

LEGAL JOURNAL

OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 1 ★ DECEMBER 2, 2011 ★ Honesdale, PA ★ No. 38



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Court of Common Pleas 22nd Judicial District:

The Hon. Raymond L. Hamill
President Judge

The Hon. Robert J. Conway
Senior Judge

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



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

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

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

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

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

MESSAGE FROM THE
WAYNE COUNTY BAR ASSOCIATION



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

PRICING & RATES

Notice Pricing

One time Insertions

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

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

Subscription Rates

Per Year

Mailed Copy	\$100
Emailed Copy	\$50
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Prorated subscriptions available*

WAYNE COUNTY OFFICIALS

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Robert J. Conway, *Senior Judge*

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Ronald J. Edwards
Ted Mikulak

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Sheriff

Mark Steelman

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Coroner

Carol R. Lienert

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Judy O'Connell
Kathleen A. Schloesser

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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.

EXECUTOR NOTICE

Estate of ALBERT E. MISZLER
Late of Cherry Ridge Township
Executor

JAMES MISZLER
94 CHARLES STREET
HAWLEY, PA 18428

Attorney
RICHARD B. HENRY, ESQUIRE
1105 COURT STREET,
HONESDALE, PA 18431

12/2/2011 • 12/9/2011 • 12/16/2011

ESTATE NOTICE

Notice is hereby given, that Letters Testamentary have been granted to Virginia Cartwright, Executrix of the Estate of Joseph J. Milewski, late of Paupack Township, Wayne County, Pennsylvania who died on November 10, 2011. All persons indebted to said Estate are required to make payment and those having claims or demands to present the same without delay to the Executrix, Virginia Cartwright c/o Mark R. Zimmer, Esquire, 1133

Main Street, Honesdale, PA 18431.

12/2/2011 • 12/9/2011 • 12/16/2011

ADMINISTRATOR NOTICE

Estate of GERTRUDE W.
SCHARDT

Late of Hawley Borough
Administrator

GEORGE W. SCHARDT
8960 SW 125 TERRACE
MIAMI, FL 33176

Attorney
JOHN F. SPAU
2573 RT. 6
HAWLEY, PA 18428

12/2/2011 • 12/9/2011 • 12/16/2011

ADMINISTRATOR NOTICE

Estate of STEVE REYNOLDS
Late of Honesdale, PA

Who died on September 16, 2011
Administratrix

PAULA REYNOLDS
225 VINE STREET,
HONESDALE, PA 18431
HOWELL, HOWELL & KRAUSE
ATTENTION: ATTORNEY
ALFRED G. HOWELL
109 NINTH STREET,
HONESDALE, PA 18431

11/25/2011 • 12/2/2011 • 12/9/2011

ADMINISTRATRIX NOTICE

Estate of ELIZABETH JAMES
Late of Honesdale, PA

Who died on November 2, 2011
Administratrix(s)

PATRICIA E. RUPPERT
DIANA S. BLOXHAM
C/O
ATTORNEY MARK ZIMMER
1133 MAIN STREET
HONESDALE, PA 18431

11/25/2011 • 12/2/2011 • 12/9/2011

ADMINISTRATRIX NOTICE

Estate of JEAN R. LECHNER
AKA JEAN LECHNER
Late of Narrowsburg, New York
Administratrix
BERTHA MENGES
3065 BUCKHORN DRIVE
LANCASTER, PA 17601
Attorney
SALLY N. RUTHERFORD
921 COURT STREET
HONESDALE, PA 18431

11/25/2011 • 12/2/2011 • 12/9/2011

ADMINISTRATOR NOTICE

Estate of HELEN BREITINGER
Late of Canaan Township
Administrator
CHRISTOPHER FARRELL, ESQ
PO BOX 312
WAYMART PA 18472

11/25/2011 • 12/2/2011 • 12/9/2011

ADMINISTRATRIX NOTICE

Estate of ALLAN T. RAKE
AKA ALLAN RAKE
Late of Damascus Township
Administrator
JOAN RAKE
PO BOX 302
POCONO PINES, PA 18350
Attorney
NICHOLAS A. BARNA
831 COURT STREET

HONESDALE, PA 18431

11/18/2011 • 11/25/2011 • 12/2/2011

ADMINISTRATRIX NOTICE

Estate of JOSETTE A. EDWARDS
Late of Sterling Township
Administrator
CHERIE MILLER
PO BOX 302
POCONO PINES, PA 18350
Attorney
MICHAEL D. WALKER, ESQ
PO BOX 747
HAMLIN, PA 18427

11/18/2011 • 11/25/2011 • 12/2/2011

ESTATE NOTICE

NOTICE IS HEREBY GIVEN,
that Letters Administration have
been issued in the Estate of
Michael Ciardo, who died on
September 30, 2011, late resident
of 82 Meadowland Drive, Galilee,
PA 18415, to Lisa Ciardo,
Administratrix of the Estate,
residing at 76 Meadowland Drive,
Galilee, PA 18415. All persons
indebted to said estate are required
to make payment and those having
claims or demands to present the
same without delay to the law
offices of HOWELL, HOWELL &
KRAUSE, ATTN: ALFRED J.
HOWELL, ESQUIRE, Attorney for
the Estate, at 109 Ninth Street,
Honesdale, PA 18431.
ALFRED J. HOWELL, ESQUIRE
ATTORNEY FOR THE ESTATE

11/18/2011 • 11/25/2011 • 12/2/2011

EXECUTRIX NOTICE

Estate of JOYCE I.
WERKHEISER

Late of Sterling Township
Executrix
KAREN MISKINIS
HC 89 BOX 289
POCONO SUMMIT, PA 18346
Attorney
RICHARD B. HENRY, ESQUIRE
1105 COURT STREET,
HONESDALE, PA 18431

11/18/2011 • 11/25/2011 • 12/2/2011

OTHER NOTICES

**AMENDED
LEGAL NOTICE
NOTICE OF PROPOSED
PRIVATE SALE**

Sale # 2011-183 NR
The Wayne County Tax Claim Bureau has received and approved an offer to purchase Property Number 8-7-240 located in Dreher Township at private sale for \$1,130.00. The assessment records indicate that there are improvements. The assessed value of the property is \$ 8,500.00 and is deeded in the name of Jose Rodriguez/Anita Duran. The property is described as Campsite, Trailer. Lot is 0.192 acres. The delinquent taxes lodged against this property for 2008, 2009, 2010 & 2011. Total is \$ 715.00. All taxes will be paid by this sale. Pursuant to the Real Estate Tax Sale Law of 1947, Section 613 (72 P.S. 5860.613) as amended, you have 45 days from the DATE OF PUBLICATION, to petition the Court of Common Pleas of Wayne County if you object to this sale. The property has been offered at public sale for delinquent taxes on at least one occasion, as follows:

09/13/2010. In view of this, and although the price offered may appear very low, it is our position that consummating this sale will at least give a reasonable prospect of receiving future taxes on this property. TERMS AND PROVISIONS OF SALE: Full Certified Payment of bid price and recording fees within 30 days of bid acceptance. Free and clear of Tax Liens and Tax Judgements.

CHERYL A. DAVIES, DIRECTOR
WAYNE COUNTY TAX CLAIM
BUREAU
DATE: 11/22/11

12/2/2011 • 12/16/2011

**NOTICE OF FILING OF
ARTICLES OF
INCORPORATION**

TAKE NOTICE THAT Articles of Incorporation were filed with the Department of State. The name of the Corporation is G & J Property Management, Inc. This corporation has been incorporated under the provision of the Business Corporation Law of 1988. Solicitor: Matthew L. Meagher, Esquire, 1018 Church Street, Honesdale, Pennsylvania 18431.

12/2/2011

LEGAL NOTICE
CHESTER M. O'CONNELL
9 Chet Drive
Waymart, Pennsylvania 18472
Plaintiff
vs.
JOHN S. DEVINE and
RUTH Y. DEVINE, his wife
their successors, assigns and

anyone claiming by, through or under their Estate
480 Pulis Avenue
Franklin Lakes, New Jersey 07417
Defendants

CIVIL ACTION—LAW
NO. 731 CIVIL 2011

**NOTICE TO DEFEND AND
CLAIM RIGHTS**

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by an 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 the Court without further notice may enter a Judgment against you 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 PAPER 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 PENNSYLVANIA
LEGAL SERVICES, INC.

Wayne County Courthouse
925 Court Street
Honesdale, Pennsylvania 18431
(570) 253-1031

HOWELL, HOWELL &
KRAUSE,
ALFRED J. HOWELL, ESQUIRE
Attorney for Plaintiff
109 Ninth Street
Honesdale, Pennsylvania 18431
(570) 253-2520

11/25/2011 • 12/2/2011 • 12/9/2011

LEGAL NOTICE

LEGAL NOTICE re: 726-Civil-2011, Nina L. Rosengrant, widow, vs. W. Walter Benjamin, a/k/a William Walter Benjamin and Alton Benjamin, devisees of the Estate of F. L. Benjamin, their heirs, successors, assigns, and anyone claiming by, through or under them. NOTICE TO: W. WALTER BENJAMIN, A/K/A WILLIAM WALTER BENJAMIN AND ALTON BENJAMIN, devisees of the Estate of F. L. Benjamin, their heirs, successors, assigns, and any and all other persons claiming any right, title or interest in or to the subject real property other than plaintiff. 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 the certain real property located in Lake Township, Wayne County, Pennsylvania, identified more specifically as tax map number 12-

0-0291-0044. 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 an attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by plaintiff in the Complaint. 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. This office can provide you with information about hiring a lawyer. If you cannot afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

NORTHERN PENNSYLVANIA
LEGAL SERVICES, INC.
Wayne County Courthouse
925 Court Street
Honesdale, PA 18431
1-877-515-7465

Sally N. Rutherford, Esquire
Attorney for Plaintiffs
921 Court Street

Honesdale PA 18431
570-253-2500

11/25/2011 • 12/2/2011 • 12/9/2011

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 DECEMBER 14, 2011

By virtue of a writ of Execution North Pocono School District issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 14th day of December, 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 tract of land situate in the Village of Gouldsboro, Township of Lehigh, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a stone corner being the southwest corner of lands of Otto C. Hoffman and lands formerly belonging to William McAree on the south side of the State Highway leading from Gouldsboro to Newfoundland, PA; thence along line of said Hoffman, south seven (7) degrees west two hundred and thirty (230) feet to

corner; thence south eighty-three (83) degrees west one hundred and thirty-six (136) feet to a corner; thence north seven (7) degrees east two hundred and thirty (230) feet to a corner; thence north eighty-three (83) degrees west one hundred and thirty-six (136) feet to place of BEGINNING.

CONTAINING thirty-one thousand two hundred and eighty (31,280) square feet be the same more or less.

TOGETHER with and subject to conditions, restrictions and covenants of record and/or visible on the ground.

Wayne County Tax Map No. 14-0-0371-0089

Seized and taken in execution as
Marc M. Randall 676 Main Street
Gouldsboro PA 18424
Patricia A. Randall 676 Main Street
Gouldsboro PA 18424

Execution No. 1373-Judgment-2011
Amount \$7,581.55 Plus additional

September 20, 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.

Robert P. Daday, Esq.

11/18/2011 • 11/25/2011 • 12/2/2011

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

By virtue of a writ of Execution US Bank National Assoc, as Trustee For The GSAA Home Equity Trust 2007-3 Asset-Backed Certificates, Series 2007-3 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 14th day of December, 2011 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following

ALL THAT CERTAIN piece or parcel of land located in the Township of Berlin, County of Wayne, Commonwealth of Pennsylvania, and being more particularly described as follows:

BEGINNING at a point in the

centerline of a fifty (50) foot private road known as Castle Hill Road, being the common corner of Lots I and 2 in Castle Hills Development; thence along line of Lot 1, South twenty-four (24) degrees fifty-three (53) minutes forty-five (45) seconds West two hundred ninety-eight and eighty-seven one-hundredths (298.87) feet to a rebar corner; thence along line of lands now or formerly of Roesing, North sixty-five (65) degrees six (06) minutes fifteen (15) seconds West three hundred eighteen and eleven one hundredths (318.H) feet to a rebar corner; thence through lands of the Grantors herein, North twenty-four (24) degrees fifty-three (53) minutes forty-five (45) seconds East two hundred ninety-eight and eighty-seven one-hundredths (298.87) feet to a corner in the centerline of Castle Hill Road; thence along the centerline of Castle Hill Road, South sixty-five (65) degrees six (06) minutes fifteen (15) seconds East three hundred eighteen and eleven one-hundredths (318.11) feet to the place of BEGINNING.

CONTAINING 2.2 acres and being Lot 2 in Castle Hills Development as depicted on map made by M.R. Zimmer and Associates, dated July 8, 1992, and last revised August 11, 1993. An approved copy of said map is recorded in Wayne County Map 80, page 31.

UNDER AND SUBJECT to the covenants, conditions, and restrictions for Castle Hills

Development, Berlin Township, Wayne County, Pennsylvania, as recorded in Wayne County Record Book 1090 at page 187, and as set forth in Exhibit "A" in deed.

BEING THE SAME PREMISES BY DEED DATED 12/06/2009, GIVEN BY THOMAS J. GANNON AND KAREN E. GANNON, HIS WIFE TO FLORA YANKELEVICH, HER HEIRS AND ASSIGNS AND RECORDED 12/06/2006 IN VOLUME 3161 PAGE 74 INSTRUMENT # 200600014468.

BEING KNOWN AS 45 CASTLE HILL ROAD, BEACH LAKE PA 18405

BEING KNOWN AS 1-246-90.8

Seized and taken in execution as Flora Yankelevich 45 Castle Hill Road BEACH LAKE PA 18405

Execution No. 938-Civil-2009 Amount \$788,432.38 Plus additional

September 23, 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.

11/18/2011 • 11/25/2011 • 12/2/2011

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

By virtue of a writ of Execution
The Bank of New York Mellon
F/K/A The Bank of New York as

Trustee for the Certificateholders
CWABS, Inc. Asset-Backed
Certificates, Series 2005-13 issued
out of the Court of Common Pleas
of Wayne County, to me directed,
there will be exposed to Public
Sale, on Wednesday the 14th day
of December, 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 cetain lot of land in the
Township of Texas, County of
Wayne and Commonwealth of
Pennsylvania, bounded and
described as follow:

Beginning at the corner of the road
leading from Honesdale to
Seelyville on the dividing line

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between the Foster and Bladin lands, and running thence in a Northerly direction along the line of said Bladin land as marked by the stone wall, 491 feet to a stone corner; thence in a Northwesterly direction in a line supposed to be parallel to the adjoining road, 83 Ω feet to a stones corner; thence in a Southwesterly direction 212 $\frac{7}{2}$ feet to the Northeaster corner of the Reury lot; thence by the same 150 feet to a corner in said road; thence along the same in a Southeasterly direction 273 feet to the place of Beginning.

Excepting and reserving from the above described property two pieces of land:

FIRST: Beginning at the East corner of John Cunningham
FIRST: Beginning at the East corner of John Cunninghams lot on the North side of Honesdale and Carbondale Turnpike road; thence along the line between John Cunningham lot and Fran G. Molter lot 125 feet to a corner; thence East 150 feet to a corner; thence East 150 feet to corner; thence in a Southern direction on line parallel with first described line 125 feet to corner on North side of said Turnpike road 50 feet distance from place of Beginning; thence in Westerly direction along North side of said Turnpike 50 feet to the place of beginning.

SECOND: Beginning in the Southern side of the main public state highway, at the Northwest corner of the Grantorof the

Grantors lands; thence South 29 degrees 10 minutes West 209.5 feet along land conveyed by Al Blake to Lewis Schweighofer to a corner in line of lands of Cunningham; thence South 36 degrees 20 minutes West 9.2 feet to a corner; thence North 33 degrees 15 minutes East 210 feet along lands of the Grantors to an iron pin near an apple tree on the Southern side of the public highway; and thence North 53 degrees 30 minutes West 20.2 feet along the Southern side of the public highway to the place of beginning.

Containing 3,085 square feet. Being the same land granted and conveyed by Frank G. Molter to Leota Schweighofer by deed dated November 16, 1929 and recorded November 18, 1929 in Deed Book 131, Page 502.

Also excepting and reserving therefrom the following described parcel of land:

Beginning at a point on the North side of the Old Honesdale and Carbondale Turnpike Road, said point being the Southeasterly corner of a lot of land conveyed by Frank C. Molter and wife, to Earl F. Walter and wife, by deed dated March 22, 1924 and recorded in Deed Book 121, Page 392; thence in a Northerly direction along the Easterly line of said lot a distance of one hundred twenty-five (125) feet to a corner; thence Easterly along other lands of said Molters on a line which is continuation of the rear line of said lot heretofore

conveyed, a distance of ten (10) feet to a corner; thence Southerly still along other lands of Molter on a line parallel with the first line herein described, a distance of one hundred twenty-five (125) feet to a corner in the Northerly line of said Turnpike road; thence Westerly along the Northerly side of said Turnpike Road a distance of ten (10) feet to the place of Beginning. Being a lot ten (10) feet in front and rear and one hundred twenty-five (125) feet deep.

instituted by:
property, viz:

Containing 1250 square feet of land, more or less. Being the same land conveyed by Frank G. Molter and wife to Earl E. Walter and wife, by deed dated April 13, 1932 and recorded in Deed Book 135, Page 347.

Seized and taken in execution as Becki J. Scissons 806 Maple Avenue HONESDALE PA 18431 Steven L. Scissons 806 Maple Ave. HONESDALE PA 18431

Execution No. 954-Civil-2010
Amount \$175,149.32 Plus
additonal

September 27, 2011
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE
NOTICE:

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

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

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

Terrence J. McCabe, Esq.

11/18/2011 • 11/25/2011 • 12/2/2011

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

By virtue of a writ of Execution U.S. Bank National Association as Trustee for RASC 2006KS9 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 14th day of December, 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 partly in the Township of Mount Pleasant and partly in the Township of Clinton, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the

center line of Legislative Route L.R. 63040, said point of beginning being also the Southeasterly corner of lands now or formerly of V. Spaulding; thence along said lands North zero (0) degrees zero (0) minutes seventeen (17) seconds East four hundred thirty-five and twenty-seven hundredths (435.27) feet to an iron pin corner in a stone wall in the line of lands now or formerly of Hutchison; thence along said stone wall and said lands North seventy-five (75) degrees thirty-six (36) minutes forty-seven (47) seconds East one hundred and no hundredths (100.00) feet to an iron pin being the Northwesterly corner of lands now or formerly of Valentine J. Lawnik, et ux, thence along said lands South thirteen (13) degrees thirteen (13) minutes fifty-one (51) seconds East four hundred thirteen and sixty-seven hundredths (413.67) feet (passing thru an iron pin) to a point in the center line of Legislative Route L.R. 63040; thence along the center line of L.R. 63040 South seventy-three (73) degrees eighteen (18) minutes forty-seven (47) seconds West two hundred and no hundredths (200.00) feet to the place of BEGINNING. CONTAINING one and forty-three hundredths (1.43) acres, be the same more or less.

UNDER AND SUBJECT to that portion of the above described premises which lies within the right of way of L.R. 63040.

The foregoing description is in accordance with map of survey

made by Robert J. Kretschmer, R.S. dated May 5, 1978 approved by the Mount Pleasant Township Planning Commission September 29, 1978 and approved by Wayne County Planning Commission for Township of Clinton on October 10, 1978, a map of which is recorded in Wayne County Map Book 39 at page 45.

TITLE TO SAID PREMISES VESTED IN Joseph Hornung and Shannon Hornung, his Wife, by Deed from Joseph Hornung and Shannon Clemo, now by marriage, Shannon Hornung, Dated 09/15/2006, Recorded 10/03/2006 in Book 3144, Page 339.

Premises being: 539 CREAMTON DRIVE, PLEASANT MOUNT, PA 18453-4525
Tax Parcel No. 06-1-0212-0029.A004
Seized and taken in execution as Joseph Hornung 539 Creamton Drive PLEASANT MOUNT PA 18453 Shannon Hornung F/K/A Shannon Clemo 539 Creamton Drive PLEASANT MOUNT PA 18453

Execution No. 648-Civil-2010
Amount \$128,306.68 Plus additional

October 18, 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. Schmieg Esq

11/25/2011 • 12/2/2011 • 12/9/2011

CIVIL ACTIONS FILED

*FROM NOVEMBER 5, 2011 TO NOVEMBER 11, 2011
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2006-21101	HALL LAURENCE A	11/07/2011	SATISFACTION	—
2006-21101	HALL DONNA L	11/07/2011	SATISFACTION	—
2007-00182	TRAPPER JOHN M	11/09/2011	WRIT OF EXECUTION	1,973.36
2007-00182	THE DIME BANK GARNISHEE	11/09/2011	WRIT EXEC/GARNISHEE	—
2007-00205	RUSSELL ERNESTINE	11/08/2011	SATISFACTION	—
2007-20599	HALL LAUENCE A	11/01/2011	SATISFACTION	—
2007-20599	HALL DONNA L	11/01/2011	SATISFACTION	—
2008-00569	AGENTOVICH KAREN E	11/08/2011	SATISFACTION	—
2008-00569	DUFFY KAREN E A/K/A	11/08/2011	SATISFACTION	—
2008-00570	AGENTOVICH JAMES M	11/08/2011	SATISFACTION	—
2008-00570	DUFFY KAREN	11/08/2011	SATISFACTION	—
2008-00570	AGENTOVICH KAREN A/K/A	11/08/2011	SATISFACTION	—
2008-00579	DIME BANK THE GARNISHEE	11/09/2011	JUDGMENT	—
2008-20721	MCKANE EARL	11/09/2011	AVOIDING JUDGMENT	—
2008-20727	MCKANE DONNA	11/09/2011	AVOIDING JUDGMENT	—
2009-00201	NEMETH CLARA M	11/08/2011	SATISFACTION	—
2009-01083	ZABOROWSKI GREGORY J	11/10/2011	DEFAULT JUDGMENT	381,474.91
2009-01083	ZABOROWSKI JEANNINE	11/10/2011	DEFAULT JUDGMENT	381,414.91
2009-20585	LAMBERTON JEFFERY	11/07/2011	SATISFACTION	—
2010-00037	WODZENSKI FRANCES B	11/09/2011	WRIT OF EXECUTION	8,501.84
2010-00037	WELLS FARGO BANK GARNISHEE	11/09/2011	WRIT EXEC/GARNISHEE	—
2010-00216	LUCAS JEFFREY A	11/10/2011	WRIT OF EXECUTION	99,398.41
2010-00456	WALLACE TIMOTHY	11/10/2011	COURT ORD. DEF. JUDG	155,657.14
2010-00456	WALLACE DOLORES	11/10/2011	COURT ORD. DEF. JUDG	155,657.14
2010-01103	WEIDNER CLARK JENNIFER L	11/10/2011	JDGMT BY COURT ORDER	21,181.21
2010-01103	CLARK JENNIFER L WEIDNER	11/10/2011	JDGMT BY COURT ORDER	21,181.21
2010-21236	WASSALL JAMES W	11/07/2011	SATISFACTION	—
2010-21236	WASSALL LISA A	11/07/2011	SATISFACTION	—
2010-21890	ENKULENKO JOSEPH T	11/07/2011	SATISFACTION	—
2010-21890	ENKULENKO KATHLEEN	11/01/2011	SATISFACTION	—
2011-00166	RANELLSRENN A R DEFENDANT/APPELLANT	11/09/2011	JGMT/ARBITRATION AWD	3,000.00
2011-00201	AIKEN BERNADETTE C	11/10/2011	JUDGMENT	1,819.54
2011-00201	HONESDALE NATIONAL BANK GARNISHEE	11/10/2011	JUDGMENT - GARNISHEE	—
2011-00262	BROWN EILEEN	11/10/2011	WRIT OF EXECUTION	218,577.51

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

2011-00262	BROWN JONATHAN	11/10/2011	WRIT OF EXECUTION	218,577.51
2011-00428	CHAPMAN JAMES E	11/10/2011	JUDGMENT "IN REM"	159,021.17
2011-00428	CHAPMAN JAMES E	11/10/2011	WRIT OF EXECUTION	164,405.87
2011-00473	HONSDALE NATIONAL BANK GARNISHEE	11/10/2011	WRIT OF EXECUTION	—
2011-00486	MADERA JUAN I	11/07/2011	JUDGMENT "IN REM"	155,994.63
2011-00500	POLT WILLIAM R	11/10/2011	DEFAULT JUDGMENT	4,335.31
2011-00595	VONELM ROBERT H	11/10/2011	DEFAULT JUDGMENT	13,120.25
2011-00595	VON ELM ROBERT	11/10/2011	DEFAULT JUDGMENT	13,120.25
2011-00605	GRANT ROBIN	11/10/2011	JUDGMENT	3,575.18
2011-20181	ENKULENKO JOSEPH T	11/07/2011	SATISFACTION	—
2011-20181	ENKULENKO KATHLEEN	11/01/2011	SATISFACTION	—
2011-20386	LEITER DAVID G	11/07/2011	SATISFACTION	—
2011-20656	HIRSCH ROBERT	11/07/2011	SATISFACTION	—
2011-20123	STONE DOROTHY	11/10/2011	SATISFACTION	1,109.92
2011-21119	RAFAT MUHAMMAD	11/07/2011	SATISFACTION	—
2011-21254	PIAZZA DANIEL M	11/07/2011	SATISFACTION	—
2011-21254	PIAZZA CAROLANN	11/07/2011	SATISFACTION	—
2011-21712	STRADA EDWARD	11/07/2011	JP TRANSCRIPT	6,590.93
2011-21713	YOUNG ARTHUR ALLEN	11/07/2011	JP TRANSCRIPT	5,460.87
2011-21714	BJB ENTERPRISES UNLIMITED LLC	11/08/2011	MUNICIPAL LIEN	561.54
2011-21715	BENSLEY CHRISTOPHER T	11/08/2011	MUNICIPAL LIEN	1,335.89
2011-21115	BENSLEY RENEE	11/08/2011	MUNICIPAL LIEN	1,335.89
2011-21716	BERDIA CHADUNELI	11/08/2011	MUNICIPAL LIEN	375.14
2011-21717	DEBELL JOANNA EXECUTRIX	11/08/2011	MUNICIPAL LIEN	543.94
2011-21717	DURLACHER DORIS E ESTATE OF	11/08/2011	MUNICIPAL LIEN	543.94



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2011-21718	DEBELL JOANNA EXECUTRIX	11/08/2011	MUNICIPAL LIEN	543.94
2011-21718	DURLACHER DORIS E ESTATE OF	11/08/2011	MUNICIPAL LIEN	543.94
2011-21719	HILAIRE MARIEDIANE L	11/08/2011	MUNICIPAL LIEN	535.14
2011-21720	KUNTZ PETER J	11/08/2011	MUNICIPAL LIEN	535.14
2011-21721	NEGRI BRUCE U	11/08/2011	MUNICIPAL LIEN	4,935.14
2011-21721	NEGRI DIANE L	11/08/2011	MUNICIPAL LIEN	4,935.14
2011-21722	AKIN DEMILADE OLUGBADE	11/08/2011	MUNICIPAL LIEN	535.14
2011-21122	OLUGBADE DEMILADE AKIN	11/08/2011	MUNICIPAL LIEN	535.14
2011-21123	REICHENBACH JOHN	11/08/2011	MUNICIPAL LIEN	353.14
2011-21723	REICHENBACH DEBRA S	11/08/2011	MUNICIPAL LIEN	353.14
2011-21724	SCHWEIDEREICK MARION EXECUTRIX	11/08/2011	MUNICIPAL LIEN	650.14
2011-21724	ROBINSON WALTER J ESTATE OF	11/08/2011	MUNICIPAL LIEN	650.14
2011-21725	SCOTT SONNY L	11/08/2011	MUNICIPAL LIEN	375.14
2011-21126	PETROCK ANTHONY R	11/08/2011	FEDERAL TAX LIEN	450.14
2011-21726	PETROCK ELIZABETH D	11/08/2011	FEDERAL TAX LIEN	450.74
2011-21121	BILL GOODWIN CONSTRUCTION LLC A PARTNERSHIP	11/08/2011	FEDERAL TAX LIEN	125,127.96
2011-21728	PELLICCI JACQUELINE	11/08/2011	JP TRANSCRIPT	1,561.12
2011-21729	SOLA HECTOR A	11/08/2011	JP TRANSCRIPT	1,888.44
2011-21730	TOMAS BONNIE	11/08/2011	JUDGMENT	1,598.00
2011-21731	MATTHEWS BRIAN ALLEN	11/09/2011	JUDGMENT	2,592.00
2011-21132	ROON JAMES FRANK JR	11/09/2011	JUDGMENT	1,103.50
2011-21133	KLIKUS NICOLE K	11/09/2011	JUDGMENT	6,208.50
2011-25215	MIHALIS ETHEL	11/09/2011	SATISFACTION	—

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2011-00723	CAPITAL ONE BANK	PLAINTIFF	11/10/2011	—
2011-00723	ROSCH TERRANCE P	DEFENDANT	11/10/2011	—
2011-00723	ROSCH ELAINE	DEFENDANT	11/10/2011	—
2011-00724	TARGET NATIONAL BANK F/K/A	PLAINTIFF	11/10/2011	—
2011-00724	RETAILERS NATIONAL BANK	PLAINTIFF	11/10/2011	—
2011-00724	SCOTT MICHELLE R	DEFENDANT	11/10/2011	—

CONTRACT — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2011-00719	HOUGHTALING BARBARA A	PLAINTIFF	11/08/2011	—
2011-00719	SMITH ANDREW	DEFENDANT	11/08/2011	—

NAME CHANGE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2011-00718	TIMME JOHN WILLIAM	PETITIONER	11/07/2011	—

REAL PROPERTY — EJECTMENT

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2011-00722	MALTI JOHN R	PLAINTIFF	11/09/2011	—
2011-00722	KOMAR ANTHONY JOHN	DEFENDANT	11/09/2011	—

2011-00722	HOLMES-FASCIANO HEATHER	DEFENDANT	11/09/2011	—
2011-00722	FASCIANO HEATHER HOLMES	DEFENDANT	11/09/2011	—
2011-00722	KOMAR HEATHER	DEFENDANT	11/09/2011	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2011-00720	GREEN TREE CONSUMER DISCOUNT	PLAINTIFF	11/09/2011	—
2011-00720	GROPPER JAMES M	DEFENDANT	11/09/2011	—
2011-00720	GROPPER JAMES A/K/A	DEFENDANT	11/09/2011	—
2011-00720	GROPPER CHRISTINA M	DEFENDANT	11/09/2011	—
2011-00721	BANK OF AMERICA SUCESSOR BY MERGER TO	PLAINTIFF	11/09/2011	—
2011-00721	BAC HOME LOANS SERVICING F/K/A	PLAINTIFF	11/09/2011	—
2011-00721	COUNTRYWIDE HOME LOANS	PLAINTIFF	11/09/2011	—
2011-00721	VAN ZUIDAM WALTER	DEFENDANT	11/09/2011	—
2011-00721	VAN ZUIDAM WALTER JR DECEASED AND UNKNOWN HEIRS	DEFENDANT	11/09/2011	—
2011-00725	DIME BANK	PLAINTIFF	11/10/2011	—
2011-00725	SIPKO BRIAN C	DEFENDANT	11/10/2011	—
2011-00725	SIPKO ANTOINETTE M A/K/A	DEFENDANT	11/10/2011	—
2011-00725	PARSLEY ANTOINETTE	DEFENDANT	11/10/2011	—



WAYNE COUNTY BAR ASSOCIATION

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MORTGAGES AND DEEDS

*RECORDED FROM NOVEMBER 21, 2011 TO NOVEMBER 25, 2011
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Tenbus Craig C	Dime Bank	Dyberry Township	
Tenbus Lauren A			28,616.52
Vision Quest Inc	Dime Bank	Lebanon Township	36,623.39
Langendoerfer Gerard D	Dime Bank	Canaan Township	
Langendoerfer Jean M			38,000.00
Ficken Steven C	First National Bank Of Pa	Texas Township	
Ficken Cheryl L			80,000.00
Fedczuk Walter G	Mortgage Electronic Registration Systems	Lake Township	
Fedczuk Patricia			145,000.00
Garcia Daniel J	Essa Bank & Trust	Paupack Township	
Garcia Katherine M			115,500.00
Lehr Alyssa Joan	Dime Bank	Salem Township	
Gallegos Jesse James			160,000.00
Mowatt Susan L	Essa Bank & Trust	Hawley Borough	
Mowatt James A			120,000.00
Broschart Gerard G	Dime Bank	Paupack Township	
Broschart Heide			89,800.00
Klein Walter T	Community Bank	Honesdale Borough	
Klein Dianne M			50,000.00
Gustafson Robert H	Dime Bank	Canaan Township	
Gustafson Megan F			80,000.00
McIvor Leah	Mortgage Electronic Registration Systems	Lake Township	
McIvor Patrick Jr			200,000.00
Johnston Patrick J	Wells Fargo Bank	Lehigh Township	
Johnston Marcia T			284,000.00
Alessi Alfred R	Honesdale National Bank	Honesdale Borough	
Alessi Katrina V			143,100.00
Regina Neil F	Honesdale National Bank	Damascus Township	
Regina Anastasia			15,504.00
Richardson John S AKA	Honesdale National Bank	Clinton Township 2	
Richardson John Steven AKA			141,500.00
Richardson Kathleen J AKA			
Richardson Kathleen AKA			
Davis Donn W	Honesdale National Bank	Damascus Township	
Hilbertz Halona C			70,000.00
Crosson Jerald C	Mortgage Electronic Registration Systems	Lake Township	
Crosson Amy M			97,925.00

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

Murtaugh Ronald E	Mortgage Electronic Registration Systems	Cherry Ridge Township	
Murtaugh Lynn M			111,000.00
Salevsky Carl F Jr	J P Morgan Chase Bank	Texas Township	76,230.00
Murray Julie N	Wayne Bank	Honesdale Borough	
Gilbert Julie M			61,500.00
Szymanosky Carol J	Wayne Bank	Preston Township	10,000.00
Sterling United Methodist Church AKA	Dime Bank	Sterling Township	
United Methodist Church Of Sterling AKA			35,000.00
M E Church Sterling AKA			
May Gerald P	Dime Bank	Honesdale Borough	
May Geraldine M			60,000.00
Lintner Bonnie M	Citizens Savings Bank	Honesdale Borough	10,000.00
Godshalk Tricia D	Penn Security Bank & Trust Company	Salem Township	120,000.00
Vansickle Elaine C	Mortgage Electronic Registration Systems	South Canaan Township	80,275.00
Oprisko Michael J	Honesdale National Bank	Mount Pleasant Township	44,500.00
Riggins Steven D	J P Morgan Chase Bank	Lake Township	
Cummines Patricia C			232,759.00
Riggins R Paul			
Lines Jason	L A Commercial Services	Honesdale Borough	
Lines Terry			46,150.00
Franks James Jr	P N C Bank	Dreher Township	
Franks Gloria Jean		45,187.00	
Murray David J	Honesdale National Bank	Waymart Borough	
Murray Andrea C		23,000.00	
Weisman Susan E	Mortgage Electronic Registration Systems	Lake Township	
Weisman Glen R			69,229.00
Andrews James	Fidelity Deposit & Discount Bank	Canaan Township	
Andrews Brittany			184,000.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Roberts William J	Roberts Sandra J Aka	Palmyra Township	
Roberts Sandra J Aka	Ames Sandra J Aka		Lot 7
Ames Sandra J AKA			
Laff Robert A TR	Fedczuk Walter G	Lake Township	
Laff Family Trust	Fedczuk Patricia		Lot 2385
Swingle Scottie J	Swingle Scottie	Lake Township	
Swingle Lisa S		Lot A	
Evergreen Environmental	Serio James A	Scott Township	
	McGinnis Patricia K		
Serio James A	Ingram James R	Scott Township	
	Holt James R Jr		Lots 21 & 20
Zofrea Philip A	Verhoest Leigh L	Paupack Township	
Zofrea Marie C	Verhoest Tracey A		Lot 307
Appleby Thomas W	Appleby Thomas W	Oregon Township	
Appleby Thomas E Sr	Appleby Thomas E Sr		
Gill Barry	Crowley George C	Texas Township 1 & 2	
Gill Shirley M	Crowley Margaret M		
Johnson Ellen J	Moschel Ellen J	Paupack Township	
Moschel Ellen J			Lot 78
Stanwood Robert	Stanwood Robert	Paupack Township	
	Stanwood Margaret Joyce		Lot 276
Fishkin Yulia	Sudhakaran Unnikrishnan S	Paupack Township	
Zeltser Anna	Appu Leena		Lot 116
Gill Roger G	Gallegos Jesse James	Salem Township	
Gill Helen C	Lehr Alyssa Joan		
Wood Lawrence	Mowatt Susan L	Hawley Borough	
Wood Karen E	Mowatt James A		
Western Wayne School District	St Tikhon Theological Seminary AKA	South Canaan	
	Township St Tikhons Orthodox Theological Seminary		
Appleby Thomas W	Miller Stephen R	Oregon Township	
Appleby Sylvia H			Lot A
Appleby Thomas E Sr			
Celentano Mark	Johnston Patrick J	Lehigh Township	
	Johnston Marcia T		Lot 2
Klaber William	Meyer Cord C Jr	Damascus Township	
Klaber Jean M	Meyer Mary Elizabeth		Lot 1
Meyer Cord C Jr			
Meyer Mary Elizabeth			
E Carey Construction AKA	Edwards James A	Lake Township	
E Carey Construction Inc AKA	Edwards Debra C		
Perham Dawn E	Newbon Jason	Honesdale Borough	
Skinner Dawn	Unwin Edward		
Dicindio Michael	Godshalk Tricia D	Salem Township	
Dicindio Gloria C			Lot 2
Cowan David Scott	Vansickle Elaine C	South Canaan Township	
Cowan Tamara			

C P C A Trust One By AF	Lines Jason	Honesdale Borough
Green River Af	Lines Terry	
Cummins Harold W By Agent	Welcome Lake Rod & Gun Club	Berlin Township
Dollard Ronald Agent		
Ostrick Frederick	Swan Christine Tr	Clinton Township 1
	Fred A Ostrick Irrevocable Trust	
Hart Kevin	H S B C Mortgage Services Inc	Sterling Township
Luft Richard W Jr	Pitti Jonathan	Salem Township
Luft Todd F		Lot 493
Burdyn Josephine	Bissland Robert B	Damascus Township
	Bissland Joann	
Bissland Robert B	Wells James R	Damascus Township
Bissland Joann	Wells Elaine J	
Mularick Pamela	Mularick Pamela	Paupack Township
	Sommers Lisa	Lot 831
	Sommers Joseph	
C & D Development L L C	Land Liquidator L L C	Lehigh Township
C & D Development L L C	Land Liquidator L L C	Lehigh Township
C & D Development L L C	Land Liquidator L L C	Sterling Township
Brancato Gloria	Land Liquidator L L C	Lehigh Township
Wetherill Richard M	Wetherill Richard M Tr	Paupack Township
Wetherill Alice M	Wetherill Alice M Tr	Lot 109
	Richard M Wetherill Pocono Trust	
	Alice M Wetherill Pocono Trust	
Lang Industries Inc	Mount Arat Enterprises	Preston Township



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