

LEGAL JOURNAL

OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 1 ★ OCTOBER 21, 2011 ★ Honesdale, PA ★ No. 32



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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.



Legal Journal of Wayne County
Janine Edwards, Esq., Acting Editor
jedwards@ptd.net

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

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

www.waynecountylawyers.org

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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

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

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Robert J. Conway, *Senior Judge*

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Ted Mikulak

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Patricia Biondo

LEGAL NOTICES

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

ESTATE NOTICES

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

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

EXECUTRIX NOTICE

Estate of ROSE B. FUNKE AKA
ROSE BERTOLA FUNKE
Late of Buckingham Township

Executrix
PATRICIA DELUCA
421 SHEHAWKEN RD
PRESTON PARK, PA 18455
Attorney
GEORGE H. ELWOOD
38 W. MAIN ST., SUITE 1
HANCOCK, NY 13783

10/21/2011 • 10/28/2011 • 11/4/2011

ADMINISTRATOR NOTICE

Estate of CAROL ANN
WATERBURY
Late of Dyberry Township
Administrator
BRYAN R. WATERBURY
181 HAINES SCHOOL ROAD
HONESDALE, PA 18431

Attorney
FRANCES GRUBER, ESQ.
214 NINTH STREET
HONESDALE, PA 18431

10/21/2011 • 10/28/2011 • 11/4/2011

EXECUTRIX NOTICE

Estate of EUGENIA G. BOAST
AKA EUGENIA BOAST AKA
EUGENIA Z. BOAST
Late of Dyberry Township
Executrix
LINDA DEMAIO
303 SOUTH BRANCH ROAD
HILLSBOROUGH, NJ 08844
Attorney
WARREN SCHLOESSER, ESQ.
214 NINTH STREET
HONESDALE, PA 18431

10/14/2011 • 10/21/2011 • 10/28/2011

EXECUTOR NOTICE

Estate of VINCENT B.
MOUGNOS
Late of Paupack Township
Executor
GERALD BORTREE
1444 RT. 6
GREELEY, PA 18425
Attorney
JOHN F. SPALL
2573 ROUTE 6
HAWLEY, PA 18428

10/14/2011 • 10/21/2011 • 10/28/2011

EXECUTOR NOTICE

Estate of WILLIAM TOTH AKA
WILLIAM A. TOTH, WILLIAM
A. TOTHSR, WILLIOAM TOTH
SR.
Late of Honesdale Borough
Administrator
DIANE TOTH
606 WATTS HILL RD.

HONESDALE, PA 18431
Attorney
RICHARD HENRY
1105 COURT STREET
HONESDALE, PA 18431

10/7/2011 • 10/14/2011 • 10/21/2011

EXECUTOR NOTICE

Estate of MARTHA A. MANG
Late of Cherry Ridge Township
Executor
HAROLD MANG JR
2542A LAKE ARIEL HIGHWAY
HONESDALE, PA 18431
Attorney
THOMAS F. KILROE
918 CHURCH STREET
HONESDALE, PA 18431

10/7/2011 • 10/14/2011 • 10/21/2011

ADMINISTRATRIX NOTICE

Estate of KENNETH
MCDONALD AKA KENNETH
THOMAS MCDONALD JR.
Late of Texas Township
Administratrix
KATYA MCDONALD
PO BOX 233
WHITE MILLS, PA 18473
Attorney
ROBERT F. BERNATHY, ESQ.
2523 ROUTE 6, STE. 1
HAWLEY, PA 18428

10/7/2011 • 10/14/2011 • 10/21/2011

EXECUTOR NOTICE

Estate of HENRY T. LORENT
Late of Honesdale Borough
Executor
MATTHEW LORENT
211 KEYSTONE STREET
HAWLEY, PA 18428

Attorney
ANTHONY J. MAGNOTTA, ESQ.
P.O. BOX 408
HAWLEY, PA 18428

10/7/2011 • 10/14/2011 • 10/21/2011

EXECUTOR NOTICE

Estate of CECILIA M.
CAMPBELL AKA MARGE
CAMPBELL
Late of Waymart Borough
Executor
MARTIN PERLICK
121 STOURBRIDGE CT
WEST CHESTER, PA 19380

10/7/2011 • 10/14/2011 • 10/21/2011

OTHER NOTICES

**NOTICE OF
INCORPORATION**

In accordance with the Business Corporation Law of the Commonwealth of Pennsylvania, a limited liability company by the name of B & C Brown Properties, Inc., has been organized under the Provisions of the Business Corporation Law of 1988, P.S. 1444, as amended, for the purpose of any and all legal business in the Commonwealth of Pennsylvania including but not limited to Commercial Leasing and all other items authorized under the Business Law of 1988 as amended. Said Certificate of Organization having been filed with the Department of State on October 4, 2011.

ALFRED J. HOWELL, ESQUIRE
HOWELL, HOWELL & KRAUSE

109 Ninth Street
Honesdale, Pennsylvania 18431
(570) 253-2520

10/21/2011

SHERIFF'S SALES

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

**SHERIFF'S SALE
NOVEMBER 2, 2011**

By virtue of a writ of Execution Wells Fargo Bank , N.A. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 2nd day of November, 2011 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following

ALL that certain piece, parcel or lot of land, situate, lying and being in the Township of South Canaan, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center of the State Road Route 63017 leading from Cortez to South Canaan and being the southeasterly corner of the Peter Lorensen property; thence along the said Lorensen property North 24 degrees 50 minutes West 121 feet to a pipe corner; thence South

65 degrees 10 minutes West 14.75 feet to a pipe corner; thence North 24 degrees 35 minutes West 69.2 feet to a pipe corner; thence North 62 degrees 20 minutes East 52 feet to a pipe corner; thence South 27 degrees 40 minutes East 44.3 feet to a corner; thence North 62 degrees 20 minutes East 11.3 feet to a corner; thence South 25 degrees 44 minutes East 149.65 feet to a point in the center of the said State Road; thence along the center of the same South 65 degrees 40 minutes West 53.4 feet to the place of BEGINNING.

CONTAINING 10,145 square feet, more or less. The bearings are magnetic as of 1966.

TITLE TO SAID PREMISES IS VESTED IN David Scott Cowan and Tamara Cowan, h/w, as tenants by the entireties, by Deed from Kurt T. Baker and Stephanie L. Baker, h/w, dated 05/24/2004, recorded 06/03/2004 in Book 2513, Page 34.

Premises being: 1691 CORTEZ ROAD, LAKE ARIEL, PA 18436-4552

Improvements thereon:
RESIDENTIAL DWELLING

Seized and taken in execution as David Scott Cowan 1691 Cortez Road LAKE ARIEL PA 18436 Tamara Cowan 1691 Cortez Road LAKE ARIEL PA 18436

Execution No. 46-Civil-2010
Amount \$120,519.61 Plus

additional

August 19, 2011
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

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

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

Daniel G. Schmiege Esq

10/7/2011 • 10/14/2011 • 10/21/2011

**SHERIFF'S SALE
NOVEMBER 2, 2011**

By virtue of a writ of Execution First National Bank of Pennsylvania, s/b/m to Community Bank & Trust Co. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 2nd day of November, 2011 at 10:00 AM in the Conference Room on

the third floor of th Wayne County Courthouse in the Borough of Honesdale the following
PARCEL ONE:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND LYING, SITUATED AND BEING IN THE TOWNSHIP OF CLINTON, COUNTY OF WAYNE AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING IN THE NORTHERN EDGE OF A PRIVATE DRIVEWAY UPON A PLAN OF LOTS OF ELIZABETH SENSENSTINE, BEING ALSO THE SOUTHEASTERN CORNER OF LOT NO. 103 UPON SAID PLAN OF LOTS; THENCE ALONG THE EASTERN LINE OF THE SAID LOT NO. 103, NORTH 15 DEGREES 19 MINUTES EAST 84 FEET TO A CORNER IN THE SOUTHERN EDGE OF A SECOND PRIVATE DRIVEWAY, BEING ALSO THE NORTHEASTERN CORNER OF THE SAID LOT NO. 103; THENCE ALONG THE SOUTHERN EDGE OF THE SAID SECOND PRIVATE DRIVEWAY, SOUTH 74 DEGREES 41 MINUTES EAST 28 FEET TO A CORNER IN THE WESTERN EDGE OF LOT NO. 105 UPON SAID PLAN OF LOTS, BEING ALSO THE NORTHWESTERN CORNER OF THE SAID LOT NO. 105; THENCE ALONG THE WESTERN LINE OF THE SAID

LOT NO. 105, SOUTH 15 DEGREES 19 MINUTES WEST 84 FEET TO A CORNER IN THE NORTHERN EDGE OF THE FIRST AFOREMENTIONED PRIVATE DRIVEWAY, BEING ALSO THE SOUTHWESTERN CORNER OF THE SAID LOT NO. 105 UPON SAID PLAN OF LOTS; THENCE ALONG THE NORTHERN EDGE OF THE SAID FIRST AFOREMENTIONED PRIVATE DRIVEWAY, NORTH 74 DEGREES 41 MINUTES WEST 28 FEET TO THE PLACE OF BEGINNING.

CONTAINING 2,354 FEET, BE THE SAME MORE OR LESS.

BEING LOT NO. 104 UPON SAID PLAN OF LOTS AND BEING THE SAME LANDS WHICH WILLIAM YASNOVITCH AND ANITA YASNOVITCH, HIS WIFE, GRANTED AND CONVEYED UNTO ANITA ROCHE BY DEED DATED JANUARY 24, 1996 AND RECORDED JANUARY 25, 1996 IN WAYNE COUNTY RECORD BOOK 1104 AT PAGE 199, ET SEQ.

ALSO GRANTING AND CONVEYING TO THE GRANTEE, HIS HEIRS AND ASSIGNS, THE RIGHT, LIBERTY AND PRIVILEGE OF INGRESS, EGRESS AND REGRESS OVER AND UPON THE PRIVATE ROADS UPON LANDS OF THE SAID GRANTORS, FOR THE

PURPOSE OF REACHING THE PREMISES HEREIN CONVEYED, AS THE SAME ARE LAID OUT UPON THE SAID PLAN OF LOTS.

THE GRANTORS, ALSO GRANT AND CONVEY TO THE GRANTEE, HIS HEIRS AND ASSIGNS, SUCH RIGHTS AND PRIVILEGES AS THE GRANTORS HAVE TO BOAT AND FISH UPON ELK LAKE. THESE RIGHTS AND PRIVILEGES TO BE ENJOYED BY THE GRANTEE IN COMMON WITH THE GRANTORS AND OTHER OWNERS OF LOTS PURCHASED FROM THE GRANTORS. THE GRANTORS HOWEVER, DO NOT GUARANTEE UNTO THE GRANTEE ANY RIGHTS OR PRIVILEGES UNDER THIS CLAUSE EXCEPT SUCH AS THE GRANTORS MAY HAVE IN AND TO THE USE OF THE SAID LAKE.

HAZARDOUS WASTE IS NOT BEING DISPOSED OF, NOR HAS IT EVER BEEN DISPOSED OF ON THE PROPERTY HEREIN CONVEYED, BY THE GRANTORS OR THE GRANTORSON THE PROPERTY HEREIN CONVEYED, BY THE GRANTORS OR THE GRANTORS ACTUAL KNOWLEDGE.

instituted by:
property, viz:

PARCEL TWO:

ALL THOSE CERTAIN LOTS, PIECES OR PARCELS OF LAND LYING, SITUATED AND BEING IN THE TOWNSHIP OF CLINTON, COUNTY OF WAYNE AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTH SIDE OF A 15 FOOT WIDE PRIVATE ROAD, BEING ALSO A CORNER OF LOT 80A AT ELK LAKE; THENCE ALONG THE SOUTH SIDE OF SAID PRIVATE ROAD, SOUTH 70 DEGREES 55 MINUTES 00 SECONDS EAST 35.59 FEET TO A CORNER; THENCE ALONG LOT 82A, SOUTH 19 DEGREES 05 MINUTES 00 SECONDS WEST 25.63 FEET TO A CORNER AT THE HIGH WATER MARK OF ELK LAKE; THENCE ALONG THE HIGH WATER MARK OF ELK LAKE, NORTH 63 DEGREES 21 MINUTES 00 SECONDS WEST 27.09 FEET AND NORTH 81 DEGREES 04 MINUTES 05 SECONDS WEST 08.87 FEET TO A CORNER; THENCE ALONG LOT 80A, NORTH 19 DEGREES 05 MINUTES 00 SECONDS EAST 23.62 FEET TO THE PLACE OF BEGINNING.

CONTAINING 840 SQUARE FEET AND BEING DESIGNATED AS LOT 81A ON A SURVEY MAP OF ELK LAKE LOTS MADE BY M.R. ZIMMER

& ASSOCIATES DATED DECEMBER 8, 1999 AND RECORDED JUNE 14, 2000 IN WAYNE COUNTY MAP BOOK 92 AT PAGE 68.

LOT 81A IS TO BE ADDED TO CLINTON TOWNSHIP TAX MAP PARCEL 06-01-81, AND SHALL NOT BE CONSIDERED A SEPARATE PARCEL FOR PURPOSES OF FUTURE CONSTRUCTION OR CONVEYANCE.

HAVING ERECTED THEREON A DWELLING KNOWN AND NUMBERED AS ELK LAKE DRIVE, CLINTON TOWNSHIP, PA 18472 A/K/A 37 LIZZY LANE, WAYMART, PA 18472

Seized and taken in execution as Michael S. Gill 37 Lizzy Lane WAYMART PA 18472

Execution No. 362-Civil-2011 Amount \$81,179.24 Plus additional

August 19, 2011 Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

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

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

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

Scott A. Dietterick, Esq.

10/7/2011 • 10/14/2011 • 10/21/2011

**SHERIFF'S SALE
NOVEMBER 2, 2011**

By virtue of a writ of Execution U.S. Bank N.A., as Trustee, o/b/o The Holders of The Asset Backed Securities Corporation Home Equity Loan Trust, Series NC 2005-HE8, Asset Backed Pass-Through Certificates, Series NC 2005-HE8 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 2nd day of November, 2011 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following

ALL THAT CERTAIN piece or parcel of land, situate, lying and being in the Township of Salem, County of Wayne and Commonwealth of Pennsylvania, being Lot One Hundred Fifty (150) in Bear Tract Development of Indian Rocks, Inc. at Lake Wallenpaupack, bounded and

described as follows:

BEGINNING at a point on the edge of Bear Rock Road, a Forty (40) foot road, said point being a common corner of Lots One Hundred Fifty (150) and One Hundred Fifty-one (151); thence along common division line between Lots One Hundred Fifty (150) and One Hundred fifty-one (151), South Seven (7) degrees Twenty-eight (28) minutes West, a distance of One Hundred (100) feet to a point, said point being the common corner of Lots One Hundred Fifty (150) and One Hundred Fifty-one (151), One Hundred Forty-eight (148) and One Hundred Forty-nine (149); thence along the common division line between Lots One Hundred forty-eight (148) and One Hundred Fifty (150), North Eighty-one (81) degrees Twenty-five (25) minutes West, a distance of Sixty (60) feet to a point; thence still along the edge of Lot One Hundred Forty-eight (148) South Fifty (50) degrees Fifty-three (53) minutes West, a distance of Fourteen and Four-tenths (14.4) feet to a point on the edge of Lot One Hundred Forty-seven (147); thence along the common division lines between Lots One Hundred Forty-seven (147) and One Hundred Fifty (150) (under existing maps, this line would be through a portion of Lot One Hundred Forty-seven (147); however, this description is taken form a new survey made July 13, 1964 by George E. Ferris, R.S. in which the original dimensions of Lot One Hundred Fifty (150) have

been increased by Ten (10) feet and the original description of Lot One Hundred Forty-seven (147) has been reduced by Ten (10) feet, if the front lines of said lots are bound by Bear Rock Road) North Seven (7) degrees Thirty-four (34) minutes East, a distance of One Hundred Fourteen and Sixty-five (114.65) feet to a point on the edge of Bear Rock Road, which point is also the common corner of Lots One Hundred Forty-seven (147) and One Hundred Fifty (150), thence along Bear Rock Road South Seventy-eight (78) degrees Four minutes East (South 78 degrees 04 minutes East), a distance of Seventy (70) feet to the point and place of Beginning. Being all of Lot One Hundred Fifty (150) in Bear Tract Development

of Indian Rocks and containing 7,150 square feet to the same more or less.

TOGETHER with all rights of way and UNDER AND SUBJECT covenants, reservations, restrictions and conditions of record, as found in the Chain of Title.

TAX PARCEL #22-0-0002-0310

Seized and taken in execution as Phillip Maiorana 14 Bear Rock Road Lake Ariel PA 18436
Veronica Maiorana a/k/a Veronica A. Maiorana 14 Bear Rock Road Lake Ariel PA 18436

Execution No. 1109-Civil-2009
Amount \$131,920.24 Plus additional

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August 19, 2011
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

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

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

Michael T. McKeever Esq.

10/7/2011 • 10/14/2011 • 10/21/2011

**SHERIFF'S SALE
NOVEMBER 9, 2011**

By virtue of a writ of Execution Fannie Mae ("Federal National Mortgage Association") C/O IBM Lender Business Proceass Services, Inc., As Servicer issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 9th day of November, 2011 at 10:00 AM in the Conference Room on

the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property,

ALL THAT piece or parcel of land situate, lying and being in the Borough of Waymart, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a corner on the west side of the Belmont and Easton Turnpike Road, it being the northeast corner of lands, formerly of Edgar Wagner, thence westerly along said lands of Wagner one hundred fifty (150) feet to a stake, thence northerly along lands formerly of F.R. Varcoe and parallel with the line of the Belmont and Easton Turnpike Road seventy (70) feet to a stake; thence easterly along lands of said Varcoe and parallel with the first line one hundred fifty (150) feet to a corner in the west side of the Belmont and Easton Turnpike Road; thence south along the line of the Belmont and Easton Turnpike Road seventy (70) feet to the place of beginning. **CONTAINING** ten thousand five hundred (10,500) square feet.

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.

TAX PARCEL #: 28-0-0002-0037

BEING KNOWN AS: 349 Belmont Street, Waymart, PA 18472

Seized and taken in execution as
Erica L. Orkin-Smith 349 Belmont
Street WAYMART PA 18472
Phillip A. Smith 349 Belmont
Street WAYMART PA 18472

Execution No. 243-Civil-2011
Amount \$110,038.67 Plus
additional

August 22, 2011

Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE
NOTICE:

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

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

Michael T. McKeever Esq.

10/14/2011 • 10/21/2011 • 10/28/2011

**SHERIFF'S SALE
NOVEMBER 9, 2011**

By virtue of a writ of Execution
Arch Bay Holdings, LLC Series
2009C issued out of the Court of
Common Pleas of Wayne County,
to me directed, there will be
exposed to Public Sale, on
Wednesday the 9th day of
November, 2011 at 10:00 AM in
the Conference Room on the third
floor of th Wayne County
Courthouse in the Borough of
Honesdale the following property,

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

BEGINNING AT A POINT IN
THE CENTER OF LEGISLATIVE
ROUTE 63010, SAID POINT
BEING THE NORTHEAST
CORNER OF THE PROPERTY
HEREIN DESCRIBED; THENCE
ALONG SAID HIGHWAY,
SOUTH FOUR (04) DEGREES
FORTY-SIX (46) MINUTES
WEST ONE HUNDRED
NINETY-FOUR AND TWENTY-
NINE ONE-HUNDREDTHS
(194.29) FEET TO A POINT;
THENCE STILL ALONG SAID
HIGHWAY, SOUTH ELEVEN
(11) DEGREES AND FIFTY-
EIGHT (58) MINUTES WEST
ONE HUNDRED TWENTY-
EIGHT AND FORTY ONE-
HUNDREDTHS (128.400 FEET
TO A POINT IN CENTER OF
SAID ROAD; THENCE ALONG

LAND OF DIEHL AND BROOKS, NORTH EIGHTY-TWO (82) DEGREES ZERO (00) MINUTES OF WEST FIVE HUNDRED SEVENTY-THREE AND TWENTY ONE-HUNDREDTHS (573.20) FEET TO AN IRON PIPE FOR A CORNER IN LINE OF LAND OF DONALD CHAPMAN; THENCE ALONG LAND OF CHAPMAN, NORTH SIX (06) DEGREES SEVEN (07) MINUTES WEST TWO HUNDRED FIFTY-THREE AND NINETY-THREE ONE-HUNDREDTHS (253.93) FEET TO AN IRON PIPE FOR A CORNER; THENCE SOUTH EIGHT-FIVE (85) DEGREE EIGHT (08) MINUTES EAST THREE HUNDRED THIRTY-FOUR AND TWENTY-FIVE ONE HUNDREDTHS (334.25) FEET TO AN IRON PIPE FOR A CORNER; THENCE NORTH EIGHTY-SEVEN (87) DEGREES FOURTEEN (14) MINUTES EAST THREE HUNDRED EIGHT AND THIRTY ONE HUNDREDTHS (308.30) FEET TO THE PLACE OF BEGINNING. CONTAINING THREE AND SEVENTY-THREE ONE-HUNDREDTHS (3.73) ACRES OF LAND, BE THE SAME MORE OR LESS.

BEING THE SAME PREMISES WHICH JOHN J. BENGIVENNI AND NORMA BENGIVENNI, HIS WIFE, BY DEED DATED THE 16TH DAY OF 1988 AND RECORDED THE 24TH DAY OF JUNE 1988 IN THE RECORDER OF DEEDS OFFICE IN WAYNE

COUNTY, PENNSYLVANIA, IN DEED BOOK 490, PAGE 557, GRANTED AND CONVEYED UNTO RAYMOND W. BOHNAKER AND INES R. BOHNAKER, HIS WIFE, IN FEE.

THE ABOVE DESCRIPTION IS IN ACCORDANCE WITH A MAP ENTITLED "PROPERTY OF JOHN J. AND NORMAN BENGIVENNI, LAKE TOWNSHIP, WAYNE COUNTY, PENNSYLVANIA, SURVEY BY S. LESHER, MAY 1, 1988" RECORDER IN WAYNE COUNTY MAP BOOK 64, AT PAGE 60.

BEING KNOWN AS: 1201 Golf Park Drive, Lake Ariel, PA 18436

PROPERTY ID NO.: 12-0-0302-0046-0002 CONTROL NO.: 045710

TITLE TO SAID PREMISES IS VESTED IN ROBERT GRIMALDI AND MARY ANN NUSS-GRIMALDI, HIS WIFE, AS TENANTS BY THE ENTIRETY BY DEED FROM RAYMOND W. BOHNAKER AND INES R. BOHNAKE, HIS WIFE DATED 07/29/2004 RECORDED 08/05/2004 IN DEED BOOK 2560

Seized and taken in execution as Robert Charles Grimaldi 1201 Golf Park Drive Lake Ariel PA 18436 Mary Ann Nuss Grimaldi 1201 Golf Park Drive LAKE ARIEL PA 18436

Execution No. 680-Civil-2010
Amount \$237,313.89 Plus
additional

August 22, 2011
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE
NOTICE:**

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

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

Heather Riloff, Esq.

10/14/2011 • 10/21/2011 • 10/28/2011

**SHERIFF'S SALE
NOVEMBER 9, 2011**

By virtue of a writ of Execution PNC Bank National 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 9th day of November, 2011 at 10:00 AM in the Conference Room on

the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property,

ALL that certain tract or parcel of land situated in the Township of Lake, County of Wayne and Commonwealth of Pennsylvania, known as Lot #3697, Section 39, 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 in and for Wayne County, Pennsylvania; April 9, 1970, in Plat Book 5, page 27; May 11, 1970, in Plat Book 5, pages 34, 37, 41 through 48 and 50; September 8, 1970, in Plat Book 5, page 57; February 8, 1971, in Plat Book 5, pages 62 and 63; March 24, 1971, in Plat Book 5, page 66; May 10, 1971, in Plat Book 5, pages 71 and 72; March 14, 1972, in Plat Book 5, pages 76, 79 through 84 and 86; May 26, 1972, in Plat Book 5, pages 93 through 95; September 26, 1972, in Plat Book 5, pages 96, 97 and 100 through 104; March 9, 1973 in Plat Book 5, page 106; March 23, 1973 in Plat Book 5, page 107; April 3, 1973 in Plat Book 5, pages 108 through 110; and May 18, 1973 in Plat Book 5, pages 111 through 119, as amended and supplemented.

The precise address being 3697 Hidden Lake Drive, The Hideout, Lake Ariel, PA 18436.

SUBJECT to all easements, covenants, conditions and

restrictions of record, including those set forth by the Declaration of Protective Covenants for The Hideout, dated as of May 11, 1970 as amended and supplemented.

TOGETHER with all rights-of-way and UNDER AND SUBJECT to all covenants, reservations, restrictions and conditions of record, as found in the Chain of Title.

BEING the same premises which Beverley Mullen, widow, by deed dated November 3, 2006, and recorded November 6, 2006 in Wayne County Deed Book 3169, page 157, conveyed to Gerard T. Beskovoyne, Sr. and Daryl Beskovoyne.

Tax Parcel No. 12-38-11

Seized and taken in execution as Gerald T. Beskovoyne, Sr. 3697 Hidden Lake Drive, The Hideout, LAKE ARIEL PA 18436
Daryl Beskovoyne 3697 Hidden Lake Drive, The Hideout, LAKE ARIEL PA 18436

Execution No. 256-Civil-2010
Amount \$105,183.70 Plus
additional

September 2, 2011
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE
NOTICE:

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

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

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

Brett A. Solomon, Esq.

10/14/2011 • 10/21/2011 • 10/28/2011

**SHERIFF'S SALE
NOVEMBER 9, 2011**

By virtue of a writ of Execution Kris Enquist issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 9th day of November, 2011 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property,

PARCEL I

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

BEGINNING at point in the center of Legislative Route 63059; said point of beginning being on the common boundary line of lands now or formerly of Westgate and Owens; thence along the center of Legislative Route 63059 the following four (4) courses and distances.

1) south twenty eight (28) degrees fifteen (15) minutes, zero (00) seconds west seventy-seven and forty-five hundredths (77.45) feet to a point,

2) south twenty-six (26) degrees, thirty-five (35) minutes, zero (00) seconds west eighty-three and twenty-five hundredths (83.25) feet to a point,

3) south twenty-six (26) degrees, fifty-two (52) minutes, zero (00) seconds west one hundred and zero hundredths (100.00) feet to a point,

4) south twenty-four (24) degrees, twenty-four (24) minutes, zero (00) seconds west forty-two and ninety hundredths (42.90) feet to a point;

Thence leaving the center of Legislative Route 63059 and along lands now or formerly of Cantone, north sixty-three (63) degrees, nine (09) minutes, zero (00) seconds west, two hundred ninety-nine and zero hundredths (299.00) feet to an iron pin set on line of other lands now or formerly of Owens the following two (2) courses and distances: 1) north nineteen (19) degrees, ten (10) minutes fifty-two (52) seconds east, two hundred

seventy-two and thirteen hundredths (272.13) feet to an iron pin set; 2) south seventy (70) degrees, forty-three (43) minutes, forty-five (45) seconds east, two hundred sixty-two and thirty-one hundredths (262.31) feet to a point on the line of lands now or formerly of Westgate, south sixty-two (62) degrees, thirty-four (34) minutes, zero (00) seconds east, seventy-five and zero hundredths (75.00) feet to the point of BEGINNING.

CONTAINING: Two and Eleven Hundredths (2.11) Acres of land more or less as surveyed by Ronald J. Gruzsky, Registered Land Surveyor.

TAX MAP # 23-131-16.3 SCOTT TOWNSHIP DEED BOOK 463/1150

PARCEL II

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

BEGINNING at point on the high water mark of the lake; said point of beginning being the common boundary line of Owens and Travis.

instituted by:
viz:

Thence along the high water mark of the lake in southerly direction

two thousand five hundred eighty-seven and zero hundredths (2587.00) feet more or less to an iron pin set.

Thence along line of other lands now or formerly of Travis south eighty-five (85) degrees, three (03) minutes, fifty-five (55) seconds west, two hundred fifty-three and four hundredths (253.04) feet to a point being located twenty-five (25) feet from the center of a Private Road formerly Township Road 6.

Thence along the side line northwesterly and northerly direction two thousand one hundred eighty-five and zero hundredths (2185.00) feet to an iron pin set on line of their lands now or formerly of Owenes.

Thence along line of lands now Owenes south eleven (11) degrees, fifty-two (52) minutes, zero (00) seconds east, six hundred forty-four and seven hundredths (644.07) feet to the point of BEGINNING.

CONTAINING: Fifty-two and eighteen hundredths (52.18) Acres of land, more or less, as surveyed by Ronald Gruzesky, registered Land Surveyor. Map Book 61, Page 106.

TAX MAP # 23-131-15.a3, 23-131-15.1 SCOTT TOWNSHIP DEED BOOK 467/1168

EXCEPTING AND RESERVING FROM PARCELL II THE

FOLLOWING:

Seized and taken in execution as Jeffery M. Jancarek 241 Scott Center Road STARRUCCA PA 18462

Execution No. 1226-Judgment-2011

Amount \$1,227,456. Plus additional

September 1, 2011

Sheriff Mark Steelman

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

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

Lothar C. Holbert Esq.

10/14/2011 • 10/21/2011 • 10/28/2011

**SHERIFF'S SALE
NOVEMBER 16, 2011**

By virtue of a writ of Execution US Bank N.A. Trustee for the Pennsylvania Housing Finance Agency issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 16th day of November, 2011 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following

ALL that messuage or lot of land, being and situate in the Borough of Hawley, County of Wayne and Commonwealth of Pennsylvania, commencing on the southwest side of the public road, leading from Silk Mill to the upper end of Hawley, at the northeast corner of Lot 75 sold to Jacob Deihl; thence by said Lot No. 75 South thirty-one and one-half (31Ω) degrees west to the corners of Lot No. 87 (previously erroneously referred to as 97) and 88, now or formerly owned by C. Lahman, and corner of Lot No. 75; thence by said Lot of C. Lahman, No. 87, south fifty-eight and one-half (58Ω) degrees east sixty (60) feet to the corners of Lot No. 86 and 87, now or formerly belonging to C. Lahman, and corner of Lot No. 77, sold to Jacob Bersthank; thence by said Lot No. 77, thirty-one and one-half (31Ω) degrees east to a corner of Lot No. 77 on the said public road; thence by the course and distance of said Public Road to the place of

beginning. As to quantity, be the same more or less, being a part of a larger tract known by Warrantee Little Manor.

HAVING thereon erected a dwelling known as 220 Bellemonte Avenue, Hawley, PA 18428.

MAP & PLATE NO.: 10-0-006-0049.

BEING THE SAME PREMISES WHICH Cecelia A. Jones by deed dated 10/14/04 and recorded 10/15/04 in Wayne County Deed Book 2618 Page 105, granted and conveyed unto Julia Frank.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights-of-way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

Seized and taken in execution as Julia A. Frank 1885 State Route 2023 FOREST CITY PA 18421

Execution No. 399-Civil-2011
Amount \$145,184.85 Plus
additional

September 7, 2011
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE
NOTICE:**

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

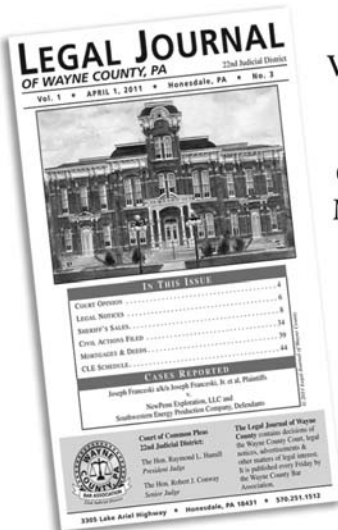
schedule of distribution will be in his office on a date specified by him, not later than thirty (30) days after sale; and that distribution will be made in accordance with the schedule unless exceptions are filed within ten (10) days thereafter. No further notice of filing of the schedule of distribution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

ANY SUCCESSFUL BIDDER

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

Leon P. Haller, Esq.

10/21/2011 • 10/28/2011 • 11/4/2011



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CIVIL ACTIONS FILED

*FROM SEPTEMBER 24, 2011 TO SEPTEMBER 30, 2011
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2006-20264	MAY ROBERT RICHARD	9/27/2011	SATISFACTION	—
2007-20142	FREAS DONNA	9/27/2011	SATISFACTION	34,325.11
2007-20285	COTTELL MICHAEL DAVID	9/29/2011	SATISFACTION	—
2007-21030	KANAMURA SEIJI	9/27/2011	REIS/WRITSCIREFACIAS	—
2008-00705	WEST GOODWIN LISA	9/29/2011	REISSUE WRIT/EXECUTN	214,584.88
2008-00705	GOODWIN LISA WEST	9/29/2011	REISSUE WRIT/EXECUTN	214,584.88
2008-20439	CHALK CHRISTOPHER AUGUSTUS	9/27/2011	SATISFACTION	—
2008-21419	FREAS DONNA	9/30/2011	SATISFACTION	730.84
2009-20729	TOLER EARL	9/29/2011	WRIT OF EXECUTION	3,994.10
2009-20729	TOLER ANNE	9/29/2011	WRIT OF EXECUTION	3,994.10
2009-21213	DELUCA THOMAS A	9/30/2011	SATISFACTION	B64.64
2009-21213	DELUCA TINA M	9/30/2011	SATISFACTION	864.64
2009-21731	BRODOWSKY EDWARD STEVENS	9/27/2011	SATISFACTION	—
2010-00530	SCHUMAN DANIEL W	9/28/2011	VACATE JUDGMENT	—
2010-00530	SCHUMAN DANIEL A/K/A	9/28/2011	VACATE JUDGMENT	—
2010-01103	WEIDNER CLARK JENNIFER L	9/27/2011	SUMMARY JUDGMENT	16,076.45
2010-01103	CLARK JENNIFER L WEIDNER	9/27/2011	SUMMARY JUDGMENT	16,076.45
2010-20435	DELUCA THOMAS A	9/30/2011	SATISFACTION	553.28
2010-20435	DELUCA TINA M	9/30/2011	SATISFACTION	553.28
2010-20644	LAWLOR STEPHEN JOSEPH	9/29/2011	SATISFACTION	—
2010-20766	FREAS DONNA	9/27/2011	SATISFACTION	11,782.00
2010-21473	LAWRENCE KEITH	9/26/2011	SATISFACTION	534.84
2010-21473	LAWRENCE KATHRYN	9/26/2011	SATISFACTION	534.84
2010-21558	COLVILLE JEFFREY	9/27/2011	SATISFACTION	38,217.25
2010-21727	NUTTALL RICHARD M	9/26/2011	SATISFACTION	756.43
2010-21727	NUTALL CHRISTINE THOMAS	9/26/2011	SATISFACTION	756.43
2010-21727	THOMAS CHRISTINE NUTALL	9/26/2011	SATISFACTION	756.43
2011-00121	MEAD ANNE	9/28/2011	SUMMARY JUDGMENT	31,860.11
2011-00121	MEAD ANNE	9/28/2011	SUMMARY JUDGMENT	31,860.11
2011-20060	BLAIR CYNTHIA	9/26/2011	SATISFACTION	545.39
2011-20116	VARI TIBOR	9/29/2011	SATISFACTION	710.30
2011-20333	HUMIC BRENDA	9/27/2011	WRIT OF EXECUTION	—
2011-20333	PENN SECURITY BANK AND TRUST GARNISHEE	9/27/2011	GARNISHEE/WRIT EXEC	—
2011-20432	BANK ONE NATIONAL	9/27/2011	SATISFACTION	437.01
2011-20618	SASLO KEVIN	9/29/2011	SATISFACTION	—
2011-20654	FILER RICHARD C	9/28/2011	REIS/WRITSCIREFACIAS	—
2011-20654	FILER RUTH M	9/28/2011	REIS/WRITSCIREFACIAS	—
2011-21212	DAVIES KERRY E	9/28/2011	WRIT OF SCIRE FACIAS	—

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

2011-21298	VELTRI FRANCIS	9/29/2011	SATISFACTION	390.15
2011-21298	VELTRI MICHELE	9/29/2011	SATISFACTION	390.15
2011-21434	JANKOWSKI LINDA	9/27/2011	SATISFACTION	—
2011-21453	KERSTIN-JAMES CHARLES	9/27/2011	SATISFACTION	—
2011-21498	HARPER MARY	9/26/2011	JP TRANSCRIPT	2,069.01
2011-21499	JINES SEAN	9/26/2011	FEDERAL TAX LIEN	18,614.52
2011-21499	JINES CORA C	9/26/2011	FEDERAL TAX LIEN	18,614.52
2011-21500	SPICHALSKY FRANK R	9/26/2011	JP TRANSCRIPT	1,556.58
2011-21501	MANAHAN ALEXIS	9/26/2011	JP TRANSCRIPT	4,627.86
2011-21502	BOUMIL ROBERT	9/26/2011	JP TRANSCRIPT	4,897.60
2011-21502	BOUMIL PEGGY	9/26/2011	JP TRANSCRIPT	4,897.60
2011-21503	PESCE TILE WORKS	9/26/2011	JP TRANSCRIPT	2,990.48
2011-21503	PESCE FRANK	9/26/2011	JP TRANSCRIPT	2,990.48
2011-21503	PESCE TILE WORKS	9/27/2011	WRIT OF EXECUTION	3,381.48
2011-21503	PESCE FRANK	9/27/2011	WRIT OF EXECUTION	3,381.48
2011-21504	EMANUEL DAVID JOSEPH	9/27/2011	JUDGMENT	1,509.50
2011-21505	CRONIN KATHRYN MARIE	9/27/2011	JUDGMENT	1,114.00
2011-21506	SENGSTACKEN JOAN E	9/27/2011	JUDGMENT	1,573.50
2011-21507	REEDER HARRY NELSON	9/27/2011	JUDGMENT	7,909.82
2011-21508	OHMAN JAMES THOMAS	9/27/2011	JUDGMENT	1,552.00
2011-21509	SMITH JOSHUA A	9/28/2011	TAX LIEN	14,880.44
2011-21510	HARTMAN MICHELLE	9/28/2011	JP TRANSCRIPT	1,785.72
2011-21511	GULLEY ROBERT T	9/29/2011	JP TRANSCRIPT	4,793.16
2011-21511	GULLEY SINON T	9/29/2011	JP TRANSCRIPT	4,793.16
2011-21512	LEWANDOWSKI MARK V			
	ESTATE OF	9/29/2011	JP TRANSCRIPT	8,860.38
2011-21512	LEWANDOWSKI ANGELA	9/29/2011	JP TRANSCRIPT	8,860.38
2011-21513	PUGLIESE RICHARD.	9/29/2011	JUDGMENT	1,985.50
2011-21514	GABRIEL CHARLES HASTINGS	9/29/2011	JUDGMENT	2,813.00
2011-21515	LOPEZ LAURA STEFFANIE	9/29/2011	JUDGMENT	1,115.00
2011-21516	ECKEL KIRK JOSHUA	9/29/2011	JUDGMENT	2,060.50
2011-21517	MACALPIN WILLIAM THOMAS	9/29/2011	JUDGMENT	1,162.00
2011-21518	STINER WILLIAM JOSEPH	9/29/2011	JUDGMENT	7,052.02
2011-21519	CONTAFIO MARY LOU JONES	9/29/2011	MUNICIPAL LIEN	1,996.88
2011-21519	OURKAN ANN A JONES	9/29/2011	MUNICIPAL LIEN	1,996.88
2011-21519	JONES ARTHUR ROBERT	9/29/2911	MUNICIPAL LIEN	1,996.88
2011-21520	DASSATTI MARC E	9/29/2011	MUNICIPAL LIEN	331.54
2011-21521	LENT JON JOSEPH	9/30/2011	JUDGMENT	1,795.50
2011-21522	LEE JAMES	9/30/2011	JUDGMENT	2,282.00
2011-21523	LOVELL CURTIS	9/30/2011	JUDGMENT	2,919.40
2011-21524	LOVELL CURTIS	9/30/2011	JUDGMENT	1,897.82
2011-21525	OLIVERAS ADAM	9/30/2011	JUDGMENT	1,178.50
2011-21526	KORB JEROME A	9/30/2011	JP TRANSCRIPT	4,161.81
2011-21527	TORRES LOUIS A	9/30/2011	MUNICIPAL LIEN	524.01
2011-21527	TORRES CARMEN C	9/30/2011	MUNICIPAL LIEN	524.01
2011-21527	RODRIGUEZ MARIA ISABEL	9/30/2011	MUNICIPAL LIEN	524.01
2011-21528	BUSH THOMAS MONROE	9/30/2011	MUNICIPAL LIEN	595.09
2011-21529	LONG JOSEPH F	9/30/2011	MUNICIPAL LIEN	561.54
2011-21530	RADLINSKIE EUGENIUSZ	9/30/2011	MUNICIPAL LIEN	2,062.54
2011-21533	HALL DOUGLAS JOHN	9/30/2011	JUDGMENT	6,267.50

2011-21534	JACOB GEORG A	9/30/2011	JUDGMENT	7,866.00
2011-21535	JACOB GEORG A	9/30/2011	JUDGMENT	862.50
2011-21536	OBRINGER MATTHEW	9/30/2011	JUDG/PHILADELPHIA CO	6,271.51
2011-40106	FERRARO MATTHEW OWNER P	9/29/2011	STIP VS LIENS	—
2011-40106	MINOR DORISA OWNER P	9/29/2011	STIP VS LIENS	—
2011-40106	BURDICK DONALD A CONTRACTOR	9/29/2011	STIP VS LIENS	—
2011-90066	KLINKIEWICZ JASON JAMES ESTATE	9/26/2011	ESTATE CLAIM	7,059.77

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2011-00607	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	9/26/2011	—
2011-00607	VANWYK MARK S	DEFENDANT	9/26/2011	—
2011-00608	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	9/26/2011	—
2011-00608	MINO AMY M	DEFENDANT	9/26/2011	—
2011-00614	RAZOR CAPITAL II	PLAINTIFF	9/28/2011	—
2011-00614	LEACH CHARLES	DEFENDANT	9/28/2011	—
2011-00618	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	9/29/2011	—
2011-00618	ADAMS DONNA M	DEFENDANT	9/29/2011	—
2011-00620	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	9/29/2011	—
2011-00620	OLIVER JAMES R	DEFENDANT	9/29/2011	—
2011-00621	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	9/29/2011	—
2011-00621	ROSSITTO JOHN C	DEFENDANT	9/29/2011	—
2011-00622	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	9/29/2011	—
2011-00622	SPARROW KIMSERLY	DEFENDANT	9/29/2011	—
2011-00623	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	9/29/2011	—
2011-00623	SPICER RUSSELL F	DEFENDANT	9/29/2011	—

CONTRACT — DEBT COLLECTION: OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2011-00615	FIRST TENNESSEE BANK NATIONAL SUCCESSOR BY MERGER TO	PLAINTIFF	9/28/2011	—
2011-00615	FIRST HORIZON HOME LOAN CORP.	PLAINTIFF	9/28/2011	—
2011-00615	PATTERSON JENNIFER	DEFENDANT	9/28/2011	—
2011-00625	HOUGHTALING BARBARA	PLAINTIFF	9/29/2011	—
2011-00625	HAINES DAWN	PEFENDANT	9/29/2011	—

MISCELLANEOUS — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2011-00626	GAGER ASHLEY	PLAINTIFF	9/30/2011	—
2011-00626	KOHL'S DEPARTMENT STORE INC	DEFENDANT	9/30/2011	—
2011-00627	GAGER ASHLEY	PLAINTIFF	9/30/2011	—
2011-00627	DELL FINANCIAL SERVICES	DEFENDANT	9/30/2011	—

PETITION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2011-00612	DWELL JOSHUA L	PETITIONER	9/28/2011	—
2011-00612	ASH SQUARE FUNDING	PETITIONER	9/28/2011	—

REAL PROPERTY — LANDLORD/TENANT DISPUTE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2011-00609	GRAVITY REALTY PLAINTIFF/APPELLEE	PLAINTIFF	9/26/2011	—
2011-00609	FORD KATHY DEFENDANT/APPELLANT	DEFENDANT	9/26/2011	—
2011-00619	SZPERNOGA ELIZABETH PLAINTIFF/APPELLANT	PLAINTIFF	9/28/2011	—
2011-00619	SCRAEPE MICHAEL DEFENDANT/APPELLEE	DEFENDANT	9/28/2011	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2011-00616	EASTERN SAVINGS BANK FSB	PLAINTIFF	9/28/2011	—
2011-00616	KORB JEROME A	DEFENDANT	9/28/2011	—
2011-00616	KORB ROBIN J	DEFENDANT	9/28/2011	—
2011-00617	BANK OF NEW YORK MELLON TRUST A/K/A	PLAINTIFF	9/28/2011	—
2011-00617	BANK OF NEW YORK TRUST COMPANY SUCCESS TO	PLAINTIFF	9/28/2011	—
2011-00617	JP MORGAN CHASE BANK AS TRUSTEE	PLAINTIFF	9/28/2011	—
2011-00617	STROUD JOSEPH	DEFENDANT	9/28/2011	—

REAL PROPERTY — QUIET TITLE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2011-00624	VANATTA DARLENE E	PLAINTIFF	9/29/2011	—
2011-00624	FINLEY MURRAY A	DEFENDANT	9/29/2011	—
2011-00624	FINLEY PATRICIA A	DEFENDANT	9/29/2011	—

TORT — MOTOR VEHICLE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2011-00613	PASPALAS ARGYRO C	PLAINTIFF	9/28/2011	—
2011-00613	LYLE EDWARD A	DEFENDANT	9/28/2011	—

MORTGAGES AND DEEDS

*RECORDED FROM OCTOBER 11, 2011 TO OCTOBER 14, 2011
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Ford Dennis	Honesdale National Bank	Texas Township	
Ford Susan			120,500.00
Bianchi Jasper	Honesdale National Bank	Cherry Ridge Township	88,500.00
Hancock William M	Honesdale National Bank	Texas Township	
Hancock Joann			74,000.00
Vigodner Ella	G F I Mortgage Bankers Inc	Paupack Township	
Vigodner Dmitry			78,750.00
Clarke William D Sr	Mortgage Electronic Registration Systems	Lake Township	
Clarke Barbara			132,795.00
Kuzmik Michael	Mortgage Electronic Registration Systems	Salem Township	130,000.00
Siepiela Susan M	Honesdale National Bank	Cherry Ridge Township	68,000.00
Melitti Frank III	Pennstar Bank	Salem Township	
Melitti Grace AKA Melitti Grazyna AKA			70,000.00
Mooney Robert C	Pennstar Bank	South Canaan Township	
Mooney Karen S			25,000.00
ONeill Danielle M	P S E C U	Mount Pleasant Township	
ONeill Francis J			40,000.00
Tigue Sarah	Dixon Jane R	Paupack Township	157,000.00
Shedlick Brian T	J P Morgan Chase Bank	Paupack Township	
Shedlick Meghan P			350,000.00
Smith Vernon J	Wayne Bank	Manchester Township	85,000.00
Holl Chase L	Dime Bank	Damascus Township	
Holl Tegan J			50,000.00
Holl Dustin C Holl Logan W			
Newport Lawrence E	Dime Bank	Manchester Township	
Newport Donna L			50,000.00
Henry Dora F	Dime Bank	Damascus Township	25,000.00
Williams Rosalind C AKA Williams Rosalind M AKA	Wayne Bank	Lake Township	100,000.00
Molusky Jeffrey	Mortgage Electronic Registration Systems	Damascus Township	204,020.00
C & E Investors Inc	Community Bank First Liberty Bank & Trust	Sterling Township	525,000.00
Ferrario Dorothea R	Penn Security Bank & Trust Company	Lehigh Township	49,600.00

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

Wollens Eric D	Colacicco James	Lehigh Township	
Gillespie Maureen P	Colacicco Nancy		10,000.00
McConnell Alex	Mortgage Electronic Registration Systems	Lake Township	140,621.00
Smith Jessica	Honesdale National Bank	Berlin Township	150,000.00
Dorry George E Jr	Sovereign Bank	Paupack Township	
Dorry Diane B			275,000.00
Neumann Neil	Honesdale National Bank	Manchester Township	
Neumann Maria			160,000.00
Nyberg Karin A	Wayne Bank	Buckingham Township	150,000.00
Manicchia Theresa	Xcel Federal Credit Union	Preston Township	
Manicchia Gina			124,000.00
Seana Thomas M	Pa State Employees Credit Union	Clinton Township	
Seana Janet M			70,000.00
Seana Robert P			
Montambault David	Citizens Savings Bank	Berlin Township	
Montambault Michelle			68,400.00
Raftery Michael W	Mortgage Electronic Registration Systems	Palmyra Township	92,250.00
Compton Leo R AKA	Mortgage Electronic Registration Systems	Palmyra Township	
Compton Leo R Sr AKA			111,125.00
Compton Sara AKA			
Compton Sara Jane AKA			
Kentis Carol M	Housing & Urban Development	Paupack Township	
Kentis John F			14,005.93
Brandon Velma Taylor	J P Morgan Chase Bank	Lehigh Township	
Taylorbrandon Velma			59,306.00
Brandon Ezekiel A			
Zak Uri	J P Morgan Chase Bank	Lake Township	
Zak Yelena			98,010.00
Huffnagle Henry	Wells Fargo Bank	Lake Township	116,000.00
Mahon Maureen	P N C Bank	Paupack Township	
Mahon John			50,000.00
Nicholas James B	Penn Security Bank & Trust Company	Texas Township	
Nicholas Jeanne			400,000.00
Doucette Sharon	Mortgage Electronic Registration Systems	Palmyra Township	
Daniels Margarita			181,000.00
Mondak Michael J	Mortgage Electronic Registration Systems	Lake Township	
Cordellmondak Jody M			218,321.00
Mondak Jody M Cordell			
Seefish Inc	Johnson Peter H	Lebanon Township	285,000.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Akdeniz Yujel	Lovecchio Joseph	Honesdale Borough	
Akdeniz Robin	Lovecchio Pilyoung Kim		
Dyda Raymond	Frisch Thomas M	Oregon Township	
Dyda Carolyn			
Burkavage Kathryn Rita	Burkavage Daniel J	Oregon Township	
	Burkavage Debra L		
Malamud Marie G AKA	Clarke William D Sr	Lake Township	
Malamud Marie AKA	Clarke Barbara		Lot 3221
Sokira Bernadette Tr	Straka Shane	Salem Township	
Bernadette Sokira Trust	Straka Shelly		Lot 720
Merring Gladys L By Agent	Andersenvanmater Joan R	Lake Township	
Merring Gary G Agent	Vanmater Joan R Andersen		
	Svensden Eric L		
Gregg Kellan B	Astallia Dreams	Lehigh Township	
Gregg Kellan B Tr			Lot 2
Brian S Gregg Revocable Trust			
Kellan B Gregg Revocable Trust			
Sherman Richard By Sheriff	Wells Fargo Bank	Lake Township	
Anderson Billie AKA By Sheriff			Lot 1579
Anderson Billie Jo AKA By Sheriff			
Grote Neil W	Bucks Benjamin A	Salem Township	
Grote Anne B	Bucks Kathleen A		Lot 12
Kasper Oliver G	Kasper Oliver G	Paupack Township	
Kasper Cynthia L	Kasper Cynthia L		Lot 5R
Habitat For Humanity of			
Wayne Co Pa INC	Sawicki Mary F	Canaan Township	Lot 6
Croll John W	Sheduck Brian T	Paupack Township	
Croll Nancy	Sheduck Meghan P		Lot 6
Behnke Jeffrey S	Behnke Jeffrey S	Salem Township	Lot 24R
Palmeri Frank By Sheriff	Wallenpaupack Lake Estates		
	Property Owners	Paupack Township	
Palmeri Cathy By Sheriff			Lot 351
Tomasetti Michael	Tomasetti Michael	Lake Township	
Tomasetti Doreen			Lot 1608
Pitti David J	Encore Outdoor	Lake Township	
Pitti Kathleen M			Lots 33 & 34
Adams C Berkeley	Adams C Berkeley	Preston Township	
	Adams Jill L		
Watson Dana	Ferrario Dorothea R	Lehigh Township	
Watson Gloria			Lot 9
Colacicco Nancy	Woollens Eric D	Lehigh Township	
Colacicco James	Gillespie Maureen P		Lot 43
Kaczka Edward J	Mcconnell Alex C	Lake Township	
Kaczka Patricia A			Lot 3829
Wildes Thomas	Dobson Mary	Lehigh Township	Lot 7

Keast Clara	Maile Tammy M	Mount Pleasant Township	
Keast Arthur B	Gaylets Tina M Keast Todd W Stocker Tarey Keast		
Fertig Regina By Agent	Manicchia Theresa	Preston Township	
Brooker Sheri INA Agent	Manicchia Gina		
Brooker Sheri INA			
Brooker David			
Tucciarone Anthony M	Tucciarone Anthony M Tucciarone John F	Lebanon Township	
Mihalis David	Mihalis David	Oregon Township	
Mihalis James	Mihalis James		Lot 18
Mihalis Sandra Lee			
Cahenvorburger Sophie			
By Sheriff	Kemmann Richard E	Paupack Township	
Vorburger Sophie Cahen			
By Sheriff	Sullivan Daniel		Lot 3AA
Miszler Albert E	Miszler James R	Cherry Ridge Township	Lots 286 & 287
Miszler Albert E	Billard Linda S	Cherry Ridge Township	Lots 264 & 265
Davis Steven J	Davis Steven J	Berlin Township	
Davis Susan M			Lot 15
Martinez Palbo R	Martinez Pablo R	Lehigh Township	
Alvarez Amparo			Lots 77 & 76
Deckop John	Huffnagle Henry	Lake Township	
Empson Kimberly			Lot 12
Lee Michael T Jr	Rajner Edward	Manchester Township	
Lee Rebecca L	Rajner Leeann Rajner Samantha Rajner Austin		
Weaver Roy G Sr Exr	Pandy William G	Manchester Township	
Shoudt Ella Est	Pandy Jennie E		
Zimmer Mark R	Donahue Thomas R	Dreher Township	
Bell Clarence Allen JR	Bell Clarence Allen JR	South Canaan Township	
Bell Judith L			
Pykuc Andrew	Pykus Mark A Pykus Susan	Lebanon Township	
Wooton Dorothy M AKA			
AF & IND	Mondak Michael J	Lake Township	
Wooton Dorothy M Wilson			
AKA AF & IND	Cordellmondak Jody M		
Lentz Edith Ruth AKA By AF	Mondak Jody M Cordell		
Lentz Edith R AKA By AF			
Johnson Peter H	Seefish INC	Lebanon Township	

CLE Courses

December 1, 2011

9:00 a.m.–12:15 p.m.

Elder Law Update

3 hours substantive/0 hour ethics

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

Pre-register through pbi.org.

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