

LEGAL JOURNAL

OF WAYNE COUNTY, PA

22nd Judicial District

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Court of Common Pleas 22nd Judicial District:

The Hon. Raymond L. Hamill
President Judge

The Hon. Robert J. Conway
Senior Judge

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



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

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

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

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

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

MESSAGE FROM THE WAYNE COUNTY BAR ASSOCIATION



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

PRICING & RATES

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
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Prorated subscriptions available*

WAYNE COUNTY OFFICIALS

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Robert J. Conway, *Senior Judge*

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Jane E. Farrell
Ronald J. Edwards
Ted Mikulak

Court Administrator

Linus H. Myers

Sheriff

Mark Steelman

District Attorney

Michael Lehutsky, Esq.

Prothonotary, Clerk of The Court

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Chief Public Defender

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Commissioners

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Wendall R. Kay

Treasurer

Brian T. Field

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Ginger M. Golden

Coroner

Carol R. Lienert

Auditors

Carla Komar
Judy O'Connell
Kathleen A. Schloesser

Jury Commissioners

Judith M. Romich
Patricia Biondo

LEGAL NOTICES

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

ESTATE NOTICES

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

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

ADMINISTRATOR NOTICE

Estate of KENNETH A. CABRAL
Late of Lake Ariel
Administrator
KAMMY LOU CABRAL
1 PINECREST
WARWICK, NY 10990

8/5/2011 • 8/12/2011 • 8/19/2011

EXECUTRIX NOTICE

Estate of EUGENE M. WEBSTER
Late of Sterling Township
Executrix
JOAN M. COHEN
7500 VIA SISTINA STREET
LAS VEGAS, NV 89131
Attorney
MATTHEW L. MEAGHER, ESQ.
1018 CHURCH STREET
HONESDALE, PA 18431

8/5/2011 • 8/12/2011 • 8/19/2011

EXECUTOR NOTICE

Estate of DORIS E. HALL AKA
DORIS HALL
Late of Damascus Township

Executor

OSCAR W. HALL
7 LAUREL LANE
TYLER HILL, PA 18469

Attorney

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

8/5/2011 • 8/12/2011 • 8/19/2011

EXECUTOR NOTICE

Estate of RICHARD MACEJKA
AKA RICH MACEJKA
Late of Damascus Township
Executor

JOHN E. HENNEMAN
PO BOX 4
WESTTOWN, NY 10998

Attorney

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

8/5/2011 • 8/12/2011 • 8/19/2011

EXECUTRIX NOTICE

Estate of HELEN E. FRANKLIN
AKA HELEN FRANKLIN
Late of Berlin Township
Executrix

CATHERINE T HUNT
44 CHEROKEE DRIVE
HONESDALE, PA 18431

Attorney

STEVEN E. BURLEIN, ESQ.
307 11TH STREET
HONESDALE, PA 18431

8/5/2011 • 8/12/2011 • 8/19/2011

EXECUTOR NOTICE

Estate of SALVATORE
BRIGANTE AKA SALVATORE
C. BRIGANTE
Late of Buckingham Township
Executor
SALVATORE BRIGANTE, JR.
300 LINN DRIVE, APT. C14
VERONA, NJ 07044

Attorney
RICHARD A. FANUCCI, ESQ.
1418 MAIN STREET, SUITE 206
PECKVILLE, PA 18452

8/5/2011 • 8/12/2011 • 8/19/2011

**ADMINISTRATOR NOTICE
ESTATE OF MILDRED J.**

DUITWEILER of Honesdale
Borough, Wayne County,
Pennsylvania (died January 16,
2011). Notice is hereby given that
Letters of Administration for the
Estate of Mildred Duttweiler have
been issued to James T. Mulligan
Jr., Esq., Administrator of the
Estate. All those having claims or
demands against this Estate or
indebtedness owed to Estate shall
present claims or remit payment
without delay to James T. Mulligan
Jr., Attorney for the Estate, 321
Spruce Street, Suite 300, Scranton,
PA 18503.

8/5/2011 • 8/12/2011 • 8/19/2011

EXECUTRIX NOTICE

Estate of KENNETH HUGO
JOHNSON AKA KENNETH
JOHNSON AKA KENNETH H. L.
JOHNSON
Late of Mount Pleasant Township
Executrix
DIANE C. JOHNSON

129 MURPHY HILL ROAD
PLEASANT MOUNT, PA 18453
Attorney
WARREN SCHLOESSER, ESQ.
214 NINTH STREET
HONESDALE, PA 18431

8/5/2011 • 8/12/2011 • 8/19/2011

EXECUTRIX NOTICE

Estate of LESLIE H. REDMOND
AKA LESLIE REDMOND
Late of Dyberry Township
Executrix
JEANNE M. REDMOND
493 ASH STREET
HONESDALE, PA 18431
Attorney
BUGAJ/FISHER, PC
PO BOX 390
308 NINTH STREET
HONESDALE, PA 18431

8/5/2011 • 8/12/2011 • 8/19/2011

EXECUTOR NOTICE

Estate of BEATRICE A.
HEBERLING
Late of Prompton Township
Executrix
LISA A. ZIELINSKI
457 WAYNE STREET
BETHANY, PA 18431
Executor
ALLEN C. HEBERLING
BOX 72
PROMPTON, PA 18456
Attorney
MATTHEW L. MEAGHER, ESQ.
1018 CHURCH STREET
HONESDALE, PA 18431

8/5/2011 • 8/12/2011 • 8/19/2011

ADMINISTRATRIX NOTICE

Estate of GARY STANLEY
GARDAS AKA GARY S.
GARDAS
Late of Honesdale Borough
Administratrix
LOUISE FIRMSTONE GARDAS
703 COURT STREET
HONESDALE, PA 18431
Attorney
THOMAS F. KILROE
918 CHURCH STREET
HONESDALE, PA 18431

8/12/2011 • 8/19/2011 • 8/26/2011

EXECUTRIX NOTICE

Estate of JOSEPH PIENCIAK
AKA JOSEPH A. PIENCIAK
Late of Berlin Township
Executrix
CYNTHIA SLEDZINSKI
89-B SLEDZINSKI ROAD
LAKE ARIEL, PA 18436

8/12/2011 • 8/19/2011 • 8/26/2011

EXECUTOR NOTICE

Estate of WILLIAM E. NOLAN
Late of Lake Township, Wayne
County, Pa.
Co-Executor
KATHLEEN O'NEILL
195 HANLON ROAD
LAKE ARIEL, PA 18436
Co-Executor
PATRICK J. NOLAN
470 WILLOW AVENUE
HONESDALE, PA 18431
Attorney
THOMAS F. KILROE
918 CHURCH STREET
HONESDALE, PA 18431

8/12/2011 • 8/19/2011 • 8/26/2011

EXECUTOR NOTICE

Estate of JOSEPH P. STAHEER
AKA JOSEPH STAHEER
Late of Buckingham Township
Executor
DANIEL STAHEER
1665 WEEMS ROAD
SOUTHSIDE, TN 37171
Attorney
GEORGE H ELWOOD
38 WEST MAIN STREET
HANCOCK, NY 13707
FAX 607-637-4701
TEL 607-637-4791

8/19/2011 • 8/26/2011 • 9/2/2011

OTHER NOTICES

CERTIFICATE OF ORGANIZATION

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

8/19/2011

NOTICE OF FILING OF ARTICLES OF INCORPORATION

TAKE NOTICE THAT Articles of Incorporation were filed on July 19, 2011 with the Department of State. The name of the Corporation is Sweet Enterprises, Inc. This corporation has been incorporated

under the provision of the Business Corporation Law of 1988.

Solicitor: Matthew L. Meagher, Esquire, 1018 Church Street, Honesdale, Pennsylvania 18431.

8/19/2011

NOTICE OF REGISTRATION OF FICTITIOUS NAMES

NOTICE IS HEREBY GIVEN, pursuant to the provisions of the Acts of Assembly approved May 24, 1945, as amended, that on June 29, 2011, a certificate for the conduct of business under the fictitious names of Medical Prevention Center; Medical Prevention Center of America; and Medical Prevention Center of the United States, with principal place of business at Waymart, Pennsylvania, was filed with the Department of State. The name of the entity owning or interested in said business is Medical Prevention Center of the United States, L.L.C.

Attorney Nicholas A. Barna
831 Court Street
Honesdale, PA 18431

8/19/2011

LEGAL NOTICE

In accordance with the Business Corporation Law of the Commonwealth of Pennsylvania, a limited liability company by the name of Gin-Ron Holdings, 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 July 28, 2011.

ALFRED G. HOWELL, Esquire
HOWELL, HOWELL & KRAUSE
109 9th Street
Honesdale, Pennsylvania 18431
(570) 253-2520

8/19/2011

SHERIFF'S SALES

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

**SHERIFF'S SALE
SEPTEMBER 7, 2011**

By virtue of a writ of Execution Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2005-5, Asset-Backed Certificates, Series 2005-5 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 7th day of September, 2011 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following ALL THAT CERTAIN piece or parcel of land located in the Borough of Honesdale, County of Wayne,

Commonwealth of Pennsylvania, and being more particularly described as follows:

The first: beginning at a stake on the Northern Side of the Honesdale and Clarksville Turnpike Road at the Southwest corner of the land late of Spencer Blanding; thence by said land North 10 degrees East being at right angle with the course of said Turnpike 20 rods; thence by lands late of said Daniel Blanding South 80 degrees East 12 rods to a stake; thence South 10 degrees West 30 rods to a stake on the North side of the said Turnpike Road; thence by line with said Turnpike North 80 degrees West 20 rods to a stake on the North side of the said Turnpike North 80 degrees West 12 rods to the place of beginning.

Containing one acre and 80 perches, more or less.

Also the tract adjoining the above tract: Beginning in the center of public road leading from Honesdale to Carbondale at Southeast corner of lot now owned by Henry Ludwig Estate; thence along the center of said public road South 31 degrees East 30 feet to a point in said public road; thence along the land of Emmit H Schweighofer North 8.5 degrees East. 137 feet to an iron corner and North 31.5 degrees West 30 feet to an iron corner in line of Henry Ludwig; thence along said Ludwig land South 8.5 degrees West 187 feet to the place of beginning.

Containing 5,610 square feet.

Excepting and reserving there from such part of said property as was taken by State in building the new concrete highway between Honesdale and Waymart. Together with all herinditaments and appurtenances thereunto belonging but subject to all legal highways.

Also excepting and reserving thereout and therefrom all that certain piece or parcel of land situated in the Borough of Honesdale, County of Wayne, Commonwealth of Pennsylvania, bound and described as follows:

Beginning in the center of U.S. Pennsylvania Highway Route 6, at the point of intersection of the centerline of said highway and the easterly property line of land of the Grantor; thence along the centerline of said highway North sixty-one (61) degrees forty-five (45) minutes west a distance of two hundred nine (209) feet to a corner; said corner being the point of intersection of said highway centerline and the westerly property line of Grantorcenterline and the westerly property line of Grantors land; thence along Westerly line of Grantors land; thence along Westerly line of Grantors land north ten (10) degrees east a distance of fifty-two (52) feet to a corner; the same being the northwest corner of lands now of the Grantor; thence along a wire fence south eighty (80) degrees east a distance of one hundred ninety eight (198) feet to

an iron pipe corner; thence south ten (10) degrees west a distance of one hundred sixteen (116) feet to the center of the aforesaid highway, the place of beginning. Containing sixteen thousand six hundred and thirty-two (16,632) square feet more or less.

The above Parcel has been recently surveyed and a more accurate description follows, PURSUANT TO A SURVEY PREPARED BY JAMES F. KNASH, R.L.S., Dated September 1990 and recorded in Wayne County Map Book Volume 73 Page 60.

instituted by:
property, viz:

All that certain piece or parcel of land situate in Honesdale Borough, Wayne County, Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at a point in the center of Maple Avenue, said point being the Southwesterly corner of lands Eleanor Bruglar and running:

1. Thence, North 09 degrees 39 minutes 10 seconds East 187.00 feet along the westerly line of Lands of Eleanor Bruglar to a corner near the edge of travel way S.R.006.
2. Thence, North 80 degrees 00 minutes 00 seconds West 30.0 feet al of along the Southerly line of lands Eleanor Bruglar to a corner.
3. Thence, North 09 degrees 39 minutes 10 seconds East 22.28 feet along the Westerly line of lands of Eleanor Bruglar to a corner of S.R.

006.

4. Thence, North 59 degrees 39 minutes 20 seconds West 211.65 feet along the center of S.R. 006 to a point in center of S.R.006 and being the easterly line of lands of Janet Loring.

5. Thence, South 09 degrees 39 minutes 10 seconds West 265.11 feet along the easterly line of lands Janet Loring to a point, said point being 17.76 feet from the center of Maple Avenue.

6. Thence, South 80 degrees 00 minutes 00 seconds East, 198.00 feet to following Maple Avenue to a corner.

7. Thence, South 09 degrees 39 minutes 10 seconds West 17.76 feet to a point in the center of Maple Avenue.

8. Thence South 80 degrees 00 minutes 00 seconds East 30.0 feet along the center of Maple Avenue to a point of beginning and containing 1.17 acres being more or less.

Subject to a sanitary sewer easement which Florence Ludwig, widow, by instrument dated December 8, 1975 and recorded in the Wayne County Deed Book 323 Page 227, granted and conveyed to the Borough of Honesdale.

Seized and taken in execution as John J. Devany 709-711 Maple Avenue HONESDALE PA 18431
Jeannin Devany 709-711 Maple Avenue HONESDALE PA 18431

Execution No. 4-Civil-2011
Amount \$110,067.37 Plus
additional

June 16, 2011
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

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

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

Christine A. Pinto, Esq.

8/5/2011 • 8/12/2011 • 8/19/2011

**SHERIFF'S SALE
SEPTEMBER 7, 2011**

By virtue of a writ of Execution Deutsche Bank Nat'l. Trust Co. as Trustee of the Home Equity Mortgage Loan Asset-Backed Trust Series INABS 2007-B Home Equity Mortgage Loan Asset-Backed Certificates, Series INABS 2007-B Under the Pooling and Servicing Agreement dated June 1, 2007 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be

exposed to Public Sale, on Wednesday the 7th day of September, 2011 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following

ALL THOSE TWO CERTAIN pieces or parcels of land lying, situated and being in the Borough of Honesdale (formerly of Texas), County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

FIRST PARCEL:

BEGINNING at a corner in the middle of the Old Cherry Ridge Road (so called); thence running Westerly 20 rods by lands of John Croup to a corner; thence Southerly 4 rods by lands of Abiram Winton to a corner; thence Easterly 20 rods by lands of Christopher Sticklius to a corner on said Old Cherry Ridge Road and thence Northerly 4 rods along said road to the place of **BEGINNING**.

CONTAINING 80 perches, or one-half acre of land, be the same more or less.

SECOND PARCEL:

BEGINNING at the Northeastern corner of a public highway called "Old Cherry Ridge Road"; thence running Westerly 20 rods to a corner; thence Southerly 4 rods by lands formerly of A. Winton to a corner; thence Easterly 20 rods to a

corner and thence Northerly 4 rods to the place of BEGINNING.

CONTAINING one-half of an acre, be the same more or less.

BEING TAX NO.: 11 0 0011 0035

BEING KNOWN AS: 700 RIDGE ST, HONESDALE, PENNSYLVANIA 18431.

Title to said premises is vested in Barbara Troy by deed from Maria Ruperti dated October 7, 2002 and recorded October 8, 2002 in Deed Book 2078, Page 233.

Seized and taken in execution as Barbara Troy 700 Ridge Street HONESDALE PA 18431

Execution No. 352-Civil-2010
Amount \$152,777.23 Plus
additional

June 16, 2011
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

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

ANY SUCCESSFUL BIDDER

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

Terrence J. McCabe, Esq.

8/5/2011 • 8/12/2011 • 8/19/2011

**SHERIFF'S SALE
SEPTEMBER 7, 2011**

By virtue of a writ of Execution Wells Fargo Bank , N.A. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 7th day of September, 2011 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE TOWNSHIP OF LAKE, WAYNE COUNTY, PENNSYLVANIA KNOWN AS Lot #2673, SECTION 42, OF THE HIDEOUT, A SUBDIVISION SITUATED IN THE TOWNSHIP OF LAKE AND SALEM, WAYNE COUNTY, PENNSYLVANIA ACCORDING TO THE PLATS THEREOF RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR WAYNE COUNTY, PENNSYLVANIA. SAID Lot #2673, SECTION 42, THE HIDEOUT, IS RECORDED IN PLAT BOOK VOLUME 5 AT PAGE 108, IN THE OFFICE OF THE RECORDER OF DEEDS IN

AND FOR WAYNE COUNTY,
PENNSYLVANIA.

SUBJECT TO ALL EASEMENTS,
COVENANTS, CONDITIONS
AND RESTRICTIONS OF
RECORD, INCLUDING THOSE
SET FORTH IN THE
DECLARATION OF
PROTECTIVE COVENANTS
FOR THE HIDEOUT, DATED AS
OF MAY 11, 1970, AS
AMENDED AND
SUPPLEMENTED.

TOGETHER WITH ALL
RIGHTS-OF-WAY AND UNDER
AND SUBJECT TO ALL
COVENANTS, RESERVATIONS,
RESTRICTIONS AND
CONDITIONS OF RECORD, AS
FOUND IN THE CHAIN OF
TITLE.

TITLE TO SAID PREMISES
VESTED IN John Jannetti and
Marilyn Jannetti, his wife, by Deed
from Harry Smitchel, Jr. and
Joseph Coleman, Trading as
Pocono Enterprises, dated
07/10/1992, recorded 07/10/1992
in Book 699, Page 318.
John Jannetti departed this life on
or around 08/25/2006, vesting sole
interest of property to his wife,
Marilyn Jannetti, as tenants by the
entireties.

Premises being: 2673 ROCKWAY
ROAD, LAKE ARIEL, PA 18436

Tax Parcel No. 12-0-0039-0080

Improvements thereon:
RESIDENTIAL DWELLING

Seized and taken in execution as
Marilyn Jannetti 2673 Rockway
Road, The Hideout LAKE ARIEL
PA 18436

Execution No. 917-Civil-2010
Amount \$77,661.18 Plus additional

June 16, 2011
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE
NOTICE:

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

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

Allison F. Wells Esq.

8/5/2011 • 8/12/2011 • 8/19/2011

**SHERIFF'S SALE
SEPTEMBER 7, 2011**

By virtue of a writ of Execution
Wells Fargo Bank , N.A. issued out
of the Court of Common Pleas of
Wayne County, to me directed,

there will be exposed to Public Sale, on Wednesday the 7th day of September, 2011 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following
PARCEL: 1

ALL THAT CERTAIN piece, parcel or lot of land situate in the Village of Gouldsboro, Township of Lehigh, County of Wayne, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin located twenty-five (25) feet Westerly from the center of North Third Street, said pin being also One hundred Seventy-five (175) feet North from the center of Lake Avenue, said streets are Fifty (50) feet in width. THENCE North One (1) degrees No (0) minutes East along the line of North Third Street a distance of One hundred fifty (150) feet to an iron pin;
THENCE North Eighty-nine (89) degrees No (0) minutes West along the lands of R. A. Davis a distance of One hundred Fifty (150) feet to an iron pin;
THENCE South One (1) degree No (0) minutes West still along land of R. A. Davis a distance of One hundred Fifty (150) feet to the Northwest corner of Lot owned by Aikens;
THENCE South Eighty-nine (89) degrees No (0) minutes East along land of Aikens and others a distance of One hundred Fifty (150) feet to the point of

BEGINNING.

CONTAINING Twenty-two thousand Five hundred (22,500) square feet more or less.

PARCEL: 2

ALL THAT CERTAIN piece or parcel of land with the appurtenances situated in the Village of Gouldsboro, Township of Lehigh, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stake on the Northeast corner of land owned by Frank Kinney running Southerly along the land of Frank Kenny a distance of One hundred and Fifty feet (150) feet to a maple tree on the Northerly side of Daniel Street at the Southeast corner of land of said Frank Kinney; Thence Easterly along the Northerly line of Daniel Street a distance of Seventy-five (75) feet to a stake on line of Grantors; Thence Northerly through the lands of Grantors, a distance of One Hundred fifty (150) feet to a stake on the Southerly line of land owned by R. A. Davis; Thence Westerly along Southerly line of land of R. A. Davis a distance of Seventy-five (75) feet to the point of
BEGINNING.

CONTAINING 11,250 square feet, more or less.

BEING the same premises conveyed by deed dated 6/17/2004 from The Estate of Edward Aiken

to Michael J. Seeback and Angie M. Seeback, his wife and recorded in the Office for Recording of Deeds in and for Wayne County Record Book 2537 at Page 143 et seq.

TOGETHER WITH AND SUBJECT to all of the rights, covenants, restrictions and covenants of record in the chain of title.

TITLE TO SAID PREMISES VESTED IN Angie M. Seeback, by Deed from Angie M. Seeback, dated 05/25/2007, recorded 06/01/2007 in Book 3306, Page 133.

instituted by:
property, viz:

Seized and taken in execution as Premises being: 311 LAKEVIEW DRIVE, A/K/A 311 LAKE AVENUE, GOULDSBORO, PA 18424 Angie M. Seeback A/K/A Angie Seeback 311 Lakeview Drive A/K/A 311 Lake Ave GOULDSBORO PA 18424

Tax Parcel No. 14-0-0019-0003 and 14-0-019-0007

Execution No. 967-Civil-2010
Amount \$144,670.03 Plus additional

Improvements thereon:
RESIDENTIAL DWELLING

June 16, 2011
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE

NOTICE:

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

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

Courtney R. Dunn Esq.

8/5/2011 • 8/12/2011 • 8/19/2011

**SHERIFF'S SALE
SEPTEMBER 14, 2011**

By virtue of a writ of Execution Richard E. Kemmann, Daniel Sullivan issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 14th day of September, 2011 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following ALL that certain 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:

PARCEL TWO:

BEGINNING at a common corner with Jean Louis Vorburger and the most southerly corner of Joseph and Marilyn Fiorilla; thence along the lands of Fiorilla the following two courses and distances (1) North 31 degrees 17 minutes 57 seconds East 369.16 feet to a corner (2) North 63 degrees 00 minutes 23 seconds West 377.92 feet to a corner in the center line of S.R. 3031; thence along the center line of SR 3031 the following two courses and distances: (1) North 15 degrees 40 minutes 17 seconds East 101.33 feet to a corner; thence North 06 degrees 39 minutes 53 seconds East 26.76 feet to a corner;

thence along Lot 3B South 64 degrees 53 minutes 42 seconds East 836.38 feet to a corner; thence the following 12 courses and distances: South 25 degrees 06 minutes 18 seconds West 74.22 feet to a corner (2) South 11 degrees 17 minutes 54 seconds West 19.20 feet to a corner (3) South 42 degrees 53 minutes 06 seconds West 18.61 feet to a corner (4) South 05 degrees 35 minutes 22 seconds West 40.51 feet to a corner (5) South 20 degrees 01 minutes 25 seconds West 27.50 feet to a corner (6) South 61 degrees 53 minutes 48 seconds West 83.59 feet to a corner (7) South 01 degrees 20 minutes 47 seconds West 13.16 feet to a corner (8) following a curve to the right with a radius of 124.39 feet and an arc distance of 48.33 feet (9) South 28 degrees 31

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minutes 39 seconds West 214.80 feet to a corner (10) South 61 degrees 28 minutes 21 seconds East 490.07 feet to a corner (11) North 71 degrees 10 minutes 29 seconds East 217.83 feet to a corner (12) North 16 degrees 42 minutes 57 seconds West 477.36 feet to a corner in the line of the lands of Lot 3B; thence along Lot 3B South 64 degrees 53 minutes 42 seconds East 611.02 feet to a corner; thence the following two courses and distances along the land now or formerly of Mario T. Martinez (1) South 09 degrees 15 minutes 25 seconds East 156.15 feet to a corner (2) South 49 degrees 31 minutes 49 seconds West 492.09 feet to a common corner with Bartel and Patricia Strasser in the line of lands of Martinez; thence along Strasser and Robert and Angelo Dimino North 61 degrees 28 minutes 21 seconds West 1208.40 feet to the point or place of BEGINNING. COMPRISING within said boundaries Lot 3AA as shown on a certain plan of lots of the prior grantor and recorded in Wayne County Map Book 91 at page 112.

BEARINGS of the magnetic meridian and CONTAINING twelve and fifteen one-hundredths (12.15) acres of land to be the same more or less.

EXCEPTING AND RESERVING a 40 foot right of way that serves both Lots 3AA and 3AB as shown on a certain plan of lots on the lands of the Grantor herein.

GRANTING AND CONVEYING unto the Grantee, her heirs, successors and assigns, a right of ingress, egress and regress to and from Public Road SR 3031 upon a forty (40) foot common driveway more particularly described, to wit:

BEGINNING in the centerline of SR 3031, Hoadleys Road, said point being North 15 degrees 40

instituted by:
property, viz:

minutes 17 seconds East 20.40 feet from the most northerly corner of Joseph and Marilyn Fiorilla and the common corner of Jean-Louis Vorburger; thence through the lands of Lot 3AA and 3AB the following seven courses and distances: (1) South 63 degrees 00 minutes 23 seconds East 381.92 feet to a corner (2) following a curve to the right with a radius of 103.78 feet and an arc distance of 62.08 feet to a corner (3) South 28 degrees 43 minutes 52 seconds East 74.21 feet to a corner (4) following a curve to the left with a radius of 131.66 feet and an arc distance of 39.70 feet to a corner (5) South 46 degrees 00 minutes 23 seconds East 175.25 feet to a corner (6) following a curve to the left with a radius of 124.39 feet and an arc distance of 95.08 feet to a corner (7) South 89 degrees 48 minutes 16 seconds East 3.39 feet to a corner, said corner being the terminus of the said 40 foot right-of-way. The right of way is further shown on a certain plat of lots of the grantor.

BEARINGS are of the magnetic meridian.

The aforesaid Lot 3AA and the forty (40) foot common driveway easement is more specifically described and set forth on a plan of lots of Jean-Louis Vorburger, as surveyed by William Schoenagel, P.L.S. and to be recorded of public record. The aforesaid easement shall be shared by and in conjunction with an easement to Lot 3AB as depicted upon the aforesaid survey map.

UNDER AND SUBJECT to the obligation of the Grantee, her successors, heirs and assign, to share in the maintenance and snowplowing of said forty (40) foot common driveway, with the owner of Lot 3AB, his successors, heirs and assigns. Maintenance of said

forty (40) foot common driveway shall include but is not limited to ditching repair, sluice pipe repair and/or replacement, and maintenance of the surface of said roadway.

UNDER AND SUBJECT to covenants, restrictions and exceptions of record, including but not limited to those set forth in Wayne County Record Book 1325 at page 167.

Together with all and singular the said property, improvements, ways, waters, water courses, rights, liberties, 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, claim



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and demand whatsoever, of the said parties of the first part, in law, equity, or otherwise howsoever, of, in and to the same and every part thereof.

Seized and taken in execution as Sophie Cahen-Vorburger 329 W. 108th Street 1 B New York NY 10025

Execution No. 170-Civil-2007
Amount \$164,605.64 Plus additional

August 4, 2011
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

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

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

Alfred J. Howell, Esq.

8/19/2011 • 8/26/2011 • 9/2/2011

**SHERIFF'S SALE
SEPTEMBER 14, 2011**

By virtue of a writ of Execution GMAC 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 14th day of September, 2011 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following ALL that certain piece or parcel of land designated as Lot 54 on a map of lots surveyed for Karl Neumann, Damascus Township, Wayne County, Pennsylvania, dated November 22, 1969, as surveyed by George E. Ferris, R.S., bounded and described as follows:

BEGINNING at a point on the edge of a driveway, or road, connected with another road and State Route, now or formerly, known as Route 106, said point being a common corner of Lots 54 and 55; thence along the common division line between Lots 54 and 55 North 35 degrees 10 minutes West a distance of 1357.3 feet, more or less, to a point in line with lands of the grantors to a point, said point being a common corner of Lots 54 and 55; thence along line of other lands of the grantors North 6 degrees 30 minutes East a distance of 188 feet to a point, said point being a common corner of Lots 54 and 53; thence along the common division line between Lots 54 and 53 South 35 degrees 10 minutes East a distance of 1497.8 feet, more or less, to a point

on the edge of said drive, or right-of-way; thence along said right-of-way, or drive, South 54 degrees 32 minutes West a distance of 125 feet to the point and place of BEGINNING.

BEING all of lot 544 in the survey by George E. Ferris, R.S., referred to above and containing 4.1 acres, be the same more or less.

ALSO granting and conveying in common with others of right-of-way over existing roads and driveways, as shown on said plot plan.

The aforesaid premises are conveyed under and subject to the following conditions and restrictions:

The Grantees for themselves, their heirs, executors, administrators and assigns in accepting this deed stipulate and agree that so long as the land which is the subject of this deed is not developed that the grass or hay will be mowed at least once a year and the event the same is not cut by August 15th of each year, then and in that event, the grantors, their heirs and assigns, will have the same mowed or cut and the cost of the same shall be the obligation of the grantees, their heirs and assigns. The purpose of this clause being to eliminate the fire hazard to adjoining lot owners, which results from the presence of uncut dry grass or hay.

TITLE TO SAID PREMISES IS VESTED IN Mona C. Rothwell, an

undivided one-half interest and Ralph D. Rothwell and Marilyn Rothwell, his wife, as tenants by the entireties, an undivided one-half interest; both undivided one-half interests held as Joint Tenants with the Right of Survivorship and not as Tenants in Common, by Deed from Robert E. Finagan and Denise Finagan, dated 11/27/2000, recorded 12/01/2000, in Deed Book 1719, page 221.

Premises being: 29 EDGEWOOD LANE, BEACH LAKE, PA 18405

Tax Parcel No. 07-0-0023-0005

Seized and taken in execution as Mona C. Rothwell 29 Edgewood Lane Beach Lake PA 18405
Ralph D. Rothwell 29 Edgewood Lane Beach Lake PA 18405
Marilyn Rothwell 29 Edgewood Lane Beach Lake PA 18405

Execution No. 171-Civil-2008
Amount \$228,022.29 Plus additional

August 4, 2011
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

That all claims to the property will be filed with the sheriff before the sale and all claims to the proceeds before distribution; That a sheriff's schedule of distribution will be in his office on a date specified by him, not later than thirty (30) days after sale; and that distribution will be made in accordance with the schedule unless exceptions are filed

within ten (10) days thereafter. No further notice of filing of the schedule of distribution need be given.

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

Joshua I. Goldman, Esq.

8/19/2011 • 8/26/2011 • 9/2/2011

**SHERIFF'S SALE
SEPTEMBER 14, 2011**

By virtue of a writ of Execution Deutsche Bank National Trust Company, as Trustee for Morgan Stanley IXIS Real Estate Capital Trust, 2006-1 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 14th day of September, 2011 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following

ALL THOSE CERTAIN pieces or parcels of land situated in Salem Township, Wayne County, Pennsylvania, bounded and described as follows:

PARCEL ONE:

BEGINNING at a point in the Northern right-of-way Township Road 364, the said point or place of beginning also a corner in

common with the lands now or formerly of Leonard and Wanda Christopher; thence along the Northern right-of-way of Township Road 364 South 42 degrees 23 minutes 35 seconds West 190.41 feet to a set iron pipe for a corner; thence through the lands now or formerly of Garrity North 72 degrees 28 minutes 01 seconds West 396.69 feet to a set iron pipe for a corner; thence North 20 degrees 29 minutes 17 seconds West 215.00 feet to a set iron pipe for a corner; thence North 69 degrees 00 minutes 37 seconds East 160.00 feet to a set iron pin; thence South 70 degrees 57 minutes 12 seconds East 388.89 feet to a found steel pin for a corner, said steel pin being a corner in common with lands now or formerly of Leonard and Wanda Christopher; thence along the said lands now or formerly of Christopher, South 30 degrees 22 minutes 60 seconds East 128.31 feet to the point or place of Beginning.

CONTAINING 3.04 acres of land, be the same more or less, in accordance with a field survey thereof prepared by James G. Hinton, P.L.S. dated August 8, 1989 and recorded in Wayne County Map Book 69 at Page 40. UNDER AND SUBJECT, however, to easements for public utilities and highway rights-of-way which may be visible from an inspection of the premises or otherwise recorded in the official indices.

PARCEL NUMBER: 22-0-0313-

0075.0002

PARCEL TWO:

BEGINNING at a point in the center of State Road 3008, said point being South 71 degrees 28 minutes 37 seconds East, 49.53 feet and South 77 degrees 58 minutes 37 seconds East, 157.22 feet then along an arc of a circle being 218.76 feet in radius curving to the right, an arc length of 49.64 feet; chord of said arc being South 71 degrees 28 minutes 37 seconds 49.53 feet all from the northeasterly corner of lands of Kathleen Davey Tinsley and running:

1. THENCE South 25 degrees 45 minutes 00 seconds West, 400.00 feet through lands of Elizabeth Garrity to a #4 rebar set.
2. THENCE South 64 degrees 15 minutes 00 seconds East, 370.00 feet through lands of Elizabeth Garrity to a #4 rebar set.
3. THENCE North 28 degrees 09 minutes 07 seconds East, 230.51 feet through lands of Elizabeth Garrity to the center of S.R. 3008.
4. THENCE along the center of S.R. 3008 the following three (3) courses: Along the arc of a circle 303.40 feet in radius curving to the right of an arc length 208.28 feet; chord of said arc being North 42 degrees 10 minutes 54 seconds West, 204.21 feet North 22 degrees 30 minutes 55 seconds West, 56.30 feet; along the arc of a circle 218.67 feet in radius curving to the left of an arc length of 162.12 feet; chord of said arc being North 43

degrees 44 minutes 46 seconds West, 158.43 feet to

instituted by:
property, viz:
the point of Beginning.

CONTAINING 2.705 acres.

THIS description is based on a survey by Christopher Knash, P.L.S. dated September 1993 and recorded on a plat in Wayne County Map Book 80 at Page 36.

PARCEL NUMBER: 22-0-0313-0101

BEING the same premises which Alice Worry and James B. Worry, wife and husband, by Indenture sates 09-26-01 and recorded 01-04-02 in the Office of the Recorder of Deeds in and for the County of Wayne in Volume Book 1913 page 85, granted and conveyed unto Martin J. O'Hora, Jr.

Seized and taken in execution as John L. Scritchfield, Sr. 3550 Altemier Road Lake Ariel PA 18436

Execution No. 272-Civil-2008
Amount \$180,581.60 Plus
additional

July 14, 2011
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE
NOTICE:

That all claims to the property will be filed with the sheriff before the sale and all claims to the proceeds

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

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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.

Allison F. Wells Esq.

8/19/2011 • 8/26/2011 • 9/2/2011

**SHERIFF'S SALE
SEPTEMBER 14, 2011**

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 14th day of September, 2011 at 10:00 AM in the Conference Room on the third floor of the Wayne County Courthouse in the Borough of Honesdale the following

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, PA 18417

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. BYRNE, 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 \$96,785.28 Plus additional

July 14, 2011
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE
NOTICE:**

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

filing of the schedule of distribution need be given.

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

Daniel Siedman Esq.

8/19/2011 • 8/26/2011 • 9/2/2011

CIVIL ACTIONS FILED

*FROM JULY 23, 2011 TO JULY 29, 2011
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2008-00786	SCHROEDER DAVID P	7/25/2011	WRIT OF EXECUTION	164,195.98
2008-20364	QUALITY DESIGNER HOMES INC A CORPORATION	7/27/2011	CTF DISCHARGE PROP.	26,567.91
2008-20864	SLOSS CHRISTOPHER C	7/25/2011	SATISFACTION	9,873.89
2008-21677	QUALITY DESIGNER HOMES INC A CORPORATION	7/27/2011	CTF DISCHARGE PROP.	114.41
2009-00102	CACCAVONE MICHAEL A	7/25/2011	WRIT OF EXECUTION	149,284.96
2009-00657	LEICHTER JEFFREY	7/27/2011	DEFAULT JUDGMENT	—
2009-01090	GOUGCON WILLIAM G	7/28/2011	WRIT OF EXECUTION	3,806.75
2009-01109	MAIORANA PHILLIP	7/28/2011	WRIT OF EXECUTION	131,920.24
2009-01109	MAIORANA VERONICA A	7/28/2011	WRIT OF EXECUTION	131,920.24
2009-21402	PRATT STANTON	7/28/2011	SATISFACTION	897.66
2009-21402	PRATT BARBARA	7/28/2011	SATISFACTION	897.66
2009-21403	PRATT STANTON	7/28/2011	SATISFACTION	892.12
2009-21403	PRATT BARBARA	7/28/2011	SATISFACTION	892.12
2009-21405	HILLER WILLIS JR	7/2.6/2011	SATISFACTION	573.60
2009-21405	HILLER LORRAINE	7/26/2011	SATISFACTION	573.60
2009-21622	ARNAU LUIS R	7/29/2011	SATISFACTION	2,322.99
2010-00046	COWAN DAVID SCOTT	7/28/2011	WRIT OP EXECUTION	120,519.61
2010-00046	COWAN TAMARA	7/28/2011	WRIT OF EXECUTION	120,519.61
2010-00199	BONHAM GARY L	7/29/2011	SATISFACTION	—
2010-00617	ROEGNER SUSAN M	7/27/2011	WRIT OF EXECUTION	186,129.03
2010-00617	ROEGNER THOMAS P	7/27/2011	WRIT OF EXECUTION	186,129.03
2010-00868	ARIS RAYMOND	7/27/2011	WRIT OF EXECUTION	270,124.78
2011-00868	ARIS PAULA A	7/27/2011	WRIT OF EXECUTION	270,124.78
2010-00896	ARMENGOL RAUL	7/28/2011	DEFAULT JUDGMENT	443,869.79
2010-01084	JABLON SCOTT	7/26/2011	WITHDRAW JUDGMENT	—
2010-20455	STUDT JOHN R	7/25/2011	WRIT OF SCIRE FACIAS	—
2010-20455	AMUNDSEN DAWN	7/25/2011	WRIT OF SCIRE FACIAS	—
2010-20571	LESCHINSKI SUSAN	7/29/2011	SATISFACTION	4,583.96
2010-21563	DUNN ANDREW J	7/29/2011	WRIT OF EXECUTION	—
2010-21563	PNC BANK GARNISHEE	7/29/2011	GARNISHEE/WRIT EXEC	—
2010-21933	PRATT STANTON	7/28/2011	SATISFACTION	655.80
2010-21933	PRATT BARBARA	7/28/2011	SATISFACTION	655.80
2010-21943	ALBANESE MARIA	7/27/2011	SATISFACTION	348.83
2011-00014	SELLARS DONNA M	7/28/2011	DEFAULT JUDGMENT	10,327.65
2011-00211	QUALITY DESIGNER HOMES INC	7/27/2011	FINAL JUDGMENT	—
2011-00218	MALEY ROBERT E	7/25/2011	FINAL JUDGMENT	—
2011-00285	PULLER CHRISTINA	7/29/2011	DEFAULT JUDGMENT	3,130.10

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

2011-00292	ROBERTS ELIZABETH A	7/25/2011	DEPAULT JUDGMENT	160,885.38
2011-00292	ROBERTS TIMOTHY P	7/25/2011	DEPAULT JUDGMENT	160,885.38
2011-00292	ROBERTS ELIZABETH A	7/25/2011	WRIT OF EXECUTION	160,885.38
2011-00292	ROBERTS TIMOTHY P	7/25/2011	WRIT OP EXECUTION	160,885.38
2011-00318	REHFUSS IRENE L	7/27/2011	FINAL JUDGMENT	—
2011-00342	DEANGELIS NICHOLAS G	7/25/2011	DEFAULT JUDGMENT	6,852.35
2011-00362	GILL MICHAEL S	7/29/2011	DEFAULT JUDGMENT	78,990.44
2011-00384	BURPO NANCY J	7/25/2011	JUDGMENT/POSSESSION	—
	EXECUTRIX OF THE ESTATE			
2011-00384	RUZIECKI ALFREDA W	7/25/2011	JUDGMENT/POSSESSION	—
	DECEASED			
2011-00384	OCCUPANTS	7/25/2011	JUDGMENT/POSSESSION	—
2011-00384	BURPO NANCY J	7/25/2011	WRIT OF POSSESSION	—
	EXECUTRIX OF THE ESTATE			
2011-00384	RUZIECKX ALFREDA W	7/25/2011	WRIT OF POSSESSION	—
	DECEASED			
2011-00384	OCCUPANTS	7/25/2011	WRIT OF POSSESSION	—
2011-00413	PHILLIPS PHYLLIS A	7/26/2011	WRIT OF EXECUTION	238,276.55
2011-20115	JENNINGS MARK	7/25/2011	SATISFACTION	915.06
2011-20958	PRATT STANTON	7/28/2011	SATISFACTION	343.30
2011-20958	PRATT BARBARA	7/28/2011	SATISPACTION	343.30
2011-21113	FINNEGAN CAROLE ANN	7/25/2011	MUNICIPAL LIEN	1,805.80
2011-21113	FINNEGAN HEATHER	7/25/2011	MUNICIPAL LIEN	1,805.80
2011-21114	LYNCH JOSEPH M JR	7/25/2011	FEDERAL TAX LIEN	45,419.96
2011-21115	WILLIAMS JOSEPH	7/25/2011	MUNICIPAL LIEN	250.04
2011-21115	WILLIAMS KAREN	7/25/2011	MUNICIPAL LIEN	250.04
2011-21116	CHESTNUT PETER R	7/25/2011	JP TRANSCRIPT	4,758.74
2011-21117	CONKLIN EVELYN M	7/26/2011	SUGGESTION NON/PYMNT	1,118.48
2011-21118	MOPPATT JUNE M	7/26/2011	SUGGESTION NON/PYMNT	3,328.36
2011-21119	RAFAT MUHAMMAD	7/28/2011	MUNICIPAL LIEN	576.94
2011-21120	ZAURAVINSKYI GENNMII	7/28/2011	MUNICIPAL LIEN	561.54
2011-21121	KOSTIW THOMAS JR	7/28/2011	MUNICIPAL LIEN	521.94
2011-21122	KOSTIW THOMAS JR	7/28/2011	MUNICIPAL LIEN	535.14
2011-21123	KOSTIW THOMAS	7/28/2011	MUNICIPAL LIEN	1,976.14
2011-21125	KOSTIW MARLEN	7/28/2011	MUNICIPAL LIEN	1,976.14
2011-21124	LARACUENTE RAOUL	7/28/2011	MUNICIPAL LIEN	517.54
2011-21125	LOWE DAVID E	7/28/2011	MUNICIPAL LIEN	321.49
2011-21126	MITCHELL CHRISTOPHER	7/28/2011	MUNICIPAL LIEN	561.54
2011-21126	MITCHELL ARLETTE	7/28/2011	MUNICIPAL LIEN	561.54
2011-21127	MACNEIL PATRICK	7/28/2011	MUNICIPAL LIEN	535.14
2011-21127	MAC NEIL PATRICK	7/28/2011	MUNICIPAL LIEN	535.14
2011-21127	MACNEIL COLLEEN WILLIAMS	7/28/2011	MUNICIPAL LIEN	535.14
2011-21127	MAC NEIL COLLEEN WILLIAMS	7/28/2011	MUNICIPAL LIEN	535.14
2011-21127	WILLIAMS COLLEEN MAC NEIL	7/28/2011	MUNICIPAL LIEN	535.14
2011-21128	SHIRAZI ALI	7/28/2011	MUNICIPAL LIEN	561.54
201--21128	SADEN MARZIEH	7/28/2011	MUNICIPAL LIEN	561.54
2011-21129	GRONSBELL KEITH	7/28/2011	MUNICIPAL LIEN	535.14
2011-21130	HUMPHREY MARY ELLEN	7/28/2011	MUNICIPAL LIEN	535.14
2011-21131	HUMPHREY MARY ELLEN	7/28/2011	MUNICIPAL LIEN	550.54
2011-21132	HUMPHREY MARY ELLEN	7/28/2011	MUNICIPAL LIEN	561.54

2011-21133	LOUREY DOUGLAS K	7/29/2011	JP TRANSCRIPT	4,768.84
2011-21134	DENNIS KELLY	7/29/2011	JP TRANSCRIPT	887.88
2011-21135	VIDAL ANDREW SR	7/29/2011	FEDERAL TAX LIEN	37,389.90
2011-21135	VIDAL ANNA L	7/29/2011	FEDERAL TAX LIEN	37,389.90
2011-30189	STEVENS JENNIFER P	7/29/2011	LIS PENDENS PROPERTY	—

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2011-00489	ASSET ACCEPTANCE LLC ASSIGNEE OF	PLAINTIFF	7/27/2011	—
2011-00489	CITIBANK	PLAINTIFF	7/27/2011	—
2011-00489	BRAJUKA MELISSA	DEFENDANT	7/27/2011	—
2011-00490	ASSET ACCEPTANCE LLC ASSIGNEE OF	PLAINTIFF	7/27/2011	—
2011-00490	WELLS FARGO /	PLAINTIFF	7/27/2011	—
2011-00490	RAYMOUR & FLANIGAN	PLAINTIFF	7/27/2011	—
2011-00490	KANE GARY	DEFENDANT	7/27/2011	—
2011-00491	AMERICAN EXPRESS BANK	PLAINTIFF	7/27/2011	—
2011-00491	WILEY TIMOTHY A	DEFENDANT	7/27/2011	—
2011-00492	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	7/27/2011	—
2011-00492	COSTANZO LOUIS	DEFENDANT	7/27/2011	—
2011-00499	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	7/29/2011	—
2011-00499	HORVATH WILLIAM	DEFENDANT	7/29/2011	—
2011-00500	DISCOVER BANK	PLAINTIFF	7/29/2011	—
2011~00500	POLT WILLIAM R	DSFENDANT	7/29/2011	—

PROFESSIONAL LIABILITY — MEDICAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2011-00496	CORDARO PHILIP	PLAINTIFF	7/28/2011	—
2011-00496	CORDARO PATSY	PLAINTIFF	7/28/2011	—
2011-00496	MARIAN COMMUNITY HOSPITAL	DEFENDANT	7/28/2011	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2011-00485	CITIMORTGAGE INC	PLAINTIFF	7/25/2011	—
2011-00486	MADERA JUAN I	DEFENDANT	7/25/2011	—
2011-00493	FANNIE MAE	PLAINTIFF	7/28/2011	—
2011-00493	POLAY MICHAEL S	DEFENDANT	7/28/2011	—
2011-00494	GMAC MORTGAGE	PLAINTIFF	7/28/2011	—
2011-00494	MCELHANEY JOHATHAN A	DEFENDANT	7/28/2011	—
2011-00494	MCELHANEY MEGAN	DEFENDANT	7/28/2011	—
2011-00495	DEUTSCHE BANK NATIONAL TRUST	PLAINTIFF	7/29/2011	—
2011-00495	CURTIS PHILIP	DEFENDANT	7/29/2011	—
2011-00495	OBRIEN MARIANNE	DEFENDANT	7/29/2011	—
2011-00498	US BANK	PLAINTIFF	7/29/2011	—

2011-00498	KRETZCHMAR CHARLES	DEFENDANT	7/29/2011	—
2011-00498	KRETZSCHMAR CHARLES A/K/A	DEFENDANT	7/29/2011	—
2011-00498	KRETZSCHMAR KATHRYN	DEFENDANT	7/29/2011	—

TORT — MOTOR VEHICLE

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2011-00488	ANDREZZE SHAWN	PLAINTIFF	7/25/2011	—
2011-00488	DAMASCUP TOWNSHIP	DEFENDANT	7/25/2011	—
2011-00497	DIAZ ANTHQNY	PLAINTIFF	7/29/2011	—
2011-00497	CAPO GEORGE	DEFENDANT	7/29/2011	—
2011-00497	ANNAN RITA	DEFENDANT	7/29/2011	—



MORTGAGES AND DEEDS

*RECORDED FROM AUGUST 8, 2011 TO AUGUST 12, 2011
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Podejko Howard J	Mortgage Electronic Registration Systems	Berlin Township	
Podejko Myrtis N			211,090.00
Squatrito Enza	Honesdale National Bank	Cherry Ridge Township	25,000.00
Mott Paul	Honesdale National Bank	Dyberry Township	
Mott Diane			160,000.00
Rolston Duane E	Honesdale National Bank	Damascus Township	
Rolston Emory A By Agent Rolston Duane E Agent			20,000.00
Smith Vincent R	Dime Bank	Berlin Township	
Smith Cheryl A			89,300.00
Martin James W Sr	Wayne Bank	Dyberry Township	
Martin Frances G			43,000.00
Skordos Mihail C AKA Skordos Mihail G AKA Skordos Sharon A	Dime Bank	Honesdale Borough	104,000.00
Theobald Jerome David	Dime Bank	Honesdale Borough	
Theobald Jane E			50,000.00
Estus Friend C AKA Estus Friend Clifford AKA	Dime Bank	Sterling Township	52,000.00
Costello Dianne J	Dime Bank	Manchester Township	50,000.00
Tyler Jeffrey A	Honesdale National Bank	Berlin Township	
Tyler Donna L			144,000.00
Wilcox Damon D	Wayne Bank	Dyberry Township	116,800.00
Wilcox Damon D	Wayne Bank	Dyberry Township	14,600.00
Smith Vincent R	Dime Bank	Berlin Township	
Smith Cheryl A			89,300.00
Mailen Linda	P N C Bank	Sterling Township	20,000.00
Baehm Michael L	Catskill Hudson Bank	Dyberry Township	
Baehm Charlotte L M			97,400.00
Freisen John M	J P Morgan Chase Bank	Paupack Township	
Freisen Donna M			142,500.00
Kern Robert C	R B S Citizens	South Canaan Township	
Kern Mary B			168,000.00
Micari Patricia A	Pennstar Bank	Lake Township	7,500.00
Booths Robert	Pennstar Bank	Lake Township	15,000.00
Altemier David O	Pennstar Bank	Dreher Township	
Altemier Beverly J			80,000.00
Schaffroth Helen Nancy	Citizens Savings Bank	Mount Pleasant Township	83,000.00
Mazurik Fred M	Mortgage Electronic Registration Systems	Lehigh Township	155,440.00

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

Blenk Christopher W	Wells Fargo Bank	Paupack Township	
Blenk Amy L			211,500.00
Hill Margaret A	Mortgage Electronic Registration Systems	Paupack Township	
Pivovar Peter G			270,000.00
Albano Michael	Penn Security Bank & Trust Company	Scott Township	
Albano Anthony S			400,000.00
Highhouse Rental Properties	Wayne Bank	Salem Township	1,000,000.00
Komar William J	Wayne Bank	Mount Pleasant Township	12,000.00
Evarts John	Tobyhanna Federal Credit Union	Salem Township	
Evarts Nancy J			35,000.00
Mistishin John J	First National Community Bank	Canaan Township	
Mistishin Janice D			20,000.00
Fielding Phillip	Mortgage Electronic Registration Systems	South Canaan Township	93,264.00
Resti Sherri Lynn	Sidney Federal Credit Union	Buckingham Township	56,000.00
Morrow Robert A	Mortgage Electronic Registration Systems	Lake Township	165,896.00
Baldini Carlo P	Mortgage Electronic Registration Systems	Canaan Township	
Baldini Patricia A			150,000.00
Haramis Michael W	Bank Of America	Berlin Township	
Haramis Dawn E			27,534.00
Tedesco Thomas	Honesdale National Bank	Cherry Ridge Township	
Maher Lorraine		Cherry Ridge & South Canaan South Canaan Township South Canaan & Cherry Ridge	48,000.00 48,000.00
Giustino Thomas J	Penn Security Bank & Trust Company	Lehigh Township	
Giustino Susan J			65,000.00
Smith Beverly A	P N C Bank	Waymart Borough	8,000.00
Jaffer Joseph H	Honesdale National Bank	South Canaan Township	148,500.00
Gasko Evelyn	Wells Fargo Bank	Paupack Township	
Burns Sandra L			219,000.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Corey Samuel J Est	Corey Jean M	Cherry Ridge Township	
Corey Jean M Exr			Parcel 4
Corey Samuel J Est	Corey Jean M	Paupack Township	
Corey Jean M Exr			
Beyer Gary A	Beyer Julia R	Preston Township	
Beyer Julia R			
Malenke Doris B	Malenke Doris B	Paupack Township	
	Malenke Ambrose R		Lots 12 & 13

Scheer Gregg	Wilcox Damon D	Dyberry Township	
Scheer Karen By Agent AKA			Lot 5
Scheer Karey Kay By Agent AKA			
Scheer Gregory Carl Agent			
Striegel Edward F	Land Liquidator L L C	Dreher Township	
Striegel Mary E			
Land Liquidator L L C	Global Trade Alliance Inc	Sterling Township	
Land Liquidator L L C	Global Trade Alliance Inc	Sterling Township	
Stewart Richard	Land Liquidator L L C	Lehigh Township	
Stewart Patty			
ONEill Teresa A	Carlin David V	Mount Pleasant Township	
Carlin Teresa A	Carlin Teresa A		
Carlin David V			
ONEill Michael	Carlin David V	Mount Pleasant Township	
	Carlin Teresa A		Parcel 2
Frey Carl By Sheriff	Beneficial Consumer Discount Company	South Canaan Township	
Frey Judy By Sheriff	Beneficial Mortgage Co Of Pa		Lot 4
Weschke Bernard	Weschke Bernard	Manchester Township	
Weschke Camille	Weschke Camille		
Weschke Bernard	Weschke Bernard	Manchester Township	
Weschke Camille	Weschke Camille		
Moran Laura	Federal National Mortgage Association	Damascus Township	
Guttilla Violetta A	Guttilla Violetta A	Honesdale Borough	
	Stachowiak Roseanne G		Lot 35
Schaffroth Christian F	Schaffroth Helen Nancy	Mount Pleasant Township	
Schaffroth Helen Nancy			Lot 1
Sebring Roger W	Mazurik Fred M	Lehigh Township	
Sebring Barbara A			
Napolitano John	Napolitano Pilar	Dreher Township	
Napolitano Pilar By Tr			Lot 30
Napolitano John By Tr			
Napolitano Amelia By Tr			
Napolitano Lyndsay By Tr			
Napolitano Michael Jr By Tr			
Napolitano Serena By Tr			
Harned Robert B	Kilroy Victoria L	Lake Township	
Harned Victoria K			Lot 3774
Kilroy Victoria L			
Sadowski Edward	Edward Sadowski Living Trust	Texas Township 1 & 2	
Sadowski Alberta	Alberta Sadowski Living Trust		
Pevzner Leonid	Ripple Jacob W	Manchester Township	
Lebedeva Lidiya	Ripple Coral		Lot 43
Schindeler Edward	Schindeler Living Trust	Lake Township	
Peirson Tracy	Zemba John	Palmyra Township	
	Flego Olivia		Lot 20
Finney Donna Marie Exr	Gibbons James A	Palmyra Township	
Gibbons Helen E Est	Gibbons Kathleen A Gibbons Jared R		
Clarke P John Est	Blenk Christopher W	Paupack Township	
Clarke John E Ind & Exr	Blenk Amy L		Lot 81

Vanname Margaret C Exr Richards Janet A Exr Orth Dorothy A Est AKA Orth Dorothy R Est AKA	Vanname Margaret C	Texas Township 1 & 2	
Jacobsen Cort A By Agent Barna Nicholas A Agent Jacobsen Brenda By Agent	Hill Margaret A Pivovar Peter G	Paupack Township	Lots 109 & 110
Pachuta Beth Salzameda Beth	Salzameda Beth S	Bethany Borough	
Schofield Marjorie O	Schofield Frederick	Clinton Township 1	Lots 39 & 40
Schofield Marjorie	Schofield Frederick	Clinton Township 1	Lots 23 & 24
Eagan Gary Robert Exr Eagan Robert C Est	Fielding Phillip	South Canaan Township	
Dipierro Michael	Morrow Robert A	Lake Township	Lot 75
Gardepe Robert W Priebe Anne K	Gardepe Robert W	Palmyra Township	
Hauenstein Gordon	Hauenstein James L Hauenstein Ruth L	Clinton Township 1	Lot A
Hauenstein James L Hauenstein Ruth L	Hauenstein James L Hauenstein Ruth L	Clinton Township 1	
Partridge Penelope Tr	Hasegawa Pamela	Preston Township	
Ohl Abigail Harriet Gummer Tr Bayly Ronald Jr Bayly Tina M	Bayly Ronald Jr	Berlin Township	Lot 2
Marain David Marain Evelyn B	Torzilli Daniel M	Lake Township	
Krum David A Krum Maureen R AKA Krum Maureen AKA	Krum David A Krum Maureen R	Rem!: Lot 3685 Dreher Township Rem!: Lot 27 R	
Sine George	Brown Robert	Dreher Township	Parcel A

CLE Courses

August 22, 2011

9:00 a.m.–1:30 p.m.

Fundamentals of Insurance Law

4 hours substantive/0 hour ethics

October 11, 2011

8:30 a.m.–12:45 p.m.

Family Law Discovery Tool Kit

3 hours substantive/1 hour ethics

December 1, 2011

9:00 a.m.–12:15 p.m.

Elder Law Update

3 hours substantive/0 hour ethics

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

Pre-register through pbi.org.

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