

# OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 2 ★ JULY 6, 2012 ★ Honesdale, PA ★ No. 17



## IN THIS ISSUE

RULES OF CRIMINAL PROCEDURE . . . . .	4
LEGAL NOTICES . . . . .	6
SHERIFF'S SALES . . . . .	10
CIVIL ACTIONS FILED . . . . .	25
MORTGAGES & DEEDS . . . . .	30

## CASES REPORTED

ORDER AMENDING RULE 541 OF  
THE RULES OF CRIMINAL PROCEDURE

© 2012 Legal Journal of Wayne County



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

The Hon. Raymond L. Hamill  
*President Judge*

The Hon. Robert J. Conway  
*Senior Judge*

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

*The Official Legal Publication of Wayne County, Pennsylvania*



Legal Journal of Wayne County

Christine Rechner, Esq., Acting Editor  
crechner@choiceonemail.com

Publisher:  
Bailey Design and Advertising  
3305 Lake Ariel Highway  
Honesdale, PA 18431

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

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

**Submit advertisements to**  
**[baileyd@ptd.net](mailto:baileyd@ptd.net)**

**OFFICERS**

*President*  
**Jeffrey Treat, Esq.**

*Vice-President*  
**Alfred G. Howell, Esq.**

*Secretary*  
**Ronnie Bugaj Fischer, Esq.**

*Treasurer*  
**Matthew Louis Meagher, Esq.**

---

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

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

---

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

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

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

---

MESSAGE FROM THE  
WAYNE COUNTY BAR ASSOCIATION



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

PRICING & RATES

**Notice Pricing**

*One time Insertions*

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

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

**Subscription Rates**

*Per Year*

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

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

WAYNE COUNTY OFFICIALS

**Judge of the Court of Common Pleas**

Raymond L. Hamill, *President Judge*  
Robert J. Conway, *Senior Judge*

**Magisterial District Judges**

Bonnie L. Carney  
Jane E. Farrell  
Ronald J. Edwards  
Ted Mikulak

**Court Administrator**

Linus H. Myers

**Sheriff**

Mark Steelman

**District Attorney**

Janine Edwards, Esq.

**Prothonotary, Clerk of The Court**

Edward “Ned” Sandercock

**Chief Public Defender**

Scott Bennett, Esq.

**Commissioners**

Brian W. Smith, *Chairman*  
Wendall R. Kay  
Jonathan Fritz

**Treasurer**

Brian T. Field

**Recorder of Deeds, Register of Wills**

Ginger M. Golden

**Coroner**

Edward Howell

**Auditors**

Carla Komar  
Judy O’Connell  
Kathleen A. Schloesser

**Jury Commissioners**

Judith M. Romich  
Patricia Biondo

**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.*

---

**EXECUTOR NOTICE**

Estate of NORA STEWART AKA  
NORA E. STEWART AKA NORA  
ELLA STEWART

Late of Damascus Township  
Executor

FREDERICK J. STEWART  
21 PHEASANT RUN LANE  
STRATHAM, NH 03885

Attorney

NICHOLAS A. BARNA  
831 COURT STREET  
HONESDALE, PA 18431

7/6/2012 • 7/13/2012 • 7/20/2012

---

**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

---

**OTHER NOTICES**

---

**FICTITIOUS NAME  
REGISTRATION**

NOTICE IS HEREBY GIVEN  
THAT AN APPLICATION FOR  
REGISTRATION OF  
FICTITIOUS NAME WAS FILED  
IN THE COMMONWEALTH OF

PENNSYLVANIA ON JUNE 20, 2012 FOR NATURE RENOVATIONS LOCATED AT 523 A CREEK DRIVE, PROMPTON, PA 18456. THE NAME AND ADDRESS OF EACH INDIVIDUAL INTERESTED IN THE BUSINESS IS ALAN STEPHENS, 523 A CREEK DRIVE, PROMPTON, PA 18456. THIS WAS FILED IN ACCORDANCE WITH 54 PaC.S. 311.

7/6/2012

---

**LEGAL NOTICE**

**ACTION IN QUIET TITLE**

IN THE COURT OF COMMON PLEAS OF THE 22ND JUDICIAL DISTRICT WAYNE COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
IN QUIET TITLE  
NO. 466 -CIVIL -2012

LINDA L. ALBERT,  
PLAINTIFF  
VS.

ESTATE OF MARJORIE M. NIZANKEWYCZ, Deceased, Her Personal Representatives, Heirs, Legatees and/or Devises, or anyone claiming by under or through, Marjorie M. Nizankewycz,  
DEFENDANT

To: **THE ESTATE OF MARJORIE M. NIZANKEWYCZ, Deceased, Her Personal Representatives, Heirs, Legatees and/or Devises, or anyone claiming by under or through, Marjorie M. Nizankewycz, Defendant,** you are

hereby notified that Linda L. Albert, the above named Plaintiff has begun an action in quiet title against you contesting your interest in and your failure to satisfy a mortgage covering the following described land in Wayne County, Pennsylvania:

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

Beginning at a point for a comer in the center of State Highway Route No. 590, leading from Salem Comers to the Borough of Hawley; thence along a stone wall, and on the line of lands formerly of Joseph Liski about North 46 degrees and 30 minutes East about 2,349.6 feet to a point for a comer (appearing in prior deeds in the chain of title as North 40 degrees East 142.4 rods); thence along the line of lands formerly of Finley about North 43 degrees and 30 minutes West about 840 feet to a stones for a comer (appearing in the prior chain of title as North 50 degrees west); thence about South 47 degrees and 50 minutes West about 1,895 feet to a fence post for a comer on the line of other lands of the former Grantors, Sylvia Mele, et ux.: thence through other lands of the said Grantors and the said Sylvia Mele, et ux. and along a wire fence, South 51 degrees 05 minutes East 287 feet to an 8 inch maple tree at the end of a stone wall, for a comer; thence still along the line of other lands of the said Grantors, the said Sylvio Mele, et ux. and



along the said stone wall. South 47 degrees and 20 minutes East 237 feet to the end of a barway at a stake for a comer; thence still partially through other lands of the said Grantors, Sylvio Mele, et ux. and partially along the line of lands of Hans Vogel, et ux. South 13 degrees West 603.7 feet to a point for a comer in the center of the herein above referred State Highway Route No. 590; thence along the center of the said State Highway, South 71 degrees and 30 minutes East 30 feet to the point or place of Beginning.

The said parcel containing 39.1 acres of land, be the same more or less, bearing being magnetic as of 1960. the description therefor being in accordance with a survey thereof made by George E. Ferris, R.S. on November 14, 1963.

Being the same premises which Olva Adolfsen, Linda Adolfsen and Linda Louise Adolfsen, now by marriage Linda L. Albert by deed dated October 2, 2009 and recorded in Wayne County Deed Book 3824, Page 41, granted and conveyed to Linda L. Albert.

Plaintiff has commenced this action against you in order to compel the satisfaction of that certain mortgage covering the above described premises dated November 30, 1990 and recorded in Wayne County Mortgage Book 339, Page 1150. Plaintiff alleges that said mortgage has been paid in full.

Since your whereabouts are unknown and Plaintiff has been unable to locate you the Sheriff was unable to serve you personally.

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the Court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you. You are required to file an answer by August 2, 2012 at 10:00 a.m. in Wayne County Courthouse, Courtroom #2, Honesdale, PA 18431. A copy of the Complaint is being held for you at the Office of the Prothonotary and Clerk of Courts in the Court House, 925 Court Street, Honesdale, P A 18431. All papers to be served on mark R Zimmer, 1133 Main Street, Honesdale, PA 18431, Attorney for Plaintiffs.

**YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

NORTHERN PA LEGAL SERVICES, INC.  
WAYNE COUNTY COURT HOUSE  
925 COURT STREET  
HONESDALE, PENNSYLVANIA  
(570) 253-1031

PENNSYLVANIA LAWYERS REFERRAL SERVICES

PO BOX 1986  
100 SOUTH STREET  
HARRISBURG PA 17108  
(800) 692-7375 OR (717) 238-  
6715

MARK R ZIMMER, ESQ  
Attorney for Plaintiff

7/6/2012

**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 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;

*Certified Equipment and Machinery Appraisals  
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

said point being a common corner of Lots 5 and 13; thence North 64°40'64"404040 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 and 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°1207'125656 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°54'06" 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°10'54" 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 entirety 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 HONESDALE PA 18431  
Tina Darlington 14 Cherry Drive HONESDALE 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 the 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, HONSDALE, PA 18431

Tax Parcel No. 01-0-0235-0044.0001

Seized and taken in execution as Chad T. Horst 5 Someday Drive HONSDALE 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

**SHERIFF'S SALE  
AUGUST 1, 2012**

By virtue of a writ of Execution Deutsche Bank National Trust Company as Trustee for the Certificateholders of the Morgan Stanley ABS Capital I Inc. Trust 2006-HE7, Mortgage Pass-Through Certificates, Series 2006-HE7 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 1st day of August, 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 Salem, Wayne County, Pennsylvania, known as Lot 297 Section 4 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.

TOGETHER WITH all and singular privileges, hereditaments and appurtenances whatsoever thereunto belonging or in anywise appertaining, and the revisions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, chain and demand whatsoever of Grantor, either in law or in equity, of, in and to the same.

BEING TAX.: 22-0-0018-0010

BEING KNOWN AS: 297  
RIDGEWOOD CIRCLE, LAKE  
ARIEL, PENNSYLVANIA 18436

Title to said premises is vested in Edward F. Figueroa and Joann Figueroa, his wife, by deed from JOSEPH A. LEAL AND CARMELA LEAL, HIS WIFE dated April 29, 2002 and recorded May 7, 2002 in Deed Book 1982, Page 243.

Seized and taken in execution as  
Joann Figueroa 709 The Hideout  
297 Ridgewood Circle LAKE  
ARIEL PA 18436  
Edward F. Figueroa 709 The  
Hideout 297 Ridgewood Circle  
LAKE ARIEL PA 18436

Execution No. 118-Civil-2012  
Amount \$296,270.96 Plus  
additional

May 16, 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.

**7/6/2012 • 7/13/2012 • 7/20/2012**

---

**SHERIFF'S SALE  
AUGUST 1, 2012**

By virtue of a writ of Execution PHH Mortgage Corporation issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 1st day of August, 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 certain pieces or parcels of land situate, lying and being in the Borough of Waymart, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at the edge of a 40 foot wide drive known as Brookside Road (identified on original survey as Sara Gar Drive and which drive leads to Honesdale Road) at the corner of Lot 4 and Lot 5; thence through lands now or formerly of Grantor along Lot 4, South 84 degrees 45 minutes East 177.80 feet to a point for a corner; thence South 05 degree 15 minutes West 100.00 feet to a point for a corner; thence along Lot 6, North 84 degrees 45 minutes West 177.80 feet to a point for a corner on the edge of Brookside Road; thence along the edge of said Brookside Road North 05 degrees 15 minutes East 100.0 feet to the point and place of BEGINNING.

CONTAINING therein 17,780 square feet of land, more or less,



and being identified as Lot 5, Block 'A' on map by Frank Gardner and Andrew Strelecky entitled 'Bridges Acres' dated September 24, 1973, and recorded at Wayne County Map Book 22, Page 121.

Subject to the same conditions, exceptions and reservations as are contained in the deeds forming the chain of title.

TITLE TO SAID PREMISES VESTED IN Adam H. Bassette and Dawn L. Bassette, his wife, by Deed from Adam H. Bassette, dated 10/20/2006, recorded 10/24/2006 in Book 3160, Page 27.

Premises being: 21 BROOKSIDE ROAD, WAYMART, PA 18472

Tax Parcel No. 28-0-0003-0088

Seized and taken in execution as Adam H. Bassette 9168 E. RainsageStreet TUCSON AZ 85747  
Dawn L. Bassette 9168 E. Rainsage Street TUCSON AZ 85747

Execution No. 132-Civil-2011  
Amount \$169,146.76 Plus additional

May 16, 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.

7/6/2012 • 7/13/2012 • 7/20/2012

**SHERIFF'S SALE  
AUGUST 1, 2012**

By virtue of a writ of Execution Deutsche Bank National Trust Co., as Trustee for Long Beach Mortgage Loan Trust 2006-4 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 1st day of August, 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 located in the Township of Cherry Ridge, County of Wayne, Commonwealth of Pennsylvania, and being more particularly

described as follows:

Beginning at a point in the center of State Road Route 63023; thence along a stone wall and along lands of Bertha Peck Haggerty South fifteen (15) degrees and forty-seven (47) minutes East four hundred seventy-five and three-tenths (475.3) feet to a post in a stone wall for a corner; thence along a stone wall through lands of the Grantors South seventy-five (75) degrees and forty-five (45) minutes West one hundred thirty (130) feet to a pipe corner on the northerly side of the said wall; thence through lands of the Grantors North twenty-one (21) degrees West three hundred fifty-six and five tenths (356.5) feet to a point in the center of the said road; thence along the center of the same North thirty-eight (38) degrees and twenty-nine (29) minutes East two hundred (200) feet to the place of beginning.

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

The bearings are magnetic as of 1968.

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

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

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

1. Construction shall be limited to one single family dwelling on the premises herein conveyed, with or without a one or two car garage, and one outbuilding such as tool shed.
2. Said dwelling must have complete sanitary plumbing and septic tanks.
3. The Grantees, their heirs and assigns, hereby covenant with the Grantors, their heirs and assigns, that the said premises and/or any building to be erected thereon shall not at any time be used for the purpose of any trade, manufacture or business of any kind, or as a school, hospital or other charitable institution or as a hotel or place of resort. No tents, trailers, mobile homes or other portable means of abode shall be permitted on said premises.

And the Grantees accept this conveyance subject to the easements, restrictions and conditions above set forth and for themselves, their heirs and assigns, covenant to and with the Grantors, their heirs and assigns, that the said Grantees will, and their heirs and assigns, shall forever faithfully observe and perform said several restrictions and conditions and each of them. And if the said Grantees, or any person claiming under them shall at any time

violate, or attempt to violate or shall omit to perform or observe anyone of the foregoing restrictions and conditions, it shall be lawful for the Grantors, their heirs and assigns, or any person owning land upon which these covenants are likewise binding, and which is subject to the same restriction or condition in respect to which the default is made, to institute and prosecute appropriate proceedings at law or in equity for the wrong done or

PROPERTY ADDRESS: 188  
WHITE MILLS ROAD,  
HONESDALE, PA 18431

PARCEL NO. 05-0-0274-0098

Seized and taken in execution as attempted. Brett F. Barnes 188 White Mills Road Honesdale PA 18431  
Patricia Barnes 798 Maplewood Road Lake Ariel PA 18436

Execution No. 378-Civil-2009  
Amount \$174,258.12 Plus  
additional  
May 16, 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.**

Kristina Murtha Esq.

**7/6/2012 • 7/13/2012 • 7/20/2012**

**SHERIFF'S SALE  
AUGUST 1, 2012**

By virtue of a writ of Execution The Bank of New York Mellon Trust Company, N.A., f/k/a The Bank of New York Trust Company, N.A., as Trustee for Chase Mortgage Finance Trust Series issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 1st day of August, 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 situated in the Township of Damascus, Wayne County, and Commonwealth of Pennsylvania, bounded and described as follows:

**BEGINNING** at an iron pin corner,

said corner being the southeasterly corner of Kuehling (Deed Book 239, Page 0008) and also the edge of a private road right-of-way; thence along said right-of-way the following four (4) courses and distances:

- (1) South eighteen (18) degrees thirty (30) minutes zero (00) seconds West sixty-nine and twenty-three hundredths (69.23) feet;
- (2) South nineteen (19) degrees nine (09) minutes eighteen (18) seconds West one hundred eleven and thirty-three hundredths (111.33) feet;
- (3) South thirty-five (35) degrees five (05) minutes forty-seven (47) seconds West eighty-three and eighty-nine hundredths (83.89) feet;
- (4) South forty-six (46) degrees forty-one (41) minutes fifty-four (54) seconds West one hundred forty-three and twenty-two hundredths (143.22) feet to the intersection of this private road right-of-way with the right-of-way of the Lester Burlein Drive; thence along the right-of-way of the Lester Burlein Drive the following three (3) courses and distances:
  - (1) South seventy-one (71) degrees forty-seven (47) minutes thirty-six (36) seconds West ninety-nine and five hundredths (99.05) feet;
  - (2) South sixty-two (62) degrees forty-one (41) minutes fifty-nine

(59) seconds West eighty-four and seventy-seven hundredths (84.77) feet;

(3) South fifty-six (56) degrees thirty-eight (38) minutes fifty-nine (59) seconds West twenty-five and zero hundredths (25.00) feet to a set iron pin corner of this right-of-way line;

THENCE North thirty-one (31) degrees forty-seven (47) minutes forty-six (46) seconds West one hundred eighteen and twenty-two hundredths (118.22) feet through the lands of H. Clemen, et ux to a set iron pin corner; said corner being on line of lands of Stolpiec Lot 30-A; thence along Lot 30-A North fifty-eight (58) degrees fifty-four (54) minutes fifty-eight (58) seconds East one hundred sixty-one and eight hundredths (161.08) feet to a set iron pin corner; said corner being on line of lands of Sidlowski (Deed Book 314; Page 450); thence North twenty-six (26) degrees fifty-three (53) minutes forty-two (42) seconds East two hundred eight and twenty-eight hundredths (208.28) feet along lands of Sidlowski to a found iron pin corner, said corner being on line of land of Ott (Deed Book 270; Page 246); thence along Ott South eighty-six (86) degrees eleven (11) minutes eighteen (18) seconds East twenty-six and twenty-two hundredths (26.22) feet to a found iron pin corner; thence North thirteen (13) degrees thirty-seven (37) minutes six (06) seconds East seventy-five and thirty-three hundredths (75.33) feet

to a found iron pin corner being on line of land of Kuehling (Deed Book 239; Page 0008); thence along Kuehling South eighty-four (84) degrees one (01) minute forty-one (41) seconds East one hundred eighty-eight and fifty hundredths (188.50) feet to the place of BEGINNING.

CONTAINING two (2.00) acres of land be the same more or less and being known and designated as Lot No. 100, Section 2, Bavarian Village.

THE PREMISES ABOVE DESCRIBED are in accordance with Map of Survey made by Robert J. Kretschmer, R.S. dated August, 1981, which was approved by the Damascus Township Planning Commission September 10, 1981 and approved by the Damascus Township Supervisors September 11, 1981, a map is recorded in Wayne County Map Book Volume 47 at Page 30.

ALSO GRANTING AND CONVEYING unto the Grantees herein named, their heirs and assigns forever, the free and uninterrupted right, use, liberty and privilege of ingress, egress and regress to and from the premises above described and the public highway, along, over and upon rights-of-way as shown on said map of survey.

UNDER AND SUBJECT to rights, restrictions, covenants and conditions as in Deed Book 390 Page 6.

ALSO GRANTING AND CONVEYING unto the Grantees herein, their heirs and assigns, the free and uninterrupted right, liberty and privilege of an easement for ingress, egress and regress along, over and upon the roadways located in Bavarian Village, in common, however, with other persons lawfully using said roadways, as the same was excepted and reserved unto Herbert Clemen and Hildegard Clemen, his wife, in their deed to the Hilltop Village Association, dated September 1, 1981 and recorded September 25, 1981 in Deed Book 385 at Page 363, subject to the condition contained therein, namely that the grantees of said rights-of-way shall become members of the Hilltop Village Association.

ALSO GRANTING AND CONVEYING unto the Grantees herein, their heirs and assigns the free and uninterrupted right, liberty and privilege to take water from the water system or systems in Bavarian Village, in common, however, with other persons lawfully taking said water, as the same was excepted and reserved unto Herbert Clemen and Hildegard Clemen, his wife, in their deed to the Hilltop Village Association, dated September 1, 1981 and recorded September 15, 1981 in Deed Book 385 at Page 363 aforesaid.

THE ABOVE PREMISES are designated as parcel number 07-06-

100 on the tax maps of Damascus Township, Wayne County, Pennsylvania.

SUBJECT TO public utility easements appearing of record or which an inspection of the premises would disclose.

BEING the same premises which Elimelech Rigerman, by Deed dated June 23, 2009 and recorded in the Office of the Recorder of Deeds of Wayne County on June 30, 2009, in Deed Book Volume 3771, Page 195, granted and conveyed unto Yisroel Rigerman and Moshe Rigerman, as tenants in common of an undivided one-third interest each. BY THIS DEED, title is vested one-third (1/3) in Elimelech Rigerman, one-third (1/3) in Yisroel Rigerman, and one-third (1/3) in Moshe Rigerman, as tenants in common of an undivided one-third interest each.

Seized and taken in execution as Elimelech Rigerman 13 Hill Street BEACH LAKE PA 18405  
Yisroel Rigerman, Additional Defendant 835 47th Street BROOKLYN NY 11220  
Moshe Rigerman, Additional Defendant 2048 64th Street, BROOKLYN NY 11204

Execution No. 330-Civil-2009  
Amount \$177,465.08 Plus additional

May 22, 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 Parcel #07-0-0006-0100 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.**

Kristine M. Anthon, Esq.

7/6/2012 • 7/13/2012 • 7/20/2012

**SHERIFF'S SALE  
AUGUST 1, 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 1st day of August, 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, LYING AND BEING IN THE TOWNSHIP OF PRESTON, COUNTY OF WAYNE, COMMONWEALTH OF PENNSYLVANIA, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE CENTERLINE OF SR 4073 (A/K/A WRIGHTER LAKE ROAD), SAID POINT BEING THE COMMON CORNER OF LOT 1 AND LOT 2, HEREIN DESCRIBED. SAID POINT OF BEGINNING BEING NORTH THIRTY-THREE DEGREES TWENTY-SIX MINUTES EAST (N 33 DEGREES 26(N 33 DEGREES 26 E) A DISTANCE OF FOUR HUNDRED TEN AND NO HUNDREDTHS FEET (410.00(410.00) ALONG THE CENTERLINE OF SR 4073 FROM THE EASTERLY CORNER OF LANDS NOW OR FORMERLY OF BENEDETTO B. PASSARELLI (D.B. 942-P.102, PARCEL 1).

THENCE, LEAVING THE CENTERLINE OF SR 4073 AND ALONG THE LINE OF LOT 1 , NORTH SIXTY-NINE DEGREES NINE MINUTES WEST (N 69 DEGREES 09SIXTY-NINE DEGREES NINE MINUTES WEST (N 69 DEGREES 09 W) A DISTANCE OF TWO HUNDRED TEN AND NO HUNDREDTHS FEET (210.00HUNDRED TEN

AND NO HUNDREDTHS FEET (210.00) TO AN IRON PIN CORNER; AND, NORTH THIRTEEN DEGREES FORTY-ONE MINUTES EAST (N 13 DEGREES 41THIRTEEN DEGREES FORTY-ONE MINUTES EAST (N 13 DEGREES 41 E) A DISTANCE OF FIVE HUNDRED SIXTY-FIVE AND NO HUNDREDTHS FEET (565.00HUNDRED SIXTY-FIVE AND NO HUNDREDTHS FEET (565.00) TO AN IRON PIN CORNER; AND, SOUTH SIXTY-NINE DEGREES THIRTY-TWO MINUTES EAST (S 69 DEGREES 32SOUTH SIXTY-NINE DEGREES THIRTY-TWO MINUTES EAST (S 69 DEGREES 32 E) A DISTANCE OF THREE HUNDRED FOUR AND THIRTY-FOUR HUNDREDTHS FEET (304.34DISTANCE OF THREE HUNDRED FOUR AND THIRTY-FOUR HUNDREDTHS FEET (304.34) TO A POINT ON THE FIRST MENTIONED CENTERLINE OF SR 4073.

THENCE ALONG THE CENTERLINE OF SR 4037, SOUTH SIXTEEN DEGREES FIFTY MINUTES WEST (S 16 DEGREES 50WEST (S 16 DEGREES 50 W) A DISTANCE OF ONE HUNDRED FIFTY-SEVEN AND NINETY HUNDREDTHS FEET (157.90HUNDREDTHS FEET (157.90) TO A POINT; AND, SOUTH TWENTY DEGREES THIRTY MINUTES WEST (S 20 DEGREES 30WEST (S 20

DEGREES 30 W) A DISTANCE OF ONE HUNDRED EIGHTY-ONE AND NO HUNDREDTHS FEET (181.00) HUNDREDTHS FEET (181.00) TO A POINT; AND, SOUTH TWENTY-SEVEN DEGREES FORTY-FOUR MINUTES WEST (S 27 DEGREES 44 FORTY-FOUR MINUTES WEST (S 27 DEGREES 44 W) A DISTANCE OF ONE HUNDRED THIRTY-SEVEN AND SEVENTY-SEVEN HUNDREDTHS FEET (137.77) TO A POINT; AND, SOUTH THIRTY-THREE DEGREES TWENTY-SIX MINUTES WEST (S 33 DEGREES 26 THIRTY-THREE DEGREES TWENTY-SIX MINUTES WEST (S 33 DEGREES 26 W) A DISTANCE OF EIGHTY-NINE AND FIFTY HUNDREDTHS FEET (89.50) EIGHTY-NINE AND FIFTY HUNDREDTHS FEET (89.50) TO THE POINT OF BEGINNING.

BEING KNOWN AS: 233 WRIGHTER LAKE ROAD, THOMPSON, PA 18465

PROPERTY ID: 20-0-0150-0017

TITLE TO SAID PREMISES IS VESTED IN JEFFREY STEPHENS BY DEED FROM JULIE STEPHENS, F/K/A JULIE ALICE KINZINGER DATED 05/22/2007 RECORDED

06/05/2007 IN DDED BOOK 3308 PAGE 66.

Seized and taken in execution as Jeffrey Stephens 2753 Wrighter Lake Road THOMPSON PA 18465

Execution No. 130-Civil-2012 Amount \$89,257.76 Plus additional

May 30, 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.**

Udren Law Offices, PC

**7/6/2012 • 7/13/2012 • 7/20/2012**



**CIVIL ACTIONS FILED**

*FROM JUNE 9, 2012 TO JUNE 15, 2012  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**JUDGMENTS**

<b>NUMBER</b>	<b>LITIGANT</b>	<b>DATE</b>	<b>DESCRIPTION</b>	<b>AMOUNT</b>
1996-20380	ROUSSEAU GARY	6/12/2012	SATISFACTION	875.00
2009-00391	G4ATZ WERNER	6/11/2012	FINAL JUDGMENT	—
2009-00391	CLERKIN RICHARD	6/11/2012	FINAL JUDGMENT	—
2009-00429	GLATZ WERNER	6/11/2012	FINAL JUDGMENT	—
2009-00429	CLERKIN RICHARD	6/11/2012	FINAL JUDGMENT	—
2009-21570	SIMMONS ERNEST L	6/12/2012	SATISFACTION	643.98
2009-21570	SIMMONS GAYLE	6/12/2012	SATISFACTION	643.98
2010-00596	FILIMON GHEORGHE	6/13/2012	JUDGMENT/STIPULATION	213,703.56
2010-00596	FILIMON RODICA	6/13/2012	JUDGMENT/STIPULATION	213,703.56
2010-00596	FILIMON GHEORGHE	6/13/2012	WRIT OF EXECUTION	213,703.56
2010-00596	FILIMON RODICA	6/13/2012	WRIT OF EXECUTION	213,703.56
2010-20017	SIMMONS ERNEST L	6/12/2012	SATISFACTION	955.30
2010-20017	SIMMONS GAYLE 11,	6/12/2012	SATISFACTION	955.30
2010-20528	HONESDALE NAITONAL BANK THE GARNISHEE	6/12/2012	DISCONTINUE/GARNISHE	—
2010-20669	JONES LAWRENCE	6/11/2012	SATISFACTION	348.83
2010-20669	JONES EMILIE	6/11/2012	SATISFACTION	348.83
2010-20779	LIA ENTERPRISES LLC	6/12/2012	SATISFACTION	536.00
2011-00013	CHRISITIDES JACQUELINE A	6/15/2012	SATISFACTION	—
2011-00338	LOGAN ROBERT J	6/13/2012	JGMT/ARBITRATION AWD	8,000.00
2011-00338	LOGAN DAVID C TRUST OF	6/13/2012	JGMT/ARBITRATION AWD	8,000.00
2011-00338	LOGAN JOHN N	6/13/2012	JGMT/ARBITRATION AWD	8,000.00
2011-00338	HERBERT THERESA M	6/13/2012	JGMT/ARBITRATION AWD	8,000.00
2011-00734	MIGNOGNA MARION	6/13/2012	DEFAULT JUDGMENT	16,765.97
2011-00734	EASTERN OVERHAWK LLC TERRE TENANT	6/13/2012	DEFAULT JUDGMENT	16,765.97
2011-00800	FIGUEROA JOSE	6/14/2012	WRIT OF EXECUTION	163,747.58
2011-20119	BORSDAMS INC	6/12/2012	SATISFACTION/ORDER	—
2011-20229	JONES LAWRENCE	6/11/2012	SATISFACTION	526.96
2011-20229	JONES EMILIE	6/U/2012	SATISFACTION	526.96
2011-20229	OGARRO PAULINE P	6/11/2012	SATISFACTION	526.96
2011-20229	O'GARRO PAULINE P	6/11/2012	SATISFACTION	526.96
2011-20721	WASTE LOGISTICS INCORPORATED A CORPORATION	6/11/2012	SATISFACTION	4,327.62
2011-20797	LEEDS JOSHUA DENNIS	6/14/2012	SATISFACTION	—
2011-21315	RYAN KEVIU PATRICK	6/11/2012	SATISFACTION	391.43
2011-21397	SCIBLO JOHN P	6/14/2012	SATISFACTION	—
2011-21397	WAYNE BANK GARNISHEE	6/14/2012	SATISFACTION/GARNISH	—
2012-00037	TRESHNIK BRIAN S	6/13/2012	DEFAULT JUDGMENT	51,323.77

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

2012-00087	POPE LILY R	6/12/2012	DEFAULT JUDGMENT	146,929.44
2012-00087	POPE LILY R	6/12/2012	WRIT OF EXECUTION	146,926.44
2012-00119	DEVIVO ANGELA	6/12/2012	WRIT OF EXECUTION	136,422.44
2012-00215	LUCARELLI DENIS	6/13/2012	DEFAULT JUDGMENT	273,855.38
2012-00215	LUCARELLI DENIS	6/13/2012	WRIT OF EXECUTION	278,124.98
2012-00220	BILELLA JOSEPH P JR	6/13/2012	DEFAULT JUDGMENT	93,994.81
2012-00220	BILELLA HAZEL	6/13/2012	DEFAULT JUPGMENT	93,994.81
2012-00227	MAJKA KENNETH T JR	6/13/2012	DEFAULT JUDGMENT	220,676.07
2012-00250	MENOTTI ADORE J	6/14/2012	DEFAULT JUDGMENT	70,693.68
2012-00250	MENOTTI DANIELLE	6/14/2012	DEFAULT JUDGMENT	70,693.68
2012-00250	MENOTTI ADORE J	6/14/2012	WRIT OF EXECUTION	70,693.68
2012-00250	MENOTTI DANIELLE	6/14/2012	WRIT OF EXECUTION	70,693.68
2012-00434	YEDINAK PAUL S	6/11/2012	CONFESSION OF JDGMT	329,604.79
2012-00434	YEDINAK ENTERPROSES INC D/B/A	6/11/2012	CONFESSION OF JDGMT	329,604.79
2012-00434	WELLER WOODWORKING D/B/A	6/11/2012	CONFESSION OF JDGMT	329,604.79
2012-00435	YEDINAK ENTERPRISES INC	6/11/2012	COUFESSIOU OF JDGMT	192,487.03
2012-00435	YEDINAK PAUL S	6/11/2012	COUFESSION OF JOGMT	192,487.03
2012-00435	YEDINAK STEPHEN G	6/11/2012	CONFESSION OF JDGMT	192,487.03
2012-20047	CHIARCHIARO MELISSA	6/11/2012	SATISFACTION	823.09
2012-20153	HILL DARLENE ANN	6/11/2012	SATISFACTION	—
2012-20247	BOULA FRANK J	6/11/2012	SATISFACTION	390.71
2012-20247	BOULA MICHELE	6/11/2012	SATISFACTION	390.71
2012-20448	POLAY MICHAEL	6/11/2012	SATISFACTION	1,577.92
2012-20448	POLAY JANET	6/11/2012	SATISFACTION	1,577.92
2012-20604	JONES LAWRENCE	6/11/2012	SATISFACTION	833.56
2012-20604	O'GARRO PAULINE P	6/11/2012	SATISFACTION	833.56
2012-20604	OGARRO PAULINE P	6/11/2012	SATISFACTION	833.56
2012-20604	JONES EMILIE	6/11/2012	SATISFACTION	833.56
2012-20713	LANE SUSAN	6/11/2012	FEDERAL TAX LIEN	36,918.91
2012-20714	THEOBALD WILLIAM	6/11/2012	JP TRANSCRIPT	1,432.08
2012-20715	KUCHAK ROSE T	6/11/2012	MUNICIPAL LIEN	694.36
2012-20716	MATHIAS RALPH H	6/11/2012	MUNICIPAL LIEN	742.49
2012-20716	MATHIAS CONNIE S	6/11/2.012	MUNICIPAL LIEN	742.49
2012-20717	FISHER PAUL JR	6/12/2012	MUNICIPAL LIEN	775.30
2012-20717	FISHER PAULINE	6/12/2012	MUNICIPAL LIEN	775.30
2012-20718	GENAO VICTOR M	6/12/2012	MUNICIPAL LIEN	609.03
2012-20719	HEDLUND ROUALD	6/12/2012	MUNICIPAL LIEN	648.41
2012-20720	HELMAN THOMAS	6/12/2012	MUNICIPAL LIEN	605.85
2012-20721	KENNEDY GEORGE	6/12/2012	MUNICIPAL LIEN	646.22
2012-20721	KENNEDY DIANE M	6/12/2012	MUNICIPAL LIEN	646.22
2012-20722	KIMMEL JULIE	6/12/2012	MUNICIPAL LIEN	657.15
2012-20723	KREZONIS BRUCE	6/12/2012	MUNICIPAL LIEN	735.92
2012-20723	KREZONIS MELIUDA	6/12/2012	MUNICIPAL LIEN	735.92
2012-20724	B&R COLLISION CORP A CORPORATION	6/12/2012	FEDERAL TAX LIEN	6,876.87
2012-20725	MACDOWELL KATHLEEN	6/12/2012	JP TRANSCRIPT	483.50

2012-20726	FALCON CONSTRUCTION		6/12/2012	JP TRANSCRIPT	668.17
2012-20727	DENNIS HOOK MOBILE HOME REPAIR		6/12/2012	JP TRANSCRIPT	456.86
2012-20728	FRAMMIGEN SARAH L		6/13/2012	JP TRANSCRIPT	1,535.67
2012-20729	HAWKINS WILLIAM		6/14/2012	JUDGMENT	1,341.50
2012-20729	LEWIS WILLIAM		6/14/2012	JUDGMENT	1,341.50
	A/K/A				
2012-20730	JOHNSON CHRISTOPHER S		6/14/2012	JUDGMENT	1,994.50
2012-20731	MELOFCHIK BLAISE DAVID		6/14/2012	JUDGMENT	2,995.50
2012-20732	MILROY KATIE LORRAINE		6/14/2012	JUDGMENT	1,888.21
2012-20733	NOLAN TIMOTHY C		6/14/2012	JUDGMENT	5,909.00
2012-20134	KUBUS REGINA		6/14/2012	JP TRANSCRIPT	2,922.45
2012-20735	VICKREY BROOKS C		6/15/2012	JP TRANSCRIPT	6,529.93
2012-20735	VICKREY BARBARA		6/15/2012	JPTRANSCRIPT	6,529.93
2012-20735	VICKREY BROOKS C		6/15/2012	WRIT OF EXECUTION	8,279.38
2012-20735	VICKREY BARBARA		6/15/2012	WRIT OF EXECUTION	8,279.38
2012-20736	BURKE RICHARD		6/15/2012	JP TRANSCRIPT	2,103.00
2012-20736	BURKE ELECTRIC		6/15/2012	JP TRANSCRIPT	2,103.00
	D/B/A				
2012-20737	MOHR ROBERT F		6/15/2012	FEDERAL TAX LIEN	114,295.73
2012-40033	CLARK JAMES OWNER	P	6/13/2012	STIP VS LIENS	—
2012-40033	CLARK ANDRIA OWNER	P	6/13/2012	STIP VS LIENS	—
2012-40033	CLARK CAROLYN M OWNER	P	6/13/2012	STIP VS LIENS	—
2012-40033	BOLELLA DENNIS		6/13/2012	STIP VS LIENS	—
	CONTRACTOR				
2012-40033	DB GENERAL CONTRACTORS		6/13/2012	STIP VS LIENS	—

### COMPLAINT — CONFESSION

CASE NO.	INDEXED PARTY		TYPE	DATE	AMOUNT
2014-00434	FIRST NATIONAL BANK OF PENNSYLVANIA SUCCESSOR BY MERGER TO		PLAINTIFF	6/11/2012	—
2012-00434	COMMUNITY BANK & TRUST CO		PLAINTIFF	6/11/2012	—
2012-00434	YEDINAK PAUL S		DEFENDANT	6/11/2012	—
2012-00434	YEDINAK ENTERPROSES INC D/B/A		DEFENDANT	6/11/2012	—
2012-00434	WELLER WOODWORKING DIB/A		DEFENDANT	6/11/2012	—
2012-00435	FIRST NATIONAL BANK OF PENNSYLVANIA SUCCESSOR BY MERGER TO		PLAINTIFF	6/11/2012	—
2012-00435	COMMUNITY BANK & TRUST CO		PLAINTIFF	6/11/2012	—
2012-00435	YEDINAK ENTERPRISES INC		DEFENDANT	6/11/2012	—
2012-00435	YEDINAK PAUL S		DEFENDANT	6/11/2012	—
2012-00435	YEDINAK STEPHEN G		DEFENDANT	6/11/2012	—
2012-00435	YEDINAK PATRICIA		DEFENDANT	6/11/2012	—

**CONTRACT — DEBT COLLECTION: CREDIT CARD**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00437	ASSET ACCEPTANCE	PLAINTIFF	6/12/2012	—
2012-00437	MONTIEL FIDEL A	DEFENDANT	6/12/2012	—
2012-00438	ASSET ACCEPTANCE	PLAINTIFF	6/12/2012	—
2012-00438	ANTIDORMI JEANNE M	DEFENDANT	6/12/2012	—
2012-00439	ASSET ACCEPTANCE	PLAINTIFF	6/12/2012	—
2012-00439	ELY ROB	DEFENDANT	6/12/2012	—
2012-00443	STATE FARM BANK	PLAINTIFF	6/12/2012	—
2012-00443	RIEFLER TAMMY	DEFENDANT	6/12/2012	—

**MISCELLANEOUS — OTHER**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00446	CAPITAL ONE BANK PLAINTIFF/APPELLANT	PLAINTIFF	6/15/2012	—
2012-00446	IRVING GILBERT J DEFENDANT/APPELLEE	DEFENDANT	6/15/2012	—

**REAL PROPERTY — EJECTMENT**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00442	FEDERAL HOME LOAN MORTGAGE	PLAINTIFF	6/12/2012	—
2012-00442	ARIS RAYMOND OR OCCUPANTS	DEFENDANT	6/12/2012	—

**REAL PROPERTY — MORTGAGE FORECLOSURE COMMERCIAL**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00448	BAYVIEW LOAN SERVICING	PLAINTIFF	6/15/2012	—
2012-00448	COYNE KEITH T	DEFENDANT	6/15/2012	—

**REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00429	BANK OF AMERICA	PLAINTIFF	6/11/2012	—
2012-00429	CUMMISKEY ALICE A/K/A	DEFENDANT	6/11/2012	—
2012-00429	COMMISKEY ALICE P	DEFENDANT	6/11/2012	—
2012-00429	COMMISKEY MICHAEL A/K/A	DEFENDANT	6/11/2012	—
2012-00429	COMMISKEY MICHAEL T	DEFENDANT	6/11/2012	—
2012-00430	JP MORGAN CHASE BANK SUCCESSOR BY PURCHASE FROM	PLAINTIFF	6/11/2012	—
2012-00430	FDIC AS RECEIVER FOR	PLAINTIFF	6/11/2012	—
2012-00430	WASHINGTON MUTUAL BANK F/K/A	PLAINTIFF	6/11/2012	—
2012-00430	WASHINGTON MUTUAL BANK, FA	PLAINTIFF	6/11/2012	—
2012-00430	AYALA JOSEPH I A/K/A	DEFENDANT	6/11/2012	—
2012-00430	AYALA JOSE I	DEFENDANT	6/11/2012	—

2012-00431	FAIRWAY CONSUMER DISCOUNT CO	PLAINTIFF	6/11/2012	—
2012-00431	TARANTINO ANTHONY J	DEFENDANT	6/11/2012	—
2012-00431	TARANTINO TERRI A	DEFENDANT	6/11/2012	—
2012-00432	AURORA LOAN SERVICES	PLAINTIFF	6/11/2012	—
2012-00432	PETERS ROBERT J	DEFENDANT	6/11/2012	—
2012-00432	PETERS PATRICIA A	DEFENDANT	6/11/2012	—
2012-00433	WELLS FARGO DELAWARE TRUST CO AS TRUSTEE FOR	PLAINTIFF	6/11/2012	—
2012-00433	VERICREST OPPORTUNITY LOAN	PLAINTIFF	6/11/2012	—
2012-00433	MARKOWITZ DAVID	DEFENDANT	6/11/2012	—
2012-00433	MARKOWITZ DEBRA	DEFENDANT	6/11/2012	—
2012-00436	JPMORGAN CHASE BANK	PLAINTIFF	6/12/2012	—
2012-00436	DEVINE JOHN J	DEFENDANT	6/12/2012	—
2012-00436	DEVINE LINDA E	DEFENDANT	6/12/2012	—
2012-00441	CITIZENS SAVINGS BANK	PLAINTIFF	6/12/2012	—
2012-00441	CRAWFORD JANET E	DEFENDANT	6/12/2012	—
2012-00441	SIMES RALPH B ESTATE	DEFENDANT	6/12/2012	—
2012-00444	BANK OF NEW YORK MELLON F/K/A	PLAINTIFF	6/14/2012	—
2012-00444	BANK OF NEW YORK	PLAINTIFF	6/14/2012	—
2012-00444	HAYES TIMOTHY A A/K/A	DEFENDANT	6/14/2012	—
2012-00444	HAYES TIMOTHY	DEFENDANT	6/14/2012	—
2012-0044S	BANK OF AMERICA	PLAINTIFF	6/1S/2012	—
2012-0044S	STALLONE ROSEANN	DEFENDANT	6/1S/2012	—

**REAL PROPERTY — OTHER**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00447	ASPEN RIDGE PROPERTY OWNERS AS	PLAINTIFF	6/15/2012	—
2012-00447	KUZMIAK MICHAEL	DEFENDANT	6/15/2012	:00

**TORT — MOTOR VEHICLE**

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00440	MCPHATTER GEORGE	PLAINTIFF	6/12/2012	—
2012-00440	MCPHATTER FATIMAH	PLAINTIFF	6/12/2012	—
2012-00440	YOST GERLAD W	DEFENDANT	6/12/2012	—
2012-00449	YANNIS EDWARD M	PLAINTIFF	6/15/2012	—
2012-00449	PICKENS ERIC	DEFENDANT	6/15/2012	—

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](http://www.senatorbaker.com/e-mail.htm) for more information.

**MORTGAGES AND DEEDS**

*RECORDED FROM JUNE 25, 2012 TO JUNE 29, 2012  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

<b>GRANTOR</b>	<b>GRANTEE</b>	<b>LOCATION</b>	<b>AMOUNT</b>
Freiermuth Jesse R	Honesdale National Bank	Damascus Township	
Freiermuth Cris			168,300.00
Korteling Barbara E	Dime Bank	Dyberry Township	226,000.00
Korteling Werner	Dime Bank	Palmyra Township	
Korteling Barbara			226,000.00
Korteling Barbara E	Dime Bank	Palmyra Township	226,000.00
Stinnard Douglas L	Honesdale National Bank	Dyberry Township	190,000.00
Samudio Luis F	Mortgage Electronic Registration Systems	Lehigh Township	
Samudio Sarah			242,755.00
Schneider Donald V	Pennstar Bank	Lake Township	
Schneider Judith A			84,000.00
Krasley Dorothy	Pennstar Bank	Dreher Township	7,500.00
Webber Thomas L	Wayne Bank	Buckingham Township	
Webber Andrea B			100,000.00
Vagnini Bruno	Citizens Savings Bank	Cherry Ridge Township	50,000.00
Albright Carl S	Citizens Savings Bank	Mount Pleasant Township	
Albright Christina M			20,000.00
Arbeeny Christopher M	Wayne Bank	Paupack Township	
Arbeeny Rosemarie			95,000.00
Mikulak Paul B Jr	Dime Bank	Cherry Ridge Township	
Alekson Christy Lynne			159,000.00
Sauerwald Kevin S	Trumark Financial Credit Union	Paupack Township	
Sauerwald Rebecca			79,000.00
Russell George E	Mortgage Electronic Registration Systems	Lake Township	
Russell Elizabeth A			92,800.00
Clement Joyce	Penn Wilco Federal Credit Union	Paupack Township	81,130.00
Fulmer Harold G III Est	Team Capital Bank	Scott Township	
Fulmer Judith V Exr & Ind			75,000.00
Dipiero Christopher	Mortgage Electronic Registration Systems	Lake Township	
Dipiero Amanda			104,963.00
Erb Donald G	Wells Fargo Bank	Paupack Township	
Erb Heather S			125,930.00
Nicholas James B	Penn Security Bank & Trust Company	Texas Township	
Nicholas Jeanne R			200,000.00
Stinnard Douglas L	Stinnard Cynamon L	Dyberry Township	99,500.00

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

Erbach Michael	E S S A Bank & Trust	Oregon Township	
Erbach Kristen Erk			380,800.00
Gallik Daniel J	Pa State Employees Credit Union		Texas Township
Gallik Lorraine M			121,000.00
Scholl Christopher M	Wayne Bank	Cherry Ridge Township	
Scholl Kimberlea J			30,591.50
Marquin Realty Company	First National Community Bank	Cherry Ridge Township	80,000.00
Osborne Richard Lee III	Mandrik Edward J Jr	Paupack Township	
	Mandrik Janine D		182,500.00
Roberts Timothy Richard AKA	First National Bank Of Pa	Lake Township	
Roberts Timothy R AKA			47,000.00
Roberts Daniele Marie AKA			
Roberts Danielle AKA			
Urbas Carl A	First National Bank Of Pa	Clinton Township	
Urbas Kathleen			50,000.00
Manning Darrell D	Mortgage Electronic Registration Systems	Canaan Township	
Manning Nancy G			180,402.00
Mullally Kevin J	Mortgage Electronic Registration Systems	Honesdale Borough	
Mullally Rosemary			144,000.00
Valerio John	Dime Bank	Honesdale Borough	
Valerio Natasha			57,250.00
Hunt Joseph J	Hunt Elmer John Jr	Buckingham Township	
Hunt Lori A	Hunt Sally Jo		30,000.00
Fryzel James R	Mortgage Electronic Registration Systems	Sterling Township	
Fryzel Andrea			142,373.00
Wasylyk Joshua T	Dime Bank	Lebanon Township	14,000.00
Diehl Judy M	Dime Bank	Damascus Township	60,000.00
Pahls George D	Dime Bank	Cherry Ridge Township	
Pahls Kathryn M			30,000.00
Kerwin James W	Dime Bank	Honesdale Borough	
Kerwin Sally A			55,000.00
Myers Kert W	Dime Bank	Cherry Ridge Township	4,500.00
Cronin Richard A	Dime Bank	Damascus Township	70,000.00
Locklin Jason G	Dime Bank	Salem Township	
Locklin Joyce M			12,500.00
Martin George	Dime Bank	Honesdale Borough	
Martin Marion			25,000.00
Healy John P	Honesdale National Bank	Lake Township	
Healy Eleanor			93,700.00
Thats The Ticket Inc	Dime Bank	Salem Township	25,000.00
Warnock Patricia	Wayne Bank	Lake Township	
Warnock Herbert W			10,000.00
Dahlgren Allan H	Wayne Bank	Damascus Township	143,000.00
Werny Keith	Citibank	Salem Township	
Werny Sandra			150,000.00
Southerton Jeffrey	Dime Bank	Texas Township 1 & 2	
Southerton Susan			75,000.00

Schmidt Allan	Mortgage Electronic Registration Systems	Honesdale Borough	
Cooper Joyce M			136,994.00
Black Carolyn A	Bank Of America	Salem Township	
Black Wilbur W			126,710.00
Black Michael W			
Samson Amy E Black			
Caprio John J	Mortgage Electronic Registration Systems	Lake Township	79,500.00

## DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
John Matisko Revocable Living Trust	Rubin Susan A	Lake Township	
Cecelia T Matisko Revocable Living Trust			
Rubin Susan A Tr			
Demaio Linda Exr	Korteling Barbara E	Dyberry Township	
Boast Eugenia G Est AKA			
Boast Eugenia Est AKA			
Boast Eugenia Z Est AKA			
Keen Wade H	Jones Donald S	Canaan Township	
Keen Lois K	Jones Amy M		Lot A
Hiedeman Ted W	Jerate L L C	Sterling Township	
Hiedeman Deborah D			Lot 14
Furtaw Robert	Furtaw Isabel	Lehigh Township	
Furtaw Isabel			
Furtaw Robert	Furtaw Isabel	Lehigh Township	
Furtaw Isabel			
Stinnard Douglas L	Stinnard Douglas L	Dyberry Township	
Stinnard Cynamon L			
Hebert Brett M	Samudio Luis F	Lehigh Township	
Hebert Katie E			Lot 1
Davis William L Jr	Davis William L Jr	Starrucca Borough	
Bank Of America	Housing & Urban Development	Honesdale Borough	
Verycken Richard Dennis	Russo John	Lehigh Township	Lot 414
Conklin Debra A	White Orley Mae	Honesdale Borough	Lot 7
Mikulak Paul B Jr	Mikulak Paul B Jr	Cherry Ridge Township	
	Alekson Christy Lynne		Lot 2
Flynn Dolores C	Sauerwald Kevin S	Paupack Township	
	Sauerwald Rebecca		Lot 245
Ross Mary McQueen Est	Ross Charles Perrin	Scott Township	
Irwin Shirley Exr			
Voss Michael	Russell George E	Lake Township	
	Russell Elizabeth A		Lot 2232



Johnson Diane C Adm	Johnson Diane C	Mount Pleasant Township	
Johnson Kenneth Est AKA			
Johnson Kenneth HL Est AKA			
Johnson Kenneth Hugo Est AKA			
Johnson Diane C Adm	Johnson Diane C	Mount Pleasant Township	
Johnson Kenneth Est AKA			
Johnson Kenneth HL Est AKA			
Johnson Kenneth Hugo Est AKA			
Biddlecombe Harold R Est AKA	Biddlecombe Patricia K	Berlin Township	
Biddlecombe Harold Est AKA		Berlin & Texas 1 & 2 Twps	
Biddlecombe Patricia K Adm		Texas Township 1 & 2	
		Texas 1 & 2 & Berlin Twps	
Laub Ronald E	Damore Nicholas	Lehigh Township	
Laub Carole A	Damore Kelly		
Cagliostro Stephen Exr	Dipierro Christopher	Lake Township	
Cagliostro Nicolas J Exr	Dipierro Amanda		Lot 1013
Cagliostro Angelo Est			
Borges Maristela	Chiappetta Donald A	Salem Township	
Wilcox Maristela P	Chiappetta Mandy J		Lot 1706
Wilcox Kenneth			
Dean Jeffrey	Godfrey Joanna	Clinton Township 1	
Godfrey Joanna			Lot 1
Fritz George	Erbach Michael	Oregon Township	
Fritz Cleone	Erbach Kristin Erk		Lots 3 & 4

## YOUR HOMETOWN INSURANCE FRIENDS

*Providing You and Your Practice with Affordable*

# Lawyers Professional Liability Insurance



OUR SERVICE SHINES ABOVE THE REST.

**OLSOMMER-CLARKE**  
INSURANCE GROUP, INC.

**HAMLIN OFFICE • 570-689-9600**

**HONESDALE OFFICE • 570-253-6330**

**MOSCOW OFFICE • 570-842-9600**

**Representing COMPETITIVE and Highly  
Rated Insurance Companies.**

Our Insurance Companies are rated by  
AM Best's Insurance Company Rating Guide.

[www.nepainsurance.com](http://www.nepainsurance.com)

Regenski Joseph R	Regenski Joseph R	Paupack Township	
Regenski Nichole L			Lot 102
Mitschele Nichole L			
Brennan Francis	Charlesdelabrousse Marc	Manchester Township	
Brennan Lorriane	Charlesdelabrousse Susan		Lots 7 & 8
Honesdale Congregation Of Jehovahs	Guinther Paul F	Prompton Borough	
	Guinter Cheryl L		Lot B
B A C Home Loan Servicing	Housing & Urban Development	Manchester Township	
OBrien Sandra Z	Obrien Sandra Z	Damascus Township	
Rivardo Mary	Mullally Kevin J	Honesdale Borough	
	Mullally Rosemary		
Delagueronniere Cheri Exr	Valerio John	Honesdale Borough	
Lascoe Michael Exr			
Remick Elaine Jest			
Hunt Elmer John Jr	Hunt Joseph J	Buckingham Township	
Hunt Sally Jo	Hunt Lori A		
Hunt Elmer John Jr	Hunt Joseph J	Buckingham Township	
Hunt Sally Jo	Hunt Lori A		
Havenstrite John P	Fryzel James R	Sterling Township	
Havenstrite Laura D	Fryzel Andrea		
Cooper Terence	Dalbero Robert	Sterling Township	
Cooper Tania	Dalbero Molly		Lot 7
Jung W Michael	Sprague Irrevocable Trust	Paupack Township	Lot 14
Honesdale National Bank Exr	Kapschull Timothy M	Honesdale Borough	
Mullen Donald J Est	Sosa Kelly J		
Suntrust Mortgage Inc	Southerton Jeffrey	Texas Township 1 & 2	
	Southerton Susan		Lot 29
Schmidt Allan	Schmidt Allan	Honesdale Borough	
	Cooper Joyce M		

**Looking for a mortgage or assignment on MERS?**

**Start your search here:**

<https://www.mers-servicerid.org/sis/index.jsp>



Introducing the  
**WAYNE COUNTY LEGAL JOURNAL**  
*Official Publication of the Wayne County Bar Association*

Don't Miss an Issue!  
Get weekly Sheriff Sales, Estate Notices,  
Mortgages, Deeds, Judgments & MORE.

**Subscribe Today!**

*Subscription Rates Per Year – Prepay Only!*

Mailed Copy \$100

Emailed Copy \$50

Mailed & Emailed \$125

Email [baileyd@ptd.net](mailto:baileyd@ptd.net) or call 570-251-1512.

WAYNE COUNTY BAR ASSOCIATION



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



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