

LEGAL JOURNAL

OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 1 ★ DECEMBER 23, 2011 ★ Honesdale, PA ★ No. 41



IN THIS ISSUE

LEGAL NOTICES	4
SHERIFF'S SALES.....	6
CIVIL ACTIONS FILED	22
MORTGAGES & DEEDS.....	27

© 2011 Legal Journal of Wayne County



Court of Common Pleas 22nd Judicial District:

The Hon. Raymond L. Hamill
President Judge

The Hon. Robert J. Conway
Senior Judge

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



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

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

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

www.waynecountylawyers.org

**Submit advertisements to
baileyd@ptd.net**

OFFICERS

President
Jeffrey Treat, Esq.

Vice-President
Alfred G. Howell, Esq.

Secretary
Janine Edwards, Esq.

Treasurer
Matthew Louis Meagher, Esq.

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

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

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

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

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

MESSAGE FROM THE WAYNE COUNTY BAR ASSOCIATION



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

PRICING & RATES

Notice Pricing

One time Insertions

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

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

Subscription Rates

Per Year

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

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

WAYNE COUNTY OFFICIALS

Judge of the Court of Common Pleas

Raymond L. Hamill, *President Judge*
Robert J. Conway, *Senior Judge*

Magisterial District Judges

Bonnie L. Carney
Jane E. Farrell
Ronald J. Edwards
Ted Mikulak

Court Administrator

Linus H. Myers

Sheriff

Mark Steelman

District Attorney

Michael Lehutsky, Esq.

Prothonotary, Clerk of The Court

Edward "Ned" Sandercock

Chief Public Defender

Scott Bennett, Esq.

Commissioners

Brian W. Smith, *Chairman*
Anthony V. Herzog
Wendall R. Kay

Treasurer

Brian T. Field

Recorder of Deeds, Register of Wills

Ginger M. Golden

Coroner

Carol R. Lienert

Auditors

Carla Komar
Judy O'Connell
Kathleen A. Schloesser

Jury Commissioners

Judith M. Romich
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 ANTIMO PEZZULLO
AKA ANTIMO JOHN
PEZZULLO

Late of Paupack Township
Executor

JOHN M. PEZZULLO
140 MUD MILLS ROAD
MIDDLETOWN, NY 10940
Executrix

CAROL M. GILES
PO BOX 12
POYNTELLE, PA 18454

Attorney
P. CHRISTOPHER COTRONZI
81 MAIN STREE, STE 205
WHITE PLAINS, NY 10601

12/23/2011 • 12/30/2011 • 1/6/2012

ADMINISTRATRIX NOTICE

Estate of WILLIAM S.
HARRIOTT AKA WILLIAM
HARRIOTT

Late of Paupack Township
Administratrix

BESS H. HARRIOTT
17 RIDGE CREST DRIVE
LAKEVILLE, PA 18438

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

12/23/2011 • 12/30/2011 • 1/6/2012

ESTATE NOTICE

NOTICE IS HEREBY GIVEN, that Letters Testamentary have been issued in the Estate of Milda L. Sebris, who died on November 18, 2011. Letters Testamentary have been granted to Lee C. Krause, Esq., 109 Ninth Street, Honesdale, PA 18431, Executor. All persons indebted to said estate are required to make payment and those having claims or demands are to present the same without delay to the Executor named herein or to Alfred J. Howell, Esquire, Howell, Howell & Krause, 109 Ninth Street, Honesdale, PA 18431. ALFRED J. HOWELL, ESQ. HOWELL, HOWELL & KRAUSE

12/16/2011 • 12/23/2011 • 12/30/2011

ESTATE NOTICE

NOTICE IS HEREBY GIVEN, that Letters Administration have been issued in the Estate of Lynne Gail Roethel, who died on October 25, 2011, late resident of 467 Spring Hill Road, PO Box 56, Sterling, PA 18463, to Joseph T. Roethel. All persons indebted to said estate are required to make payment and those having claims or demands are to present the same

without delay to the law offices of
HOWELL, HOWELL &
KRAUSE, ATTN: LEE C.
KRAUSE, ESQUIRE, Attorney for
the Estate, at 109 Ninth Street,
Honesdale, PA 18431.
LEE C. KRAUSE, ESQUIRE
ATTORNEY FOR THE ESTATE

12/9/2011 • 12/16/2011 • 12/23/2011

EXECUTRIX NOTICE

Estate of ELEANOR B.
KLEFFMAN
Late of Milanville
Executrix
BARBARA A. CONKLIN
1144 CALKINS ROAD
MILANVILLE, PA 18443
Executrix
CAROL M. GILES
PO BOX 12
POYNTELLE, PA 18454
Attorney
RICHARD B. HENRY, ESQUIRE
1105 COURT STREET,
HONESDALE, PA 18431

12/9/2011 • 12/16/2011 • 12/23/2011

ADMINISTRATRIX NOTICE

Estate of ALLAN T. RAKE
AKA ALLAN RAKE
Late of Damascus Township
Administratrix
JOAN RAKE
76 RUTLEDGEDALE RD.
TYLER HILL, PA 18469
Attorney
NICHOLAS A. BARNA
831 COURT STREET
HONESDALE, PA 18431

12/9/2011 • 12/16/2011 • 12/23/2011

OTHER NOTICES

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

Sale # 2011-277 NR
The Wayne County Tax Claim
Bureau has received and approved
an offer to purchase Property
Number 08-341-55.2 located in
Dreher Township at private sale for
\$2,800.00. The assessment records
indicate that there are not
improvements. The assessed value
of the property is \$26,800.00 and is
dedeeked in the name of Liegh & Joan
Robacker. The property is described
as Residential Acreage one to Ten
Acres. Lot is 3.65 acres. The
delinquent taxes lodged against this
property for 2008, 2009, 2010 &
2011. Total is \$1,639.00. 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:
09/12/2010. 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: 12/01/11

12/9/2011 • 12/23/2011

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
JANUARY 4, 2012**

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 4th day of January, 2012 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property,

ALL THAT CERTAIN lot or parcel of land situate, lying and being in the Township of Lehigh in the development of Pocono Ranchettes, Inc., County of Wayne and State of Pennsylvania, to wit: Lot No. 10, Block No. B of Section 7 as shown on the survey and original plan of Pocono Ranchettes, Inc., Wayne County, Pennsylvania in Map Book 10 at Page 158 reference being made thereto for a more particular description of the lot or lots herein

before described and herein conveyed.

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

Address being: 18 NO NAME TRAIL, POCONO RANCHETTES, GOULDSBORO, PA 18428

Wayne County Tax Map No. 14-0-0017-0004

Seized and taken in execution as Earl Toler 223 Annette Marie Drive Long Pond PA 18334
Anne Toler 223 Annette Marie Drive Long Pond PA 18334

Execution No. 0729-Judgment-2009
Amount \$3,994.10 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.

Robert P. Daday, Esq.

12/9/2011 • 12/16/2011 • 12/23/2011

**SHERIFF'S SALE
JANUARY 4, 2012**

By virtue of a writ of Execution Wells Fargo Bank, N.A., s/b/m to Wachovia Bank, National Association issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 4th day of January, 2012 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property,

All that certain piece or parcel of land lying, situate and being in the Township of Lake, County of Wayne, and State of Pennsylvania, bounded and described as follows:

BEGINNING in the center of State

Road Route 63013, a common corner of lands herein conveyed and lands recently conveyed to James McCarron, et ux.; thence North forty-two (42) degrees twenty-three (23) minute West one hundred fifty (150) feet to a point in the center of said State Road; thence along line of lands of Gertrude Soper marked generally by a stones row South forty-six (46) degrees fifty (50) minutes West four hundred forty-six and five one-hundredths (446.05) feet to a common corner of land herein conveyed and land now or formerly of Ralph Snyder; thence along line of Snyder South forty-three(43) degrees ten (10) minutes East one hundred fifty (150) feet to a point in the center of a 40 foot driveway; thence along the center of the 40 foot driveway North forty-six (46) degrees fifty (50) minutes East four hundred forty-four (444) feet to the point and place of BEGINNING.

CONTAINING 1.5 acres more or less.

The foregoing description is in accordance with map and survey of George E. Ferris, R.S. marked "map of Part of the O. R. Hughes Property, Lake Township, Wayne Co., Pa., Sept. 17, 1965, scale 1" = 60'."

ALSO GRANTING AND CONVEYING TO Grantees and Grantees' heirs and assigns, a right of way for the purposes of ingress, egress and regress over the 40 foot driveway adjoining premises herein conveyed;

EXCEPTING AND RESERVING

TO the (prior) Grantor and (prior) Grantor's heirs and assigns and others, a right of way, in common with the Grantees and Grantee's heirs and assigns, over one-half width of the 40 foot driveway or right of way adjoining premises herein conveyed. UNDER AND SUBJECT to the right of the public to use one-half width of the adjoining State Road for public purposes.

THE RIGHT TO THE USE, in common with others, of the 40 foot drive adjoining premises conveyed is subject to the burden that Grantees, their heirs and assigns, will contribute to and maintain their equitable share of the cost of said right of way.

ALSO GRANTING AND CONVEYING, setting over and assigning, unto the Grantees, their heirs and assigns, the right and privilege of exercising, in common with (prior) Grantor and (prior) Grantor's prior and subsequent assigns, such rights (and subject to such restrictions) as (prior) Grantor may have acquired (or to which (prior) grantor may be obligated) under the provisions of an agreement or indenture wherein Eltinge S. LaBarr et al are parties and Alice Huges et vir are parties, which document is dated September 1, 1959 and recorded in Wayne County Deed Book 204 at page 290.

SUBJECT TO the conditions, restrictions, and limitations as contained in prior deeds in the

chain of title.

BEING THE SAME premises which Carol O'Donnell and Robert O'Donnell, her husband, by their instituted by:

Seized and taken in execution as Robert O'Donnell 1738 NE 35th Street CAPE CORAL FL 33909 deed dated November 30, 1973 and recorded on April 3, 1974, in the Office of the Recorder of Carol A. O'Donnell 1738 NE 35th Street CAPE CORAL FL 33909

Deeds in and for Wayne County, Pennsylvania in Record Book Volume 305, Page 755, granted and conveyed unto Carol O'Donnell and Robert O'Donnell, her husband.

Execution No. 816-Civil-2010 Amount \$201,466.25 Plus additional

SAID PREMISES COMMONLY KNOWN AS: 104 Lake Heights Court, Lake Ariel, Pennsylvania 18436

BEING WAYNE COUNTY MAP NO. 12-0-0013-0115

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.

Richard Brent Somach, Esq,

12/9/2011 • 12/16/2011 • 12/23/2011

**SHERIFF'S SALE
JANUARY 4, 2012**

By virtue of a writ of Execution Bank of America, N.A. successor by merger to BAC Home Loans Servicing, LP issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 4th day of January, 2012 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property,

ALL THAT CERTAIN lot piece or parcel of land lying, situate and being in the Borough of Hawley, County of Wayne, Commonwealth of Pennsylvania, more particularly bounded and described as follows to wit:

Known and designated as Lot No. Eleven (11) according to David Bishop's map of building lots on Spring Street, bounded and described as follows to wit: Southward Sixty (60) feet by Spring Street, Westward 130 feet by Lot No. 13, Northward Sixty (60) feet by Lot No. 8 on Sixteenth Street, and Eastward 130 feet by Lot No. 9 on Spring Street. Containing 7,800 square feet.

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

TITLE TO SAID PREMISES IS VESTED IN David Sague, by Deed from Michael McKaloz, dated 09/07/2006, recorded 09/13/2006 in Book 3126, Page 248.

Premises being: 605 SPRING STREET, HAWLEY, PA 18428-1440

Improvements thereon:
RESIDENTIAL DWELLING

Tax Parcel No. 10-0-0005-0158

Seized and taken in execution as David Sague 605 Spring Street HAWLEY PA 18428

Execution No. 838-Civil-2010
Amount \$118,395.78 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

12/9/2011 • 12/16/2011 • 12/23/2011

**SHERIFF'S SALE
JANUARY 4, 2012**

By virtue of a writ of Execution Wells Fargo Bank, N.A., s/b/m to Wachovia Bank, National Association issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 4th day of January, 2012 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property,

All that certain piece or parcel of land lying, situate and being in the Township of Lake, County of Wayne, and State of Pennsylvania, bounded and described as follows:

BEGINNING in the center of State Road Route 63013, a common corner of lands herein conveyed and lands recently conveyed to James McCarron, et ux.; thence North forty-two (42) degrees twenty-three (23) minute West one hundred fifty (150) feet to a point in the center of said State Road; thence along line of lands of Gertrude Soper marked generally by a stones row South forty-six (46) degrees fifty (50) minutes West four hundred forty-six and five one-hundredths (446.05) feet to a common corner of land herein conveyed and land now or formerly of Ralph Snyder; thence along line of Snyder South forty-three(43) degrees ten (10) minutes East one hundred fifty (150) feet to a point in the center of a 40 foot driveway; thence along the center of the 40 foot driveway North forty-six (46) degrees fifty (50) minutes East four hundred forty-four (444) feet to the point and place of BEGINNING.

CONTAINING 1.5 acres more or less.

The foregoing description is in accordance with map and survey of George E. Ferris, R.S. marked "map of Part of the O. R. Hughes Property, Lake Township, Wayne Co., Pa., Sept. 17, 1965, scale 1" = 60'."

ALSO GRANTING AND

CONVEYING TO Grantees and Grantees' heirs and assigns, a right of way for the purposes of ingress, egress and regress over the 40 foot driveway adjoining premises herein conveyed;

EXCEPTING AND RESERVING TO the (prior) Grantor and (prior) Grantor's heirs and assigns and others, a right of way, in common with the Grantees and Grantee's heirs and assigns, over one-half width of the 40 foot driveway or right of way adjoining premises herein conveyed. UNDER AND SUBJECT to the right of the public to use one-half width of the adjoining State Road for public purposes.

THE RIGHT TO THE USE, in

common with others, of the 40 foot drive adjoining premises conveyed is subject to the burden that Grantees, their heirs and assigns, will contribute to and maintain their equitable share of the cost of said right of way.

ALSO GRANTING AND CONVEYING, setting over and assigning, unto the Grantees, their heirs and assigns, the right and privilege of exercising, in common with (prior) Grantor and (prior) Grantor's prior and subsequent assigns, such rights (and subject to such restrictions) as (prior) Grantor may have acquired (or to which (prior) grantor may be obligated) under the provisions of an agreement or indenture wherein Eltinge S. LaBarr et al are parties

YOUR HOMETOWN INSURANCE FRIENDS

Providing You and Your Practice with Affordable

Lawyers Professional Liability Insurance



OUR SERVICE SHINES ABOVE THE REST.

OLSOMMER-CLARKE
INSURANCE GROUP, INC.

HAMLIN OFFICE • 570-689-9600

HONESDALE OFFICE • 570-253-6330

MOSCOW OFFICE • 570-842-9600

**Representing COMPETITIVE and Highly
Rated Insurance Companies.**

Our Insurance Companies are rated by
AM Best's Insurance Company Rating Guide.

www.nepainsurance.com

and Alice Huges et vir are parties, which document is dated September 1, 1959 and recorded in Wayne County Deed Book 204 at page 290.

SUBJECT TO the conditions, restrictions, and limitations as contained in prior deeds in the chain of title.

BEING THE SAME premises which Carol O'Donnell and Robert O'Donnell, her husband, by their

instituted by:

Seized and taken in execution as Robert O'Donnell 1738 NE 35th Street CAPE CORAL FL 33909 deed dated November 30, 1973 and recorded on April 3, 1974, in the Office of the Recorder of Carol A. O'Donnell 1738 NE 35th Street CAPE CORAL FL 33909

Deeds in and for Wayne County, Pennsylvania in Record Book Volume 305, Page 755, granted and conveyed unto Carol O'Donnell and Robert O'Donnell, her husband.

Execution No. 816-Civil-2010 Amount \$201,466.25 Plus additional

SAID PREMISES COMMONLY KNOWN AS: 104 Lake Heights Court, Lake Ariel, Pennsylvania 18436

BEING WAYNE COUNTY MAP NO. 12-0-0013-0115

October 19, 2011
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

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

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

Richard Brent Somach, Esq.

12/9/2011 • 12/16/2011 • 12/23/2011

**SHERIFF'S SALE
JANUARY 4, 2012**

By virtue of a writ of Execution Bank of America, N.A. successor by merger to BAC Home Loans Servicing, LP issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 4th day of January, 2012 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property,

ALL THAT CERTAIN tract of parcel of land situate in the Township of Lake, Wayne County, Pennsylvania, known as Lot 3264, Section 30 of the Hideout, a subdivision situate in the Township of Lake and Salem, Wayne County, Pennsylvania, according to the plats therof recorded in the Office of the Recorder of Deeds in Wayne County, Pennsylvania, April 9, 1970, in Plat Book 5, page 27; May 11, 1970 in Plat Book 5, 34,37,41 through 48 and 50; September 8, 1970 in Plat Book 5, page 57; February 8, 1971 in Plat Book 5, page 62 and 63; March 14, 1971 in Plat Book 5, page 68; May 10, 1971 in Plat Book 5, page 71 and 72; March 14, 1972 in Plat Book 5, page 76, 79 through 84 and 86; May 26, 1972 in Plat Book 5, page 93 through 95; September 26, 1972 in Plat Book 5, page 96, 97 and 100 through 104, March 9, 1973 in Plat Book 5, page 106; March 23, 1973 in Plat Book 5, page 107; April 3, 1973 in Plat Book 5, Page 108 through 110; May 18, 1973 in Plat Book 5, pages 111 through 119 and September 24, 1973 in Plat Book 5, page 120 through 123.

A More Accurate description of the above premises are described as follows:

BEGINNING at a placed iron pin for a corner in the Southerly side or right-of-way line of Northgate Road, the most Northeasterly corner of the herein described tract and common to the Northwesterly

corner of Lot No. 3263; thence leaving said road and along the Westerly side of Lot No. 3263 South 7 degrees 51 minutes 26 seconds East 205.08 feet to a found iron pin for a corner; thence along Hideout property lands South 82 degrees 6 minutes 15 seconds West 75.00 feet to a found iron pin corner, the common most southeasterly corner of Lot No. 3265; thence along the easterly side of same North 7 degrees 51 minutes 26 seconds West 205.13 feet to a found R.R. spike for a corner in the aforementioned right-of-way; thence along the Southerly side of same South 82 degrees 8 minutes 34 seconds West 75.00 feet to the place of the BEGINNING. CONTAINING 15,383 Square feet, Legal Description pursuant to a survey by Karl A. Hennings, professional Land Surveyor.

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.

TITLE TO SAID PREMISES IS VESTED IN Julia Marie Promnitz A/K/A Julia M. Promnitz, by Deed from Gary Sullivan and Jeanne Sullivan, his wife, dated 09/24/2004, recorded 09/28/2004 in Book 2600, Page 340.

Premises being: 3264
NORTHGATE ROAD, LAKE
ARIEL, PA 18436

Improvements thereon:
RESIDENTIAL DWELLING

Tax Parcel No. 12-0-0033-0074

Seized and taken in execution as
Julia Marie Promnitz a/k/a Julia M.
Promnitz 1150 The Hideout 3264
Northgate Road LAKE ARIEL PA
18436

Execution No. 893-Civil-2010
Amount \$119,725.22 Plus
additional

October 19, 2011
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE
NOTICE:

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

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

Daniel G. Schmiege Esq

12/9/2011 • 12/16/2011 • 12/23/2011

**SHERIFF'S SALE
JANUARY 11, 2012**

By virtue of a writ of Execution
PNC Bank, N.A. issued out of the
Court of Common Pleas of Wayne
County, to me directed, there will
be exposed to Public Sale, on
Wednesday the 11th day of
January, 2012 at 10:00 AM in the
Conference Room on the third
floor of th Wayne County
Courthouse in the Borough of
Honesdale the following property,

ALL that certain piece or parcel of
land, situate in the Township of
Lehigh, County of Wayne, and
Commonwealth of Pennsylvania, in
the development of Indian Country
Campsites, Inc.

LOTS Nos. 47-52, Block G of
Section No. 1, as shown on the
survey and original plan of Indian
Country Campsites, Inc., Wayne
Country, Pennsylvania, made by
Registered Surveyor of land, of
record in the Office for Recording
of Deeds of Wayne Country, in
Wayne Country Map Book 9 at
Page 114, reference being made
thereto for a more particular
description of the lot or lots
hereinbefore described and herein
conveyed.

TOGETHER WITH THE
SUBJECT to all of the rights,
privileges, easements, conditions,
reservations, that my be of record
and/or visible on the ground,
including those of Indian Country
Campsites

The precise address being Route

507, Indian Country, Gouldsboro,
PA 18424 a/k/a 6 Hemlock Lane,
Indian Country, Gouldsboro, PA
18424

BEING the same premises which
Mildred J. Myers a/k/a Mildred J.
Meyers, widow, by deed dated
February 1, 1988, and recorded
February 3, 1988 in Wayne County
Deed Book 482, page 857,
conveyed to Kenneth Kapson and
Florence Kapson, his wife.

Tax Parcel No. 14-10-54.-

Seized and taken in execution as
Florence Kapson 6 Hemlock Lane
GOULDSBORO PA 18424

Execution No. 18-Civil-2011
Amount \$104,411.35 Plus
additional

November 17, 2011
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE
NOTICE:**

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

**ANY SUCCESSFUL BIDDER
MUST HAVE 10% DOWN**

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

Brett A. Solomon, Esq.

12/16/2011 • 12/23/2011 • 12/30/2011

**SHERIFF'S SALE
JANUARY 11, 2012**

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
11th day of January, 2012 at 10:00
AM in the Conference Room on
the third floor of th Wayne County
Courthouse in the Borough of
Honesdale the following property,

ALL THAT CERTAIN piece or
parcel of land lying, situate and
being in the Township of Lehigh,
County of Wayne and
Commonwealth of Pennsylvania,
bounded and described as follows,
to wit:

BEGINNING at a point on the
Southerly Right-of-Way Line of
State Route 507, said point is
located 76.6676.66 Westerly from a
proposed road and said point is
common to lands of D Westerly
from a proposed road and said
point is common to lands of
DAnnunzio, N/F; thence along
lands of Dalong lands of
DAnnunzio, N/F South five degrees
twenty-seven minutes thirteen
seconds East (S 05° 27' 13" 13

E) one hundred sixty-three and two tenths feet (163.2 E) one hundred sixty-three and two tenths feet (163.2) to a point; thence continuing along lands of Dlands of DAnnunzio, N/F South sixty-four degrees six minutes West (S 64° 06' Annunzio, N/F South sixty-four degrees six minutes West (S 64° 06' W) one hundred feet (100(100) to a point; thence continuing along lands of D) to a point; thence continuing along lands of DAnnunzio, N/F South five degrees East (S 05° E) forty and seventy-two hundredths feet (40.72 forty and seventy-two hundredths feet (40.72) to a point common to lands of Lewis, N/F; thence along lands of Lewis, N/F South eighty-five degrees West (S 85° W) ninety-five feet (95) along lands of Lewis, N/F South eighty-five degrees West (S 85° W) ninety-five feet (95) to a point; thence continuing along lands of Lewis, N/F North five degrees West (N 05° W) one hundred and sixty-nine feet (169) sixty-nine feet (169) to a point on the Southerly Right-of-Way line of State Route 507 North sixty-four degrees twenty minutes East (N 64° 20' degrees twenty minutes East (N 64° 20' E) two hundred feet (200;) to the Point of BEGINNING.

The above legal description is based on a survey done of the premises being conveyed, prepared by Robert D. Bernosky, P.E., P.L.S., Dickson City, PA, dated December 9 and 11, 1989.

The above same premises is also

described in the chain of title as follows:

ALL THOSE CERTAIN pieces or parcels of land lying, situate and being in the Township of Lehigh, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

PARCEL ONE: All that certain piece or parcel of land beginning at the northeast corner of land of James Marshall and south line of Township Road leading from Gouldsboro to Newfoundland; thence South five and four-tenths (5.4) degrees East one hundred and sixty-three (163) feet to a stake and stone, and thence North sixty-six (66) degrees East, one hundred (100) feet to a corner in line of William McAree, of which this is a part; thence North five and four-tenths (5.4) degrees West one hundred sixty-three (163) feet to South line of Township Road; thence along said line South sixty-six (66) degrees West one hundred (100) feet, the place of BEGINNING. CONTAINING 16,300 square feet or 56 1/6 rods. (Street measurement)

PARCEL TWO: All that certain piece or parcel of land, situate on the Southeast side of Township Road leading from Gouldsboro to Newfoundland in the Township of Lehigh, County of Wayne, State of Pennsylvania, bounded and described as follows: BEGINNING at a stake it being the Northeast (should be Northwest) corner of lot

of Sarah Hollar (now Sarah Phillips); thence along the said Township Road; South sixty (60) degrees West one hundred (100) feet; thence by land of Sarah Marshall, et al, of which this is a part, South five (5) degrees East one hundred and fifty (150) feet; thence North eighty-feet (85) degrees East ninety-five (95) feet to line of William McAree land; thence North five (5) degrees West one hundred and ninety (190) feet to the place of BEGINNING.

CONTAINING 15,250 square feet, more or less.

Wayne County Tax Map No. 14-0-0371-0087

Seized and taken in execution as Edward Albarron 654 Main Street Gouldsboro PA 18424
Johanna Albarron 654 Main Street Gouldsboro PA 18424

Execution No. 1056-Judgment-2008
Amount \$5,046.85 Plus additional

November 17, 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.

12/16/2011 • 12/23/2011 • 12/30/2011

**SHERIFF'S SALE
JANUARY 18, 2012**

By virtue of a writ of Execution LA Bank, National Association, now by merger, Pennstar Bank, a division of N.B.T Bank, National Association issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 18th day of January, 2012 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property,

ALL THAT CERTAIN piece or parcel of land, situate, lying and being in the Township of Salem, County of Wayne and State of Pennsylvania, being more particularly Lot 124, Bear Tract of Indian Rocks at Lake Wellenpaupack, being bounded and described as follows, formerly known as Lot 124 and westerly one-half of Lot 125:

BEGINNING at a point in the center of a forty foot road known as Cub Road said point being a common corner of Lots 123, 223, 224 and 124; thence along the center of Cub Road South 40 degrees 41 minutes East, a distance of 75 feet to a point; thence South 49 degrees 19 minutes West 126.75 feet, said course being the common division line between Lot 124 and 126; thence North 39 degrees 57 minutes West, a distance of 75 feet to a point, said point being a common corner of Lots 123 and 124; thence along the common division line between Lots 123 and 124 North 49 degrees 19 minutes East, a distance of 125.8 feet to the point and place of beginning.

BEING all of Lot 124 in Bear Tract Development as shown on Revised Map of Lots 124, 126 and 127 at Indian Rocks, Bear Tract, Salem Township, Wayne County, PA, drawn by George E. Ferris, R.S. dated November 23, 1962.

UNDER AND SUBJECT to conditions and easement of record.

BEING the same premises which Robert L. Grote and Donna M. Grote, his wife, granted and conveyed to Terrence P. Foley and Deborah M. Foley, his wife, by virtue of their deed dated September 1, 1987 and recorded on September 3, 1987 in the Office of the Recorder of Deeds in and for Wayne County, Pennsylvania in

WAYNE COUNTY BAR ASSOCIATION



www.waynecountylawyers.org

Deed Book 471, Page 611.

TAX MAP NO.: 22-2-334.-

ADDRESS BEING: 124 Cub
Road, Indian Rocks, Lake Ariel,
PA 18436

Seized and taken in execution as
Terrence P. Foley 124 Cub Road
Indian Rocks LAKE ARIEL PA
18436
Deborah M. Foley 124 Cub Road
Indian Rocks LAKE ARIEL PA
18436

Execution No. 1111-Civil-2010
Amount \$5,345.88 Plus additional

November 17, 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.

David M. Gregory, Esq.

12/23/2011 • 12/30/2011 • 1/6/2012

**SHERIFF'S SALE
JANUARY 18, 2012**

By virtue of a writ of Execution
Honesdale National Bank issued
out of the Court of Common Pleas
of Wayne County, to me directed,
there will be exposed to Public
Sale, on Wednesday the 18th day
of January, 2012 at 10:00 AM in
the Conference Room on the third
floor of th Wayne County
Courthouse in the Borough of
Honesdale the following property,

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

Beginning in the center of
Ladywood Lane at an iron pin at
the intersection of said lane by a
westerly extension of Bridge Alley;
thence by the South line of Bridge
Alley North 81 degrees East 133.5
feet to the center of Cottage Lane;
thence South 9 degrees East 37.1
feet to a corner; thence South 81
degrees West 133.5 feet to the
center of Ladywood Lane to an
iron pin; and thence along the
center of said lane North 9 degrees
West 37.1 feet to the place of
Beginning, be the same more or
less.

Being the same premises which
Rolf Lehmann and Karen Lehmann

by their deed dated March 2, 2007 and recorded on March 2, 2007 at Record Book 3246, Page 174 conveyed to Jesse Lambdin.

The premises above described are known as 299 Riverside Drive, Honesdale, Pennsylvania 18431, and are further known on the assessment records of Wayne County as Tax Parcel 11-10-79.

Seized and taken in execution as Jesse Lambdin 339 Riverside Dr. Apt. 3 HONESDALE PA 18431

Execution No. 483-Civil-2011
Amount \$101,409.49 Plus
additional

November 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.**
John J. Martin Esq.

12/23/2011 • 12/30/2011 • 1/6/2012

**SHERIFF'S SALE
JANUARY 18, 2012**

By virtue of a writ of Execution Bank of American N.A., s/b/m to Countrywide Home Loans, Corporation, LP issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 18th day of January, 2012 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property,

ALL THAT CERTAIN tract or parcel of land situated in the Township of Salem, Wayne County, Pennsylvania known as Lot 331, Section 4, of the Hideout, as subdivision situated in the Township of Lake and Salem, Wayne County, Pennsylvania according to the plats thereof recorded in the Office of Recorder Deeds of Wayne County, Pennsylvania, April 9, 1970 in Plat Book 5, page 27; May 11, 1970 in Plat Book 5, pages 34 and 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 though 84 and 86; May 26, 1972 in Plat book 5 pages

93 through 95; September 26, 1972 in Plat Book 5, pages 96, 97 and 100 through 104; March 9, 1973 in Plat Book 5, page 106; March 23, 1973 in Plat Book 5, page 107; April 3, 1973 in Plat Book 5, pages 111 through 119 and September 24, 1973 in Plat book 5, pages 120 through 123.

TAX PARCEL# 22-0-0018-0069

BEING KNOWN AS: 331
Cedarwood Terrace, Lake Ariel, PA
18436

Seized and taken in execution as
Ronald Alexander 331 Cedarwood
Terrace 642 The Hideout Lake
Ariel PA 18436
Toniann Alexander a/k/a Toni Ann
Alexander 331 Cedarwood Terrace
LAKE ARIEL PA 18436

Execution No. 1061-Civil-2008
Amount \$166,472.53 Plus
additional

November 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.

12/23/2011 • 12/30/2011 • 1/6/2012

CIVIL ACTIONS FILED

*FROM NOVEMBER 26, 2011 TO DECEMBER 2, 2011
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2007-20253	SEM HOSPITALITY INC A CORPORATION	11/28/2011	SATISFACTION	39,626.68
2009-00156	CALVERT CHRISTOPHER P	11/29/2011	JUDGMENT NON PROS	—
2009-00156	CALVERT JENNIFER P	11/29/2011	JUDGMENT NON PROS	—
2010-00213	STARBUCK KRISTY N	11/30/2011	DEFAULT JUDGMENT	—
2010-21948	MILLER JASON	12/01/2011	SATISFACTION	350.37
2010-22048	TURNER BETSY L	12/01/2011	SATISFACTION	—
2010-22077	GOOD ALAN R	11/28/2011	SATISFACTION	1,942.54
2011-00546	BROWN A W A/K/A	11/30/2011	FINAL JUDGMENT	—
2011-00546	BROWN ARTHUR W	11/30/2011	FINAL JUDGMENT	—
2011-00546	BROWN KATE S	11/30/2011	FINAL JUDGMENT	—
2011-00546	BROWN ALLAN W	11/30/2011	FINAL JUDGMENT	—
2011-00546	BROWN ZOE	11/30/2011	FINAL JUDGMENT	—
2011-00546	GEARHART JEFFREY	11/30/2011	FINAL JUDGMENT	—
2011-00546	BROWN WANIETA A/K/A	11/30/2011	FINAL JUDGMENT	—
2011-00546	WHITED WANIETA	11/30/2011	FINAL JUDGMENT	—
2011-00546	YOUNG A S	11/30/2011	FINAL JUDGMENT	—
2011-00546	YOUNG KEITH	11/30/2011	FINAL JUDGMENT	—
2011-00546	BIANCO YOUNG JANETTE	11/30/2011	FINAL JUDGMENT	—
2011-00546	DILELLO CHRISTENA	11/30/2011	FINAL JUDGMENT	—
2011-00546	BROWN MILDRED	11/30/2011	FINAL JUDGMENT	—
2011-00546	BROWN MARIE	11/30/2011	FINAL JUDGMENT	—
2011-00546	BROWNELL C R	11/30/2011	FINAL JUDGMENT	—
2011-00546	DUDLEY PATRICIA	11/30/2011	FINAL JUDGMENT	—
2011-00546	BROWNELL CAROL	11/30/2011	FINAL JUDGMENT	—
2011-00546	THORN CHRISTINE	11/30/2011	FINAL JUDGMENT	—
2011-00546	FARMER DEBORAH	11/30/2011	FINAL JUDGMENT	—
2011-00546	BROWNELL DONALD JR	11/30/2011	FINAL JUDGMENT	—
2011-00546	FIGURA NANCY	11/30/2011	FINAL JUDGMENT	—
2011-00546	BROWNELL RONALD	11/30/2011	FINAL JUDGMENT	—
2011-00546	BROWNELL DAVID	11/30/2011	FINAL JUDGMENT	—
2011-00546	BROWN TRACY	11/30/2011	FINAL JUDGMENT	—
2011-00546	YOUNG WANIETA A/K/A	11/30/2011	FINAL JUDGMENT	—
2011-00546	BROWNELL DONALD	11/30/2011	FINAL JUDGMENT	—
2011-00546	BROWNELL JEANETTE	11/30/2011	FINAL JUDGMENT	—
2011-00575	GUSZACK DANIEL	11/30/2011	FINAL JUDGMENT	—
2011-00575	GUSZACK HELEN	11/30/2011	FINAL JUDGMENT	—
2011-00663	VENSON PERRY P PLAINTIFF/APPELLEE	11/28/2011	JUDGMENT NON PROS	—

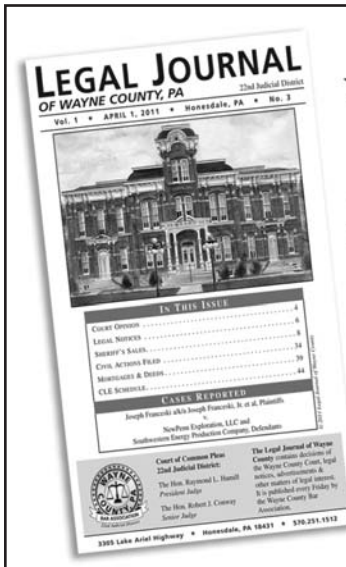
For further information on these listings, call the Prothonotary's office at 570-253-5970 ext. 4030.

2011-00766	HALLENBACK EDWARD A	12/01/2011	QUIET TITLE	—
2011-00766	HALLENBACK WAYNE	12/01/2011	QUIET TITLE	—
2011-00773	FRAME TECH CORP	12/02/2011	QUIET TITLE	—
2011-20593	RYAN MICHAEL J	12/02/2011	DEFAULT JUDG/IN REM	840.25
2011-20593	RYAN TINA M	12/02/2011	DEFAULT JUDG/IN REM	840.25
2011-20594	RYAN MICHAEL J	12/02/2011	WRIT OF SCIRE FACIAS	—
2011-20594	RYAN TINA M	12/02/2011	WRIT OF SCIRE FACIAS	—
2011-20660	AVANS WAYNE L	12/02/2011	DEFAULT JUDG/IN REM	1,244.94
2011-20660	AVANS HELEN L	12/02/2011	DEFAULT JUDG/IN REM	1,244.94
2011-20948	STUBER COREY L	12/02/2011	DEFAULT JUDG/IN REM	1,527.78
2011-20949	STUBER COREY L	12/02/2011	DEFAULT JUDG/IN REM	1,516.29
2011-21320	BARILE RAYMOND	11/30/2011	SATISFACTION	390.15
2011-21814	LAUREIRO GUILLERMO	11/28/2011	FEDERAL TAX LIEN	19,601.51
2011-21814	LAUREIRO JULI G	11/28/2011	FEDERAL TAX LIEN	19,601.51
2011-21815	LAUREIRO GUILLERMO	11/28/2011	FEDERAL TAX LIEN	7,690.05
2011-21816	WHITE GENE	11/28/2011	FEDERAL TAX LIEN	14,749.94
2011-21816	GW CONSTRUCTION D/B/A	11/28/2011	FEDERAL TAX LIEN	14,749.94
2011-21817	MCMULLEN GUY M	11/28/2011	FEDERAL TAX LIEN	66,435.66
2011-21818	KILMER HERBERT	11/28/2011	FEDERAL TAX LIEN	300,720.96
2011-21818	KILMER & SONS	11/28/2011	FEDERAL TAX LIEN	300,720.96
2011-21819	KILMER HERBERT	11/28/2011	FEDERAL TAX LIEN	368,741.23
2011-21819	KILMER & SONS	11/28/2011	FEDERAL TAX LIEN	368,741.23
2011-21820	CARTER BEVERLY L	11/28/2011	JP TRANSCRIPT	1,877.50
2011-21820	CARTER DONALD M	11/28/2011	JP TRANSCRIPT	1,877.50
2011-21821	INFANTE ROBERT F	11/28/2011	JP TRANSCRIPT	4,460.71
2011-21821	INFANTE PATRICIA A	11/28/2011	JP TRANSCRIPT	4,460.71
2011-21822	QUELETTE PHILLIPPE W	11/30/2011	JP TRANSCRIPT	10,220.00
2011-21823	QUELETTE PHILLIPPE W	11/30/2011	JP TRANSCRIPT	583.50
2011-21824	RANSON ERIC	11/30/2011	JP TRANSCRIPT	1,682.26
2011-21824	REID PATRICIA L	11/30/2011	JP TRANSCRIPT	1,682.26
2011-21825	TOBIN AMY	11/30/2011	JP TRANSCRIPT	5,216.84
2011-21826	HESLOP RAY W	12/01/2011	TAX LIEN	1,646.98
2011-21826	HESLOP DIANA	12/01/2011	TAX LIEN	1,646.98
2011-21827	JOHANNES JEFFERY J SR	12/01/2011	TAX LIEN	967.83
2011-21827	JOHANNES DEBRA A	12/01/2011	TAX LIEN	967.83
2011-21828	MARKOWITZ DAVID J	12/01/2011	TAX LIEN	3,084.75
2011-21828	MARKOWITZ DEBRA Q	12/01/2011	TAX LIEN	3,084.75
2011-21829	CALABRESE WILLIAM	12/01/2011	TAX LIEN	3,823.21
2011-21830	LAYTON BRADLEY W	12/01/2011	TAX LIEN	4,963.84
2011-21830	LAYTON JOANN	12/01/2011	TAX LIEN	4,963.84
2011-21831	WARNOTT CARY C INDIVIDUALLY	12/02/2011	SUGGESTION NON/PYMNT	2,595.56
2011-21831	C WARNOTT BUILDERS T/A	12/02/2011	SUGGESTION NON/PYMNT	2,595.56
2011-21832	MOSER TED INDIVIDUALLY	12/02/2011	SUGGESTION NON/PYMNT	1,607.95
2011-21832	TM TRUCKING T/A	12/02/2011	SUGGESTION NON/PYMNT	1,607.95

2011-21833	BROWNELL THOMAS INDIVIDUALLY & PARTNERS	12/02/2011	SUGGESTION NON/PYMNT	688.20
2011-21833	BROWNELL BRYAN INDIVIDUALLY & PARTNERS	12/02/2011	SUGGESTION NON/PYMNT	688.20
2011-21833	SUBWAY OF WALLENPAUPACK T/A	12/02/2011	SUGGESTION NON/PYMNT	688.20
2011-21834	NETQUEST SOLUTIONS INC	12/02/2011	SUGGESTION NON/PYMNT	659.50
2011-21835	DIEHL DEBORAH A	12/02/2011	JP TRANSCRIPT	3,921.00
2011-21836	BAUER JANE	12/02/2011	JP TRANSCRIPT	1,135.95
2011-40126	DRESSLER RYAN M OWNER P	11/30/2011	STIP VS LIENS	—
2011-40126	DRESSLER SHARON OWNER P	11/30/2011	STIP VS LIENS	—
2011-40126	ONEILL FRANCIS L CONTRACTOR	11/30/2011	STIP VS LIENS	—
2011-40127	DRESSLER RYAN M OWNER P	11/30/2011	NO-LIEN AGREEMENT	—
2011-40127	DRESSLER SHARON OWNER P	11/30/2011	NO-LIEN AGREEMENT	—
2011-40127	ONEILL FRANCIS L CONTRACTOR	11/30/2011	NO-LIEN AGREEMENT	—

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2011-00753	FIA CARD SERVICES	PLAINTIFF	11/28/2011	—
2011-00753	NORDENHOLD ROY F	DEFENDANT	11/28/2011	—
2011-00754	FIA CARD SERVICES	PLAINTIFF	11/28/2011	—
2011-00754	AUDITORI ROSEANN M	DEFENDANT	11/28/2011	—
2011-00755	FIA CARD SERVICES	PLAINTIFF	11/28/2011	—
2011-00755	AUDITORI ROSEANN M	DEFENDANT	11/28/2011	—



**Introducing the
WAYNE COUNTY LEGAL JOURNAL**
Official Publication of the Wayne County Bar Association

Don't Miss an Issue!
Get weekly Sheriff Sales, Estate Notices,
Mortgages, Deeds, Judgments & MORE.

Subscribe Today!

Subscription Rates Per Year – Prepay Only!

Mailed Copy \$100

Emailed Copy \$50

Mailed & Emailed \$125

Email baileyd@ptd.net or call 570-251-1512.

2011-00758	TARGET NATIONAL BANK F/K/A	PLAINTIFF	11/29/2011	—
2011-00758	RETAILERS NATIONAL BANK	PLAINTIFF	11/29/2011	—
2011-00758	REDMANN MARK A	DEFENDANT	11/29/2011	—
2011-00759	CITIBANK	PLAINTIFF	11/29/2011	—
2011-00759	EGAN MELISSA	DEFENDANT	11/29/2011	—
2011-00764	DISCOVER BANK	PLAINTIFF	12/01/2011	—
2011-00764	SOCHA GREGORY	DEFENDANT	12/01/2011	—
2011-00768	DISCOVER BANK	PLAINTIFF	12/02/2011	—
2011-00768	TRYGAR DIANA L	DEFENDANT	12/02/2011	—
2011-00768	TRYGAR RICHARD	DEFENDANT	12/02/2011	—
2011-00769	DISCOVER BANK	PLAINTIFF	12/02/2011	—
2011-00769	MICHKO AUGUST	DEFENDANT	12/02/2011	—
2011-00770	LVNV FUNDING	PLAINTIFF	12/02/2011	—
2011-00770	DAVENPORT KELLIJEAN	DEFENDANT	12/02/2011	—
2011-00771	MIDLAND FUNDING	PLAINTIFF	12/02/2011	—
2011-00771	NEENAN HOPE M	DEFENDANT	12/02/2011	—

CONTRACT — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2011-00762	SCOTTYS SERVICES INC PLAINTIFF/APPELLEE	PLAINTIFF	11/30/2011	—
2011-00762	HATTON MORGAN DEFENDANT/APPELLANT	DEFENDANT	11/30/2011	—
2011-00762	HATTON KATHY DEFENDANT/APPELLANT	DEFENDANT	11/30/2011	—
2011-00762	VIP INC DEFENDANT/APPELLANT	DEFENDANT	11/30/2011	—
2011-00767	WARGO EDWARD	PLAINTIFF	12/02/2011	—
2011-00767	ED WARGO FLOORING	PLAINTIFF	12/02/2011	—
2011-00767	SPANO CONSTRUCTION INC	DEFENDANT	12/02/2011	—

PETITION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2011-00756	1984 YAMAHA HOPPER VIN UYA5U900 9EA108404 4784	PETITIONER	11/28/2011	—
2011-00756	CUMMINS DAVID P	PETITIONER	11/28/2011	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2011-00760	WELLS FARGO BANK	PLAINTIFF	11/29/2011	—
2011-00760	ROSENBERGEN GEORGE	DEFENDANT	11/29/2011	—
2011-00760	EDLUND LINDA	DEFENDANT	11/29/2011	—

2011-00761	BANK OF NEW YORK MELLON TRUST F/K/A	PLAINTIFF	11/29/2011	—
2011-00761	BANK OF NEW YORK TRUST CO SUCCESSOR TO	PLAINTIFF	11/29/2011	—
2011-00761	JPMORGAN CHASE BANK	PLAINTIFF	11/29/2011	—
2011-00761	FOWLER SANDRA L A/K/A	DEFENDANT	11/29/2011	—
2011-00761	FOWLER SANDRA A	DEFENDANT	11/29/2011	—
2011-00761	FOWLER STEPHEN M A/K/A	DEFENDANT	11/29/2011	—
2011-00761	FOWLER STEVE MICHAEL	DEFENDANT	11/29/2011	—
2011-00772	WELLS FARGO BANK	PLAINTIFF	12/02/2011	—
2011-00772	ESPINEIRA RICARDO	DEFENDANT	12/02/2011	—
2011-00772	ESPINEIRA WENDY L	DEFENDANT	12/02/2011	—

REAL PROPERTY — QUIET TITLE

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2011-00757	FLYNN MICHAEL	PLAINTIFF	11/28/2011	—
2011-00757	ENGEL HELEN A	DEFENDANT	11/28/2011	—
2011-00766	PITTI JONATHON	PLAINTIFF	12/01/2011	—
2011-00766	HALLENBACK EDWARD A	DEFENDANT	12/01/2011	—
2011-00766	HALLENBACK WAYNE	DEFENDANT	12/01/2011	—
2011-00773	PITTI JONATHON	PLAINTIFF	12/02/2011	—
2011-00773	FRAME TECH CORP	DEFENDANT	12/02/2011	—

TORT — PRODUCT LIABILITY

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2011-00763	RALPH COLM	PLAINTIFF	11/30/2011	—
2011-00763	RALPH GERALDINE	PLAINTIFF	11/30/2011	—
2011-00763	WOODLOCH PINES RESORT	DEFENDANT	11/30/2011	—
2011-00763	CAWMILL CYCLES	DEFENDANT	11/30/2011	—

MORTGAGES AND DEEDS

*RECORDED FROM DECEMBER 12, 2011 TO DECEMBER 16, 2011
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Dyer Joseph C	Mortgage Electronic Registration Systems	Preston Township	
Dyer Cheryl A			320,000.00
Gordon Brian E	Wayne Bank	Lake Township	
Gordon Joyce A			88,000.00
Kemmer Michael A	P N C Bank	Sterling Township	
Romero Clementina			12,000.00
Ronca Philip	Mortgage Electronic Registration Systems	Paupack Township	
Ronca Mary			260,000.00
Sevcik Rudolf	Mortgage Electronic Registration Systems	Damascus Township	
Sevcikova Vera AKA Sevcik Vera AKA			236,600.00
Adour Timothy	Wells Fargo Bank	Lake Township	
Adour Diana			139,759.00
Hawver Thomas J	R B S Citizens	Damascus Township	121,500.00
Kulkarni Devkant	Wells Fargo Bank	Lake Township	
Kulkarni Olga			129,300.00
Duffy Michael J	P S E C U	Salem Township	20,000.00
Brett Kenneth P	Merck Sharp & Dohme Federal Credit Union	Salem Township	
Brett Patricia C			29,750.00
Corso Matthew P	Honesdale National Bank	Texas Township	
Corso Paige L			206,400.00
Firmstone Jeffrey R	Honesdale National Bank	Dyberry Township	
Firmstone Polly W			180,000.00
Tallman Ryan T	Dime Bank	Berlin Township	179,200.00
Kineyko Anne K	Valley National Bank	Paupack Township	
Kuceravy John A			100,000.00
Kraft Ronald M	Mortgage Electronic Registration Systems	Paupack Township	
Kraft Linda L			350,000.00
Kromko Steven M	Wayne Bank	Canaan Township	
Kromko Belinda			20,000.00
Williams Irvin W Jr	Dime Bank	Honesdale Borough	
Williams Cynthia A			47,658.00
Rolston Roy W Jr	Dime Bank	Damascus Township	
Rolston Theresa L			35,000.00

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

Minella Robert	Dime Bank	Texas Township	
Minella Michele			139,000.00
Gross Linda L	Dime Bank	Dreher Township	17,200.00
Martin Chris D	Honesdale National Bank	Sterling Township	110,000.00
Braun Frank	Wayne Bank	Cherry Ridge Township	
Braun Yvonne R			165,750.00
Fasshauer Thomas A	Honesdale National Bank	Damascus Township	
Fasshauer Gail E			165,400.00
Jay Sean P	Honesdale National Bank	Damascus Township	
Jay Tracy			41,000.00
Fiorella Glenn R	Pennstar Bank	Lake Township	
Fiorella Bernice A			229,000.00
Weber Lisa Ann	Dime Bank	Berlin Township	
Weber Christopher C			427,000.00
Bott Jolanta K By Af	Honesdale National Bank	Mount Pleasant Township	
Flynn Errol C Af			314,000.00
Indian Orchard Renewable Energy L L C	Dime Bank	Texas Township	50,000.00
Uva Anthony N	Citizens Savings Bank	Texas Township	
Uva Jean D			40,000.00
Cush Thomas J	Wayne Bank	Waymart Borough	
Cush Nancy A			138,888.26
Klim Michael W	Tobyhanna Federal Credit Union	Lake Township	
Klim Maggie A			48,070.00
Rogers Michael C AKA Rogers Michael AKA Rogers April R AKA Rogers April AKA	Honesdale National Bank	Texas Township	1,100,000.00
Rogers Michael C Rogers April R	Honesdale National Bank	Oregon Township	1,100,000.00
Altemier Ryan C Altemier Mandy B	Honesdale National Bank	Dyberry Township	130,000.00
Jung W Michael	Catskill Hudson Bank	Paupack Township	5,000.00
Klinger Troy J Klinger Angela J F	E S S A Bank & Trust	Lake Township	388,000.00
Augello Charles R Augello Sylvia	Honesdale National Bank	Lebanon Township	166,900.00
Kiefhaber Lawrence M Kiefhaber Maria K	Pennstar Bank	Lake Township	110,000.00
Sengun Kayhan	Dime Bank	Honesdale Borough	55,000.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Conway Mark J Tr Baio Arthur Baio Beverly	Topkaofarrell Patricia A OFarrell Patricia A Topka	Lehigh Township	
Hydek John T Hydek William Michael Hydek Charles D	Hydek John T Hydek Charles D	Clinton Township 1	Lot 3

Land Liquidator L L C	Satinover Damien	Lehigh Township	
Scott James S Sr	Ronca Philip	Paupack Township	
Scott Luanne G	Ronca Mary		Lots 1E & 2E
Garfield Philip AKA	Garfield Phil	Damascus Township	
Garfield Phil AKA			Lots 9 & 10
Render Therese			
Jacykiewicz John Est AKA	McCarron Terence	Lehigh Township	
Jacykiewicz John J Est AKA	McCarron Heather		Lots 670 & 671
Hanko Christine Ind & Exr			
Onori Joan			
U S Bank National Association Tr By Af	J P Morgan Chase Bank Af	Lake Township	
	Culley William		Lot 2217
	Culley Eileen		
Carty Melville	Galik Gail S	Paupack Township	
Carty Joanne			Lot 401
Kineyko Anne K	Kineyko Anne K	Paupack Township	
	Kuceravy John A		Lot 159
Nuttall Thomas J Jr	Nuttall Thomas J Jr	Paupack Township	
Peters Sharon M			
Schmidlin Marjorie B	Young Annette S	Paupack Township	
	Young Colin J		Lot 85
Kilker Eleanor T	Kilker James F	Mount Pleasant Township	
	Kilker Mary Tom		
Principal Assunta By Sheriff	Wells Fargo Bank	Lehigh Township	Lot 5
Reehl Samuel	Howell Richard	Dreher Township	
Reehl Mary Grace	Howell Linette		Lots 58 & S9
Castillo William	Torres Ramon A Jr	Manchester Township	
Castillo Eileen M	Torres Dawn C		Lot 280 & 281
	Diaz Nelson		
Paynter Elaine A	Brown Christopher	Bethany Borough	
	Brown Alison	Bethany Boro & Dyberry Twp	
		Dyberry Township	
		Dyberry Twp & Bethany Boro	
Sledzinski Cynthia Exr	Sledzinski Cynthia Tr	Dyberry Township	
Pienciak Joseph Est AKA	Sledzinski Andrew		
Pienciak Joseph A Est AKA	Sledzinski Edward		
Maher Geraldine G	Brown Paul M	Lake Township	
	Brown Genevieve R		Lot 1
	Brown James W		
	Brown Kathleen G		
	Brown Paul M Jr		
	Brown Michael J		
	Brown Mary T		
Collins Patrick	Malti John	Palmyra Township	
Collins Karyn	Malti Nicole		
Klein Karyn			
G C Marketing Inc	Jordan Holdings	Dreher Township	Lots 197 & 198

G C Marketing Inc	Gonzalez Nancy Chalacan Edison Chalacan Aldemar	Dreher Township	Lots 70 & 71
Altemier Ryan C Martin Mandy B Altemier Mandy B	Altemier Ryan C Altemier Mandy B	Dyberry Township	
Isis Management	Tozer Roger L Tozer Jorja A	Lake Township	Lot 1989
Thumann Marjorie A	Pa Commonwealth Dept Transportation	Berlin Township	
Thumann Marjorie A	Pa Commonwealth Dept Transportation	Berlin Township	
Rickard Clarence W	Rickard Douglas W Rickard James P Rickard Timothy J Rickard Margaret M Smith Amy K	Cherry Ridge Township	
Stewart Julie	Stewart Julie	Paupack Township	
Schoeneberg Dolores Est	Johnston Patti Urban Joanne Schoeneberg Richard Jr		Lot 136
Brown Kevin G	Bulling Linda H	Dreher Township	
Brown Carole R	Bulling John J		
Blankenship Lisa M	Felicissimo Carol	Dreher Township	Lot 1
Zink Pauline	Dimattia Staci Ann	Lake Township	
Zink Pauline	Russell Alan Russell Nicoletta Perfilio Nicholas Perfilio Erin	Lehigh Township	
Laperche Edwin C Jr Laperche Jane M Gehret Allan Kent Jr Gehret Cynthia	Klinger Troy J Klinger Angela J F	Lake Township	Lot 8
Bibalo Stanley M	Burns Brian Burns Lisa	Preston Township	
Tammaro Louis C	Devries Rosemarie T	Canaan Township	
Tammaro Louise M	Tammaro Louise M		Lot 2
Tammaro Louis C	Tammaro Louis C	Canaan Township	
Tammaro Louise M	Tammaro Louise M		Lot 1
Chicoski Richard A Chicoski Michele J AKA Gallagher Michele J AKA	Chicoski Richard A	Paupack Township	Lot 508
Molessa Eugene J Molessa Patricia M	Sengun Kay Han	Honesdale Borough	
Daniels Grace Scarfalloto	Honesdale National Bank	Texas Township 1 & 2	



Wayne County Legal Journal Subscription Form

PLEASE PRINT CLEARLY

Name _____

Address _____

City _____ State _____ Zip _____

Phone (____) _____ - _____

Email Address _____ @ _____

Subscription Options and Rates

- | | |
|---|----------------|
| <input type="checkbox"/> Mailed Copy ONLY | \$100 per year |
| <input type="checkbox"/> Emailed Copy ONLY | \$50 per year |
| <input type="checkbox"/> Mailed and Emailed | \$125 per year |

Individual copies \$5 each

Your Subscription Year: March 2011- March 2012

WC Legal Journal is published every Friday, except for Holidays.

Please fax completed form to 570-647-0086 or email to baileyd@ptd.net

Display Advertising Available

MAKE CHECK PAYABLE TO BAILEY DESIGN AND ADVERTISING

Please call for Rates —570-251-1512 or email baileyd@ptd.net



Legal Journal of Wayne County
3305 Lake Ariel Highway
Honesdale, PA 18431