN	1,676.64
2012-20651	FULLER MARY	6/04/2012	TAX LIEN	1,676.64
2012-20652	EHRlich JIMMIE R	6/04/2012	TAX LIEN	3,194.06
2012-20652	EHRlich JEAN M OBRIEN	6/04/2012	TAX LIEN	3,194.06
2012-20652	OBRIEN JEAN M EHRlich	6/04/2012	TAX LIEN	3,194.06
2012-20653	UTEGG HARRY	6/04/2012	TAX LIEN	10,754.86
2012-20654	DEFAZIO ROBERT J	6/04/2012	TAX LIEN	837.03
2012-20655	WIDODO JULIUS	6/04/2012	MUNICIPAL LIEN	611.44
2012-20655	SANTOSA RONNY	6/04/2012	MUNICIPAL LIEN	611.44
2012-20656	POLAY MICHAEL	6/04/2012	MUNICIPAL LIEN	607.96
2012-20656	POLAY JANET	6/04/2012	MUNICIPAL LIEN	607.96
2012-20657	JOHNSTONE CELIA M	6/04/2012	MUNICIPAL LIEN	610.72
2012-20657	JOHNSTONE KEVIN D	6/04/2012	MUNICIPAL LIEN	610.72
2012-20658	AVELINO LUIS	6/04/2012	MUNICIPAL LIEN	621.86
2012-20659	DAVID WARONKER FAMILY TRUST	6/04/2012	MUNICIPAL LIEN	614.59
2012-20659	WARONKER DAVID FAMILY TRUST	6/04/2012	MUNICIPAL LIEN	614.59
2012-20660	BLAKE DAVID	6/04/2012	MUNICIPAL LIEN	1,061.05
2012-20660	BLAKE LORI	6/04/2012	MUNICIPAL LIEN	1,061.05
2012-20S61	PERRIKOS JAMES	6/05/2012	MUNICIPAL LIEN	616.34
2012-20661	PERRIKOS MARY	6/05/2012	MUNICIPAL LIEN	616.34
2012-20662	GRIFFIN WARREN F	6/05/2012	MUNICIPAL LIEN	784.73
2012-20663	FLAGSTONE & CANYON INC	6/05/2012	MUNICIPAL LIEN	782.42
2012-20664	OLIVIERO ROSE MARIE	6/05/2012	MUNICIPAL LIEN	609.39
2012-20665	EBERT MARILYN S	6/05/2012	MUNICIPAL LIEN	783.19

2012-20666	WATSON FRANCES S	6/05/2012	MUNICIPAL LIEN	782.42
2012-20667	MESTECKY FRANK	6/05/2012	MUNICIPAL LIEN	610.09
2012-20667	MESTECKY JOAN	6/05/2012	MUNICIPAL LIEN	610.09
2012-20668	BLASI JOHN	6/05/2012	MUNICIPAL LIEN	609.45
2012-20668	BLASI DENISE	6/05/2012	MUNICIPAL LIEN	609.45
2012-20669	PATANE PAUL A	6/05/2012	MUNICIPAL LIEN	609.59
2012-20670	FELIPE ALFREDO	6/05/2012	MUNICIPAL LIEN	1,211.72
2012-20670	FELIPE KERRY	6/05/2012	MUNICIPAL LIEN	1,211.72
2012-20671	MESTECKY FRANK	6/05/2012	MUNICIPAL LIEN	610.09
2012-20611	MESTECKY JOAN	6/05/2012	MUNICIPAL LIEN	610.09
2012-20672	BOYLE JACK	6/05/2012	MUNICIPAL LIEN	633.58
2012-20673	WONG GLORIA	6/05/2012	MUNICIPAL LIEN	782.42
2012-20673	WONG DONALD	6/05/2012	MUNICIPAL LIEN	782.42
2012-20673	WONG DANIEL	6/05/2012	MUNICIPAL LIEN	782.42
2012-20674	TOMASETTI MICHAEL	6/05/2012	MUNICIPAL LIEN	616.32
2012-20675	RIZZO GUY T	6/05/2012	MUNICIPAL LIEN	795.95
2012-20676	ATTIVISSIMO DOROTHY A	6/05/2012	MUNICIPAL LIEN	940.40
2012-20677	PERISH GERALD	6/05/2012	MUNICIPAL LIEN	644.02
2012-20678	CARDACI GENE F	6/05/2012	MUNICIPAL LIEN	895.64
2012-20678	LONERGAN STEPHEN E	6/05/2012	MUNICIPAL LIEN	895.64
2012-20679	MAZURIK JOHN R	6/05/2012	MUNICIPAL LIEN	2,195.25
2012-20679	MAZURIK JAMES C	6/05/2012	MUNICIPAL LIEN	2,195.25
2012-20680	PRESTOSH MICHAEL H	6/05/2012	MUNICIPAL LIEN	1,517.00
2012-20680	PRESTOSH DAVID J	6/05/2012	MUNICIPAL LIEN	1,517.00
2012-20681	RANSOM ERIC C	6/05/2012	MUNICIPAL LIEN	751.24
2012-20681	REID PATRICIA L	6/05/2012	MUNICIPAL LIEN	751.24
2012-20682	FILER RICHARD	6/05/2012	MUNICIPAL LIEN	718.42
2012-20682	FILER RUTH	6/05/2012	MUNICIPAL LIEN	718.42
2012-20682	SULZER ANNA	6/05/2012	MUNICIPAL LIEN	718.42
2012-20683	BBL OF DELAWARE INC	6/05/2012	MUNICIPAL LIEN	646.22
2012-20684	BBL OF DELAWARE INC	6/05/2012	MUNICIPAL LIEN	644.03
2012-20685	LOBOLITO INC	6/05/2012	MUNICIPAL LIEN	1,547.64
2012-20686	BARTHOLOMEW HAROLD	6/05/2012	MUNICIPAL LIEN	2,280.58
2012-20687	BENSLEY CHRISTOPHER T	6/05/2012	MUNICIPAL LIEN	1,828.88
2012-20687	BENSLEY RENEE ANN	6/05/2012	MUNICIPAL LIEN	1,828.88
2012-20688	BOCCADORO JOHN P	6/05/2012	MUNICIPAL LIEN	663.72
2012-20689	BOROCHANER GLEN	6/05/2012	MUNICIPAL LIEN	2,678.78
2012-20689	BOROCHANER JILL F	6/05/2012	MUNICIPAL LIEN	2,678.78
2012-20690	BOSH THOMAS MONROE	6/05/2012	MUNICIPAL LIEN	594.92
2012-20691	CIVITA ROBERT C	6/05/2012	MUNICIPAL LIEN	707.48
2012-20691	CIVITA PRANCES M	6/05/2012	MUNICIPAL LIEN	707.48
2012-20692	CONTAFIO MARY LOU JONES	6/05/2012	MUNICIPAL LIEN	4,562.56
2012-20692	JONES MARY CONTAFIO	6/05/2012	MUNICIPAL LIEN	4,562.56
2012-20692	DURKAN ANN A JONES	6/05/2012	MUNICIPAL LIEN	4,562.56
2012-20692	JONES ANN A DURKAN	6/05/2012	MUNICIPAL LIEN	4,562.56
2012-20692	JONES ARTHUR ROBERT	6/05/2012	MUNICIPAL LIEN	4,562.56
2012-20693	DAVIS ANTHONY	6/05/2012	MUNICIPAL LIEN	661.53
2012-20694	VISION QUEST INC A CORPORATION	6/05/2012	FEDERAL TAX LIEN	7,728.63
2012-20695	SOCHA PAUL J JR	6/06/2012	JUDGMENT	2,650.00

2012-20696	SIVAK DANIEL J	6/06/2012	JUDGMENT	3,922.50
2012-20697	SCHMIDT FLOYD W	6/06/2012	JUDGMENT	3,339.50
2012-20698	RAKE BRETT L	6/06/2012	JUDGMENT	1,441.00
2012-20699	GALANAKIS ROBERT JR	6/06/2012	JUDGMENT	3,113.72
2012-20700	GALANAKIS ROBERT JR	6/06/2012	JUDGMENT	2,374.50
2012-20701	HALL MICHAEL T	6/07/2012	JUDGMENT	2,035.54
2012-20702	HALLOCK RAYMOND JAMES	6/07/2012	JUDGMENT	2,001.50
2012-20703	SLOCUM DENA LYNN	6/07/2012	JUDGMENT	200.00
2012-20704	KELLEY SAMANTHA ELIZABETH	6/07/2012	JUDGMENT	85.00
2012-20705	KELLEY SAMANTHA ELIZABETH	6/07/2012	JUDGMENT	309.00
2012-20706	ALESE ROBERT	6/08/2012	MUNICIPAL LIEN	2,173.37
2012-20706	ALESE DARLENE	6/08/2012	MUNICIPAL LIEN	2,173.37
2012-20706	LUBELL CATHERINE	6/08/2012	MUNICIPAL LIEN	2,173.37
2012-20707	COSTA JOSEPH R	6/08/2012	MUNICIPAL LIEN	902.20
2012-20707	COSTA KELLY	6/08/2012	MUNICIPAL LIEN	902.20
2012-20708	FISHER PAUL JR	6/08/2012	MUNICIPAL LIEN	639.65
2012-20708	FISHER PAULINE	6/08/2012	MUNICIPAL LIEN	639.65
2012-20709	CAMPBELL EDWARD	6/08/2012	JP TRANSCRIPT	2,595.42
2012-20710	WILSON KEVIN A	6/08/2012	JP TRANSCRIPT	3,996.60
2012-20711	GROPPER CHRISTINA	6/08/2012	JP TRNSCRIPT	1,057.14
2012-20711	GROPPER JAMES	6/08/2012	JPTRNSCRIPT	1,057.14
2012-20712	CATHERALL JOHN	6/08/2012	JP TRANSCRIPT	1,057.14
2012-40032	GRIFFITH MARTA J OWNER P	6/08/2012	WAIVER OF LIENS	—
2012-40032	GRIFFITH STEVEN DOWNER p	6/08/2012	WAIVER OF LIENS	—
2012-40032	HOFFMAN BUILDERS LLC CONTRACTOR	6/08/2012	WAIVER OF LIENS	—

CIVIL APPEALS — AGENCIES: DEPT. OF TRANSPORTATION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00417	RAVE DAWN MARIE	PLAINTIFF	6/06/2012	—
2012-00417	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	DEFENDANT	6/06/2012	—

CONTRACT — BUYER PLAINTIFF

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00427	LAI JAMES G	PLAINTIFF	6/08/2012	—
2012-00427	LAI THERESA	PLAINTIFF	6/08/2012	—
2012-00427	ELMORE BARBARA	DEFENDANT	6/08/2012	—
2012-00427	ELMORE JOAN D	DEFENDANT	6/08/2012	—

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00420	TARGET NATIONAL BANK F/K/A	PLAINTIFF	6/08/2012	—
2012-00420	RETAILERS NATIONAL BANK	PLAINTIFF	6/08/2012	—
2012-00420	HOLLISTER SHERYL A	DEFENDANT	6/08/2012	—
2012-00421	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	6/08/2012	—
2012-00421	JONES BOBBY JR	DEFENDANT	6/08/2012	—
2012-00422	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	6/08/2012	—
2012-00422	RUZALSKI JOHN J	DEFENDANT	6/08/2012	—

CONTRACT — DEBT COLLECTION: OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00419	GAFFKEN & BARRIGER FUND	PLAINTIFF	6/08/2012	—
2012-00419	EVANITSKY RANDY SR	DEFENDANT	6/08/2012	—

CONTRACT — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00415	GLOSSENGER RON PLAINTIFF/APPELLEE A/K/A	PLAINTIFF	6/06/2012	—
2012-00415	GLOSENGER RON PLAINTIFF/APPELLEE	PLAINTIFF	6/06/2012	—
2012-00415	RB GLOSSENGER EXCAVATING PLAINTIFF/APPELLEE A/K/A	PLAINTIFF	6/06/2012	—
2012-00415	RB GLOSENGER EXCAVATING PLAINTIFF/APPELLEE	PLAINTIFF	6/06/2012	—
2012-00415	MCDONNELL GRAEME DEFENDANT/APPELLANT	DEFENDANT	6/06/2012	—
2012-00415	MCDONNELL MICHAEL DEFENDANT/APPELLANT A/K/A	DEFENDANT	6/06/2012	—
2012-00415	MCDONNELL MICHAL DEFENDANT/APPELLANT	DEFENDANT	6/06/2012	—

PETITION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00412	1997 NISSAN	PETITIONER	6/05/2012	—
2012-00412	SEDORA DAVID	PETITIONER	6/05/2012	—
2012-00412	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	RESPONDENT	6/05/2012	—
2012-00428	ESCORT BOAT TRAILER	PETITIONER	6/08/2012	—
2012-00428	HATTERSLEY ELIZABETH	PETITIONER	6/08/2012	—

REAL PROPERTY — EJECTMENT

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00423	FEDERAL NATIONAL MORTGAGE	PLAINTIFF	6/08/2012	—
2012-00423	DOE JOHN AND/OR TENANT/OCCUPANT	DEFENDANT	6/08/2012	—

REAL PROPERTY — MORTGAGE FORECLOSURE COMMERCIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00410	DIME BANK	PLAINTIFF	6/05/2012	—
2012-00410	COUTTS KENNETH S	DEFENDANT	6/05/2012	—
2012-00410	COUTTS MICHELLE	DEFENDANT	6/05/2012	—
2012-00411	DIME BANK	PLAINTIFF	6/05/2012	—
2012-00411	COUTTS KENNETH S	DEFENDANT	6/05/2012	—
2012-00411	COUTTS MICHELLE	DEFENDANT	6/05/2012	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00408	WELLS FARGO BANK	PLAINTIFF	6/05/2012	—
2012-00408	HAMBY MATTHEW KANE	DEFENDANT	6/05/2012	—
2012-00408	HAMBY KENDAL	DEFENDANT	6/05/2012	—
2012~00424	ONEWEST BANK	PLAINTIFF	6/08/2012	—
2012~00424	CARDINALI FRANCINE	DEFENDANT	6/08/2012	—
2012-00424	CARDINALI TERRANCE	DEFENDANT	6/08/2012	—
2012-00425	M&T BANK	PLAINTIFF	6/08/2012	—
2012-00425	MOORE HAROLD	DEFENDANT	6/08/2012	—
2012-00425	BLACK CHRISTINE	DEFENDANT	6/08/2012	—

REAL PROPERTY — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00416	HYER JOHN	PLAINTIFF	6/06/2012	—
2012-00416	HYER ROBERT	PLAINTIFF	6/06/2012	—
2012-00416	LOIACONO LORI	PLAINTIFF	6/06/2012	—
2012-00416	PAPP BARBARA	PLAINTIFF	6/06/2012	—
2012-00416	KEEFER MARY ANN	PLAINTIFF	6/06/2012	—
2012-00416	FEDUCK DONNA	DEFENDANT	6/06/2012	—

TORT — MOTOR VEHICLE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00409	CONNELLY MARGARET	PLAINTIFF	6/05/2012	—
2012-00409	CONNELLY COREY	PLAINTIFF	6/05/2012	—
2012-00409	ROWE TYLER J	DEFENDANT	6/05/2012	—

TORT — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00414	STOUDT DANIEL	PLAINTIFF	6/06/2012	—
2012-00414	STOUDT SANDRA	PLAINTIFF	6/06/2012	—
2012-00414	SKLODOWSKI JANUSZ	DEFENDANT	6/06/2012	—

Senator Baker announced the addition of direct email updates for those interested in receiving the latest information regarding legislative, revenue, veteran affairs and other constituent news. Go to www.senatorbaker.com/e-mail.htm for more information.

MORTGAGES AND DEEDS

*RECORDED FROM JUNE 18, 2012 TO JUNE 22, 2012
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Fisher Craig M AKA Fisher Criag M AKA	First Columbia Bank & Trust Co		Clinton Township 62,500.00
Dellorusso Nicholas Dellorusso Brigitte	Wells Fargo Bank	Palmyra Township	105,000.00
Varilla Mark F Miller Wendy L	Penn Security Bank & Trust Company		Lehigh Township 47,500.00
Kasprenski Matthew L Kuchera Michael W	Citizens Savings Bank Valley National Bank	Paupack Township Paupack Township	174,000.00
Kurchera Kathleen AKA Kurchera Kathleen K AKA			250,000.00
Clarke Dorothy J	Mortgage Electronic Registration Systems	Damascus Township	
Westfall Clifford A			289,000.00
Vanorden Garold W Vanorden Tonya Ann	Wayne Bank	Palmyra Township	206,400.00
Halpin Ruth Ann	Mortgage Electronic Registration Systems	Salem Township	
ONeil Thomas Michael			131,140.00
Bogarowski John Edward	Fidelity Deposit & Discount Bank	Clinton Township	300,000.00
Miller Richard R Jr Miller Angela M Reeves Reevesmiller Angela M	Honesdale National Bank	Berlin Township	6,000.00
Dickison Mark A	Dime Bank	Berlin Township	38,000.00
Turek Mariola	Mortgage Electronic Registration Systems	Preston Township	165,400.00
Oyetuga Owolabi	Mortgage Electronic Registration Systems	Lake Township	
Oyetuga Carlene			154,000.00
Kornfeld Marc C Kornfeld Jennifer C	Wells Fargo Bank	Salem Township	142,000.00
Drew Patrick J Brussell Keara AKA Drew Keara E AKA	Valley National Bank	Berlin Township	156,000.00
Kroynak Charlotte	Habitat For Humanity Of Wayne County Pa Inc	Damascus Township	90,000.00
Puri Gina M	Habitat For Humanity Of Wayne County Pa Inc	Clinton Township	90,000.00
Novobilski Joseph David	First National Community Bank	Cherry Ridge Township	50,000.00

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

Cobb William G	First National Community Bank	Damascus Township	
Cobb Linda			120,000.00
Ellis Kevin J	Mortgage Electronic Registration Systems	Dyberry Township	
Ellis Rachael S			127,687.00
Vanorden Garold W	Wayne Bank	Lebanon Township	
Vanorden Tonya Ann			138,600.00
Daniels Shadoe M	Mortgage Electronic Registration Systems	Texas Township 1 & 2	
Richter Kelly L			134,693.00
Williamson Craig E Tr	Fifth Third Mortgage Company	Paupack Township	
Craig E Williamson Revocable Trust			157,000.00
Hughes Robert C	Pennstar Bank	Lake Township	
Batchelor Jacqueline R			79,200.00
Weinberger Richard F	Mortgage Electronic Registration Systems	Honesdale Borough	
Weinberger Christine			102,755.00
Dolle Robert J	J P Morgan Chase Bank	Lehigh Township	
Weaver Richard B	Mortgage Electronic Registration Systems	Bethany Borough	
Weaver Sandra J			82,309.00
Murphy Andrew Nelson	Mortgage Electronic Registration Systems	Cherry Ridge Township	
Murphy Kristina Satre			200,000.00
Appel Nancy L	Bank Of America	Lake Township	
Listman Douglas	Mortgage Electronic Registration Systems	Dreher Township	
Pinto Elaine	Mortgage Electronic Registration Systems	Lehigh Township	
Kroynak Charlotte	Habitat For Humanity Of Wayne County Pa Inc	Damascus Township	
Puri Gina M	Habitat For Humanity Of Wayne County Pa Inc	Clinton Township	
Dishong John	Honesdale National Bank	Clinton Township	
Dishong Cheryl			62,500.00
Graziadio Mark A	Honesdale National Bank	Texas Township	
Graziadio Susan J			32,200.00
Garrett William H	Honesdale National Bank	Berlin Township	
Garrett Lois C			50,000.00
Gorman Patrick J	Honesdale National Bank	Texas Township	
Gorman Antonia			100,000.00
Gorman Patrick J	Honesdale National Bank	Texas Township	
Gorman Antonia			50,000.00
Lloyd Elizabeth M	Metlife Home Loans	Cherry Ridge Township	
Lloyd Elizabeth M	Housing & Urban Development	Cherry Ridge Township	
Roche Thomas	Mortgage Electronic Registration Systems	Lake Township	
Dulay Thomas A	P N C Bank	Prompton Borough	
Arndts Marian AKA			125,000.00
Dulay Marian AKA			

McConnell Shane M	Mortgage Electronic Registration Systems	Lake Township	90,450.00
Flores Brian	J P Morgan Chase Bank	Texas Township	
Flores Heather Ann			153,351.00
Milani Michael A	Honesdale National Bank	Berlin Township	16,000.00
Thompson Jacob Howard By Af	Mortgage Electronic Registration Systems	Dyberry Township	
Thompson Alisha Ann Ind & Af			265,590.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Mihalik Samuel N	Mihalik Gregory T Mihalik Shelley R	Lebanon Township	
Avant Grady M	Twomey Frederick E	Damascus Township	
Mihalik Michael P	Mihalik Gregory T Mihalik Shelley R	Lebanon Township	
Ostrelich Rose	Boyes James Boyes Kimberly	Paupack Township	
Catanzano Raymond	Martin Robert	Paupack Township	
Catanzano Lucille	Martin Eileen		Lot 184
Lubragge Anthony Jr	Dellorusso Nicholas	Palmyra Township	
Lubragge Eleanor C	Dellorusso Brigitte		Lot 55
Bielli Berit S	Varilla Mark F Miller Wendy L	Lehigh Township	
Plantz Patricia Ann	Kohn James D Kohn Eileen S	Lehigh Township	
Sadler Susan J	Kasprenski Matthew L	Paupack Township	Lot 55
Bond James C	Muklewicz Shannon Renee	Sterling Township	
Bond Linda A			
Mead Robert A	Trouthaven	Manchester Township	
Mead Sandra Murphy			Lots 3 & 2
Paterno Eileen	Sharon Paterno Family Trust	Paupack Township	
Paterno Sharon L	Paterno Sharon Tr		
Weiss John R Tr	Halpin Ruth Ann	Salem Township	
Weiss Corrine A Tr	O'Neil Thomas Michael		Lot 118
Weiss Family Trust			
Blacksmith Frank	Patel Mahendra J	Lake Township	
Blacksmith Jacqueline	Patel Samir M Khahera Ami		Lot 2327
Pykus Mark	Dickison Mark A	Berlin Township	
Pykus Susan L			Lot 3
Lake Susan			
Wayne County	Wayne County	Bond	
Habitat For Humanity Of Wayne County Pa Inc	Kroynak Charlotte	Damascus Township	
Habitat For Humanity Of Wayne County Pa Inc	Puri Gina M	Clinton Township	Lot 12
Farrell William V	Ellis Kevin J	Dyberry Township	
Farrell Helene M	Ellis Rachael S		

Molinari Lillian E AKA	Molinari Lillian E	Dreher Township	
Molinari Lillian AKA	Mumford Phillippe J		Lot 126
Mihalik Gregory T	Vanorden Garold W	Lebanon Township	
Mihalik Shelley R	Vanorden Tonya Ann		
Schneider Ellice	Daniels Shadoc M	Texas Township 1 & 2	
	Richter Kelly L		
Schmucker Charles Daniel	Schmucker Charles Daniel	Scott Township	
Schmucker Aimee P			
Schmucker C Daniel	Schmucker C Daniel	Buckingham Township	
Schmucker Aimee P		Buckingham & Preston Twps	
		Preston Township	
		Preston & Buckingham Twps	
Mitchell William J	Mcgee Richard Jr	Salem Township	
Mitchell Helen P	Mcgee Olga		Lot 209
Kauders Ronald S	Kauders Ursula A	Lake Township	
Kauders Ursula A			Lot 3369
Wells Fargo Bank	Hughes Robert C	Lake Township	
	Batchelor Jacqueline R		
Mellina Veronica B Tr	Weinberger Richard F	Honesdale Borough	
Veronica Berry Revocable Lifetime Trust	Weinberger Christine		
Lester Byron David	Lester Byron David	Berlin Township	
Lester Guylaine M	Lester Jason David		
Malloy Timothy P	Malloy Margaret M	Scott Township	
Fitzgerald Kevin	Hollister Travis G	Lake Township	
Koskovich Frank W	Koskovich Frank W	Sterling Township	Lot 1
Koskovich Frank W	Koskovich Frank W	Sterling Township	Lot 5
Koskovich Frank W	Koskovich Frank W	Sterling Township	Lot 4
Koskovich Frank W	Koskovich Frank W	Sterling Township	Lot 2
Koskovich Frank W	Koskovich Frank W	Sterling Township	Lot 3
Grundon Janette	Charlesdelabrousse Marc	Manchester Township	
	Charlesdelabrousse Susan		Lots 302 & 303
Fannie Mae AKA	Mander Ashley L	Cherry Ridge Township	
Federal National Mortgage Association AKA	Warring Heath A		Lot 43
K M L Law Group			
Ireland Bliss Arneberg	Listman Douglas	Dreher Township	
Ireland I Thomas			
Bellman Jason T Exr	Bellman Jason T	Salem Township	
Bellman Joellen Est			

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Bellman Jason T Exr AKA Bellman Joellen Est Bellman Jason AKA	Bellman Jason T	Lake Township	
Ciringeoni Virginia R Gleason Patricia OHanley Philip J	Pinto Elaine	Lehigh Township	Lot 93
Wayne County Tax Claim Bureau Stupart Linda C	Dicks Ronald R Jr	Dreher Township	
Wayne County Tax Claim Bureau Kutsopias Louis T Kutsopias Edith M	Hamilton Shawn A Hamilton Jessica L	Dreher Township	
Wayne County Tax Claim Bureau Kutsopias Edith M	Hamilton Shawn A Hamilton Jessica L	Dreher Township	
Wayne County Tax Claim Bureau Schroeder David P	Dickinson Robert L	Dreher Township	
Wayne County Tax Claim Bureau Schroeder David P	Dickinson Robert L	Dreher Township	
Wayne County Tax Claim Bureau Agosto Jesus Agosto Mirta	Difalco Lawrence	Lehigh Township	
Wayne County Tax Claim Bureau Soltis Joseph J	Zegel Joanne	Manchester Township	
Wayne County Tax Claim Bureau Soltis Joseph J	Zegel Joanne	Manchester Township	

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Pine Lane Properties Inc	Shnitkind Irene		
Wayne County Tax Claim Bureau	Fedo Margaret	Manchester Township	
Skidmore Walter C			
Skidmore Margaret M			
Wayne County Tax Claim Bureau	Pontrello Anthony J Jr	Manchester Township	
Baker Frederick Paul			
Wayne County Tax Claim Bureau	Pontrello Anthony J Jr	Manchester Township	
Levonchuk John W			
Levonchuk Doris A			
Wayne County Tax Claim Bureau	Pontrello Anthony J Jr	Manchester Township	
McShane Cora C			
McShane Dennis			
Wayne County Tax Claim Bureau	Coleman Sarah	Paupack Township	
Balon Pavel			
Wayne County Tax Claim Bureau	Coleman Sarah	Paupack Township	
B & K W L E L L C			
Wayne County Tax Claim Bureau	Coleman Sarah	Paupack Township	
B & K W L E L L C			
Wayne County Tax Claim Bureau	Pagan Christopher	Manchester Township	
Biasco David P			
Wayne County Tax Claim Bureau	Pagan Christopher	Manchester Township	
Biasco David			
Wayne County Tax Claim Bureau	Difalco Lawrence	Lehigh Township	
Agosto Jesus			
Agosto Mirta			
Wayne County Tax Claim Bureau	Curran Judith D	Lehigh Township	
Agosto Jesus			
Agosto Mirta			
Wayne County Tax Claim Bureau	Rivers Darryl	Manchester Township	
Biasco David	Vasquez Sandra		
Hopkins George A	Hopkins Darice G	Salem Township	
Bookin Andrew	Vines Sy Miau	Paupack Township	
Bookin Judith			Lot A2 R
Vitali Eugene J Jr	Roche Thomas	Lake Township	
Vitali Evelyn			Lot 1
Smith Melbourne E	Brett Joseph	Paupack Township	
Smith Marion A			Lot 28
Farrand Ronald J	Farrand Tamera M	Bethany Borough	
Farrand Tamera M			
Kutch Barbara Ann Exr	Milani Michael A	Berlin Township	
Cassie Rosalie Est			Lot 19
Paterno Gene F	Paterno Gene F	Paupack Township	
Paterno Mingrui Wang	Paterno Mingrui Wang		
Kammeier Mitchell	Kammeier Jerry	Dyberry Township	
Kammeier Janette M	Kammeier Camille		
Kammeier Mitchell	Thompson Jacob Howard	Dyberry Township	
Kammeier Janette M	Thompson Alisha Ann		Lot 1



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