

OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

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CASES REPORTED

Commonwealth of Pennsylvania
v.
Matthew P. Curtis

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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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Robert J. Conway, *Senior Judge*

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Court Administrator

Linus H. Myers

Sheriff

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Edward "Ned" Sandercock

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Kathleen A. Schloesser

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Patricia Biondo

COURT OPINION

Commonwealth of Pennsylvania

v.

Matthew P. Curtis

Docket No. 16-2012-SA

Attorney for Commonwealth:

Attorney for Defendant: Lee C. Krause, Esq.

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

Summary of the Case

Defendant was charged with one count of Cruelty to Animals, a violation of 18 Pa.C.S. § 5511(c)(1), and filed a summary appeal from the District Magistrate’s determination of guilt for shooting a gun into the air, resulting in injury to the neighbor’s sheep from the discharged birdshot.

Following a de novo hearing, the Court made a number of findings of fact which can be summarized as follows. Sheep from Defendant’s neighbor’s farm were trespassing on Defendant’s property, and Defendant fired at least two shots into the air to try and scare them away. Although Defendant did not intend to shoot the sheep, three sheep were injured by birdshot, one in the face and two in their shoulder areas.

Defendant testified at the hearing, alleging that he acted in defense of his son’s capons when he fired the shotgun. Pursuant to the statute, a person commits the summary offense of Cruelty to Animals when “he wantonly or cruelly ill treats, overloads, beats, otherwise abuses any animal, or neglects any animal as to which he has a duty of care whether belonging to himself or otherwise...” 18 Pa.C.S. § 5511(c). Further, as set forth in Commonwealth v. Tomey, 884 A.2d 291 (Pa.Super. 2005), the terms “wantonly” and “cruelly” must be construed in accordance with their common definitions. Id. (citing Commonwealth v. Simpson, 832 A.2d 496, 500 (Pa.Super. 2003)). The Simpson Court opined that “cruelty” was defined as “the intentional and malicious infliction of mental or physical suffering on a living creature.” Id. at 500, n. 4 (quoting Black’s Law Dictionary, 7th Ed. 1999). In addition, the court defined “wanton” as “unreasonably or maliciously risking harm while being utterly indifferent to the

consequences.” Id. Moreover, the Tomey Court went on to define “wanton” as an intentional act of unreasonable character, in disregard of a risk known to him or so obvious that he must be taken to have been aware of it and so great as to make it highly probable that harm would follow. It usually is accompanied by a conscious indifference to the consequences. 884 A.2d at 295 (quoting Lewis v. Miller, 543 A.2d 590, 592 (Pa.Super. 1988)).

The Court recognized that Defendant did not intent to harm the sheep, but did intent to fire his shotgun in the air. That intentional act resulted in a spray of birdshot, some of which injured the three sheep. The Court therefore determined that Defendant disregarded a known or obvious risk of harm that could result from the birdshot.

In addition, the Court did not agree with Defendant’s assertion that he was acting in defense of his son’s capons in reliance of the affirmative defense enumerated under subsection (a) of the statute when an individual kills “any animal taken or found in the act of actually destroying any domestic animal or domestic fowl.” 18 Pa.C.S. § 5511(a)(3). Defendant incorrectly relied on subsection (a) which pertained to the killing, maiming or poisoning of domestic or zoo animals, whereas under subsection (c), no such affirmative defense applied. The Court went on further to state that despite the inapplicability of the affirmative defense, there was no evidence presented that the sheep were found in the act of actually destroying the capons.

As a result, the Court determined Defendant violated the statute and found him guilty of the summary offense of Cruelty to Animals, and sanctioned him to pay the costs of prosecution, a fine and restitution.



CRIMINAL CASES

The following criminal cases were decided by President Judge Raymond L. Hamill on January 22, 2013:

DONALD LAMBERTON, 36, of Waymart was sentenced to pay all Court costs for one count of Harassment and pay a fine of \$300.00. The incident occurred on January 2, 2012, when Lamberton struck a female victim.

DANIELLE MCNAMARA, 26, of Hawley was sentenced to pay all Court costs for one count of Theft By Unlawful Taking or Disposition, pay a fine in the amount of \$100.00, pay restitution in the amount of \$599.99, and be placed on probation for a period of 6 months. The incident occurred on July 13, 2012, in Hawley Borough when McNamara stole a cell phone.

JEANNIE MARIE BROOKS, 37, of Prompton pleaded guilty to one count of Theft By Unlawful Taking or Disposition (M1) and one count of Forgery (F2). The incident occurred between April and July 2012 in Honesdale Borough when Brooks stole approximately \$11,000.00 while an employee in the Wayne County Tax Claim office. Sentencing is scheduled for April 11, 2013.

THOMAS RICHARD RANKIN, 38, of Hawley pleaded guilty to one count of Distribute Small Amount of Marijuana Not For Sale (S). The incident occurred on February 4, 2012, in Paupack Township when Rankin gave marijuana to a minor female for her birthday. Sentencing is scheduled for April 18, 2013.

LILLIAN WEEDEN, 46, of Beach Lake pleaded guilty to one count of Forgery (M1) The incident occurred on November 22, 2011, in Texas Township when Weeden forged a prescription. Sentencing is scheduled for April 11, 2013.

KEVIN SWENSEN a/k/a KEVIN SWENDSEN, 29, of Honesdale, pleaded guilty to one count of DUI or Controlled Substance, an ungraded Misdemeanor, and one count of Driving While Operating Privilege Suspended/Revoked (S). The incident occurred on September 9, 2012, in Honesdale Borough when Swensen refused to submit to a blood test. Sentencing is scheduled for April 11, 2013.

VERLENE KETCHAM, 40, of Wilkes-Barre pleaded guilty to two counts of Bad Checks (M3), one count of Disorderly Conduct (M3) in three separate cases. The incidents occurred between September 27, 2001, and July 24, 2002, in Wayne County when Ketcham wrote bad checks and made several threatening telephone calls. Sentencing is scheduled for April 18, 2013

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.

ESTATE NOTICE

NOTICE IS HEREBY GIVEN,

that Letters Testamentary have been issued in the Estate of Jeanette K. Patten who died on December 26, 2012, late resident of Honesdale, PA 18431, to Lisa Dyser, Executrix of the Estate, residing at 119 Upper Crossroad, Honesdale, PA 18431. All persons indebted to said estate are required to make payment and those having claims or demands are to present the same without delay to the law offices of HOWELL, HOWELL & KRAUSE, ATTN: ALFRED J. HOWELL, ESQUIRE, Attorney for the Estate, at 109 Ninth Street, Honesdale, PA 18431.
ALFRED J. HOWELL, ESQUIRE
ATTORNEY FOR THE ESTATE

2/1/2013 • 2/8/2013 • 2/15/2013

EXECUTRIX NOTICE

Estate of JAMES R. SCHLAMB
AKA JAMES SCHLAMB AKA
JIM SCHLAMB AKA JAMES

RICHARD SCHLAMB
Late of Paupack Township
Executrix
MARY E. GÖRG
2115 ROBIN DR.
WARRINGTON, PA 18976-1566

2/1/2013 • 2/8/2013 • 2/15/2013

EXECUTRIX NOTICE

Estate of HELEN D. HARRIS
AKA HELEN HARRIS
Late of Texas Township
Executrix
EVELYN C. ESPOSITO
500 MOUNTAIN SPRING AVE.
HAWLEY, PA 18428
Attorney
NICHOLAS A. BARNA
831 COURT STREET
HONESDALE, PA 18431

2/1/2013 • 2/8/2013 • 2/15/2013

EXECUTOR NOTICE

Estate of LORRAINE LEE DAVIS
AKA LORRAINE DAVIS AKA
LORRAINE L. DAVIS
Late of Damascus Township
Executor
FREDERICK J. STEWART
21 PHEASANT RUN LANE
STRATHAM, NH 03885
Attorney
NICHOLAS A. BARNA
831 COURT STREET
HONESDALE, PA 18431

2/1/2013 • 2/8/2013 • 2/15/2013

EXECUTOR NOTICE

Estate of THOMAS J. MORTSEA
AKA THOMAS JAMES
MORTSEA
Late of Oregon Township
Executor
THEODORE MORTSEA
79 BISSELL ROAD
LEBONAN, NJ 08833
Attorney
MATTHEW L. MEAGHER,
ESQUIRE
1018 CHURCH STREET
HONSDALE, PA 18431

1/25/2013 • 2/1/2013 • 2/8/2013

EXECUTOR NOTICE

Estate of RUSSELL J. ENSLIN
AKA RUSSELL ENSLIN
Late of Lake Ariel
Executor
CLIFFORD ENSLIN
176 FALLER ROAD
LAKE ARIEL, PA 18436
Executor
GARY ENSLIN
358 KEYSTONE ROAD
LAKE ARIEL, PA 18436
Attorney
MATTHEW L. MEAGHER,
ESQUIRE
1018 CHURCH STREET
HONSDALE, PA 18431

1/18/2013 • 1/25/2013 • 2/1/2013

ESTATE NOTICE

NOTICE IS HEREBY GIVEN,
that Letters Testamentary have
been issued in the Estate of Eugene
F. Billard, who died on November
12, 2012. Letters Testamentary
have been granted to Kathryn Ann
Billard, 414 Brook Road,

Honesdale, PA 18431, Executrix.
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 G. Howell, Esquire,
Howell, Howell & Krause, 109
Ninth Street, Honesdale, PA 18431.
ALFRED G. HOWELL, ESQ.
HOWELL, HOWELL & KRAUSE

1/18/2013 • 1/25/2013 • 2/1/2013

EXECUTOR NOTICE

Estate of JAYNE W. BROUGHTON
Late of Palmyra Township
Executor
JAMES I. BROUGHTON
11 BROUGHTON LANE
HAWLEY, PA 18428
Attorney
JOHN F. SPALL
2573 RT. 6
HAWLEY, PA 18428

1/18/2013 • 1/25/2013 • 2/1/2013

OTHER NOTICES

NOTICE

TAKE NOTICE THAT a Certificate
of Organization was filed with the
Department of State. The name of
the Liability Company is Soden
Truck & Trailer, LLC. This Limited
Liability Company has been
organized under the provision
pursuant to 15 Pa. C.S. 8913

2/1/2013

**NOTICE OF FILING OF
ARTICLES OF
INCORPORATION**

Notice is hereby given that Application for Fictitious Name has been filed with the Commonwealth of Pennsylvania, Department of State at Harrisburg, PA on January 10, 2013. The name of the fictitious entity under the Commonwealth of Pennsylvania Business Corporation Law of 1988, is **BILL MOTT HELICOPTERS**.

HUGH RECHNER, ESQUIRE
924 Church Street
Honesdale, PA 18431

2/1/2013

**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 C R Septic Solutions, 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.

2/1/2013

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
FEBRUARY 13, 2013**

By virtue of a writ of Execution JPMorgan Chase 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 13th day of February, 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 in the Borough of Honesdale, County of Wayne and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the old Plank Road 52 1/2 feet, southerly from the northwest corner of land now or formerly of Robert E. Bailey, being also the southeast corner of land conveyed on April 12, 1985 by Robert E. Bailey, et ux. to J. Marshall Bailey; thence easterly along the southern line of said land conveyed to said J. Marshall Bailey, 125 feet to corner; thence southerly on a line, the extension of the eastern line of said J. Marshall Bailey's land 52 1/2 feet; thence westerly at right angles

to said last mentioned line and parallel with the southern line of said J. Marshall Bailey's land, 125 feet to the center of said Plank Road; and thence northerly along said lot 52 1/2 feet to the place of Beginning.

CONTAINING 6,562 1/2 square feet.

PARCEL No. 11-0-0012-0125

BEING the same premises which Joseph J. Murray and Patricia C. Murray, his wife, by Deed dated July 11, 2006 and recorded in the Wayne County Recorder of Deeds Office on August 4, 2006 in Deed Book 3098, page 226, granted and conveyed unto Rebecca E. DeReamer.

Seized and taken in execution as Rebecca DeReamer 721 Ridge Street HONESDALE PA 18431

Execution No. 534-Civil-2012
Amount \$98,842.35 Plus additional

November 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.

Christopher DeNardo Esq.

1/18/2013 • 1/25/2013 • 2/1/2013

**SHERIFF'S SALE
FEBRUARY 13, 2013**

By virtue of a writ of Execution Taylor, Bean & Whitaker Mortgage Corporation issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 13th day of February, 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 lot or piece of land, situate in the Township of Lehigh, County of Wayne, and Commonwealth of Pennsylvania, being Lot Number 35, Section 12, Iroquois Avenue, as shown on map of Pocono Springs Estate, Inc. on file in the Recorder of Deeds Office at Honesdale, Pennsylvania in Plat Book No. 14 at Page 189.

UNDER AND SUBJECT to all the rights, privileges, benefits, easements, rights of way,

covenants, conditions, restrictions, reservations, terms and provisions as may be more particularly set forth in the above recited Deed and which may run with the land.

TITLE TO SAID PREMISES VESTED IN Keith D. Collins and Gail P. Collins, h/w, by Deed from Ronnie R. Bobb, by and through his attorney-in-fact Wendy A. Castle-Bobb and Wendy A. Castle-Bobb, formerly h/w, dated 01/13/2003, recorded 01/14/2003, in Deed Book 2145, page 236.

Premises being: 35 IROQUOIS AVENUE, GOULDSBORO, PA 18424

Tax Parcel No. 14-0-0030-0187

Seized and taken in execution as Keith D. Collins 35 Iroquois Avenue Gouldsboro PA 18424
Gail P. Collins 35 Iroquois Avenue Gouldsboro PA 18424

Execution No. 299-Civil-2008
Amount \$169,953.50 Plus additional

November 13, 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.

1/18/2013 • 1/25/2013 • 2/1/2013

**SHERIFF'S SALE
FEBRUARY 13, 2013**

By virtue of a writ of Execution CitiMortgage INC issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 13th day of February, 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, lying and being in the Township of Preston, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center line of State Route 4033 (also known as Pennsylvania Legislative Route 53055, Como Road), said point of beginning being also a common corner of

land now or formerly of Thomas A. Sampson and Alice M. Sampson, his wife, of which the premises hereinafter described is a part; lands now or formerly of Francis J. Salerno (Deed Book 470, Page 189, Map Book 61, Page 110, Taxable No. 20-171-8.2); lands now or formerly of Robert W. Brydon, (Deed Book 457, Page 810, Map Book 46, Page 64, Taxable No. 20-171-8.1); and lands now or formerly of Viola Kulesza, part of First Parcel, (Deed Book 156, Page 285, Map Book 64, Page 81, Taxable No. 20-171-9.2); thence along lands now or formerly of Francis J. Salerno as aforesaid, South eighty-five (85) degrees twenty-two (22) minutes twenty-three (23) seconds East (passing a found iron pin at 20.83 feet and also a found iron pin at 55.00 feet, and also a found iron pipe at 530.145 feet) one hundred fifty-five and five hundred forty-five thousandths (155.545) feet to an iron pin corner, which said iron pin corner is located North eighty-five (85) degrees twenty-two (22) minutes twenty-three (23) seconds West five hundred fifty-seven and four hundred fifty-five thousandths (557.455) feet from the Northeasterly corner of the 57.5776 acre tract of which the within described premises are a part; thence through lands of Thomas A. Sampson and Alice M. Sampson, his wife, the following seven (7) courses and distances: (1) South four (04) degrees thirty-seven (37) minutes thirty-seven (37) seconds West five hundred thirty-eight and twenty-three one hundredths

(538.23) feet to an iron pin corner; (2) South eight-seven (87) degrees zero (00) minutes fifty-nine (59) seconds West seventy-nine and six hundred thirty-five thousandths (79.635) feet to an iron pin corner; (3) South seventy-five (75) degrees twelve (12) minutes twenty-seven (27) seconds West sixty-eight and sixty-five thousandths (68.065) feet to an iron pin corner; (4) South sixty-four (64) degrees thirty-five (35) minutes eleven (11) seconds West one hundred ten and fifty-one hundredths (110.51) feet to an iron pin corner (5) South fifty-nine (59) degrees forty-seven (47) minutes fourteen (14) seconds West one hundred thirty-two and eighty-three one hundredths (132.83) feet to an iron pin corner; (6) South sixty-three (63) degrees two (02) minutes thirty-six (36) seconds West ninety and forty-nine one hundredths (90.49) feet to an iron pin corner; and (7) North eighty-five (85) degrees twenty-two (22) minutes twenty-three (23) seconds West (passing an iron pin corner at 813.21 feet), eight hundred thirty-eight and twenty-one hundredths (838.21) feet to a point in the centerline of State Route 4033; thence along the centerline of said PA State Route 4033, the following three (3) courses and distances: (1) North nine (09) degrees seven (07) minutes seventeen (17) seconds East seven hundred nine and six hundred five thousandths (709.605) feet; (2) North seven (07) degrees fifteen (15) minutes seventeen (17) seconds East twelve and sixty-three hundredths (12.63) feet; and (3) North seven (07) degrees fifteen

(15) minutes seventeen (17) seconds East thirty and zero one hundredths (30.00) feet to the place of BEGINNING. CONTAINING 20.0000 acres, be the same more or less.

THE foregoing description is in accordance with map of survey made by Alfred K. Bucconear, P.L.S. dated May 24, 1995, approved by the Preston Township Board of Supervisors June 24, 1995, approved for filing by the Wayne County Department of Planning June 29, 1995, a map of which is recorded in Wayne County Map Book 83 at Page 46.

UNDER AND SUBJECT to that portion of the above described premises which lies within the right-of-way of Pennsylvania State Route 4033, formerly known as

Pennsylvania Legislative Route 63055, Come Road.

ALSO UNDER AND SUBJECT to aerial utility line traversing the subject premises as depicted on the aforesaid map of survey.

ALSO UNDER AND SUBJECT to al of the matters endorsed upon the aforesaid map of survey, including but not limited to building setback lines as therein set forth.

ALSO UNDER AND SUBJECT to the terms of a certain lease between Thomas A. Sampson, Sr. and Alice M. Sampson, his wife, Lessors and Northeastern Pennsylvania Telephone Company, Lessee, dated October 26, 1994 recorded February 13, 1995 in Record Book 1011, Page 223, (map at Page 233) for a tract



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containing 1,648 square feet,
0.0378, more or less.

IT being understood that the lands
as described in the aforesaid Lease
are not be considered as a separate
building lot and that at the
expiration of the term or terms of
the Lease, said land as described
therein shall be integrated into and
shall become an integral part of
Lot 1 containing

Seized and taken in execution as
Josef E. Sampson 368 South
Preston Road LAKEWOOD PA
18439
Natalie T. Sampson a/k/a Natalie
Tonwen Decker Sampson 368
South Preston Road LAKEWOOD
PA 18439

Execution No. 76-Civil-2012
Amount \$158,351.17 Plus
additional

November 23, 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.

1/18/2013 • 1/25/2013 • 2/1/2013

**SHERIFF'S SALE
FEBRUARY 13, 2013**

By virtue of a writ of Execution
The Dime 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 13th day of
February, 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 lot, parcel
or tract of land situated, lying and
being in the Township of Dreher,
County of Wayne, Commonwealth
of Pennsylvania, bounded and
described as follows, to wit:

BEGINNING at a point in the
center line of PA Route 191
(leading from South Sterling to
Newfoundland), said point being a
common comer of the property
being conveyed herein and lands
now or late of R.L. Robacker;
thence along the center line of said
state highway the following four
courses and distances: (1) North 26
degrees 00 minutes 00 seconds
East 40.0 feet; (2) North 20

degrees 28 minutes 11 seconds East 354.66 feet; (3) North 26 degrees 35 minutes 20 seconds East 203.0 feet; and (4) North 38 degrees 24 minutes 52 seconds East 183.46 feet; thence along the lands now or late of Ralph Marchione and Ethel Marchione, his wife, being the following three courses and distances: (1) South 44 degrees 42 minutes 11 seconds East 34.42 feet; (2) South 47 degrees 22 minutes 10 seconds East 120.00 feet; and (3) South 79 degrees 07 minutes 13 seconds East 840.65 feet to a point in the center of Wallenpaupack Creek; thence along the said Creek the following five courses and distances: (1) South 48 degrees 04 minutes 44 seconds West 20.0 feet; (2) South 40 degrees 51 minutes 23 seconds West 270.48 feet; (3) South 38 degrees 17 minutes 42 seconds West 325.64 feet; (4) South 54 degrees 15 minutes 25 seconds West 264.71 feet; and (5) South 56 degrees 03 minutes 42 seconds West 271.39 feet; thence along the lands now or late of S.R. Peet the following two courses and distances: (1) North 63 degrees 49 minutes 39 seconds West 104.35 feet; and (2) South 83 degrees 58 minutes 21 seconds West 166.23 feet; thence along the Lands now or late of R.L. Robacker. the following two (2) courses and distances: (1) North 17 degrees 36 minutes 04 seconds East 209.33 feet; and (2) North 72 degrees 23 minutes 50 seconds West 307.35 feet to the point of beginning.

BEING 16.124 acres, more or less.

BEING known as Parcel II as shown on Plot of lands of Bronko Investments recorded in Wayne County Map Book 61, Page 49.

BEING the same premises conveyed to Salvator Migliore and Lisa Migliore, h/w and Christopher Migliore, by deed of David C. Hazzard and Laurie A. Hazzard, his wife, dated June 3, 2008 and recorded in Wayne County Deed Book 3532 Page 198 on June 3, 2008.

TAX MAP PARCEL NO.: 8-21-15.-

Seized and taken in execution as Salvatore Migliore 771 Carlton Road TOBYHANNA PA 18466
Lisa Migliore 771 Carlton Road TOBYHANNA PA 18466
Christopher Migliore 771 Carlton Rd TOBYHANNA PA 18466

Execution No. 293-Civil-2012
Amount \$519,558.39 Plus additional

November 26, 2012
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

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

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

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

James T. Shoemaker, Esq.

1/18/2013 • 1/25/2013 • 2/1/2013

**SHERIFF'S SALE
FEBRUARY 13, 2013**

By virtue of a writ of Execution JP Morgan Chase Bank, National Association, Successor by Purchase from the FDIC, as Receiver for Washington Mutual Bank F/K/A Washington Mutual Bank, issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 13th day of February, 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 lot, piece or parcel of land.

SITUATE, lying and being in the Township of Sterling, County of Wayne, and State of Pennsylvania, bounded and described as follows, to wit:-

BEING Lot No. 68, Street Navajo Trail on the plot or plan of lots known as 'Pocono Springs Estates, Inc.' as laid out for the grantor herein by R. N. Harrison, Civil Engineer, Mackettstown, NJ dated May, 1968 and recorded in the Office of the Recorder of Deeds of Wayne County in Map Book 14, page 189.

UNDER AND SUBJECT to all the rights, privileges, benefits, easements, covenants, conditions, restrictions, reservations, terms and provisions as more particularly set forth in the above recited deed.

TITLE TO SAID PREMISES VESTED IN Joseph I. Ayala, by Deed from Jose I. Ayala, n/k/a Joseph I. Ayala, dated 04/09/2003, recorded 04/29/2003 in Book 2217, Page 224.

Premises being: 68 NAVAJO TRAIL, GOULDSBORO, PA 18424

Seized and taken in execution as Joseph I. Ayala a/k/a Jose I. Ayala 4703 Beach 47th Street BROOKLYN NY 11224

Execution No. 430-Civil-2012 Amount \$113,946.65 Plus additional

November 23, 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.

1/18/2013 • 1/25/2013 • 2/1/2013

**SHERIFF'S SALE
FEBRUARY 13, 2013**

By virtue of a writ of Execution Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, LP FKA Countrywide 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 13th day of February, 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 in the borough of Waymart, county of Wayne and state of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the western side of Middle street at the southeast corner of the Bryant lot, which corner is 60 feet, and southerly from the southwest intersection of Middle street, a 24 foot alley, thence in a southerly direction along westerly side of Middle street 60 feet to a pipe corner, thence in a westerly direction at right angles to Middle street, 120 feet along the Headley lot to a corner; thence in a northerly direction, on line parallel to Middle street, 60 feet to the

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Honesdale, PA

southwest corner of the Bryant lot; thence in an easterly direction in a line at right angles to Middle street 120 feet to a corner in the westerly side of Middle street, being the plac of beginning. Containing 7,200 square feet of land and being known as lot no. 15 on the Benhjamin F. Long plot of lots of Waymart.

TITLE TO SAID PREMISES VESTED IN Scott Schermerhorn, by Deed from Scott Schermerhorn and Charlene Schermerhorn, his wife, dated 12/28/2009, recorded 01/15/2010 in Book 3939, Page 29.

Premises being: 115 CENTER STREET, WAYMART, PA 18472

Seized and taken in execution as Scott Schermerhorn 115 Center Street WAYMART PA 18472

Execution No. 512-Civil-2012
Amount \$109,462.34 Plus
additional

November 23, 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.

1/18/2013 • 1/25/2013 • 2/1/2013

**SHERIFF'S SALE
FEBRUARY 13, 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 13th day of February, 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 and premises, situate, lying and being in the Township of Salem, in the County of Wayne and Commonwealth of Pennsylvania more particularly describes as follows:

BEGINNING at a point for a corner, said being in the center of a public road and being a common corner of Lots 7 and 8; thence down the center of a public road known as Maple Lane, North 65 degrees 27 minutes 20 seconds West 236.88 feet to a corner;

thence down the center of a private road, known as Beechwood Drive, North 46 degrees 17 minutes 40 seconds East 171.30 feet to a point and North 28 degrees 11 minutes East 50 feet to a corner, thence along the common boundary lines of Lota 8 and 9, South 70 degrees 32 minutes 30 seconds East 234.47 feet to a corner in the center of the public road; thence down the center of the public road South 21 degrees 48 minutes West 48 feet; South 35 degrees 31 minutes West 79.77 feet and South 43 degrees 03 minutes 30 seconds West 84.38 feet to the point or place of beginning. Being lot #8 in the development known as Forest Glen Estates and containing with said boundaries 1.22 acres more or less.

SUBJECT to so much of the private roadway known as Maple Lane as is set forth and shown on a map entitled Forest Glen Estates prepared by Harry F. Schoenagel, R.S., dated October, 1967, revised September 1969, and August, 1970 and recorded in Wayne County Map Book 13 at page 127.

ITogether with all rights of way and under and subject to all covenants, reservations, restrictions and conditions of record, as found in the chain of title.

TITLE TO SAID PREMISES VESTED IN George Rosenbergen, by Deed from Linda Edlund, dated 08/23/2011, recorded 09/13/2011 in Book 4276, Page 316.

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Premises being: 4 MAPLE LANE,
LAKE ARIEL, PA 18436

Seized and taken in execution as
George Rosenbergen 530 W. 236th
Street APT 3M BRONX NY 10463
Linda Edlund 427 Sanderson Street
Throop PA 18512

Execution No. 760-Civil-2011
Amount \$243,495.83 Plus
additional

November 23, 2012
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE
NOTICE:**

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

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

Allison F. Wells, Esq.

1/18/2013 • 1/25/2013 • 2/1/2013

**SHERIFF'S SALE
FEBRUARY 20, 2013**

By virtue of a writ of Execution Wells Fargo Bank, NA issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 20th day of February, 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 in the Borough of Hawley, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the southwesterly line of Nineteenth Street one hundred twenty (120) feet from the southwesterly corner of Fourteenth Street and Nineteenth Street; thence southeasterly along said Nineteenth Street sixty (60) feet to a corner of Lot #3; thence southwesterly by said lot one hundred twenty (120) feet to a corner; thence Northwesterly and parallel to Nineteenth Street sixty (60) feet; thence northeasterly on a line parallel to Fourteenth Street aforesaid one hundred twenty (120) feet to the place of BEGINNING. CONTAINING seven thousand two hundred (7,200) square feet of land. Being Lot #1 on said Nineteenth Street.

Prior Deed have erroneously numbered the above described lot

as '10'; a check of the Pennsylvania Coal Company map of the village of Hawley indicates that the correct number is '1'.

TITLE TO SAID PREMISES VESTED IN John R. Hecker and Tamara J. Hecker, h/w, by Deed from Thomas H. Kennedy and Laura C. Kennedy, h/w, dated 06/14/2005, recorded 06/15/2005 in Book 2790, Page 130.

Premises being: 212 MAPLE AVENUE, HAWLEY, PA 18428

Tax Parcel No. 10-0-0004-0055
Seized and taken in execution as John R. Hecker 28535 Raffini Lane BONITA SPRINGS FL 34135
Tamara J. Hecker 28535 Raffini Lane BONITA SPRINGS FL 34135

Execution No. 223-Civil-2012
Amount \$117,791.90 Plus additional

November 23, 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.

Melissa J. Cantwell, Esq.

1/25/2013 • 2/1/2013 • 2/8/2013

**SHERIFF'S SALE
FEBRUARY 20, 2013**

By virtue of a writ of Execution Aurora Loan Services, LLC issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 20th day of February, 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 piece, parcel or lot of land, situate, lying and being in the Township of Berlin and partly in the Township of Damascus, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows;

BEGINNING at a stones corner in line of George Leonards, being the Southwest Corner of land of William Dilmurth; THENCE North 87 degrees West 118 rods to a stones corner being the Southwesterly corner of a tract of land in the warrantee name of Jacob Kline; THENCE North 2 1/2

degrees East 68 rods to stones corner; THENCE South 87 1/2 degrees East 118 rods to a post and stones corner in line of Frederick Dilmurth's lands; THENCE South 2 1/2 degrees West 68 rods to the place of BEGINNING. CONTAINING 50 acres, more or less. SUBJECT to certain rights of way as specified in the chain of title.

The right of way referred to above is more specifically set out and described in Deed Book 137, at page 247, as follows:

GRANTING AND CONVEYING unto John Biggio the right of way along a lot across the Northeast corner of the above described land. The said John Biggio to keep the bars closed at all times when not open for passage throughout the same or he may build a fence along the line. GRANTOR also conveys to second party the right of way along the old road leading from the farm herein conveyed to the main road. The grantee to keep the bars closed when not in use in passing through the same. This right of way is for the grantees, their heirs and assigns.

ALSO GRANTING AND CONVEYING by way of explanation all of the right, title and interest of Anthony M. Kiss in a certain Quit Claim Deed to clarify the above mentioned right of way, said deed being from George Anagnostos and Panagiota Anagnostos, his wife, to Cecilia Mazzie by deed dated July 22,

1982, and recorded in Deed Book 397, at page 008, on October 9, 1982.

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

TITLE TO SAID PREMISES VESTED IN Richard LaSala, by Deed from Richard LaSala and James LaSala, dated 03/01/2005, recorded 03/03/2005 in Book 2720, Page 258.

Premises being: 1010 PINTLER ROAD AKA 47 RUNNING, BEAR TRAIL & 57 RUNNING BEAR TRAIL, BEACH LAKE, PA 18405

Tax Parcel No. 01-0-0236-0008

Improvements thereon:
RESODENTIAL DWELLING

Seized and taken in execution as Richard Lasala 399 Birch Hollow Drive SHIRLEY NY 11967

Execution No. 374-Civil-2012
Amount \$442,613.31 Plus
additional

November 26, 2012
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE
NOTICE:

That all claims to the property will be filed with the sheriff before the sale and all claims to the proceeds

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

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

Allison F. Wells, Esq.

1/25/2013 • 2/1/2013 • 2/8/2013

**SHERIFF'S SALE
FEBRUARY 20, 2013**

By virtue of a writ of Execution Aurora Loan Services, LLC issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 20th day of February, 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, lying, situate and being in the Township of Palmyra, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the center of a Drive leading to the Ellingsen house, the said point being a corner of lands of Charles Strait; thence along the center of the said drive North 52 degrees and 17 minutes East 152.05 feet to a point in the center of the said drive; thence through lands of the Grantor (Alwilda Ellingsen) South 60 degrees and 34 minutes East 117.8 feet to a pipe corner; thence North 72 degrees East 48.55 feet to a pipe corner; thence South 50 degrees and 37 minutes East 223.7 feet to a pipe corner; thence South 15 degrees and 08 minutes West 343.8 feet to an iron pin and stones corner, a corner of lands of Charles Strait; thence along the same North 39 degrees and 44 minutes West 551 feet to the place of beginning. Containing 2.45 acres more or less.

TITLE TO SAID PREMISES VESTED IN Robert J. Peters and Patricia A. Peters, his wife, by Deed from Ruth Caldara and Robert Caldara, her husband and Marilyn Cerrato, dated 02/11/2004, recorded 02/17/2004 in Book 2443, Page 291. Patricia A. Peters passed from this life on 07/09/2011.

Premises being: SPRUCE STREET
PARCEL 18-20-7, AKA 12
ALEXANDER LANE, HAWLEY,
PA 18428

Tax Parcel No. 18-0-0020-0007

Seized and taken in execution as
Robert J. Peters 232-11th Street
BETHPAGE NY 11714

Execution No. 432-Civil-2012
Amount \$160,832.38 Plus
additional

November 26, 2012
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE
NOTICE:**

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

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

John Michael Kolesnik Esq.

1/25/2013 • 2/1/2013 • 2/8/2013

**SHERIFF'S SALE
FEBRUARY 20, 2013**

By virtue of a writ of Execution U.S. Bank N. A., as Trustee, successor in the interest to Bank of America, N. A. as successor by merger to Lasalle Bank N. A., as Trustee for Certificateholders of Bear Stearns Asset Backed Securities I LLC, Asset Backed-

Certificates, issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 20th day of February, 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 in the Borough of Hawley, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the southwesterly line of Nineteenth Street one hundred twenty (120) feet from the southwesterly corner of Fourteenth Street and Nineteenth Street; thence southeasterly along said Nineteenth Street sixty (60) feet to a corner of Lot #3; thence southwesterly by said lot one hundred twenty (120) feet to a corner; thence Northwesterly and parallel to Nineteenth Street sixty (60) feet; thence northeasterly on a line parallel to Fourteenth Street aforesaid one hundred twenty (120) feet to the place of **BEGINNING**. **CONTAINING** seven thousand two hundred (7,200) square feet of land. Being Lot #1 on said Nineteenth Street.

Prior Deed have erroneously numbered the above described lot as '10'; a check of the Pennsylvania Coal Company map of the village of Hawley indicates that the correct

number is '1'.

TITLE TO SAID PREMISES VESTED IN John R. Hecker and Tamara J. Hecker, h/w, by Deed from Thomas H. Kennedy and Laura C. Kennedy, h/w, dated 06/14/2005, recorded 06/15/2005 in Book 2790, Page 130.

Premises being: 212 MAPLE AVENUE, HAWLEY, PA 18428

Tax Parcel No. 10-0-0004-0055

Seized and taken in execution as Saverio Bellucci Lot 63 Wallenpaupack Drive A/K/A 980 Wallenpaupack Lake Estates A/K/A 92 Wallenpaupack Drive LAKE ARIEL PA 18436

Execution No. 513-Civil-2012 Amount \$164,292.63 Plus additional

November 23, 2012 Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

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

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

Jill P. Jenkins Esq.

1/25/2013 • 2/1/2013 • 2/8/2013

**SHERIFF'S SALE
FEBRUARY 27, 2013**

By virtue of a writ of Execution PNMAC Mortgage Co., LLC issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 27th day of February, 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 lying, situate and being in the Borough of Honesdale (Formerly Texas Township) County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at a stone in the center of Ladywood Lane, formerly known as Bethany and Dingman's Choice Turnpike, now Riverside Drive, said point being 72 /12 rods North 9 degrees West of the center of the road leading from Smith Hill (now Cliff Street); thence along Riverside Drive North 9 degrees West 4 rods; thence North 81

degrees East 8 rods; thence South 9 degrees East 4 rods; thence South 81 degrees West 8 rods to the place of Beginning.

CONTAINING 32 square rods of land.

TITLE TO SAID PREMISES VESTED IN Michelle Green, by Deed from Mark A. Rosa and Luanne Rose, his wife, dated 01/17/2007, recorded 01/23/2007 in Book 3220, Page 263.

Premises being: 339 RIVERSIDE DRIVE, HONESDALE, PA 18431

Tax Parcel No. 11-0-0010-0072

Improvements thereon:
RESIDENTIAL DWELLING

Seized and taken in execution as Michelle Green 345 Eldert Street, Apt. 201 BROOKLYN NY 11237

Execution No. 504-Civil-2012
Amount \$134,036.91 Plus
additional

November 27, 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.

Meredith Wooters Esq.

2/1/2013 • 2/8/2013 • 2/15/2013

**SHERIFF'S SALE
FEBRUARY 27, 2013**

By virtue of a writ of Execution First National Community 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 27th day of February, 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 and being in the Township of Lake County of Wayne and Commonwealth of Pennsylvania, as shown in a survey map by Joseph P. Barrett, P.L.S. dated May 24, 2004, and bounded and described as follows:

BEGINNING at a point in the centerline of Maplewood Road (S.R. 3019), being also the most southerly corner of lot now or

formerly of John Matisko and Cecelia T. Matisko, his wife. The said point being located South 37 degrees 55 minutes 06 seconds West 45.00 feet from an iron pin;

THENCE along line of lands now or formerly of said Matisko the following five (5) courses and distances: (1) North 37 degrees 55 minutes 06 seconds East 548.26 feet, through an iron pin online to an iron pin corner; (2) North 64 degrees 13 minutes 40 seconds West 120.76 feet, to an iron pin corner; (3) North 84 degrees 20 minutes 58 seconds West 77.62 feet to an iron pin corner; (4) North 76 degrees 51 minutes 32 seconds West 142.47 feet to an iron pin corner; (5) South 79 degrees 13 minutes 14 seconds West 77.38 feet to an iron pin corner;

THENCE North 11 degrees 13 minutes 34 seconds East 88.36 feet to an iron bar found;

THENCE North 46 degrees 57 minutes 37 seconds East 438.69 feet to an old concrete monument found in swamp;

THENCE along line of lands now or formerly of Daniel J. Kramer, et al (DB 221, Pg 388) North 45 degrees 42 minutes 54 seconds East 2,336.85 feet to a metal sign post found at the common corner of said Kramer and the Pennsylvania Game Commission (DB 728, Pg64);

THENCE along other lands now or formerly of said Pennsylvania

Game Commission (DB 972, Pg 289) South 44 degrees 16 minutes 33 seconds East 566.15 feet to an iron pin found;

THENCE along lands now or formerly of said Pennsylvania Game Commission (DB 728, Pg 64) South 45 degrees 59 minutes 43 seconds West 1,860.59 feet to an iron pin set for a corner;

THENCE continuing along lands now or formerly of said Pennsylvania Game Commission, through an axle found and land now or formerly of Eugene Black (DB 519, Pg 596) South 44 degrees 00 minutes 00 seconds East 1,073.99 feet to a corner at the northwest side of S.R. 3023. The said corner being located South 44 degrees 00 minutes 00 seconds East 2.17 feet from a 1" bar found;

THENCE along the northwest line of S.R. 3023 the following three (3) courses and distances: (1) on a curve to the left having a radius of 606.36 feet, an arc length of 342.85 feet, said arc subtended by a chord of South 54 degrees 46 minutes 52 seconds West 338.29 feet to a point; (2) on a curve to the left having a radius of 2,664.75 feet, an arc length of 243.47 feet, said arc subtended by a chord of South 35 degrees 57 minutes 26 seconds West 243.38 feet to a point; (3) South 33 degrees 17 minutes 7 seconds West 53.53 feet to an iron pin set for a corner;

THENCE along line of land now or formerly of Roger L. Cross and

Darlene A. Cross, et ux (DB 331, Pg 60) North 61 degrees 12 minutes 00 seconds West 320.00 feet to a drill hole in a boulder;

THENCE South 33 degrees 15 minutes 59 seconds West 483.06 feet through an iron pin set online on the northeast side of road to a corner in the center of S.R. 3021. The said iron pin set online being North 33 degrees 15 minutes 59 seconds East 25.00 feet from the corner in the center of S.R. 3021;

THENCE along or near the center of S.R. 3021 on a curve to the right having a radius of 1,511.82 feet, an arc length of 366.85 feet, said arc subtended by a chord of North 53 degrees 14 minutes 56 seconds West 365.95 feet to a point at the intersection of S.R. 3021 and Maplewood Road (S.R. 3019);

THENCE along or near the center of S.R. 3019 the following four (4) courses and distances: (1) on a curve to the left having a radius of 409.26 feet, an arc length of 177.01 feet, said arc subtended by a chord of North 38 degrees 55 minutes 07 seconds West 175.63 feet to a point; (2) North 51 degrees

Seized and taken in execution as

Theodore J. Harris 15 Bisbee Drive
BURLINGTON NJ 08016

Execution No. 492-Civil-2012
Amount \$145,357.81 Plus
additional

December 7, 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.**

Joseph L. DeNaples Esq.

2/1/2013 • 2/8/2013 • 2/15/2013

CIVIL ACTIONS FILED

*FROM JANUARY 5, 2013 TO JANUARY 11, 2013
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2010-00096	COBB DARRELL J	1/11/2013	WRIT OF EXECUTION	130,585.68
2010-00456	WALLACE TIMOTHY	1/11/2013	COURT ORD. DEF. JUDG	155,657.14
2010-00456	WALLACE DOLORES	1/11/2013	COURT ORD. DEF. JUDG	155,657.14
2010-21140	ACKERMAN CHRISTINE	1/10/2013	DEFAULT JUDGMENT	2,946.59
2010-21198	DOUGHERTY MARY A	1/10/2013	SATISFACTION	—
2010-21345	CASEY BETTY	1/10/2013	DEFAULT JUDGMENT	1,834.47
2011-20566	KELEMAN ANDREW	1/11/2013	SATISFACTION	—
2011-21199	EVANS CAROL A	1/10/2013	WRIT OF EXECUTION	—
2011-21199	PENNSTAR BANK GARNISHEE	1/10/2013	GARNISHEE/WRIT EXEC	—
2011-21369	FERRER JANET NOBLE	1/10/2013	SATISFACTION	—
2011-21369	NOBLE JANET FERRER	1/10/2013	SATISFACTION	—
2011-21369	NOBLE TERESA	1/10/2013	SATISFACTION	—
2011-21372	SCHILLING WALDEMAR F	1/10/2013	SATISFACTION	—
2011-21372	SCHILLING ANITA	1/10/2013	SATISFACTION	—
2011-21533	HALL DOUGLAS JOHN	1/11/2013	SATISFACTION	—
2012-00024	MATTHEWS ROBERT D	1/08/2013	WRIT OF EXECUTION	176,175.89
2012-00268	FRANCISCO JOHN A	1/09/2013	AMEND "IN REM" JUDG	22,003.38
2012-00268	FRANCISCO SUSAN M	1/09/2013	AMEND "IN REM" JUDG	22,003.38
2012-00269	BEAVERS RACHEL	1/10/2013	WRIT OF EXECUTION	159,879.66
2012-00269	BEAVERS PAUL	1/10/2013	WRIT OF EXECUTION	159,879.66
2012-00455	GARCIA RICHARD V	1/11/2013	WRIT OF EXECUTION	220,942.50
2012-00455	GARCIA GAIL M	1/11/2013	WRIT OF EXECUTION	220,942.50
2012-00478	PHILLIPS JOSEPH	1/10/2013	DEFAULT JUDGMENT	—
2012-00488	SHAY PEARL A	1/11/2013	DEFAULT JUDG IN REM	45,691.91
2012-00598	KRUG HEATHER M	1/08/2013	DEFAULT JUDGMENT	9,117.48
2012-20770	FERRER JANET NOBLE	1/10/2013	SATISFACTION	—
2012-20770	NOBLE JANET FERRER	1/10/2013	SATISFACTION	—
2012-20770	NOBLE TERESA	1/10/2013	SATISFACTION	—
2012-21126	LEMECH MICHELLE A	1/09/2013	WRIT OF SCIRE FACIAS	—
2012-21186	GILL CONNIE M	1/11/2013	SATISFACTION	—
2012-21672	SANDERS WILLIAM	1/11/2013	WRIT OF EXECUTION	16,262.55
2012-21672	TIP TOP HOME IMPROVEMENTS D/B/A	1/11/2013	WRIT OF EXECUTION	16,262.55
2013-00012	EISENBACH WILLIAM DIII	1/08/2013	CONFESSION OF JDGMT	6,746.84
2013-20003	ROBINSON CHARLENE	1/11/2013	WRIT OF EXECUTION	926.00
2013-20003	ROBINSON JOHN	1/11/2013	WRIT OF EXECUTION	926.00

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

2013-20027	SALKO GREGORY J	1/08/2013	JUDG/LACKAWANNA CO	313,968.08
2013-20027	SALKO DONNA M	1/08/2013	JUDG/LACKAWANNA CO	313,968.08
2013-20027	PHOENIX HEATHCARE GROUP INC	1/08/2013	JUDG/LACKAWANNA CO	313,968.08
2013-20027	MALLARD MEADOWS RESIDENTIAL CENTER INC	1/08/2013	JUDG/LACKAWANNA CO	313,968.08
2013-20027	OSPREY RIDGE HEALTHCARE CENTER INC	1/08/2013	JUDG/LACKAWANNA CO	313,968.08
2013-20027	WHITES CROSSING MEDICAL GROUP INC	1/08/2013	JUDG/LACKAWANNA CO	313,968.08
2013-20027	REFLECTION LIFECARE GROUP INC	1/08/2013	JUDG/LACKAWANNA CO	313,968.08
2013-20027	CRESCENT COURT SENIOR LIVING COMMUNITY INC	1/08/2013	JUDG/LACKAWANNA CO	313,968.08
2013-20027	BIRCH HILL RESIDENCE INC	1/08/2013	JUDG/LACKAWANNA CO	313,968.08
2013-20028	ZENKER SUSAN	1/08/2013	JP TRANSCRIPT	1,916.60
2013-20029	PINTO CHRISTINE	1/08/2013	JP TRANSCRIPT	2,705.70
2013-20030	ONEILL KATRINA	1/08/2013	JP TRANSCRIPT	4,662.41
2013-20030	ONEILL MATTHEW J	1/08/2013	JP TRANSCRIPT	4,662.41
2013-20031	DAVIS JEFFERSON	1/08/2013	JP TRANSCRIPT	2,530.09
2013-20032	PALMER JOHN	1/08/2013	FEDERAL TAX LIEN	5,218.10
2013-20032	PATTERSON CHRISTINE M	1/08/2013	FEDERAL TAX LIEN	5,218.10
2013-20033	SWEENEY KEVIN G	1/08/2013	FEDERAL TAX LIEN	12,156.53
2013-20034	MICHAEL NOTATANGELO LLC	1/08/2013	FEDERAL TAX LIEN	1,349.50
2013-20034	NOTARANGELO MICHAEL SOLE MEMBER	1/08/2013	FEDERAL TAX LIEN	1,349.50
2013-20035	NEMEC FREDERIC	1/08/2013	JP TRANSCRIPT	8,718.07
2013-20036	SMITH CARL S	1/08/2013	TAX LIEN	667.14
2013-20037	FISCHER GARY	1/08/2013	TAX LIEN	993.72
2013-20037	FISCHER BRONWYN	1/08/2013	TAX LIEN	993.72
2013-20038	HARPER MARY T	1/08/2013	TAX LIEN	2,934.17
2013-20039	HARPER MARY T	1/08/2013	TAX LIEN	1,307.76
2013-20039	SIMPSON SCOTT A	1/08/2013	TAX LIEN	1,307.76
2013-20040	SHREK THOMAS	1/08/2013	TAX LIEN	13,003.10
2013-20040	SHREK JENNIFER	1/08/2013	TAX LIEN	13,003.10
2013-20041	REMUS PAUL DAVID	1/08/2013	MUNICIPAL LIEN	1,055.99
2013-20041	REMUS SUSAN L	1/08/2013	MUNICIPAL LIEN	1,055.99
2013-20042	CRUZ ERICA LEE	1/09/2013	MUNICIPAL LIEN	591.52
2013-20042	AMENG MANUEL	1/09/2013	MUNICIPAL LIEN	591.52
2013-20043	MILLIGAN WILLIAM RAY III	1/09/2013	MUNICIPAL LIEN	534.64
2013-20044	FORNEY VICTORIA M	1/09/2013	MUNICIPAL LIEN	687.79
2013-20045	RESINO KEVIN	1/10/2013	MUNICIPAL LIEN	635.40
2013-20045	RESINO PAULETTE	1/10/2013	MUNICIPAL LIEN	635.40
2013-20046	WILLIAMS ROGER	1/10/2013	MUNICIPAL LIEN	2,004.75
2013-20046	WILLIAMS DENISE	1/10/2013	MUNICIPAL LIEN	2,004.75
2013-20047	BLACK JOYCE	1/10/2013	MUNICIPAL LIEN	614.91
2013-20048	MULLIN KEITH	1/10/2013	MUNICIPAL LIEN	503.67
2013-20048	LABIB ALIZA	1/10/2013	MUNICIPAL LIEN	503.67
2013-20049	HSBC BANK USA ACE SECURITIES CORP	1/10/2013	MUNICIPAL LIEN	757.54
2013-20050	ZIPPERLEN DAVID	1/10/2013	MUNICIPAL LIEN	604.17

COMPLAINT — CONFESSION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00012	DIME BANK	PLAINTIFF	1/08/2013	—
2013-00012	EISENBACH WILLIAM D III	DEFENDANT	1/08/2013	—

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00009	BUREAUS INVESTMENT GROUP PORTF ASSIGNEE OF	PLAINTIFF	1/07/2013	—
2013-00009	HSBC CARD SERVICES INC	PLAINTIFF	1/07/2013	—
2013-00009	WOLK RENEE E	DEFENDANT	1/07/2013	—
2013-00016	LVNV FUNDING LLC	PLAINTIFF	1/11/2013	—
2013-00016	MCCUNE STEVEN	DEFENDANT	1/11/2013	—

PETITION

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00013	BOARD OF ARBITRATORS CHAIRMEN	PETITIONER	1/08/2013	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00010	JPMORGAN CHASE BANK SUCCESSOR IN INTEREST BY PUR	PLAINTIFF	1/08/2013	—
2013-00010	FEDERAL DEPOSIT INSURANCE CORP AS RECEIVER OF	PLAINTIFF	1/08/2013	—
2013-00010	WASHINGTON MUTUAL BANK F/K/A	PLAINTIFF	1/08/2013	—
2013-00010	WASHINGTON MUTUAL BANK FA	PLAINTIFF	1/08/2013	—
2013-00010	ROSARIO JOSE A JR	DEFENDANT	1/08/2013	—
2013-00010	ROSARIO SHIRLEY NAVARRO	DEFENDANT	1/08/2013	—
2013-00011	ONE WEST BANK	PLAINTIFF	1/08/2013	—
2013-00011	SCHUVAL HARRIET	DEFENDANT	1/08/2013	—
2013-00011	SCHUVAL MICHAEL A/K/A	DEFENDANT	1/08/2013	—
2013-00011	SCHUVAL MILES	DEFENDANT	1/08/2013	—
2013-00014	HONESDALE NATIONAL BANK	PLAINTIFF	1/09/2013	—
2013-00014	HAHN VICKI	DEFENDANT	1/09/2013	—

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 \$36 billion in economic impact from the 172 million annual
 visitors to the Commonwealth. For more information about
 Pocono region tourism, visit www.800poconos.com.

REAL PROPERTY — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00015	DALOV SASHO A/K/A	PLAINTIFF	1/10/2013	—
2013-00015	DALOV SASHO A.	PLAINTIFF	1/10/2013	—
2013-00015	LOVETCHEVA ROSSITZA P POA TO	PLAINTIFF	1/10/2013	—
2013-00015	RA KO FARM LLC	PLAINTIFF	1/10/2013	—

TORT — MOTOR VEHICLE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00017	PERRY ALBERT	PLAINTIFF	1/11/2013	—
2013-00017	DOE JOHN AND/OR	DEFENDANT	1/11/2013	—
2013-00017	DOE JANE	DEFENDANT	1/11/2013	—
2013-00017	CURTIS WILLIAM D ADMINISTRATOR	DEFENDANT	1/11/2013	—
2013-00017	CURTIS RHODA E ESTATE	DEFENDANT	1/11/2013	—



MORTGAGES AND DEEDS

*RECORDED FROM JANUARY 21, 2013 TO JANUARY 25, 2013
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Ebersole Merle E	Community Bank	Dreher Township	
	First Liberty Bank & Trust		170,000.00
Mardjokic Nikola	Wayne Bank	Lake Township	
Mardjokic Marianne L			100,000.00
Mardjokic Filip R	Wayne Bank	Lake Township	
Mardjokic Nikola		Lake & Salem Townships	417,000.00
		Salem Township	
		Salem & Lake Townships	417,000.00
Martini Joseph P	Pennstar Bank	Salem Township	30,000.00
Wayne County Housing Authority	Honesdale National Bank	Hawley Borough	1,000,000.00
Beck Glenn	Honesdale National Bank	Waymart Borough	
Beck Mary			127,000.00
Jarowicz Gerald J	Schloesser Warren	Paupack Township	16,000.00
Keast Todd	Keast Alicia	Mount Pleasant Township	
	Honesdale National Bank		108,000.00
Keast Todd	Keast Alicia	Mount Pleasant Township	
	Honesdale National Bank		40,000.00
McAndrew John	Honesdale National Bank	Mount Pleasant Township	80,000.00
Figura Sergius A	Honesdale National Bank	Preston Township	25,000.00
Stephens Wayne R	Honesdale National Bank	Cherry Ridge Township	
Stephens Heather A			100,000.00
Gravel Karen J	Honesdale National Bank	Bethany Borough	
Gravel G Roebing Jr			98,000.00
Highhouse Alan J	Honesdale National Bank	Paupack Township	
Highhouse Linda J			136,000.00
Stehlik Suzy Puma	Mortgage Electronic Registration Systems	Dreher Township	
Pumastehlik Suzy			128,000.00
Stehlik Paul Jr			
Jones David G	Mortgage Electronic Registration Systems	Salem Township	
Jones Susan M			94,500.00
Dedman David W	Wells Fargo Bank	Paupack Township	
Dedman Linda E			406,500.00
Dougherty Robert	P S E C U	Canaan Township	
Dougherty Barbara L AKA			40,000.00
Dougherty Barbra L AKA			
Cordes Kathryn J	Pennstar Bank	Dreher Township	
Cordes Richard J			129,000.00

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

Warnock Robert J Jr	Mortgage Electronic Registration Systems	Cherry Ridge Township	
Warnock Dorothy Jean			153,725.00
Huber Peter	Mortgage Electronic Registration Systems	Paupack Township	129,600.00
Culnane Mary Frances	Wayne Bank	Preston Township	230,000.00
Cullen Joseph M	Wells Fargo Bank	Lake Township	165,400.00
Pozzi Joseph	Wayne Bank	Lebanon Township	
Pozzi Arlene M		Lebanon & Oregon Twps	228,000.00
		Oregon Township	
		Oregon & Lebanon Twps	228,000.00
Foster Susan Ann	Kinzinger Gordon William	Howley Borough	
Foster Richard P	Kinzinger Gail Ann		36,212.36
Aiosa Vincenzo	J P Morgan Chase Bank	Sterling Township	
Jump Frank H			75,973.00
Albury Bruce D	Citizens Savings Bank	Salem Township	65,000.00
Kahn Daniel	Dime Bank	Dreher Township	
Kahn Dianne			80,000.00
Burkhard Dale	Wayne Bank	Paupack Township	
Burkhard Caroline			170,000.00
Gustin Mary M	Dime Bank	Texas Township	54,000.00
Card Daniel J	Dime Bank	Damascus Township	
Card Melinda C			50,000.00
Downton Peter W	Peoples Neighborhood Bank	Preston Township	
Downton Vickie L			275,000.00
Downton Peter W	Phillips Gregory J	Preston Township	
Downton Vickie L			50,000.00
Highhouse Cody T	Honesdale National Bank	Damascus Township	
Highhouse Jennifer A			70,000.00
Russell Joseph	Wells Fargo Bank	Lake Township	
Russell Elizabeth			334,000.00
Waldron Gisela Josefina	Penn Security Bank & Trust Company	Lackawanna County	
Waldron Don W			
Rutledge Stephen C	First National Community Bank	Damascus Township	45,000.00
Branning Nicholas	First National Community Bank	Mount Pleasant Township	9,750.00
Troop Beth B	Pa State Employees Credit Union	Damascus Township	
Troop William F			100,400.91
Swinick Alfred E AKA	Swinick Elizabeth B	Salem Township	
Swiniuch Alfred E AKA			225,421.45
Lonigro Robert	Mortgage Electronic Registration Systems	Paupack Township	164,500.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Mardjokic Nikola	Mardjokic Nikola	Lake Township	
Mardjokic Marianne L	Mardjokic Marianne L		
Mardjokic Nikola	Mardjokic Filip R	Lake Township	
Mardjokic Marianne L	Mardjokic Nikola	Lake & Salem Townships	
		Salem Township	
		Salem & Lake Townships	
Dubois Darren M	Moser Zachary R	Manchester Township	
Dubois Gina Marie			
Housing & Urban Development	Martini Joseph P	Salem Township	Lot 27
Dimmick David	Dimmick Cathy	Lake Township	
Dimmick Susan	Dimmick Michael		Lot 1389
	Dimmick Mark		
	Galgano Caryn		
Delia Nancy Exr	Delia Nancy	Hawley Borough	
Gylcenfer George Fest			
Fannie Mae AKA	Nicholas Steven	Paupack Township	
Federal National Mortgage Association AKA	Nicholas Teresa		Lot 197
Phelan Hallinan & Schmieg			
Jones Susan M	Jones David G	Salem Township	
	Jones Susan M		Lot 41
Bilella Joseph P By Sheriff	Wells Fargo Bank Tr	Lehigh Township	
Bilella Hazel By Sheriff			Lot 38
Schenker Maria Claudia	Huber Peter	Paupack Township	Lot 325
Beneficial Consumer Discount Co By Af	Virbitsky Anthony	Manchester Township	
Beneficial Mortgage Co Of Pa By Af	Virbitsky Melissa		
L P S Asset Management Solutions Inc Af			
Kosik Charles R Tr	Kosik Nicholas D	Buckingham Township	
David M Kosik Trust			Lot 1
Kosik Charles R Tr	Kosik Matthew D	Buckingham Township	
David M Kosik Trust			Lot 1
Kosik Charles R Tr	Kosik Jonathon D	Buckingham Township	
David M Kosik Trust			Lot 1
Phipps Howard Jr	Christmas Stocking L L C	Dreher Township	
Phipps Howard Jr	Christmas Stocking L L C	Dreher Township	
Phipps Howard Jr	Christmas Stocking L L C	Dreher Township	
Phipps Howard Jr	Main House L L C	Dreher Township	
Phipps Mary S	Christmas Stocking L L C	Dreher Township	
Westpy Mark R	Giraldo Alba L	Salem Township	
Westpy Marcella			Lot 1030
Kreutz Arthur Jr	Branning Nicholas	Mount Pleasant Township	Lot 4.3

Big Bear Property Owners Association Inc	Mueller George	Paupack Township	
Big Bear Campers Property Owners Assoc	Mueller Laurel		Lot 117
Ketterer Douglas Adm	Bogert John W	Dreher Township	
Ketterer Paul Est AKA	Bogert Kathleen		Lot 3
Ketterer Paul H Est AKA			
Phillips Gregory J	Downton Peter W	Preston Township	
Phillips James W	Downton Vickie L		
Phillips Ann K			
Phillips Gregory J	Downton Peter W	Preston Township	
	Downton Vickie L		Lots 122 & 123
Clark Christine M	Toro Raymond	Cherry Ridge Township	
Cully Christine	Toro Gladys		
Cully Thomas			
Larsen Louis F	Grassie & Sons Inc	Lehigh Township	
Larsen Ingrid			Lot 9
Larsen Louis F	Grassie & Sons Inc	Lehigh Township	
Larsen Ingrid			Lot 46
Bitting Mark J AKA	Polak Grzegorz L	Lehigh Township	
Bitting Mark AKA	Polak Alina C		
Bitting Donna M AKA			
Bitting Donna AKA			
Krum Margaret E By Agent	Krum Elwood J	Paupack Township	
Rago Sharon E Agent			
Krum Elwood J			
Tchorzewski Marek	Gunsolly Chad	Clinton Township 1	
	Kuo Maryanne		
Calo Joseph L	Visser Kim Marie	Paupack Township	
Calo Kim Marie Visser			Lot 178
Vissercalo Kim Marie			
Visser Kim Marie			
Colletti Dora M	Colletti Dora M	Scott Township	
	Colletti Robert F		
Meagher Timothy R	Pa Properties	Honesdale Borough	
Meagher Heather			
U S Bank Tr By Af	Smaka	Scott Township	
Ocwen Loan Servicing Af			

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