

OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 2 ★ SEPTEMBER 7, 2012 ★ Honesdale, PA ★ No. 26



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CASES REPORTED

Commonwealth of Pennsylvania
v.
Juan Manuel Torres, Defendant

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

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

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

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

MESSAGE FROM THE
WAYNE COUNTY BAR ASSOCIATION



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

PRICING & RATES

Notice Pricing

One time Insertions

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

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

Subscription Rates

Per Year

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

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

WAYNE COUNTY OFFICIALS

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Robert J. Conway, *Senior Judge*

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Jane E. Farrell
Ronald J. Edwards
Ted Mikulak

Court Administrator

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Sheriff

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Janine Edwards, Esq.

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Scott Bennett, Esq.

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Jonathan Fritz

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Kathleen A. Schloesser

Jury Commissioners

Judith M. Romich
Patricia Biondo

COURT OPINION

Commonwealth of Pennsylvania

v.

Juan Manuel Torres, Defendant

Docket No.: 348-2011-Criminal

Attorney for Commonwealth: Patrick Robinson, Esquire

Attorney for Defendant: Scott Bennett, Esquire

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

Summary of the Case

Before the Court was Defendant's Motion for Modification of Sentence. Defendant previously pleaded guilty to Possession of Controlled Substance, Possession of Drug Paraphernalia and Driving while Operating Privilege Suspended/Revoked. The Court sentenced Defendant to an aggregate sentence of 8-23 months, and further ordered Defendant to pay \$300.00 for the costs of the Public Defender. It was the imposition of these costs for which Defendant requested a modification, arguing that the imposition of such costs is illegal.

The Court agreed with Defendant, opining that nowhere was there any statutory authority authorizing imposition of such costs. Moreover, "[a]bsent an indication by our legislature sanctioning the assessment of counsel fees for court-appointed counsel, we decline to validate orders granting such relief to counties. Parenthetically, we note that § 3 of the Act of January 19, 1968, P.L. 984, 19 P.S. § 793, at one time provided for the reimbursement by a criminal defendant or a relative of the defendant to the county 'for compensation and expense incurred and paid to court-appointed counsel.' However, this statute has since been repealed, 1984, October 12, P.L. 959, No. 187, § 6." Commonwealth v. Verilla, 526 A.2d 398, 403 (Pa.Super. 1987).

The Court further opined that it is permissible to impose the costs of the public defender as a condition of probation, citing to Commonwealth v. Pride, 380 A.2d 1267, 1270 (Pa.Super. 1977), however it may not “redefine the reimbursement order as a condition of probation.” Id. at 1270. Inasmuch the costs of the public defender constituted an order for reimbursement as Defendant was sentenced to incarceration rather than probation, the Court determined the fee imposed was illegal.

Defendant’s sentence was therefore modified to delete the requirement that Defendant pay \$300.00 for the costs of the public defender.



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.

ESTATE NOTICE

Notice is hereby given that Letters of Administration have been granted to Debra L. Ryan in the Estate of Cory M. Ryan, late of Waymart, Pennsylvania, who died on June 29, 2012. All persons indebted to the Estate are requested to make payment, and those having claims or demands are to present the same without delay to Debra L. Ryan c/o John P. Finnerty, Esquire, 75 Glenmaura National Boulevard, Moosic, Pennsylvania 18507.

9/7/2012 • 9/14/2012 • 9/21/2012

EXECUTRIX NOTICE

Estate of EILEEN CLAIR DUFFY
AKA EILEEN C. DUFFY
Late of Mount Pleasant Township
Executrix
TARA J. MCGAULEY F/N/A
TARA DUFFY
111 WESTERN BLVD
GILLETTE, NJ 07933
Attorney
STEVEN E. BURLEIN, ESQ.

307 11TH STREET
HONESDALE, PA 18431

9/7/2012 • 9/14/2012 • 9/21/2012

EXECUTRIX NOTICE

Estate of KRISTINA S. ADAMS
AKA KRISTINA ADAMS AKA
KRISTINA SUE ADAMS AKA
KRISTINA SUSAN ADAMS
Late of Damascus Township
Executrix
EMILY WOOD
24 WOODHILL DR.
DAMASCUS, PA 18415
Executrix
DENISE WOOD
24 WOODHILL DR.
DAMASCUS, PA 18415
Attorney
NICHOLAS A. BARNA
831 COURT STREET
HONESDALE, PA 18431

9/7/2012 • 9/14/2012 • 9/21/2012

EXECUTRIX NOTICE

Estate of BEULAH
SCHWEIGHOFER AKA
BEULAH L. SCHWEIGHOFER
Late of Lebanon Township
Executrix
JOAN SCHWEIGHOFER
1035 OREGON TURNPIKE
HONESDALE, PA 18431
Attorney
NICHOLAS A. BARNA
831 COURT STREET
HONESDALE, PA 18431

8/31/2012 • 9/7/2012 • 9/14/2012

EXECUTRIX NOTICE

Estate of MARION LOIS FITZE
AKA LOIS FITZE

Late of Clinton Township

Executrix

BONNIE LATOURETTE

622 TORREY ROAD

HONESDALE, PA 18431

Executrix

AMY THEOBALD

1557 CREEK DRIVE

WAYMART, PA 18472

Attorney

NICHOLAS A. BARNA

831 COURT STREET

HONESDALE, PA 18431

8/31/2012 • 9/7/2012 • 9/14/2012

EXECUTRIX NOTICE

Estate of CLAIR F. HANLON

AKA WALTER CLAIR HANLON

AKA WALTER HANLON

Late of Willimantic, Connecticut

Executrix

DIANE HANLON LEE AKA

DIANE HANLON

5 HILLDALE COURT

MILFORD, CT 06460

Executrix

EVELYN HANLON MORGAN

286 NORTH STREET

WILLIMANTIC, CT 06226

Attorney

MICHAEL D. WALKER, ESQ.

P.O. BOX 747

HAMLIN, PA 18427

8/31/2012 • 9/7/2012 • 9/14/2012

ADMINISTRATOR NOTICE

Estate of THOMAS A.

HINELINE, SR.

Late of Sterling Township

Administrator

THOMAS A. HINELINE, JR. &

JEREMY HINELINE

330 BORTREE ROAD

MOSCOW, PA 18444

Administrator

JEREMY HINELINE

532 SPRINGHILL ROAD

MOSCOW, PA 18444

8/31/2012 • 9/7/2012 • 9/14/2012

ADMINISTRATRIX NOTICE

Estate of VALOIS YOUNG, JR.

Late of Damascus Township

Administratrix

JESSICA MONOKROUSSOS

3917 EASTMONT DR

SOUTH BEND, IN 46628-3808

Administratrix

TAMARA HECKER

28535 RAFFINI LANE

BONITA SPRINGS, FL 34135

8/31/2012 • 9/7/2012 • 9/14/2012

EXECUTOR NOTICE

Estate of ELEANOR A.

RICHARDS

Late of Clinton Township

Executor

DAVID M. RICHARDS

804 DELAWARE STREET

FOREST CITY, PA 18421

Attorney

DAVID F. BIANCO, ESQUIRE

707 MAIN STREET, P.O. BOX 84

FOREST CITY, PA 18421

8/24/2012 • 8/31/2012 • 9/7/2012

EXECUTRIX NOTICE

Estate of DOUGLAS FAIRBANK

HEBERLING AKA DOUGLAS F.

HEBERLING

Late of Lake Ariel

Executrix
JULIA HEBERLING
213 OLD SCHOOLHOUSE RD
GREENTOWN, PA 18426
Attorney
TIMOTHY B. FISHER II, ESQ.
525 MAIN STREET, PO BOX 396
GOULDSBORO, PA 18424

8/24/2012 • 8/31/2012 • 9/7/2012

EXECUTRIX NOTICE

Estate of HAROLD E. MANG, JR.
Late of Cherry Ridge Township
Executrix
BETTY J. MANG
2542 A LAKE ARIEL HIGHWAY
HONESDALE, PA 18431
Attorney
JEFFREY S. TREAT, ESQ.
926 COURT STREET
HONESDALE, PA 18431

8/24/2012 • 8/31/2012 • 9/7/2012

EXECUTOR NOTICE

Estate of ELIZABETH NESPOR
AKA ELIZABETH V. NESPOR
Late of Salem Township
Executor
BRUCE ORTWINE
119 ROSE ROAD
LAKE ARIEL, PA 18436
Attorney
MICHAEL D. WALKER, ESQ.
P.O. BOX 747
HAMLIN, PA 18427

8/24/2012 • 8/31/2012 • 9/7/2012

EXECUTRIX NOTICE

Estate of BRUCE ALLEN
DRAKE, SR.
Late of Honesdale Borough
Executrix

LAURA DRAKE
37 GLASGOW STREET
ROCHESTER, NY 14608
Attorney
ASHLEY G. ZIMMERMAN, ESQ.
RECHNER LAW OFFICE
924 CHURCH STREET
HONESDALE, PA 18431

8/24/2012 • 8/31/2012 • 9/7/2012

OTHER NOTICES

**THIS AMENDMENT WILL BE
VOTED ON AT THE
SEPTEMBER 11, 2012 6:30
MEETING AT THE WAYMART
BOROUGH HALL:**

**PROPOSED AMENDMENT TO
SECTION 402 OF THE
WAYMART BOROUGH CODE
TO BE KNOWN AS
SECTION 402.1**

Hence, tents, tarps, and canopies which use plastic sheeting and, canvas or other similar pliable materials to cover storage areas and/or to be used as carports are regulated residential zones and shall comply with setbacks and height requirements for “accessory buildings or structures” as referred to in the Waymart Borough Code - Part 4 - entitled, “Supplementary Regulations” Sub-section 402, entitled, “Accessory Uses or Structures”.

9/7/2012

NOTICE

Notice is hereby given that the fictitious name Affordable Home and Building Inspections has been registered under the Fictitious

Names Act by AAI, Inc. of 19 Sunny Lane, Beach Lake, PA 18405. Business will be conducted at that address.

Errol Flynn, Esquire

9/7/2012

**CERTIFICATE OF
REGISTRATION OF
FICTITIOUS NAME**

NOTICE IS HEREBY GIVEN

that an Application for registration of Fictitious Name was filed with the Department of State of the Commonwealth of Pennsylvania on August 9, 2012, and approved pursuant to the Pennsylvania Business Corporation Law of 1988 for the registration of fictitious name **“SPARKLE SENSATIONS”**.

JEFFREY S. TREAT, ESQUIRE
Attorney

9/7/2012 • 9/14/2012

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
SEPTEMBER 19, 2012**

By virtue of a writ of Execution Wells Fargo Bank , N.A. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 19th 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 and tract of land situate, lying and being in the Township of Paupack, County of Wayne and State of Pennsylvania more particularly described as follows:

Lot 197, Section 4, as shown on a Plan of Lots, Wallenpaupack Lake Estates, dated March 23, 1971, by VEP & Co. as recorded in the Office of the Recorder of Deeds in and for Wayne County, Pennsylvania, in Plat Book 14, Page 117, said map being incorporated by reference herewith as if attached hereto.

UNDER AND SUBJECT to those certain restrictive covenants applicable to all lots at Wallenpaupack Lake Estates and as the same are fully set forth in Wayne County Deed Book 277, Page 417.

TITLE TO SAID PREMISES VESTED IN Michael D’Aloia, by Deed from Richard Nasano and Roda Nasano, h/w, dated 09/20/2007, recorded 09/27/2007 in Book 3384, Page 65.

Premises being: 75 MUSTANG ROAD, LAKE ARIEL, PA 18436

Tax Parcel No. 19-0-0034-0137

Improvements thereon:

RESIDENTIAL DWELLING

Seized and taken in execution as
Michael D'Aloia 10 Elmwood
Court LIVINGSTON NJ 07039

Execution No. 52-Civil-2012
Amount \$90,954.78 Plus additional

June 14, 2012
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE
NOTICE:**

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

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

John Michael Kolesnik Esq.

8/24/2012 • 8/31/2012 • 9/7/2012

**SHERIFF'S SALE
SEPTEMBER 19, 2012**

By virtue of a writ of Execution
The Bank of New York Mellon
Trust Company, National

Association FKA The Bank of
New York Trust Company, N.A. as
Successor to JPMorgan Chase
Bank N.A as Trustee Ramp
2006RZ4 issued out of the Court of
Common Pleas of Wayne County,
to me directed, there will be
exposed to Public Sale, on
Wednesday the 19th 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 designated as Lot 43
in the Karl Neumann Development,
Damascus Township, Wayne
County, Pennsylvania, bounded and
described as follows:

BEGINNING at a point in the
center of State Highway Route 106
(now Route 652) running from
Narrowsburg to Beach Lake, said
point being a common corner of
Lots 43 and 42 as shown on map of
Lots surveyed for Karl Neumann,
Damascus Township, Wayne
County, Pennsylvania, dated
December 7, 1965, and drawn by
George E. Ferris, R.S.; thence along
the common division lines between
Lots 43 and 42, South 12degrees 48
minutes East, a distance of 404 feet
more or less to a point in a stone
wall, said point being on line of
lands now or late of George
Kleinknecht and being a common
corner of Lots 43 and 42; thence
along line of lands now or late of
Kleinknecht and line of Lots 43,
South 84 degrees 23 minutes East,
a distance of 120.8 feet to a point;

thence along other lands now or late of Neumann North 12 degrees 48 minutes West, a distance of 451.7 feet more or less to a point in the center of State Highway Route 106 (now Route 652) and South 72 degrees 27 minutes West 115 feet to the place of BEGINNING.

CONTAINING 48,200 square feet, being the same more or less.

This lot is sold under and subject to the easement of State Highway Route 106 (now Route 652).

TITLE TO SAID PREMISES VESTED IN Sandra L. Fowler and Stephen M. Fowler, husband and wife, by Deed from Eaglewife, by Deed from Eagles Nest Estate, LLC, a New York Limited Liability Company, dated 06/07/2006, recorded 06/14/2006 in Book 3059, Page 263.

Premises being: 1374 BEACH LAKE HIGHWAY, BEACH LAKE, PA 18405

Tax Parcel No. 07-0-0002-0038

Seized and taken in execution as Sandra L. Fowler a/k/a Sandra A. Fowler 1007 Route 6 SHOHOLA PA 18450

Steven M. Fowler a/k/a Steven Michael Fowler 1007 Route 6 SHOHOLA PA 18450

Execution No. 761-Civil-2011
Amount \$189,587.55 Plus
additional

June 14, 2012

Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

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

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

Robert W. Cusick, Esq.

8/24/2012 • 8/31/2012 • 9/7/2012

**SHERIFF'S SALE
SEPTEMBER 19, 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 19th 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 and tract of land situate, lying and being in the Township of Paupack, County of Wayne, Commonwealth of Pennsylvania, more particularly described as follows:

Lot 164, section 1, as shown on plan of lots, Wallenpaupack Lake estates, dated March 23, 1971 by VEP & Co. as recorded in the office of the recorder of deeds in and for Wayne county, Pennsylvania, in plat book 14, page 117, said map being incorporated by reference herewith as if attached hereto.

TITLE TO SAID PREMISES VESTED IN Hidelise Grace Pena, by Deed from Ronald Powell and Jacqueline Powell, his wife, dated 05/03/2004, recorded 05/13/2004 in Book 2498, Page 155.

Premises being: 8 COMMANCHE CIRCLE, LAKE ARIEL, PA 18436

Tax Parcel No. 19-0-0029-0112

Seized and taken in execution as Hidelise Grace Pena 232 88th Street, Apt. LL BROOKLYN NY 11209

Execution No. 808-Civil-2011
Amount \$124,795.97 Plus
additional

June 14, 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.

Melissa J. Cantwell, Esq.

8/24/2012 • 8/31/2012 • 9/7/2012

**SHERIFF'S SALE
SEPTEMBER 19, 2012**

By virtue of a writ of Execution Bank of America, N.A. successor by merger to BAC Home Loans Servicing, LP issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 19th 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 Clinton 1, County of Wayne, and State of Pennsylvania, bounded and described as follows:

BEGINNING at a pipe corner in line of lands of Joseph Poska, being also the southeast corner of lands of Alan Bielski; thence along lands of Alan Bielski, North 09 degrees 48 minutes West 493.4 feet to a pipe corner; thence through lands of the prior Grantor (Simmons) South 63 degrees 53 minutes East 316.5 feet to a pipe corner and South 04 degrees 49 minutes West 367.75 feet to a pipe corner; thence along line of Joseph Poska, North 83 degrees 20 minutes West 170.45 feet to the place of BEGINNING.

CONTAINING 2.17 acres as surveyed September 10, 1979, by George H. Ferris, R.S., an approved map of said survey being recorded in Wayne County Map Book 42, Page 8.

ALSO granting and conveying to the Grantees herein, their heirs and assigns, to be enjoyed in common with the prior Grantor (Simmons) her heirs and assigns, an easement or right of way 50 feet in width, which is presently traversed by a driveway, leading from Township Route T510 in a general southerly direction across lands of the prior Grantor (Simmons) to the premises herein conveyed, said easement being for the purposes of ingress, egress and regress between the premises herein conveyed and Township Route T510.

The premises conveyed are under and subject to the rights of ways of all public highways and public utilities, which may be over and across the same.

TITLE TO SAID PREMISES VESTED IN Daniel Kudelycz and Geanine Kudelycz, his wife, by Deed from Gloria P. Germaine, widow, dated 10/23/1998, recorded 10/26/1998 in Book 1430, Page 127.

Premises being: 182 B NORTH SMITH HILL ROAD, WAYMART, PA 18472

Tax Parcel No. 06-1-0231-0014.0005

Seized and taken in execution as Daniel Kudelycz 182 B North Smith Hill Road WAYMART PA 18472

Geanine Kudelycz 182 B North Smith Hill Road WAYMART PA 18472

Execution No. 858-Civil-2010
Amount \$208,408.28 Plus
additional

June 14, 2012
Sheriff
Mark Steelman

TO ALL CLAIMANTS TAKE
NOTICE:

That all claims to the property will be filed with the sheriff before the sale and all claims to the proceeds before distribution; That a sheriff's schedule of distribution will be in

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

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

John Michael Kolesnik Esq.

8/24/2012 • 8/31/2012 • 9/7/2012

**SHERIFF'S SALE
SEPTEMBER 19, 2012**

By virtue of a writ of Execution JPMorgan Chase Bank, N.A., s/b/m to Chase Home Finance, LLC issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 19th 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 THE FOLLOWING described lots or parcels of land situate, lying and being in the Township of Lehigh in the development of Pocono Ranchettes, Inc., County of Wayne and State of Pennsylvania, to wit:

PARCEL I:

LOT NO. 11 IN BLOCK F OF SECTION NO. 2, as shown on the survey and original plan of Pocono Ranchettes, Inc., Wayne County, Pennsylvania, made by a Registered Surveyor and of record in the Recorder of Deeds Office of Wayne County, Pennsylvania, in Map Book 13 at Page 114, reference being made thereto for a particular description of the lot or lots hereinbefore described and herein conveyed.

The said Grantors doth also convey unto the Grantee and her successors in title, a right-of-way in common with others for all the usual purposes over the roads, lanes, drives and recreation areas as shown on said plat, reserving, however, to the Grantors the right to install telephone and electric poles and wires, gas and water mains, sewer lines, or to permit the same to be done, in, upon and over the said roads, lanes, drives and easement areas as shown on said plat or annexes thereto.

UNDER AND SUBJECT TO the restrictions and covenants more particularly set forth in Wayne County Deed Book 431 Page 480.

PARCEL II:

LOT NO. 12 IN BLOCK NO. F OF SECTION NO. 2, as shown on the survey and original plan of Pocono Ranchettes, Inc., Wayne County, Pennsylvania, made by a Registered Surveyor and or record

in the Recorder of Deeds Office of Wayne County, Pennsylvania, in Map Book 13 at Page 114, reference being made thereto for a particular description of the lot or lots hereinbefore described and herein conveyed

The said Grantor doth also convey unto the Grantees and their successors in title, a right-of-way in common with others for all the usual purposes over all roads, lanes, drives and recreation areas as shown on said plat, reserving, however, to the said Grantor the right to install telephone and electric poles and wires, gas and water mains, sewer lines, or to permit the same to be done, in, upon and over the said roads, lanes, drives and easement areas as shown on said plat or annexes thereto.

UNDER AND SUBJECT TO the restrictions and covenants more particularly set forth in Wayne County Deed Book 497 Page 1049.

UNDER AND SUBJECT TO AND TOGETHER WITH all easements, agreements, restrictions, conditions and covenants as contained in prior deeds in the chain of title.

TITLE TO SAID PREMISES VESTED IN Marcitta A. Davis, by Deed from Mary Ann Kritak and Jane Marie Locrotondo, dated 05/11/2000, recorded 05/17/2000 in Book 1646, Page 169.

The said Marcitta A. Davis died 11/05/2007, leaving a Will dated

06/19/2007. Letters Testamentary were granted to Kevin Ronald Davis on 05/21/2008 in Wayne County, No. 29050. Decedent were granted to Kevin Ronald Davis on 05/21/2008 in Wayne County, No. 29050. Decedent's surviving heir at law and next-of-kin is Kevin Ronald Davis.

Seized and taken in execution as Kevin Ronald Davis, In his capacity as Executor and Devisee of the Estate of Marcitta A. Davis a/k/a Marcitta Davis a/k/a Marcitta Ann Davis 49 Pocono Ranchette a/k/a 81 Navaho Path GOULDSBORO PA 18424

Execution No. 1114-Civil-2009
Amount \$63,724.18 Plus additional

June 14, 2012
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

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

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

FAILURE TO PAY BALANCE
WILL FORFEIT DOWN
PAYMENT.

John Michael Kolesnik Esq.

8/24/2012 • 8/31/2012 • 9/7/2012

**SHERIFF'S SALE
SEPTEMBER 26, 2012**

By virtue of a writ of Execution Xceed Financial Federal Credit Union f/k/a Xerox Federal Credit Union issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 26th 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 plot, piece or parcel of land situated in the Township of Lake, Wayne County, Pennsylvania, known as Lot 1353 Section 13, 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 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, page 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 84,86; May

26, 1972 in Plat Book 5, pages 93 through 95; September 26,1972 in Plat Book 5, pages 96 through 104; as amended and supplemented .

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

Having erected thereon a dwelling known as 1353 Woodhill Lane, Lake Ariel, PA 18436

Tax Map No. 12-0-0020-0102
Control# 042272

Being the same of Rocco A. Cosica and Sarah Cosica by their deed dated 6/19/06 and recorded on 7/5/06 in the Recorder of Deeds Office of Wayne County, Pennsylvania in Deed Book Volume 3075, page 244 granted and conveyed unto Lily R. Pope.

Seized and taken in execution as Lily R. Pope 1353 Woodhill Lane, The Hideout, LAKE ARIEL PA 18436

Execution No. 87-Civil-2012
Amount \$146,926.44 Plus
additional

June 15, 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.

Louis P. Vitti, Esq.

8/31/2012 • 9/7/2012 • 9/14/2012

**SHERIFF'S SALE
SEPTEMBER 26, 2012**

By virtue of a writ of Execution Wells Fargo Bank , N.A. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 26th 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 situate, lying and being in the Township of Paupack, County of Wayne and State of Pennsylvania, more particularly described as follows:

BEING Lot 331, Section 11, as

shown on Plan of Lots, Wallenpaupack Lake Estates, dated March 23, 1971 by VEP & Co. as recorded in the Office of the Recorder of Deeds in and for Wayne County, Pennsylvania, in Plat Book 14, page 117, said map being incorporated by reference herewith as if attached hereto.

TOGETHER with all rights of way and under and subject to all covenants, reservations, restrictions and conditions of record.

TITLE TO SAID PREMISES VESTED IN Angela Devivo, by Deed from Bernard Holzapfel and Alice J. Holzapfel, h/w, dated 10/09/2006, recorded 10/12/2006 in Book 3151, Page 266.

Premises being: 110 HARMONY DRIVE, LAKE ARIEL, PA 18436

Tax Parcel No. 19-0-0030-0215

Seized and taken in execution as Angela A. Devivo 110 Harmony Dr. LAKE ARIEL PA 18436

Execution No. 119-Civil-2012
Amount \$136,422.44 Plus
additional
June 18, 2012
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE
NOTICE:

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

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

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

Robert W. Cusick, Esq.

8/31/2012 • 9/7/2012 • 9/14/2012

**SHERIFF'S SALE
SEPTEMBER 26, 2012**

By virtue of a writ of Execution GMAC Mortgage, LLC issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 26th 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 AND BEING IN THE BOROUGH OF HONESDALE, COUNTY OF WAYNE AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING IN THE CENTER OF VINE STREET AT THE

SOUTHEAST CORNER OF LOT NO. 4, THE SAME BEING THE PROPERTY OF OTHE SAME BEING THE PROPERTY OF OROURKE; THENCE ALONG LINE OF OROURKE; THENCE ALONG LINE OF OROURKE LAND NORTH EIGHT (8) DEGREES THIRTY (30) MINUTES WEST A DISTANCE OF ONE HUNDRED FIFTEEN (115) FEET TO AN IRON PIPE CORNER; THENCE ALONG LANDS OF THE GRANTOR NORTH SEVENTY-THREE (73) DEGREES EAST A DISTANCE OF FIFTY (50) FRET TO AN IRON PIPE CORNER; THENCE STILL BY LAND OF THE GRANTOR, SOUTH THIRTEEN (13) DEGREES EAST A DISTANCE OF ONE HUNDRED FIFTEEN (115) FEET TO A POINT IN THE CENTER OF VINE STREET; THENCE ALONG CENTER OF VINE STREET SOUTH SEVENTY (70) DEGREES WEST A DISTANCE OF THIRTY-TWO (32) FEET TO A CORNER; THENCE CONTINUING ALONG THE CENTER OF VINE STREET SOUTH EIGHTY-FIVE (85) DEGREES WEST A DISTANCE OF TWENTY-EIGHT (28) FEET TO THE PLACE OF BEGINNING. CONTAINING SIX THOUSAND FOUR HUNDRED SEVENTY-FIVE (6475) SQUARE FEET MORE OR LESS, AS SURVEYED BY L.F. BURLEIN, REGISTERED ENGINEER, MARCH 11, 1950.

ADDRESS: 223 VINE STREET,

HONESDALE, PA 18431.

BEING THE SAME PREMISES WHICH THE HONESDALE NATIONAL BANK, EXECUTOR OF THE ESTATE OF OLGA MOLL, BY DEED DATED APRIL 26, 2010 AND RECORDED MAY 10, 2010 IN AND FOR WAYNE COUNTY, PENNSYLVANIA, IN DEED BOOK VOLUME 4017, PAGE 273, GRANTED AND CONVEYED UNTO KATHLEEN M. EARLEY.

TAX MAP NO. 11-0-0009-0150

Seized and taken in execution as Kathleen M. Earley 223 Vine Street HONESDALE PA 18431

Execution No. 749-Civil-2011
Amount \$219,418.82 Plus
additional

June 18, 2012
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

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

ANY SUCCESSFUL BIDDER

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

Ashleigh L. Marin, Esq.

8/31/2012 • 9/7/2012 • 9/14/2012

**SHERIFF'S SALE
SEPTEMBER 26, 2012**

By virtue of a writ of Execution Wells Fargo Bank, N.A. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 26th 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 situate, lying, and being in the Township of Paupack, County of Wayne and State of Pennsylvania, more particularly described as follows, to wit:

BEING Lot 148, Section II, as shown on Plan of Lots, Wallenpaupack Lake Estates, dated March 23, 1971, by VEP & Co., as recorded in the Office of the Recorder of Deeds in and for Wayne County, Pennsylvania in Plot Book 14, Page 117, said map being incorporated by reference herewith as if attached hereto.

TITLE TO SAID PREMISES

VESTED IN Jose Figueroa and Lucille Figueroa, his wife, by Deed from Casiano E. Penin and Marie B. Penin, his wife, dated 01/21/2004, recorded 01/29/2004 in Book 2434, Page 112.

By virtue of the death of Lucille Figueroa on 9/23/2007, Jose Figueroa became sole owner of the property, as surviving tenant by the entireties.

Premises being: 69 RED HAWK DRIVE A/K/A 148 RED HAWK, LAKE ARIEL, PA 18436

Seized and taken in execution as Jose Figueroa 148 Red Hawk LAKE ARIEL PA 18436

Execution No. 800-Civil-2011
Amount \$163,747.58 Plus
additional

June 19, 2012
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE
NOTICE:**

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

ANY SUCCESSFUL BIDDER

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

John Michael Kolesnik Esq.

8/31/2012 • 9/7/2012 • 9/14/2012

**SHERIFF'S SALE
SEPTEMBER 26, 2012**

By virtue of a writ of Execution HSBC Bank USA, N.A. as Indenture Trustee for the Registered Noteholders of Renaissance Home Equity Loan Trust 2006-3 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 26th 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 BOROUGH OF HONESDALE (FORMERLY THE TOWNSHIP OF TEXAS), COUNTY OF WAYNE AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

IN FRONT BY CROOKED STREET, IN THE REAR BY PROSPECT STREET; ON THE NORTH BY THE ABANDONED PLANE OF THE DELAWARE

AND HUDSON COMPANY; ON THE SOUTH BY LOT NO. 18 IN THE PLOT OF THE VILLAGE LOTS OF H.Z. RUSSELL. BEING FIFTY (50) FEET IN FRONT AND REAR, AND OF IRREGULAR DEPTH.

SUBJECT TO THE CONVEYANCE BY JOHN G. WEIDNER, GRANTOR HEREIN, OF A FOUR THOUSAND THREE HUNDRED EIGHTEEN (4,318) SQUARE FOOT PARCEL CONVEYED TO JOHN E. KIELAR AND JUDY A. KIELAR, HUSBAND AND WIFE, BY DEED DATED JULY 6, 1995, AND MORE PARTICULARLY DESCRIBED IN WAYNE COUNTY RECORD BOOK 1047 AT PAGE 174. (SEE MAP BOOK 83, PAGE 38.)

BEING KNOWN AS: 224 BROAD STREET, HONESDALE, PA 18431

PROPERTY ID NO.: 11-0-0008-0042

TITLE TO SAID PREMISES IS VESTED IN ADORE J. MENOTTI, SINGLE BY DEED FROM JOHN G. WEIDNER, SINGLE DATED 05/29/2002 RECORDED 05/30/2002 IN DEED BOOK 1996 PAGE 142.

Seized and taken in execution as Adore J. Menotti 224 Broad street Honesdale PA 18431
Danielle Menotti 224 Broad Street HONESDALE PA 18431

Execution No. 250-Civil-2012
Amount \$70,693.68 Plus additional

June 21, 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.

Kassia Fialkoff Esq.

8/31/2012 • 9/7/2012 • 9/14/2012

**SHERIFF'S SALE
SEPTEMBER 26, 2012**

By virtue of a writ of Execution OneWest Bank FSB issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 26th 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 TRACT OR PARCEL OF LAND SITUATE IN THE TOWNSHIP OF SALEM, WAYNE COUNTY, PENNSYLVANIA, KNOWN AS LOT 688 IN SECTION 7 OF THE HIDEOUT, A SUBDIVISION SITUATED IN THE TOWNSHIPS OF LAKE AND SALEM, WAYNE COUNTY, PENNSYLVANIA, ACCORDING TO THE PLATS THEREOF RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF WAYNE COUNTY, PENNSYLVANIA APRIL 9, 1970 IN PLAT BOOK 5, PAGE 27; MAY 11, 1970 IN PLAT BOOK 5, PAGE 34, 37, 41 THROUGH 48 AND 50, SEPTEMBER 8, 1970 IN PLAT BOOK 5, PAGE 57, FEBRUARY 8,

1971 IN PLAT BOOK 5, PAGE 62 AND 63; MARCH 24, 1971 IN PLAT BOOK 5, PAGE 66; MAY 10, 1971 IN PLAT BOOK 5, PAGE 71 AND 72; MARCH 14, 1972 IN PLAT BOOK 5, PAGE 76, 79 THROUGH 84 AND 86; MAY 26, 1972 IN PLAT BOOK 5, PAGE 93 THROUGH 95; SEPTEMBER 26, 1972 IN PLAT BOOK 5, PAGE 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 BEING PART OF THE SAME PREMISES WHICH VESTED IN LARWIN DEVELOPMENTS, INC. BY DEED FROM BOISE

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CASCADE HOME & LAND CORPORATION, RECORDED OCTOBER 10, 1972 IN THE OFFICE OF THE RECORDER OF DEEDS OF WAYNE COUNTY, PENNSYLVANIA, IN DEED BOOK 286 AT PAGE 129.

BEING KNOWN AS : 688 WOODRIDGE DRIVE, LAKE ARIEL, PA 18436

PROPERTY ID NO: 22-0-0023-0068

TITLE TO SAID PREMISES IS VESTED IN GHEORGHE FILIMON AND RODICA FILIMON, HIS WFIE BY DEED FROM SHERMAN A. CAMMEYER AND RONNIE CAMMEYER, HIS WFIE DATED 10/06/1990 RECORDED 10/11/1990 IN DEED BOOK 528 PAGE 333.

Seized and taken in execution as Gheorghe Filimon 40 Forest Hill Road FOREST HILLS NY 11375 Rodica Filimon 40 Short Hill Road FOREST HILLS NY 11375

Execution No. 596-Civil-2010 Amount \$213,703.56 Plus additional

June 21, 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

8/31/2012 • 9/7/2012 • 9/14/2012

**SHERIFF'S SALE
OCTOBER 3, 2012**

By virtue of a writ of Execution US Bank NA, as Trustee for Structured Asset Securities Corporation Trust issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 3rd day of October, 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 in the Township of Damascus, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at a point in the center of Pennsylvania State Route 371, said point being a westerly corner

of Michaele Finneran (D.B. 1262, P. 304); thence from said point of beginning along said Route 371 N 59 degrees 42 minutes 25 seconds W 264.89 feet and N 58 degrees 15 minutes 08 seconds W 90.21 feet to a point in the center of said Route 371 at it's intersection with a culvert; thence through lands of Marguerite L. Hinaman (D.B. 219, P. 529) N 46 degrees 27 minutes 42 seconds E 173.53 feet to a 1/2 inch rebar (set) and S 59 degrees 42 minutes 33 seconds E 355.74 feet to a 1/2 inch rebar (set) in the line of said Finneran; thence S 46 degrees 27 minutes 42 seconds W 175.92 feet along said Finneran to the point or place of beginning. Containing 1.377 acres of land more or less.

Subject to any easements of record to public utilities.

Excepting all that portion of the above described parcel now used or previously conveyed for public highway purposes.

Subject to utility right of way to PP & L, dated May 11, 1968, and recorded to Wayne County Deed Book 242 at Page 522.

Subject to utility right of way to PP & L, dated March 11, 1988, and recorded in Wayne County Deed 242 at Page 526.

For approved map showing the above described premises, see Wayne County May Book 91 at Page 102.

TITLE TO SAID PREMISES VESTED IN Timothy G. Dailey and Bobbie-Lee Dailey, his wife, as tenants by the entireties, by Deed from Marguerite L. Hinaman, dated 09/30/1999, recorded 10/04/1999 in Book 1569, Page 15, Instrument # 9133.

Premises being: 905 COCHETON TURNPIKE, A/K/A 905 COCHETON TURNPIKE, TYLER HILL, PA 18469

Seized and taken in execution as Timothy G. Dailey 905 Cochecton Turnpike TYLER HILL PA 18469
Bobbie Lee Dailey 905 Cochecton Turnpike TYLER HILL PA 18469

Execution No. 90-Civil-2012
Amount \$105,139.84 Plus
additional

June 28, 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.

Christina C. Viola Esq.

9/7/2012 • 9/14/2012 • 9/21/2012

**SHERIFF'S SALE
OCTOBER 3, 2012**

By virtue of a writ of Execution Citimortgage, Inc. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 3rd day of October, 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 IN THE BOROUGH OF STARRUCCA, COUNTY OF WAYNE AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE PUBLIC HIGHWAY, BY LANDS NOW OR FORMERLY OF F.A. STODDARD; THENCE ALONG SAID LANDS NOW OR FORMERLY OF F.A. STODDARD AND LANDS FORMERLY OF MRS. J. P. SHAW (NOW OR LATE OF c.a. STODDARD) TO A CORNER OF THE LANDS NOW OR FORMERLY OF MR. C.D. MUMFORD; THENCE ALONG

THE LINE OF LANDS OF THE SAID LANDS OF MRS. C.D. MUMFORD IN A SOUTHEASTERLY DIRECTION TO A POINT IN SAID LINE (WHERE A STRAIGHT LINE RUNNING ACROSS THE FLAT PARALLEL WITH THE STONE WALL ON THE LINE OF MRS. C.D. MUMFORD ON THE WESTERLY SIDE OF SAID WALL AND SIXTY (60) FEET THEREFROM WOULD CORNER IN THE SAID LINE AFOREMENTIONED ON THE HILL; THENCE FROM SAID POINT IN THE LINE ON THE HILL IN THE LINE OF MRS. C.D. MUMFORD AND RUNNING DOWN THE HILL IN A STRAIGHT LINE SO AS TO CROSS THE FLAT PARALLEL WITH THE AFOREMENTIONED WALL, SIXTY (60) FEET THEREFROM ON THE WESTERLY SIDE TO THE PUBLIC HIGHWAY; THENCE DOWN SAID PUBLIC HIGHWAY IN A WESTERLY DIRECTION TO THE PLACE OF BEGINNING. CONTAINING ABOUT TWO AND THREE-QUARTERS (2 3/4) ACRES, BE THE SAME MORE OR LESS. IMPROVED WITH THE TWO-STORY FRAME DWELLING HOUSE THEREON.

BEING KNOWN AS 44 SHADIGEE CREEK ROAD, STARRUCCA, PA 18462.

BEING PARCEL NO. 25-0-0130-0027.

BEING THE SAME PREMISES WHICH MARK A. BUNNELL AND LORIA BUNNELL, HIS WIFE, GRANTED AND CONVEYED TO CARLOS MARQUES AND GLORIA MARQUES, HIS WIFE, BY VIRTUE OF A DEED DATED FEBRUARY 27, 2004 AND DULY RECORDED ON MARCH 1, 2004, IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR WAYNE COUNTY, PENNSYLVANIA IN RECORD BOOK 2451, AT PAGE 189.

BEING THE SAME PREMISES WHICH CARLOS MARQUES AND GLORIA MARQUES, HUSBAND AND WIFE, GRANTED AND CONVEYED UNTO ARTHUR BARNES, AN ADULT, COMPETENT INDIVIDUAL, BY DEED DATED JULY 30, 2005 AND RECORDED ON AUGUST 9, 2005 IN THE OFFICE OF THE RECORDER OF DEEDS OF WAYNE COUNTY, COMMONWEALTH OF PENNSYLVANIA IN VOLUME 2834, PAGE 120-122 AS INSTRUMENT NO. 200500008731.

Seized and taken in execution as Arthur Barnes 44 Shadigee Creek Road STARRUCCA PA 18462

Execution No. 349-Civil-2011
Amount \$118,764.19 Plus
additional

June 28, 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.

Craig Oppenheimer Esq.

9/7/2012 • 9/14/2012 • 9/21/2012

**SHERIFF'S SALE
OCTOBER 3, 2012**

By virtue of a writ of Execution Citimortgage, Inc. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 3rd day of October, 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 tract or parcel of land situated in the Township of Salem, Wayne County, Pennsylvania known as

Lot #76, Section 1, 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 #76, Section 1, The Hideout, is recorded in Plat Book Volume 5 at Page 62, 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 in the Declaration of Protective Covenants for the Hideout 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.

Parcel No. 22-0-0015-0005

Control Number: 038169

BEING the same premises which Harry Smitchel, Jr. and Joseph Coleman, Trading as Pocono Enterprises, by Indenture dated 10-17-95 and recorded 10-17-95 in the Office of the Recorder of Deeds in and for the County of Wayne in Record Book 1076 page 297, granted and conveyed unto Richard Brodsky and Marcia L. Brodsky,

husband and wife.

AND the said Marcia L. Brodsky has since departed this life on October 17, 2004 leaving Title vested in Richard Brodsky by right of survivorship.

BEING known as 76 Parkwood Drive, Ariel, PA 18436

BEING the same premises which Richard Brodsky, widower, granted and conveyed unto William J. Dwyer and Jill M. Dwyer, as tenants by the entirety, by Deed dated January 28, 2005 and recorded on February 3, 2005 in the Office of the Recorder of Deeds of Wayne County, Pennsylvania in Book 2705, Page 327 as Instrument No. 200500001216.

Seized and taken in execution as Jill M. Dwyer 76 Parkwood Drive LAKE ARIEL PA 18436
William J. Dwyer 76 Parkwood Drive LAKE ARIEL PA 18436

Execution No. 350-Civil-2011
Amount \$142,457.05 Plus additional

July 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.

M. Troy Freedman, Esq.

9/7/2012 • 9/14/2012 • 9/21/2012

**SHERIFF'S SALE
OCTOBER 3, 2012**

By virtue of a writ of Execution OneWest Bank FSB issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 3rd day of October, 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 PAUPACK, COUNTY OF WAYNE AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

LOT 93, SECTION 2, AS SHOWN ON PLAN OF LOTS, WALLENPAUPACK LAKE ESTATES, DATED MARCH 23, 1971, BY VEP AND COMPANY , AS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR WAYNE COUNTY, PENNSYLVANIA, IN PLAT BOOK 14 PAGE 117 SAID MAP BEING INCORPORATED BY REFERENCE HEREWITH AS IF ATTACHED HERETO.

REFERENCE PIN: 19-0-0030-0139

BEING KNOWN AS : 4 OAKLAND LANE, LAKE ARIEL, PA 18436

PROPERTY ID: 19-0-0030-0139

TITLE TO SAID PREMISES IS VESTED IN VINCENT R. MARINELLI AMD KAREN MARINELLI, HIS WIFE BY DEED FROM MARY PENNACCHIO AND KAREN MARINELLI DATED 11/19/1998 RECORDED 12/11/1998 IN DEED BOOK 1450 PAGE 317.

Seized and taken in execution as Vincent E. Marinelli 4 Oakland Ln LAKE ARIEL PA 18436 Karen Marinelli 340 Martzville Rd BERWICK PA 18603

Execution No. 750-Civil-2010 Amount \$234,894.43 Plus additional

July 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.

Elizabeth L. Wassall, Esq.

9/7/2012 • 9/14/2012 • 9/21/2012



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CIVIL ACTIONS FILED

*FROM AUGUST 11, 2012 TO AUGUST 17, 2012
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2007-20039	MORGAN LISA M	8/13/2012	SATISFACTION	—
2007-20190	DEGROAT CLINTON	8/16/2012	SATISFACTION	—
2007-20190	DEGROAT DONNA	8/16/2012	SATISFACTION	—
2008-20279	DEGROAT CLINTON	8/16/2012	SATISFACTION	—
2008-20279	DEGROAT DONNA	8/16/2012	SATISFACTION	—
2009-00891	AVILES DANIEL ADMINISTRATOR AND HEIR	8/16/2012	AMEND "IN REM" JUDG	139,601.93
2009-00891	FROST EVELYN ESTATE OF	8/16/2012	AMEND "IN REM" JUDG	139,601.93
2009-00891	FROST EVELYN PATRICIA ESTATE AKA	8/16/2012	AMEND "IN REM" JUDG	139,601.93
2009-20922	DUNN KEVIN P	8/17/2012	SATISFACTION	2,289.59
2009-20922	DUNN RUTH L	8/17/2012	SATISFACTION	2,289.59
2010-00131	BORGES MARISTELLA	8/16/2012	VACATE JUDGMENT	—
2010-00131	BORGES MARISTELA A/K/A	8/16/2012	VACATE JUDGMENT	—
2010-00131	WILCOX KENNETH C	8/16/2012	VACATE JUDGMENT	—
2010-01032	VERDERBER JOSEPH E	8/17/2012	DEFAULT JUDGMENT	262,457.23
2010-01032	VERDERBER DONNA L	8/17/2012	DEFAULT JUDGMENT	262,457.23
2010-01075	FILS AIME MARYJANE	8/17/2012	JDGMT BY COURT ORDER	107,622.38
2010-01075	AIME MARY JANE FILS	8/17/2012	JDGMT BY COURT ORDER	107,622.38
2010-20310	MARKOPOLIS BRITTANY LEI	8/13/2012	SATISFACTION	—
2010-21917	HUBBARD PETE	8/17/2012	SATISFACTION	578.87
2010-21917	HUBBARD ERIN	8/17/2012	SATISFACTION	578.87
2010-21944	PEARSON CARL W	8/14/2012	SATISFACTION	286.77
2011-00493	FANNIE MAE P	8/15/2012	VERDICT	—
2011-00510	CUZZOLINO ANTHONY	8/17/2012	JDGMT BY COURT ORDER	196,571.33
2011-20244	BASSETTE ADAM H	8/15/2012	SATISFACTION	—
2011-20244	BASSETTE DAWN L	8/15/2012	SATISFACTION	—
2011-20480	BASSETTE ADAM H	8/15/2012	SATISFACTION	—
2011-20480	BASSETTE DAWN L	8/15/2012	SATISFACTION	—
2011-21165	PEARSON CARL W	8/14/2012	SATISFACTION	559.11
2011-21624	THOMAS MARK	8/13/2012	SATISFACTION	—
2011-21624	THOMAS EILEEN	8/13/2012	SATISFACTION	—
2012-00095	MARTZEN PAUL A/K/A	8/17/2012	VACATE JUDGMENT	—
2012-00095	MARTZEN PAUL S	8/17/2012	VACATE JUDGMENT	—
2012-00095	MARTZEN GERTRUDE	8/17/2012	VACATE JUDGMENT	—
2012-00282	RAINTREE ENTERPRISES LLC	8/16/2012	VACATE JUDGMENT	—
2012-00282	MIGLIORE SALVATOR	8/16/2012	VACATE JUDGMENT	—
2012-00282	MIGLIORE LISA	8/16/2012	VACATE JUDGMENT	—
2012-00282	MIGLIORE CHRISTOPHER	8/16/2012	VACATE JUDGMENT	—

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

2012-00283	RAINTREE ENTERPRISES LLC	8/16/2012	VACATE JUDGMENT	—
2012-00283	MIGLIORE SALVATOR	8/16/2012	VACATE JUDGMENT	—
2012-00283	MIGLIORE LISA	8/16/2012	VACATE JUDGMENT	—
2012-00283	MIGLIORE CHRISTOPHER	8/16/2012	VACATE JUDGMENT	—
2012-00296	SATTER ARTHUR G	8/17/2012	WRIT OF EXECUTION	107,563.30
2012-00330	SMITH DEAN A	8/17/2012	CONSENT JUDGMENT	10,050.00
	DEFENDANT/APPELLEE			
2012-00465	FLANNERY RYAN J	8/17/2012	DEFAULT JUDGMENT	294,916.52
2012-00465	FLANNERY SANDRA M	8/17/2012	DEFAULT JUDGMENT	294,916.52
2012-00467	KATZ LISA M	8/17/2012	DEFAULT JUDGMENT	26,026.77
2012-00569	CARLSON DOLORES J	8/15/2012	QUIET TITLE	—
2012-00576	DELAWARE AND HUDSON CANAL CO	8/17/2012	QUIET TITLE	—
2012-00576	YOUNG COE F	8/17/2012	QUIET TITLE	—
2012-00576	YOUNG MARY A	8/17/2012	QUIET TITLE	—
2012-20057	HYLAND ROBERT E	8/13/2012	RELEASEMUNICIPALLIEN	—
2012-20494	TOBIN AMY	8/13/2012	SATISFACTION	—
	IND AND AS PRESIDENT OF			
2012-20494	ARIEL SCREEN ARTS LLC	8/13/2012	SATISFACTION	—
2012-20626	PEARSON CARL W	8/14/2012	SATISFACTION	473.92
2012-20785	SLOSS WILLIAM W	8/15/2012	WRIT OF SCIRE FACIAS	—
2012-20809	BEACH LAKE HOTEL	8/16/2012	SATISFACTION	3,016.26
2012-20861	SERFASS CHESTER M	8/15/2012	WRIT OF SCIRE FACIAS	—
2012-20861	SERFASS OLIVE M	8/15/2012	WRIT OF SCIRE FACIAS	—
2012-21081	TAYLOR TIMOTHY	8/13/2012	TAX LIEN	115,335.39
2012-21082	O'HEREN DANIEL C	8/13/2012	JUDGMENT	5,814.50
2012-21082	OHEREN DANIEL C	8/13/2012	JUDGMENT	5,814.50
2012-21083	COFFIN THOMAS MICHAEL	8/13/2012	JUDGMENT	1,466.00
2012-21084	TUCKER AKITO D	8/13/2012	JUDGMENT	1,269.50
2012-21085	VOGEL DANIEL JAMES	8/13/2012	JUDGMENT	1,166.00
2012-21086	NEVINS JEFFREY MICHAEL	8/13/2012	JUDGMENT	1,334.50
2012-21087	NIEVES LUIS R	8/13/2012	JUDGMENT	364.00
2012-21088	RIVERO VICTOR RAMON	8/13/2012	JUDGMENT	8,644.50
2012-21089	WARD KIMBERLY ANN	8/13/2012	JUDGMENT	5,249.20
2012-21090	LANGAN JONATHAN	8/13/2012	JUDGMENT	1,643.50
2012-21091	ROCHINSKI KIMBERLY DARIA	8/13/2012	JUDGMENT	1,258.13
2012-21092	CLARK MEGHAN F	8/13/2012	JUDGMENT	2,067.00
2012-21093	CARD JASON ROBERT	8/13/2012	JUDGMENT	2,069.50
2012-21094	GUZMAN RAYMOND	8/13/2012	TAX LIEN	963.10
2012-21095	MORRIS THEODORE	8/13/2012	TAX LIEN	955.74
2012-21096	TORRES JUAN MANUEL	8/13/2012	JUDGMENT	3,314.50
2012-21097	PETTIT JEWEL J	8/13/2012	JP TRANSCRIPT	6,866.51
2012-21098	CORRIGAN JOHN J	8/14/2012	JP TRANSCRIPT	11,638.36
2012-21099	STEWART REINEE A	8/14/2012	JP TRANSCRIPT	1,891.43
2012-21100	RENT EQUIP/RENT EVENT	8/14/2012	JP TRANSCRIPT	1,050.00
2012-21100	RENT EQUIP/RENT EVENT	8/14/2012	WRIT OF EXECUTION	1,441.00
2012-21101	HOYER DAWN	8/14/2012	JP TRANSCRIPT	12,221.00
2012-21101	HOYER DONALD	8/14/2012	JP TRANSCRIPT	12,221.00
2012-21102	FERGUSON DAVID T	8/14/2012	JP TRANSCRIPT	11,338.31
2012-21102	FERGUSON KELLY L	8/14/2012	JP TRANSCRIPT	11,338.31

2012-21103	WOELKERS DOREEN	8/14/2012	JP TRANSCRIPT	6,066.93
2012-21104	LERRO FREDERICK F	8/14/2012	FEDERAL TAX LIEN	74,664.79
2012-21105	ARCHIL DEKANOIDZE	8/14/2012	MUNICIPAL LIEN	359.64
2012-21106	BREITEL VERN DECEASED	8/14/2012	MUNICIPAL LIEN	368.10
2012-21107	HINES JOSEPH B	8/14/2012	MUNICIPAL LIEN	359.64
2012-21108	HUMPHREY MARY ELLEN	8/14/2012	MUNICIPAL LIEN	359.64
2012-21109	KANAMURA SEIJI	8/14/2012	MUNICIPAL LIEN	344.32
2012-21110	KHAN KAMINI	8/14/2012	MUNICIPAL LIEN	350.88
2012-21111	KHAN KAMINI	8/14/2012	MUNICIPAL LIEN	353.07
2012-21112	COLLINA YVONNE	8/14/2012	MUNICIPAL LIEN	668.10
2012-21113	MOMPIE CYNTHIA D	8/14/2012	MUNICIPAL LIEN	797.18
2012-21114	NAWROCKI ELLEN A	8/14/2012	MUNICIPAL LIEN	576.20
2012-21115	DELAROSA ANNY	8/15/2012	MUNICIPAL LIEN	654.98
2012-21115	ROSA ANNY DE LA	8/15/2012	MUNICIPAL LIEN	654.98
2012-21115	DE LA ROSA ANNY	8/15/2012	MUNICIPAL LIEN	654.98
2012-21115	PICHARDO ANLLELY	8/15/2012	MUNICIPAL LIEN	654.98
2012-21115	BASISTA CAROLINA	8/15/2012	MUNICIPAL LIEN	654.98
2012-21116	EXECUSERVE LLC	8/15/2012	MUNICIPAL LIEN	359.64
2012-21117	LAND GRAB PROPERTIES INC	8/15/2012	MUNICIPAL LIEN	400.89
2012-21118	NLMM INVESTING LLC	8/15/2012	MUNICIPAL LIEN	580.58
2012-21119	RYAN NANCY D DECEASED	8/15/2012	MUNICIPAL LIEN	1,333.22
2012-21120	ACKERMAN CHRISTINE	8/15/2012	MUNICIPAL LIEN	2,033.35
2012-21121	CARR MANDY	8/15/2012	MUNICIPAL LIEN	694.36
2012-21122	RAFAT MUHAMMAD	8/15/2012	MUNICIPAL LIEN	576.20
2012-21123	REPKIE SANDRA L	8/15/2012	MUNICIPAL LIEN	2,727.91
2012-21124	STINSON MARK N	8/15/2012	MUNICIPAL LIEN	622.15
2012-21124	STINSON MINDY A	8/15/2012	MUNICIPAL LIEN	622.15
2012-21125	LEMECH MICHELLE A	8/15/2012	MUNICIPAL LIEN	1,805.81
2012-21126	LEMECH MICHELLE A	8/15/2012	MUNICIPAL LIEN	571.83
2012-21127	LEMECH MICHELLE A	8/15/2012	MUNICIPAL LIEN	1,252.26
2012-21128	LEMECH MICHELLE A	8/15/2012	MUNICIPAL LIEN	878.13
2012-21129	NAWROCKI ALLEN	8/15/2012	MUNICIPAL LIEN	2,540.94
2012-21130	PILOVIC NEVENKA	8/15/2012	MUNICIPAL LIEN	700.91
2012-21131	POLLART ROBERT J JR	8/15/2012	MUNICIPAL LIEN	854.06
2012-21131	POLLART MARY JANE	8/15/2012	MUNICIPAL LIEN	854.06
2012-21132	CRISAFI SALVATORE	8/15/2012	JP TRANSCRIPT	2,432.57
2012-21132	CRISAFI PATRICIA SCARZAFAVA	8/15/2012	JP TRANSCRIPT	2,432.57
2012-21132	SCARZAFAVA PATRICIA CRISAFI	8/15/2012	JP TRANSCRIPT	2,432.57
2012-21133	ELDRED DAVID	8/15/2012	JP TRANSCRIPT	12,573.18
2012-21133	DAVE'S ENVIROMENTAL PEST CONTROL D/B/A	8/15/2012	JP TRANSCRIPT	12,573.18
2012-21134	HALLER RYAN	8/15/2012	JP TRANSCRIPT	6,675.15
2012-21134	GATEWAY COMM SOLUTIONS INC A/K/A	8/15/2012	JP TRANSCRIPT	6,675.15
2012-21134	GATEWAY COMMUNICATIONS A/K/A	8/15/2012	JP TRANSCRIPT	6,675.15
2012-21135	BROWN DANA	8/16/2012	JP TRANSCRIPT	5,900.79

2012-21136	MURPHY DANIEL C	8/16/2012	MUNICIPAL LIEN	359.64
2012-21136	MURPHY ROSALIE	8/16/2012	MUNICIPAL LIEN	359.64
2012-21137	MURPHY JOHN H	8/16/2012	MUNICIPAL LIEN	353.07
2012-21137	MURPHY KATHLEEN	8/16/2012	MUNICIPAL LIEN	353.07
2012-21138	NEZHADPOUR SARAH SAHAR MEHDI	8/16/2012	MUNICIPAL LIEN	359.64
2012-21139	WHITE CEDRIC L	8/16/2012	MUNICIPAL LIEN	381.51
2012-21139	KIHUNGI CECILIA N	8/16/2012	MUNICIPAL LIEN	381.51
2012-21140	SHEHADI DONNA SUCCESSOR TRUSTEE	8/16/2012	MUNICIPAL LIEN	4,179.67
2012-21140	SHEHADI JOHN J IRREVOCABLE TRUST AGREEMENT	8/16/2012	MUNICIPAL LIEN	4,179.67
2012-21141	ANTUNES LUIS D	8/16/2012	MUNICIPAL LIEN	830.01
2012-21142	LEGGIERI ALBERT III	8/16/2012	MUNICIPAL LIEN	359.64
2012-21143	LITTLE CHRISTINE J	8/16/2012	MUNICIPAL LIEN	359.64
2012-21144	MATHUR RAKESH K	8/16/2012	MUNICIPAL LIEN	359.64
2012-21144	MATHUR SHUBHRA S	8/16/2012	MUNICIPAL LIEN	359.64
2012-21145	MAXWELL MICHAEL	8/16/2012	MUNICIPAL LIEN	359.64
2012-21146	RUSSELL LINDSEY EXCAVATING INC	8/16/2012	JUDG/ERIE CO NY	17,292.33
2012-21146	LINDSEY RUSSELL D	8/16/2012	JUDG/ERIE CO NY	17,292.33
2012-21147	SCHOFIELD RICHARD	8/17/2012	JP TRANSCRIPT	12,181.55
2012-21148	MARTINEZ ALICIA	8/17/2012	JP TRANSCRIPT	7,770.74
2012-21149	PRUSZYNSKI REMIGIUSZ	8/17/2012	MUNICIPAL LIEN	359.64
2012-21150	REICHENBACH JOHN	8/17/2012	MUNICIPAL LIEN	337.76
2012-21150	REICHENBACH DEBRA S	8/17/2012	MUNICIPAL LIEN	337.76
2012-21151	SENEY RAYMOND A	8/17/2012	MUNICIPAL LIEN	361.82
2012-21152	TYSH EDWARD	8/17/2012	MUNICIPAL LIEN	359.64
2012-21152	OMELYANENKO VYCHESLAV	8/17/2012	MUNICIPAL LIEN	359.64
2012-21153	TYSH EDWARD	8/17/2012	MUNICIPAL LIEN	359.64
2012-21153	OMELYANENKO VYCHESLAV	8/17/2012	MUNICIPAL LIEN	359.64
2012-21154	TYSH EDWARD	8/17/2012	MUNICIPAL LIEN	379.33
2012-21154	OMELYANENKO VYCHESLAV	8/17/2012	MUNICIPAL LIEN	379.33
2012-21155	PENA JOVANNY	8/17/2012	MUNICIPAL LIEN	390.27
2012-21155	RENDON ANNA	8/17/2012	MUNICIPAL LIEN	390.27
2012-21156	ORTIZ VILMA M	8/17/2012	MUNICIPAL LIEN	359.64
2012-21157	PATEL SUMATI P	8/17/2012	MUNICIPAL LIEN	359.64
2012-21158	PETERS JILL	8/17/2012	MUNICIPAL LIEN	350.88
2012-21159	SG PRINTING INC	8/17/2012	TAX LIEN	10,586.66
2012-21160	LOCKWOOD LAURIE A	8/17/2012	JP TRANSCRIPT	3,702.70
2012-21161	HAWLEY AMBULANCE & RESCUE CO BLDG FUND	8/17/2012	FEDERAL TAX LIEN	12,062.56
2012-40049	PLUCKNETT MELVIN D OWNER P	8/14/2012	STIP VS LIENS	—
2012-40049	PLUCKNETT CLARA T OWNER P	8/14/2012	STIP VS LIENS	—
2012-40049	C&M SALES INC CONTRACTOR	8/14/2012	STIP VS LIENS	—

CIVIL APPEALS — AGENCIES: DEPT. OF TRANSPORTATION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00567	KEMERY KIM	PLAINTIFF	8/14/2012	—
2012-00567	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	DEFENDANT	8/14/2012	—

PETITION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00566	COX TRAILER VIN 1CZBF12S2F1015382	PETITIONER	8/14/2012	—
2012-00566	MESSAROS CLIFFORD JOHN WAYNE	PETITIONER	8/14/2012	—
2012-00566	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	RESPONDENT	8/14/2012	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00570	JPMORGAN CHASE BANK	PLAINTIFF	8/15/2012	—
2012-00570	DECKER JOSEPH SR	DEFENDANT	8/15/2012	—
2012-00570	DECKER REBECCA L	DEFENDANT	8/15/2012	—
2012-00571	HONESDALE NATIONAL BANK	PLAINTIFF	8/15/2012	—
2012-00571	KLIMITCHEV ALEXEI D	DEFENDANT	8/15/2012	—
2012-00572	JPMORGAN CHASE BANK SUCCESSORBY MERGER TO	PLAINTIFF	8/16/2012	—
2012-00572	CHASE HOME FINANCE	PLAINTIFF	8/16/2012	—
2012-00572	VAN SICKLE CLIFFORD JR A/K/A	DEFENDANT	8/16/2012	—
2012-00572	VANSICKLE CLIFFORD JR	DEFENDANT	8/16/2012	—
2012-00572	VAN SICKLE ELAINE C A/K/A	DEFENDANT	8/16/2012	—
2012-00572	VANSICKLE ELAINE	DEFENDANT	8/16/2012	—
2012-00572	VANSICKLE ELAINE C	DEFENDANT	8/16/2012	—
2012-00575	US BANK NATIONAL ASSOCOATION	PLAINTIFF	8/17/2012	—
2012-00575	PRICE JUDITH L	DEFENDANT	8/17/2012	—
2012-00575	PRICE LYMAN J	DEFENDANT	8/17/2012	—

REAL PROPERTY — PARTITION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00568	BRISLIN KEITH	PLAINTIFF	8/15/2012	—
2012-00568	BENTLER TERI	DEFENDANT	8/15/2012	—

REAL PROPERTY — QUIET TITLE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00569	YOSHINARI HIDEKI	PLAINTIFF	8/15/2012	—
2012-00569	CARLSON DOLORES J	DEFENDANT	8/15/2012	—
2012-00576	BROWN OLIVER	PLAINTIFF	8/17/2012	—
2012-00576	DELAWARE AND HUDSON CANAL CO	DEFENDANT	8/17/2012	—
2012-00576	YOUNG COE F	DEFENDANT	8/17/2012	—
2012-00576	YOUNG MARY A	DEFENDANT	8/17/2012	—

TORT — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00574	GRZEJKA ROMAN	PLAINTIFF	8/16/2012	—
2012-00574	HONESDALE BOROUGH	DEFENDANT	8/16/2012	—
2012-00574	EARLEY WAYNE	DEFENDANT	8/16/2012	—
2012-00577	BOWEN CHARLES	PLAINTIFF	8/17/2012	—
2012-00577	BOWEN JEANNE	PLAINTIFF	8/17/2012	—
2012-00577	ROMEO JOSEPH	DEFENDANT	8/17/2012	—

TORT — PREMISES LIABILITY

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00573	LINTON SANDRA J	PLAINTIFF	8/16/2012	—
2012-00573	LINTON HENRY G	PLAINTIFF	8/16/2012	—
2012-00573	COVE HAVEN INC T/D/B/A	DEFENDANT	8/16/2012	—
2012-00573	COVE HAVEN RESORT	DEFENDANT	8/16/2012	—
2012-00573	STARWOOD HOTELS & RESORTS	DEFENDANT	8/16/2012	—

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.

WAYNE COUNTY BAR ASSOCIATION



www.waynecountylawyers.org

MORTGAGES AND DEEDS

*RECORDED FROM AUGUST 27, 2012 TO AUGUST 31, 2012
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Moss Gary R	Honesdale National Bank	Texas Township 3	
Moss Jennifer A			180,000.00
Martzen Michael P	Honesdale National Bank	Mount Pleasant Township	130,800.00
Piotrowski Pawel	Wells Fargo Bank	Paupack Township	
Nowak Anna			116,000.00
Lewis James Jackson	Honesdale National Bank	Cherry Ridge Township	
Lewis Karen Anne			179,000.00
Urban Christopher	Dime Bank	Mount Pleasant Township	
Urban Michelle			53,000.00
Grandinetti Michael	Penn East Federal Credit Union	Berlin Township	
Grandinetti Sherry			18,000.00
Rickard Timothy J	Honesdale National Bank	Cherry Ridge Township	
Rickard Jacqueline			75,000.00
Wagner William W	Mortgage Electronic Registration Systems	Salem Township	
Wagner Kathleen P			100,000.00
Arnott Kenneth W	Housing & Urban Development	Preston Township	
Arnott Charyl			57,407.85
Cully Christine M	Honesdale National Bank	Cherry Ridge Township	
Clark Christine M			150,000.00
Cully Thomas			
Roccella Patrick	Honesdale National Bank	Salem Township	
Roccella Cameron			40,000.00
Roccella Rebekah Ann			
Linardi Francis G	First National Community Bank	Oregon Township	
Linardi Sharon A			88,000.00
Jaggars David A	P S E C U	Lake Township	
Jaggars Eileen K			44,500.00
V R Seven Real Estate	Kemmann Richard Sullivan Daniel	Clinton Township 2	
			30,000.00
Jenkins Gary B	Booths Francis Leon	Clinton Township 1	
Jenkins Dianne M			64,826.66
Swendsen Debra S	Wayne Bank	Texas Township	65,000.00
Rinker Benjamin P	Honesdale National Bank	Lake Township	
Rinker Doris L Koehler			200,000.00
Koehlerrinker Doris L			
Daniels Scott A	Wayne Bank	Waymart Borough	54,000.00
Borowski Paul J	Pennstar Bank	South Canaan Township	
Borowski Andrea			166,000.00

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

Henneforth Aaron S	Honesdale National Bank	Sterling Township	
Henneforth Catherine M			207,500.00
Crowley Richard A	Mortgage Electronic Registration Systems	Berlin Township	
Crowley Kim J			117,688.00
Ioppolo Peter W	Mortgage Electronic Registration Systems	Dreher Township	
Ioppolo Tina M			222,000.00
Wood Barbara A	American Heritage Federal Credit Union	Paupack Township	
Wood Dennis C Jr			236,000.00
Crum Walter R	Wayne Bank	Oregon Township	
Crum Julie L			60,000.00
Keen Janet L	Wayne Bank	Canaan Township	58,000.00
Tyler Corey L	Wayne Bank	Dyberry Township	62,000.00
Jones Charles	P N C Mortgage	Lehigh Township	
Mistysyn Sandra A			268,000.00
Lingner Frederick M	Honesdale National Bank	Salem Township	
Lingner Camille			293,000.00
Bertani Charles H Jr	J P Morgan Chase Bank	Lake Township	
Bertani Karen E			78,000.00
Skelton Philip L	Mortgage Electronic Registration Systems	Paupack Township	120,000.00
Wyka Wojciech	Mortgage Electronic Registration Systems	Palmyra Township	308,800.00
Thorpe John Randall	Wayne Bank	Waymart Borough	250,000.00
Chapman Henry L	Mortgage Electronic Registration Systems	Lake Township	
Chapman Carol J			153,821.00
Ingram Richard G	Wells Fargo Bank	Paupack Township	
Ingram Judith E			407,000.00
Kilgallen Bryan	Honesdale National Bank	Damascus Township	
Kilgallen Mary			200,000.00
Rude Raymond W	Mortgage Electronic Registration Systems	Paupack Township	
Rude Catherine			101,600.00
Brigante Frank C	Mortgage Electronic Registration Systems	Sterling Township	263,547.00
Odell James	Dime Bank	Palmyra Township	
Odell Teresa			30,000.00
Pomerleau Marc	Dime Bank	Paupack Township	40,000.00
Hinton Tammie T	Dime Bank	Texas Township	
Bishop Phyllis G			37, 500.00
Scarfalloto Salvatore	Dime Bank	Prompton Borough	
Scarfalloto Diane R			65,000.00
Rapacki Carol J	Dime Bank	Texas Township	166,500.00
Dowling Endeavors	Wayne Bank	Honesdale Borough	200,000.00

Wolfe James R	First Keystone Community Bank	Clinton Township 1	
Finch Richard E			70,000.00
Ford Daniel E	Dime Bank	Cherry Ridge Township	
Stinnard Cynamon L			100,000.00
Morcom Brian J	Mortgage Electronic Registration Systems	Canaan Township	
Morcom Meagan M			280,976.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Arthur Matson Revocable Living Trust	Piotrowski Pawel	Paupack Township	
Matson Arthur Tr	Nowak Anna		Lot 140
Matson Anne Tr			
Rivenburg George H AKA Rivenberg George AKA Rivenburg Alice M AKA Rivenberg Alice AKA	Rivenburg George H Rivenburg Alice M	Oregon Township	
Flynn Michael	Tracey Judith	Paupack Township	
Flynn Sybil A			Lot 161
Steel Bertran N	Steel Drucille L	Paupack Township	Lot 488
Wallace Allison	Wallace Allison	Salem Township	
Pinsi Geraldine	Pinsi Geraldine		Lot 221R
Kinahan Charles F	Stratigakis Stephen	Salem Township	
Kinahan Janice	Stratigakis Stephanie		Lots 253 & 255
Haas Mary B	Santana Hector	Lehigh Township	
	Ramos Xiomara		Lots 68 & 76
Haas Mary B	Santana Hector	Lehigh Township	
	Ramos Xiomara		Lot 75
Kemmman Richard	V R Seven Real Eastate	Clinton Township 2	
Sullivan Daniel			
Booths Francis Leon	Jenkins Gary B Jenkins Dianne M	Clinton Township 1	
Jenkins Gary B	Jenkins Gary B	Clinton Township 1	
Jenkins Dianne M	Jenkins Dianne M		

Tourism supports more than 452,000 jobs and generates
 \$36 billion in economic impact from the 172 million annual
 visitors to the Commonwealth. For more information about
 Pocono region tourism, visit www.800poconos.com.

Moreira Orlando	Ranaldi Claudio	Manchester Township	
Moreira Maria	Ranaldi Gustavo Ranaldi Ariel		Lots 104 & 105
Czapnik Gary	Czapnik Kelly E	Preston Township	
Czapnik Kelly E			
Czapnik Kurt			
One West Bank	Housing & Urban Development	Lake Township	Lot 1578
Bianco David F Exr	Bock Joann	Mount Pleasant Township	
Bock Jean Ann Est AKA	Saam Tanya		
Bock Joan Ann Est AKA	Black Tatiana Amarose Mary		
Kominski Debra	Gumpper John W	Texas Township 1 & 2	
Gumpper Debra	Gumpper Debra		
Federal Home Loan Mortgage Corporation	Talalas Randolph	Lake Township	
McGovern Daniel A	Talalas Karen		Lot 810
Savage Maretta A Exr	Snipas Baerbel	Clinton Township 1	
Snipas Baerbel Exr			
Snipas Benjamin A Est			
Savage Maretta A Exr	Snipas Baerbel	Clinton Township 1	
Snipas Baerbel Exr			
Snipas Benjamin A Est			
Wood Barbara Ann AKA	Wood Barbara A	Paupack Township	
Wood Barbara A AKA	Wood Dennis C Jr		
Kline Diane Marie			
Burke Howard J	Tsagouris Evangelos	Salem Township	Lot 719
Vitanza Alfred	Schultz Norman G	Palmyra Township	
Vitanza Evelyn	Schultz Patricia A		Lot 13
Noble Jeffrey	Phillips Ladora	Palmyra Township	
Bates Leonard			
Bates Patricia			
ODonnell Mariann	Springleaf Financial Services Of Pa Inc	Palmyra Township	Lot 6
Lutzi Alexander Jr	Lutzi Alexander Jr Headings Jill L	Lake Township	Lot 3419
Ferguson John	Ferguson John	Paupack Township	
Ferguson Evelyn	Ferguson Evelyn Ferguson Frank		Lot 71
Carden John	Carden John	Lake Township	
Carden Carmen	Carden Michael J		Lot 960

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.

Dennis Gary A	Dennis John F Jr Dennis Eleanor M	Lake Township	
Waymart Hotel Inc	Thorpe John Randall	Waymart Borough	
Kosik David M	Kosik David M	Buckingham Township	
Kosik Carol D			Lot 1
Kosik Carol D	Kosik David M Est	Buckingham Township	Lot 1
Fritchman Jacqueline	Fritchman Alan R	Lehigh Township	Lots 6 & 7
Rosenberger Margaret A Adm	Rosenberger Margaret A	Paupack Township	
Rosenberger James N Est			Lots 26 & 24
Cruz Pablo J	McEvoy Lynn K	Lehigh Township	
Cruz Heida			
Bennett Michael Exr	Rude Raymond W	Paupack Township	
Hoffman Ellen Est	Rude Catherine		
Karboski Joseph C	Scerbo John	Sterling Township	
Karboski Elaine M	Scerbo Eva		Lot 4
Rude Raymond W	Brigante Frank C	Sterling Township	
Rude Catherine			Lot 9
Delamater David S II	Tremblay Raymond W Jr	Lehigh Township	
Anastasi Renee L	Tremblay Sherrie Lynn		Lot 536
Gold C Realty Inc	Dowling Endeavors	Honesdale Borough	
Heddy Lucas	Urian Kevin E	Clinton Township 1	
Heddy Alexandria Rose By Gdn	Urian Donna J		
Chapla Christine Rechner Gdn			
Rechner Christine Gdn			
Bjorneby Gwen	Gabrielsen Gertrude E	Lake Township	Lot 3135
Gabrielsen Gertrude E	Gabrielsen Brian R	Lake Township	Lot 3256
B G M Fastener Company Inc AKA	Advance Stores Company Incorporated	Texas Township 1 & 2	
B G M Fastener Co Inc AKA			Lot 2
Szostowski Ruth M Exr	Wolfe James R	Clinton Township 1	
Rutkosky Frances Est AKA	Finch Richard E		
Rutkosky Frances Est AKA			
Rutkowski Frances Est AKA			
Reagan Ruth Ann Exr	Frigoletto Anthony	Damascus Township	
Rozanski Elizabeth Est AKA			Lots 5 & 6
Rozanski Elizabeth Furlong Est AKA			
Lienert Janet K	Ford Daniel E	Cherry Ridge Township	
	Stinnard Cynamon L		Lot 6
Lewis Richard L	Morcom Brian J	Canaan Township	
Lewis Doris J	Morcom Meagan M		Lot 5

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