

OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 2 ★ OCTOBER 5, 2012 ★ Honesdale, PA ★ No. 30



IN THIS ISSUE

COURT OPINION	4
LEGAL NOTICES	6
SHERIFF'S SALES	11
CIVIL ACTIONS FILED	27
MORTGAGES & DEEDS	34
CLE SCHEDULE	42

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

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

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

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

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

MESSAGE FROM THE
WAYNE COUNTY BAR ASSOCIATION



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

PRICING & RATES

Notice Pricing

One time Insertions

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

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

Subscription Rates

Per Year

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

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Subscription Year: March–February
Prorated subscriptions available*

WAYNE COUNTY OFFICIALS

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Raymond L. Hamill, *President Judge*
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

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Janine Edwards, Esq.

Prothonotary, Clerk of The Court

Edward “Ned” Sandercock

Chief Public Defender

Scott Bennett, Esq.

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Jonathan Fritz

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Recorder of Deeds, Register of Wills

Ginger M. Golden

Coroner

Edward Howell

Auditors

Carla Komar
Judy O’Connell
Kathleen A. Schloesser

Jury Commissioners

Judith M. Romich
Patricia Biondo

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.

ADMINISTRATOR NOTICE

Estate of SHERMAN F. MEAD,
SR. AKA FRANCIS S. MEAD
Late of Gouldsboro, PA
Administrator
CLARK E. MEAD
413 N. MAIN STREET
TAYLOR, PA 18517
Administrator
SHERMAN F. MEAD, JR.
1307 SUSQUEHANNA AVE.
EXETER, PA 18643
Attorney
PATRICK WALSH, ESQUIRE
259 S. KEYSER AVE.
OLD FORGE, PA 18518

10/5/2012 • 10/12/2012 • 10/19/2012

ADMINISTRATOR NOTICE

Estate of WILLIAM C. HAHL, JR.
Late of Paupack Township
Administrator
MICHAEL J. HAHL
3108 SHERWOOD BLVD.
DELRAY BEACH, FL
Administrator
DANIEL J. HAHL
122 E. CARPENTER STREET

VALLEY STREAM, NY 18424
Attorney
STEVEN E. BURLEIN, ESQ.
307 11TH STREET
HONESDALE, PA 18431

10/5/2012 • 10/12/2012 • 10/19/2012

ADMINISTRATOR NOTICE

Estate of ANN ELISE SIMPSON
AKA ANN SIMPSON
Late of Preston Township
Administrator
RANDY SIMPSON
187 SIMPSON ROAD
LAKEWOOD, PA 18439
Administrator
LARRY SIMPSON
1417 CROSSTOWN HIGHWAY
LAKEWOOD, PA 18439
Attorney
RONALD M. BUGAJ, ESQ.
PO BOX 390
HONESDALE, PA 18431

10/5/2012 • 10/12/2012 • 10/19/2012

ADMINISTRATRIX NOTICE

Estate of VALOIS YOUNG, JR.
Late of Damascus Township
Administratrix
JESSICA MONOKROUSSOS
3917 EASTMONT DR
SOUTH BEND, IN 46628-3808

10/5/2012 • 10/12/2012 • 10/19/2012

ADMINISTRATOR NOTICE

Estate of DAWN WOODLING
Late of 1376 Main St., Gouldsboro,
PA

Administrator
HAROLD GLEN WOODLING
1376 MAIN ST.
GOULDSBORO, PA 18424
Attorney
PETER J. QUIGLEY, ESQ.
17 N. 6TH ST.
STROUDSBURG, PA 18360

9/28/2012 • 10/5/2012 • 10/12/2012

ESTATE NOTICE

NOTICE IS HEREBY GIVEN,
that Letters Testamentary have
been issued in the Estate of John R.
McDonald, Jr., who died on July 5,
2012, late resident of 161 Bear
Swamp Road, Honesdale, PA
18431, to Florence A. McDonald,
Executrix of the Estate, residing at
161 Bear Swamp Road, Honesdale,
PA 18431. All persons indebted to
said estate are required to make
payment and those having claims
or demands are to present the same
without delay to the Law Offices of
HOWELL, HOWELL &
KRAUSE, ATTN: LEE C.
KRAUSE, ESQUIRE, Attorney for
the Estate, at 109 Ninth Street,
Honesdale, PA 18431.

LEE C. KRAUSE, ESQ.
ATTORNEY FOR THE ESTATE

9/28/2012 • 10/5/2012 • 10/12/2012

EXECUTOR NOTICE

Estate of LYNN E. REYNOLDS
AKA LYNN REYNOLDS
Late of Mount Pleasant Township
Executor
LLOYD C. REYNOLDS
854 AVENUE D
LANGHORNE, PA 19047

Attorney
RONALD M. BUGAJ, ESQ.
PO BOX 390, 308 NINTH ST.
HONESDALE, PA 18431

9/28/2012 • 10/5/2012 • 10/12/2012

ESTATE NOTICE

Notice is hereby given that Letters
of Administration have been
granted in the Estate of Cecelia
Theresa Maysa a/k/a Cecelia T.
Maysa late of Wayne County,
Pennsylvania, on July 24, 2012 to
Joyce Cerar. All persons indebted
to said estate are required to make
payment, and those having claims
or demands to present the same
without delay to David F. Bianco,
Esquire, 707 Main Street, P.O. Box
84, Forest City, PA 18421.
DAVID F. BIANCO, ESQUIRE
Attorney for the Estate

9/28/2012 • 10/5/2012 • 10/12/2012

EXECUTOR NOTICE

Estate of ARCANGELA K. HUNT
AKA ARCANGELA HUNT
Executor
WILLIAM B. HUNT
PO BOX 2781
CLIFTON, NJ 07015
Attorney
RONALD M. BUGAJ, ESQ.
PO BOX 390
HONESDALE, PA 18431

9/21/2012 • 9/28/2012 • 10/5/2012

EXECUTRIX NOTICE

Estate of MARTHA M.
BUCKLEY AKA MARTHA
BUCKLEY
Executrix

ISABELLA M. NOBILSKI
362 CLEVELAND AVE.
HORNELL, NY 14843
Attorney
THOMAS F. KILROE
918 CHURCH ST.
HONESDALE, PA 18431

9/21/2012 • 9/28/2012 • 10/5/2012

OTHER NOTICES

LEGAL NOTICE

AND NOW, this 5th day of January, 2012, upon consideration of plaintiff's Motion for Default Judgment to Quiet Title Pursuant to PA. R.C. P. 1066(a), it is hereby ORDERED that a judgment by default be entered against defendants W. WALTER BENJAMIN, a/k/a WILLIAM WALTER BENJAMIN and ALTON BENJAMIN, Deviseses of the Estate of F. L. Benjamin, their heirs, successors, assigns, and anyone claiming by, through or under them any right, title or interest in or to the real property described in plaintiff's Complaint, forever barring defendants from asserting any right, lien, title or interest in the land described in plaintiff's Complaint unless the defendants file an answer or other responsive pleading to plaintiff's Complaint within thirty (30) days of this Order.

Plaintiff is required to publish this Order once in the Wayne Independent and file proof of publication of same with this Court. Upon praecipe of the plaintiff after the expiration of thirty (30) days from the date of

this Order, the Prothonotary shall enter final judgment against the defendants named herein as set forth above, provided that the defendants do not take any action of record within thirty (30) days of the date of this Order.
BY THE COURT:
RAYMOND L. HAMILL, P.J.

Rutherford Rutherford & Wilson
921 Court Street
Honesdale PA 18431
Counsel for Plaintiffs

10/5/2012

**LEGAL NOTICE OF
CONFIRMATION NISI**

TAKE NOTICE THAT THE WAYNE COUNTY TAX CLAIM BUREAU HAS OBTAINED FROM THE COURT OF COMMON PLEAS OF WAYNE COUNTY ON September 25,2012 A DECREE NISI, CONFIRMING THE SALE OF CERTAIN PROPERTIES SOLD FOR DELINQUENT TAXES ON SEPTEMBER 10, 2012, CONSTITUTING THE 2012 UPSET SALE. THE CONSOLIDATED RETURN OF THE TAX CLAIM BUREAU ENTERED DECREE NISI IS DOCKETED TO NO. 668 - 2012 CIVIL. SAID DECREE NISI SHALL BECOME A DECREE ABSOLUTE ON October 25,2012.
Cheryl A. Davies,Director
WAYNE COUNT TAX CLAIM BUREAU

10/5/2012

WAYNE COUNTY FINANCIAL REPORT FOR 2011

The Wayne County Auditors, Judy O’Connell, Kathy Schloesser and Carla Komar present our opinion of the financial position of the operating funds of Wayne County on December 31, 2011.

The entire text of our report, in detail, is available for public inspection in the Commissioner’s Office at the Court House of Wayne County.

<u>Revenue</u>	<u>General Fund</u>	<u>Capital Projects</u>	<u>Human Services</u>	<u>Other</u>
Real Estate Tax	17,648,450			
Hotel Room Rental Tax				374,088
Intergovernmental Rev	5,539,455		8,411,481	1,645,237
Charges for Services	2,826,554		782,949	933,309
Interest Earnings and Rents	88,464	885	5,982	7,420
License and permits	7,890			
Miscellaneous	202,575	7,741	14,832	2,303
TOTAL	26,313,388	8,626	9,215,244	2,962,357
 Total income	 38,499,615			
 <u>Expenditures</u>				
Administrative	9,634,328	6,794		609
Judicial	3,176,034			35,467
Public Safety	5,214,885			9,900
Sanitation	556,061			210,554
Health and Welfare	5,054,760		9,313,318	
Culture and Recreation	292,277			423,512
Conservation	870,477			25,038
Debt Service	2,013,310			
Miscellaneous		24,074		
Capital Outlay		9,483		689,745
	26,812,132	40,351	9,313,318	1,394,825
 Total Expenses	 37,560,626			

10/5/2012

LEGAL NOTICE

RE: 576-Civil-2012
Action to Quiet Title
OLIVER BROWN, Plaintiff
VS.
PRESIDENT, MANAGERS and
CO. of the
DELAWARE AND HUDSON
CANAL CO., and
COE F. YOUNG and MARY A.
YOUNG, his wife, their heirs,
executors, administrators, assigns,
and any and all other persons
claiming any right, title or interest
in or to the herein-described real
property other than plaintiff, whose
identity is known, Defendants

NOTICE TO: PRESIDENT,
MANAGERS and CO. of the
DELAWARE AND HUDSON
CANAL CO., and COE F. YOUNG
and MARY A. YOUNG, his wife,
their heirs, executors, administrators,
assigns, and any and all other
persons claiming any right, title or
interest in or to the herein-described
real property other than plaintiff,
whose identity is known, Defendants

TAKE NOTICE THAT plaintiff has
commenced an action against you in
the Court of Common Pleas of
Wayne County, Pennsylvania, which
action is docketed to the above
number and term, to quiet title in the
plaintiff with respect to certain real
property located in Lebanon
Township, Wayne County,
Pennsylvania, identified more
specifically as set forth in Wayne
County Record Book 195 at page 429.

YOU ARE HEREBY NOTIFIED
that you will have twenty (20) days

from the third publication of this
notice to file an Answer to plaintiff's
Complaint. If you fail to do so final
judgment may be entered against you
as prayed for in the Complaint. If you
wish to defend, you must enter a
written appearance personally or by
attorney and filing in writing with the
court your defenses or objections to
the claims set forth against you. You
are warned that if you fail to do so the
case may proceed without you and a
judgment may be entered against you
by the court without further notice for
any money claimed in the complaint
or for any other claim or relief
requested by the plaintiff. You may
lose money or property or other rights
important to you.

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

NORTHERN LEGAL AID
SERVICES
WAYNE COUNTY
COURTHOUSE
925 COURT STREET
HONESDALE, PA 18431
(570) 253-1031
Nicholas A. Barna, Esq.
Attorney for Plaintiff
831 Court Street
Honesdale, PA 18431
570-253-4921

9/28/2012 • 10/5/2012 • 10/12/2012

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
OCTOBER 17, 2012**

By virtue of a writ of Execution JPMorgan Chase Bank, National Association successor in interest to Washington Mutual Bank issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 17th 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 lot, piece or parcel of land, lying, situate and being in the Township p of Paupack, County of Wayne, and Commonwealth of Pennsylvania, more particularly bounded and described as follows:

Lot No. 35R, Lakeland colony, as more particularly set forth on a Map Book Vol. of 'Lakeland' on Lake Wallenpaupack of Lakeland Associates, Inc., dated November 9, 1954, and later revisions, thereof.

EXCEPTING AND RESERVING twenty-five (25) feet crossing the northeasterly side of the premises herein described for common right-

of-way and utility installation and maintenance.

For a survey of the above description see Wayne County Map Book Vol. 10, at page 170.

TITLE TO SAID PREMISES VESTED IN Joan I. Vitale and Cathy E. Loch, as joint tenants with the right of survivorship and not as tenants in common, by Deed from John Miceli and Marie Ann Miceli, h/w, dated 11/01/2005, recorded 11/08/2005 in Book 2910, Page 9.

Premises being: 35R LAKELAND DRIVE, AKA 499 LAKELAND DRIVE, LAKE ARIEL, PA 18436

Seized and taken in execution as Joan I. Vitale RR 7 Box 7067 Saylorsburg PA 18353 Cathy E. Loch RR 7 Box 7067 Saylorsburg PA 18353

Execution No. 286-Civil-2009 Amount \$229,239.14 Plus additional

July 17, 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.

9/21/2012 • 9/28/2012 • 10/5/2012

**SHERIFF'S SALE
OCTOBER 17, 2012**

By virtue of a writ of Execution JP Morgan Chase Bank, N.A. S/I/I to Washington Mutual Bank, F.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 17th 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, 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 No. 171, Section No. 4, 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.

UNDER AND SUBJECT to any existing covenants, easements, encroachments, conditions, restrictions, and agreements affecting the property.

TITLE TO SAID PREMISES VESTED IN Dragan Zdravkovic and Javanka Zdravkovic, by Deed from Goran Bizik and Michelle Bizik, h/w, dated 12/15/2000, recorded 12/20/2000 in Book 1727, Page 89.

Premises being: 35 MUSTANG ROAD, LAKE ARIEL, PA 18436

Tax Parcel No. 19-0-0035-0096

Seized and taken in execution as Dragan Zdravkovic 35 Mustang Road LAKE ARIEL PA 18436 Jovanka Zdravkovic 35 Mustang Road LAKE ARIEL PA 18436

Execution No. 374-Civil-2010
Amount \$158,662.23 Plus
additional

July 18, 2012
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE
NOTICE:

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

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

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

John Michael Kolesnik Esq.

9/21/2012 • 9/28/2012 • 10/5/2012

**SHERIFF'S SALE
OCTOBER 17, 2012**

By virtue of a writ of Execution The Honesdale National Bank issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 17th 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 lot, piece or parcel of land situate, lying and being in the Borough of Honesdale, County of Wayne and State of Pennsylvania, bounded and described as follows, to wit:

BEING the northern half of lot number twenty (20) on Main Street (formerly First Street) as designated on the map of the

Delaware and Hudson Canal Company on the map of the Delaware and Hudson Canal Companys lots in said borough, and bounded as follows, viz.:

WESTERLY by Main Street (formerly First Street); Northerly by Lot No. Twenty-One (21) on Main Street (formerly First Street); Easterly by the rear of Lot No. Twenty-eight (28) on Church Street (formerly Second Street), and Southerly by the Southern half of Lot No. Twenty (20) aforesaid.

BEING twenty-five (25') feet wide, front and rear, one hundred (100') feet deep.

SUBJECT TO any restrictions, reservations conditions and easements contained in deeds forming the chain of title or which an inspection of the premises would disclose.

ALSO the Grantor herein does grant, bargain and sell unto the said Grantees, their heirs and/or assigns, the free and uninterrupted use, liberty, and privilege of an easement fifty-five (55) inches in width and commencing at the southeastern most corner of the property described in Wayne County Deed Book 408 at Page 464 (now or formerly owned by Harlene Arenberg) and continuing in a northerly direction along the eastern most boundary of that premises for the entire length of the boundary a distance of twenty-five (25) feet, for the sole purpose of the construction, maintenance

and emergency use of a fire escape to be erected upon the building situate within the bounds of the premises described in Wayne County Deed Book 408 at page 464.

TOGETHER WITH free ingress, egress and regress to and for the said Grantees, their heirs and/or assigns, their tenants and undertenants, occupiers or possessors of the premises described in Wayne County Deed Book 408 at page 464 solely for the construction, repair, maintenance and emergency uses of the fire escape.

SUBJECT, nevertheless, to the Grantee's, its successors and/or assigns, sole responsibility for the upkeep and maintenance and expense of maintenance of said fire escape.

THE ABOVE PREMISES are designated as parcel number 11-06-19 on the tax maps of Honesdale Borough, Wayne County, Pennsylvania.

Property Address: 623 Main Street, Honesdale, PA 18431

Seized and taken in execution as LIA Enterprises, LLC 2148 Easton Turnpike LAKE ARIEL PA 18436 Alexei Klimitchev 2148 Easton Turnpike LAKE ARIEL PA 18436 Cecilia E. Klimitchev 2148 Easton Turnpike LAKE ARIEL PA 18436

Execution No. 474-Civil-2012
Amount \$400,821.46 Plus

additional

July 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.

Kimberly D. Martin, Esq.

9/21/2012 • 9/28/2012 • 10/5/2012

**SHERIFF'S SALE
OCTOBER 17, 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 17th 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, parcel and tract of land situate, lying and being in the Township of Salem, County of Wayne and Commonwealth of Pennsylvania, more particularly described as follows, to wit:

Being Lot 542, Bear Trail, of Indian Rocks at Lake Wallenpaupack, being bounded and described as follows:

Beginning at a point on a forty foot road known as Bear Rock Road said point being a common corner of Lot 541 and 542; thence along the edge of the said road South 40 degrees 41 minutes East, a distance of 60 feet to a point along line of other lands of the grantor; thence along line of other lands of the Grantor South 49 degrees 19 minutes West, a distance of 100 feet to a point; thence still along line of other lands of the grantor and a portion of Lot 446 North 40 degrees 41 minutes West, a distance of 60 feet to a point; said point being a common corner of Lots 541 and 542; thence along the common division line between Lots 541 and 542 North 49 degrees 19 minutes East, a distance of 100 feet to the point and place of Beginning.

Being all of Lot 542 in Bear Tract Development.

ABOVE Description being taken from survey dated December 27, 1961 as surveyed by George E.

Ferris, R.S. titled 'Map of Lots at Indian Rocks, Bear Tract, Salem Township, Wayne County, PA'.

SUBJECT TO THE same conditions, exceptions, reservations, restrictions, easements and rights-of way as are contained in the prior deeds forming the chain of title.

TITLE TO SAID PREMISES VESTED IN David S. Crecca, single, by Deed from Ely Torra and Barbara Torra, his wife, dated 06/02/2004, recorded 06/08/2004 in Book 2516, Page 90.

The said DAVID S. CRECCA died on 03/29/2011, leaving a Will dated 09/26/2001. Letters Testamentary were granted to ANNE MARIE HOWELLS, ESQ on 04/20/2011 in WAYNE COUNTY, No. 64-11-30031. Decedent's surviving heir(s) at law and next-of-kin is ST. THOMAS MORE CHURCH. By executed waiver, ST. THOMAS MORE CHURCH waived it's right to be named as a defendant in the foreclosure action.

Premises being: 67 BEAR ROCK ROAD, LAKE ARIEL, PA 18436

Seized and taken in execution as Anne Marie Howells, Esq., in her capacity as Executrix of the Estate of David S. Crecca 307 West Market Street, Suite 1 SCRANTON PA 18508

Execution No. 801-Civil-2011

Amount \$90,239.58 Plus additional

July 17, 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.

9/21/2012 • 9/28/2012 • 10/5/2012

**SHERIFF'S SALE
OCTOBER 17, 2012**

By virtue of a writ of Execution Deutsche Bank National Trust Company as Trustee for Soundview Home 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 17th 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 parcel of land situate in Palmyra Township, Wayne County, Pennsylvania, described as follows:

LOT No. 39 Block No. VI, Subdivision Plat of Woodledge Village Section I, recorded in Wayne County, Pennsylvania in Plat Book No. 16, page 59.

Under and subject to any and all covenants, conditions, reservations, restrictions, limitations, right-of-ways, objections, easements, agreements, etc., as they appear of record.

TITLE TO SAID PREMISES VESTED IN Gina M. Ortiz, married individual, by Deed from Raphael Ortiz, Jr. and Gina M. Ortiz, h/w, dated 12/23/2004, recorded 12/30/2004 in Book 2685, Page 162.

Premises being: 130 CEDAR RIDGE, HAWLEY, PA 18428

Tax Parcel No. 18-0-0006-0065

Improvements thereon:
RESIDENTIAL DWELLING

Seized and taken in execution as Gina M. Ortiz 2517 Amanda Place WINTERVILLE NC 28590

Execution No. 806-Civil-2011
Amount \$155,611.74 Plus additional

July 18, 2012
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

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

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

John Michael Kolesnik Esq.

9/21/2012 • 9/28/2012 • 10/5/2012

**SHERIFF'S SALE
OCTOBER 17, 2012**

By virtue of a writ of Execution LoanCare, a Division of FNF Servicing, 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 17th 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 plot, piece or parcel of land situate lying and being in the Township of Lake, County of Wayne and State of Pennsylvania, more particularly described as Lot 530, Hummingbird Lane, Regency Section, as shown on map of lands of Paupackan Lake Shores, Inc., recorded in the Office for the recording of deeds in and for the County of Wayne in Map Book 29 Page 83.

Subject to all easements, reservations, covenants, conditions, agreements of record, if any.

TITLE TO SAID PREMISES VESTED IN William Sawyer and Ava Sawyer, aka, Ava Priolau, his wife, by Deed from Hayward German, married and Teresa German, single, his daughter, dated 07/07/2008, recorded 11/28/2008 in Book 3628, Page 264.

By virtue of the death of William Sawyer on 12/12/2009, Ava Prioleau a/k/a Ava Priolau a/k/a Ava Sawyer became sole owner of the property, as surviving tenant by the entireties.

Premises being: 66
HUMMINGBIRD LANE,
HAWLEY, PA 18428

Tax Parcel No. 12-0-0054-0530

Improvements thereon:
RESIDENTIAL DWELLING

Seized and taken in execution as
Ava Prioleau A/K/A Ava Priolau
A/K/A Ava Sawyer 66
Hummingbird Lane HAWLEY PA
18428

Execution No. 1064-Civil-2010
Amount \$313,460.69 Plus
additional

July 17, 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.

9/21/2012 • 9/28/2012 • 10/5/2012

**SHERIFF'S SALE
OCTOBER 24, 2012**

By virtue of a writ of Execution Fannie Mae ("Federal National Mortgage Association") issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 24th 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 THOSE CERTAIN PIECES,
PARCELS, AND TRACTS OF
LAND,** lying and being in the Township of Berlin, County of Wayne, and Commonwealth of Pennsylvania, more particularly described as follows:

BEING Lot C as shown and designated on the certain plan entitled 'Plat Illustrating Minor Subdivision of Lands of Phyllis Bouselli', recorded in the Office of Deeds of Wayne County in Map book 104, page 129.

UNDER AND SUBJECT TO right, restrictions, covenants, conditions, exceptions and reservations more particularly described in the above cited deed.

**TITLE TO SAID PREMISES
VESTED IN** Thomas McDevitt and Theresa McDevitt, as tenants by the entirety, by Deed from Phyllis Bouselli, dated 10/19/2007, recorded 10/30/2007 in Book 3404, Page 19.

Premises being: 27 MILLER ROAD, BEACH LAKE, PA 18405

Tax Parcel No. 01-0-0247-0050

Seized and taken in execution as
Thomas McDevitt 27 Miller Road
BEACH LAKE PA 18405
Theresa McDevitt 27 Miller Road
BEACH LAKE PA 18405

Execution No. 403-Civil-2011
Amount \$175,666.42 Plus
additional

July 20, 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.

9/28/2012 • 10/5/2012 • 10/12/2012

**SHERIFF'S SALE
OCTOBER 24, 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 County of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 24th 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 piece of land situate, lying and being in the Township of Clinton I, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center of Pennsylvania Legislative Route 63036, a/k/a S.R. 4002, a fifty foot assumed right-of-way, said point being a common corner of the premises herein described and lands now or formerly of Robert V. and Lillian Stanton, (D. B. 483, Pg 183); thence along the center of the aforesaid Pennsylvania Legislative Route 63036 South 76 degrees 15 minutes 49 seconds West a distance of 304.12 feet to a point for a corner, said point being a common corner of the premises herein described and a 30.7612 acre parcel designated Lot 3 on a map drawn by Alfred K. Bucconear dated September 10, 1990, and recorded in the Office of the Recorder of Deeds of Wayne

County, in Map Book 72 at Page 104; thence along the common division line between premises herein described and the aforesaid Lot 3, North 05 degrees 25 minutes 06 seconds East a distance of 457.97 feet; thence North 89 degrees 44 minutes 18 seconds East a distance of 76.99 feet; thence North 06 degrees 10 minutes 20 seconds East a distance of 513.50 feet to an iron pin set for a corner in a stone wall, said point being a common corner of premises herein described, the aforesaid 30.7612 acre parcel and on line of lands of Leon A. Bennett and Marian Bennett, (D.B. 326, Pg 1085); thence continuing through the aforesaid stone wall and the common division line between the premises herein described and lands now or formerly of Bennett, (Supra), South 85 degrees 28 minutes 51 seconds East a distance of 215.56 feet to a drilled hole set in stone, said point being common corner of the premises herein described and lands now or formerly of Stanton, (Supra); thence through the center of a stone wall and along the common division line between the premises herein described South 06 degrees 10 minutes 20 seconds West a distance of 882.72 feet to the point and place of BEGINNING.

CONTAINING therein 5.3035 acres, and being Lot 4 in a subdivision of lands of Craig Harnett Livingston and Linda Larkin, his wife, more particularly depicted on a map referred to above.

UNDER AND SUBJECT to covenants and restrictions as follows:

1. The property shall not be used for any commercial purposes; however, the property may be used for farming.
2. No house trailers or double wide mobile homes shall be placed on the property for any purpose.
3. The property shall not be used to store unlicensed and unregistered vehicles.
4. The property shall contain only one one-family house, for residential purposes, except that outbuildings, such as sheds, barns and garages, shall be permitted. The buyer shall have the right to subdivide this 5.3035 acre lot so long as the subdivision shall contain only one one-family house and outbuildings as described above, provided it is sufficiently set back on the buyers' property so as to be essentially not visible from the crest of the hill of the former sellers' property on the opposite side of Stanton Road.

Under and subject to all conditions, reservations, restrictions, rights-of-way, exceptions and easements as are visible on the ground or as are contained in prior deeds forming the chain of title.

Seized and taken in execution as Haralabos Giannoulis 95 Stanton Drive WAYMART PA 18472

Execution No. 817-Civil-2010
Amount \$290,418.56 Plus
additional

July 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.**

Allison F. Wells Esq.

9/28/2012 • 10/5/2012 • 10/12/2012

**SHERIFF'S SALE
OCTOBER 24, 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 24th 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 situated in the Township of Lake, Wayne County, Pennsylvania, known as Lot 1934, Section 17, of The Hideout a subdivision situated in the Townships of Lake and Salem, Wayne County, Pennsylvania, according to the plats thereof recorded in the Office of the Recorder of Deeds of Wayne County, Pennsylvania, April 9, 1970 in Plat Book 5, page 27; May 11, 1970 in Plat Book 5, pages 34, 37, 41 through 48 and 50; September 8, 1970 in Plat Book 5, page 57; February 8, 1971 in Plat Book 5, pages 62 and 63; March 24, 1971 in Plat Book 5, page 66; May 10, 1971 in Plat Book 5, pages 71 and 72; as amended and supplemented.

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.

Reference Tax Map No.: 12-24-124.

SUBJECT to the same conditions,

exceptions, reservations, restrictions, easements and rights of way as are contained in prior deeds forming the chain of title.

TAX PARCEL #: 12-0-0024-0124

BEING KNOWN AS: 1934
Grandview Drive, Lake Ariel, PA
18436

Seized and taken in execution as
Edward Moran 646 Longfellow
Court WARMINSTER PA 18974
Nicole J. Moran 646 Longfellow
Court WARMINSTER PA 18974

Execution No. 146-Civil-2012
Amount \$182,316.52 Plus
additional

July 26, 2012
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE
NOTICE:**

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

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

**FAILURE TO PAY BALANCE
WILL FORFEIT DOWN
PAYMENT.**

Jill P. Jenkins Esq.

9/28/2012 • 10/5/2012 • 10/12/2012

**SHERIFF'S SALE
OCTOBER 24, 2012**

By virtue of a writ of Execution PNC 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 24th 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 lot, parcel, or piece of ground situate in the Township of Lehigh, County of Wayne, and Commonwealth of Pennsylvania, being Lot Number 31, Section 12, Ruby Road, as shown on map of Pocono Spring Estates, Inc., on file in the Recorder of Deeds Officeat Honesdale, Pennsylvania in Plat Book No. 14 at pages(s) 189.

Together with and subject, to all of the rights, privileges, easements, conditions, reservations, covenants and restrictions of record and/or visible on the ground.

Having erected thereon a dwelling known as 47 Ruby Road,
Gouldsboro, PA 18424

Parcel# 14-0-0023-0052

Being the same premises which Melbourne P. Treasure and Ann M. Treasure, by her attorney in fact, Nancy M. Barrasee by their deed dated 11/29/03 and recorded on 10/20/04 in the Recorder of Deeds Office of Wayne County in Deed Book Volume 2622, page 315 granted and conveyed unto Jonathan Grill and Lorena Grill

Seized and taken in execution as Jonathan J. Grill 31 or 47 Ruby Road Gouldsboro PA 18424 Lorena M. Grill 31 or 47 Ruby Road Gouldsboro PA 18424

Execution No. 325-Civil-2012
Amount \$163,241.35 Plus
additional

July 26, 2012
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE
NOTICE:**

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

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

**FAILURE TO PAY BALANCE
WILL FORFEIT DOWN
PAYMENT.**

Louis P. Vitti, Esq.

9/28/2012 • 10/5/2012 • 10/12/2012

**SHERIFF'S SALE
OCTOBER 24, 2012**

By virtue of a writ of Execution PNC BANK NATIONAL ASSOC. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 24th 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 those certain pieces or parcels of lend situate in the Township of Paupack, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

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 #37, 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.

BEING the same premises which Kathleen M. Pitti, by deed dated February 16, 2011, and recorded February 22, 2011, in Wayne County in Instrument Number 201100001444, granted and conveyed unto Eastern Overhawk LLC.

Tax Parcel No. 19-0-0029-0013

HAVING erected thereon a dwelling known as RR 1, Box 948 a/k/a 13 Hidden Valley Court, Lake Ariel, PA 18436.

Seized and taken in execution as Marion Mignogna 13 Hidden Valley Court, WLE, LAKE ARIEL PA 18436
Eastern Overhawk, LLC., Terre Tenant c/o Jeffrey S. Treat 926

Court Street HONESDALE PA 18431-

Execution No. 734-Civil-2011
Amount \$18,689.85 Plus additional

July 26, 2012
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

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

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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.

Brett A. Solomon, Esq.

9/28/2012 • 10/5/2012 • 10/12/2012

**SHERIFF'S SALE
OCTOBER 24, 2012**

By virtue of a writ of Execution U.S. Bank, NA issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 24th 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 lot, piece or parcel of land, lying, being and situate in the Borough of Hawley, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follow, to wit.

BEGINNING in the center of Welwood Avenue, two hundred (200) feet from a point on the side of said Welwood Avenue where the line dividing the lands formerly of John S. Atkinson and Joseph Atkinson intersected Welwood Avenue; THENCE by land of

Daniel Vacca south twenty-seven and a half (27 1/2) degrees West one hundred and seventeen (117) feet to an iron pipe; THENCE North sixty-two and a half (62 1/2) degrees West ninety-three and four-tenths (93.4) feet to an iron pipe; THENCE North twenty-seven and one-half (27 1/2) degrees East one hundred and fifty-two) and eight-tenths (152.8) feet to the center of Welwood Avenue; and THENCE along the said Welwood Avenue South forty-one and one-half (41 1/2) degrees East one hundred (100) feet to the place of BEGINNING.

CONTAINING thirteen thousand and forty-five (13,045) square feet of land, more or less.

BEING THE SAME PREMISES which Joseph Questore and Dawn, h/w, by Deed dated 7/12/2007, recorded 7/20/2007, in the Office for the Recorder of Deeds in and for Wayne County, in Deed Book Volume 3339, page 250, conveyed unto Antonio H. Cilino and Christie L. Weist, as tenants in common.

Tax Parcel: 10-6-11

Seized and taken in execution as Antonio Cilino 321 Wellwood Ave. HAWLEY PA 18428
Christie L. Weist 321 Welwood Avenue HAWLEY PA 18428

Execution No. 750-Civil-2011
Amount \$137,429.77 Plus additional

July 26, 2012
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE
NOTICE:**

That all claims to the property will be filed with the sheriff before the sale and all claims to the proceeds before distribution; That a sheriff's schedule of distribution will be in his office on a date specified by him, not later than thirty (30) days after sale; and that distribution will be made in accordance with the schedule unless exceptions are filed within ten (10)

days thereafter. No further notice of filing of the schedule of distribution need be given.

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

Gregory Javardian, Esq.

9/28/2012 • 10/5/2012 • 10/12/2012

CIVIL ACTIONS FILED

*FROM SEPTEMBER 8, 2012 TO SEPTEMBER 14, 2012
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
1999-20480	WALKER MARCELLUS ANDRE	9/14/2012	SATISFACTION	230,605.30
2004-20343	LYTLE EDWARD C	9/11/2012	SATISFACTION	—
2007-00145	VORBURGER SOPHIE CAHEN	9/10/2012	WRIT OF EXECUTION	747,354.11
2008-20059	LUTOMSKI WALTER V	9/14/2012	SATISFACTION	—
2008-20059	PARET MICHELLE B	9/14/2012	SATISFACTION	—
2009-00250	LEKNER THOMAS	9/13/2012	WRIT OF EXECUTION	2,208.63
2009-00250	PENNSTAR BANK GARNISHEE	9/13/2012	WRIT EXEC/GARNISHEE	—
2009-00380	DAMATO DEBRA H	9/13/2012	WRIT OF EXECUTION	3,635.38
2009-00380	HONESDALE NATIONAL BANK GARNISHEE	9/13/2012	WRIT EXEC/GARNISHEE	—
2009-00789	SCHWENK NICOLE D	9/10/2012	WRIT OF EXECUTION	168,598.23
2009-00789	SCHWENK RONALD J	9/10/2012	WRIT OF EXECUTION	168,598.23
2009-01114	DAVIS KEVIN RONALD EXECUTOR AND DEVISEE	9/11/2012	AMEND "IN REM" JUDG	75,554.66
2009-01114	DAVIS MARCITTA A THE ESTATE OF	9/11/2012	AMEND "IN REM" JUDG	75,554.66
2009-01114	DAVIS MARCITTA A/K/A ESTATE OF	9/11/2012	AMEND "IN REM" JUDG	75,554.66
2009-01114	DAVIS MARCITTA ANN A/R/A ESTATE OF	9/11/2012	AMEND "IN REM" JUDG	75,554.66
2009-20552	LOGOSKIY JOSEPH	9/14/2012	SATISFACTION	1,491.52
2009-20729	TOLER EARL	9/14/2012	SATISFACTION	—
2009-20729	TOLER ANNE	9/14/2012	SATISFACTION	—
2009-21786	LOGOSKY JOSEPH	9/14/2012	SATISFACTION	839.25
2010-00687	OPALKA KAREN	9/10/2012	WRIT OF EXECUTION	130,016.09
2010-00763	PHILLIPS PHYLLIS	9/11/2012	SATISFACTION	—
2010-00858	KUDELYCZ DANIEL	9/11/2012	AMEND "IN REM" JUDG	226,484.15
2010-00858	KUDELYCZ GEANINE	9/11/2012	AMEND "IN REM" JUDG	226,484.15
2010-00979	KLEPADLO JOSEPH B	9/13/2012	WRIT OF EXECUTION	107,538.35
2010-00979	KLEPADLO REBECCA I	9/13/2012	WRIT OF EXECUTION	107,538.35
2010-20774	SIMMONS ERNEST I	9/14/2012	SATISFACTION	938.34
2010-20774	SIMMONS GAYLE	9/14/2012	SATISFACTION	938.34
2010-20845	AJ GUZZI GENERAL CONTRACTORS INC	9/13/2012	SATISFACTION	—
2010-20845	AJ GUZZI GENERAL CONTRACTORS INC	9/13/2012	DISCONTINUANCE	—
2010-21163	GONZALEZ RAYMOND A	9/10/2012	SATISFACTION	3,985.58
2010-21493	SIMMONS ERNEST L	9/14/2012	SATISFACTION	909.37
2010-21493	SIMMONS GAYLE R	9/14/2012	SATISFACTION	909.37

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

2011-00466	CARBO DAVID P	9/11/2012	DEFAULT JUDGMENT	146,656.66
2011-00466	CARBO MARIE D	9/11/2012	DEFAULT JUDGMENT	146,656.66
2011-00474	KENTIS CAROL M	9/13/2012	WRIT OF EXECUTION	1,729.17
2011-00474	HONESDALE NATIONAL BANK GARNISHEE-DISCOUNT 06-01-2012	9/13/2012	WRIT EXEC/GARNISHEE	—
2011-00506	DOMINGUES GASPAR P	9/13/2012	WRIT OF EXECUTION	153,468.75
2011-00571	RIEMAN KENNETH	9/14/2012	FINAL JUDGMENT	—
2011-00600	OSBORNE LISA MARIE	9/13/2012	WRIT OF EXECUTION	5,277.72
2011-00600	ANY & ALL OTHER PERSONS, ETC. GARNISHEES	9/13/2012	WRIT OF EXECUTION	5,277.72
2011-00631	DAMATO DEBRA	9/11/2012	DEF JUDG STRICKEN	—
2011-00760	ROSENBERGEN GEORGE	9/13/2012	DEFAULT JUDG IN REM	243,495.83
2011-00760	EDLUND LINDA	9/13/2012	DEFAULT JUDG IN REM	243,495.83
2011-00772	ESPINEIRA RICARDO	9/13/2012	WRIT OF EXECUTION	132,183.53
2011-00772	ESPINEIRA WENDY L	9/13/2012	WRIT OF EXECUTION	132,183.53
2011-00792	ATTIVISSIMO DOROTHY ANN	9/11/2012	AMEND "IN REM" JUDG	68,993.68
2011-00800	FIGUEROA JOSE	9/11/2012	AMEND "IN REM" JUDG	177,487.93
2011-00808	PENA HIDELISE GRACE	9/11/2012	AMEND "IN REM" JUDG	136,767.83
2011-20446	BARRAL JOHN J	9/14/2012	SATISFACTION	976.54
2011-20591	RIKSON HANS E	9/14/2012	WRIT OF SCIRE FACIAS	—
2011-20591	RIKSON EILEEN M	9/14/2012	WRIT OF SCIRE FACIAS	—
2011-20592	RIKSON HANS E	9/14/2012	WRIT OF SCIRE FACIAS	—
2011-20592	RIKSON EILEEN M	9/14/2012	WRIT OF SCIRE FACIAS	—
2011-21264	KREZONIS BRUCE	9/14/2012	SATISFACTION	—
2011-21264	KREZONIS MELINDA	9/14/2012	SATISFACTION	—
2012-00052	DALOIA MICHAEL	9/11/2012	AMEND "IN REM" JUDG	100,844.91
2012-00076	SAMPSON JOSEF E	9/13/2012	DEFAULT JUDG IN REM	158,351.17
2012-00076	SAMPSON NATALIE T A/K/A	9/13/2012	DEFAULT JUDG IN REM	158,351.17
2012-00076	DECKER SAMPSON NATALIE TONWEN	9/13/2012	DEFAULT JUDG IN REM	158,351.17
2012-00137	COOK RICHARD D	9/14/2012	WRIT OF EXECUTION	39,134.13
2012-00196	DAEMONTI JORDANO	9/12/2012	DEFAULT JUDGMENT	157,270.54
2012-00223	HECKER JOHN R	9/12/2012	DEFAULT JUDG IN REM	117,791.90
2012-00223	HECKER TAMARA J	9/12/2012	DEFAULT JUDG IN REM	117,791.90
2012-00224	KRAUSE JAMES	9/11/2012	DEFAULT JUDGMENT	262,914.85
2012-00224	KRAUSE RENE	9/11/2012	DEFAULT JUDGMENT	262,914.85
2012-00224	KRAUSE JAMES	9/11/2012	WRIT OF EXECUTION	262,914.85
2012-00224	KRAUSE RENE	9/11/2012	WRIT OF EXECUTION	262,914.85
2012-00237	MAIORANA PHILLIP	9/10/2012	DEFAULT JUDGMENT	—
2012-00237	MAIORANA VERONICA A	9/10/2012	DEFAULT JUDGMENT	—
2012-00237	OCCUPANTS OF	9/10/2012	DEFAULT JUDGMENT	—
2012-00309	GOLDEN SUSAN	9/12/2012	DEFAULT JUDGMENT	171,625.91
2012-00339	GRANVILLE NICOLE L	9/13/2012	WRIT OF EXECUTION	198,230.49
2012-00339	GRANVILLE GREGORY	9/13/2012	WRIT OF EXECUTION	198,230.49
2012-00348	SLOMIAN JEFFREY J	9/13/2012	WRIT OF EXECUTION	71,111.51
2012-00348	SLOMIAN JILL ANN	9/13/2012	WRIT OF EXECUTION	71,111.51
2012-00382	CHIORAZZI EILEEN	9/12/2012	DEFAULT JUDGMENT	96,607.54
2012-00382	CHIORAZZI ALEXANDER	9/12/2012	DEFAULT JUDGMENT	96,607.54
2012-00382	CHIORAZZI ALEXANDER	9/12/2012	WRIT OF EXECUTION	96,607.54
2012-00382	CHIORAZZI EILEEN	9/12/2012	WRIT OF EXECUTION	96,607.54

2012-00403	DEVIVO ANGELA A	9/12/2012	DEFAULT JUDGMENT	1,237.75
2012-00406	TRANCHINA CHRISTINE	9/13/2012	DEFAULT JUDGXN REM	205,339.09
2012-00424	CARDINALI FRANCINE	9/12/2012	DEFAULT JUDGMENT	290,901.06
2012-00424	CARDINALI TERRANCE	9/12/2012	DEFAULT JUDGMENT	290,901.06
2012-00424	CARDINALI FRANCINE	9/12/2012	WRIT OF EXECUTION	290,901.06
2012-00424	CARDINALI TERRANCE	9/12/2012	WRIT OF EXECUTION	290,901.06
2012-00444	HAYES TIMOTHY A	9/10/2012	DEFAULT JUDGMENT	142,864.49
	A/K/A			
2012-00444	HAYES TIMOTHY	9/10/2012	DEFAULT JUDGMENT	142,864.49
2012-00464	WALTER SHEILAH	9/10/2012	DEFAULT JUDGMENT	6,840.87
2012-00465	FLANNERY RYAN J	9/10/2012	WRIT OF EXECUTION	294,916.52
2012-00465	FLANNERY SANDRA M	9/10/2012	WRIT OF EXECUTION	294,916.52
2012-00471	KORINIS JOHN S	9/12/2012	DEFAULT JUDGMENT	219,054.50
2012-00471	KORINIS JOHN S	9/12/2012	WRIT OF EXECUTION	219,054.50
2012-00521	TRYGAR RICHARD JR	9/13/2012	DEFAULT JUDGMENT	45,688.10
2012-00521	TRYGAR DIANA	9/13/2012	DEFAULT JUDGMENT	45,688.10
2012-00522	TRYGAR RICHARD JR	9/13/2012	DEFAULT JUDGMENT	170,116.40
2012-00522	TRYGAR DIANA	9/13/2012	DEFAULT JUDGMENT	170,116.40
2012-20131	SEAGRAVES & SEAGRAVES DEV CO	9/10/2012	SATISFACTION	40,784.37
	INC THE HOTEL A CORPORATION			
2012-20415	MIKULAK THEODORE J	9/11/2012	SATISFACTION	—
2012-20415	MIKULAK KIM C	9/11/2012	SATISFACTION	—
2012-20457	DULEY JOAN	9/14/2012	SATISFACTION	281.56
2012-20538	SEAGRAVES & SEAGRAVES DEV CO	9/10/2012	SATISFACTION	15,516.81
	INC THE HOTEL A CORPORATION			
2012-20715	KUCHAK ROSE T	9/14/2012	SATISFACTION	—
2012-20723	KREZONIS BRUCE	9/14/2012	SATISFACTION	—
2012-20723	KREZONIS MELINDA	9/14/2012	SATISFACTION	—
2012-20816	COSTA JOSEPH R	9/14/2012	SATISFACTION	—
2012-20816	COSTA KELLY	9/14/2012	SATISFACTION	—
2012-20891	BOWEN KATHRYN ELIZABETH	9/11/2012	SATISFACTION	—
2012-20914	INFINITE VISION LLC	9/14/2012	SATISFACTION	—
2012-20918	PENN STAR BANK	9/14/2012	DISSOLVE ATTACHMENT	—
	GARNISHEE			
2012-21004	RYAN MICHAEL J	9/14/2012	SATISFACTION	—
2012-21004	RYAN TINA M	9/14/2012	SATISFACTION	—
2012-21074	LODUCA GIUSEPPE	9/14/2012	SATISFACTION	—
2012-21074	LO DUCA GIUSEPPE	9/14/2012	SATISFACTION	—
2012-21074	LODUCA VINCENZA	9/14/2012	SATISFACTION	—
2012-21074	LO DUCA VINCENZA	9/14/2012	SATISFACTION	—
2012-21078	PLORANSKY GEORGE JOSEPH	9/11/2012	SATISFACTION	—
2012-21238	OLSEN ANNE L	9/10/2012	MUNICIPAL LIEN	359.64
2012-21239	PACE JOHN B	9/10/2012	MUNICIPAL LIEN	359.64
2012-21239	PACE MARY C	9/10/2012	MUNICIPAL LIEN	359.64
2012-21240	PIFER GLORIA A	9/10/2012	MUNICIPAL LIEN	359.64
2012-21241	PIFER GLORIA A	9/10/2012	MUNICIPAL LIEN	359.64
2012-21242	SENNEFELDER JANET E	9/10/2012	MUNICIPAL LIEN	520.52
2012-21242	SENNEFELDER ANNA C	9/10/2012	MUNICIPAL LIEN	520.52
2012-21243	HOLLISTER MARC G	9/10/2012	FEDERAL TAX LIEN	16,470.05
2012-21243	HOLLISTER SHERYL A	9/10/2012	FEDERAL TAX LIEN	16,470.05

2012-21244	HOLLISTER MARCG	9/10/2012	FEDERAL TAX LIEN	49,524.19
2012-21245	WYOMING HOMES	9/10/2012	JPTRANSCRIPT	2,216.00
2012-21246	WITTEN TRACEY	9/11/2012	JPTRANSCRIPT	4,376.87
2012-21247	POTRATZ GORDON A	9/11/2012	TAX LIEN	6,328.89
2012-21247	POTRATZ JUDY A	9/11/2012	TAX LIEN	6,328.89
2012-21248	ANDREWS AIMEE	9/11/2012	TAX LIEN	1,400.03
2012-21249	EMMET ROBERT P	9/11/2012	TAX LIEN	29,328.94
2012-21250	LAKE VIEW HOLDINGS	9/11/2012	MUNICIPAL LIEN	512.76
2012-21251	ELY GEORGE ARTHUR	9/11/2012	MUNICIPAL LIEN	560.89
2012-21252	TORADZE LASHA	9/11/2012	MUNICIPAL LIEN	534.64
2012-21253	VANWAGENEN LEGRANDE W JR	9/11/2012	MUNICIPAL LIEN	1,990.79
2012-21253	VANWAGENEN LESLIE J	9/11/2012	MUNICIPAL LIEN	1,990.79
2012-21254	VELOIRA ARTURO	9/11/2012	MUNICIPAL LIEN	534.64
2012-21255	WASILOW ROMAN DECEASED	9/11/2012	MUNICIPAL LIEN	534.64
2012-21255	WASILOW MATHILDA DECEASED	9/11/2012	MUNICIPAL LIEN	534.64
2012-21256	BENSON CAROLINA	9/11/2012	MUNICIPAL LIEN	155.09
2012-21257	BOLLER PATRICIA S	9/11/2012	MUNICIPAL LIEN	359.64
2012-21258	GIRLEANU DAN	9/11/2012	MUNICIPAL LIEN	359.64
2012-21259	KHOLIF GOMAA	9/11/2012	MUNICIPAL LIEN	359.64
2012-21260	KOSICK ANTHONY S	9/11/2012	JUDGMENT	1,879.50
2012-21261	JACOB TYLER	9/11/2012	JUDGMENT	1,547.00
2012-21262	STEVENSON JOSEPH P	9/11/2012	JUDGMENT	1,258.50
2012-21263	STEVENSON JOSEPH P	9/11/2012	JUDGMENT	1,497.50
2012-21264	BORGES JEROME J	9/11/2012	JUDGMENT	2,681.23
2012-21265	BREIDENSTEIN RANDY R	9/11/2012	JP TRANSCRIPT	2,433.00
2012-21265	BREIDENSTEIN DIANE	9/11/2012	JP TRANSCRIPT	2,407.65
2012-21266	ROGERS RICHARD	9/11/2012	JP TRANSCRIPT	1,652.00
2012-21267	MANDEVILLE MATTHEW	9/11/2012	JP TRANSCRIPT	2,980.85
2012-21268	SEGEDA GEORGE	9/11/2012	JP TRANSCRIPT	6,149.59
2012-21269	O'BRIEN JOHN	9/12/2012	JPTRANSCRIPT	4,643.00
2012-21269	OBRIEN JOHN	9/12/2012	JP TRANSCRIPT	4,643.00
2012-21269	O'BRIEN JOHN	9/14/2012	WRIT OF EXECUTION	5,034.00
2012-21269	OBRIEN JOHN	9/14/2012	WRIT OF EXECUTION	5,034.00
2012-21270	DAVIS BRANDON SCOTT	9/12/2012	JUDGMENT	1,516.00
2012-21271	BAXTER KYLE C	9/12/2012	JUDGMENT	2,324.50
2012-21272	CAMPO WILLIAM N	9/12/2012	MUNICIPAL LIEN	609.03
2012-21273	MARTOS LUIS	9/12/2012	MUNICIPAL LIEN	654.98

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.

2012-21274	RIKSON HANS E		9/12/2012	MUNICIPAL LIEN	536.82
2012-21274	RIKSON EILEEN M		9/12/2012	MUNICIPAL LIEN	536.82
2012-21275	RIKSON HANS E		9/12/2012	MUNICIPAL LIEN	1,341.97
2012-21275	RIKSON EILEEN M		9/12/2012	MUNICIPAL LIEN	1,341.97
2012-21276	MANNO RICHARD J		9/14/2012	MUNICIPAL LIEN	2,675.00
2012-21277	MAJKA KENNETH T SR		9/14/2012	MUNICIPAL LIEN	14,114.82
2012-21277	MAJKA KENNETH T JR		9/14/2012	MUNICIPAL LIEN	14,114.82
2012-21277	MAJKA JARED A		9/14/2012	MUNICIPAL LIEN	14,114.82
2012-21277	MAJKA BRYAN T		9/14/2012	MUNICIPAL LIEN	14,114.82
2012-21278	MAJKA KENNETH T SR		9/14/2012	MUNICIPAL LIEN	7,379.73
2012-21278	BIG APPLE THE D/B/A		9/14/2012	MUNICIPAL LIEN	7,379.73
2012-21279	SEBER EDWARD JR		9/14/2012	MUNICIPAL LIEN	1,336.94
2012-21279	NELSON ANDREA		9/14/2012	MUNICIPAL LIEN	1,336.94
2012-21279	HEDDY WILLIAM		9/14/2012	MUNICIPAL LIEN	1,336.94
2012-21279	HEDDY CASSANDRA		9/14/2012	MUNICIPAL LIEN	1,336.94
2012-21280	AHPA PROPERTIES INC		9/14/2012	JP TRANSCRIPT	6,623.00
2012-21281	BOICE MICHAEL S		9/14/2012	WRIT OF REVIVAL	13,841.09
2012-21282	SALKO GREGORY J		9/14/2012	WRIT OF REVIVAL	435,506.16
2012-21283	MENOTTI ADORE		9/14/2012	MUNICIPAL LIEN	279.31
2012-21284	WALCZYK STEVEN M		9/14/2012	JP TRANSCRIPT	1,808.63
2012-25361	MARKS LYNN S II		9/14/2012	BAIL BOND/JUDGMENT	100,000.00
2012-25361	MARKS CLAIRE		9/14/2012	BAIL BOND/JUDGMENT	100,000.00
2012-40053	SCHOTT ELLEN M OWNER	P	9/10/2012	STIP VS LIENS	.06
2012-40053	A&A EXCAVATING CONTRACTOR		9/10/2012	STIP VS LIENS	—
2012-40054	SCHOTT ELLEN M OWNER	P	9/10/2012	STIP VS LIENS	—
2012-40054	WATSON CONTRACTING CONTRACTOR		9/10/2012	STIP VS LIENS	—
2012-40055	SCHOTT ELLEN M OWNER	P	9/10/2012	STIP VS LIENS	—
2012-40055	WOOD ROBERT CONTRACTOR		9/10/2012	STIP VS LIENS	—
2012-40056	SMITH JEFFREY ROBERT OWNER	P	9/10/2012	WAIVER OF LIENS	—
2012-40056	SMITH CHRISTINE ANN OWNER	P	9/10/2012	WAIVER OF LIENS	—
2012-40056	MANDRIK CONSTRUCTION INC CONTRACTOR		9/10/2012	WAIVER OF LIENS	—
2012-40057	SMITH JEFFREY ROBERT OWNER	P	9/10/2012	WAIVER OF LIEN	—
2012-40057	SMITH CHRISTINE ANN OWNER	P	9/10/2012	WAIVER OF LIEN	—
2012-40057	HERITAGE HOMES CONTRACTOR		9/10/2012	WAIVER OF LIEN	—
2012-40058	LUDWIG DANIEL OWNER	P	9/11/2012	STIP VS LIENS	—
2012-40058	REINFURT EXCAVATING INC CONTRACTOR		9/11/2012	STIP VS LIENS	—
2012-40059	LUDWIG DANIEL OWNER	P	9/11/2012	STIP VS LIENS	—
2012-40059	KILLAM CONSTRUCTION INC CONTRACTOR		9/11/2012	STIP VS LIENS	—
2012-90061	BOLES BRUCE A ESTATE		9/10/2012	ESTATE CLAIM	5,367.20

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00534	CAPITAL ONE BANK	PLAINTIFF	9/11/2012	—
2012-00534	KOTZAR CAROL L	DEFENDANT	9/11/2012	—

CONTRACT — DEBT COLLECTION: OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00632	GRASSIE & SONS INC	PLAINTIFF	9/10/2012	—
2012-00632	WITKOWSKI KEN	DEFENDANT	9/10/2012	—
2012-00632	CLARK DIANE	DEFENDANT	9/10/2012	—

CONTRACT — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00629	GILBERT JULIE PLAINTIFF/APPELLEE	PLAINTIFF	9/10/2012	—
2012-00629	FRITSCH JACILYN PLAINTIFF/APPELLEE	PLAINTIFF	9/10/2012	—
2012-00629	MURRAY CORNELIUS J PLAINTIFF/APPELLEE	PLAINTIFF	9/10/2012	—
2012-00629	FRINDT CHARLES DEFENDANT/APPELLANT	DEFENDANT	9/10/2012	—
2012-00629	RICHTER EMILY ESTATE	DEFENDANT	9/10/2012	—
2012-00630	FRINDT CHARLES J PLAINTIFF/APPELLEE	PLAINTIFF	9/10/2012	—
2012-00630	FRINDT CHARLES DEF./APPELLANT, EX.EST.RICHTER	DEFENDANT	9/10/2012	—

MISCELLANEOUS — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00640	INGRAM ANNA	PLAINTIFF	9/13/2012	—
2012-00640	OLSOMMER EMMA ANN	DEFENDANT	9/13/2012	—

PETITION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00631	1998 PINE GROVE 14X76 MODULAR VIN GP41698	PETITIONER	9/10/2012	—
2012-00631	COVIELLO VICTORIA	PETITIONER	9/10/2012	—
2012-00631	COLL MICHAEL	PETITIONER	9/10/2012	—
2012-00633	PEACHTREE SETTLEMENT FUNDING	PETITIONER	9/10/2012	—
2012-00633	PEZZELLA WILLIAM	PETITIONER	9/10/2012	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00635	RESIDENTIAL CREDIT SOLUTIONS	PLAINTIFF	9/11/2012	—
2012-00635	ACKERMANN SUSAN	DEFENDANT	9/11/2012	—
2012-00635	DIETZ JAMES A	DEFENDANT	9/11/2012	—
2012-00636	CITIMORTGAGE INC S/B/M	PLAINTIFF	9/11/2012	—
2012-00636	ABN AMRO MORTGAGE GROUP	PLAINTIFF	9/11/2012	—
2012-00636	MUNLEY PAUL J	DEFENDANT	9/11/2012	—
2012-00636	MUNLEY MARGARET M	DEFENDANT	9/11/2012	—
2012-00637	PNC BANK	PLAINTIFF	9/11/2012	—
2012-00637	ALARCON BYRON E	DEFENDANT	9/11/2012	—
2012-00637	ALARCON FRANCES	DEFENDANT	9/11/2012	—
2012-00639	CITIMORTGAGE INC	PLAINTIFF	9/12/2012	—
2012-00639	KENTIS CAROL M	DEFENDANT	9/12/2012	—
2012-00639	KENTIS JOHN F	DEFENDANT	9/12/2012	—
2012-00641	HONESDALE NATIONAL BANK	PLAINTIFF	9/14/2012	—
2012-00641	FITZPATRICK DARLENE A/K/A	DEFENDANT	9/14/2012	—
2012-00641	FULLEM DARLENE	DEFENDANT	9/14/2012	—
2012-00642	JPMORGAN CHASE BANK NATIONAL	PLAINTIFF	9/14/2012	—
2012-00642	STEWART REINEE A	DEFENDANT	9/14/2012	—
2012-00642	OWENS VIVIAN A	DEFENDANT	9/14/2012	—

TORT — PREMISES LIABILITY

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00643	HARTUNG DAVID	PLAINTIFF	9/14/2012	—
2012-00643	HARTING THERESA	PLAINTIFF	9/14/2012	—
2012-00643	WEIS MARKETS	DEFENDANT	9/14/2012	—

TORT — SLANDER/LIBEL/DEFAMATION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00638	TREAT JEFFREY S	PLAINTIFF	9/11/2012	—
2012-00638	VERIZON	DEFENDANT	9/11/2012	—

MORTGAGES AND DEEDS

*RECORDED FROM SEPTEMBER 24, 2012 TO SEPTEMBER 28, 2012
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Lamberton Kevin	Honesdale National Bank	South Canaan Township	
Lamberton Tammie			119,000.00
Matthews Timothy	Pennstar Bank	Scott Township	
Matthews Kelly			143,200.00
Vinton Joseph C	Honesdale National Bank	Canaan Township	
Vinton Erin E			151,000.00
Cabel George P AKA	Dime Bank	Sterling Township	
Cabel George AKA		Sterling Paupack & Lake Twps	410,250.73
Cabel Janet		Paupack Township	
		Paupack Sterling & Lake Twps	410,250.73
		Lake Township	
		Lake Sterling & Paupack Twps	410,250.73
Swingle Mary E	Dime Bank	Cherry Ridge Township	40,000.00
Vanpelt Judith	Dime Bank	Clinton Township	
Vanpelt Gregory			50,000.00
Rutkowski Joel	Honesdale National Bank	Manchester Township	
Rutkowski Lauren By Af			384,000.00
Rutkowski Joel Af			
Rutkowski Joel	Honesdale National Bank	Manchester Township	
Rutkowski Lauren By Af			52,000.00
Rutkowski Joel Af			
Wagner Donald C Jr	Honesdale National Bank	South Canaan Township	
Wagner Laurie T			236,500.00
Highhouse Lynn W III	Wayne Bank	Berlin Township	84,000.00
Bishop John W	Mortgage Electronic Registration Systems	Honesdale Borough	
Bishop Mary Jo			129,750.00
Tremato Charles G	Mortgage Electronic Registration Systems	Paupack Township	
Dexheimer Robert E Jr	Honesdale National Bank	Damascus Township	114,000.00
Ogden Tracy C	Mortgage Electronic Registration Systems	Paupack Township	
Ogden Sean M			273,600.00
Corbi Michael F Jr			
Corbi Laurie Marie			
Ziegler Jeffrey	Penn Security Bank & Trust Company	Sterling Township	
Ziegler Shavonne			135,000.00

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

Gamez Mandy S	Mortgage Electronic Registration Systems	Cherry Ridge Township	
Gamez Franklin R			127,300.00
Widmann Christopher	Bank Of America	Dreher Township	
Widmann Susan			168,170.00
Derk Ellyn AKA	Mortgage Electronic Registration Systems	Mount Pleasant Township	
Dixon Ellyn AKA			105,525.00
Breier Joseph	Mortgage Electronic Registration Systems	Lake Township	
Breier Nancy			167,300.00
Paloy Michael	Wells Fargo Bank	Cherry Ridge Township	
Paloy Sonia			115,417.00
Clarke Martin W	E S S A Bank & Trust	Paupack Township	
Clarke Linda			96,750.00
Kintzer Robert W	Fidelity Deposit & Discount Bank	Lake Township	
Kintzer Kathleen K			220,000.00
Dodson John	Dime Bank	Berlin Township	70,000.00
Tourje Steven D	Honesdale National Bank	Preston Township	70,000.00
Ordnung William A	Honesdale National Bank	Honesdale Borough	
Ordnung Laurie]			100,000.00
Dixon Douglas	Honesdale National Bank	Mount Pleasant Township	20,000.00
Smith Matthew R	Honesdale National Bank	Berlin Township	
Smith Pamela E			20,400.00
Kowalczyk Randall J	Honesdale National Bank	Cherry Ridge Township	
Kowalczyk Darlene E			150,000.00
Rodriguez Hector M	Wells Fargo Bank	Buckingham Township	
Rodriguez Gladys			135,719.00
Gardner Stacy L Jr	First National Bank Of Pa	Clinton Township	
Gardner Ann E			60,500.00
Moore Ann Marie	Mortgage Electronic Registration Systems	Lake Township	
Moore Peter V Sr			210,000.00
Swingle Joshua	Honesdale National Bank	Lake Township	114,000.00
Minnick Robert A	Honesdale National Bank	Paupack Township	113,900.00
Maimone Mary	Wells Fargo Bank	Lake Township	207,350.00
Hope Charles F	Mortgage Electronic Registration Systems	Salem Township	
Hope P Faye			77,500.00
Enslin Sharon L	Pitti David J	Salem Township	13,000.00
Wilson Pamela S	Wayne Bank	Damascus Township	
Kellam Brian J			55,000.00
Gillner Timothy J	Wayne Bank	Berlin Township	
Gillner Joan Gazdik			29,000.00
Heinle Judy L	Bank Of America	Texas Township	102,500.00
New Jersey Federation Of Young Mens Hebrew	Dime Bank	Preston Township	
New Jersey Federation Of Young Womens			7,000,000.00

Leckler Frank P	Mortgage Electronic Registration Systems	Paupack Township	
Leckler Stacy A			136,800.00
Degori Vincent D	Dime Bank	Damascus Township	82,000.00
Sartori Michael	Honesdale National Bank	Palmyra Township	
Sartori Katherine H			270,000.00
Kuta Amy S	Jesse F Farr Trust	Berlin Township	
Kuta Kenneth P	Geiger Lee Anne Farr Tr Farr Jesse E Tr		100,000.00
Romanowski Linda	Honesdale National Bank	Waymart Borough	40,000.00
Biondo James P	Honesdale National Bank	Buckingham Township	
Biondo Deborah A			303,000.00
Urton Suzanne M Spinner	E S S A Bank & Trust	Salem Township	
Spinnerurton Suzanne M			35,000.00
Lewis John C	Tobyhanna Federal Credit Union	Lehigh Township	
Lewis Donna A			122,400.00
Big Bear Campers Property Owners	Wayne Bank	Paupack Township	
Big Bear Property Owners Association Inc			50,000.00
Big Bear Property Owners Association			
Buckingham Township	Wayne Bank	Buckingham Township	25,000.00
Allison Sheri L	Mortgage Electronic Registration Systems	Clinton Township	
Allison Stephen E			220,625.00
Rinaldi Carol	Mortgage Electronic Registration Systems	Lehigh Township	118,950.00
Meyers Kevin	Mortgage Electronic Registration Systems	Berlin Township	
Meyers Melissa			233,516.00
Vessa Pat J	Wells Fargo Bank	Lake Township	
Vessa Susan C			216,000.00
Moeykens Joseph E	Mortgage Electronic Registration Systems	Berlin Township	
Moeykens Laurie A Avery			110,204.00
Averymoeykens Laurie A			
Conlon Michael P	E S S A Bank & Trust	Paupack Township	
Conlon Diane M			152,000.00

**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.**

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Bagen Alan C	Sabo William M	Lehigh Township	
Bagen Lorraine T	Sabo Gail D		Lot 120
Price Helen R Est	Price Marlene	Preston Township	
Price Marlene Exr			
Price Marlene	Slamas Marian	Preston Township	
Sotak Leo	Slamas Marian	Preston Township	
Fielding Felicia	Bauder Linford W Jr	Dreher Township	Lot 4
Wells Fargo Bank	Housing & Urban Development	Lake Township	Lot 1579
Perry Alice	Vitale Thomas	Honesdale Borough	Lot 82
Crane Roderick P	Fridman Yakov	Paupack Township	
Crane Gerda T	Karlupov Viktoriya		Lot 94
Erdody John R	Scavron Charles L	Paupack Township	
	Walkerscavron Susan		Lot 22
	Scavron Susan Walker		
Utegg Donna AKA	Miller Donna	Clinton Township 1	
Miller Donna AKA			
Stuart Diana U	Stuart Robert James	Salem Township	Lot 6
Remeneski Shirley	Ogden Sean M	Paupack Township	
	Ogden Tracy C		Lot 214
	Corbi Michael F Jr		
	Corbi Laurie Marie		
Catskill Stone Limited Inc			
By Sheriff	H S B C Bank Usa Tr	Manchester Township	
Mirch Kenneth J By Sheriff			
Daniels Thurman James	Daniels Robert L	Lehigh Township	
Enslin Amy Lee	Daniels Ann M		Lot 26
Weg Theodore Est AKA	Piper Creek Inc	Cherry Ridge Township	
Weg Ted Est AKA			Lots 1 & 2
Weg Manya Adm			
Marx John C By Af	Marx Travis M	Damascus Township	
Meagher Matthew L Af			Lot 1
Pacitti Richard D	Kowalchik Helen	Paupack Township	
Pacitti Robin B			Lot 211
Denis Nicholas Est AKA	Clarke Martin W	Paupack Township	
Denis Nicholas Sr Est AKA	Clarke Linda		Lot 33
Denis Stephen Exr			
Livingston Charles M	Gazza Paul	Lake Township	
Livingston Pamela	Gazza Rossella		Lot 1830
Lubovsky Igor	Korosty Boris	Paupack Township	
Lubovsky Valentina	Korosty Janet		Lot 35
Hull Bruce	Morris Edwin	Salem Township	
Hull Susan	Morris Ellen		
Stegner Family Trust	Walsh Bonnie S	Honesdale Borough	Lots 38 & 37

Kintzer John S Jr Tr	Kintzer Robert W	Lake Township	
Kintzer Antonia Tr	Kintzer Kathleen K		
Kintzer Robert W Tr			
Kintzer Kathleen Tr			
Kintzer Donald J Tr			
Kintzer Karen O Tr			
Kintzer Family Trust			
Dodson John	Dodson John	Berlin Township	
Dodson Christine M			Lot 1
Dunford Christopher			
Couse Nancy	Tchorzewski Marek	Buckingham Township	
Wayne County Tax Claim Bureau			
Lawrence Marguerite Rake	Tchorzewski Marek	Canaan Township	
Wayne County Tax Claim Bureau			
Garcia Jorge	Donnelly Ronald J Jr	Dreher Township	
Garcia Angela E			
Wayne County Tax Claim Bureau			
Garcia Jorge	Donnelly Ronald J Jr	Dreher Township	
Garcia Angela E			
Wayne County Tax Claim Bureau			
Major Leonard	Village R V Center Inc	Dreher Township	
Wayne County Tax Claim Bureau			
Major Leonard	Village R V Center Inc	Dreher Township	
Wayne County Tax Claim Bureau			
Rivera Juan	Village R V Center Inc	Dreher Township	
Wayne County Tax Claim Bureau			
Moore Alfred G	Village R V Center Inc	Dreher Township	
Wayne County Tax Claim Bureau			



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Valente Lori	Markoulis Steven	Lehigh Township
Wayne County Tax Claim Bureau	Markoulis Concetta	
Atkinson Helen	Dionisio Steven W	Lehigh Township
Wayne County Tax Claim Bureau		
Loughlin Mary	Village R V Center Inc	Lehigh Township
Wayne County Tax Claim Bureau		
Loughlin Mary	Dziewanowski Glenn J	Lehigh Township
Wayne County Tax Claim Bureau		
Loughlin Mary	Dziewanowski Glenn J	Lehigh Township
Wayne County Tax Claim Bureau		
Robinson Walter J	Lettieri Michael	Lehigh Township
Wayne County Tax Claim Bureau	Lettieri Julie	
Robinson Walter J	Lettieri Michael	Lehigh Township
Wayne County Tax Claim Bureau	Lettieri Julie	
Wroblewski Robert W	Kozak Tracy	Lehigh Township
Wroblewski Rose Ann		
Wayne County Tax Claim Bureau		
Wroblewski Robert W	Kozak Tracy	Lehigh Township
Wroblewski Rose Ann M		
Wayne County Tax Claim Bureau		
Gonzalez Juan A	Thomas Lloyd	Lehigh Township
Wayne County Tax Claim Bureau	Benjamin Roxanne	
Bacallao Nise F	Stark Barry J	Lehigh Township
Wayne County Tax Claim Bureau	Stark Shirley	
Schondorfer Henry E	Pitti Kathleen M	Paupack Township
Wayne County Tax Claim Bureau		
Abayhan Mike J	Paczkowski Patricia A	Paupack Township
Abayhan Layla		
Wayne County Tax Claim Bureau		
Ellis William E	N L E Properties L L C	Salem Township
Ellis Nancy F		
Wayne County Tax Claim Bureau		
Brayer James C	N L E Properties L L C	South Canaan Township
Wayne County Tax Claim Bureau		
Mathews Jason H	Ditucci Charles	Sterling Township
Wayne County Tax Claim Bureau	Ditucci Dolores	
Malodobra Aneta	Ratomski Slawomir	Lehigh Township
Regula Aneta	Ratomska Zofia	Lots 193 & 194
Regula Piotr		
Bank Of New York Mellon		
Tr By Af	Scalzo Vincent	Lehigh Township
Bank Of America Af		Lot 33
Kattermann Georg F	Kattermann George W	Lake Township
	Kattermann Ann M	Lot 846
Maiellaro Dana Tr	Moore Ann Marie	Lake Township
Geraldine Maiellaro Family Trust	Moore Peter V Sr	Lot 1305
Eisenhauer Karl J	Swingle Joshua	Lake Township
Eisenhauer Nancy L		

Burlein Steven E Adm Puleo Marie Adm Emanuele Ernest Est	Minnick Robert A	Paupack Township	Parcel 25
Perez Jorge A	Greenstone Hawley	Hawley Borough	
Brown Eleanor H Est Brown Jeffrey W Exr Brown Leslie E Exr	Brown Jeffrey W Brown Leslie E	Paupack Township	Lot S48
Pitti Kathleen M Pitti David J	White Mills Gun Club	Texas Township 3	
New Jersey Federation Of Young Mens Hebrew	New Jersey Federation Of Young Mens Hebrew	Preston Township	
New Jersey Federation Of Young Womens	New Jersey Federation Of Young Womens		
Hoerstine Ronald S	Leckler Frank P Leckler Stacy A	Paupack Township	Lot 1
Kehr Susan V	Sartori Michael Sartori Katherine H	Palmyra Township	Lot 1
Golo Mary Elizabeth By Agent Loughney Elizabeth D Agent	Touhey Patrick Touhey Kimberly	Paupack Township	
Geiger Lee Anne Farr Tr Farr Jesse E Tr By Agent Geiger Lee Anne Farr Agent Jesse F Faff Trust	Kuta Amy S Kuta Kenneth P	Berlin Township	



Reeves Jennifer AKA	Philadelphia Federal Credit Union	Palmyra Township	
Caffey Jennifer AKA			Lot 81
House Troy By Sheriff	Federal National Mortgage Association	Paupack Township	
Cady Rosemarie By Sheriff	Federal National Mortgage Association	Cherry Ridge Township	
Cady James M By Sheriff			
Amato Domenico	Kaplowitz Harvey	Salem Township	
Amato Angela	Kaplowitz Aida		Lot 401
McCamphill John T	Placona James	Paupack Township	
McCamphill Mary E			Lot 104
Moorthy Mary B By Sheriff	Wells Fargo Bank	Mount Pleasant Township	
Hinaman Marguerite L	Moeykens Joseph E	Berlin Township	
	Moeykens Laurie A Avery		Lot 13
	Averymoeykens Laurie A		
Falzo Carol Hastings Exr	Conlon Michael P	Paupack Township	
Gottfried Douglas Jackson Exr	Conlon Diane M		Lot 12R
Gottfried Philip Nicholas III Exr			
Gottfried Catherine H Est			

CLE Courses

October 29, 2012 (groupcast)

12:30 p.m.–4:45 p.m.

*Cessions 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.

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