

OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 3 ★ JULY 26, 2013 ★ Honesdale, PA ★ No. 20



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CASES REPORTED

Eric R. Linde,
Derivatively on Behalf of Linde Enterprises, Inc., Plaintiff
v.
Scott F. Linde, et. al, Defendants

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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.

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
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Robert J. Conway, *Senior Judge*

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COURT OPINION

**Eric R. Linde,
Derivatively on Behalf of
Linde Enterprises, Inc.
Plaintiff**

v.

**Scott F. Linde, et. al
Defendants**

**No. 27-1999-Equity
No. 208-1999-Civil**

Attorney for Plaintiff: George A. Reihner, Esquire

**Attorneys for Defendants: Ronald M. Bugaj, Esquire
W. Boyd Hughes, Esquire
John J. McGovern, Jr., Esquire
Jeffrey S. Treat, Esquire
Thomas T. Niesen, Esquire**

Summary of the Case

Before the Court was Defendants' Motion for Partial Judgment on the Pleadings as to Plaintiff's Amended Complaint, or Alternatively, Motion to Dismiss Plaintiff's Amended Complaint in the equity case filed to No 27-1999. Also before the Court was Defendants' Motion for Partial Judgment on the Pleadings as to Plaintiff's Second Amended Complaint, or Alternatively, Motion to Dismiss Plaintiff's Second Amended Complaint in the civil case filed to No. 208-1999. Both motions alleged the same that: 1) Plaintiff lacked standing to maintain a shareholder derivative action on behalf of Linde Enterprises, Inc, because Plaintiff was unable to fairly and adequately represent the interests of the other shareholders due to Plaintiff's conflict of interest in serving as a shareholder, officer, and/or director of one or more companies in direct competition with Linde Enterprises, Inc.; and 2) pursuant to Pa.R.C.P. 1506(c), Plaintiff could not fairly and adequately represent the interests of the other shareholders of Linde Enterprises, Inc.

A motion for judgment on the pleadings will be granted "in cases which are so free from doubt that a trial would clearly be a fruitless exercise." Gallo v. J.C. Penney Cas.Ins. Co., 476 A.2d 1322, 1324 (Pa.Super. 1984) (quoting Karns v. Tony Vitale Fireworks Corp., 259 A.2d 687, 688 (1969)). A motion for judgment on the pleadings "is

in the nature of a demurrer; all of the opposing party's well pleaded allegations are viewed as true but only those facts specifically admitted by him may be considered against him." Id. The court must only consider the complaint, answer and new matter. Kroiz v. Blumenfeld, 323 A.2d 339, 340 (Pa.Super. 1974).

In this case, Plaintiff and Defendant, along with Defendant's wife, are the only shareholders in Linde Enterprises, Inc., and at various times, all three were officers, directors and/or employees of Linde's. Plaintiff's Amended Complaint in the equity action alleged derivative claims for Breach of Fiduciary Duty, and for Unjust Enrichment. The claim in the civil action was for Civil Conspiracy. In the Motion for Judgment on the Pleadings, Defendants alleged that Plaintiff was unable to fairly and adequately represent Linde's other shareholders because in the Reply to Defendants' New Matter and Answer, Plaintiff specifically admitted that he is in direct competition with Linde Enterprises because of his ownership in Leeward Construction Company. However, the Court pointed out that Plaintiff previously disclosed to Defendant that he had acquired Leeward and there was no objection to the acquisition. Therefore, the Court determined that Defendant did not establish that Plaintiff's acquisition of a competing company hindered Plaintiff's ability to bring a shareholder derivative action.

Pa.R.C.P. 1506(c) requires that a plaintiff in a shareholder derivative action must "fairly and adequately represent the interests of the shareholders similarly situated...." When interpreting this requirement, the court must look at how well a plaintiff represents other similarly situated shareholders. Schupack v. Covelli, 512 F.Supp. 1310, 1312 (W.D.Pa. 1981). If the Court were to dismiss the action as requested by Defendant there would be no redress in a closely held corporation in which one shareholder is allegedly frozen out by the other shareholders. The Court recognized that:

...the need to provide a remedy in instances of corporate misconduct convince us that we cannot preclude the sole dissenting shareholder in a close corporation from enforcing the right of the corporation.... Rather, the rule was meant to abolish the sole shareholder's right to bring a derivative lawsuit without fairly and adequately representing 'similarly situated' shareholders. The rule does not place any minimum numerical limits on the number of shareholders who must be 'similarly situated.' It follows that if the plaintiff is the only shareholder 'similarly situated,' he is in compliance with both the letter and the purpose of the rule.

Eye Site, Inc. v. Blackburn, 796 S.W.2d 160, 162-63 (TX 1990).

Based on the Eye Site case, this Court determined that Plaintiff was the only

similarly situated shareholder, as the only other two shareholders were alleged to have oppressed the remaining shareholder. Further, Plaintiff was not similarly situated with Defendant shareholders because each Defendant shareholder allegedly misappropriated Linde Enterprises offices, equipment, materials, labor force and other resources without providing compensation or fair market value compensation to Linde's. Therefore, Plaintiff was entitled to bring a derivative shareholder claim, and Defendants' Motion for Partial Judgment as to Plaintiff's Amended Complaint and Second Amended Complaint in both cases were denied.



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.

ADMINISTRATRIX NOTICE

Estate of WAYNE E. PERRY AKA WAYNE PERRY

Late of Damascus Township

Administratrix

BARBARA C. PERRY

699 MILANVILLE RD.

BEACH LAKE, PA 18405

Attorney

BUGAJ/FISCHER, PC

PO BOX 390

HONESDALE, PA 18431

7/26/2013 • 8/2/2013 • 8/9/2013

ESTATE NOTICE

Notice is hereby given, that Letters Testamentary have been granted to Thomas Neral and Charles Neral, Executors of the Estate of James R. Neral, late of Damascus, Wayne County, Pennsylvania who died on June 6, 2013. All persons indebted to said Estate are required to make payment and those having claims or demands to present the same without delay to the Executor, Thomas Neral, c/o Neral &

Company, PO Box 1727, Wall, NJ 07719.

7/26/2013 • 8/2/2013 • 8/9/2013

EXECUTRIX NOTICE

Estate of MICHAEL J. TOIGO
AKA MICHAEL JOHN TOIGO
Late of South Cannan Township
Executrix

TONI TOIGO

P.O. BOX 210

LAKE ARIEL, PA 18436

7/26/2013 • 8/2/2013 • 8/9/2013

EXECUTOR NOTICE

Estate of BRENDA SUE
FURMAN AKA BRENDA S.
FURMAN

Late of White Mills, PA

Executor

TYE KENNETH FURMAN

4122 FURNACE CREEK DRIVE

CARSON CITY, NV 89706

Attorney

ALIDA O'HARA, ESQUIRE

P.O. BOX 190

HONESDALE, PA 18431

7/26/2013 • 8/2/2013 • 8/9/2013

EXECUTRIX NOTICE

Estate of EDWARD H. BROCK
AKA EDWARD BROCK
Late of Honesdale Borough
Executrix

DONNA M. O'NEILL

865 CARLEY BROOK RD.

HONESDALE, PA 18431

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

7/26/2013 • 8/2/2013 • 8/9/2013

EXECUTOR NOTICE

Estate of DOROTHY S.
KALINOWSKI
Late of Bethany Borough
Executor
THE HONESDALE NATIONAL
BANK
733 MAIN STREET
HONESDALE, PA 18431

Executor
DAWN M. MUCHOW
5318 GOLDEN LEAF TRAIL
NORCROSS, GA 30092

Attorney
MATTHEW L. MEAGHER,
ESQUIRE
1018 CHURCH STREET
HONESDALE, PA 18431

7/26/2013 • 8/2/2013 • 8/9/2013

EXECUTRIX NOTICE

Estate of MICHAEL RAYMOND
KEOUGH

Late of Honesdale Borough
Executrix
AGNES GERTRUDE KEOUGH
100 ELIZABETH AVENUE
HONESDALE, PA 18431

Attorney
MATTHEW L. MEAGHER,
ESQUIRE
1018 CHURCH STREET
HONESDALE, PA 18431

7/26/2013 • 8/2/2013 • 8/9/2013

EXECUTRIX NOTICE

Estate of EVERETT H.
STEPHENS, JR. AKA EVERETT
STEPHENS, JR. AKA EVERETT
STEPHENS

Late of Dyberry Township
Executrix
JILL STRASSER, N/K/A JILL
STEPHENS

87 PINE STREET
EVENING SHADE, AR 72532
Attorney
MATTHEW L. MEAGHER,
ESQUIRE
1018 CHURCH STREET
HONESDALE, PA 18431

7/26/2013 • 8/2/2013 • 8/9/2013

ADMINISTRATOR NOTICE

Estate of BRETT A. LAABS AKA
BRETT LAABS

Late of Palmyra Township
Administrator
COLTEN J. LAABS
450 SWAMP BROOK RD.
HAWLEY, PA 18428

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

7/19/2013 • 7/26/2013 • 8/2/2013

EXECUTOR NOTICE

Estate of ELIZABETH
MCCONNELL AKA ELIZABETH
J. MCCONNELL

Late of Paupack Township
Executor
DONNA CRON
157 DARK SWAMP RD.

DINGMANS FERRY, PA 18328
Executor
RAYMOND C. UBALDI, SR.

632 PURDYTOWN TPK.
LAKEVILLE, PA 18438
Attorney
JOHN F. SPALL
2573 RT. 6
HAWLEY, PA 18428

7/19/2013 • 7/26/2013 • 8/2/2013

ADMINISTRATRIX NOTICE

Estate of ANN L. HEIER
Late of the borough of Honesdale,
PA
Administratrix CTA
JOANNE M. ZINSMEISTER
2819 FAIRFAX RD.
GREENSBORO, NC 27407
Attorney
THOMAS F. KILROE
918 CHURCH ST.
HONESDALE, PA 18431

7/19/2013 • 7/26/2013 • 8/2/2013

EXECUTRIX NOTICE

Estate of KATHLEEN MARIE
HUNTER
Late of Texas Township, Wayne
County, PA
Executrix
LISA KAY CANFIELD
5709 RIDGEVIEW DR.
DOYLESTOWN, PA 18902
Attorney
THOMAS F. KILROE
918 CHURCH ST.
HONESDALE, PA 18431

7/19/2013 • 7/26/2013 • 8/2/2013

EXECUTRIX NOTICE

Estate of JOSEPH J. GUIRA AKA
JOSEPH GUIRA
Late of Honesdale Borough
Executrix

JUDITH D.V. SMITH
16 PARK AVE.
ROSCOE, NY 12776
Attorney
NICHOLAS A. BARNA
831 COURT STREET
HONESDALE, PA 18431

7/19/2013 • 7/26/2013 • 8/2/2013

EXECUTOR NOTICE

Estate of LOIS M. ROTH
Late of Paupack Township
Executor
JEFFREY BACHMAN
39 PAUPACK POINT RD.
HAWLEY, PA 18428

7/19/2013 • 7/26/2013 • 8/2/2013

EXECUTRIX NOTICE

Estate of SHIRLEY ALICE
GOGOLEN
Late of Salem Township
Executrix
DIANNE DOSS
390 NELSON RD.
MONROE, NY 10950

7/12/2013 • 7/19/2013 • 7/26/2013

EXECUTRIX NOTICE

Estate of ANNE V. UNGER
Late of Hawley Borough
Executrix
ANN MARIE GOODMAN N/K/A
ANN MARIE BLAUM
209 WINDSOR WAY
ROARING BROOK TWP., PA 18444
Attorney
JOHN F. SPALL
2573 ROUTE 6
HAWLEY, PA 18428

7/12/2013 • 7/19/2013 • 7/26/2013

EXECUTOR NOTICE

Estate of KEVIN THOMAS
MULLIGAN AKA KEVIN T.
MULLIGAN
Late of Berlin Township
Executor
JOHN D. MULLIGAN
45 LAKESIDE DRIVE
HONESDALE, PA 18431

7/12/2013 • 7/19/2013 • 7/26/2013

OTHER NOTICES

**NOTICE OF REGISTRATION
OF FICTITIOUS NAME**

NOTICE IS HEREBY GIVEN,
pursuant to the provisions of the
Acts of Assembly approved May
24, 1945, as amended, that on June
12, 2013, a certificate for the
conduct of business under the
fictitious name of Believe-Dream-
Embrace Photography, with its
principal place of business in
Milanville, Pennsylvania, was filed
with the Department of State. The
name of the person owning or
interested in said business is Emily
Noble.

Attorney Nicholas A. Barna
831 Court Street
Honesdale, PA 18431

7/26/2013

NOTICE

TAKE NOTICE THAT THE
FOLLOWING ACCOUNT HAS
BEEN FILED TO THE
COMMON PLEAS COURT OF
WAYNE COUNTY AND WILL
BE PRESENTED FOR
CONFIRMATION ON AUGUST

8, 2013 AT 9:15 A.M. IN COURT
ROOM # 2, WAYNE COUNTY
COURTHOUSE, HONESDALE, PA.

FIRST AND FINAL ACCOUNT
OF WAYNE BANK, TRUSTEE
OF THE LOU CAROL STEWART
TRUST

NO. 20 O.C.D. 2012.

STEPHEN JENNINGS, ESQUIRE
JENNINGS & JENNINGS, LLC

7/19/2013 • 7/26/2013

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
AUGUST 7, 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 7th day of August,
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, situated and being, in
the Township of Cherry Ridge,
County of Wayne and
Commonwealth of Pennsylvania,
bounded and described as follows;

PARCEL-1: Being Wayne County Tax Map No, 05-0-0263-0055

BEGINNING in the middle of the Milford and Owego Turnpike Road a: the Northern corner of Lot No. 510, in the allotment of the Tillghaman Cherry Ridge Tract; thence by said lot South 40 degrees West 152 1/2 rods to a post corner, thence by land conveyed to Sarah lane Wilson North 50 degrees West 85 rods to a stones corner; thence by Lot No 508 in said allotment, North 40 degrees East 130 rods to the middle of said turnpike road and thence along the middle thereof Eastward 88 rods to the place of BEGINNING. CONTAINING 75 acres, be the same more or less.

PARCEL- II: Being Wayne County Tax Map No. 05-0-0263-0056

BEGINNING at a heap of stones a comer of lots numbered 509 and 570 of the allotment of the Tilghman Cherry Ridge Tract; thence by the Southwestern line of said Let No. 509, North fifty degrees West eighty-five rods to a post comer; thence by Lot No. 508 in laid allotment North forty degrees East thirty-seven and six-tenths rods to a post comer; thence by other lands formerly of John Torrey South fifty degrees East eighty-five rods to a post comer; thence by Lot No. 510 South forty degrees West thirty-seven and six-tenths rods to the place of BEGINNING. CONTAINING

twenty acres, more or less.

EXCEPTING AND RESERVING therefrom six acres which Sarah Jane M.N.A. Wilson by deed dated October 11, 1870, and recorded in Wayne County Deed Book 40 at Page 237, granted and conveyed to Bethani Quackenbush.

The grantors also convey any and all rights which they have in a well on the border of the aforescribed property.

PARCEL: III: Being Wayne County Tax Map No. 05-0-0263-0057

BEGINNING in the middle of the old Milford and Owego Turnpike Road at the Western corner of lot conveyed to Patrick Brady; thence South 40 1/2 degrees West two hundred and fourteen (214) rods to a stones corner; thence by Lot No. 22, on the Cadawalader land allotment, North 49 1/2 degrees West 39 1/2 rods to a post corner; thence North 4 1/2 degrees East two hundred and two tenths (2002) rods to the middle of the said Turnpike Road; thence along the middle of said toad South 66 degrees East forty and three-fourths (40 3/4) rods to the place of BEGINNING. CONTAINING fifty acres (50) and eighty (80) perches.

EXCEPTING AND RESERVING THEREFROM the following piece or parcel of land which Hugh Jensen, et ux, granted and conveyed to Evelyn Jensen Merolla, et vir, by Deed dated July

17, 1948, and recorded in Deed Book 171, at. Page 256, which parcel of lane is bounded and described as follows:

BEGINNING at a point in the middle of the old Milford and Owego Turnpike Road where the land of the grantors herein (Hugo Jensen, et la) and that of one Coar join; thence in a Southerly direction following a stone wall dividing the property herein conveyed and that of said Coar approximately 275 feet to a stonewall; thence in a Westerly direction also following a stone wall dividing the property herein conveyed and other property of the Grantors (Hugh Jensen, et ux) approximately 300 feet to a corner in said stone wall; thence in a Northerly direction still following a stone wall dividing the property herein conveyed and other property of the grantors (Hugo Jensen, et ux) approximately 275 feet to the middle of the aforesaid turnpike road, thence along the middle of the turnpike road; thence along the middle of the turnpike road in an Easterly direction approximately 300 feet to the point or place of BEGINNING.

ALSO EXCEPTING AND RESERVING the following piece or parcel of land, bounded and described as follows:

BEGINNING in the middle of the old Milford and Owego Turnpike Road, at a point which is approximately 415 feet Westerly along the highway from the original Northeastern corner of the

entire tract of Jensen; thence South 45 degrees 30 minutes West along a stone wall, a distance of 291.5 feet to a stake corner near an ash tree; thence North 39 degrees West a distance of 351.5 feet to a stake corner, which is on the Easterly side of a private roadway and located near a maple tree; thence North 48 degrees 30 minutes East along the Easterly side of the aforesaid private roadway, a distance of 179.75 feet to the center of the old Milford and Owego Turnpike; thence along the center of said turnpike road South 58 degrees East a distance of 351 feet to the place of BEGINNING. CONTAINING 1.8 acres, more or less.

PARCEL - IV: Being Wayne County Tax Map No. 05-0-0262-0049

ALL THAT CERTAIN piece or parcel of land in Cherry Ridge Township, Wayne County, Pennsylvania, on which Daniel Quackenbush and his wife (Bethany) now live and have lived for near thirty years, containing six acres, more or less, as fenced in, and being the six acres adjoining lands of Thomas Bassett slid William Rutledge; and being apart of Lot No. 509 of the Tilghman Cherry Ridge allotment as conveyed to John Torrey and wife by Deed dated October 28, 1846, and recorded in Wayne County Deed Book No. 15, at Page 177, to Sarah M.N.A. Wilson; the said premises are also the same lands that the said Sarah M.N.A. Wilson,

by her certain Deed dated October 11, 1870, and recorded in Wayne Deed Book 40 at Page 237, assured and confirmed to the said Bethany Quackenbush, her heirs and assigns, title thereto, which "She and her husband have long had in possession"; the said premises are also the same lands of which the said Bethany Quackenbush, a/k/a Bethina Quackenbush, died seized in feo, restate, and by her will dated May 25, 1920, and probated in Wayne County Will Book 15 at Page 531, by provision Second therein, devised the same unto her grandson, Benjamin Quackenbush.

Located on the above described premises is a house, garage, milk house and two barns.

EXCEPTING AND RESERVING from Parcel One the following parcels of land 32,370 square feet conveyed to Jack A. Rollison et ux, by deed dated October 31, 1957, recorded in Deed Book 198, Seized and taken in execution as Page 42; 39,290 square feet conveyed to Charles Rollison et ux, by deed dated December 21, 1957, William R. Goodwin 1186 Owego Turnpike HONESDALE PA 18431 recorded in Deed Book 198, Page 258; 19,980 square feet recorded in Deed Book 203, Page 333, dated June 22, 1959, conveyed to Donald E. Rollison, et ux, Execution No. 52-Civil-2013 Amount \$712,204.12 Plus additional

EXCEPTING AND RESERVING

a right-of-way for ingress, regress and egress in common with the April 24, 2013

Sheriff

grantors, their heirs and assigns, to Henry Ribitzki, crux, and Julius Lapka, et al, their heirs and assigns Mark Steelman as contained in deeds bearing even date herewith and intended to be recorded.

TO ALL CLAIMANTS TAKE NOTICE:

BEING the same premises conveyed to William R. Goodwin, by deed of Thomas J. Simrell, dated That all claims to the property will be filed with the sheriff before the sale and all claims to the September 13, 2004 and recorded in Wayne County Deed Book 2596 Page 109.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 ADDRESS BEING: 1186

OWEGO TURNPIKE, HONESDALE, PA

18431 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.

7/12/2013 • 7/19/2013 • 7/26/2013

**SHERIFF'S SALE
AUGUST 7, 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 7th day of August, 2013 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property,

ALL THAT CERTAIN piece, parcel and tract of land situate, lying and being in the Township of Salem, County of Wayne and Commonwealth of Pennsylvania, more particularly described as follows to wit

Lot #182 in Section 1, Indian Rocks, on a subdivision plan recorded in the Recorder of Deeds Office in and for Wayne County, Pennsylvania, on June 21, 1971, in Map Book Volume 16, Page 64.

BEING the same premises which George E. Mahoney and Josephine F. Mahoney granted and conveyed to Sheila L. Morris and William E. Morris, husband and wife, by virtue of their Deed dated June 1, 2007 and recorded on June 4, 2007 in the Office of the Recorder of Deeds in and for Wayne County, Pennsylvania.

TOGETHER WITH all rights and privileges and UNDER AND SUBJECT to the covenants, exceptions, conditions, reservations and restrictions as of record.

ADDRESS BEING: 9 VIRGO LANE, INDIAN ROCKS, LAKE ARIEL, PA 18436

Seized and taken in execution as Sheila L. Morris 9 Virgo Lane LAKE ARIEL PA 18436

Execution No. 62-Civil-2013
Amount \$225,839.87 Plus
additional

April 24, 2013
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.

7/12/2013 • 7/19/2013 • 7/26/2013

**SHERIFF'S SALE
AUGUST 7, 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 7th day of August, 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 the southwestern corner of Church (formerly Second) Street and Seventh Street; thence in a westerly direction along the southern side of Seventh Street one hundred and twenty-five feet to a corner; thence in a southerly direction on a line at right angles to the southern side of Seventh Street fifty feet to a corner; thence in an easterly direction on a line parallel with the southern side of Seventh Street one hundred twenty-five feet to a corner in the western line of Church Street; thence in a northerly direction along the western line of Church Street fifty feet to the place of beginning. Containing six thousand two hundred and fifty (6,250) square feet. Said lot being bounded on the west by land of the Pennsylvania and Light Company; on the south by an alleyway; on the east by the western side of Church Street and

on the north by the southern side of Seventh Street.

EXCEPTING AND RESERVING therefrom a lot of land on the westerly side thereof being twenty-four feet six inches in the front on Seventh Street and twenty-four feet in the rear and fifty feet deep and being more fully described in a deed given by Paul C. Lannon, et ux to W. Vance Varcoe dated March 31, 1941 and recorded in Deed Book No. 148, Page 320.

BEING the same premises which Irwin W. Williams and Cynthia A. Williams, his wife, granted and conveyed by deed dated June 6, 2011 and recorded on June 9, 2011 in the Office of the Recorder of Deeds in and for the County of Wayne, Pennsylvania, in Deed Book 4223 at Page 0154 to T.J. Maher, LLC.

THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHTS OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT

ENLARGE, RESTRICT, OR
MODIFY ANY LEGAL RIGHTS
OR ESTATES OTHERWISE
CREATED, TRANSFERRED,
EXCEPTED OR RESERVED BY
THIS INSTRUMENT.

Property Address: 622 Church
Street, Honesdale, Pennsylvania
18431

Seized and taken in execution as
The Honesdale Cottage Café 1426
Westside Avenue HONESDALE
PA 18431

TJ Maher LLC 1426 Westside
Avenue HONESDALE PA 18431
Thomas F. Maher 1426 Westside
Avenue HONESDALE PA 18431
Jamie L. Maher 1426 Westside
Avenue HONESDALE PA 18431

Execution No. 122-Civil-2013
Amount \$131,842.65 Plus
additional

May 3, 2013
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.

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

7/12/2013 • 7/19/2013 • 7/26/2013

**SHERIFF'S SALE
AUGUST 7, 2013**

By virtue of a writ of Execution Bank of America, N.A. S/B/M to BAC Home Loans Servicing, LP F/K/A Countywide 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 7th day of August, 2013 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property,

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

BEGINNING at an iron pipe corner found, located on the southeast side of Locust Street (Township Route No. 411) and being a common corner of the first parcel of lands of Zielinski (Deed Book 175, Page 475); thence departing from said roadway and

along the first parcel of lands of said Zielinski, south 41 degrees 07 minutes 13 seconds east 65.61 feet to an iron pin corner set, being a common corner of the first parcel of lands of said Zielinski and being located on line of lands of the Seelyville Fire Company (Deed Book 201, Page 540); thence along line of lands of the aforesaid Seelyville Fire Company, south 03 degrees 20 minutes 36 seconds west 78.00 feet to an iron axle corner found, being a common corner of the first parcel of lands of Raught (Deed Book 205, Page 160); thence along the northern division line of lands of said Raught, north 44 degrees 38 minutes 40 seconds west 116.41 feet to an iron pin corner set, being a common corner of lands of said Raught and being located on the southeast side of the aforesaid Locust Street; thence along the southeast side of said Locust Street, north 44 degrees 10 minutes 36 seconds east 62.00 feet to the place of BEGINNING.

CONTAINING within bounds, 5,400 square feet (0.124 acres) of land, inclusive of that area occupied by utilities right of way, as surveyed by Alfred K. Bucconear, Registered Professional Land Surveyor, by survey dated September 2, 1982, and recorded in Wayne County Map Book 52, Page 1.

SUBJECT TO right of way for public highway purpose of so much of Locust Street as in included within the description of

the premises herein conveyed, and to public utility easements appearing of record or which an inspection of the premises would disclose

TITLE TO SAID PREMISES IS VESTED IN WILLIAM S. PENN by Deed from WILLIAM M. MUSGROVE AND BERNADETTE MUSGROVE, HIS WIFE dated 11/3/2006, given and recorded 11/17/2006 in Volume 3178 Page 81 Instrument # 200600013729.

Tax Parcel: 27-0-0005-0026.-

Premises Being: 54 LOCUST STREET, HONESDALE, PA 18431-9105

Seized and taken in execution as William S. Penn 54 Locust Street HONESDALE PA 18431

Execution No. 489-Civil-2012
Amount \$119,224.00 Plus
additional

May 3, 2013
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.

Adam H. Davis, Esq.

7/12/2013 • 7/19/2013 • 7/26/2013

**SHERIFF'S SALE
AUGUST 7, 2013**

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 7th day of August, 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 and parcel of land situated in the Borough of Waymart, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the northerly side of South Street, said corner being 16 feet westerly from line now or formerly of W.W. Pierson; thence along the northerly line of said South Street in a westerly direction 50 feet to an iron pipe for a corner; thence in a

northerly direction at right angles to South Street along lands formerly conveyed to Lizzie A. Keen 40 feet to a corner; thence in a easterly direction and parallel with the northerly line of South Street 50 feet to a corner; thence in a southerly direction along a Driveway leading to now or formerly Keens Feed Mill 40 feet to the place of BEGINNING. CONTAINING 2000 square feet of land, be the same more or less.

BEING same piece and parcel that Florence Salley, Widow conveyed to Pam Palko and Louis L. Palko, in deed dated July 25, 1995 and recorded August 8, 1995 in the office of the Recorder of Deeds of Wayne County, Pennsylvania in Deed Book 1057 at page 287.

TOGETHER with all rights of way and Under and Subject to all covenants, reservations, restrictions and conditions of record, as found in the Chain of Title.

BEING the same premises which Pam Palko and Louis L. Palko by their deed dated May 10, 2001 and recorded in the Office of the Recorder of Deeds in and for Wayne County, Pennsylvania in Deed Book 1794 page 5, granted and conveyed unto Vicki Hahn, the Mortgagor herein.

TAX MAP NO.: 28-0-0004-0057.-

Seized and taken in execution as Vicki R. Hahn 137 South St
WAYMART PA 18472

Execution No. 14-Civil-2013
Amount \$42,006.07 Plus additional

May 6, 2013
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.

Jeffrey S. Treat, Esq.

7/12/2013 • 7/19/2013 • 7/26/2013

**SHERIFF'S SALE
AUGUST 7, 2013**

By virtue of a writ of Execution GMAC MORTGAGE , 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 7th day of August, 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 THOSE CERTAIN lots, pieces or parcels of land lying situate and being in the Borough of Hawley, County of Wayne, and Commonwealth of Pennsylvania, bounded and described as follows:

PARCEL I

BEGINNING at a certain point on Fourteenth Street, commonly called River Street, ninety (90) feet westerly from the southwest corner of Fourteenth and Twentieth Streets; thence South twenty-one (21) degrees East one hundred and twenty (120) feet to a corner; thence South sixty-nine (69) degrees West thirty (3) feet; thence North twenty-one (21) degrees West one hundred and twenty (120) feet to the line of said Fourteenth Street; thence North sixty-nine (69) degrees East along the said street, thirty (30) feet to the place of BEGINNING.

CONTAINING thirty-six hundred (3,600) square feet of land.

PARCEL II

BEGINNING at an iron pin corner in the southerly line of Fourteenth Street (now known as River Street), said iron pin corner being located South 81 degrees 00 minutes West thirty and no hundredths (30.00) feet from the intersection of said southerly line of Fourteenth Street and the westerly line of Twentieth Street (now known as Chestnut

Avenue); thence along the line of lands of Clara Woodruff South 09 degrees 00 minutes East sixty and no-hundredths (60.00) feet to an iron pin corner, the southwesterly corner of lands of said Clara Woodruff; thence through lands of the Grantors herein, on a line parallel with Fourteenth Street South 81 degrees 00 minutes West thirty and no-hundredths (30.00) feet to an iron pin corner on line of lands of the Grantee herein; thence along line of lands of the Grantee herein, North 09 degrees 00 minutes West sixty and no-hundredths (60.00) feet to an iron pin corner in the Southerly line of Fourteenth Street; thence along the southerly line of Fourteenth Street North 81 degrees 00 minutes East thirty and no-hundredths (30.00) feet to the place of BEGINNING. CONTAINING 1,800 square feet of land, be the same more or less. Being one-fourth of Lot number seven (7) as shown on Map of the Pennsylvania Coal Company of the Village of Hawley and being designated as Parcel Number I on a Map entitled 'Survey Map, Division of Lands of Allan W. Jones and Linda Lee Jones to be conveyed, Hawley Borough, Wayne County, Pennsylvania, dated January 16th, 1977.

UNDER AND SUBJECT to the covenants, reservations restrictions and conditions and TOGETHER WITH the rights and privileges as set forth in the chain of title.

TOGETHER with all and singular improvements, ways, streets,

driveways, alleys, passages, water, water-courses, liberties, privileges, rights hereditaments and appurtenances, whatsoever thereunto belonging, or in any wise appertaining, and the reversions and remainders, rents, issued and profits thereof; and all the estate, right, title, interest, property claim and demand whatsoever of the said Grantor(s) in law, equity, or otherwise howsoever, of, in, and to the same and every part thereof.

TITLE TO SAID PREMISES IS VESTED IN Julia A. Howland, by Deed from Darel W. Kadlec, dated

Seized and taken in execution as Julie A. Howland 208 Springvale Drive MAULDIN SC 29662

Execution No. 53-Civil-2013
Amount \$109,737.89 Plus
additional

May 6, 2013
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.

Adam H. Davis Esq.

7/12/2013 • 7/19/2013 • 7/26/2013

**SHERIFF'S SALE
AUGUST 7, 2013**

By virtue of a writ of Execution Freedom 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 7th day of August, 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 Berlin, in the County of WAYNE and Commonwealth of Pennsylvania, more particularly described as follows:

BEGINNING at a point or corner, located in the center of the cartway of Township Route No. 504, being the northwest corner of lands of Paul A. & Fern Lee Hagedorn (D.B. 482, P. 123; M.B. 63, P. 29 – LOT 5) and, also, being the northeast corner of lands of Gary E. and Diane L. Botchman (R.B. 841, P. 006; M.B. 66, P. 68 – LOT 6 “REVISED”); thence, departing

from said PUBLIC roadway and along the northerly line of lands of said Botchman, North 73 degrees 15 minutes 40 seconds West 1535.98 feet to an iron pin corner set, being the northwest corner of lands of the aforesaid Botchman and being located on the easterly line of the SECOND: Parcel of lands of Anton Coreth (D.B. 178, P. 378); thence along the easterly line of lands of the same, North 17 degrees 49 minutes 18 seconds East 613.58 feet to an iron pin corner set, being the southwest corner of lands of Michael A.A. Keller (R.B. 1017, P. 320; M.B. 78, P. 71 – LOT 2A); thence, along the southerly line of lands of said Keller, South 73 degrees 12 minutes 56 seconds East 1484.44 feet to a point or corner, located in the center of the cartway of the aforesaid Township Route No. 504, being the southeast corner of lands of the aforesaid Keller and being the southwest corner of lands of Islander Farm, Inc. (Part of the FIRST: Deed Parcel – D.B. 481, P. 627; M.B. 85, P. 37 – LOT 3A); thence departing from said PUBLIC roadway and along the southerly line of lands of the aforesaid Islander Farm, Inc. (LOT 3A), South 73 degrees 16 minutes 58 seconds East 571.06 feet to an iron pin corner set, being the southeast corner of lands of the aforesaid Islander Farm, Inc. (LOT 3A) and being located on the westerly line of PARCEL 1: of lands of the Beachlake Hunting and Fishing Club, Inc., (D.B. 217, P. 446; M.B. 82, P. 105); thence along the westerly line of lands of

the same: South 22 degrees 18 minutes 05 seconds West 143.75 feet to an iron pin corner set, South 22 degrees 18 minutes 05 seconds West 57.24 feet to an iron pin corner set and South 22 degrees 18 minutes 05 seconds West 414.42 feet to an iron pin corner set, being the northeast corner of lands of the aforesaid Hagedorn; thence, along the northerly line of lands of said Hagedorn, North 73 degrees 15 minutes 40 seconds West 471.46 feet to the place of BEGINNING.

CONTAINING, within bounds, 28.576 acres of land, inclusive of that area occupied by public roadway and utility companies, easements and rights of way, supporting various improvements and being designated as RESULTING COMPOSITE PARCEL "1-3B-4" on accompanying plan/plat.

LOT 1, LOT 3B and LOT 4, individually, shall NOT be considered separate or unique building lots, NO FURTHER SUBDIVISION OF THESE (RESULTING) PREMISES SHALL BE GRANTED WITHOUT THE EXPRESS APPROVALS OF BERLIN TOWNSHIP (PLANNING COMMISSION AND SUPERVISORS) AND/OR THE WAYNE COUNTY DEPARTMENT OF PLANNING.

UNDER AND SUBJECT to those restrictions which shall be deemed restrictions running with the land as follows:

1. That no mobile homes shall be placed upon the real estate.
2. That the premises being conveyed shall not be subdivided into any parcel containing less than five (5) acres.

TOGETHER WITH, any and all rights, rights of way, easements, liberties and privileges and UNDER AND SUBJECT TO, any and all covenants, exceptions, reservations, restrictions, conditions, agreements, easements, rights of way, encroachments and encumbrances, either visible on, at or within the subject premises OR contained in the CHAIN OF TITLE.

LOT "1" (21.962 acres) of RESULTING COMPOSITE PARCEL "1-3B-4"

LOT "3B" (1.828 acres) and LOT "4" (4.786 acres) OF RESULTING COMPOSITE PARCEL "1-3B-4": BEING Part of the First Parcel and Being All of the Second Parcel. AS SURVEYED by Alfred K. Bucconear, Registered Professional Land Surveyor, in April of 1996. Bearings are on a Magnetic Meridian of 1987. An approved plan/plat depicting a survey of the subject premises is recorded in Wayne County Map Book 85 at Page 37.

BEING the same premises which Robert S. Dickson, married, by Deed dated September 5, 2003 and recorded May 14, 2004 in the Office of the Recorder of Deeds in

and for Wayne County in Deed Book 2499 Page 114, as Instrument Number 200400005172, granted and conveyed unto Robert S. Dickson and Patrica R. Dickson, tenants by the entireties, in fee.

Seized and taken in execution as Robert S. Dickson 105 Steep Hill Road BEACH LAKE PA 18405

Execution No. 124-Civil-2013
Amount \$376,329.09 Plus additional

May 6, 2013
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

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

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

Kevin P. Diskin, Esq.

7/12/2013 • 7/19/2013 • 7/26/2013

**SHERIFF'S SALE
AUGUST 7, 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 7th day of August, 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 Clinton, County of Wayne, Commonwealth of Pennsylvania, as laid out and plotted upon a map entitled, 'MAP OF SURVEY OF LANDS OF ROBERT Q. ELFSTROM, CLINTON TWP., WAYNE CO., PA. Scale 1 inch = 100 feet', dated 12 Apr., 2000 bearing the name and seal of Frank H. Gardner, recorded in Map Book 93, at page 49, which premises is more fully bounded and described as follows:

BEGINNING at a point for a corner in the center of Township Road T-510, said point being the Southwestern corner of the premises hereby conveyed; thence North four (04) degrees four (04) minutes East eight hundred seventy-nine and eighty-three one-hundredths (879.83) feet to a corner marked by an iron pin set; thence North eighty-nine (89) degrees twenty-eight (28) minutes East one hundred ninety and no one-hundredths (190.00) feet to a Ip..corner; thence South four (04)

degrees four (04) minutes South seven hundred seventy-four and forty-one one-hundredths (774.41) feet through an iron pin marker on the berm to a corner in the center of the first mentioned Township Road; thence along the center of the same South fifty-six (56) degrees forty-four (44) minutes West thirty-six and fifty-four one-hundredths (36.54) feet and South sixty-two (62) degrees thirty (30) minutes West one hundred eighty-eight and eighteen one-hundredths (188.18) feet to the point and place of BEGINNING.

CONTAINING three and sixty one-hundredths (3.60) acres of land be the same more or less.

BEING Lot #2 on the cited map.

UNDER AND SUBJECT to one-half of the right-of-way of Township Road T-510.

UNDER AND SUBJECT to an electric line right-of-way conveyed by the Grantor herein to Pennsylvania Power & Light Company (see Record Book 1390, page 9, dated April 7, 1998.

TITLE TO SAID PREMISES IS VESTED IN Jill Ann Slomian, his daughter and Jeffrey J. Slomian, her husband, as tenants by the entireties, by Deed from Robert Q. Elfstrom, dated 07/05/2000, recorded 10/17/2000 in Book 1702, Page 62.

Premises being: RR1 BOX 1113 SMITH ROAD, A/K/A 217 &217B

NORTH SMITH ROAD,
WAYMART, PA 18472-6020

Seized and taken in execution as
Jeffrey J. Slomian RR1 Box 1113
Smith Road a/k/a 217 N. Smith
Road WAYMART PA 18472
Jill Ann Slomian RR1 Box 1113
Smith Road a/k/a 217 N. Smith
Road WAYMART PA 18472

Execution No. 348-Civil-2012
Amount \$79,074.00 Plus additional

May 6, 2013
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.**

Adam H. Davis Esq.

7/12/2013 • 7/19/2013 • 7/26/2013

**SHERIFF'S SALE
AUGUST 14, 2013**

By virtue of a writ of Execution CNB Realty Trust, assignee of Pennstar Bank, a division of NBT 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 14th day of August, 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 THOSE CERTAIN pieces or parcels of land lying, being and situate in the Township of Salem, Wayne County, Pennsylvania, which are more particularly described as follows:

PARCEL ONE:

BEGINNING in the center of a cul-de-sac said point being a common corner of the premises herein described and Lots 2, 5 & 4 in a subdivision of lands of Mary Pitcavage; thence along the common division line between premises herein described and Lot 2, supra, North Seventy-two (72) degrees forty-five (45) minutes twelve (12) seconds East a distance of one hundred ninety-nine and seventy-nine one hundredths (199.79) feet to a point for a corner on the line of lands now or formerly of Buckingham Estates, Inc. (RB 769, P 267); thence along the common division line between the premises herein described and those now or formerly of

Buckingham Estates, supra, North eleven (11) degrees thirty-six (36) minutes six (06) seconds East a distance of two hundred twelve and sixty one hundredths (211.60) feet to a point for a corner, said point being a common corner of the premises herein described and lands now or formerly of Walter and Lillian Bryden (RB 701, P 292); thence along the common division line between the premises herein described and lands now or former of Bryden, supra, North seventy-eight (78) degrees thirty-eight (38) minutes fifty-four (54) seconds West a distance of one hundred seventy-five and zero hundredths (175.00) feet to a point for a corner, said point being a common corner of the premises herein described and Lot 4, supra.; thence along the common division line between the premises herein described and Lot 4, supra, South eleven (11) degrees thirty-six (36) minutes six (06) seconds West a distance of three hundred nine and twenty-four one hundredths (309.24) feet to the point and place of BEGINNING.

PARCEL TWO:

BEGINNING at a point in the center of a cul-de-sac, said point being a common corner of the premises herein described and Lots 3, 2 & 5 in the subdivision of lands of Mary Pitcavage; thence along the common division line between the premises herein described and Lot 5, supra, North seventy-eight (78) degrees twenty-three (23) minutes fifty-four (54) seconds

West a distance of five hundred thirty-three and zero two one hundredths (533.02) feet to a point for a corner on line of Lot 8 in the aforesaid subdivision; thence along the common division line between the premises herein described and Lot 8, supra, North five (05) degrees thirty-nine (39) minutes eight (08) seconds East a distance of three hundred eight and forty-three one hundredths (308.43) feet to a point for a corner on line of lands now or formerly of Walter and Lillian Bryden (RB 701, P 292); thence along the common division line between the premises herein described and lands now or formerly of Bryden, supra, South seventy-eight (78) degrees thirty-eight (38) minutes fifty-four (54) seconds East a distance of one thousand seventy-nine and fifty-one one hundredths (1,709.51) feet to a point for a corner, said point being a common corner of the premises herein described and Lot 3, supra.; thence along the common division line between the premises as described and Lot 3, supra.; South eleven (11) degrees thirty-six (36) minutes six (06) seconds West a distance of three hundred nine and twenty-four one hundredths (309.24) feet to the point and place of BEGINNING.

The above 2 parcels are herein now known as Lot 4R, consisting of 4.93 acres.

BEING a portion of the lands which Joseph Errico, III and Frances C. Errico, his wife, granted and conveyed to Frances C. Errico

by virtue of their Deed dated October 8, 2004 and recorded in the Office of the Recorder of Deeds in and for Wayne County, Pennsylvania to Record Book, 2670, Page 85.

EXCEPTING AND RESERVING thereout and therefrom ALL THAT CERTAIN piece or tract of land lying situate within Salem Township, Wayne County, Pennsylvania being described as follows:

Commencing at a point in the center of the right of way at the center of the cul de sac of which has a radius of 50 feet said point being the POINT OF BEGINNING. Thence along the lands of Siciari, now or formerly North 78 degrees 23 minutes 54 seconds West, (passing a steel pin found at 50.08 feet) a distance of 533.03 feet to a steel pin found for a corner; Thence along the lands of Smith, now or formerly North 05 degrees 39 minutes 08 seconds East, a distance of 308.43 feet to a steel pin found for a corner, thence along the lands of Laboski, now or formerly South 78 degrees 38 minutes 54 seconds East, a distance of 278.16 feet to a steel pin set; thence continuing along Lot 4R2 South 78 degrees, 23 minutes, 54 seconds, East, a distance of 243.54 feet to a steel pin set for a corner on the right of way of the cul de sac of Pitcavage Court; Thence South 48 degrees 23 minutes 54 seconds East a distance of 50.00 feet to the POINT OF BEGINNING. Containing 2.00

acres, more or less. Subject to Declaration of Restrictive Covenants dated March 16, 2001 and

Seized and taken in execution as Frances C. Errico 1756 The Hideout LAKE ARIEL PA 18436

Execution No. 28-Civil-2013
Amount \$277,854.61 Plus additional

May 9, 2013
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.

7/19/2013 • 7/26/2013 • 8/2/2013

**SHERIFF'S SALE
AUGUST 14, 2013**

By virtue of a writ of Execution U.S. Bank N.A., as Trustee for C-BASS Trust 2006-9, C-BASS Mortgage Loan Asset-Backed Certificates Series 2006-CB9 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 14th day of August, 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 property situated in the Township of Lebanon in the County of Wayne and Commonwealth of Pennsylvania, Being more fully described in a fee simple deed dated 0902/2005 and recorded 09/09/2005, among the land records of the County and State set forth above, in Volume 2857 Page 252 Address: 2060 Great Bend Turnpike, Honesdale, PA 18431.

BEING KNOWN AS: 2060 Great Bend Turnpike, Honesdale, PA 18431

PROPERTY ID NO.: 13-0-0193-0041.0001

TITLE TO SAID PREMISES IS VESTED IN Nicholas J. Brajuka and Melissa R. Brajuka, husband and wife BY DEED FROM Frost H. Decker and Deborah Hubbert DATED 09/02/2005 RECORDED 09/09/2005 IN DEED BOOK 2857

PAGE 252 OR AT INSTRUMENT NUMBER 200500010116 .

Seized and taken in execution as Melissa R. Brajuka 1241 W. State Street ARCHBALD PA 18403 Nicholas J. Brajuka 1241 W. State Street ARCHBALD PA 18403

Execution No. 49-Civil-2013
Amount \$277,924.41 Plus additional

May 9, 2013
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 Neeren, Esq.

7/19/2013 • 7/26/2013 • 8/2/2013

**SHERIFF'S SALE
AUGUST 14, 2013**

By virtue of a writ of Execution Nationstar Mortgage, 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 14th day of August, 2013 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property,

ALL that certain tract or parcel of land, situated in the Township of Salem, Wayne County, Pennsylvania, known as Lot 556, Section 6 of The Hideout, a Subdivision, situated in the Townships of Lake and Salem. Wayne County, Pennsylvania,

according to the plats thereof, recorded in the Office of the Recorder of Deeds of Wayne County, Pennsylvania, April 9, 1970, in Plat Book 5, Page 27; May 11, 1970, in Plat Book 5, pages 34, 37, 41 through 48 and 50; September 8, 1970, in Plat Book 5, Page 57; February 8, 1971, in Plat Book 5, Pages 62 and 63; March 24, 1971, in Plat Book 5, Page 66; May 10, 1971, in Plat Book 5, Pages 71 and 72; March 14, 1972, in Plat Book 5, Pages 93 through 95; September 26, 1972 in Plat Book 5, pages 96 through 104.

SUBJECT to all easements, covenants, conditions and restrictions of record, including those set forth in the Declaration of Protective Covenants for The

WAYNE COUNTY BAR ASSOCIATION



www.waynecountylawyers.org

Hideout, dated as of May 11, 1970, as amended and supplemented.

TITLE TO SAID PREMISES IS VESTED IN Kerri Rastello, by Deed from Vincent McClancy and Lileen McClancy, h/w, dated 04/14/2006, recorded 04/19/2006 in Book 3017, Page 247.

Tax Parcel: 22-0-0020-0048

Premises Being: 556 PARKWOOD DRIVE, LAKE ARIEL, PA 18436

Seized and taken in execution as Kerri Rastello 66 The Hideout 556 Parkwood Drive LAKE ARIEL PA 18436

Execution No. 623-Civil-2012
Amount \$143,565.39 Plus additional

May 9, 2013
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.

7/19/2013 • 7/26/2013 • 8/2/2013

**SHERIFF'S SALE
AUGUST 14, 2013**

By virtue of a writ of Execution OneWest Bank FSB issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 14th day of August, 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 Township of Salem, County of Wayne and State of Pennsylvania, known as Lot 399, Section 4, of The Hideout as subdivision situated in the Townships of Lake and Salem, Wayne County, Pennsylvania, according to the plats thereof recorded in the Office of the Recorder of Deeds of Wayne County, Pennsylvania, April 9, 1970 in Plat Book 5, Page 27; May 11, 1970 in Plat Book 5, Pages 34, 37, 41 through 48 and 50; September 8, 1970 in Plat Book 5, page 57; February 8, 1971 in Plat Book 5, Pages 62 and 63; March 24, 1971 in Plat Book 5, Page 66; May 10, 1971 in Plat Book 5, Pages 71 and 72; March 14, 1972

in Plat Book 5, Pages 76, 79 through 84, 86; May 26, 1972 in Plat Book 5, Pages 93 through 95; September 26, 1972 in Plat Book 5, Page 106; March 23, 1973 in Plat Book 5, Page 107; April 3, 1973 in Plat Book 5, Pages 108 through 110; and May 18, 1973 in Plat Book 5, Pages 111 through 119; as amended and supplemented.

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

Reference Tax Map No.: 22-18-101

BEING TAX NO.: 22000180101

BEING KNOWN AS: 399
LAKEWOOD DRIVE, LAKE
ARIEL, PENNSYLVANIA 18436.

Title to said premises is vested in Luther C. Casner and Stephenie A. Casner, husband and wife, by deed from BRAD A. ROBINSON AND ALISA ROBINSON F/K/A ALISA ZIMICH, HUSBAND AND WIFE dated July 3, 2008 and recorded July 14, 2008 in Deed Book 3556, Page 190.

Seized and taken in execution as Luther C. Casner 27 East Prospect Street NAZARETH PA 18064
Stephenie A. Casner 27 East Prospect Street NAZARETH PA 18064

Execution No. 730-Civil-2011
Amount \$180,252.00 Plus
additional

May 9, 2013
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.**

Christine L. Graham, Esq.

7/19/2013 • 7/26/2013 • 8/2/2013

**SHERIFF'S SALE
AUGUST 21, 2013**

By virtue of a writ of Execution The Bank of New York Mellon F/K/A The Bank of New York as Trustee for the Certificateholders CWABS, Inc. Asset-Backed Certificates, Series 2005-14 issued out of the Court of Common Pleas of Wayne County, to me directed,

there will be exposed to Public Sale, on Wednesday the 21st day of August, 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 situate in the Township of Lake, Wayne County, Pennsylvania, more particularly bounded and described as follows:

BEING Lot No. 1478, Section 14, of the Hideout, a subdivision situated in the Townships of Lake and Salem, Wayne County, Pennsylvania, according to the plats thereof recorded in the Office of the Recorder of Deeds of Wayne County, Pennsylvania: April 9, 1970 in Plat Book 5, Pages 26 and 27; May 11, 1970 in Plat Book 5, Pages 26 and 27, 34, 27, 41 through 48, and 50; September 8, 1970 in Plat Book 5, Pages 57 and 58; February 8, 1971 in Plat Book 5, Pages 59 and 61 through 63; March 24, 1971 in Plat Book 5, pages 66 through 68; May 10, 1971 in Plat Book 5, Pages 69 through 72; March 14, 1972 in Plat Book 5, Pages 73 through 76, 79 through 84 and 86; May 26, 1972 in Plat Book 5, Pages 93 through 95; September 26, 1972 in Plat Book 5, Pages 96 through 104.

UNDER and subject to any and all covenants, conditions, reservations, restrictions, limitations, right-of-ways, objections, easements, agreements, etc., as they appear of record.

TOGETHER with all and singular the tenements, hereditaments and appurtenances to the same belonging, or in any way appertaining , and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and also all the estate, right, title, interest, property, claim and demand whatsoever, both in law and equity, of the said parties of the first part, in, to, or out of said premises, and every part and parcel thereof.

BEING TAX NO.: 12-0-0021-0097

BEING KNOWN AS: 1478
WOODCREST DRIVE, LAKE
ARIEL, PENNSYLVANIA 18436.

Title to said premises is vested in Timothy A. Hayes a/k/a Timothy Hayes by deed from HEATHER M. TRAUTZ, SINGLE WOMAN, AND DEBRA BOGDAN, SINGLE WOMAN dated July 22, 2004 and recorded August 12, 2004 in Deed Book 2564, Page 32.

Seized and taken in execution as Timothy A. Hayes 1478 Woodcrest Drive 252 The Hideout Lake Ariel PA 18436

Execution No. 444-Civil-2012
Amount \$142,864.49 Plus
additional

May 29, 2013
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 F. Riga Esq.

7/26/2013 • 8/2/2013 • 8/9/2013

**SHERIFF'S SALE
AUGUST 21, 2013**

By virtue of a writ of Execution Bank of America, N.A. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 21st day of August, 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 THOSE THREE CERTAIN PIECES OR PARCELS OF LAND SITUATED IN THE TOWNSHIP OF DREHER, COUNTY OF WAYNE AND STATE OF

PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

THE FIRST: BEGINNING AT A STONE CORNER ON THE EAST SIDE OF THE PUBLIC ROAD LEADING FROM SOUTH STERLING TO TOBYHANNA AND CORNER OF OSBORNE'S LAND; THENCE, BY OSBORNE'S LAND NORTH EIGHTY-SIX DEGREES WEST THREE HUNDRED AND EIGHT FEET TO A CORNER; THENCE, BY LAND OF WILLIAM CARLTON NORTH TWENTY DEGREES EAST THREE HUNDRED FEET; THENCE, BY THE SAME SOUTH EIGHTY-SIX DEGREES EAST TWO HUNDRED FIFTY-THREE FEET TO THE MIDDLE OF THE PUBLIC ROAD; THENCE, ALONG THE MIDDLE OF SAID ROAD IN A SOUTHERLY DIRECTION TO THE PLACE OF BEGINNING.

THE SECOND: BEGINNING AT THE NORTHEAST CORNER OF LOT OF LAND OWNED BY FRANCIS M. HOMAN, NEAR THE INTERSECTION OF THE ROAD, LEADING FROM THE NEWFOUNDLAND AND TOBYHANNA TURNPIKE TO LAANA, TO MAPLE TREE; THENCE, NORTH EIGHTY-EIGHT DEGREES WEST TWO HUNDRED AND NINETEEN FEET TO STAKE; THENCE, SOUTH SIXTEEN DEGREES WEST FIFTY-EIGHT FEET, THENCE SOUTH SIXTEEN

DEGREES WEST FIFTY-EIGHT FEET; THENCE SOUTH ALONG LINE OF LOT OF FRANCES M. HOMAN SOUTH EIGHTY-SEVEN AND ONE-HALF DEGREES EAST TWO HUNDRED AND THIRTY-THREE FEET TO THE PLACE OF BEGINNING.

CONTAINING THIRTEEN THOUSAND ONE HUNDRED AND EIGHT (13,108) SQUARE FEET, BE THE SAME MORE OR LESS.

THE THIRD: BEGINNING IN THE CENTER OF THE NEWFOUNDLAND ROAD AT THE NORTHEAST CORNER OF A LOT HEREINABOVE DESCRIBED; THENCE, NORTH EIGHTY-FIVE DEGREES WEST TWO HUNDRED FIFTY-FEET, TO THE NORTHWEST CORNER OF A LOT (LAND HEREINABOVE DESCRIBED; THENCE SOUTH SIXTEEN DEGREES WEST FIFTY-EIGHT FEET TO A CORNER; THENCE, SOUTH TWENTY DEGREES WEST THREE HUNDRED FEET; THENCE NORTH SEVENTEEN AND ONE-HALF DEGREES EAST THREE HUNDRED SIXTY-FIVE FEET TO A TREE FOR A CORNER; THENCE NORTH EIGHTY DEGREES EAST TWO HUNDRED SEVENTY-NINE FEET TO A CORNER ON THE CENTER OF THE AFORESAID ROAD; THENCE, ALONG SAID ROAD SOUTH SEVEN DEGREES WEST EIGHTY-SEVEN FEET TO

THE PLACE OF BEGINNING.

EXCEPTING AND RESERVING RIGHT-OF-WAY TO THE BELL TELEPHONE OF PENNSYLVANIA, GIVEN TO THEN BY IRVIN H. GILPIN, ET UX, BY DEED DATED MARCH 20, 1939, AND RECORDED IN WAYNE COUNTY, IN DEED BOOK VOLUME 145, PAGE 422.

PARCEL NO. 08-0-0372-0026 AS DESCRIBED IN MORTGAGE BOOK 3457 PAGE 265

BEING KNOWN AS: 771 Carlton Road, Tobyhanna, PA 18466

PROPERTY ID NO.: 08-0-0372-0026

Seized and taken in execution as Christopher Migliore 771 Carlton Rd TOBYHANNA PA 18466 TITLE TO SAID PREMISES IS VESTED IN Salvatore Migliore and Lisa Migliore, husband and wife, Lisa Grasso n/k/a Lisa Migliore 771 Carlton Road TOBYHANNA PA 18466 and Christopher Migliore, Joint Tenants with Right of Survivorship and not as Tenants in Common Salvatore Migliore 771 Carlton Road TOBYHANNA PA 18466 BY DEED FROM Salvatore Migliore and Lisa Grasso, now by marriage, Lisa Migliore, husband and wife DATED 01/25/2008 RECORDED 01/31/2008 IN DEED BOOK 3457 PAGE 261.

Execution No. 574-Civil-2011

Amount \$444,059.28 Plus additional

May 28, 2013
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.

Harry B. Reese, Esq.

7/26/2013 • 8/2/2013 • 8/9/2013

**SHERIFF'S SALE
AUGUST 21, 2013**

By virtue of a writ of Execution LSF7 NPL II Trust issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 21st day of August, 2013 at 10:00 AM in the Conference Room on the third floor of th Wayne County

Courthouse in the Borough of Honesdale the following property,

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

BEGINNING at a point in the Southerly line of Spring Street, as shown on the map of Village lots surveyed and laid out by Marshall Wheeler for David Bishop, being a common corner of lots numbered thirty and thirty-two; Thence, Southerly along lot numbered thirty, now or formerly owned by the Estate of Henry Roser, two hundred fifty (250) feet; Thence, at right angles Westerly sixty (60) feet; Thence, Northerly on a line parallel with the aforesaid line of lot numbered thirty, two hundred fifty (250) feet along line of lands now or formerly of Charles Ebert to the said Southerly line of Spring Street; and Thence, Easterly along the said Southerly line of Spring Street sixty (60) feet to the place of BGINNING.

CONTAINING fifteen thousand (15,000) square feet of land, and being lot numbered thirty-two (32) as shown by the aforesaid map.

BEING THE SAME PREMISES which Richard E. Aldrich and Melanie J. Aldrich, by Deed dated August 24, 2007 and recorded August 30, 2007 in the Office of the Recorder of Deeds in and for Wayne County in Deed Book

Volume 3364, Page 205, granted and conveyed unto RUBEN PEREZ.

BEING KNOWN AS: 406 SPRING STREET, HAWLEY, PA 18428

Seized and taken in execution as Ruben Perez 406 Spring Street Hawley PA 18428

Execution No. 673-Civil-2012 Amount \$316,397.32 Plus additional

May 28, 2013
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 J. Nalbandian, III, Esq.

7/26/2013 • 8/2/2013 • 8/9/2013

**SHERIFF'S SALE
AUGUST 21, 2013**

By virtue of a writ of Execution Nationstar Mortgage, 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 21st day of August, 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, with the buildings and improvements thereon erected, situate, lying and being in the Township of Mount Pleasant, County of Wayne, Commonwealth of Pennsylvania more particularly described as:

Commencing at a point in the centerline of T-572 Brace Brook Road, said point being the POINT OF BEGINNING: thence along the centerline of said road south 07 deg. 37 min. 27 sec. west, a distance of 366.55 feet; thence along lands n/f of Korty south 59 deg. 33 min. 58 sec. west, a distance of 478.76 feet to an iron pin; thence along the county line and along lands n/f of Cory north 04 deg. 39 min. 58 sec. east, a distance of 717.90 feet to an iron pin; thence along lands n/f LTS Holdings, LLC south 74 deg. 46 min. 25 sec. east, a distance of 417.68 feet to the POINT OF BEGINNING; said described tract containing 5.00 acres, more or less.

Being Lot No. 8 on the Brace

Brook Subdivision Map recorded July 11, 2005, Instrument No. 200500802482 Volume 103, Page 96 in the Office of the Recorder of Deeds in Wayne County, Pennsylvania.

EXCEPTING AND RESERVING the coal and other minerals as the same are excepted out of the deed recorded in Wayne County Deed Book 81, page 198.

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

TITLE TO SAID PREMISES IS VESTED IN Thomas W. Counce and Zayne E. Counce from Brace Brook Road LLC, by Deed, dated 05/26/2009 and recorded 6/9/2009 in Book 3758 Page 222-226 Instrument # 200900006535.

Tax Parcel: 16-0-0010-0005

Premises Being: 403 BRACE BROOK ROAD, FOREST CITY, PA 18421-9458

Seized and taken in execution as Thomas W. Counce 1301 Race Street ASHLAND PA 17921
Zayne E. Counce 1301 Race Street ASHLAND PA 17921

Execution No. 70-Civil-2013
Amount \$272,309.75 Plus
additional

June 12, 2013
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.

7/26/2013 • 8/2/2013 • 8/9/2013

**SHERIFF'S SALE
AUGUST 21, 2013**

By virtue of a writ of Execution NationStar Mortgage LLC D/B/A Champion Mortgage Company issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 21st day of August, 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 the following described piece or parcel of land situate, lying and

being in the Township of Lake, County of Wayne and State of Pennsylvania, bounded and described as follows, to wit;

BEGINNING In the center of the public highway near the outlet of Lake Ariel and on line of Homer Jones; thence by buds of Homer Jones south eighty-two degrees forty minutes East one hundred and fifteen and one-fourth rods to stone corner near a spring; thence by Lands of Homer Jones north twenty-eight degrees twenty minutes East nineteen and one fifth rods to a pine tree; thence by lands of same north eight degrees thirty minutes east to the center of public road; thence along center of public road south eighty degrees thirty minutes east thirty two rods; south seventy-one degrees fifteen minutes east forty-four and one-fifth rods; thence from center of public road and on line of lands of Bert Chapman south six degrees fifteen minutes west eighty- one rods to center of stone wall, thence along lands of Bert Chapman south eighty three degrees east one hundred and nine rods to an iron pin; thence by lands of William Osborn south forty six degrees forty five minutes west fifty and seven-tenths rods to a stone corner; thence by Lands of William Osborn north eighty one degrees west ten rods to stone corner; thence by lands of Otto Brown south eight degrees thirty minutes west fifty rods to a post corner; thence by lands of Otto Brown north eighty two degrees thirty minutes west twelve rods to a post

and stone corner; thence by lands of Otto Brown south fifty one degrees west seventy five and three fifths rods to center of creek leading from Lake Ariel; thence along center of said creek one hundred and ninety rods to a point on line of lands of T.S. Bartleson; thence by lands of T.S. Bartleson north eighty-one degrees forty five minutes west sixteen rods to the center of the public road; thence along the center at public road south eleven degrees west twenty one rods; thence along center of public road north eighty three degrees west thirty two rods and on line of lands of Fred Beers; thence along lands of Fred Beers north twenty-six degrees east forty four rods to a stone corner; thence along lands of Fred Beers and south bank of creek or outlet of Lake Ariel north twenty six degrees west forty six and three fourths rods to a beech tree; thence across above said creek at right angles north seventy one degrees east five rods to center of public road; thence along center of public road north twenty five degrees fifteen minutes west three rods to the place of BEGINNING. CONTAINING one hundred ninety acres be the same more or less.

LESS THAN AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY CONVEYED IN DEEDS IN BOOK 211 PAGE 512, BOOK 211, PAGE 514; BOOK 222 PAGE 279; BOOK 238, PAGE 821 AND BOOK 445 PAGE 649.

TAX PARCEL # 12-0-0302-0051

BEING KNOWN AS: 128 East
Shore Drive, Lake Ariel, PA 18436

Seized and taken in execution as
Unknown Heirs Of Bruce Brooks,
Deceased, Barry Brooks, Solely in
his capacity of Bruce Brooks,
Deceased,

Bruce L. Brooks Jr., Solely in his
capacity as Heir Of Bruce Brooks,
Deceased, 128 East Shore Dr
LAKE ARIEL

Bruce I. Brooks, Jr. Solely in His
Capacity as Heir of Bruce Brooks,
Deceased 1181 Golf Park Drive
LAKE

ARIEL PA 18436

Barry Brooks, Solely in His
Capacity as Heir of Bruce Brooks,
Deceased 175 Idetown Road
DALLAS PA 18612

Execution No. 799-Civil-2012
Amount \$171,038.55 Plus
additional

June 12, 2013
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.**

Salvatore Filippello Esq.

7/26/2013 • 8/2/2013 • 8/9/2013

Celebrating Our 20th Anniversary

WAYNE COUNTY

COMMUNITY
FOUNDATION

Serving Wayne County Since 1991

O'Neill Society

"The O'Neill Society recognizes those individuals who have invested in the future of our county by naming the Wayne County Community Foundation as a beneficiary in their estate plans. There is no minimum amount required to join.

The Society is named in honor of Daniel J. O'Neill, a long-time community activist. If you wish to include the Foundation in your will or other planned gift and would like to be a member of the O'Neill Society contact our office."

Members

Kent L. Brown Jr.
Bill & Jessie Davis
Walter & Marilyn Barbe
Paul & Colleen Edwards
George* & Anne Gilchrist
Louis & Frances Gruber
Ron & Rebecca Rowe
Tony & Sharon Herzog
Cal* & Kuni Holbert
James & Shirley Chapman
Francis* & Martha E. Franco
Herman W. Rutsch
Joseph & Kathy Adams

Vicky Botjer
Paul & Sandy Meagher
Robert Kramer
Joseph & Patricia Murray
Ann O'Hara
Dan & Alice O'Neill
Warren H. Schloesser
Leon M. Scudder*
Jane Varcoe
Jerry & Marilyn Swendsen
Bob Zabady
William Schweighofer
* Deceased

Membership as of April 15, 2011

Visit the Wayne County Community Foundation
on the web at www.waynefoundation.org

214 Ninth St., Honesdale, PA 18431 570.253.9993 wccf@ptd.net

CIVIL ACTIONS FILED

*FROM JUNE 29, 2013 TO JULY 5, 2013
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2007-20081	HAMBY MARIE	7/01/2013	SATISFACTION	499.37
2008-00290	MILNE KRISTY	7/02/2013	WRIT OF EXECUTION	6,684.50
2008-00290	PENNSTAR BANK GARNISHEE	7/02/2013	WRIT EXEC/GARNISHEE	—
2008-00717	WELLS FARGO BANK GARNISHEE - DISCONT 7-2-2013	7/02/2013	DISSOLVE ATTACHMENT	—
2008-00928	DIME BANK GARNISHEE - DISCONT 7-2-2013	7/02/2013	DISSOLVE ATTACHMENT	—
2008-00928	HONESDALE BANK GARNISHEE - DISCONT 7-2-2013	7/02/2013	DISSOLVE ATTACHMENT	—
2009-00419	ROBINSON THOMAS J	7/03/2013	WRIT OF EXECUTION	164,359.21
2009-00419	ROBINSON NANCY J	7/03/2013	WRIT OF EXECUTION	164,359.21
2009-00842	RAE KATHRYN	7/02/2013	VACATE JUDGMENT	—
2009-00842	RAE ALEXANDER T JR	7/02/2013	VACATE JUDGMENT	—
2009-00842	UNITED STATES OF AMERICA	7/02/2013	VACATE JUDGMENT	—
2009-01105	WOODFOREST NATIONAL BANK GARNISHEE - DISCONT 7-2-2013	7/02/2013	DISSOLVE ATTACHMENT	—
2010-00148	OCONNOR JESSICA	7/05/2013	WRIT OF EXECUTION	4,094.17
2010-00148	PNC BANK GARNISHEE	7/05/2013	WRIT EXEC/GARNISHEE	—
2010-01042	ZUIDICE STEPHEN A	7/02/2013	SATISFACTION	—
2011-00529	MARTINO KATHLEEN M	7/05/2013	WRIT OF EXECUTION	2,093.24
2011-00529	PENN SECURITY BANK & TRUST GARNISHEE	7/05/2013	WRIT OF EXECUTION	—
2011-21476	BRANDT JACK	7/02/2013	SATISFACTION	—
2012-00263	BAUER JANE L	7/02/2013	WRIT OF EXECUTION	7,208.62
2012-00395	SENSENTINE JOHN SR	7/01/2013	JUDGMENT OPENED	—
2012-00395	SENSENTINE JOHN JR	7/01/2013	JUDGMENT OPENED	—
2012-00395	SENSENSTINE HANNAH	7/01/2013	JUDGMENT OPENED	—
2012-00395	SENSENSTINEULBRICH ELIZABETH	7/01/2013	JUDGMENT OPENED	—
2012-00395	ULBRICH ELIZABETH SENSENSTINE	7/01/2013	JUDGMENT OPENED	—
2012-00395	NICHOLS MINNIE	7/01/2013	JUDGMENT OPENED	—
2012-00395	MATTHEWS ELLA MAY	7/01/2013	JUDGMENT OPENED	—
2012-00602	ALTMANN PAUL OSCAR	7/01/2013	JUDGMENT OPENED	—
2012-20073	DOMINGUES GASPAR	7/05/2013	SATISFACTION	—
2012-20078	O'DONOVAN CLAIRE	7/05/2013	SATISFACTION	—
2012-20078	ODONOVAN CLAIRE	7/05/2013	SATISFACTION	—
2012-20834	O'CONNOR PATRICK	7/05/2013	SATISFACTION	412.94
2012-20834	OCONNOR PATRICK	7/05/2013	SATISFACTION	412.94
2012-21479	JOHNSON PAULETTE G	7/05/2013	SATISFACTION	1,144.14
2012-21717	SMITH VALARIE D	7/05/2013	SATISFACTION	651.83

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

2013-00002	BAMBACH ANDREW P	7/05/2013	DEFAULT JUDG IN REM	102,752.25
2013-00002	BAMBACH JESSICA J	7/05/2013	DEFAULT JUDG IN REM	102,752.25
2013-00002	MARKS WILLIAM A	7/05/2013	DEFAULT JUDG IN REM	102,752.25
2013-00002	MARKS MARIA C	7/05/2013	DEFAULT JUDG IN REM	102,752.25
2013-00003	FRITZ JOHN M	7/01/2013	WRIT OF EXECUTION	185,739.92
2013-00003	FRITZ MICHELE	7/01/2013	WRIT OF EXECUTION	185,739.92
2013-00010	ROSARIO JOSE A JR	7/01/2013	DEFAULT JUDGMENT	106,189.86
2013-00010	ROSARIO SHIRLEY NAVARRO	7/01/2013	DEFAULT JUDGMENT	106,189.86
2013-00010	ROSARIO JOSE A JR	7/01/2013	WRIT OF EXECUTION	106,189.86
2013-00010	ROSARIO SHIRLEY NAVARRO	7/01/2013	WRIT OF EXECUTION	106,189.86
2013-00030	RYCHEL KRISTYNA	7/01/2013	FINAL JUDGMENT	—
2013-00030	DEOLIVEIRA HUGO SOPENA	7/01/2013	FINAL JUDGMENT	—
2013-00030	DEOLIVEIRA DEBORAH	7/01/2013	FINAL JUDGMENT	—
2013-00046	LOEHR FRED	7/01/2013	FINAL JUDGMENT	—
2013-00046	LOEHR ILSE	7/01/2013	FINAL JUDGMENT	—
2013-00054	EARLEY SCOTT W	7/03/2013	JUDGMENT "IN REM"	144,154.74
2013-00054	EARLEY SCOTT W	7/03/2013	WRIT OF EXECUTION	149,269.23
2013-00104	ELLEFSEN MARYANN	7/05/2013	DEFAULT JUDGMENT	15,573.87
2013-00240	FOSTER RICHARD P	7/01/2013	DEFAULT JUDGMENT	51,136.17
2013-00240	FOSTER SUSAN A	7/01/2013	DEFAULT JUDGMENT	51,136.17
2013-00334	HONESDALE COTTAGE CAFE INC	7/02/2013	CONFESSION OF JDGMT	11,174.46
2013-00334	MAHER THOMAS F JR (GUARANTOR)	7/02/2013	CONFESSION OF JOGMT	11,174.46
2013-00334	MAHER JAMIE (GUARANTOR)	7/02/2013	CONFESSION OF JDGMT	11,174.46
2013-20322	HAWLEY AMBULANCE & RESCUE	7/05/2013	SATISFACTION	—
2013-20430	DEVRIEZE BETH A	7/01/2013	WRIT OF EXECUTION	2,764.26
2013-20430	DE VRIEZE BETH A	7/01/2013	WRIT OF EXECUTION	2,764.26
2013-20430	HONESDALE NATIONAL BANK GARNISHEE	7/01/2013	GARNISHEE/WRIT EXEC	2,764.26
2013-20654	TURANO MICHAEL A	7/05/2013	REISSUE WRIT REVIVAL	—
2013-20655	KILHULLEN MELISSA S	7/05/2013	REISSUE WRIT REVIVAL	—
2013-20890	WEIST SUSAN	7/01/2013	JP TRANSCRIPT	3,109.43
2013-20890	GALACCI SUSAN A/K/A	7/01/2013	JP TRANSCRIPT	3,109.43
2013-20891	ALLEN ANNEMARIE	7/01/2013	MUNICIPAL LIEN	345.54
2013-20892	BALANOVICH MORAN	7/01/2013	MUNICIPAL LIEN	353.33
2013-20893	BIGELOW DOUG	7/01/2013	MUNICIPAL LIEN	381.77
2013-20893	BIGELOW KATRINA	7/01/2013	MUNICIPAL LIEN	381.77
2013-20894	ANTUNES PAULO	7/01/2013	MUNICIPAL LIEN	359.90
2013-20894	LEWIS ANGELA	7/01/2013	MUNICIPAL LIEN	359.90
2013-20895	ABBRIE PARTNERS LLC	7/01/2013	MUNICIPAL LIEN	359.90
2013-20896	B&D CONSTRUCTION MANAGEMENT	7/01/2013	MUNICIPAL LIEN	359.90
2013-20897	KAUFFMAN INVESTORS INC	7/01/2013	MUNICIPAL LIEN	375.21
2013-20898	NLMM INVESTING LLC	7/01/2013	MUNICIPAL LIEN	368.65
2013-20899	LLC INVESTMENTS LLC THE	7/01/2013	MUNICIPAL LIEN	368.65
2013-20900	MMMTWS CORP	7/01/2013	MUNICIPAL LIEN	386.15
2013-20901	MURPHY GERALD E	7/01/2013	FEDERAL TAX LIEN	5,401.71
2013-20902	ENGER CYNTHIA A	7/01/2013	FEDERAL TAX LIEN	46,034.18

2013-20903	BEERS ROBERT	7/02/2013	JP TRANSCRIPT	12,172.00
2013-20904	COLLINS RAYMOND A	7/02/2013	TAX LIEN	4,978.97
2013-20905	TEXTER SCOTT	7/02/2013	TAX LIEN	1,234.45
2013-20906	YEAGER MARK R	7/02/2013	TAX LIEN	970.34
2013-20906	YEAGER MAUREEN A	7/02/2013	TAX LIEN	970.34
2013-20907	TOTH LESLIE J	7/02/2013	TAX LIEN	941.99
2013-20908	POTOSKI KEVIN E	7/02/2013	TAX LIEN	18,144.23
2013-20909	SCHAEFER JOHN	7/02/2013	TAX LIEN	1,105.34
2013-20909	SCHAEFER LINDA	7/02/2013	TAX LIEN	1,105.34
2013-20910	PALMER RUSSELL M	7/02/2013	TAX LIEN	9,335.83
2013-20910	PALMER MARIE	7/02/2013	TAX LIEN	9,335.83
2013-20911	GIANNETTI NICKOLAS IND AND AS PRESIDENT OF	7/02/2013	TAX LIEN	1,984.15
2013-20911	VISION QUEST INC	7/02/2013	TAX LIEN	1,984.15
2013-20912	GIANNETTI CATHERINE IND AND AS SECRETARY OF	7/02/2013	TAX LIEN	1,984.15
2013-20912	VISION QUEST INC	7/02/2013	TAX LIEN	1,984.15
2013-20913	RYAN CHARLIE	7/02/2013	JP TRANSCRIPT	1,479.15
2013-20914	TOY LESLIE	7/03/2013	JP TRANSCRIPT	2,968.77
2013-20915	BROCATO CLARE L	7/03/2013	MUNICIPAL LIEN	359.90
2013-20916	CLEBOURNE JAE	7/03/2013	MUNICIPAL LIEN	359.90
2013-20916	CLEBOURNE JERALE	7/03/2013	MUNICIPAL LIEN	359.90
2013-20917	CUCCINELLO HEATHER CAMARA	7/03/2013	MUNICIPAL LIEN	359.90
2013-20918	D'ANGELO NICHOLAS	7/03/2013	MUNICIPAL LIEN	377.40
2013-20918	DANGELO NICHOLAS	7/03/2013	MUNICIPAL LIEN	377.40
2013-20918	D'ANGELO GENEVIEVE	7/03/2013	MUNICIPAL LIEN	377.40
2013-20918	DANGELO GENEVIEVE	7/03/2013	MUNICIPAL LIEN	377.40
2013-20919	ENDICO WILLIAM III	7/03/2013	MUNICIPAL LIEN	359.90
2013-20920	KLOCKSIEM ROBERT D	7/03/2013	MUNICIPAL LIEN	386.15
2013-20921	LANZONE ROBERT	7/03/2013	MUNICIPAL LIEN	359.90
2013-20922	LANZONE ROBERT	7/03/2013	MUNICIPAL LIEN	359.90
2013-20923	LANZONE ROBERT	7/03/2013	MUNICIPAL LIEN	359.90
2013-20924	MARTOS LUIS	7/03/2013	MUNICIPAL LIEN	320.24
2013-20925	LEWIS TY	7/03/2013	JP TRANSCRIPT	4,723.00
2013-20926	CRAWFORD SAMMI JO	7/03/2013	WRIT OF REVIVAL	6,616.20
2013-20926	RIZNER ADRIAN	7/03/2013	WRIT OF REVIVAL	6,616.20
2013-20926	HOWELL ALLISON L	7/03/2013	WRIT OF REVIVAL	6,616.20
2013-20927	KENYON DANIEL A JR	7/05/2013	WRIT OF REVIVAL	2,160.00
2013-20928	KENYON DANIEL A JR	7/05/2013	WRIT OF REVIVAL	7,907.33
2013-20929	PFISTER JASON	7/05/2013	WRIT OF REVIVAL	6,574.40
2013-20930	MILK RYAN J	7/05/2013	JUDG/DELAWARE CO NY	6,055.38
2013-20931	SYMZYK DONNA	7/05/2013	MUNICIPAL LIEN	2,086.49
2013-20932	FOSTER RICHARD	7/05/2013	MUNICIPAL LIEN	332.85
2013-20933	FAMA JAMES	7/05/2013	MUNICIPAL LIEN	621.62
2013-90093	ALLEN KEVIN ESTATE	7/02/2013	ESTATE CLAIM	2,135.88
2013-90094	FRANKLIN CAMBER H ESTATE	7/02/2013	ESTATE CLAIM	7,809.12
2013-90095	FRANKLIN CAMBER H ESTATE	7/02/2013	ESTATE CLAIM	1,144.78
2013-90096	MULLIGAN KEVIN T ESTATE	7/05/2013	ESTATE CLAIM	3,330.15

CIVIL APPEALS — AGENCIES: DEPT. OF TRANSPORTATION

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00335	HOWE JORDAN ROBERT	PLAINTIFF	7/02/2013	—
2013-00335	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	DEFENDANT	7/02/2013	—

COMPLAINT — CONFESSION

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00334	WAYNE BANK TRUSTEE	PLAINTIFF	7/02/2013	—
2013-00334	HAINES BENJAMIN F TRUST ESTATE	PLAINTIFF	7/02/2013	—
2013-00334	HONESDALE COTTAGE CAFE INC	DEFENDANT	7/02/2013	—
2013-00334	MAHER THOMAS F JR (GUARANTOR)	DEFENDANT	7/02/2013	—
2013-00334	MAHER JAMIE (GUARANTOR)	DEFENDANT	7/02/2013	—

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00333	MIDLAND FUNDING LLC	PLAINTIFF	7/02/2013	—
2013-00333	SIMMONS GARY	DEFENDANT	7/02/2013	—
2013-00336	CACH LLC	PLAINTIFF	7/05/2013	—
2013-00336	ELECTRONIC CURRENCY SYSTEMS	DEFENDANT	7/05/2013	—
2013-00336	FARTHING GREGORY E	DEFENDANT	7/05/2013	—
2013-00338	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	7/05/2013	—
2013-00338	FRAMMIGEN SARAH	DEFENDANT	7/05/2013	—

CONTRACT — DEBT COLLECTION: OTHER

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00337	UNION CORRUGATING COMPANY	PLAINTIFF	7/05/2013	—
2013-00337	ALDENVILLE LOG AND LUMBER INC	DEFENDANT	7/05/2013	—
2013-00337	DROPPA DANIEL A	DEFENDANT	7/05/2013	—
2013-00337	DROPPA JILL B	DEFENDANT	7/05/2013	—

TORT — MOTOR VEHICLE

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00332	WADELL BONITA	PLAINTIFF	7/02/2013	—
2013-00332	WADELL ROGER	PLAINTIFF	7/02/2013	—
2013-00332	PALADINO JOSEPH	DEFENDANT	7/02/2013	—

MORTGAGES AND DEEDS

*RECORDED FROM JULY 15, 2013 TO JULY 19, 2013
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Hamerle John J	Wayne Bank	Palmyra Township	
Hamerle Iwona			150,000.00
Barbine Robert A	Mortgage Electronic Registration Systems	Salem Township	
Hudecek Frances A			130,255.00
Eisele Matthew R	Honesdale National Bank	Berlin Township	156,000.00
Boudman George E Jr	Honesdale National Bank	Lake Township	
Weigand Christine N			50,000.00
Spingarn Irene J	Honesdale National Bank	Preston Township	60,000.00
Wert Jeffrey	P N C Bank	Paupack Township	
Wert Gail A			500,000.00
Yanochko Thomas P	Pentagon Federal Credit Union	Sterling Township	
Yanochko Diane Kent			50,000.00
Kentyanochko Diane			
Coe Charles Nathaniel Sr	P N C Bank	Lehigh Township	
Coe Lamarr E AKA			64,000.00
Schneider E Lamarr AKA			
Schroeder John D	P N C Mortgage	Lehigh Township	
Schroeder Cristine K			403,000.00
Renner Oale	Mortgage Electronic Registration Systems	Buckingham Township	
Renner Donna			206,000.00
Evarts Mary Louise	Mortgage Electronic Registration Systems	Lebanon Township	
Evarts Michael A			213,000.00
Penninpedebonne Lisa M AKA	First National Bank Of Pa	Mount Pleasant Township	
Penninpede Lisa AKA			76,500.00
Stackhouse Kenneth C	First National Bank Of Pa	Salem Township	
Stackhouse April M			65,000.00
Olsen Peter	Honesdale National Bank	Preston Township	54,000.00
Clemo Raymond R	Honesdale National Bank	Clinton Township	
Clemo Patricia A			32,500.00
Echo Lark Land Corp	Honesdale National Bank	Preston Township	200,000.00
Schmoyer Michael L	Wells Fargo Bank	Cherry Ridge Township	
Schmoyer Tammy M			58,500.00
McVeigh Robert T	Mortgage Electronic Registration Systems	Palmyra Township	150,900.00
Tasselmyer Stanley J	J P Morgan Chase Bank	Salem Township	51,239.00

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

Hurley Peter F	Mortgage Electronic Registration Systems	Damascus Township	
Hurley Mary T			137,400.00
Steckiewicz Andrzej	Mortgage Electronic Registration Systems	Paupack Township	
Steckiewicz Joianta			94,000.00
Wayne Health Services Inc	Wayne Bank	Honesdale Borough	515,000.00
Maier Kurt M	Mortgage Electronic Registration Systems	Clinton Township 1	
Maier Arden S			280,000.00
Fitzsimmons Jeffrey E	Mortgage Electronic Registration Systems	Canaan Township	
Nebzydowski Ann Marie			114,408.00
Hughes Eric A By Af	Wells Fargo Bank	Paupack Township	
Hughes Melissa J			206,250.00
Hughes Melissa J Af			
Kuen Julie R	Honesdale National Bank	Berlin Township	114,900.00
Benezra Norman	Pennstar Bank	Salem Township	
Benezra Anita			83,000.00
Sun Yong	Citizens Bank Of Pa	Salem Township	
Tang Xiaowen			193,000.00
Skarbez Thomas J	Mortgage Electronic Registration Systems	Clinton Township	
Skarbez Joan C			140,000.00
Plate Mary	J P Morgan Chase Bank	Hawley Borough	97,835.00
Galuska Juanita F	Honesdale National Bank	Dyberry Township	
Galuska Walter C			208,000.00
Turano Richard M	Mortgage Electronic Registration Systems	Clinton Township 2	
Turano Nicole			130,565.00
Stezar Mary Ellen	J P Morgan Chase Bank	Paupack Township	
Stezar Joseph J			54,153.00
Wilcha Maria A	Wayne Bank	Berlin Township	225,000.00
Logan Mary Kay	Dime Bank	Dreher Township	2,000,000.00
Schuler Ryan C	Mortgage Electronic Registration Systems	Cherry Ridge Township	
Else Sara E			163,265.00
Huffstutler Michael A	Dime Bank	Lake Township	
Huffstutler Sally Wilson			198,500.00
Wilsonhuffstutler Sally			
Degler Bradley J	Mortgage Electronic Registration Systems	Lehigh Township	
Degler Kimberlee A			40,000.00
Schultz John D	Wayne Bank	Berlin Township	
Schultz Sherri B			21,000.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Karwowski Czeslaw	Hamerle John J	Palmyra Township	
Karwowski Jolanta	Hamerle Iwona		Lot 18
Schwarz Karl P	Barbine Robert A	Salem Township	
Schwarz Anita	Hudecek Frances A		Lot 884
Brokaw Keith J	Rothe Robert	Paupack Township	
Brokaw Parris	Rothe Tami		Lot 77
Shurdom Mark M	Shurdom Mark M	Sterling Township	
Shurdom Elena M			Lot 77
Molinari Charles	Charles J Molinari Sr Family Trust	Paupack Township	
Molinari Patricia	Patricia E Molinari Family Trust		Lot 16A
	Molinari Louis T Tr		
	Luque Nancy P Molinari Tr		
	Molinari Luque Nancy P Tr		
Evans Margaret A Exr	Eisele Matthew R	Berlin Township	
Lane Susan Est AKA			
Lane Susan M Est AKA			
Kartanowicz Raymond V	Parker Noelia Cecelia	Berlin Township	Lot 1
Walter Robert W	Walter Family Irrevocable Trust	Damascus Township	
Walter Jeanne C			Lot 7B
Snyder Richard L	Everman Greg	Lehigh Township	
Snyder Louise M	Everman Karen		
Broadhurst William A	Finkelstein Ronald B	Lake Township	
Broadhurst Susan L	Finkelstein Ina S		Lot 2968
Wendelken Lauren	Wendelken Way	Salem Township	Lot 473
Kelemen Andrew J	Cross Diane M	Lehigh Township	Lot S
Kelemen Andrew J Jr	Cross Diane M	Lehigh Township	
Riess Florence	Riess Florence Tr	Paupack Township	
	Florence Riess Revocable Trust		Lot 8
Riess Florence	Riess Florence Tr	Paupack Township	
	Florence Riess Revocable Trust		Lot 29
Gazerwitz Caroline M Est	Gazerwitz Michael	Berlin Township	
Gazerwitz Michael Adm	Gildersleeve Deborah	Berlin & Damascus Twps	
	Gazerwitz Joseph	Damascus Township	
	Gazerwitz David	Damascus & Berlin Twps	
	Gazerwitz Edward		
Warren Tracey L	Pace Barbara Warren	Lake Township	
	Warrenpace Barbara		Lot 1385
Willis Barbara J	Sealy Nathaniel A	Preston Township	
Spencer Robert B	Sealy Lucretia S		
Spencer Charles A			
Weber G Ronald	Weber Ryan M	Clinton Township 1	
Weber Rosemary	Weber Randy Lee		
Tolve Thomas	Tolve Nicole Tr	Palmyra Township	
Tolve Joanne	Tolve Thomas P Tr		Lot 39
	Tolve Family Irrevocable Trust		
Lahr Warren G	Schmoyer Michael L	Cherry Ridge Township	
	Schmoyer Tammy M		Lot 13

Wineburg Thomas J	Wineburg Thomas J Wineburg Marissa A	Paupack Township	Lot 370
Fannie Mae AKA Federal National Mortgage Association AKA	Gutkin Dmitriy Gutkin Yakov	Lake Township	Lot 1247
Phelan Hallinan L L P			
Abicht Everett H By Sheriff	Federal Home Loan Mortgage Corporation	Paupack Township	
Abicht Patricia S By Sheriff			Lot 16
Peters Robert J By Sheriff	Federal National Mortgage Association	Palmyra Township	
Sylvia William I By Sheriff	Federal National Mortgage Association	Salem Township	
Sylvia Holly J By Sheriff			Lot 521
Ward Corey M By Sheriff	Bank Of New York Mellon Tr	Damascus Township	
Ward Tinavanessa AKA By Sheriff			Lot 27
Ward Tina Vanessa AKA By Sheriff			
Trento Shirlianne E By Sheriff			
Solar Jeffrey R Exr	Oakes Michael	Salem Township	
Kirkpatrick Frederick J Est	Slotterback Carole		
Worobey Randy	Worobey Randy	Preston Township	
Worobey Diane L	Worobey Diane L		
Comerico Gerard K	Comerico Migdalia C	Lehigh Township	Lot 45
Butler Wayne R	Butler Wayne R	Sterling Township	
Icker Beverly A			
Butler Lewis L			
Butler Helen A			
Gorman Thomas J Jr	Gorman Thomas James	Paupack Township	
Gorman Michelle	Gorman Michelle		Lot 205
Gaddis Darrell Richard	Maier Kurt M	Clinton Township 1	
Gaddis Ewa	Maier Arden S		
Madden Matthew R	Fitzsimmons Jeffrey E	Canaan Township	
Madden Sarah F	Nebzydoski Ann Marie		
Gruman Clark S	Hughes Eric Anton	Paupack Township	
Gruman Barbara L	Hughes Melissa J		Lot 12F
Mulligan John D Adm	Kuen Julie R	Berlin Township	
Mulligan Kevin Thomas Est AKA			Lot 1
Mulligan Kevin T Est AKA			
Winters Stanley A	Abrams Jacqueline	Honesdale Borough	
Winters Susan L			
Bank Of New York Mellon Tr By Af	Krupa Katherine	Dyberry Township	
Bank Of America Af			Lot 3
Porrovecchio Ann M	L & M Enterprises Inc	Dreher Township	Lot 139
Comanitz Patricia Exr	Comanitz Patricia	Dreher Township	
Storin Ann T Est			Lots 127 & 128
Burrell Andrew	Turano Richard M	Clinton Township 2	
Burrell Justine	Turano Nicole		Lot 7
Meyer Marilyn K By Sheriff	Fannie Mae	Damascus Township	
Meyer Lawrence J By Sheriff			
Logan Mary Kay	Logan Mary Kay	Dreher Township	Lot 31

Salak William J Jr	Salak William III Salak Mark	Canaan Township	
Erbach Kristin E	Schuler Ryan C	Cherry Ridge Township	
Erbach Michael A	Else Sara E		
Huffstutler Michael A	Huffstutler Michael A	Lake Township	
Huffstutler Sally Wilson	Huffstutler Sally Wilson		Parcel A
Wilsonhuffstutler Sally	Wilsonhuffstutler Sally		
Huffstutler Michael A	Huffstutler Michael A	Lake Township	
Wilson Sally C	Huffstutler Sally Wilson		
Huffstutler Sally Wilson	Wilsonhuffstutler Sally		
Wilsonhuffstutler Sally			
Haeussler Martin	Farrell Patricia Est	Preston Township	
Deutsche Bank National Trust Company Tr	Ohora Jonathan	Salem Township	
Wells Fargo Bank			
McMonagle Sean P	Degler Kimberlee A	Lehigh Township	
McMonagle Annette	Degler Bradley J		Lot 57
Sestanovich Muriel	Papazian Harry	Lake Township	
	Margarella Michael		Lot 1457
Prather Larry E	Schultz John D	Berlin Township	
Prather Tandra Baker	Schultz Sherri B		
Bakerprather Tandra			



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If you would like to drop the form off, the office is located on Route 191 S before Suburban Propane on the right. Same building as the Hotel Café and Curves.
Phone: 570-251-1512 Fax: 570-647-0086
Email: baileyd@ptd.net



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