

OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 2 ★ DECEMBER 21, 2012 ★ Honesdale, PA ★ No. 41



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CASES REPORTED

Commonwealth
v.
Kennedy

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**Court of Common Pleas
22nd Judicial District:**

The Hon. Raymond L. Hamill
President Judge

The Hon. Robert J. Conway
Senior Judge

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

The Official Legal Publication of Wayne County, Pennsylvania



Legal Journal of Wayne County

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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.

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Notice Pricing

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Robert J. Conway, *Senior Judge*

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Jury Commissioners

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Patricia Biondo

COURT OPINION

Commonwealth

v.

Kennedy

Docket No. 6-2011-CR

Attorney for Commonwealth: Shelley Robinson, Esq.

Attorney for Defendant: Ashley Zimmerman, Esq.

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

Summary of the Case

Before the Court was Defendant's Amended Motion for Post-Conviction Collateral Relief filed on July 27, 2012, by his court-appointed attorney following her investigation of the pro se petition.

Defendant was originally charged with theft by unlawful taking, receiving stolen property, recklessly endangering another person and a habitual offender count. On June 9, 2011, Defendant pleaded guilty to theft by unlawful taking, recklessly endangering another person and habitual offenders. For the purposes of the evidentiary hearing conducted on November 19, 2012, Defendant was contesting only the habitual offender charge, alleging specifically that Defendant's guilty plea should not have been accepted as the offense was improperly charged.

Pennsylvania law provides that "a habitual offender under section 1542 (relating to revocation of habitual offender's license) who drives a motor vehicle on any highway or trafficway of this commonwealth while the habitual offender's operating privilege is suspended, revoked or canceled commits a misdemeanor of the second degree." 75 Pa.C.S. § 6503.1. A person who holds a probationary license may be convicted of driving while operating privilege is suspended on the basis of a violation of the restriction regarding hours of travel. Commonwealth v. Javit, 734 A.2d 922, 925 (Pa.Super. 1999).

In the case at bar, Defendant had a probationary license that was originally issued on January 14, 2012, and provided that Defendant could drive only between 6:30 a.m.

and 11:30 p.m. The criminal conduct with which Defendant was charged occurred on November 24, 2010, at 9:50 a.m. In addition to the criminal charges, Defendant also had a summary offense charged in Lackawanna County for driving while operating privilege is suspended, for which the district magistrate found Defendant guilty on February 14, 2011. Defendant appealed that conviction to the Lackawanna Court of Common Pleas and was ultimately found not guilty on September 30, 2011. However, in between the time of the magistrate's guilty verdict and the common pleas not guilty decision, Defendant pleaded guilty in Wayne County to the habitual offender charge. At the time of the evidentiary hearing, Defendant testified that his plea was made on advice of his trial counsel who did not fully explain the details of the charge to him.

Defendant's PCRA alleged that trial counsel was ineffective for failing to advise Defendant of the consequences of pleading guilty to a habitual offender charge. The law presumes that trial counsel was effective, and the defendant bears the burden of establishing otherwise. Commonwealth v. Hall, 701 A.2d 190, 200-01 (Pa. 1997). In order to succeed on a claim of ineffective assistance, a defendant must establish: 1) the underlying claim has merit; 2) counsel had no reasonable basis for action or inaction; and 3) the defendant suffered prejudice by counsel's ineffectiveness. Commonwealth v. Paddy, 15 A.3d 431, 432 (Pa. 2011). A claim of ineffective assistance will be denied if the defendant fails to satisfy any one of the three prongs. Id.

The Court opined that Defendant had met all three prongs and was thus eligible for PCRA relief. In its review of the guilty plea hearing transcript, the Court noted that the District Attorney stated as a fact that "the Defendant is classified, and was at the time, as a habitual offender under the Pennsylvania Vehicle Code owing to multiple violations of Chapter 37 of the Code." At no time during the hearing did the District Attorney allege that Defendant had a valid probationary license at the time of the incident. On that basis, the Court determined that Defendant's trial counsel should have advised his client against entering a guilty plea as he had a valid defense, and should have requested a continuance of the trial until such time as the Lackawanna County appeal had been decided.

As a result, the Court granted Defendant's Amended PCRA Petition, Ordered that his guilty plea to the charge of habitual offender be withdrawn and quashed the sentence Defendant received for the charge.



LEGAL NOTICES

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

ESTATE NOTICES

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

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

ADMINISTRATOR NOTICE

Estate of VERA K. ORDNUNG
AKA VERA ORDNUNG
Late of Honesdale Borough
Administrator
WILLIAM ORDNUNG
512 GROVE STREET
HONESDALE, PA 18431
Attorney
MATTHEW L. MEAGHER,
ESQUIRE
1018 CHURCH STREET
HONESDALE, PA 18431

12/21/2012 • 12/28/2012 • 1/4/2013

ADMINISTRATRIX NOTICE

Estate of RICHARD DENNIS
THIBEDEAU AKA RICHARD D.
THIBEDEAU
Late of Honesdale Borough,
Wayne County, PA
Administratrix
CYNTHIA D. MARITATO
1416 EAST STREET
HONESDALE, PA 18431
Attorney
FRANCES GRUBER, ESQ.

214 NINTH STREET
HONESDALE, PA 18431

12/21/2012 • 12/28/2012 • 1/4/2013

ADMINISTRATRIX NOTICE

Estate of JOHN R BROCE, SR.
Late of Pleasant Mount
Date of Death October 31, 2012
Administratrix
LEISA BOCK
161 WASHINGTON ST.
CARBONDALE, PA 18407
Attorney
LANCE J. FANUCCI, ESQ.
1418 MAIN STREET, SUITE 207
PECKVILLE, PA 18452

12/21/2012 • 12/28/2012 • 1/4/2013

**ESTATE OF LENA
CASTROVINCI**

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted to JOANNE REIPRICH of Lake Ariel, Pa., in the Estate of Lena Castrovinci, deceased, who died on October 24, 2012, late of Lake Ariel, Wayne County, Pa. All creditors are requested to present their claims and all persons indebted to the decedent are requested to make payment to the above Executor or her Attorney. R. Anthony Waldron, Esq.
8 Silk Mill Drive — Ste 215
Hawley, PA 18428
(570) 226-6288

12/21/2012 • 12/28/2012 • 1/4/2013

EXECUTOR NOTICE

Estate of LOUISE F. DEROSA
AKA LOUISE DEROSA
Late of Hawley Borough
Executor
DARYL BUCKINGHAM
349 BUCKINGHAM ROAD
HONESDALE, PA 18431
Executor
JANICE BUCKINGHAM
349 BUCKINGHAM ROAD
HONESDALE, PA 18431

12/14/2012 • 12/21/2012 • 12/28/2012

ADMINISTRATOR NOTICE

Estate of THOMAS E. APPLEBY,
SR.
Late of Oregon Township
Administrator
SYLVIA H. APPLEBY
197 SMITH HILL ROAD
HONESDALE, PA 18431
Co-Administrator
THOMAS W. APPLEBY
197 SMITH HILL ROAD
HONESDALE, PA 18431
Attorney
PAMELA S. WILSON, ESQUIRE
304 NINTH STREET
HONESDALE, PA 18431

12/14/2012 • 12/21/2012 • 12/28/2012

EXECUTRIX NOTICE

Estate of SUSAN M. LANE AKA
SUE LANE
Late of Berlin Township
Executrix
MARGARET A. EVANS
108 OVERLOOK DRIVE
PONTE VEDRA, FL 32082

12/14/2012 • 12/21/2012 • 12/28/2012

EXECUTOR NOTICE

Estate of SUELLEN M.
SCHMIDT AKA SUELLEN
SCHMIDT AKA SUE ELLEN
SCHMIDT
Late of Hawley Borough
Executor
NICHOLAS J. STRASSER
414 CHURCH STREET
HAWLEY, PA 18428
Attorney
MATTHEW L. MEAGHER,
ESQUIRE
1018 CHURCH STREET
HONESDALE, PA 18431

12/14/2012 • 12/21/2012 • 12/28/2012

EXECUTOR NOTICE

Estate of ALICE M. RIVENBURG
AKA ALICE RIVENBURG
Late of Oregon Township
Executor
GEORGE H. RIVENBURG
558 BRYN MAWR RD.
HONESDALE, PA 18431
Attorney
NICHOLAS A. BARNA
831 COURT STREET
HONESDALE, PA 18431

12/14/2012 • 12/21/2012 • 12/28/2012

EXECUTRIX NOTICE

Estate of PATRICK KEVIN
LEONARD AKA PATRICK
LEONARD AKA PATRICK K.
LEONARD
Late of Mt. Pleasant Township
Executrix
LINDA LEONARD
7 LEONARD RD.
PLEASANT MOUNT, PA 18453
Attorney
NICHOLAS A. BARNA

831 COURT STREET
HONESDALE, PA 18431

12/7/2012 • 12/14/2012 • 12/21/2012

EXECUTOR NOTICE

Estate of ANGELINA VENNERI
AKA ANGELINA M. VENNERI
Late of Honesdale Borough
Executor
EUGENE R. KELLY
320 TRACY STREET
HONESDALE, PA 18431
Attorney
NICHOLAS A. BARNA
831 COURT STREET
HONESDALE, PA 18431

12/7/2012 • 12/14/2012 • 12/21/2012

EXECUTOR NOTICE

Estate of REV. GEORGE
DIMOPOULOS AKA GEORGE
DIMOPOULOS
Late of Clinton Township
Executor
ARTHUR DIMOPOULOS
4130 TETON PLACE
ALEXANDRIA, VA 22312
Attorney
STEPHEN J. EVERS, ESQ.
213 R. N. STATE ST.
CLARKS SUMMIT, PA 18411

12/7/2012 • 12/14/2012 • 12/21/2012

EXECUTOR NOTICE

Estate of ZELDA WILLIAMS
AKA ZELDA J. WILLIAMS AKA
ZELDA JEAN WILLIAMS
Late of Lake Township
Executor
ROBERT H. WILLIAMS
312 BORTREE RD.
MOSCOW, PA 18444

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

12/7/2012 • 12/14/2012 • 12/21/2012

EXECUTOR NOTICE

Estate of SCOTT A. BLACK AKA
SCOTT BLACK
Late of Lake Township
Executor
RALPH T. BLACK
1639 EASTON TPKE.
LAKE ARIEL, PA 18436
Attorney
NICHOLAS A. BARNA
831 COURT STREET
HONESDALE, PA 18431

12/7/2012 • 12/14/2012 • 12/21/2012

EXECUTOR'S NOTICE

ESTATE OF Joseph C. Tierney,
late of Lehigh Township, Wayne
County, Pennsylvania. Any person
or persons having claim against or
indebted to the estate present same
to Raymond Tierney, of 213
Dogwood Drive, Elizabethtown,
PA 17022, Executor. Sally N.
Rutherford, Esq., 921 Court St.,
Honesdale, PA 18431, Attorney for
the Estate.

12/7/2012 • 12/14/2012 • 12/21/2012

EXECUTOR'S NOTICE

ESTATE OF Alta M. Turner, late of
Texas Township, Wayne County,
Pennsylvania. Any person or
persons having claim against or
indebted to the estate present same
to Carolyn T. Mackle, of 343 Golf
Hill Road, Honesdale, PA 18431 or

Rachel Malloy, of 1516 West Street, Honesdale, PA 18431, Co Executors. Sally N. Rutherford, Esq., 921 Court St., Honesdale, PA 18431, Attorney for the Estate.

12/7/2012 • 12/14/2012 • 12/21/2012

EXECUTRIX NOTICE

Estate of DORA A. TUCKER
AKA DORA ARLENE TUCKER
Late of Salem Township
Executrix
JEAN M. BRUCE
143 PARRY RD.
MOSCOW, PA 18444

12/7/2012 • 12/14/2012 • 12/21/2012

EXECUTOR NOTICE

Estate of MARIE GLEASON AKA
MARIE ZNAK GLEASON
Late of Cherry Ridge Township
Executor
WILLIAM B. MCALLISTER
114 ELEVENTH STREET
HONESDALE, PA 18431

12/7/2012 • 12/14/2012 • 12/21/2012

EXECUTRIX NOTICE

Estate of MARJORIE A. POTTER
AKA MARJORIE POTTER
Late of Honesdale Borough
Executrix
SUSAN KRETSCHMER
370 STANTON DRIVE
HONESDALE, PA 18431
Executrix
LYNN BERTSCHE
350 RIDGE STREET
HONESDALE, PA 18431

12/7/2012 • 12/14/2012 • 12/21/2012

ESTATE NOTICE

Notice is hereby given that Letters Testamentary have been granted in the Estate of Rose M. Connor, late of Wayne County, Pennsylvania, on November 26, 2012 to Kathleen Connor. All persons indebted to said estate are required to make payment, and those having claims or demands to present the same without delay to David F. Bianco, Esquire, 707 Main Street, P.O. Box 84, Forest City, PA 18421.
DAVID F. BIANCO, ESQUIRE
Attorney for the Estate

12/7/2012 • 12/14/2012 • 12/21/2012

OTHER NOTICES

CORPORATE NOTICE

NOTICE IS HEREBY GIVEN that an Application for Certificate of Authority has been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on or about November 21, 2012, for a foreign corporation with a registered address in the state of Pennsylvania as follows:

Xpress Money Services Inc.
c/o National Corporate Services
LLC

This corporation is incorporated under the laws of Delaware. The address of its principal office under the laws of its jurisdiction in which it is incorporated is 203 NE Front Street, Suite 101 Milford, DE 19963. The corporation has been qualified in Pennsylvania under the

provisions of the Business Corporation Law of 1988, as amended.

12/21/2012

NOTICE OF INCORPORATION

In accordance with the Business Corporation Law of the Commonwealth of Pennsylvania, a limited liability company by the name of Minckler Mtn LLC., has been organized under the Provisions of the Business Corporation Law of 1988, P.S. 1444, as amended, for the purpose of any and all legal business in the Commonwealth of Pennsylvania including but not limited to real estate purchase and sales, and all other items authorized under the Business Law of 1988 as amended. Said Certificate of Organization having been filed with the Department of State on December 3, 2012.

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

12/21/2012

NOTICE OF FILING OF CERTIFICATE OF ORGANIZATION

TAKE NOTICE THAT a Certificate of Organization was filed with the Department of State. The name of the Limited Liability Company is Hoyt Realty Group, LLC. This Limited Liability Company has been organized under

the provision pursuant to 15 Pa. C.S. 8913. Solicitor: Matthew L. Meagher, Esquire, 1018 Church Street, Honesdale, Pennsylvania 18431.

12/21/2012

NOTICE OF FILING OF CERTIFICATE OF ORGANIZATION

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

12/21/2012

LEGAL NOTICE

RE: 790-Civil-2012
Action to Quiet Title

FLORENT BARRY and
LORRAINE BARRY, his wife
Plaintiffs

VS.

THOMAS CADWALADER, his heirs, executors, administrators, assigns, and any and all other persons claiming any right, title or interest in or to the herein-described real property other than plaintiff, whose identity is known, Defendants

NOTICE TO:
THOMAS CADWALADER, his heirs, executors, administrators,

successors, assigns, and any and all other persons claiming any right, title or interest in or to the herein-described real property other than plaintiff, whose identity is known, Defendants

TAKE NOTICE THAT plaintiffs have 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 plaintiffs with respect to certain real property located in Lake Township, Wayne County, Pennsylvania, lying between the public road and the Plaintiffs' property as set forth in Wayne County Record Book 1370 at page 169.

YOU ARE HEREBY NOTIFIED that you will have twenty (20) days from the publication of this notice to file an Answer to plaintiffs' Complaint. If you fail to do so final judgment may be entered against you as prayed for in the Complaint. If you wish to defend, you must enter a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiffs. 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 LEGAL AID SERVICES
WAYNE COUNTY COURTHOUSE
925 COURT STREET
HONESDALE, PA 18431
(570) 253-1031

Nicholas A. Barna, Esq.
Attorney for Plaintiffs
831 Court Street
Honesdale, P A 18431
570-253-4921

12/14/2012 • 12/21/2012 • 12/28/2012

SHERIFF'S SALES

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

SHERIFF'S SALE JANUARY 9, 2013

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 9th day of January, 2013 at 10:00 AM in the Conference Room on the third floor of th Wayne County

Courthouse in the Borough of Honesdale the following property,

ALL that certain piece or parcel of land, situate, laying and being in the Township of Preston, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the center of the intersection of highways known as Shehawken Corners; thence along the center of the road known as the Tallmansville Road, South 16 degrees 30 minutes West 325 feet to a point in the center of said road; thence leaving said highway; North 70 degrees West 100 feet to an iron pin and stones corner, on lot of land of Nelson W. Leet, et ux; thence along the land of said Nelson W. Leet, et ux, North 9 degrees 30 minutes West 253.5 feet to an iron pin and stones corner on said Nelson W. Leet, et ux, lot; thence further along said Leet lot, North 16 degrees East 10 feet to the center of the highway leading from Shehawken to Starrucca; thence along the center of said highway South 73 degrees 30 minutes East 200 feet to the place of BEGINNING. CONTAINING 1.2 acres, of land be the same more or less, the description therefor being as the Compass Needle pointed April 30, 1960, as surveyed by Leonard L. LaBarre on this date.

TITLE TO SAID PREMISES VESTED IN John A. Francisco and Susan M. Francisco, his wife, by Deed from Ralph W. Tracy and

Betty J. Tracy, his wife, dated 09/09/1994, recorded 09/09/1994 in Book 968, Page 201.

Premises being: RR#1 BOX 1339, A/K/A 948 SHADIGEE CREEK ROAD, STARRUCCA, PA 18462

Tax Parcel No. 20-0-0141-0011

Seized and taken in execution as John A. Francisco RR#1 Box 1339 A/K/A 948 Shadigee Creek Road STARRUCCA PA 18462
Susan M Francisco RR#1 Box 1339 A/K/A 948 Shadigee Creek Road STARRUCCA PA 18462

Execution No. 268-Civil-2012
Amount \$13,295.61 Plus additional

October 5, 2012
Sheriff Mark Steelman
TO ALL CLAIMANTS TAKE
NOTICE:

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

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

**WILL FORFEIT DOWN
PAYMENT.**

Andrew J. Marley, Esq.

12/14/2012 • 12/21/2012 • 12/28/2012

**SHERIFF'S SALE
JANUARY 9, 2013**

By virtue of a writ of Execution Bank of America, 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 9th day of January, 2013 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property,

ALL that certain tract or parcel of land situated in the Township of Salem, Wayne County,

Pennsylvania, known as Lot 775, Section 9 of the Hideout, a subdivision situated in the Townships of Lake and Salem, Wayne County, Pennsylvania according to the plats thereof recorded in the Office of the Recorder of Deeds of Wayne County, Pennsylvania, April 9, 1970 in Plat Book 5, pages 26 and 27; May 11, 1970 in Plat Book 5, pages 34, 37, 41 through 48 and 50; September 8, 1970 in Plat Book 5, pages 57 and 58; February 8, 1971 in Plat Book 5, pages 59 and 61 through 63; March 24, 1971 in Plat Book 5, pages 66 through 68; May 10, 1971 in Plat Book 5, pages 69 through 72; March 14, 1972 in Plat Book 5, pages 73 through 76, 79 through 84 and 86; May 26, 1972 in Plat Book 5, pages 93 through 95; September 26, 1972 in Plat Book 5, pages 96



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through 104, as amended and supplemented.

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

LOT 775, Section 9 of The Hideout, Lake Ariel, PA 18436, is recorded in the Office of the Recorder of Deeds of Wayne County, PA, in Plat Book 5, Page 66

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

TITLE TO SAID PREMISES VESTED IN Viktor Moroz and Susanna Moroe, his wife, by Deed from David B. Hefferman, dated 10/18/2007, recorded 10/31/2007 in Book 3404, Page 185.

Premises being: 775 DEERFIELD ROAD, LAKE ARIEL, PA 18436

Tax Parcel No. 22-0-0022-0015
Tax ID #: 038825

Seized and taken in execution as Susanna Moroe 112 The Hideout LAKE ARIEL PA 18436
Viktor Moroz 112 The Hideout LAKE ARIEL PA 18436

Execution No. 680-Civil-2011
Amount \$313,583.48 Plus

additional

October 5, 2012
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

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

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

Robert W. Cusick, Esq.

12/14/2012 • 12/21/2012 • 12/28/2012

**SHERIFF'S SALE
JANUARY 9, 2013**

By virtue of a writ of Execution Wells Fargo Bank, N.A. as Trustee for Option One Mortgage Loan Trust 2006-1, Asset-Backed Certificates, Series 2006-1 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 9th day of January, 2013 at 10:00 AM in the

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

All that certain piece, parcel or lot or land, situate, lying and being in the Township of Paupack, County of Wayne, and Commonwealth of Pennsylvania, more particularly described as follows, to wit:

Lot No. 348, Tiffany Road, Regency Section, as shown on a map of lands of Paupackan Lake Shores, Inc., recorded in the Office for the Recording of Deeds in and for the County of Wayne in Map Book 26, at Pages 23.

Tax ID No. 19-0-0042-0348

For information purposes only - property a/k/a: 11 Stuart Drive, Hawley, PA 18428

TITLE TO SAID PREMISES IS VESTED IN Brian J. Riker and Victoria Riker, husband and wife, by deed from William J. Hoare and Patricia A. Hoare, husband and wife, dated 11/2/2005 and recorded 11/21/2005 in Book 2919, Page 291.

Seized and taken in execution as Brian J. Riker 11105 Fairbanks Road, NE ALBUQUERQUE NM 87112
Victoria Riker 11 Stuart Drive HAWLEY PA 18428

Execution No. 59-Civil-2012
Amount \$132,548.02 Plus

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additional

October 11, 2012
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE
NOTICE:**

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

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

Chandra M. Arkema, Esq.

12/14/2012 • 12/21/2012 • 12/28/2012

**SHERIFF'S SALE
JANUARY 9, 2013**

By virtue of a writ of Execution HSBC Bank USA, N.A. as Trustee o/b/o SG Mortgage Securities Trust 2007 AHL1 Asset Backed Certificates, Series 2007 AHL1, by its attorney in fact Ocwen Loan 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 January, 2013 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, Wayne County, Pennsylvania known as Lot # 1297, in Section 12, of the Hideout, a Subdivision situated in the Townships of Lake and Salem, Wayne County, Pennsylvania, according to the Plats thereof recorded in the Office of the recorder of Deeds of Wayne County, Pennsylvania; April 9, 1970, in Plat Book 5, Pages 26 and 27; May 11, 1970, in Plat Book 5, Pages 34, 37, 41 through 48 and 50; September 8, 1970, in Plat Book 5, Page 57 and 58; February 8, 1971, in Plat Book 5, Pages 59 and 61 through 63; March 24, 1971, in Plat Book 6, Pages 66 through 68; May 10, 1971, in Plat Book 5, Pages 69 through 72; March 14, 1972, in Plat Book 5, Pages 73 through 76,79 through 84 and 86; May 26, 1972, in Plat Book 5, Pages 93 through 95; September 26, 1972, in Plat Book 5, Pages 96 through 104 County of Wayne, State of Pennsylvania.

TAX PARCEL 120-0019-0063

BEING the same premises which Anthony P. Basile, Single, as Sole Owner by Deed dated May 2, 2007 and recorded June 12, 2007 in the Office of the Recorder of Deeds in and for Wayne County in Deed Book 3313 Page 297, granted and

conveyed unto Anthony P. Basile, a married man as his sole and separate property.

Seized and taken in execution as Anthony P. Basile 1297 Brookfield rd LAKE ARIEL PA 18436
Suzette Basile 1297 Brookfield Rd LAKE ARIEL PA 18436

Execution No. 500-Civil-2012
Amount \$129,821.90 Plus additional

October 5, 2012
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

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

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

Kevin P. Diskin, Esq.

12/14/2012 • 12/21/2012 • 12/28/2012

**SHERIFF'S SALE
JANUARY 9, 2013**

By virtue of a writ of Execution Wayne Bank issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 12th day of December, 2012 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following

ALL that certain tract or parcel of land situated in the Township of Lake, Wayne County, Pennsylvania, known as Lot 3440 Section 33 of The Hideout, a subdivision situated in the Townships of Lake and Salem, Wayne County, Pennsylvania according to the plats thereof recorded in the Office of the Recorder of Deeds of Wayne County, Pennsylvania, April 9, 1970, in Plat Book 5, page 27; May 11, 1970, in Plat Book 5, pages 34, 37, 41 through 48 and 50; September 8, 1970, in Plat Book 5, page 57; February 8, 1971, in Plat Book 5, pages 62 and 63; March 24, 1971, in Plat Book 5, page 66; May 10, 1971, in Plat Book 5, pages 71 and 72, 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 25, 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.

SUBJECT TO all easements, covenants, conditions and restrictions of record, including those set forth in the Declaration of Protective Covenants for The Hideout, dated as of May 11, 1970, as amended and supplemented.

Tax Map No.: 12-0-0035-0102

Address Being: 3440 Cliffwood Road, Lake Ariel, PA 18431

Seized and taken in execution as Nicole L. Granville 50 Kaycee Drive NESCOPECK PA 18635 Gregory Granville 50 Kaycee Drive NESCOPECK PA 18635

Execution No. 339-Civil-2012
Amount \$198,230.49 Plus
additional

September 21, 2012
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE
NOTICE:**

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

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

Stephen G. Bresset, Esq.

12/21/2012 • 12/28/2012 • 1/4/2013

**SHERIFF'S SALE
JANUARY 16, 2013**

By virtue of a writ of Execution Wayne Bank issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 16th day of January, 2013 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, ALL that certain parcel, piece or tract of land lying, situate and being in the Township of Clinton, County of Wayne, and Commonwealth of Pennsylvania, bounded and described as follows:

BEING all of Lot 3 consisting of 2.276 acres be the same more or less and as further depicted on a survey map of Alfred K. Bucconear, Registered Professional Land Surveyor, in July of 1995. Bearings are on a Magnetic Meridian of 1973. An illustration of this survey is made part of this entry and recorded in Wayne County Map Book Volume 83 at page 95

UNDER AND SUBJECT to and TOGETHER WITH the common or joint right of use of a certain "Common/Private Driveway" (being, generally, 50 feet or greater, in right of way width) illustrated and set forth on accompanying plan, extending from State Route 4001 ('Elk Lake Drive) through lands of the Grantors herein, their heirs and assigns, for the purpose of ingress, egress and regress for pedestrian and vehicular travel. The costs of repair, upgrade and maintenance of the "Common/Private Driveway" shall be apportioned or shared equally by ALL the parties/owners of lots/land accessed by said "Common/Private Driveway" presently and in the event of future development.

ADDRESS BEING: 510 ELK LAKE DRIVE, WAYMART, PA 18472

TAX MAP NO.: 6-1-0232-0039.0003-

Seized and taken in execution as Derek J. Torquati 510 Elk Lake Dr. WAYMART PA 18472
Elizabeth Torquati 1530 Wyoming Avenue SCRANTON PA 18509

Execution No. 12-Civil-2011
Amount \$88,916.58 Plus additional

October 10, 2012
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:
That all claims to the property will

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

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

Kimberly D. Martin, Esq.

12/21/2012 • 12/28/2012 • 1/4/2013

**SHERIFF'S SALE
JANUARY 16, 2013**

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 16th day of January, 2013 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 piece or parcel of land lying, situate and being in the Township of Berlin, County of Wayne, and Commonwealth of Pennsylvania, as laid out and plotted upon a 'Map

of Highland Acres, Lands of Charles D. Swezy, Berlin Twp., Wayne Co., Pa., June 20, 1970, Scale 1 inch = 100 feet,' bearing the name and seal of George E. Ferris, R.S., which map is duly recorded in the Office of the Recorder of Deeds of Wayne County, Pennsylvania, in Map Book No. 13 at page 87, said property being more fully bounded described as follows:

BEGINNING at a point in the center of the juncture of two (2) fifty (50) foot wide private roadways of the tract known as HIGHLAND ACRES, said point of beginning being a common corner of Lots Nos. 1, 2, 10, 15 and 24; thence following the center of the road leading towards the State Route, North seventy (70) degrees fifty-five (55) minutes West four hundred seven and two-tenths (407.2) feet to a corner, said corner being a common corner of Lots Nos. 23 and 24 and in line of Lot #1; thence following common line of Lots Nos. 23 and 24 the following two (2) courses and distances: South ten (10) degrees thirty-three (33) minutes East one hundred forty-eight and five-tenths (148.5) feet and South thirty-eight (38) degrees forty (40) minutes East one hundred thirty-eight and sixty-five one-hundredths (138.65) feet to a corner, said corner being a common corner of Lots Nos. 23, 24, 15 and 16; thence following the common line of Lots Nos. 24 and 15 along the center of the other previously mentioned private roadway the following two (2)

courses and distances: North fifty-one (51) degrees fifty-one (51) minutes East one hundred twelve and forty-five one-hundredths (112.45) feet and North seventy-four (74) degrees twelve (12) minutes East one hundred eighty-nine and seventy-five one-hundredths (189.75) feet to the point or place of BEGINNING. CONTAINING ninety-five one-hundredths (.95) of an acre. BEING Lot No. 24 of the tract known as HIGHLAND FIELDS.

ALSO CONVEYING a right-of-way for the purpose of ingress, egress and regress over a private roadway from State Road Route No. 63119 to an along the premises herein conveyed, in common, however, with the predecessor Grantors, Charles D. Swezy and Beverly A. Swezy, their heirs and assigns.

EXCEPTING AND RESERVING to predecessor Grantors, Charles D. Swezy and Beverly A. Swezy, their heirs and assigns, for right-of-way and utility installation and maintenance purposes a twenty-five (25) foot strip of land along the Southeasterly and Northeasterly side of the property herein conveyed in common, however, with the Grantee, his heirs and assigns.

UNDER AND SUBJECT to easements, conditions, and restrictions in the chain of title, which shall constitute covenants running with the land binding on the land hereby conveyed in the

hands of any and all Grantees, their heirs and assigns.

PARCEL II: ALL that certain piece or parcel of land lying situate and being in the Township of Berlin, County of Wayne and Commonwealth of Pennsylvania as laid out and plotted upon a map entitled 'Map of Highland Acres, Lands of Swezy, Berlin Twp., Wayne Co., Pa., June 20, 1970, Scale 1 inch = 100 feet,' bearing the name and seal of George E. Ferris, R.S., and being more particularly bounded and described as follows:

BEGINNING at a point in the center of a private roadway leading into the development known as HIGHLAND ACRES from State Road Route No. 63119, said point of beginning being a common corner of Lots Nos. 1, 2, 10, 15 and 24; thence North 10 degrees 58 minutes West 154.25 feet; thence North 62 degrees 32 minutes East 145.0 feet; thence North 37 degrees 22 minutes East 75.0 feet; thence South 38 degrees 50 minutes 201.3 feet to a corner in the center of a 50 feet wide private road; thence along center of same the following two (2) courses and distances: 1) South 51 degrees 51 minutes West 112.45 feet and 2) South 74 degrees 12 minutes West 189.75 feet to the place of BEGINNING. BEING Lot No. 15 of the tract known as HIGHLAND ACRES, and containing 1.05 acres as shown on a map recorded in Wayne County Map Book 13 at Page 87.

ALSO CONVEYING a right-of-way for the purpose of ingress, egress and regress over a private roadway from State Road Route No. 63119 to and along the premises herein conveyed, in common, however, with the prior Grantors, their heirs and assigns.

EXCEPTING AND RESERVING to the prior Grantors, their heirs and assigns, for right-of-way and utility maintenance purposes a twenty-five (25) foot strip of land along the southeasterly and northwesterly boundaries of the premises herein conveyed, however, with the Grantees, their heirs and assigns.

UNDER AND SUBJECT to the easements, conditions and restrictions which shall constitute covenants

Seized and taken in execution as Michael J. Javitz 10 Pinewood Terrace, Honesdale PA 18431

Execution No. 133-Civil-2008
Amount \$131,452.99 Plus
additional

October 15, 2012
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE
NOTICE:

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

after sale; and that distribution will be made in accordance with the schedule unless exceptions are filed within ten (10) days thereafter. No further notice of filing of the schedule of distribution need be given.

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

John Michael Kolesnik Esq.

12/21/2012 • 12/28/2012 • 1/4/2013

**SHERIFF'S SALE
JANUARY 16, 2013**

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 16th day of January, 2013 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 of land lying and being in the Township of Lake, County of Wayne, State of Pennsylvania, being more particularly described as follows:

ALL THAT CERTAIN tract or parcel of land, situated in the Township of Lake, Wayne County, Pennsylvania, known as Lot 2594, Section 42, of The Hideout a

subdivision situated in the Townships of Lake and Salem, Wayne County, Pennsylvania, according to the plats thereof recorded in the Office of the Recorder of Deeds of Wayne County, Pennsylvania, April 9, 1970 in Plat Book 5, page 27; May 11, 1970 in Plat Book 5, pages 34, 37, 41 through 48 and 50; September 8, 1970 in Plat Book 5, page 57; February 8, 1971 in Plat Book 5, pages 62 and 63; March 24, 1971 in Plat Book 5, page 66; May 10, 1971 in Plat Book 5, pages 71 and 72; March 14, 1972 in Plat Book 5, pages 76, 79 through 84, 86; May 26, 1972 in Plat Book 5, pages 93 through 95; September 26, 1972 in Plat Book 5, pages 96, 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.

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

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

TITLE TO SAID PREMISES

VESTED IN Kenneth Alevis, a single man, by Deed from Bruce F. Covey and Betty A. Covey, h/w, dated 02/16/2007, recorded 02/20/2007 in Book 3238, Page 247.

Premises being: 2594 BOULDER ROAD, LAKE ARIEL, PA 18436

TAX MAP NO.: 12-0-0039-0001.-

Seized and taken in execution as Kenneth Alevis 2653 Harding Avenue BRONX NY 10465

Execution No. 173-Civil-2012
Amount \$145,494.45 Plus additional

October 10, 2012
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

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

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

WILL FORFEIT DOWN PAYMENT.
Matthew Brushwood, Esq.

12/21/2012 • 12/28/2012 • 1/4/2013

**SHERIFF'S SALE
JANUARY 16, 2013**

By virtue of a writ of Execution The Bank of New York Mellon, Successor in Interest to JPMorgan Chase Bank, as Trustee for the Registered Holders of NovaStar Mortgage Funding Trust, Series 2004-3 NovaStar Home Equity Loan Asset-Backed Certificates, Series 2004-3 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 16th day of January, 2013 at 10:00 AM in the Conference Room on the third floor of the Wayne County Courthouse in the Borough of Honesdale the following property,

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

BEGINNING AT A CORNER MARKED BY AN IRON PIPE SET ON THE SOUTH SIDE STREET LINE OF 17TH STREET; THIS POINT BEING 47.5 FEET FROM THE INTERSECTION OF THE SOUTHERLY SIDE OF 17TH STREET AND THE EASTERLY

SIDE OF WEST STREET;
THENCE CONTINUING ON
THE SOUTHERLY SIDE OF THE
17TH STREET LINE NORTH 79
DEGREES 45' EAST 108.5 FEET
TO A CORNER ON THE
WESTERLY SIDE OF NORTH
MAIN STREET; THENCE
CONTINUING ALONG THE
WESTERLY SIDE OF NORTH
MAIN STREET SOUTH 10
DEGREES 15' EAST 60 FEET;
THENCE ALONG LANDS NOW
OR FORMERLY OF MURRAY
SOUTH 79 DEGREES 45' WEST
108.5 FEET TO AN IRON PIN
CORNER; THENCE NORTH 10
DEGREES 15' WEST 60 FEET
TO THE PLACE OF
BEGINNING. THIS LAST LINE
IS THE BASE LINE AND IS
PARALLEL TO THE MAIN
STREET LINE AND PASSES
THROUGH A POINT WHICH IS
SOUTH 79 DEGREES 45' WEST
27.5 FEET OF THE
NORTHWEST CORNER OF THE
FOUNDATION OF THE CASE
RESIDENCE.

CONATINING 6510 SQUARE
FEET

BEING KNOWN AS: 1608
NORTH MAIN STREET,
HONESDALE, PA 18431

PROPERTY ID NO.: 11-0-0002-
0108

TITLE TO SAID PREMISES IS
VESTED IN MICHAEL S.

POLAY AND JANET S. POLAY,
HIS WIFE

Seized and taken in execution as
Michael S. Polay 2121 Main Street
BETHLEHEM PA 18017

Execution No. 528-Civil-2010
Amount \$181,011.10 Plus
additional

October 11, 2012
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE
NOTICE:

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

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

Katherine E. Knowlton, Esq.

12/21/2012 • 12/28/2012 • 1/4/2013

CIVIL ACTIONS FILED

*FROM NOVEMBER 24, 2012 TO NOVEMBER 30, 2012
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2008-21373	RANDALL MARC M	11/29/2012	SATISFACTION	—
2008-21373	RANDALL PATRICIA A	11/29/2012	SATISFACTION	—
2010-21044	RIKSON HANS E	11/29/2012	SATISFACTION	—
2010-21044	RIKSON EILEEN M	11/29/2012	SATISFACTION	—
2011-00593	ROSENBERGER AMANDA	P 11/30/2012	JUDGMENT ON VERDICT	—
2011-00810	SALVATORIELLO PATRICK N	11/27/2012	JUDGMENT WITHDRAWN	—
2011-21519	CONTAFIO MARY LOU JONES	11/29/2012	SATISFACTION	—
2011-21519	DURKAN ANN A JONES	11/29/2012	SATISFACTION	—
2011-21519	JONES ARTHUR ROBERT	11/29/2012	SATISFACTION	—
2012-00046	BRAYER JAMES C	11/30/2012	JDGMT BY COURT ORDER	61,064.48
2012-00053	BORYS MARK T	11/30/2012	WRIT OF EXECUTION	113,307.25
2012-00309	GOLDEN SUSAN	11/30/2012	WRIT OF EXECUTION	171,625.91
2012-00444	HAYES TIMOTHY A A/K/A	11/30/2012	WRIT OF EXECUTION	142,864.49
2012-00444	HAYES TIMOTHY	11/30/2012	WRIT OF EXECUTION	142,864.49
2012-00553	PIWINSKA DANUTA	11/30/2012	DEFAULT JUDGMENT	261,920.90
2012-00615	CORTINO FRANK R	11/30/2012	JUDGMENT "IN REM"	96,262.73
2012-00615	CORTINO PATRICIA M	11/30/2012	JUDGMENT "IN REM"	96,262.73
2012-00615	KERWICK FRANCIS L	11/30/2012	JUDGMENT "IN REM"	96,262.73
2012-00732	HAWTHORNE DENISE N/K/A	11/30/2012	DEFAULT JUDGMENT	111,964.64
2012-00732	PREZIOSI DENISE	11/30/2012	DEFAULT JUDGMENT	111,964.64
2012-00732	PREZIOSI WILLIAM	11/30/2012	DEFAULT JUDGMENT	111,964.64
2012-20682	FILER RICHARD	11/29/2012	SATISFACTION	—
2012-20682	FILER RUTH	11/29/2012	SATISFACTION	—
2012-20682	SULZER ANNA	11/29/2012	SATISFACTION	—
2012-21242	SENNEFELDER JANET E	11/29/2012	SATISFACTION	—
2012-21242	SENNEFELDER ANNA C	11/29/2012	SATISFACTION	—
2012-21256	BENSON CAROLINA	11/29/2012	SATISFACTION	—
2012-21614	CASEY BETTY	11/26/2012	MUNICIPAL LIEN	1,172.51
2012-21615	BROWN JOHN P	11/26/2012	TAX LIEN	479.63
2012-21615	BROWN MAUREEN M	11/26/2012	TAX LIEN	479.63
2012-21616	DJ HARVEY AGENCY LLC	11/26/2012	TAX LIEN	575.34
2012-21617	AMERICAN REAL ESTATE INVESTMENT HOLDINGS I INC	11/26/2012	TAX LIEN	689.33
2012-21618	JAY BEES ENTERPRISE INC	11/26/2012	TAX LIEN	888.17
2012-21619	GARDNER LAUREL	11/26/2012	TAX LIEN	388.65
2012-21620	SHELLY'S FAMILY RESTAURANT INCORPORATION	11/26/2012	TAX LIEN	2,462.64
2012-21621	SPORTS & ARTS CENTER AT ISLAND LAKE INC	11/26/2012	TAX LIEN	2,852.97

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

2012-21622	NATISHAK MICHELLE M	11/26/2012	JP TRANSCRIPT	6,825.69
2012-21623	DIEHL JOHN R	11/27/2012	JP TRANSCRIPT	6,625.03
2012-21624	FAATZ EARL N JR	11/27/2012	JP TRANSCRIPT	2,421.82
2012-21625	BRAINARD TINA	11/27/2012	JP TRANSCRIPT	1,119.04
2012-21626	DUNN KEVIN P	11/28/2012	TAX LIEN	3,941.32
2012-21626	DUNN RUTH L	11/28/2012	TAX LIEN	3,941.32
2012-21627	PEARSON RANDY G	11/28/2012	TAX LIEN	484.67
2012-21627	PEARSON MICHELLE	11/28/2012	TAX LIEN	484.67
2012-21628	HUCKABEE HENRY R	11/28/2012	TAX LIEN	1,236.98
2012-21628	HUCKABEE JEANETTE	11/28/2012	TAX LIEN	1,236.98
2012-21629	STARK AUGUST	11/28/2012	JP TRANSCRIPT	1,343.00
2012-21629	STARK SALLY	11/28/2012	JP TRANSCRIPT	1,343.00
2012-21630	MESSINETTI KYLE	11/28/2012	JUDGMENT	1,901.25
2012-21631	BRINKWORTH DANIEL	11/28/2012	JUDGMENT	696.00
2012-21632	CLAPPER DOUGLAS ERWIN	11/28/2012	JUDGMENT	396.50
2012-21633	CURTIS PHILIP	11/28/2012	JUDGMENT	1,203.00
2012-21634	ITURREY JUAN A JR	11/28/2012	JUDGMENT	649.50
2012-21635	ORAZZI BRADLEY NICHOLAS	11/28/2012	JUDGMENT	1,361.00
2012-21636	JONES PATRICK M	11/28/2012	JUDGMENT	634.50
2012-21637	BARRIGER LLOYD V	11/29/2012	FEDERAL TAX LIEN	19,470.22
2012-21638	UTEGG HARRY S	11/29/2012	FEDERAL TAX LIEN	113,404.96
2012-21639	GOOGINS GARRY	11/30/2012	JUDGMENT	2,369.50
2012-21640	CLARK PAUL ARTHUR	11/30/2012	JUDGMENT	1,954.00
2012-21641	TANNER JORDAN	11/30/2012	JUDGMENT	8,228.21
2012-21642	DREWES AMY R	11/30/2012	JP TRANSCRIPT	5,252.64
2012-21643	KAUFFMAN INVESTORS INC	11/30/2012	MUNICIPAL LIEN	359.64
2012-21644	MARTIN JAMES D	11/30/2012	MUNICIPAL LIEN	366.20

CIVIL APPEALS — AGENCIES: OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00784	PIONEER PROPERTIES LLC	PLAINTIFF	11/27/2012	—
2012-00784	BOARD OF SUPERVISORS OF STERLING TOWNSHIP	DEFENDANT	11/27/2012	—
2012-00784	STERLING TOWNSHIP BOARD OF SUPERVISORS	DEFENDANT	11/27/2012	—

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00787	DISCOVER BANK	PLAINTIFF	11/30/2012	—
2012-00787	COOLICAN PHOEBE A	DEFENDANT	11/30/2012	—

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CONTRACT — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00788	HAWLEY SILK MILL LLC	PLAINTIFF	11/30/2012	—
2012-00788	MARSHALL CONSULTING INC	DEFENDANT	11/30/2012	—
2012-00788	LAKE REGION COMPUTERS	DEFENDANT	11/30/2012	—

TORT — MOTOR VEHICLE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00785	DELLING SUSAN M	PLAINTIFF	11/28/2012	—
2012-00785	DELLING WILLIAM D	PLAINTIFF	11/28/2012	—
2012-00785	ERIE INSURANCE EXCHANGE A/K/A AND D/B/A	DEFENDANT	11/28/2012	—
2012-00785	ERIE INSURANCE GROUP A/K/A AND D/B/A	DEFENDANT	11/28/2012	—
2012-00785	ERIE INSURANCE A/K/A AND D/B/A	DEFENDANT	11/28/2012	—
2012-00785	ERIE INSURANCE PROPERTY & CASU A/K/A AND D/B/A	DEFENDANT	11/28/2012	—
2012-00785	ERIE FAMILY LIFE INSURANCE CO A/K/A AND D/B/A	DEFENDANT	11/28/2012	—
2012-00785	ERIE INSURANCE COMPANY OF NY A/K/A AND D/B/A	DEFENDANT	11/28/2012	—
2012-00785	ERIE INDEMNITY COMPANY	DEFENDANT	11/28/2012	—
2012-00786	CIARROCCHI CHRISTOPHER ESTATE	PLAINTIFF	11/29/2012	—
2012-00786	CIARROCCHI RONALD	PLAINTIFF	11/29/2012	—
2012-00786	SPOOR TERESA	PLAINTIFF	11/29/2012	—
2012-00786	DEPARTMENT OF TANSPORTATION	DEFENDANT	11/29/2012	—

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MORTGAGES AND DEEDS

*RECORDED FROM DECEMBER 10, 2012 TO DECEMBER 14, 2012
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Kaczka Katrina J	Wayne Bank	Preston Township	69,000.00
Williams Keith	Community Bank	Lake Township	
Williams Mary Ann	First Liberty Bank & Trust		277,000.00
Rubin Delores	J P Morgan Chase Bank	Manchester Township	75,000.00
Green Circle Real Estate L L C	Fidelity Deposit & Discount Bank	Cherry Ridge Township	200,000.00
Green Circle Real Estate L L C	Fidelity Deposit & Discount Bank	Cherry Ridge Township	790,000.00
Roth John	First National Bank Of Jeffersonville	Damascus Township	50,000.00
Grasse William F	Mortgage Electronic Registration Systems	Damascus Township	
Grasse Suzanne			280,000.00
Smullen Sean M	Mortgage Electronic Registration Systems	Paupack Township	
Smullen Dawn W			396,500.00
Heiser Paula L	Usa A Federal Savings Bank	Paupack Township	65,300.00
Criscera Patrick J	Mortgage Electronic Registration Systems	Clinton Township 2	164,000.00
Black Roger	Housing & Urban Development	Salem Township	38,681.18
Walker Charles G	Valley National Bank	Paupack Township	
Walker Gail V			386,000.00
Robbins Joshua	Citizens Savings Bank	Berlin Township	
Thumann Anne			115,000.00
Burns Michael	Mortgage Electronic Registration Systems	Lake Township	
Burns Maryellen			165,465.00
Mutascio Dominick	T C C Pennwest	Salem Township	
Mutascio Debra	Manorwood Homes		500,000.00
Dicosimo Elizabeth Gardner	Mortgage Electronic Registration Systems	Lake Township	
Dicosimo Joseph A			67,500.00
Pacchioli Fay N	Mortgage Electronic Registration Systems	Paupack Township	900,000.00
Pacchioli Fay N	Housing & Urban Development	Paupack Township	900,000.00
Decker Michael E	Fifth Third Mortgage Company	Damascus Township	
Decker Caryn L			292,480.00
Neiman Laura	Dime Bank	Damascus Township	
Zych Robert A			138,700.00

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

Hoffman Eldon L	Mortgage Electronic Registration Systems	Paupack Township	252,000.00
Hoffman Marilyn A Hoffman Eldon L Jr			
Meagher Matthew L Meagher Carrie	Honesdale National Bank	Honesdale Borough	98,000.00
Cooley Eric J Cooley Claire	Honesdale National Bank	Honesdale Borough Honesdale Boro & Texas Twp Texas Township	57,000.00
		Texas Twp & Honesdale Boro	57,000.00
Cooley Eric J Cooley Claire	Honesdale National Bank	Honesdale Borough Honesdale Boro & Texas Twp Texas Township	40,000.00
		Texas Twp & Honesdale Boro	40,000.00
Pleasant Mount Public Library Association	Honesdale National Bank	Mount Pleasant Township	25,000.00
Long Richard J Long Cathy S	Honesdale National Bank	Salem Township	49,000.00
Anderson Carl Anderson Marsha	Honesdale National Bank	Mount Pleasant Township	128,500.00
Shaffer Harry M Shaffer Nancy M	Honesdale National Bank	South Canaan Township	100,000.00
Jacobi Stephen J Lehutsky Joseph P	Honesdale National Bank	Manchester Township Canaan Township	150,000.00
Lehutsky Dawn M			83,000.00
Lucal Elizabeth Lucas Kenneth F	Honesdale National Bank	South Canaan Township South Canaan & Canaan Twps Canaan Township	70,500.00
		Canaan & South Canaan Twps	70,500.00
Lubalin Jeffrey S Lubalin Jennifer P	Mortgage Electronic Registration Systems	Lake Township	87,200.00
Urbas Brian C Urbas Lora L	Mortgage Electronic Registration Systems	Clinton Township	135,000.00
Ryan Richard F Ryan Patricia B	Mortgage Electronic Registration Systems	Paupack Township	77,331.00
Hamelburg Jill D Brown William R	P S E C U Mortgage Electronic Registration Systems	Paupack Township	25,000.00 60,000.00
Baudillesina Christine Sina Christine Baudille Sina Bashkim	Mortgage Electronic Registration Systems	Paupack Township	417,000.00
Rozhnyatovskaya Zinaida Frayzond Tatyana	Mortgage Electronic Registration Systems	Lake Township	157,600.00

Hiller Kyle J	Honesdale National Bank	Oregon Township	80,000.00
Hiller Kyle J	Hiller Jeffrey A Hiller Susan M	Oregon Township	50,000.00
Pergola Vincent	Dirlam Bros Lumber Company Inc	Clinton Township	
Pergola Camela AKA Pergola Carmela AKA			8,500.00
Rogers Robert W Rogers Margaret M	Wayne Bank	Dyberry Township	12,000.00
Cusumano Steven	Mortgage Electronic Registration Systems	Berlin Township	
Cusumano Valerie			180,000.00
Cusumano Steven	Housing & Urban Development	Berlin Township	
Cusumano Valerie			180,000.00
Zdziarski John A Zdziarski Tammy L	First National Community Bank	Canaan Township	98,350.00
Harvan Elaine G Harvan Darrin	Valley National Bank	Paupack Township	68,000.00
Fry Travis F	Mortgage Electronic Registration Systems	Honesdale Borough	
Fry Kelly C			173,850.00
Singer Deborah R	Dime Bank	Paupack Township	119,000.00
Kuznetsov Valery	Mortgage Electronic Registration Systems	Paupack Township	
Yudeskuznetsov Julia Kuznetsov Julia Yudes			127,500.00
Steffen Peter J Sr Steffen Pamela D	Dime Bank	Palmyra Township	33,500.00
Sibello Robert Jr Sibello Sandra E	Dime Bank	Paupack Township Paupack & Lake Twps Lake Township Lake & Paupack Twps	50,000.00 50,000.00
Stolle Walter G Stolle Mary A	Dime Bank	Texas Township	53,000.00
Whitosky Bruce E	Dime Bank	Honesdale Borough	15,200.00
Schemitz Rudy R Schemitz Francine C	Dime Bank	Berlin Township	75,000.00
Torquati Scott	Mortgage Electronic Registration Systems	Clinton Township	138,623.00
Ocampo Pablo E	Mortgage Electronic Registration Systems	Palmyra Township	
Ocampo Edilma			158,746.00
Hirt Carolyn	Wayne County Redevelopment Authority	Hawley Borough	
Beck Lois			24,792.00
Henry Robert	Wayne County Redevelopment Authority	Hawley Borough	11,935.00
Rutledge Mark C Rutledge Melissa Elaine	Dime Bank	Damascus Township	148,000.00

Blum Brenda	Mortgage Electronic Registration Systems	Lake Township	
Sklavakis Dennis			102,000.00
McDonald Paul G Jr	J P Morgan Chase Bank	Cherry Ridge Township	
McDonald Debora A AKA McDonald Debra A AKA			200,340.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Fannie Mae AKA Federal National Mortgage Association AKA	Morris Thomas W Morris Ann	Waymart Borough	Lot 5
Phelan Hallinan & Schmieg Schuermann Scott W	Schuermann Lisa A	Hawley Borough	
J S F S Realty	Green Circle Real Estate	Cherry Ridge Township	Lots 20 & 21
Lalli Shelby Lalli Robert	Criscera Patrick J	Clinton Township 2	
Rigerman Elimelech By Sheriff Rigerman Yisroel By Sheriff Rigerman Moshe By Sheriff	Bank Of New York Mellon Trust Company	Damascus Township	Lot 100
Kosik Charles R Exr Kosik David M Est	Kosik Charles R Tr David M Kosik Trust Kosik Nicholas D Kosik Matthew D Kosik Jonathon D	Buckingham Township	Lot 1
Kauders Ursula A	Kauders Ronald S Kauders Ursula A	Lake Township	Lot 3369
Housing & Urban Development	Dicosimo Joseph A Dicosimo Elizabeth Gardner	Lake Township	Lot 1578
Carpenter Robert N Exr Carpenter Robert L Est	Carpenter Robert N Krietzberg Donna Lee Carpenter Scott W Carpenter Rita	Lake Township Lake & Salem Twps Salem Township Salem & Lake Twps	Lot 1760 Lot 1760
Tintle Shirley	McDonald James McDonald Pamela	Preston Township	
McDonald James McDonald Pamela	McDonald James McDonald Pamela	Preston Township	
OBrien Sandra Z	Barrett Brent W Barrett Masha J	Damascus Township	
Flagstone Canyon Inc Tolcser Ladislau Jr	Reliant Land Investment Co Tolcser Ladislau Jr Tolcser Monika	Lake Township Cherry Ridge Township	Lot 2938 Lot 2
Lehr Margaret A Lehr Brian R	Lehr Brian R	Lehigh Township	
Pensco Trust Company George Serniak Ira	Serniak George	South Canaan Township	

Serniak George	Serniak George Serniak Marilyn	South Canaan Township	
McGinnis Robert J Exr	McGinnis Robert J Jr	Hawley Borough	
McGinnis Ellen Est	Evans Mary Margaret McGinnis Michael J Webb Martha Ann McGinnis William T		Lot 2
Alexis Michael J	Hoffman Eldon L	Paupack Township	
Alexis Jill	Hoffman Marilyn A Hoffman Eldon L Jr		Lot 57
Christman Diane C	Gerona Diane	Clinton Township 1	
Barro Diane C	Kelly Kim		
Barro Michael J			
Romano John A	Lubalin Jeffrey S	Lake Township	
Romano Donna A	Lubalin Jennifer P		Lot 1108
Lazorack John	Lazorack John	Salem Township	
Lazorack Cheryl	Lazorack Cheryl		
Wisznieski Joanne L	Wisznieski Joanne L		
Lazorack Peter	Lazorack Peter		
Lazorack Cindy	Lazorack Cindy		
Gentleman Brian A	Hanna William J	Preston Township	
Schiller Robert G	Hanna Laura		
Hanna Laura			
Mackay Guillermo	Jordan Holdings L L C	Dreher Township	
Mackay Guillermo	Jordan Holdings L L C	Dreher Township	
McNeff Timothy J	Brown William R	Paupack Township	
McNeff Rebecca L			Lot 294
Boyer Sandra D	Boardwalk Properties	Paupack Township	Lot 302
Hiller Jeffrey A	Hiller Kyle J	Oregon Township	
Hiller Susan M			
Stiles James Robert	Jenkins Thomas	Clinton Township!	
Stiles Tabatha AKA	Jenkins Kurt		
Stiles Tabbitha AKA			
Ortiz Gina M By Sheriff	Deutsche Bank National Trust Company Tr	Palmyra Township	Lot 39
Gentleman Gerard J	Gentleman Gerard J Tr	Preston Township	
Gentleman Frances A	Gentleman Frances A Tr Gentleman Living Trust		
Gentleman Gerard J	Gentleman Gerard J Tr	Preston Township	
Gentleman Frances A	Gentleman Frances A Tr Gentleman Living Trust		Lot 3
Schultz James J	Fry Travis R	Honesdale Borough	
Schultz Kathleen M	Fry Kelly C		Lot 12
Pitti David J	Cleary Joseph	Cherry Ridge Township	
Pitti Kathleen M			
Delfino Lorraine A Exr	Delfino Lorraine A	Preston Township	
Whitelavich Joseph J Est			Lots 5 & 6
Lobolito Inc	Larsen Louis F	Lehigh Township	Lot 46
Lobolito Inc	Larsen Louis F	Lehigh Township	Lot 9
Taylor Thomas	Carr Michael J	Paupack Township	
Taylor Corrie	Carr Patricia M		Lot 106

Pronko David Exr	Pronko David Tr	Salem Township	
Pronko Stephen Est	Liskov Cynthia P Tr Stephen Pronko Trust		
Zewe David M	Zewe Karen L	Paupack Township	
Zewe Karen L			
Zewe David M	Zewe Karen L	Paupack Township	
Zewe Karen L			
Schulz Walter F	Ocampo Pablo E	Palmyra Township	
Schulz Joan	Ocampo Edilma		Lots 13 & 14
Petrilak Mary	Petrilak Mary	Manchester Township	
Petrilak Michael W Est			
Sines Jean C Alberts	Cavanaugh Mark	Lehigh Township	
Albertssines Jean C	Cavanaugh Linda		Lot 672
Sines Thomas W			
Fannie Mae AKA	Anderton Kenneth	Paupack Township	
Federal National Mortgage Association AKA	Anderton Lucy		Lot 95
K M L Law Group			
Mohn James R By Sheriff	Diehl Judy M Diehl Justin M	Damascus Township	
Capra Karen	Gamba Mark Gamba Iulia	Manchester Township	Lot B

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