

OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 2 ★ AUGUST 17, 2012 ★ Honesdale, PA ★ No. 23



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CASES REPORTED

Commonwealth of Pennsylvania
v.
Clarissa Ann Luyster

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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 content. 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
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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

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

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Robert J. Conway, *Senior Judge*

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Jury Commissioners

Judith M. Romich

Patricia Biondo

COURT OPINION

*Edited by Chris Rechner, Esq.
Provided by Chris Rechner, Esq.*

Commonwealth of Pennsylvania

v.

Clarissa Ann Luyster, Defendant

Docket No. 208 - 2007 - CR

Attorney for Commonwealth: Patrick Robinson, Esq.

Attorney for Defendant: Oressa P. Campbell, Esq.

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

Summary of the Case

Before the Court was Defendant Clarissa Ann Luyster's Amended Petition for Post-Conviction Collateral Relief which raised various claims of ineffective assistance of trial counsel. Defendant originally pled guilty to one count of Criminal Conspiracy graded as a felony in the first degree when she was 17 years old and received a sentence in the standard range of 15 to 30 years. Following the filing of the Amended Petition, the Court conducted an evidentiary hearing on November 30, 2011, at which time Defendant had the opportunity to present witnesses and testimony in support of her Amended Petition.

Beginning with the presumption that counsel is effective based on precedent, the Court opined that Defendant bears the burden of establishing counsel is ineffective. Commonwealth v. Smalls, 980 A.2d 594 (Pa. 2009). With that initial presumption, the Court then reviewed each of Defendant's claims of ineffective assistance of counsel in order.

Defendant first argued that trial counsel failed to file a direct appeal to Superior Court following a direct request to do so, which requires not only a request but also that counsel disregarded that request. Commonwealth v. Bath, 907 A.2d 619 (Pa. Super. 2006). In this case, two witnesses testified at the evidentiary hearing that no such request for a direct appeal was made, and failing to find any other evidence to establish such a direct request was made, the Court denied Defendant's first claim.

Defendant's second claim centered on whether trial counsel had a duty to consult with Defendant regarding the advantages and disadvantages of taking a direct appeal. The Court opined that counsel has a constitutionally-imposed duty to consult with a defendant when there is reason to think either 1) that a rational defendant would want to appeal because there are non-frivolous grounds for appeal or 2) that this particular defendant reasonably demonstrated to counsel that he was interested in appealing. Commonwealth v. Gadsden, 832 A.2d 1082 (Pa.Super. 2003). In the instant case, Defendant would have appealed the discretionary aspects of her sentence which in the Court's estimation would have been meritless given that her sentence was in the standard range. The Court then determined that Defendant's second claim should also be denied.

Defendant's final claim was that trial counsel was ineffective for failing to appeal the Court's Order denying Defendant's Petition to Decertify. A decision regarding decertification will not be overturned absent a gross abuse of discretion. Commonwealth v. Sanders, 814 A.2d 1248 (Pa.Super. 2003). The Court stressed that in Pennsylvania persons charged with murder are to be tried as adults. Commonwealth v. Pyle, 342 A.2d 101 (Pa. 1975). A court may transfer a case to the juvenile court when the minor proves by a preponderance of the evidence that the transfer will serve the public interest. Commonwealth v. Austin, 664 A.2d 597 (Pa.Super. 1995). This Court determined that the public interest would be best served to try Defendant as an adult for the murder of her father based on all the evidence presented. Defendant failed to present any evidence of gross abuse of discretion at the PCRA hearing, nor any evidence of any merit to file an appeal of the denial of the petition to decertify. Accordingly, Defendant's final claim was also denied.

As a result, the Court denied Defendant's Amended Petition for Post-Conviction Collateral Relief in its entirety and advised Defendant of her right to appeal the decision to the Superior Court of Pennsylvania within thirty days of the date of the Court's Order.



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.

ADMINISTRATRIX NOTICE

Estate of ESTHER J. DUNN AKA
ESTHER DUNN

Late of Berlin Township
Administratrix

DEBORAH DECKER
117 GLENDALE ROAD
PITTSTON, PA 18640

Administratrix
TAMARA HECKER
28535 RAFFINI LANE
BONITA SPRINGS, FL 34135
Attorney
ERROL C. FLYNN, ESQUIRE
926 COURT ST.
HONESDALE, PA 18431

8/17/2012 • 8/24/2012 • 8/31/2012

ESTATE NOTICE

NOTICE IS HEREBY GIVEN,
that Letters of Administration have been issued in the Estate of Elizabeth I. Reed, who died on February 10, 2012, late resident of 3 Long Meadow Drive, Honesdale, PA 18431, to Janet R. Kane, Administratrix of the Estate, residing at Belmont Street, PO Box

83, Waymart, PA 18472, and Nancy Utter, Co-Administrator of the Estate, residing at 3 Long Meadow Drive, Honesdale, PA 18431. 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: ALFRED J. HOWELL, ESQUIRE, Attorney for the Estate, at 109 Ninth Street, Honesdale, PA 18431.
ALFRED J. HOWELL, ESQUIRE
ATTORNEY FOR THE ESTATE

8/17/2012 • 8/24/2012 • 8/31/2012

EXECUTOR'S NOTICE

ESTATE OF ELIZABETH C. DENNIS, a/k/a ELIZABETH DENNIS, late of Berlin Township, Wayne County, Pennsylvania. Any person or persons having claim against or indebted to the estate present same to Dennis C. Freiermuth, 216 Wade Road, Liberty, New York, 12754 or Donna A. Piscitelli, 3439 Center Road, Moravia, New York, 13118. Sally N. Rutherford, Esq., 921 Court St., Honesdale, PA 18431, Attorney for the Estate.

8/17/2012 • 8/24/2012 • 8/31/2012

ADMINISTRATRIX NOTICE

Estate of THOMAS N. ROGERS
AKA THOMAS NOEL ROGERS
Late of Palmyra Township

Administratrix
ROSE EHNAT
88 RIVERSIDE DRIVE
WHITE MILLS, PA 18473
Attorney
NICHOLAS A. BARNA
831 COURT STREET
HONESDALE, PA 18431

8/10/2012 • 8/17/2012 • 8/24/2012

ADMINISTRATRIX NOTICE

Estate of WILLIAM B. BORTREE
AKA WILLIAM BRYAN
BORTREE
Late of Damascus Township
Administratrix
BRYCE ANN BORTREE
1015 FIFTH AVE.
BERWICK, PA 18603
Attorney
FRANCES S. CLEMENTE
32 LOWER MAIN ST/POB 866
CALLICOON, NY 12723

8/3/2012 • 8/10/2012 • 8/17/2012

OTHER NOTICES

**NOTICE OF
INCORPORATION**

In accordance with the Business Corporation Law of the Commonwealth of Pennsylvania, a Limited Liability Company by the name of RA-KO Farm, LLC, has been organized under the Provisions of the Business Corporation Law of 1988, P.S. 1444, as amended, for the purpose of any and all legal business in the Commonwealth of Pennsylvania including but not limited to real estate purchase and sales, and all other items authorized under the

Business Law of 1988 as amended. Said Certificate of Organization having been filed with the Department of State on February 2, 2012.

ALFRED G. HOWELL, Esquire
HOWELL, HOWELL & KRAUSE
109 Ninth Street
Honesdale, Pennsylvania 18431

8/17/2012

**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 Devisees, or
anyone claiming by under or
through, Marjorie M.
Nizankewycz,
DEFENDANT

ORDER AND DECREE

And now, to wit, this 3rd day of August, 2012, upon motion of Mark R Zimmer, Esquire, attorney for Plaintiff in the above caption matter, the court being informed that a Complaint containing a Notice to Defend has been served upon the Defendant in accordance with this Court's earlier Order, and said Defendant has not filed an

Answer, nor has an Appearance been made on her behalf, It is therefore ORDERED AND DECREED as follows:

1. That the mortgage held by Marjorie M. Nizankewycz as mortgagor and recorded in Wayne County Mortgage Book 339, Page 1150 (Exhibit C to Plaintiffs Complaint) has been paid in full;

2. That the Defendant shall be notified of this Order and Decree by publication thereof one time in the Wayne County Legal Journal and one newspaper of general circulation in Wayne County;

3. If no exceptions are filed within thirty days (30) of the date of this Order, the Prothonotary shall, at the expiration of said period, upon Praecept of the Plaintiff, enter Final Judgment;

4. That upon upon Praecept of Final Judgment, a certified copy of this Order and Decree and the Final Judgment shall be recorded in the Recorder of Deeds office of Wayne County, Pennsylvania, at the expense of the Plaintiffs;

5. That the Recorder of Deeds of Wayne County is Ordered to satisfy the mortgage which is the subject of this action, said mortgage being dated November 30, 1990, between Olav Adolfsen and Louise Adolfsen, his wife, and Linda Louise Adolfsen as mortgagors and Marjorie M. Nizankewycz, as mortgagee; said mortgage being recorded in Wayne County mortgage book 339, Page 1150; the cost for recording the certified copy of this Order and the Praecept for Final Judgment as well as satisfying the aforesaid

mortgage shall be at the expense if the Plaintiff.

By the Court:

/s/ R Conway Sr. J.

8/17/2012

NOTICE

TAKE NOTE THAT THE FOLLOWING ACCOUNT HAS BEEN FILED IN THE COMMON PLEAS COURT OF WAYNE COUNTY AND WILL BE PRESENTED FOR CONFIRMATION ON SEPTEMBER 20, 2012 AT 9:00 A.M. IN COURT ROOM #2 WAYNE COUNTY COURT HOUSE, HONESDALE, PA.

FIRST AND FINAL ACCOUNT OF SANDRA NEWAK, EXECUTRIX OF THE ESTATE OF CHARLANNE CHANDLER, DECEASED, NO. 35-OCD-2012.

8/10/2012 • 8/17/2012

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 AUGUST 29, 2012

By virtue of a writ of Execution Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2003-4, Asset-Backed Certificates, Series 2003-4 issued out of the Court of Common Pleas

of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 29th 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,

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

Beginning at a point in line of lands of the former Grantors and Ribitzki, this point being in a stone wall two hundred ninety-nine and eighty-seven one hundredths (299.87') feet Southwest from the intersection of stone walls, said intersection being the accepted common corner of the former Grantor, Ribitzki and Brussels; thence along Ribitzki and a stone wall South thirty-eight (38) degrees forty-seven (47) minutes twenty (20) seconds West six hundred seventy-five and forty-nine one hundredths (675.49') feet to an iron pipe corner, thence through lands of Lapka and South of a tree row and stone wall North fifty-eight (58) degrees thirty seven (37) minutes forty (40) seconds West four hundred forty-one and sixty-nine one hundredths (441.69') feet to an iron pipe corner in a stone pile along the Easterly edge of a farm lane; thence along the West side of a stone wall through lands of Lapka North thirty-eight (38) degrees forty-seven (47) minutes

twenty (20) seconds East seven hundred thirty-two and sixty-three one hundredths (732.63') feet to an iron pipe corner, thence South fifty-one (51) degrees eleven (11) minutes forty (40) seconds East four hundred thirty-eight (438) feet to the place of beginning.

Containing therein seven and eight one hundredths (7.08) acres as surveyed by M.R. Zimmer & Associates in October, 1972. All bearings are on an assumed true meridian. A map of the survey is recorded in Wayne County Map Book No. 20, Page 16.

Tax ID - 05-0-0262-0060

BEING KNOWN AS: RR 2 Box 720 Owego Turnpike a/k/a 169 Ridge Lake Drive, Honesdale, PA 18431

TITLE TO SAID PREMISES IS VESTED IN Patrick N.

Salvatoriello, an adult, competent individual BY DEED FROM Martin Haeussler, an adult, competent individual DATED 05/16/2003 RECORDED

Seized and taken in execution as Patrick N. Salvatoriello RR2 Box 720 Owego Tpke A/K/A 169 Ridge Lake Drive HONESDALE PA 18431

Execution No. 810-Civil-2011
Amount \$122,608.47 Plus
additional

May 25, 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.

8/3/2012 • 8/10/2012 • 8/17/2012

**SHERIFF'S SALE
AUGUST 29, 2012**

By virtue of a writ of Execution Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2005-4, Asset-Backed Certificates, Series 2005-4 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 29th day of August, 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,

ALL THAT CERTAIN PROPERTY IN THE DAMASCUS TOWNSHIP, COUNTY OF WAYNE AND COMMONWEALTH OF PENNSYLVANIA, PARCEL ID# 07-185-34.1 & 07-185-28, BEING MORE FULLY DESCRIBED IN DEED DATED AUGUST 13, 1998, AND RECORDED AUGUST 14, 1998, IN THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, IN DEED BOOK 1401, PAGE 54.

BEING KNOWN AS: 13
FACTORY ROAD, EQUINUNK,
PA18417

PROPERTY ID NO.: 07-0-185-
0034.0001 CONTROL NO.:
054793

PROPERTY ID NO.: 07-0-0185-
0028 CONTROL NO.:
006274

TITLE TO SAID PREMISES IS VESTED IN RICHARD T. BYRNE AND CAROL J. BYRNEM HUSBAND AND WIFE, AS TENANTS-BY-THE-ENTIRETIES BY DEED FROM CLAUD M. NEER AND AUDREY A. NEER, HUSBAND AND WIFE DATED 08/13/1998 RECORDED 08/14/1998 IN DEED BOOK 1401

Seized and taken in execution as
Richard T. Byrne 659 West
Broadway, Apt. 28 MONTICELLO
NY 12701
Carol J. Byrne 659 West
Broadway, Apt. 28 MONTICELLO

NY 12701

Execution No. 912-Civil-2010
Amount \$9,678,528. Plus additional

May 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.**

Alan M. Minato, Esq

8/3/2012 • 8/10/2012 • 8/17/2012

**SHERIFF'S SALE
AUGUST 29, 2012**

By virtue of a writ of Execution JPMorgan Chase Bank, NA as acquirer of certain assets and liabilities of Washington Mutual Bank from the Federal Deposit Insurance Corporation acting as issued out of the Court of Common

Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 29th day of 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,

All that certain plot, piece or parcel of land with the buildings and improvements thereon erected situate, lying and being in the Township of Lake, Wayne County, Pennsylvania, known as Lot 2172 in Section 19 of The Hideout, a subdivision situated in the Townships of Lake and Salem, Wayne County, Pennsylvania, according to the plats thereof recorded in the Wayne County Office of the Recorder of Deeds, Wayne County, Pennsylvania, April 9th, 1970 in Plat Book 5, pages 26 and 27; May 11, 1970 in Plat Book 5, pages 34, 37, 41 through 48, and 50; September 8, 1970 in Plat Book 5, pages 57 and 58; February 8, 1971 in Plat Book 5, pages 59 and 61 through 63; March 24, 1971 in Plat Book 5, pages 66 through 68; May 10 1971 in Plat Book 5, pages 69 through 72; March 14, 1972 in Plat Book 5, pages 73 through 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 through 104.

TAX PARCEL #12-0-0022-0017

**BEING KNOWN AS: 2172
Lakeview Drive, Lake Ariel, PA
18436**

Seized and taken in execution as
Yuliya Sokolovskaya 2000 84th
Street, Apt. 204 BROOKLYN NY
11214

Execution No. 218-Civil-2010
Amount \$83,330.00 Plus additional

May 25, 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.**

Michael T. McKeever Esq.

8/3/2012 • 8/10/2012 • 8/17/2012

**SHERIFF'S SALE
AUGUST 29, 2012**

By virtue of a writ of Execution
JPMorgan Chase Bank, NA as
acquirer of certain assets and

liabilities of Washington Mutual
Bank from the Federal Deposit
Insurance Corporation acting as
issued out of the Court of Common
Pleas of Wayne County, to me
directed, there will be exposed to
Public Sale, on Wednesday the
29th day of 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,

ALL THAT CERTAIN lot or piece
of ground in the Township of Lake,
County of Wayne and
Commonwealth of Pennsylvania
known as Lot 1514 in Section 14
of The Hideout, a subdivision
situated in the Township of Lake
and Salem, County of Wayne and
Commonwealth of 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, Pages 26 and 27;
May 11, 1970 in Plat Book 5,
Pages 34, 37, 41 through 48 and
50; September 8, 1970 in Plat
Book 5, Pages 57 and 58; February
8, 1971 in Plat Book 5, Pages 59
and 61 through 63; March 24, 1971
in Plat Book 5, Pages 66 through
68; May 10, 1971 in Plat Book 5,
Pages 69 through 72; March 14,
1972 in Plat Book 5, Pages 73
through 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
through 104.

SUBJECT to all conditions,
exceptions, restrictions,

reservations, covenants and easements, 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.

PARCEL No. 12-0-0021-0131

BEING KNOWN AS: 1514
Woodhills Lane, Lake Ariel, PA
18436

Seized and taken in execution as
Margarita Adi 7 Highland Avenue
BALA CYNWYD PA 19004

Execution No. 461-Civil-2010
Amount \$124,874.41 Plus
additional

May 25, 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.**

Michael T. McKeever Esq.

8/3/2012 • 8/10/2012 • 8/17/2012

**SHERIFF'S SALE
AUGUST 29, 2012**

By virtue of a writ of Execution Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2003-4, Asset-Backed Certificates, Series 2003-4 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 29th 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,

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

Beginning at a point in line of lands of the former Grantors and Ribitzki, this point being in a stone wall two hundred ninety-nine and eighty-seven one hundredths (299.87') feet Southwest from the intersection of stone walls, said intersection being the accepted common corner of the former Grantor, Ribitzki and Brussels; thence along Ribitzki and a stone wall South thirty-eight (38) degrees forty-seven (47) minutes twenty (20) seconds West six hundred

seventy-five and forty-nine one hundredths (675.49') feet to an iron pipe corner, thence through lands of Lapka and South of a tree row and stone wall North fifty-eight (58) degrees thirty seven (37) minutes forty (40) seconds West four hundred forty-one and sixty-nine one hundredths (441.69') feet to an iron pipe corner in a stone pile along the Easterly edge of a farm lane; thence along the West side of a stone wall through lands of Lapka North thirty-eight (38) degrees forty-seven (47) minutes twenty (20) seconds East seven hundred thirty-two and sixty-three one hundredths (732.63') feet to an iron pipe corner, thence South fifty-one (51) degrees eleven (11) minutes forty (40) seconds East four hundred thirty-eight (438) feet to the place of beginning.

Containing therein seven and eight

one hundredths (7.08) acres as surveyed by M.R. Zimmer & Associates in October, 1972. All bearings are on an assumed true meridian. A map of the survey is recorded in Wayne County Map Book No. 20, Page 16.

Tax ID - 05-0-0262-0060

BEING KNOWN AS: RR 2 Box
720 Owego Turnpike a/k/a 169
Ridge Lake Drive, Honesdale, PA
18431

TITLE TO SAID PREMISES IS
VESTED IN Patrick N.
Salvatoriello, an adult, competent
individual BY DEED FROM
Martin Haeussler, an adult,
competent individual DATED
05/16/2003 RECORDED

Seized and taken in execution as
Patrick N. Salvatoriello RR2 Box



Introducing the WAYNE COUNTY LEGAL JOURNAL

Official Publication of the Wayne County Bar Association

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Email baileyd@ptd.net or call 570-251-1512.

720 Owego Tpke A/K/A 169 Ridge
Lake Drive HONESDALE PA
18431

Execution No. 810-Civil-2011
Amount \$122,608.47 Plus
additonal

May 25, 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.

8/3/2012 • 8/10/2012 • 8/17/2012

**SHERIFF'S SALE
SEPTEMBER 5, 2012**

By virtue of a writ of Execution Diane Harris issued out of the Court of Common Pleas of Wayne County, to me directed, there will

be exposed to Public Sale, on Wednesday the 5th day of September, 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

Gary R. Colantonio – 2717
Boulder Road, Lake Ariel, PA
18436 – Tax Map No. 12-41-2 –
Control
No. 044263

ALL THAT CERTAIN piece or parcel of land, situate in the Township of Lake, Wayne County, Pennsylvania, known as Lot 2717, Section 43 of The Hideout, a subdivision situated in the Townships of Lake and Salem, Wayne County, Pennsylvania, according to the plats thereof recorded in the Office for the Recording of Deeds, etc., in and for the County of Wayne County, at Honesdale, Pennsylvania, on 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; and May 18, 1973 in Plat Book 5, pages 111 through 119.

Kenneth Andrews – 51 Beaver Lake Drive, Lake Ariel, PA 18436 – Tax Map No. 19-28-239 – Control No. 034637

ALL THAT CERTAIN piece, parcel or tract of land situate, lying and being in the Township of Paupack, County of Wayne and State of Pennsylvania, more particularly described as follows:

BEING Lot Number 195 Section Number 2 as shown on Plan of Lots, Wallenpaupack Lake Estates, dated march 23, 1971, by VEP & Company, as recorded in the Office of the Recorder of Deeds in and for Wayne County, Pennsylvania in Plat book Number 14, page 117, said map being

Seized and taken in execution as Gary R. Colantonio 214 Daniel Road HARDEN CT 06514 Kenneth Andrews, Garnishee 170 Quaker Drive WALLKILL NY 12589

Execution No. 807-Civil-2008
Amount \$32,599.00 Plus additional

May 31, 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.

Alfred G. Howell, Esq.

8/10/2012 • 8/17/2012 • 8/24/2012

**SHERIFF'S SALE
SEPTEMBER 5, 2012**

By virtue of a writ of Execution HSBC Mortgage Corporation USA issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 5th day of September, 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

ALL THAT CERTAIN PIECE OR
PARCEL OF LAND LYING,
SITUATE AND BEING IN THE
TOWNSHIP OF LAKE, COUNTY
OF WAYNE AND STATE OF
PENNSYLVANIA, BOUNDED
AND DESCRIBED AS
FOLLOWS:

BEGINNING AT PLATE
COORDINATES
18335.436/20407.954 AS
DEPICTED ON THE APPROVED
MAP OF LOTS 20 THROUGH 42
AND 64 AT COBBMAP OF LOTS
20 THROUGH 42 AND 64 AT
COBBS LAKE PRESERVE, INC.
AS REVISED MARCH 23, 1979,
BY M.R. ZIMMER AND
ASSOCIATES AND RECORDED
IN WAYNE COUNTY MAP
BOOK 40, PAGE 41; THENCE
THROUGH LANDS OF COBB40,
PAGE 41; THENCE THROUGH
LANDS OF COBBS LAKE
PRESERVE, INC. NORTH 73
DEGREES 51 MINUTES 45
SECONDS WEST 230.0 FEET TO
A CORNER ON THE SIDE OF A
50 FOOT PRIVATE ROAD
KNOWN AS LAKE ROAD;
THENCE ALONG THE SIDE OF
SAID LAKE ROAD NORTH 16
DEGREES 53 MINUTES 15
SECONDS EAST 105.0 FEET TO
A CORNER; THENCE
THROUGH LANDS OF
COBBTHENCE THROUGH
LANDS OF COBBS LAKE
PRESERVE, INC. SOUTH 73
DEGREES 51 MINUTES 45
SECONDS EAST 230.0 FEET
AND SOUTH 16 DEGREES 53
MINUTES 20 SECONDS WEST
105.0 FEET TO THE PLACE OF
BEGINNING

CONTAINING 0.55 ACRES AND
BEING LOT 30 AT
COBBCONTAINING 0.55 ACRES
AND BEING LOT 30 AT COBBS
LAKE PRESERVE, INC.

PARCEL NO. 12-0-0049-0030

AS DESCRIBED IN MORTGAGE
BOOK 3365 PAGE 191

BEING KNOWN AS 30 LAKE
ROAD, COBBBEING KNOWN
AS 30 LAKE ROAD, COBBS
LAKE PRESERVE, LAKE, PA
18436

TITLE TO SAID PREMISES IS
VESTED IN Angelo Dilascio, an
adult individual, and Keri Belloise,
an adult individual, as tenants by
the entirety BY DEED FROM
Carol A. Meredith, a single woman
DATED 08/17/2007 RECORDED
08/31/2007 IN DEED BOOK 3365
PAGE 188.

IMPROVEMENTS:
RESIDENTIAL DWELLING

Seized and taken in execution as
Keri Belloise 128 Gordon Avenue
Sleepy Hollow NY 10591
Angelo DiLascio 128 Gordon
Avenue Sleepy Hollow NY 10591

Execution No. 52-Civil-2011
Amount \$154,519.51 Plus
additional

June 5, 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.

Agnes Mombrun, Esq.

8/10/2012 • 8/17/2012 • 8/24/2012

**SHERIFF'S SALE
SEPTEMBER 5, 2012**

By virtue of a writ of Execution JPMorgan Chase Bank, NA, as Acquirer of certain Assets and Liabilities of Washington Mutual Bank from The Federal Deposit Insurance Corp. acting as Receiver F/K/A Washington Mutual Bank issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 5th day of September, 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

ALL THAT CERTAIN tract or parcel of land situate in the Township of Lake, Wayne County, Pennsylvania, known as Lot #2838 in Section 44 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; 4-9-1970, in Plat Book 5, pages 26 and 27; 5-11-1970, in Plat Book 5, pages 57 and 58; 2-8-1971 in Plat Book 5, pages 59 and 61 through 63; 3-24-1971 in Plat Book 5 pages 66 through 68; 5-10-1971 in Plat Book 5, pages 69 through 72; 3-14-1972 in Plat Book 5, pages 73 through 76, 70 through 84 and 86; 5-26-1972 in Plat Book 5, pages 93 through 95; 9-26-1972 in Plat Book 5, pages 96 through 104.

BEING KNOWN AS 2838
ROCKWAY COURT, LAKE
ARIEL PA 18436.

TAX PARCEL NO: 12-4-34

Seized and taken in execution as Patricia R. Vanyo 2838 Rockaway Court LAKE ARIEL PA 18436

Execution No. 184-Civil-2010
Amount \$105,706.77 Plus
additional

June 6, 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.

8/10/2012 • 8/17/2012 • 8/24/2012

SHERIFF'S SALE SEPTEMBER 5, 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 5th day of September, 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

ALL THAT CERTAIN piece, parcel or lot of land, situate, lying and being in the Township of Lake, County of Wayne and Commonwealth of Pennsylvania, known as Lot 1863 in Section 16 of The Hideout, a subdivision situated in the Township of Lake and Sale, Wayne County,

Pennsylvania according to the plats thereof recorded April 9, 1970 and May 11, 1970 in the Office of the Recorder of Deeds of Wayne County, Pennsylvania Plat Book 5, pages 26 through 50.

TITLE TO SAID PREMISES VESTED IN Evelyn Frost, a single woman, by Deed from Steven Heinrich, single, dated 04/25/2003, recorded 05/16/2003 in Book 2233, Page 200.

The said Evelyn Frost departed this life on 06/05/2008, and upon information and belief, his/her surviving heir(s) are Daniel Aviles and Michele Kilpatrick. By executed waiver, Michele Kilpatrick waived her right to be named as a defendant in the foreclosure action.

Premises being: LOT 1863
SECTION 16 CRESTWOOD
COURT, A/K/A 615 THE
HIDEOUT, A/K/A 1863
CRESTWOOD COURT, LAKE
ARIEL, PA 18436

Tax Parcel No. 12-0-0025-0087

Improvements thereon:
RESIDENTIAL DWELLING

Seized and taken in execution as Daniel Aviles, in his capacity as adm.and heir of the Estate of Evelyn Frost a/k/a Evelyn Patricia Frost unknown heirs, successors, assigns and all persons, firms, or associations claiming right, title or interest from or under Evelyn Frost, Deceased, 1863 Crestwood

Court, The Hideout LAKE ARIEL
PA 18436

Execution No. 891-g-2009
Amount \$122,094.46 Plus
additional

June 5, 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.**

Andrew J. Marley, Esq.

8/10/2012 • 8/17/2012 • 8/24/2012

**SHERIFF'S SALE
SEPTEMBER 15, 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 Saturday the 15th day of September, 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

ALL THAT CERTAIN lot, piece or parcel of land, lying, situate and being in the Township of Paupack, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at an intersection of the Pennsylvania Power and Light Company project boundary line and State Highway Route No. 590; said intersection being South nine (9) degrees forty-four (44) minutes West ninety-five and eight-tenths (95.8) feet from Pennsylvania Power and Light Company Monument No. 579 as laid out and plotted upon a map of Sunny Point, March 29, 1950 and as revised, for the Grantor herein named; thence South eighty-seven (87) degrees, fifty-two (52) minutes West four hundred sixty-four (464) feet to a point in the center of State Highway Route No. 590; thence South twenty-seven (27) degrees eighteen (18) minutes East five hundred seventy-four and five-tenths (574.5) feet to the center of an unimproved highway; thence along the center of said unimproved highway, North thirty-one (31) degrees fifty-two (52) minutes East two hundred eighty-seven (287) feet to a point on the project line of the Pennsylvania Power and Light Company; thence along said project line North nine

(9) degrees, forty-four (44) minutes East, two hundred eighty-eight and three-tenths (288.3) feet to the place of beginning.

The above description includes a plot of ground previously deeded to the Grantees herein, by the Grantor, by its certain deed dated June 24, 1950 and duly recorded in Wayne County, Pennsylvania.

EXCEPTING AND RESERVING from the northerly side of the tract herein conveyed, one-half (1/2) of the width of State Highway Route No. 590 as the same now exists and EXCEPTING AND RESERVING from the southeasterly side of the lot herein conveyed, one-half (1/2) the width of the above mentioned unimproved highway as the same now exists.

This land is sold subject to the same restrictions, easements and privileges as outlined in the original deed to the Grantees herein named, dated June 24, 1950 and duly recorded in Wayne County Deed Book No. 175 page 1.

TITLE TO SAID PREMISES VESTED IN Clifton A. Davis and Helen M. Davis, h/w, as tenants by the entireties, by Deed from Lakeland Associates, Inc., a Pennsylvania Corporation, dated 08/24/1956, recorded 09/21/1956 in Book 194, Page 111.

By virtue of the death of CLIFTON A. DAVIS on

09/02/1991, HELEN M. DAVIS became sole owner of the property, as surviving tenant by the entireties. The said HELEN M. DAVIS departed this life on 05/31/2010, leaving a Will dated 05/03/2006. Letters Testamentary were granted to CYNTHIA CHUMARD on 05/31/2010 in WAYNE COUNTY, No. 29735. Decedent's surviving heir(s) at law and next-of-kin are CYNTHIA CHUMARD, RICHARD S. DAVIS, and SCOTT A. DAVIS.

Premises being: 1100 PURDYTOWN TURNPIKE, LAKEVILLE, PA 18438

Tax Parcel No. 19-0-0067-0021

Seized and taken in execution as property, viz: Cynthia Chumard, in her capacity as Executrix and Devisee of the Estate of Helen Davis 211 Gordon Drive Jefferson Township PA 18436 Richard S. Davis, in his capacity as Devisee of the Estate of Helen M. Davis 399 Prompton Road HONESDALE Scott A. Davis, in his capacity as Devisee of the Estate of Helen M. Davis 50 Lakeshore Drive LAKEVILLE PA

Improvements thereon: RESIDENTIAL DWELLING

Execution No. 751-Civil-2011 Amount \$198,993.41 Plus additional

June 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.

Andrew J. Marley, Esq.

8/17/2012 • 8/24/2012 • 8/31/2012

**SHERIFF'S SALE
SEPTEMBER 15, 2012**

By virtue of a writ of Execution Bayview Loan Servicing LLC issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Saturday the 15th day of September, 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

ALL that certain piece, parcel or tract of land lying, situate and

being in the Township of Clinton, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron bolt corner set, located in the center of the right of way (Being fifty/50 feet in width) of Township Route No. 512/Spewak Road (Road Record Book #4-No.. 231 -Page 215) and being the northern most corner of lands of Joseph G. Gulbin (R.B. 1371, P. 169; M.B. 89, P. 53- Lot 6) thence, departing from said Township Route No. 512 and along common bounds of lands of the aforesaid Gulbin:

South 84 degrees 45 minutes 05 seconds West 495.915 feet to an iron pin corner set; and South 10 degrees 20 minutes 10 seconds West 560.415 feet to an iron pin corner set; thence along the northerly bounds of lands "REPUTEDLY" of David C. And Judy A. Spewak (R.B. 1601, P. 278 & P. 283), North 82 degrees 55 minutes 21 seconds West 385.465 feet to an iron pin corner set; thence through lands of Mark R. Thomas et ux, et al (R.B. 1374, P. 0238; M.B. 09, P. 53 - Lot 5): North 05 degrees 20 minutes 19 seconds East 604.53 feet to an iron pin corner set, South 83 degrees 36 minutes 53 seconds East 430.00 feet to an iron pin corner set and North 84 degrees 45 minutes 05 seconds East 501.26 feet to a point of corner, located in the center of the right of way of the aforesaid Township Route No. 512; thence,

along the center of the right of way of the same, South 06 degrees 32 minutes 20 seconds West 51.08 feet to the place of BEGINNING.

CONTAINING, within bounds, 6.307 Acres of land, inclusive of that area which may be occupied by public road and utility companies, easements and rights of way and being designated as LOT 5B on accompanying plan/plat.

UNDER and SUBJECT to the TOGETHER WITH, the common or joint RIGHT OF USE, of a certain PRIVATE DRIVEWAY, EXTENDING from a point or corner, located in the center of the right of way of Township Route No. 512, ALONG the common division line of LOT 5A and LOT

5B (Re: North/South 84 degrees 45 minutes 05 seconds East/West 501.26 feet), TO an iron pin corner set, as depicted on accompanying plan/plat. Said PRIVATE DRIVEWAY shall be twenty (20) feet in right of way width, encumbering ten (10) feet, each side of the previously referenced common division line, between LOT 5A and LOT 5B. This PRIVATE DRIVEWAY shall be used jointly or in common, by the GRANTORS and GRANTEES herein (Including their guests and others incidental to use, delivery and/or service), their heirs, successors and assigns, for the purpose of ingress, egress and regress for pedestrian and vehicular travel, costs for construction, and for maintenance, service, repair

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and general liability, thereafter, shall be borne and shared equally, by the GRANTORS and GRANTEES herein, their respective heirs, successors and assigns.

UNDER AND SUBJECT TO, the Declaration of Restrictive Covenants, of Robert J. Stanton and Lillian Stanton, dated April 20, 1998, and recorded in Wayne County Record Book 1355 at page 145.

TOGETHER WITH, any and all rights, rights of way, easements, liberties and privileges and UNDER AND SUBJECT TO, any and all covenants, exceptions, reservations, restrictions, conditions, agreements, easements, right of way, encroachments, and encumbrances, either risible on, at or within the subject premises herein conveyed or contained in the chain of title.

AS SURVEYED BY, Alfred K. Bucconear, Registered Professional Land Surveyor, in August of 2000.

Seized and taken in execution as
Mark R. Thomas 60 Spewak Road
WAYMART PA 18472
Eileen L. Thomas 60 Spewak Rd.
WAYMART PA 18472

Execution No. 167-Civil-2012
Amount \$399,380.82 Plus
additonal

June 12, 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.**

Martin S. Weisberg Esq.

8/17/2012 • 8/24/2012 • 8/31/2012

**SHERIFF'S SALE
SEPTEMBER 15, 2012**

By virtue of a writ of Execution HSBC Bank USA, N.A. as Trustee for the registered holders of the Renaissance Home Equity Loan Asset-Backed Certificates, Series 2004-4 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Saturday the 15th day of September, 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

ALL THAT CERTAIN PIECE,
PARCEL OR LOT OF LAND,
SITUATE, LYING AND BEING
THE TOWNSHIP OF PAUPACK,
COUNTY OF WAYNE AND
COMMONWEALTH OF
PENNSYLVANIA, MORE
PARTICULARLY DESCRIBED
AS FOLLOWS:

LOT 221, FERRIS ROAD,
REGENCY SECTION, AS
SHOWN ON A MAP OF LANDS
OF PAUPACKAN LAKE
SHORES, INC., RECORDED IN
THE OFFICE OF THE
RECORDING OF DEEDS IN
AND FOR THE COUNTY OF
WAYNE IN MAP BOOK 26,
PAGE 23.

BEING KNOWN AS: HC1 BOX
216 D n/k/a 88 FERRIS ROAD,
HAWLEY, PA 18428

PROPERTY ID NO: 19-42-221

TITLE TO SAID PREMISES IS
VESTED IN RICHARD M.
HOFFMAN BY DEED FROM
ROBERT J. HOFFMAN AND
DIANE HOFFMAN DATED
02/28/2005 RECORDED
03/14/2005 IN DEED BOOK 2726
PAGE 298.

Seized and taken in execution as
Richard M. Hoffman 88 Ferris
Road HAWLEY PA 18428

Execution No. 414-Civil-2011
Amount \$73,822.64 Plus additional

June 12, 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.

8/17/2012 • 8/24/2012 • 8/31/2012

CIVIL ACTIONS FILED

*FROM JULY 21, 2012 TO JULY 27, 2012
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
1999-20068	HOPKINS JOHN T	7/23/2012	SATISFACTION	—
2004-20277	LORENZ JEFFREY LYNN	7/26/2012	SATISFACTION	—
2006-21695	BRANCATO CARMELO A	7/24/2012	SATISFACTION	—
2006-21695	BRANCATO GLORIA	7/24/2012	SATISFACTION	—
2007-20705	HINDS STEPHEN V	7/24/2012	SATISFACTION	—
2007-20705	HINDS ANGELA	7/24/2012	SATISFACTION	—
2007-20742	KOSTIW THOMAS	7/25/2012	RE-ASSESSEDPER ORDER	6,533.23
2007-20742	KOSTIW MARLEN	7/25/2012	RE-ASSESSEDPER ORDER	6,533.23
2007-20752	BRANCATO CARMELO A	7/24/2012	SATISFACTION	—
2007-20752	BRANCATO GLORIA	7/24/2012	SATISFACTION	—
2007-21157	ROTUNDO JOHN T	7/26/2012	CTF DISCHARGE PROP	29,806.96
2007-21297	DOHERTY JASON R	7/26/2012	SATISFACTION	1,010.20
2007-21297	DOHERTY PATRICIA D	7/26/2012	SATISFACTION	1,010.20
2007-21333	HOOK DENNIS	7/25/2012	SATISFACTION	2,159.70
2007-21657	PERKELVALD ALEXANDER	7/27/2012	SATISFACTION	—
2008-20466	SHAHER MICHAEL E	7/26/2012	SATISFACTION	—
2008-21059	BRANCATO CARMELO A	7/24/2012	SATISFACTION	—
2008-21059	BRANCATO GLORIA	7/24/2012	SATISFACTION	—
2008-21429	HAASE FREDERICK	7/23/2012	SATISFACTION	3,731.34
2008-21429	HAASE MARGARET	7/23/2012	SATISFACTION	3,731.34
2008-21540	HINDS STEPHEN V	7/24/2012	SATISFACTION	—
2008-21540	HINDS ANGELA	7/24/2012	SATISFACTION	—
2009-00560	RAKE JOANNE G	7/27/2012	WRIT OF EXECUTION	533,713.54
2009-00560	RAKE THOMAS W	7/27/2012	WRIT OF EXECUTION	533,713.54
2009-20661	HINDS STEPHEN V	7/24/2012	SATISFACTION	—
2009-20661	HINDS ANGELA	7/24/2012	SATISFACTION	—
2010-00500	BAKER STANLEY	7/26/2012	WRIT OF EXECUTION	196,353.58
2010-00856	LEBOWITZ PHILIP	7/26/2012	JDGMT BY COURT ORDER	195,674.29
2010-00856	LEBOWITZ DONNA	7/26/2012	JDGMT BY COURT ORDER	195,674.29
2010-00856	LEBOWITZ PHILIP	7/26/2012	WRIT OF EXECUTION	195,674.29
2010-00856	LEBOWITZ DONNA	7/26/2012	WRIT OF EXECUTION	195,674.29
2010-01107	HAZEN JOSEPH	7/27/2012	WRIT OF EXECUTION	10,104.11
2010-01107	HONESDALE NATIONAL BANK GARNISHEE	7/27/2012	WRIT EXEC/GARNISHEE	—
2010-20934	BRANCATO CARMELO A	7/24/2012	SATISFACTION	—
2010-20934	BRANCATO GLORIA	7/24/2012	SATISFACTION	—
2010-90002	JOHANNES WILLIAM F ESTATE OF	7/23/2012	SATISFACTION	—
2010-90003	JOHANNES WILLIAM F ESTATE OF	7/23/2012	SATISFACTION	—
2010-90004	JOHANNES WILLIAM ESTATE OF	7/23/2012	SATISFACTION	—
2011-00324	DAVIES MARY	7/26/2012	WRIT OF EXECUTION	1,883.79

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

2011-00324	PNC BANK GARNISHEE	7/26/2012	WRIT EXEC/GARNISHEE	—
2011-00349	BARNES ARTHUR	7/27/2012	JUDGMENT "IN REM"	135,696.16
2011-00491	WILEY TIMOTHY A	7/26/2012	WRIT OF EXECUTION	4,602.37
2011-00491	WELLS FARGO BANK GARNISHEE	7/26/2012	WRIT OF EXECUTION	—
2011-00510	CUZZOLINO ANTHONY	7/25/2012	SUMMARY-IN REM JDGMT	196,571.33
2011-00540	JEANDRON SUZANNE	7/27/2012	JUDGMENT "IN REM"	50,844.46
2011-00736	IMMELLO JENNIFER	7/27/2012	JUDGMENT "IN REM"	99,333.39
2011-00736	SALONIA JESSICA	7/27/2012	JUDGMENT "IN REM"	99,333.39
2011-00736	GAIPA JACQUELINE	7/27/2012	JUDGMENT "IN REM"	99,333.39
2011-00736	GAIPA TERESA	7/27/2012	JUDGMENT "IN REM"	99,333.39
2011-00736	UNKNOWN HEIRS, SUCCESSORS,	7/27/2012	JUDGMENT "IN REM"	99,333.39
2011-00750	CILINO ANTONIO H	7/26/2012	WRIT OF EXECUTION	137,429.77
2011-00750	WEIST CHRISTIE L	7/26/2012	WRIT OF EXECUTION	137,429.77
2011-20192	NAPOLITANO JOHN	7/27/2012	SATISFACTION	—
2011-20445	BARRAL JOHN J	7/26/2012	SATISFACTION	976.54
2011-20646	TERESI PAUL	7/24/2012	SATISFACTION	—
2011-20646	WAYNE BANK GARNISHEE	7/24/2012	SATISFACTION	—
2011-20807	BRANCATO CARMELO A	7/24/2012	SATISFACTION	—
2011-20807	BRANCATO GLORIA	7/24/2012	SATISFACTION	—
2011-20821	HINDS STEPHEN V	7/24/2012	SATISFACTION	—
2011-20821	HINDS ANGELA	7/24/2012	SATISFACTION	—
2011-20984	ARPA PROPERTIES INC	7/24/2012	SATISFACTION	—
2011-21374	MARTIN MARIE E	7/24/2012	SATISFACTION	—
2011-21908	ROYCHOWDHURY RUPANJALI	7/27/2012	SATISFACTION	388.96
2011-21908	CHAKRABORTY BHASKAR	7/27/2012	SATISFACTION	388.96
2012-00016	FEDIGAN-CID KERRY	7/27/2012	WRIT OF EXECUTION	252,866.18
2012-00146	MORAN EDWARD	7/25/2012	DEFAULT JUDGMENT	182,316.52
2012-00146	MORAN NICOLE J	7/25/2012	DEFAULT JUDGMENT	182,316.52
2012-00146	MORAN EDWARD	7/25/2012	WRIT OF EXECUTION	182,316.52
2012-00146	MORAN NICOLE J	7/25/2012	WRIT OF EXECUTION	182,316.52
2012-00180	AYERS NATHANIEL	7/26/2012	DEFAULT JUDGMENT	10,242.26
2012-00180	AYERS NOYAR	7/26/2012	DEFAULT JUDGMENT	10,242.26
2012-00225	RAYMOND KENNETH S	7/26/2012	DEFAULT JUDGMENT	131,984.54
2012-00238	FRANK ROBERT	7/26/2012	DEFAULT JUDGMENT	258,495.01
2012-00238	FRANK ROBERT	7/26/2012	WRIT OF EXECUTION	258,495.01
2012-00268	FRANCISCO JOHN A	7/25/2012	JUDGMENT "IN REM"	13,295.61
2012-00268	FRANCISCO SUSAN M	7/25/2012	JUDGMENT "IN REM"	13,295.61
2012-00348	SLOMIAN JEFFREY J	7/26/2012	JUDGMENT "IN REM"	71,111.51
2012-00348	SLOMIAN JILL ANN	7/26/2012	JUDGMENT "IN REM"	71,111.51
2012-00368	DELGADO JOYCE E	7/27/2012	CONSENT JUDGMENT	1,604.88
2012-00376	MOHN JAMES R	7/26/2012	DEFAULT JUDGMENT	87,920.04
2012-00376	MOHN JAMES R	7/26/2012	WRIT OF EXECUTION	87,920.04
2012-00388	EPSTEIN ALVIN	7/26/2012	DEFAULT JUDGMENT	4,902.48
2012-00389	EPSTEIN ALVIN	7/26/2012	DEFAULT JUDGMENT	4,050.56
2012-20045	HONESDALE NATIONAL BANK GARNISHEE	7/27/2012	DISCONTINUE ATTACHMT	—

2012-20381	BLOOMSBURG HOSPITALIST ASSOCIATES LLC	7/24/2012	WRIT OF EXECUTION	385,204.15
2012-20381	INCARE LLC	7/24/2012	WRIT OF EXECUTION	385,204.15
2012-20381	WAYNE MEMORIAL HOSPITAL GARNISHEE	7/24/2012	GARNISHEE/WRIT EXEC	385,204.15
2012-20381	WELLS FARGO BANK NA GARNISHEE	7/24/2012	GARNISHEE/WRIT EXEC	385,204.15
2012-20381	BLOOMSBURG HOSPITALIST ASSOCIATES LLC	7/26/2012	WRIT OF EXECUTION	385,204.15
2012-20381	INCARE LLC	7/26/2012	WRIT OF EXECUTION	385,204.15
2012-20381	CAPITAL BLUE CROSS GARNISHEE	7/26/2012	GARNISHEE/WRIT EXEC	385,204.15
2012-20581	CUDA BRETT R	7/26/2012	SATISFACTION	—
2012-20596	CARTER BEVERLY LENORE	7/26/2012	SATISFACTION	—
2012-20682	FILER RICHARD	7/23/2012	WRIT OF SCIRE FACIAS	—
2012-20682	FILER RUTH	7/23/2012	WRIT OF SCIRE FACIAS	—
2012-20682	SULZER ANNA	7/23/2012	WRIT OF SCIRE FACIAS	—
2012-20685	LOBOLITO INC	7/23/2012	WRIT OF SCIRE FACIAS	—
2012-20687	BENSLEY CHRISTOPHER T	7/23/2012	WRIT OF SCIRE FACIAS	—
2012-20687	BENSLEY RENEE ANN	7/23/2012	WRIT OF SCIRE FACIAS	—
2012-20688	BOCCADORO JOHN P	7/24/2012	WRIT OF SCIRE FACIAS	—
2012-20691	CIVITA ROBERT C	7/24/2012	SATISFACTION	—
2012-20691	CIVITA FRANCES M	7/24/2012	SATISFACTION	—
2012-20692	CONTAFFIO MARY LOU JONES	7/24/2012	WRIT OF SCIRE FACIAS	—
2012-20692	JONES MARY CONTAFFIO	7/24/2012	WRIT OF SCIRE FACIAS	—
2012-20692	DURKAN ANN A JONES	7/24/2012	WRIT OF SCIRE FACIAS	—
2012-20692	JONES ANN A DURKAN	7/24/2012	WRIT OF SCIRE FACIAS	—
2012-20692	JONES ARTHUR ROBERT	7/24/2012	WRIT OF SCIRE FACIAS	—
2012-20759	NEW ERA SECURITY INC	7/26/2012	SATISFACTION	—
2012-20832	FARIAS CHRIS	7/23/2012	SATISFACTION	412.78
2012-20847	NUSS ROBERT JAMES	7/26/2012	SATISFACTION	—
2012-20944	ROYCHOWDHURY RUPANJALI	7/27/2012	SATISFACTION	600.02
2012-20944	CHAKRABORTY BHASKAR	7/27/2012	SATISFACTION	600.02
2012-20985	BREIDENSTEIN MARGARET	7/23/2012	JP TRANSCRIPT	3,407.91
2012-20986	NOBLE JESSICA	7/23/2012	JP TRANSCRIPT	6,104.08
2012-20987	COLEMAN JOSEPH	7/23/2012	FEDERAL TAX LIEN	10,191.50
2012-20988	CACCESE JOHN H	7/23/2012	FEDERAL TAX LIEN	17,306.95
2012-20988	CACCESE ANNETTE L	7/23/2012	FEDERAL TAX LIEN	17,306.95
2012-20989	VITALE PHILIP	7/23/2012	MUNICIPAL LIEN	735.92
2012-20989	VITALE MICHELE	7/23/2012	MUNICIPAL LIEN	735.92
2012-20990	CHITNIS VIJAY	7/23/2012	MUNICIPAL LIEN	571.83
2012-20990	CITNIS JANENE	7/23/2012	MUNICIPAL LIEN	571.83
2012-20991	GORDEZIANI JEMAL	7/23/2012	MUNICIPAL LIEN	554.33
2012-20992	HUMPHREY MARY ELLEN	7/23/2012	MUNICIPAL LIEN	560.89
2012-20993	SIMMONDS JOSEPH	7/23/2012	MUNICIPAL LIEN	609.03
2012-20993	SIMMONDS MARY	7/23/2012	MUNICIPAL LIEN	609.03
2012-20994	TODARO ANTHONY	7/23/2012	MUNICIPAL LIEN	1,053.16
2012-20995	TRAVAGLIONE JOSEPH A	7/23/2012	MUNICIPAL LIEN	692.17
2012-20995	TRAVAGLIONE ANGELA M	7/23/2012	MUNICIPAL LIEN	692.17

2012-20996	TREVINO SONIA P	7/23/2012	MUNICIPAL LIEN	560.89
2012-20997	MAZZARIELLO JOSEPH J	7/23/2012	MUNICIPAL LIEN	874.17
2012-20998	MCDONOUGH MARYBETH	7/23/2012	MUNICIPAL LIEN	869.53
2012-20999	MIRON ALEXANDRU OCTAVIAN	7/23/2012	MUNICIPAL LIEN	635.12
2012-21000	HOGAN PATRICK	7/23/2012	MUNICIPAL LIEN	927.08
2012-21001	RENNELL JEFFREY	7/23/2012	MUNICIPAL LIEN	869.53
2012-21001	RENNELL VALERIE M	7/23/2012	MUNICIPAL LIEN	869.53
2012-21002	CASPER GARY M	7/23/2012	CTF OF ARREARAGE	3,101.90
2012-21003	MORGAN WILLIAM T	7/24/2012	MUNICIPAL LIEN	578.39
2012-21004	RYAN MICHAEL J	7/24/2012	MUNICIPAL LIEN	694.36
2012-21004	RYAN TINA M	7/24/2012	MUNICIPAL LIEN	694.36
2012-21005	KARWACKI STANLEY	7/24/2012	MUNICIPAL LIEN	560.89
2012-21005	KARWACKI ANNA	7/24/2012	MUNICIPAL LIEN	560.89
2012-21006	MAYO WILLIAM R	7/24/2012	MUNICIPAL LIEN	591.52
2012-21007	MILLER BRANDI M	7/24/2012	MUNICIPAL LIEN	569.64
2012-21008	MITCHELL CHRISTOPHER	7/24/2012	MUNICIPAL LIEN	560.89
2012-21008	MITCHELL ARLETTE	7/24/2012	MUNICIPAL LIEN	560.89
2012-21009	MORELLI JAMES E JR	7/24/2012	MUNICIPAL LIEN	560.89
2012-21010	WELLS JAMES CARLTON	7/24/2012	JUDGMENT	915.50
2012-21011	TROAST TIMOTHY MICHAEL	7/24/2012	JUDGMENT	9,638.18
2012-21012	CAIATI STEVEN J	7/24/2012	JUDGMENT	2,129.00
2012-21013	CAIATI STEVEN J	7/24/2012	JUDGMENT	562.00
2012-21014	DAVIS LISA DAWN	7/24/2012	JUDGMENT	12,477.24
2012-21015	BURKHEAD MARGARET M	7/24/2012	JUDGMENT	6,490.50
2012-21016	KEKISH BOHDAN	7/24/2012	JP TRANSCRIPT	536.24
2012-21016	BOHDAN KEKISH	7/24/2012	JP TRANSCRIPT	536.24
2012-21017	GADOUA CHRISTI	7/26/2012	JP TRANSCRIPT	1,971.40
2012-21018	DRONGOSKI ROBERT JR	7/26/2012	JP TRANSCRIPT	1,899.55
2012-21019	AUSTIN TINA	7/26/2012	JP TRANSCRIPT	1,344.70
2012-21020	HENDERSHOT MATTHEW	7/26/2012	JP TRANSCRIPT	3,569.81
2012-21020	HENDERSON SARAH	7/26/2012	JP TRANSCRIPT	3,569.81
2012-21021	JOHNSON EDWARD S	7/26/2012	MUNICIPAL LIEN	227.05
2012-21021	JOHNSON KATHLEEN	7/26/2012	MUNICIPAL LIEN	227.05
2012-21022	LATOURNOUS FAWN	7/26/2012	MUNICIPAL LIEN	234.31
2012-21023	SHOW COMMUNICATIONS INC	7/26/2012	JUDG/DELAWARE CO	31,298.11
2012-21023	MCANDREW JOHN E	7/26/2012	JUDG/DELAWARE CO	31,298.11
2012-21024	BROWN BRENDA	7/26/2012	JP TRANSCRIPT	4,443.66
2012-21025	STINE KELLY ELIZABETH	7/26/2012	JP TRANSCRIPT	3,588.56
2012-21026	KROWIAK MISSY	7/26/2012	JP TRANSCRIPT	4,097.39
2012-21027	TENBUS TAMI S	7/26/2012	JP TRANSCRIPT	4,463.61
2012-21028	HORST MICHAEL	7/26/2012	JP TRANSCRIPT	5,470.24
2012-21028	MICHAEL HORST QUALIT PAINTING & MORE D/B/A	7/26/2012	JP TRANSCRIPT	5,470.24
2012-21029	WANNER RICHARD E REVOC LIVING TRUST	7/26/2012	MUNICIPAL LIEN	473.10
2012-21029	WANNER PEGGY S REVOC LIVING TRUST	7/26/2012	MUNICIPAL LIEN	473.10
2012-21030	EMANUELLI ROBERT L	7/26/2012	MUNICIPAL LIEN	525.88

2012-21031	EVANS BYRON M	7/26/2012	MUNICIPAL LIEN	508.38
2012-21031	EVANS NOEL F	7/26/2012	MUNICIPAL LIEN	508.38
2012-21032	FOX THOMAS	7/26/2012	MUNICIPAL LIEN	534.64
2012-21033	HALLIBURTON KEVIN	7/26/2012	MUNICIPAL LIEN	560.89
2012-21034	KAEMPF RICKY	7/26/2012	MUNICIPAL LIEN	534.64
2012-21035	SACCO JEREMY E	7/27/2012	JP TRANSCRIPT	3,894.71
2012-21036	WARE MICHAEL J	7/27/2012	TAX LIEN	5,088.16
2012-21037	CASEY GARY	7/27/2012	TAX LIEN	3,954.74
2012-21038	VAN WAGONER KIM M	7/27/2012	JP TRANSCRIPT	1,746.31
2012-21038	VANWAGONER KIM M	7/27/2012	JP TRANSCRIPT	1,746.31
2012-21038	VAN WAGONER JOHN D	7/27/2012	JP TRANSCRIPT	1,746.31
2012-21038	VANWAGONER JOHN D	7/27/2012	JP TRANSCRIPT	1,746.31
2012-90041	CHANDLER CHARLANNE ESTATE	7/23/2012	ESTATE CLAIM	122,133.06
2012-90042	CHANDLER CHARLANNE ESTATE	7/23/2012	ESTATE CLAIM	44,181.01

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00509	CITIBANK	PLAINTIFF	7/23/2012	—
2012-00509	LEIDI JOHN	DEFENDANT	7/23/2012	—
2012-00514	CITIBANK	PLAINTIFF	7/24/2012	—
2012-00514	LEIDI JOHN D	DEFENDANT	7/24/2012	—
2012-00524	CITIBANK	PLAINTIFF	7/27/2012	—
2012-00524	GERSHEY DONALD	DEFENDANT	7/27/2012	—
2012-00526	CITIBANK	PLAINTIFF	7/27/2012	—
2012-00526	OSTRANDER DIANE	DEFENDANT	7/27/2012	—

CONTRACT — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00511	NJ COMMERCIAL REALTY INC	PLAINTIFF	7/23/2012	—
2012-00511	RICCARDI RALPH L JR	PLAINTIFF	7/23/2012	—
2012-00511	BGM FASTENER CO INC	DEFENDANT	7/23/2012	—
2012-00511	GOYETTE PHILLIP	DEFENDANT	7/23/2012	—
2012-00511	ADVANCE STORES COMPANY	DEFENDANT	7/23/2012	—
2012-00511	ADVANCE AUTO PARTS	DEFENDANT	7/23/2012	—
2012-00527	ABILITY RECOVERY SERVICES	PLAINTIFF	7/27/2012	—
	PLAINTIFF/APPELLANT			
2012-00527	DECKER DANIEL C	DEFENDANT	7/27/2012	—
	DEFENDANT/APPELLEE			

MISCELLANEOUS — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00523	HANEY BARRY	PLAINTIFF	7/26/2012	—
2012-00523	COMMONWEALTH OF PENNSYLVANIA	DEFENDANT	7/26/2012	—

PETITION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00515	1983 HONDA SHADOW VT 500C	PETITIONER	7/24/2012	—
2012-00515	RICKARD ROBERT THANE	PETITIONER	7/24/2012	—
2012-00515	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	RESPONDENT	7/24/2012	—

2012-00516	1983 HONDA GOLDWING	PETITIONER	7/24/2012	—
2012-00516	SALINAS DANNY	PETITIONER	7/24/2012	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00510	PHH MORTGAGE CORPORATION	PLAINTIFF	7/23/2012	—
2012-00510	MIRZAKANDOV RAKHMIN	DEFENDANT	7/23/2012	—
2012-00510	MIRZAKANDOVA ALLA	DEFENDANT	7/23/2012	—
2012-00512	BANK OF AMERICA SUCCESSOR BY MERGER TO	PLAINTIFF	7/24/2012	—
2012-00512	BAC HOME LOANS SERVICING FKA	PLAINTIFF	7/24/2012	—
2012-00512	COUNTRYWIDE HOME LOANS SERVICI	PLAINTIFF	7/24/2012	—
2012-00512	SCHERMERHORN SCOTT	DEFENDANT	7/24/2012	—
2012-00513	US BANK NATIONAL ASSOCIATION SUCCESSOR IN INTEREST TO	PLAINTIFF	7/24/2012	—
2012-00513	BANK OF AMERICA AS SUCCESSOR BY MERGER TO	PLAINTIFF	7/24/2012	—
2012-00513	LASALLE BANK NATIONAL ASSOC	PLAINTIFF	7/24/2012	—
2012-00513	BELLUCCI MARY ANN	DEFENDANT	7/24/2012	—
2012-00513	BELLUCCI SAVERIO	DEFENDANT	7/24/2012	—
2012-00517	BANK OF AMERICA SUCCESSOR BY MERGER TO	PLAINTIFF	7/24/2012	—
2012-00517	BAC HOME LOANS SERVICING FKA	PLAINTIFF	7/24/2012	—
2012-00517	COUNTRYWIDE HOME LOANS SERVICI	PLAINTIFF	7/24/2012	—
2012-00517	BRUSH STELLA	DEFENDANT	7/24/2012	—
2012-00518	PHH MORTGAGE CORPORATION	PLAINTIFF	7/24/2012	—
2012-00518	PAPAZIAN WILLIAM S	DEFENDANT	7/24/2012	—
2012-00518	PAPAZIAN MADELINE A	DEFENDANT	7/24/2012	—
2012-00519	CNB REALTY TRUST ASSIGNEE OF	PLAINTIFF	7/25/2012	—
2012-00519	PENNSTAR BANK A DIVISION OF	PLAINTIFF	7/25/2012	—
2012-00519	NBT BANK	PLAINTIFF	7/25/2012	—
2012-00519	WEBER DAVID A/K/A	DEFENDANT	7/25/2012	—
2012-00519	WEBER DAVID P	DEFENDANT	7/25/2012	—
2012-00521	PENN SECURITY BANK & TRUST CO	PLAINTIFF	7/26/2012	—
2012-00521	TRYGAR RICHARD JR	DEFENDANT	7/26/2012	—
2012-00521	TRYGAR DIANA	DEFENDANT	7/26/2012	—
2012-00522	PENN SECURITY BANK & TRUST CO	PLAINTIFF	7/26/2012	—
2012-00522	TRYGAR RICHARD JR	DEFENDANT	7/26/2012	—
2012-00522	TRYGAR DIANA	DEFENDANT	7/26/2012	—
2012-00528	JPMORGAN CHASE BANK	PLAINTIFF	7/27/2012	—
2012-00528	HOBAN KATHLEEN	DEFENDANT	7/27/2012	—

TORT — MOTOR VEHICLE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00508	JUICE WILLIAM	PLAINTIFF	7/23/2012	—
2012-00508	WILLIAMS TIMOTHY	DEFENDANT	7/23/2012	—
2012-00525	NATIONWIDE MUTUAL INS CO A/S/O	PLAINTIFF	7/27/2012	—
2012-00525	LIENERT WILLIAM	PLAINTIFF	7/27/2012	—
2012-00525	PEPS TRUCKING INC	DEFENDANT	7/27/2012	—
2012-00525	JOVEL CARLOS	DEFENDANT	7/27/2012	—

TORT — PREMISES LIABILITY

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00520	DWYER JOAN	PLAINTIFF	7/26/2012	—
2012-00520	COUNTRY AUCTION THE	DEFENDANT	7/26/2012	—
2012-00520	FOSTER RICHARD	DEFENDANT	7/26/2012	—
2012-00520	FOSTER SUSAN	DEFENDANT	7/26/2012	—

MORTGAGES AND DEEDS

*RECORDED FROM AUGUST 6, 2012 TO AUGUST 10, 2012
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Williams Derek F	Dime Bank	Honesdale Borough	
Dujardin Joelle M			144,000.00
Montelione Dina	Mortgage Electronic Registration Systems	Honesdale Borough	108,673.00
Harris Jessica	Mortgage Electronic Registration Systems	Berlin Township	
Macleod Geoffrey			174,489.00
Matoushek Christopher	Honesdale National Bank	Clinton Township	
Matoushek Robert J			35,000.00
Matoushek Maryann			
Reed Stephen E	Wayne Bank	Dyberry Township	
Reed Lucinda Anne			212,800.00
Burke Lucille M	Mortgage Electronic Registration Systems	Paupack Township	136,513.00
Stefanov Michael	Wander Jeffrey J	Honesdale Borough	180,000.00
Allen Gregory M	Mortgage Electronic Registration Systems	Scott Township	
Allen Theresa M		Scott & Preston Townships	90,500.00
		Preston Township	
		Preston & Scott Townships	90,500.00
Zeiler Matthew S	Mortgage Electronic Registration Systems	Lake Township	
Zeiler Rachael C			137,700.00
Bates Thomas E	Honesdale National Bank	Hawley Borough	
Bates Jeannette L AKA			78,409.00
Bates Jeannette L AKA			
Swingle Mary Ann	Honesdale National Bank	Dyberry Township	
Swingle Kevin L			30,000.00
Terzer Carl	Wells Fargo Bank	Paupack Township	
Terzer Susan			395,464.87
Brooks Patricia A	Penn Security Bank & Trust Company	Sterling Township	153,000.00
Dekorte Andrew S	Mortgage Electronic Registration Systems	South Canaan Township	
Dekorte Kyong Suk			775,500.00
Dekorte Andrew S	Housing & Urban Development	South Canaan Township	
Dekorte Kyong Suk			775,500.00
Mowry Scott A	Wells Fargo Bank	Paupack Township	115,885.00
West John C	Pennstar Bank	Dreher Township	119,000.00

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

Patterson Gordon G Jr	Wells Fargo Bank	Honesdale Borough	
Patterson Barbara A			139,750.00
Fallstich Ian M	Mortgage Electronic Registration Systems	Lake Township	91,500.00
Olsommer Donald E Jr	J P Morgan Chase Bank	Salem Township	
Olsommer Alene S			164,700.00
Ribauda Salvatore	J P Morgan Chase Bank	Salem Township	
Ribauda Robin			120,621.00
Reed Scott	Mortgage Electronic Registration Systems	Honesdale Borough	
Reed Stephanie			100,550.00
Chicoski Richard A	Bank Of America	Paupack Township	73,400.00
Clark Roy	Mortgage Electronic Registration Systems	Salem Township	
Clark Sheila			228,000.00
Cook Marylee E	Wayne Bank	Paupack Township	
Naholnik Michael E			304,000.00
Henshaw Frank J	Dime Bank	Canaan Township	
Henshaw Michael			130,000.00
Williams Anthony R	Spiegel Michael	Salem Township	
Williams Sandra M	Spiegel Sharon K Worthy Worthyspiegel Sharon K		16,065.00
Ramey Else	Wells Fargo Bank	Lehigh Township	89,301. 00
Surowiec Stanley F	Mortgage Electronic Registration Systems	Damascus Township	
Surowiec Concetta			570,000.00
Surowiec Stanley F	Housing & Urban Development	Damascus Township	
Surowiec Concetta			570,000.00
Pino Angel M	Citizens Savings Bank	Texas Township	
Pino Clara V			41,000.00
Atcavage Ronald L	Mortgage Electronic Registration Systems	Clinton Township	
Atcavage Beth			262,952.00
Fedorchenko Paul	Ukrainian Selfreliance F C U	Lake Township	
Fedorchenko Lisa			36,800.00
Wright Lynn M AKA	P S E C U	Sterling Township	
Frisk Lynn AKA			48,560.00
Orthouse Edward D	Dime Bank	Manchester Township	150,000.00
Orthouse Edward Douglas	Dime Bank	Manchester Township	150,000.00
Sabosik Christopher	Mortgage Electronic Registration Systems	Lake Township	
Sabosik Jennifer			84,000.00
Duggan John A	E S S A Bank & Trust	Dreher Township	
Duggan Tara A			225,600.00
Healy John P	Honesdale National Bank	Lake Township	
Healy Eleanor			13,000.00
Kennedy Paul J	Honesdale National Bank	Oregon Township	
Kennedy Patricia A			150,000.00
Peet Gerard J	Honesdale National Bank	Lake Township	
Peet Ann M			25,000.00

Manfra Raymond P	J P Morgan Chase Bank	Damascus Township	
Manfra Barbara A			95,774.00
Strausser George	Mortgage Electronic Registration Systems	Lehigh Township	
Morgan Kathleen J			94,800.00
Strausser Kathleen J			
Stark Lauren D	Mortgage Electronic Registration Systems	Mount Pleasant Township	
Stark Joni B			116,000.00
ODonoghue Karl	Mortgage Electronic Registration Systems	Buckingham Township	
Creelman Monica			137,500.00
Scheuermann Katherine D	Penn Security Bank & Trust Company	Lehigh Township	
Scheuermann John			25,000.00
Ferri Robert C	Penn Security Bank & Trust Company	Lehigh Township	
Ferri Rainelle V			120,000.00
Kuchak Todd	Penn Security Bank & Trust Company	Lehigh Township	100,000.00
Deisher Jeffrey N	J P Morgan Chase Bank	Berlin Township	163,230.00
Pettinger Steven	Wells Fargo Bank	Paupack Township	
Pettinger Denise			105,000.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Sullum Harold	Williams Derek F	Honesdale Borough	
Sullum Sheila	Dujardin Joelle M		Lot B
Polt Margaret A	Montelione Dina	Honesdale Borough	Lot 11
Evans Annie	Harris Jessica	Berlin Township	
	Macleod Geoffrey		Lot 5
Sargente Mario	Sargente Family Trust	Paupack Township	
Sargente Grazia	Sargente Robert C Tr		Lot 207
Beneficial Consumer Discount Company	Coroma Partners	Salem Township	
Beneficial Mortgage Co Of Pa			
Henkelman William R	Henkelman James B	Salem Township	
Henkelman Natalie I	Henkelman Linda A		Lots 9 & 10
Henkelman William R	Minnich Marjorie Henkelman	Salem Township	
Henkelman Natalie I	Minnich Wallace H		Lot 30
Ecklof Stella AKA	Ecklof Alan J	Lehigh Township	
Ecklof Stella T AKA			Lots 17 & 18
Braun John P	Silver Spurs Path L L C	Lehigh Township	Lots 11 & 10
Gentile Peter R	Camiscioli Kathleen J Tr	Lake Township	
Gentile Eileen M	Gentile Family Trust		Lot 653B
Land Liquidator L L C	Taylor Jeremiah L	Sterling Township	
Capwell Daniel J	Tigue Patrick A	Paupack Township	Lot 25B

Wander Jeffrey J By Af Henry Richard B Af	Stefanov Michael	Honesdale Borough	
Hernandez Augustine Hernandez Judy A	Hernandez Judy A Collins Jeanette	Lake Township	Lot 3939
Stinnard Lester	Stinnard Lester Stinnard Bonny	Honesdale Borough	
Cheplick Evelyn Tr John Cheplick Revocable Living Trust	Cheplick John A Cheplick Susan M	Lake Township	Lot 85
Evelyn Cheplick Revocable Living Trust Cheplick Stephen Cheplick Chiyoko Kauai	Cheplick Mary Christina Cheplick Stephen		
Shawley George F	Shawley George F	Lehigh Township	Lot 13
Wallenpaupack Lake Estates Property Owners	Rosenthal Richard Rosenthal Jill	Paupack Township	Lot 8
Bendall Robert Louis Bendall Ann Marie Bendall Michael J	Perna Natalie Perna James G	Sterling Township	Lot 5
Gerner Christopher Gerner Gerrilyn	Gerner Gerrilyn Gerner Samuel J Jr	Preston Township	
Smith Jerome P Garman Patricia W Smith Patricia W	Smith Jerome P Smith Patricia W	Cherry Ridge Township	Lot 8D
Kane Kevin Kane Karen	Rodriguez Jarrod Gombas Jacqueline	Lake Township	Lot 3907
Dekorte Andrew S Dekorte Andrew Dekorte Kyong Suk	Dekorte Andrew S Dekorte Kyong Suk	South Canaan Township	
Clancey Brian T AKA Clancy Brian T AKA Clancey Ortensia R AKA Clancy Ortensia R AKA	Connell John Connell Doreen M	Salem Township	Lot 373
Deane Michael J Exr Deane Donald Lest Deane Carole L Exr Deane Walter Raymond Est AKA Deane Walter R Est AKA Deane Carole L Ind Deane Robert R Exr Deane John S Est	Mowry Scott A	Paupack Township	
Golden Debra L Goody Debra L	Golden Lewis R Golden Debra L	Berlin Township	
Gilchrist William R Exr Gilchrist Linda Fest	Windy Waters	Preston Township	
Wilcox David E Wilcox Lori V	Clark Roy Clark Sheila	Salem Township	

Ferraro Kathleen L Exr	Welsh Robert	Berlin Township	
Fulton Cynthia L Exr	Welsh Diane		Lot 1
Lane Eleanor R Est			
Lane Earl W Est			
Johnston Joanne V	Jacoby Christopher	Manchester Township	
Vanwyckhouse James J	Naholnik Michael E	Paupack Township	
	Cook Marylee E		
Demuro Jean M	Henshaw Frank J	Canaan Township	
Demuro Daniel	Henshaw Michael		
Spiegl Michael R	Williams Anthony R	Salem Township	
Spiegl Sharon K Worthy	Williams Sandra M		Lot 1663
Worthyspiegl Sharon K			
Lohr Thomas	Lohr Thomas E Tr	Paupack Township	
Lohr Carol	Lohr Carol E Tr		Lot 254
	Tom Lohr Living Trust		
	Carol Lohr Living Trust		
Giles Bonnie J	Lewis Richard L	Canaan Township	
Giles Robert	Lewis Doris J		Lot 5
Lewis Gary R			
Lewis Donna			
Lewis Sharyl A			
Chiovari Penelope	Chiovari Anthony	Clinton Township 2	Lot 9
Pulici Sophie By Agent	Pulici Joseph	Palmyra Township	
Pulicr Joseph Agent			Lot 1

WAYNE COUNTY BAR ASSOCIATION




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Lewis Arthur W	Reardon James	Paupack Township	
Lewis Jeanne S	Reardon Joyce		Lot 42
Drake Richard	Ramey Else	Lehigh Township	
Drake Jill			Lot 2A
Fannie Mae AKA	Fedorchenko Paul	Lake Township	
Federal National Mortgage Association AKA	Fedorchenko Lesya		Lot 534
McCabe Weisberg & Conway			
Beavers Charles AKA	Beavers Charles R Jr	Salem Township	
Beavers Charles R Sr AKA			
Treon Florine	Treon Timothy	Paupack Township	
Kremp Florine			
MacLaurin Perri D	Hanson Terry S	Oregon Township	
	Perkert Phillip		
Beach Cynthia Exr	Vanvalkenburg Jason	Paupack Township	
Whittaker Jean Cummings			
Grossman AKA Est			
Grossman Jean AKA Est			
Grossman Jean A AKA Est			
Badore Diane G	Sabosik Christopher	Lake Township	
Barone Linda S	Sabosik Jennifer		Lot 3188
King Nancy L			
Pinho Earl J Adm	Pinho Earl J	Sterling Township	
Pinho John C Est	Pinho Marjorie E		
Mehne Mary Jane	Palmer Patrick	Lake Township	
	Palmer Joanne		
Irwin Lance D	Bentler Teri	Paupack Township	
Irwin Kristin R			Lot 110
Wellikson Dorothy Sharon Fives	Wellikson Laurence David Tr	Oregon Township	
Wellikson Laurence David	Wellikson Dorothy Sharon Tr		
	Wellikson One Nine Eight Six Inter Vivos		
Dillmuth Paul	Dillmuth Mark	Damascus Township	Lot 20
Achrymienia Nickolaj	Januszkiewicz Carl	Lehigh Township	
	Januszkiewicz Carole		Lots 166 & 167
Chappel William	Kathleen M Winters Two Zero One Two	Damascus Township	
Chappel Charlotte			
Knothe Deborah L	Knothe Deborah L	Damascus Township	
McCabe Deborah L	McCabe Deborah L		
	McCabe Thomas J		

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.

Meyers Kevin	Ludwig Daniel	Berlin Township	
Meyers Melissa			
Ludwig Daniel	Ludwig Daniel	Berlin Township	
Ludwig Daniel	Meyers Kevin	Berlin Township	
	Meyers Melissa		
Meyers Kevin	Meyers Kevin	Berlin Township	
Meyers Melissa	Meyers Melissa		
Speidel Patricia A	Speidel Patricia A	Salem Township	
	Speidel Robert		Lot 1127
Kuchak Gregory Exr	Kuchak Todd	Lehigh Township	
Kuchak Rose Est			
Hennessey Kenneth R Exr	Halpin Nancy J	Paupack Township	
Rosenblatt Erma C Est			Lot 205
Hennessey Kenneth R Tr			
Halpin Nancy J	Halpin Thomas J	Paupack Township	
	Halpin Nancy J		Lot 205
Sanford Robert G	Sanford Robert G	Preston Township	
Sanford Richard A	Sanford Richard A		
Sanford Paul O	Sanford Paul O		
Marcus Sanford Family	Marcus Sanford Family		
Limited Partnership	Limited Partnership		
Brugger James H	Pettinger Steven	Paupack Township	
Melody Margaret A	Pettinger Denise		Lot 3

CLE Courses

October 29, 2012 (groupcast)

12:30 p.m.–4:45 p.m.

*Confessions of Judgment & Deficiency
Judgments in Pa*

4 hours substantive/0 hour ethics

*Registration begins at 12:00 p.m.

November 7, 2012 (groupcast)

9:00 a.m.–1:15 p.m.

*Environmental Issues Affecting Oil and
Gas Development*

4 hours substantive/0 hour ethics

November 20, 2012 (groupcast)

8:30 a.m.–2:30 p.m.

PA's Right to Know Law

5 hours substantive/0 hour ethics

*Registration begins at 8:00 a.m.

November 27, 2012 (groupcast)

9:00 a.m.–1:15 p.m.

*The Nuts & Bolts of Running a Family
Law Practice*

3 hours substantive/1 hour ethics

December 21, 2012 (groupcast)

9:00 a.m.–1:15 p.m.

Trends in Municipal Law

4 hours substantive/0 hour ethics

Registration begins 8:30 a.m. for all courses, unless otherwise noted.

Pre-register through pbi.org.



Legal Journal of Wayne County
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Honesdale, PA 18431