

OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 3 ★ AUGUST 9, 2013 ★ Honesdale, PA ★ No. 22



IN THIS ISSUE

CRIMINAL CASES	4
LEGAL NOTICES	7
SHERIFF'S SALES	13
CIVIL ACTIONS FILED	38
MORTGAGES & DEEDS	45

© 2012/31 Legal Journal of Wayne County



Court of Common Pleas 22nd Judicial District:

The Hon. Raymond L. Hamill
President Judge

The Hon. Robert J. Conway
Senior Judge

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

The Official Legal Publication of Wayne County, Pennsylvania



Legal Journal of Wayne County

Christine Rechner, Esq., Editor
rechnerc@ptd.net

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

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

www.waynecountylawyers.org

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

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

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

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

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

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

MESSAGE FROM THE WAYNE COUNTY BAR ASSOCIATION



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

PRICING & RATES

Notice Pricing

One time Insertions

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

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

Subscription Rates

Per Year

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

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

WAYNE COUNTY OFFICIALS

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

Magisterial District Judges

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

Court Administrator

Linus H. Myers

Sheriff

Mark Steelman

District Attorney

Janine Edwards, Esq.

Prothonotary, Clerk of The Court

Edward "Ned" Sandercock

Chief Public Defender

Scott Bennett, Esq.

Commissioners

Brian W. Smith, *Chairman*
Wendall R. Kay
Jonathan Fritz

Treasurer

Brian T. Field

Recorder of Deeds, Register of Wills

Ginger M. Golden

Coroner

Edward Howell

Auditors

Carla Komar
Judy O'Connell
Kathleen A. Schloesser

Jury Commissioners

Judith M. Romich
Patricia Biondo

CRIMINAL CASES

The following cases were addressed by the Honorable Raymond L. Hamill, President Judge, Wayne County on August 1, 2013

SCOTT A. SEAMAN, age 39 of Moscow, PA was sentenced to a State Correctional Facility for a period of not less than 18 months nor more than 48 months for one count of Theft By Unlawful Taking or Disposition, graded as a Misdemeanor of the 1st Degree and one count of Defiant Trespass Posted, graded as a Misdemeanor of the 3rd Degree. He was also ordered to pay all Court costs. The incident occurred on January 21, 2013, in Paupack Township when Seaman stole items from a private residence.

KENNETH L. URIAN, age 21 of Waymart, PA was sentenced to the Wayne County Correctional Facility for a period of not less than 1 month nor more than 12 months for one count of Possession of Controlled Substance, an ungraded Misdemeanor. He was also ordered to pay all Court costs, undergo a drug and alcohol evaluation and comply with all recommendations for treatment and perform 50 hours of community service. The incident occurred on December 4, 2012, in Waymart Borough when Urian was discovered to be in possession of controlled substances.

SEAN PATRICK WERTMAN, age 27 of Honesdale, PA was sentenced to the Wayne County Correctional Facility for a period of not less than 1 months nor more than 6 months for one count of DUI-Highest Rate, an ungraded Misdemeanor. He was also ordered to pay all Court costs, pay a fine in the amount of \$1,000.00, undergo a drug and alcohol evaluation and comply with all recommendations for treatment, attend and complete an alcohol highway safety program, perform 50 hours of community service and obtain full time employment upon being released from prison. The incident occurred on February 6, 2013, in Texas Township when Pennsylvania State Police were called to investigate the report of a one vehicle crash.

PRESTON KASSEM, age 43 of Lake Ariel, PA was sentenced, in two separate cases, to the Wayne County Correctional Facility for a period of not less than 3 days nor more than 6 months followed by 12 months probation for one count of DUI-Highest Rate, an ungraded Misdemeanor and two counts of Disorderly Conduct, graded as Misdemeanors of the third Degree. He was also ordered to pay all Court costs, pay a fine in the amount of \$1,300.00, undergo a drug and alcohol evaluation and comply with all recommendations for treatment, have no contact with the victims in this matter and perform 50 hours of community service. The first incident occurred between September 22, 2012 and November 4, 2012, in Salem Township when Kassem repeatedly contacted two female victims. The second incident occurred on March 7, 2013, in Salem Township when Kassem failed to stop at a properly posted intersection. His BAC was .364%.

CHRISTA T. STRACKBEIN, age 52 of Honesdale, PA was sentenced to the Wayne County Correctional Facility for a period of not less than 6 months nor more than 36

months for one count of Access Device Fraud: Unauthorized by Issuer, graded as a Felony of the 3rd Degree. She was also ordered to pay all Court costs, pay restitution in the amount of \$19,558.39, and submit to the drawing of a DNA sample and pay \$250.00 for the cost of the sample. The incident occurred between August 2012, and October 2012, in variously locations in Wayne, Pike and Lackawanna counties when Strackbein used the information of another to obtain a credit card.

BRIAN SCOTT DECKER, age 30 of Forest City, PA was sentenced to the Wayne County Correctional Facility for a period of not less than 1 month nor more than 12 months for one count of False Identification to Law Enforcement Authorities, graded as a Misdemeanor of the 3rd Degree and one count of Driving While Operating Privilege Suspend/Revoked, graded as a Summary offense. He was also ordered to pay all Court costs, pay a fine in the amount of \$200.00, perform 50 hours of community service and obtain full time employment upon being released from prison. The incident occurred on February 28, 2013, in Honesdale Borough when Decker provided a false name to Honesdale Borough Police.

ANGELA T. BOSSICK, age 24 of Waymart, PA was sentenced to the Wayne County Correctional Facility for a period of not less than 3 months nor more than 6 months for one count of DUI-Controlled Substance or Metabolite-1st Offense, an ungraded Misdemeanor. She was also ordered to pay a fine in the amount of \$1,000.00, undergo a drug and alcohol evaluation and comply with all recommendations for treatment, attend and complete an alcohol highway safety program, undergo a mental health evaluation and comply with all recommendations for treatment, perform 50 hours of community service and obtain full time employment upon being released from prison. The incident occurred on October 26, 2012, in Waymart Borough when Bossick was discovered to be under the influence of Heroin.

DAWN LEE HAINES, age 47 of Honesdale, PA was placed on probation for a period of 12 months for one count of Possession of Controlled Substance, an ungraded Misdemeanor. She was also ordered to pay all Court costs, pay a fine in the amount of \$300.00, undergo a drug and alcohol evaluation and comply with all recommendations for treatment, perform 50 hours of community service and obtain full time employment upon being released from prison. The incident occurred on March 2, 2012, in Cherry Ridge Township when Haines possessed controlled substances.

FLOYD ANDREW QUICK, age 64 of Hawley, PA was placed on the Accelerated Rehabilitative Disposition Program for a period of 6 months related to DUI. He was also ordered to pay all Court costs, perform 40 hours of community service, attend and complete an alcohol highway safety program and have his operatoris license suspended for a period of 60 days. The incident occurred on June 2, 2012, in Hawley Borough when Hawley Borough Police observed Quick cross the double yellow lines. His BAC was .194%.

NICHOLAS J. STRASSER, age 50 of Hawley, PA pled guilty to one count of Driving under Influence of Alcohol-Highest Rate, an ungraded Misdemeanor. The incident

occurred on December 21, 2012, in Texas Township when Hawley Borough Police were called to investigate the report of an intoxicated driver. His BAC was .320%. He is scheduled to be sentenced on August 29, 2013.

VICTORIA MARIA LINSALATO, age 24 of Honesdale, PA pled guilty to one count of Criminal Conspiracy-Possession of Marijuana, an ungraded Misdemeanor. The incident occurred on February 25, 2013, in Honesdale Borough. She is scheduled to be sentenced on August 29, 2013.

JOSHUA D. RICKARD, age 31 of Callicoon, NY pled guilty to one count of DUI-Cont-Impaired Ability, graded as a Misdemeanor of the 1st Degree. The incident occurred on February 6, 2013, in Honesdale Borough when Honesdale Borough Police were called to investigate a one vehicle crash. At that time Rickard was under the influence of several controlled substances. He is scheduled to be sentenced on August 29, 2013.

JONATHAN P. SAWICKI, age 25 of Waymart, PA pled guilty to one count of DUI, an ungraded Misdemeanor and one count of Driving While Operating Privilege Suspended/Revoked, graded as a Summary offense. The incident occurred on February 27, 2013, in South Canaan Township. His BAC was .103%. He is scheduled to be sentenced on August 29, 2013.

ANGELA T. BOSSICK, age 24 of Waymart, PA pled guilty, in two separate cases, to one count of DUI: Cont Sub-Impaired Ability/1st Offense, an ungraded Misdemeanor and one count of Possession of Controlled Substance, also an ungraded Misdemeanor. The first incident occurred on March 18, 2013, in Honesdale Borough when Bossick was discovered to be under the influence of Marijuana. The second incident occurred on June 19, 2013, in Texas Township when Bossick was found to be in possession of a controlled substance for which she did not have a valid prescription. She is scheduled to be sentenced on August 29, 2013.

LEGAL NOTICES

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

ESTATE NOTICES

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

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

ESTATE NOTICE

NOTICE IS HEREBY GIVEN, that Letters of Administration have been issued in the Estate of Sasho Angelov Dalov, who died on December 30, 2012. Letters of Administration have been granted to Rossitza Lovetcheva, 6 Geo Milev St., Ent. B, 3rd Fl., Kazanlak 6100 Bulgaria, Administrator. All persons indebted to said estate are required to make payment and those having claims or demands are to present the same without delay to the Administrator named herein or to Alfred G. Howell, Esquire, Howell, Howell & Krause, 109 Ninth Street, Honesdale, PA 18431.

HOWELL, HOWELL & KRAUSE
ALFRED G. HOWELL, ESQ.

8/9/2013 • 8/16/2013 • 8/23/2013

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that Letters of Testamentary have been granted to Tara Coyle Administratrix of the Estate of Andrew D. Ogozaly, late of the Clinton Township, Wayne County, Pennsylvania, date of death June 5th, 2013. Creditors are to present claims and debtors are to make payments to Anne Marie Howells, Esquire (Attorney for Estate), 307 West Market Street, Suite #1 Scranton, PA 18508-2783 (570) 344-1088

8/9/2013 • 8/16/2013 • 8/23/2013

ESTATE NOTICE

Notice is hereby given, that Letters Testamentary have been granted to Jennifer Compton, Executrix of the Estate of Nora L. Arnold a/k/a Nora Lea Arnold, late of Oregon Township, Wayne County, Pennsylvania who died on July 15, 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 Executrix, Jennifer Compton c/o Mark R Zimmer, Esquire, 1133 Main Street, Honesdale, PA 18431.

8/9/2013 • 8/16/2013 • 8/23/2013

EXECUTOR NOTICE

Estate of LEONARD F. LOCH,
SR. AKA LEONARD F. LOCH
Late of Paupack Township
Executor
PATRICIA HANLON
153 PUNKUP RD.
OXFORD, CT 06478
Attorney
JEFFREY S. TREAT
ATTORNEY AT LAW
926 COURT STREET
HONESDALE, PA 18431

8/9/2013 • 8/16/2013 • 8/23/2013

EXECUTOR NOTICE

Estate of FREDERICK R.
MAZZITELLI
Late of Paupack Township
Executor
FREDERICK T. MAZZITELLI
18902 N.E. 150TH ST.
WOODINVILLE, WA 98072
Executor
PATRICIA CAPOBIANCO
3629 MATTHEWS DR.
ENDWELL, NY 13760
Attorney
JEFFREY S. TREAT
ATTORNEY AT LAW
926 COURT STREET
HONESDALE, PA 18431

8/9/2013 • 8/16/2013 • 8/23/2013

ADMINISTRATOR NOTICE

Estate of HAROLD W.
CUMMINGS
Late of South Cannan Township
Administrator
PAUL CUMMINGS
157 GORDON AVE
CARBONDALE, PA 18407
Administrator

CRAIG CUMMINGS
299 EAST SOUTH ST.
WILKES-BARRE, PA 18702
Administrator
JAMES CUMMINGS
145 ROBINSON RD.
WAYMART, PA 18472
Administrator
JOHN CUMMINGS
141 ROBINSON RD.
WAYMART, PA 18472
Attorney
JEFFREY S. TREAT
ATTORNEY AT LAW
926 COURT STREET
HONESDALE, PA 18431

8/2/2013 • 8/9/2013 • 8/16/2013

ADMINISTRATOR NOTICE

Estate of CURTIS LESHER
Late of Lake Township
Administrator
STEPHEN E. LESHER
1332 GOLF PARK DRIVE
LAKE ARIEL, PA 18436
Attorney
JEFFREY S. TREAT
ATTORNEY AT LAW
926 COURT STREET
HONESDALE, PA 18431

8/2/2013 • 8/9/2013 • 8/16/2013

EXECUTRIX NOTICE

Estate of ALYCE E. STEPHENS
AKA ALYCE STEPHENS
Late of Coatesville
Executrix
JILL STEPHENS
78 PINE STREET
EVENING SHADE, AR 72532
Attorney
MATTHEW L. MEAGHER,
ESQUIRE

1018 CHURCH STREET
HONESDALE, PA 18431

8/2/2013 • 8/9/2013 • 8/16/2013

EXECUTRIX NOTICE

Estate of HAZEL M. HINAMAN
AKA HAZEL HINAMAN
Late of Bethany Borough

Executrix

JUDITH S. DIEHL
1409 COCHECTON TPKE
TYLER HILL, PA 18469

Attorney

NICHOLAS A. BARNA
831 COURT STREET
HONESDALE, PA 18431

8/2/2013 • 8/9/2013 • 8/16/2013

ADMINISTRATOR NOTICE

Estate of MARY ALECKNA
Late of Sterling Township
Administrator

MARY ANN STONE
230 SPUDENO RD.
MOSCOW, PA 18444

Administrator

ANTHONY W. ALECKNA
P.O. BOX 228
HAMLIN, PA 18427

Attorney

JEFFREY S. TREAT
ATTORNEY AT LAW
926 COURT STREET
HONESDALE, PA 18431

8/2/2013 • 8/9/2013 • 8/16/2013

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

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

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 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

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

OTHER NOTICES

**NOTICE OF FILING OF
CERTIFICATE OF
ORGANIZATION**

TAKE NOTICE THAT a
Certificate of Organization was
filed with the Department of State.
The name of the Limited Liability
Company is Honesdale Park Hotel,

LLC. This Limited Liability Company has been organized under the provision pursuant to 15 Pa. C.S. 8913. Solicitor: Matthew L. Meagher, Esquire, 1018 Church Street, Honesdale, Pennsylvania 18431.

8/9/2013

NOTICE

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pa. The name of the corporation Is Miller's Farm Poa, Inc. The corporation has been incorporated under the Pennsylvania Business Corporation Law of 1988. Miller's Farm POA, Inc., P.O. Box 62, Honesdale, PA 18431

8/9/2013

NOTICE

IN THE COURT OF COMMON PLEAS OF WAYNE COUNTY, PENNSYLVANIA ORPHANS' COURT DIVISION

IN RE: ROSE T. KUCHAK, deceased

NO. 2013-OCD-111

TO: Joann Kuchak and Gregory Kuchak, the residuary beneficiaries of the above Estate

NOTICE is hereby given that the First and Final Account of Gregory Kuchak, Substitute Executor of the Estate of ROSE T. KUCHAK,

deceased, and the Schedule of Proposed Distribution will be filed in the Clerk of Orphans' Court in and for the County of Wayne, Wayne County Courthouse, Court Street, Honesdale, PA 18431, on the 30th day of July 2013.

Any objections to accounts and statements of proposed distribution shall be in writing, and shall set forth specifically and consecutively a brief statement of each Objection to an account or statement of proposed distribution, shall be signed by the objector or his attorney, and, in any instance where allegations of facts are included, shall be verified in the same manner required for a petition.

Any Objections to an account or to the statement of proposed distribution shall be filed with the Clerk of Court of the Orphans' Court, no later than August 29, 2013, at 4:30 p.m.

A copy of the said Account and Statement of Proposed Distribution are attached. This Account will be confirmed Nisi on or after August 30, 2013, or as soon thereafter as the Court finds it to be proper and in order. The Account will be confirmed absolutely fifteen (15) days thereafter unless objections are filed thereto within the aforesaid period.

FISHER & FISHER LAW OFFICES LLC

By:

Timothy B. Fisher, Esquire
Attorney for the Estate

8/9/2013

NOTICE

Safe Auto Insurance Company

vs.

**Mary Langendoerfer, George
Fielding, Carlos E. Santiago and
GEICO Insurance Company
No. 729-Civil-2012**

**SERVICE OF DECLARATORY
JUDGMENT COMPLAINT BY
PUBLICATION**

TO: GEORGE FIELDING

You are hereby notified that Plaintiff, Safe Auto Insurance Company, has filed a Declaratory Judgment Complaint in Civil Action No. 729-Civil-2012 in the court of Common Pleas of Wayne County, Pennsylvania. This action is a declaratory judgment action to determine whether Safe Auto Insurance Company's denial of liability coverage and a defense to Mary Langendoerfer and George Fielding was appropriate. You have been named as a Defendant in the declaratory judgment action.

The Court has ordered that service of this Declaratory Judgment Complaint be made upon you by publication.

NOTICE

You have been sued in Court. If you wish to defend, you must enter a written appearance, personally or by attorney and file your defenses or objections in writing with the Court. You are warned that if you

fail to do so, the case may proceed without you and judgment may be entered against you without further notice for the relief requested by the Petitioners. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET HELP.

Northern Pennsylvania Legal
Services, Inc.
Wayne County Courthouse
925 Court Street
Honesdale, PA 18431
(570) 265-1031

PA Lawyer Referral Service
P.O. Box 186
100 South Street
Harrisburg, PA 17108
Pennsylvania Residents:
1-800-692-7375
Out-of-State Residents:
1-717-238-6715

8/9/2013

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 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

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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 stones 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

**SHERIFF'S SALE
AUGUST 28, 2013**

By virtue of a writ of Execution Loancare, a Division of FNF Servicing, Inc. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 28th 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 Borough of Honesdale, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the easterly side of Crestmont Drive, being the southwest corner of Lot #80 on map of Crestmont, Section II, by Arthur P. Browne, September, 1971; thence along the southerly line of Lot #80, south eighty (80) degrees forty-six (46) minutes east one hundred nineteen and forty-five one-hundredths (119.45) feet to a corner in line of Lot #88; thence along the westerly line of Lots #88, 87 & 86, south eight (08) degrees eighteen (18) minutes west ten (10) feet and south fifteen (15) degrees three (03) minutes west eighty-five (85) feet to a corner in line of Lot #86; thence along the northerly line of Lot #82, north seventy-five (75) degrees thirty (30) minutes west one hundred twenty-five and thirty-four one-hundredths (125.34) feet to the easterly side of Crestmont Drive; thence along the easterly side of Crestmont Drive north twenty-one (21) degrees thirty-five (35) minutes east thirty-five and seventy-six one-hundredths (35.76) feet to a point curve; thence still along the easterly side of Crestmont Drive on a curve to the left, forty-eight and sixty one-

hundredths (48.60) feet, said curve having a radius of two hundred seventy-five (275) feet in a chord, north sixteen (16) degrees thirty-two (32) minutes east forty-eight and fifty-three one-hundredths (48.53) feet to point or place of BEGINNING. Comprising Lot #81 on subdivision map of Crestmont, Section II. Surveyed by Elmer C. Zapp, Registered Surveyor, May 13, 1968.

UNDER AND SUBJECT to certain restrictive covenants as recorded in the deed dated November 10, 1963 and recorded in Wayne County Deed Book 185 at page 342.

BEING THE SAME PREMISES which Richard Witenberg, Executor of the Estate of Josephine Witenberg, Deceased, by Deed dated August 14, 2009 and recorded September 30, 2009 in the Office of the Recorder of Deeds in and for Wayne County in Deed Book Volume 3821, Page 58, granted and conveyed unto BRIAN P. WEIST and SUZAN L. WEIST.

BEING KNOWN AS: 29
CRESTMONT DRIVE,
HONESDALE, PA 18431

PARCEL #11-0-0009-0197.0001
Seized and taken in execution as
Brian P. Weist 29 Crestmont Drive
HONESDALE PA 18431
Suzan L. Weist 29 Crestmont Drive
HONESDALE PA 18431

Execution No. 61-Civil-2013
Amount \$189,528.00 Plus
additional

June 20, 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.

8/2/2013 • 8/9/2013 • 8/16/2013

**SHERIFF'S SALE
AUGUST 28, 2013**

By virtue of a writ of Execution US Bank N.A. Trustee for the Pennsylvania Housing Finance Agency issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 28th 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 169, Section 2, of The Hideout, a subdivision situated in the Townships of Lake and Salem, Wayne County, Pennsylvania, according to the plats thereof, recorded in the Office of the Recorder of Deeds of Wayne County, Pennsylvania April 9, 1970 in Plat Book 5, Pages 26 and 27; May 11, 1970, in Plat Book 5, Pages 34, 37, 41 through 48 and 50; September 8, 1970, in Plat Book 5, Pages 57 and 58; February 8, 1971, in Plat Book 5, Pages 59 and 61 through 63; March 24, 1971, in Plat Book 5, Pages 66 through 68 and May 10, 1971, in Plat Book 5, Pages 69 through 72 and March 14, 1972, in Plat Book 5, Pages 73 through 92, as amended and supplemented.

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

HAVING THEREON ERECTED A DWELLING KNOWN AS 169 GREENVIEW COURT, THE HIDEOUT, LAKE ARIEL, PA 18436

BEING THE SAME PREMISES

WHICH Steven M. Solon et al by deed dated June 26, 2007 and recorded July 6, 2007 in Wayne County Record Book 3329, Page 334, granted and conveyed unto Joshua Dwell and Christine Spadea Dwell, his wife.

MAP AND PLATE NO. 22-0-0016-0040.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

Seized and taken in execution as Josha Dwell 169 Greenview Court, The Hideout LAKE ARIEL PA 18436
Christine Spadea Dwell 169 Greenview Court, The Hideout LAKE ARIEL PA 18436

Execution No. 107-Civil-2013
Amount \$133,611.32 Plus additional

June 14, 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.

Leon P. Haller, Esq.

8/2/2013 • 8/9/2013 • 8/16/2013

**SHERIFF'S SALE
AUGUST 28, 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 28th 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 OF LAND SITUATE, LYING AND BEING IN THE TOWNSHIP OF TEXAS, COUNTY OF WAYNE AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

FIRST PARCEL: BEGINNING AT A POINT FOR A CORNER IN THE NORTHERLY EDGE OR

BOUNDARY OF OLD WILLOW AVENUE, THE COMMON CORNER OF LANDS OF THE FORMER GRANTORS, CHAUNCEY R. FRAZEE, ET UX , AND THOSE OF LAWRENCE HERZOG, THE SOUTHEASTERLY CORNER OF LANDS HEREINAFTER DESCRIBED; THENCE ALONG THE NORTHERLY EDGE OR BOUNDARY OF THE SAID OLD WILLOW AVENUE, NORTH 84 DEGREES 40 MINUTES WEST 78.0 FEET TO A PIPE FOR A CORNER; THENCE THROUGH OTHER LANDS OF FORMER GRANTORS, THE SAID CHAUNCEY R. FRAZEE, ET UX., NORTH 15 DEGREES 15 MINUTES EAST 93.1 FEET TO A PIPE FOR A CORNER; THENCE STILL THROUGH OTHER LANDS OF THE SAID FORMER GRANTORS, THE SAID CHAUNCEY R. FRAZEE, ET UX., SOUTH 74 DEGREES 45 MINUTES EAST 70.8 FEET TO A STAKE FOR A CORNER ON THE LINE OF LANDS OF THE HEREINBEFORE REFERRED TO LAWRENCE HERZOG; SOUTH 10 DEGREES 55 MINUTES WEST 79.9 FEET TO THE POINT OR PLACE OF BEGINNING.

THE PARCEL OF LAND CONTAINS .15 ACRES, BE THE SAME MORE OR LESS, THE DESCRIPTION THEREFOR BEING IN ACCORDANCE WITH A SURVEY THEREOF MADE BY ELMER C. ZAPP, R S., ON MAY 20, 1966.

SECOND PARCEL:
BEGINNING AT A PIPE FOR A CORNER IN THE NORTHERLY EDGE OR BOUNDARY OF OLD WILLOW AVENUE, THE SOUTHWESTERLY CORNER OF OTHER LANDS OF THE FORMER GRANTEES, EDGAR M. SPANGENBERG ET UX., AND THE SOUTHEASTERLY CORNER OF THE LANDS OR PREMISES HEREINAFTER DESCRIBED; THENCE ALONG THE NORTHERLY EDGE OR BOUNDARY OF THE SAID OLD WILLOW AVENUE, NORTH 84 DEGREES 40 MINUTES WEST 15.66 FEET TO A PIPE FOR A CORNER; THENCE LEAVING THE SAID OLD WILLOW AVENUE AND THROUGH OTHER LANDS OR PREMISES OF THE FORMER GRANTOR, CHAUNCEY R. FRAZEE, NORTH 15 DEGREES 20 MINUTES 20 SECONDS EAST 394.96 FEET TO A PIPE FOR A CORNER ON THE LINE OF LANDS OF C. R. CASE & SONS; THENCE ALONG THE LINE OF LANDS OF THE SAID C. R. CASE & SONS, AND A WIRE FENCE, SOUTH 84 DEGREES 54 MINUTES 10 SECONDS EAST 57.50 FEET TO A PIPE FOR A CORNER ON THE LINE OF LANDS OF LAWRENCE HERZOG AT THE INTERSECTION OF WIRE FENCES; THENCE ALONG THE LINE OF LANDS OF THE SAID LAWRENCE HERZOG, THE WESTERLY BOUNDARY THEREOF, AND A WIRE

FENCE, SOUTH 9 DEGREES 53 MINUTES 20 SECONDS WEST 310.65 FEET TO A POINT FOR A CORNER ON THE LINE OF OTHER LANDS OF THE FORMER GRANTEES, EDGAR M. SPANGENBERG, ET UX., THE NORTHEASTERLY CORNER THEREOF; THENCE ALONG THE LINE OF SAID OTHER LANDS OF THE FORMER GRANTEES, EDGAR M. SPANGENBERG, ET UX., NORTH 74 DEGREES 45 MINUTES WEST 70.80 FEET TO A PIPE FOR A CORNER AND SOUTH 15 DEGREES 15 MINUTES WEST 93.10 FEET TO A POINT FOR A CORNER IN THE NORTHERLY EDGE OR BOUNDARY OF THE HEREINBEFORE REFERRED TO OLD WILLOW AVENUE, THE POINT OR PLACE OF BEGINNING.

CONTAINING WITHIN SAID BOUNDS 0.53 ACRES OF LAND, MORE OR LESS, THE DESCRIPTION THEREFOR BEING IN ACCORDANCE WITH A SURVEY THEREOF MADE BY M. R. ZIMMER AND ASSOCIATES, ON MAY 1, 1973, THE MAP FOR WHICH IS RECORDED IN WAYNE COUNTY MAP BOOK 23, AT PAGE 24.

EXCEPTING AND RESERVING 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, WHICH IS GRANTED AND CONVEYED BY VIRTUE OF THE DEED FROM EDGAR R. SPANGENBERG AND GLENDA F. SPANGENBERG TO C. R. CASE & SONS, INC., DATED MARCH 5, 1979, AND RECORDED MARCH 6, 1979, IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR WAYNE COUNTY, PENNSYLVANIA IN DEED BOOK 356, AT PAGE 939.

ALSO GRANTING AND CONVEYING UNTO THE GRANTEES HEREIN, WATER LINES COMING FROM ROUTE 6 TO THE HOME OF THE GRANTEES AND FOR THE RIGHT OF INGRESS, EGRESS AND REGRESS FOR MAINTENANCE AND REPAIR. NO COST SHALL BE BORNE BY THE FORMER GRANTEE (C. R. CASE & SONS, INC.), THEIR HEIRS AND ASSIGNS,

TAX PARCEL I.D.: 27-0-0010-0022 & 27-0-0010-0023

ADDRESS: 619 WILLOW AVENUE, HONESDALE, PA 18431.

Seized and taken in execution as David French 619 Old Willow Avenue HONESDALE PA 18431
Angela French 619 Old Willow Avenue HONESDALE PA 18431

Execution No. 390-Civil-2012
Amount \$126,207.10 Plus

additional

June 14, 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.

Ashleigh L. Marin Esq.

8/2/2013 • 8/9/2013 • 8/16/2013

**SHERIFF'S SALE
AUGUST 28, 2013**

By virtue of a writ of Execution TD 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 28th 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,

HAWLEY PROPERTY

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

BEGINNING at the northwest corner of the crossing of Sixteenth Street (now Church Street) and Eighteenth Street (now Main Avenue); thence along Sixteenth Street (now Church Street) South 69 degrees West 81 feet; thence at right angles to said Sixteenth Street (now Church Street) North 21 degrees West 60 feet to the line of Lot No.3 on the map herein after mentioned; thence along the southerly line of Lot No.3 (now or formerly owned by the Estate of John C. Hughes) North 69 degrees East 81 feet to the westerly line of Eighteenth Street (now Main Avenue); and thence along the latter; South 21 degrees East 60 feet to the place of beginning.

ALSO all that certain strip of land in the immediate rear of the above described lot or parcel of land, having a frontage of one foot on said Sixteenth Street (now Church Street) and extending with a uniform width of one foot along the second described line in the foregoing description a depth of sixty (60) feet to the line of Lot No.3.

BEING the same premises which Dorothy S. Fenn by Deed dated January 3, 2006 and recorded April 4, 2006 in Wayne County as Deed Book 2950 page 152, granted and conveyed unto Grieve Corp, a Pennsylvania business corporation, in fee.

ADDRESS BEING: 330 MAIN AVENUE, HAWLEY, PA 18428

TAX MAP NO.: 10-0-0004-0116.-

HONESDALE PROPERTY

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

BEGINNING on tge Northwesterly corner of Main and Thirteenth Street in the said Borough of Honesdale; thence by the Northerly line of the said Thirteenth Street Westerly a distance of 100 feet to a corner; thence Northerly by a line parallel with the said Western line of Main Street 100 feet to a corner along the land of C.T. Bentley to the Southerly line of the John Krantz property; thence Easterly by a line parallel with the said Northern line of the said Thirteenth Street 100 feet along the land of John Krantz property to the Westerly line of Main Street; thence along the Western line of Main Street South 100 feet to the place of BEGINING.

BEING a lot 100 feet front on Main Street and 100 feet deep.

BEING the same premises which Maurice F. Meagher Jr. and Jean Marie Meagher, husband and wife, by Deed dated September 7, 2005 and recorded September 9, 2005 in Wayne County, Pennsylvania in Deed Book 2856 page 303, granted and conveyed unto Grieve Corp., in fee.

Seized and taken in execution as Grieve Corp. 330 Main Street HAWLEY PA 18428
Grieve Smith, Inc. 330 Main Avenue HAWLEY PA 18428

Execution No. 419-Judgment-2013
Amount \$215,205.16 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.

Scott M. Klein Esq.

8/2/2013 • 8/9/2013 • 8/16/2013

**SHERIFF'S SALE
SEPTEMBER 4, 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 4th day of September, 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

PARCEL ONE:

ALL THAT CERTAIN tract or piece of land situate now or late in the Township of Sterling in the County of Wayne and State of Pennsylvania, containing four hundred and thirty four (434) acres and allowances, in the warrantee name of Hugh Ely warranted November 3, 1792 and surveyed April 19, 1893 and numbered on the Commissioners books of said Wayne County number one hundred and thirty two (132).

PARCEL TWO:

ALL THAT CERTAIN piece or parcel of land situated in the Township of Sterling, County of Wayne and State of Pennsylvania, described as follows, viz:

BEGINNING at a point in the center of public road leading from the County line to Turnersville at the County line; thence along lands formerly conveyed by A.N. Sayer to James M. Biesecker south fifty degrees East (S. 50 degrees E.) ninety (90) rods and twelve (12) links to a post and stones corner in line of Dodge & Company's land; thence along their land South forty degrees West (S. 40 degrees W.) until this course intersects the division line between Wayne and Lackawanna Counties; thence North along the County line to the center of the road, the place of BEGINNING. CONTAINING thirty one and five tenths (31.5) acres, be the same more or less, and shown on the blue print attached and made a part hereof, outlined in the red and marked "E. W. Baker 31.5 acres".

PARCEL THREE:

ALL THAT CERTAIN piece or parcel of land situated in the Township of Sterling, County of Wayne and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center of a public road leading from Freytown to Gas Hollow; thence along land of Charles Schreck South fifty degrees east (S. 50 degrees E.) one hundred thirty-six (136) rods to a spruce tree corner; thence along land now or late of John Callahan north forty degrees east (N. 40 degrees E.) one hundred thirty two (132) rods to a post and stones corner; thence along other land now or late of

Albert Sayer north fifty degrees west (N. 50 degrees W.) one hundred (100) rods to a post corner in the center of said public road; thence along said road in a southwesterly direction one hundred thirty-four (134) rods to a post corner in the place of BEGINNING. CONTAINING (100) one hundred acres, be the same more or less.

PARCEL FOUR:

ALL THAT CERTAIN lot, piece or parcel of land situate in the Township of Sterling, County of Wayne and State of Pennsylvania, bounded and described as follows, viz:

BEGINNING at a point in the public road known as the "Gas Hollow Road" in line of land of B.V. Shaffer; thence along said Shaffer's land north fifty (50) degrees west sixty six (66) rods to a corner in the line between Wayne and Lackawanna Counties; thence along land now or formerly of Albert N. Sayre north forty (40) degrees east, one hundred (100) rods to a corner stone; thence still along land of said Sayre, south fifty (50) degrees east ninety seven (97) rods to a stone corner in the public road aforesaid; thence along said road in a southwesterly direction one hundred and two (102) rods to a post corner the place of BEGINNING. CONTAINING fifty (50) acres of land, be the same more or less.

EXCEPTING AND RESERVING from this conveyance such timber

and privileges as were reserved to the said William Wallace in the deed last mentioned.

PARCEL FIVE:

ALL THAT CERTAIN tract of land situate, lying and being in the Township of Sterling, Wayne County, Commonwealth of Pennsylvania, described as follows to wit:

The premises being conveyed herein is described in Deed Book 87 at Page 340 which legal description described in said Deed incorporated herein and made a part hereof as though the same were restated herein and Together with any and all rights, easements, and interests set forth in said Deed and Under and Subject to any and all rights, easements and interests set forth in said Deed.

EXCEPTING THEREOUT AND THEREFROM all that certain premises more particularly described in Deed Volume 236 at Page 956, Deed Book Volume 412 at Page 1164 and Deed Book Volume 335 at Page 253.

PARCEL SIX:

ALL THAT CERTAIN piece or parcel of land situate partly in the Township of Covington, County of Lackawanna and State of Pennsylvania, and partly in the Township of Sterling, County of Wayne and State of Pennsylvania, bounded and described as follows, viz:

BEGINNING at a comer in line of

Lot Number one hundred forty-six (146) of the lands of RW. Drinker, Deceased; thence south fifty degrees east (S. 50 degrees E,) one hundred thirty two (132) perches to a stone comer; thence south forty degrees west (S. 40 degrees W.) sixty six (66) perches to a stone comer; thence north fifty degrees west (W. 50 degrees W.) one hundred thirty two (132) perches to a stone corner; thence north forty degrees east (N. 40 degrees E.) sixty six (66) perches to a stone corner, the place of BEGINNING. CONTAINING fifty-four (54) acres and seventy two (72) perches of land more or less.

PARCEL SEVEN:

ALL THAT CERTAIN piece of land partly situate in the Township of Madison, County of Lackawanna and partly in the Township of Sterling Wayne County State of Pennsylvania; bounded and described as follows:

BEGINNING at the west corner of lot No. one hundred and eighty four (184) on a record draft of Drinker lands, thence by the same south fifty (50) degrees east one hundred twenty one and one half(121 1/2) perches to a hemlock comer; thence by lot No. one seventy two (172) on the said draft south forty (40) degrees west one hundred twenty-nine (129) perches to a stones corner, thence by lot No. one hundred and forty six (146) on said draft North fifty (50) degrees west one hundred and twenty one and one half(121 '12) perches to stons corner, thence by

lot No. one seventy (170) on said draft north forty (40) degrees east one hundred twenty nine (129) perches to a stones corner the place of BEGINNING. CONTAINING ninety seven (97) acres and one hundred fifty three (153) perches of land be the same more or less. BEING Lot 171 on recorded draft of Drinker's lands (John Skyrin Warrant).

EXCEPTING AND RESERVING however unto the party of the first part their heirs and assigns the right to remove or dispose of all the farm buildings on the above described premises prior to May 1st 1919.

EXCEPTING THEREOUT AND THEREFROM any portion of the above property which was conveyed by the following two deeds.

1. Deed dated 12/29/2005 in Lackawanna County as Instrument #200600337 containing 30.06 acres.
2. Deed dated 12/29/2005 in Lackawanna County as Instrument #200600350 containing 53.58 acres.

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.

UNDER AND SUBJECT to all rights and conditions containing in Deed Book t 112 at Page 94, Deed Book Volume 118 at Page 216,

Deed Book Volume 118 at Page 21 t and Deed Book Volume 129 at

Seized and taken in execution as Stephen F. Selvaggio 3711 Knollcroft Avenue EASTON PA 18045
Teresa Selvaggio 3711 Knollcroft Avenue EASTON PA 18045

Execution No. 205-Civil-2012
Amount \$1,022,428. Plus additional

June 27, 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.

James T. Shoemaker, Esq.

8/9/2013 • 8/16/2013 • 8/23/2013

**SHERIFF'S SALE
SEPTEMBER 4, 2013**

By virtue of a writ of Execution Household Finance Consumer Discount 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 4th day of September, 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

ALL those certain lots, piece or parcels of land lying, situate and being in the Township of Buckingham, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the center line of State Highway Route 90, being the Southwesterly corner of parcel two in a certain deed dated March 31, 1960 given by J.S. Warfield et ux. to Joseph J. Lind, et ux; thence along the center line of State Highway Route 90 South thirty-five (3) degrees twenty-three (23) minutes East sixty-eight and one-tenth (68.1) feet to a corner; thence along lands of J.S. Warfield South eighty-one (81) degrees twenty-nine (29) minutes East one hundred eighty-one and three-tenths (181.3) feet to an iron pin corner; thence continuing lands of J.S. Warfield North five (5) degrees forty-eight (48) minutes East eighty-three and fifty-five one-hundredths (83.55) feet to an iron

pin corner and further continuing along lands of J.S. Warfield North eighty-one (81) degrees thirty (30) minutes West one hundred thirty-five and eighty-five one-hundredths (138.85) feet to an iron pin corner in line of lands Joseph Lind; thence along lands of Joseph Lind South five (5) degrees thirty-two (32) minutes West twenty-two and eighty-five one-hundredths (22.85) feet to an iron pin corner and North eighty-eight (88) degrees forty-six (46) minutes West ninety and sixty-five one-hundredths (90.65) feet to the place of BEGINNING. CONTAINING fifteen thousand one hundred ninety (15.190) square feet.

PARCEL NO. 2 BEGINNING at an iron pin corner, the Southeasterly corner of the John Joyce property through lands of the Grantor South eight (8) degrees thirty-one (31) minutes West twenty (20) feet to a pipe corner; thence North eighty-one (81) degrees and twenty-nine (29) minutes West one hundred sixty-one and five-tenths (161.5) feet to a point in the center of State Highway Route 191; thence along the center of the same North thirty-six (36) degrees twelve (12) minutes West twenty-eight and fifteen one-hundredths (28.15) feet; thence along lands of John Joyce South eighty-one (81) degrees twenty-nine (29) minutes East one hundred eighty-one and three-tenths (181.3) feet to the place of BEGINNING. CONTAINING three thousand four hundred thirty (3,430) square feet, more or less.

PARCEL NO. 3 BEGINNING at an iron pin corner the Southeasterly corner of John Joyce property; thence along the same North five (5) degrees and forty-eight (48) minutes East eighty-three and fifty-five one-hundredths (83.55) feet to an iron pin corner; thence South eighty-one (81) degrees thirty (30) minutes East twenty-nine and fifty-five one-hundredths (29.55) feet to a pipe corner in line of the Equinunk Methodist Church Lot; thence along the same South no (00) degrees forty-three (43) minutes West forty-nine and nine-tenths (49.9) feet to a pipe corner, a corner of said church lot; thence through lands of the Grantor South thirteen (13) degrees twenty (20) minutes West thirty-four and two-tenths (34.2) feet to a pipe corner; thence North eighty-one (81) degrees and twenty-nine (29) minutes West twenty-nine and fifty-five one-hundredths (29.55) feet to the place of BEGINNING. CONTAINING two thousand six hundred thirty (2,630) square feet, more or less.

BEING the same lands which were granted and conveyed unto Clinton P. Dennis by Wayne County Sheriff Deed recorded in Wayne County Record Book 2106 at page 78 et seq.

TAX PARCEL NO. 03-0-0003-0023.- CONTROL #001228

Seized and taken in execution as Steven D. Kellam 1536 Jacobs Road, Martinsburg, WV 25404

BEING KNOWN AS : 4033 HANCOCK HIGHWAY, EQUINUNK, PENNSYLVANIA 18147. Renay R. Kellam 1536 Jacobs Road Martinsburg, WV 25404

Title to said premises is vested in Steven D. Kellam and Renay R. Kellam, husband and wife, by deed from CLINTON P. DENNIS dated July 31, 2006 and recorded July 31, 2006 in Deed Book 3095, Page 46.

Execution No. 987-Civil-2010
Amount \$208,967.97 Plus additional

June 26, 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.

Marc S. Weisberg, Esq.

8/9/2013 • 8/16/2013 • 8/23/2013

**SHERIFF'S SALE
SEPTEMBER 4, 2013**

By virtue of a writ of Execution U.S. Bank National Association, as Trustee for Morgan Stanley Mortgage Loan Trust 2007-5AX, Mortgage Pass-Through Certificates, Series 2007-5AX by its attorney in fact Ocwen Loan Servicing, 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 4th day of September, 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

ALL THOSE CERTAIN places or parcels of land situated in the Township of Manchester, County of Wayne, Commonwealth of Pennsylvania, and being more particularly described as follows:

FIRST: BEGINNING at the southwest corner of lot owned by Equinunk Lodge No. 418 of the Independent Order of good Templers; thence north 76 degrees east 113 feet to a corner; thence south 12 degrees east 87 feet to a corner in the line of lands now or formerly of Holbert and Branning; thence along the line of said Holbert and Branning land south 77 degrees west 96 feet to the center of the highway road for a

corner; thence along the center of highway road north 24 degrees and 30 minutes west 90 feet to the place of beginning.

SECOND: BEGINNING at a post in the center of Old Union Road 36 links northwest from the northwest corner post was under the stoop of the storehouse and hotel running north 28 degrees 15 minutes east 5 rods to a corner; thence south 16 degrees and 15 minutes east 4 rods and 7 links to the fence of Jasper Lord; thence south 74 degrees 40 minutes west 6 rods to the center of said road; thence along the center of said road north 26 degrees and 30 minutes west to the place of beginning. Containing more or less. Together with certain water rights as heretofore conveyed to Michael H. Flynn to lease from William Johnston on October 4, 1889.

THIRD: ALL THAT CERTAIN piece or parcel of land situate in the Township of Manchester, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follow:

BEGINNING in the center of Union Road and at the southeastern corner of land now or formerly of J.G. Holbert: thence by said Union Road or any road about forty-four (44) feet to a corner, thence south seventy-eight (78) degrees and one sixth by land now or formerly of M. Murphy and land late of Marshall Lord, about two hundred (200) feet to a race way; thence by said race way; thence north twenty-

five and one-half (25 ?) degrees west about forty (40) feet to southwestern corner of land now or formerly of J. G. Holbert; thence by land of Sai Falbert north seventy-eight and one- sixth (78 1/6) degrees east about two hundred (200) feet to the place of beginning. Containing eighty thousand (80,000) square feet, be the same more or less.

SUBJECT to a certain right of way or road as sold to Isiah and D.C. Scudder Tannery Co. in 1854.

BEING PIN 15-0-0001-0018.0001

BEING the same premises which Ronald C. Sayre and Gail M. Sayre, his wife by Deed dated November 7, 2006 and recorded November 21, 2006 in the Office of the Recorder of Deeds in and for Wayne County in Deed Book 3179 Page 167 granted and conveyed unto Jason Serrano

Seized and taken in execution as JASON SERRANO 70 GROCERY HILL ROAD EQUINUNK PA 18417

Execution No. 20-Civil-2013
Amount \$196,179.79 Plus
additional

July 10, 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.

8/9/2013 • 8/16/2013 • 8/23/2013

**SHERIFF'S SALE
SEPTEMBER 4, 2013**

By virtue of a writ of Execution Ocwen Loan Servicing, 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 4th day of September, 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

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

BEGINNING at a point on the

edge of a forty foot road known as Bruin Road, said point being a common corner of Lots 340 and 341; thence along the edge of said 40 foot road south 40 degrees 41 minutes east, a distance of 50 feet to a point, said point being a common corner of lots 341 and 342; thence along the common division line between lots 341 and 342 south 49 degrees 19 minutes west, a distance of 100 feet to a point, said point being a common corner of lots 240, 241, 342 and 341; thence along the common division line between lots 341 and 240 north 40 degrees 41 minutes west, a distance of 50 feet to a point, said point being a common corner of lots 239, 240, 340 and 341; thence along the common division line between lots 340 and 341 north 49 degrees 19 minutes east, a distance of 100 feet to the point and place of beginning.

BEING all of lot 341 and containing 5,000 square feet be the same more or less.

THE AFOREDESCRIBED description being taken from a plot or survey entitled, Map of Lots at Indian Rocks, Bear Tract, Salem Township, Wayne County, PA, dated December 27th, 1961, as Drawn by George E. Ferris, R.S.

REFERENCE tax map no. 22-02-246.

BEING the same premises which Charles Tufano and Sandra Mosomillo Tufano, his wife, by Indenture Dated 04/15/05 and

recorded 04/19/05 in the Office of the Recorder of Deeds in and for the County of Wayne in Record Book 2749 Page 120, granted and conveyed unto Lori B.

Mauersberger, Dominick P. Fonti, husband of the Aforesaid Lori B. Mauersberger, joins in this conveyance and relinquishes all right, title and interest in this property.

NOTICE This document does not sell, convey, transfer, include or insure the title to the coal and right 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 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. (This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957 P.L. 984 as amended, and is not intended as notice of unrecorded instruments, if any)

BEING the same premises which Lori B. Mauersberger, married, as Sole Owner by Deed dated August 21, 2007 and recorded September 21, 2007 in the Office of the Recorder of Deeds in and for Wayne County in Deed Book 3378 Page 20, granted and conveyed unto Gerardo Valentin and Ivan Valentin.

Seized and taken in execution as
Ivan Valentin 341 Bruin Road
LAKE ARIEL PA 18436
Gerardo Valentin 341 Bruin Road
LAKE ARIEL PA 18436

Execution No. 199-Civil-2013
Amount \$130,033.55 Plus
additonal

July 10, 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.**

Christina C. Viola Esq.

8/9/2013 • 8/16/2013 • 8/23/2013

CIVIL ACTIONS FILED

*FROM JULY 13, 2013 TO JULY 19, 2013
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2008-00717	PENDELL ROBERT	7/17/2013	SATISFACTION	—
2008-00784	GISINGER JAMES P	7/17/2013	WRIT OF EXECUTION	4,529.69
2008-00784	HONESDALE NATIONAL BANK GARNISHEE	7/17/2013	WRIT EXEC/GARNISHEE	—
2009-01083	ZABOROWSKI GREGORY J	7/19/2013	WRIT OF EXECUTION	381,474.91
2009-01083	ZABOROWSKI JEANNINE	7/19/2013	WRIT OF EXECUTION	381,474.91
2009-20129	FASCESKI JOSHUA E	7/17/2013	WRIT OF EXECUTION	—
2009-20129	FASCESKI MICHELE R	7/17/2013	WRIT OF EXECUTION	—
2009-20129	FIRST NATIONAL COMMUNITY GARNISHEE	7/17/2013	GARNISHEE/WRIT EXEC	—
2010-00694	PENNSTAR BANK GARNISHEE-DISCONT. 7-17-2013	7/17/2013	DISSOLVE ATTACHMENT	—
2011-00088	LEE ROSCOE N DECEASED PERSON	7/18/2013	FINAL JUDGMENT	—
2011-00088	BROWNELL TANNIE DECEASED PERSON	7/18/2013	FINAL JUDGMENT	—
2011-00088	TIFFANY JOSEIE DECEASED PERSON	7/18/2013	FINAL JUDGMENT	—
2011-21603	GRIEVE CORPORATION	7/18/2013	SATISFACTION	1,357.08
2012-00094	NEVILLE WILLIAM E	7/17/2013	OPENED	—
2012-00370	SLIVKAVICH NICOLE	7/17/2013	JGMT/ARBITRATION AWD	40,026.23
2012-00512	SCHERMERHORN SCOTT	7/19/2013	VACATE JUDGMENT	—
2012-20121	MYERS ALVIN	7/18/2013	SATISFACTION	12,015.00
2012-20121	MYERS JUDITH	7/18/2013	SATISFACTION	12,015.00
2012-20169	DONALDSON TAMMY	7/15/2013	SATISFACTION	—
2012-20233	RECK CODY M	7/19/2013	SATISFACTION	—
2012-20358	DORSEY MARK EXECUTOR	7/18/2013	SATISFACTION	295.46
2012-20358	DORSEY REVA ESTATE	7/18/2013	SATISFACTION	295.46
2012-20493	BURLEIN STEVEN E	7/18/2013	SATISFACTION	—
2012-20493	BURLEIN ELISE J	7/18/2013	SATISFACTION	—
2012-20860	RYAN MICHAEL J	7/15/2013	DEFAULT JUDGMENT	1,243.61
2012-20860	RYAN TINA M	7/15/2013	DEFAULT JUDGMENT	1,243.61
2012-21289	KELLOGG PAUL	7/18/2013	SATISFACTION	—
2012-21411	MIHALIK GREGORY T	7/18/2013	SATISFACTION	—
2012-21411	MIHALIK SHELLEY R	7/18/2013	SATISFACTION	—
2012-21438	WELLS FARGO GARNISHEE	7/15/2013	DISC/GARNISHEE ATTCH	—
2012-21579	DORSEY MARK EXECUTOR	7/18/2013	SATISFACTION	545.01
2012-21579	DORSEY REVA ESTATE	7/18/2013	SATISFACTION	545.01

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

2012-21657	SKURSKI JOSEPH	7/16/2013	SATISFACTION	—
2012-21690	NOTARANGELO MICHAEL	7/18/2013	SATISFACTION	593.88
2012-21690	NOTARANGELO LINDA	7/18/2013	SATISFACTION	593.88
2013-00008	BILL GOODWIN EXCAVATING	7/17/2013	WRIT OF EXECUTION	64,831.43
2013-00008	FIRSTS NORTHERN BANK OF PALMERTON - GARNISHEE	7/17/2013	WRIT EXEC/GARNISHEE	—
2013-00063	HARPER RICHARD E	7/19/2013	WRIT OF EXECUTION	419,515.78
2013-00063	HARPER DEBORAH J	7/19/2013	WRIT OF EXECUTION	419,515.78
2013-00176	PENHA DINIS B	7/18/2013	WRIT OF EXECUTION	583,713.97
2013-00176	DEOLIVEIRA GERALDA	7/18/2013	WRIT OF EXECUTION	583,713.97
2013-00194	BOUCHARD KEVIN E A/K/A	7/17/2013	DEFAULT JUDGMENT	138,730.83
2013-00194	BOUCHARD KEVIN E A/K/A	7/17/2013	WRIT OF EXECUTION	138,730.83
2013-00228	MATTHEWS DARCEY	7/19/2013	DEFAULT JUDGMENT	49,238.18
2013-00238	SCHLOSSER ROBERT ESTATE	7/17/2013	JUDGMENT/STIPULATION	8,603.15
2013-00238	SCHLOSSER DIANE	7/17/2013	JUDGMENT/STIPULATION	8,603.15
2013-00250	DUNLEAVY CRISTIN M	7/17/2013	DEFAULT JUDGMENT	2,561.88
2013-00263	FAWCETT ROBERT	7/17/2013	DEFAULT JUDG IN REM	117,462.53
2013-00263	FAWCETT TINA	7/17/2013	DEFAULT JUDG IN REM	117,462.53
2013-00263	FAWCETT ROBERT	7/17/2013	WRIT OF EXECUTION	117,462.53
2013-00263	FAWCETT TINA	7/17/2013	WRIT OF EXECUTION	117,462.53
2013-00374	OEM INC	7/16/2013	CONFESSION OF JDGMT	324,536.43
2013-00374	RMML INC	7/16/2013	CONFESSION OF JDGMT	324,536.43
2013-00376	WEBER CHRISTOPHER C	7/16/2013	CONFESSION OF JDGMT	324,536.43
2013-00377	PETERSON MELISSA M	7/16/2013	CONFESSION OF JDGMT	324,536.43
2013-00378	PETERSON DANIEL G	7/16/2013	CONFESSION OF JDGMT	324,536.43
2013-00380	COXE CHARLES S	7/16/2013	QUIET TITLE	—
2013-00380	COXE TENCH	7/16/2013	QUIET TITLE	—
2013-00380	WALL DANIEL H A/K/A	7/16/2013	QUIET TITLE	—
2013-00380	WALL D H	7/16/2013	QUIET TITLE	—
2013-00380	WALL LYDIA	7/16/2013	QUIET TITLE	—
2013-00380	BUCHANAN EUNICE A	7/16/2013	QUIET TITLE	—
2013-00380	MOSHER EUNICE A	7/16/2013	QUIET TITLE	—
2013-00380	MOSHER ABRAM	7/16/2013	QUIET TITLE	—
2013-00380	JONES CHARLES P	7/16/2013	QUIET TITLE	—
2013-00380	JONES MARGARET C	7/16/2013	QUIET TITLE	—
2013-00380	MILLER JAMES J	7/16/2013	QUIET TITLE	—
2013-00380	MILLER CLAUDIA R	7/16/2013	QUIET TITLE	—
2013-00390	ROSETTI ROLAND JR	7/19/2013	CONFESSION OF JDGMT	—
2013-00390	SHARKEYS FUELS	7/19/2013	CONFESSION OF JDGMT	—
2013-20062	GARDNER LAUREL M	7/16/2013	SATISFACTION	1,055.50
2013-20133	NEWCOMER HELEN MICHELLE	7/17/2013	SATISFACTION	—
2013-20269	DORSEY MARK EXECUTOR	7/18/2013	SATISFACTION	264.07
2013-20269	DORSEY REVA ESTATE	7/18/2013	SATISFACTION	264.07
2013-20449	ARIEL SCREEN ARTS LLC	7/18/2013	SATISFACTION	—
2013-20468	PEOPLES FLORENCE	7/17/2013	WRIT OF SCIRE FACIAS	—

2013-20509	INTOCCIA MARIE M	7/16/2013	WRIT OF SCIRE FACIAS	—
2013-20962	NICHOLS CHARLES E	7/15/2013	JP TRANSCRIPT	992.56
2013-20963	NIEVES MARY A	7/15/2013	JP TRANSCRIPT	4,784.50
2013-20964	BUCKLEY CHARLES E	7/15/2013	JUDGMENT	2,109.00
2013-20965	LAND GRAB PROPERTIES INC	7/15/2013	MUNICIPAL LIEN	401.15
2013-20966	LAND LIQUIDATOR LLC	7/15/2013	MUNICIPAL LIEN	758.06
2013-20967	LAND LIQUIDATOR LLC	7/15/2013	MUNICIPAL LIEN	668.36
2013-20968	NASS IRENE S	7/15/2013	MUNICIPAL LIEN	1,732.33
2013-20969	O'SHEA DENNIS	7/15/2013	MUNICIPAL LIEN	742.75
2013-20969	OSHEA DENNIS	7/15/2013	MUNICIPAL LIEN	742.75
2013-20969	O'SHEA FRANCES	7/15/2013	MUNICIPAL LIEN	742.75
2013-20969	OSHEA FRANCES	7/15/2013	MUNICIPAL LIEN	742.75
2013-20970	RYAN MICHAEL J	7/15/2013	MUNICIPAL LIEN	648.67
2013-20970	RYAN TINA M	7/15/2013	MUNICIPAL LIEN	648.67
2013-20971	RYAN MICHAEL J	7/15/2013	MUNICIPAL LIEN	694.62
2013-20971	RYAN TINA M	7/15/2013	MUNICIPAL LIEN	694.62
2013-20972	RUNFOLA PETER M	7/15/2013	JP TRANSCRIPT	1,181.35
2013-20973	PEIRSON RORY C	7/15/2013	FEDERAL TAX LIEN	5,679.24
2013-20974	FELINOR INVESTMENTS LLC	7/16/2013	MUNICIPAL LIEN	386.15
2013-20975	FELINOR INVESTMENTS LLC	7/16/2013	MUNICIPAL LIEN	359.90
2013-20976	TAMARA MCGRAW TRUST	7/16/2013	MUNICIPAL LIEN	359.90
2013-20977	BORUTA STEVE DECEASED	7/16/2013	MUNICIPAL LIEN	353.33
2013-20978	GAFENCU VANESSA L EXECUTRIX	7/16/2013	MUNICIPAL LIEN	891.53
2013-20978	DAVIES KERRY E ESTATE OF	7/16/2013	MUNICIPAL LIEN	891.53
2013-20979	KENNEDY GEORGE	7/16/2013	MUNICIPAL LIEN	646.48
2013-20979	KENNEDY DIANE M	7/16/2013	MUNICIPAL LIEN	646.48
2013-20980	MORGAN WILLIAM T	7/16/2013	MUNICIPAL LIEN	578.65
2013-20981	MORGAN WILLIAM T	7/16/2013	MUNICIPAL LIEN	1,711.98
2013-20982	ORTIZ VILMA M	7/16/2013	MUNICIPAL LIEN	359.90
2013-20983	PARYANI MATHRO G	7/16/2013	MUNICIPAL LIEN	386.15
2013-20983	PARYANI BRAND M	7/16/2013	MUNICIPAL LIEN	386.15
2013-20984	REESE W PATRICK	7/16/2013	MUNICIPAL LIEN	386.15
2013-20985	RETSINAS THOMAS GRIGORIOS	7/16/2013	MUNICIPAL LIEN	359.90
2013-20986	FEENEY JAMES P	7/16/2013	MUNICIPAL LIEN	364.27
2013-20986	FEENEY NIDIA	7/16/2013	MUNICIPAL LIEN	364.27
2013-20987	GIRLEANU DAN	7/16/2013	MUNICIPAL LIEN	359.90
2013-20988	HAMPL TAMARA L	7/16/2013	MUNICIPAL LIEN	344.58
2013-20989	KARWACKI STANLEY	7/16/2013	MUNICIPAL LIEN	386.15
2013-20989	KARWACKI ANNA	7/16/2013	MUNICIPAL LIEN	386.15
2013-20990	LAMBOY ANDRES	7/16/2013	MUNICIPAL LIEN	370.84
2013-20990	LAMBOY LAURA	7/16/2013	MUNICIPAL LIEN	370.84
2013-20991	LEE FAUSTINA V	7/16/2013	MUNICIPAL LIEN	359.90
2013-20992	LLOYD ROBIN	7/16/2013	MUNICIPAL LIEN	362.08
2013-20993	LLOYD ROBIN	7/16/2013	MUNICIPAL LIEN	373.02
2013-20994	RECIO JOHNNY	7/16/2013	MUNICIPAL LIEN	383.96
2013-20994	RECIO LEATHA	7/16/2013	MUNICIPAL LIEN	383.96
2013-20995	SENEY RAYMOND A	7/16/2013	MUNICIPAL LIEN	362.08

2013-20996	CLARK WILLIAM T	7/17/2013	JUDGMENT	5,741.43
2013-20997	MANOY JAMES R	7/17/2013	JUDGMENT	2,541.50
2013-20998	DE LA ROSA ANNY	7/17/2013	MUNICIPAL LIEN	655.24
2013-20998	DELAROSA ANNY	7/17/2013	MUNICIPAL LIEN	655.24
2013-20998	PICHARDO ANLLELY	7/17/2013	MUNICIPAL LIEN	655.24
2013-20998	BASISTA CAROLINA	7/17/2013	MUNICIPAL LIEN	655.24
2013-20999	CRUZ ERICA LEE	7/17/2013	MUNICIPAL LIEN	591.78
2013-20999	AMENG MANUEL	7/17/2013	MUNICIPAL LIEN	591.78
2013-21000	CAPASSO LISA	7/17/2013	MUNICIPAL LIEN	957.16
2013-21000	BRIEL SCOTT A	7/17/2013	MUNICIPAL LIEN	957.16
2013-21001	ASSET ACCEPTANCE GROUP LLC THE	7/17/2013	MUNICIPAL LIEN	2,175.82
2013-21002	RIZZI MICHAEL	7/18/2013	STATEMENT OF LIEN	709.75
2013-21002	RIZZI TERRI LEIGH	7/18/2013	STATEMENT OF LIEN	709.75
2013-21003	SURPLICE JAMES	7/18/2013	STATEMENT OF LIEN	5,116.27
2013-21003	SURPLICE SARA	7/18/2013	STATEMENT OF LIEN	5,116.27
2013-21004	ROTHERHAM DONALD	7/18/2013	STATEMENT OF LIEN	1,326.77
2013-21005	SCHROEDER JOHN	7/18/2013	TAX LIEN	364.73
2013-21005	SCHROEDER CORDULA	7/18/2013	TAX LIEN	364.73
2013-21006	RUFF ALVIN D	7/18/2013	TAX LIEN	1,200.53
2013-21007	KRULL KEITH J	7/18/2013	TAX LIEN	1,880.49
2013-21008	BUTTERWORTH DAVID G ESQ	7/19/2013	JP TRANSCRIPT	1,213.14
2013-21009	WAYNE COUNTY FORD	7/19/2013	WRIT OF EXECUTION	716.50
2013-21010	HMS TENTS LLC	7/19/2013	MUNICIPAL LIEN	848.75
2013-21011	GLOBE DEVELOPERS INC	7/19/2013	MUNICIPAL LIEN	1,121.55
2013-21011	EFRAMOV PAUWEL	7/19/2013	MUNICIPAL LIEN	1,121.55
2013-21012	ARONSON KENNETH	7/19/2013	MUNICIPAL LIEN	1,047.30
2013-21013	GLOVE DEVELOPERS INC	7/19/2013	MUNICIPAL LIEN	1,120.94
2013-21013	EFRAMOV PAUWEL	7/19/2013	MUNICIPAL LIEN	1,120.94
2013-21014	JONES LAWRENCE	7/19/2013	MUNICIPAL LIEN	750.63
2013-21014	JONES EMILIE	7/19/2013	MUNICIPAL LIEN	750.63
2013-21014	OGARRO PAULINE	7/19/2013	MUNICIPAL LIEN	750.63
2013-21015	LOISELE PATRICIA D	7/19/2013	MUNICIPAL LIEN	681.52
2013-21016	CARBONE MICHAEL K	7/19/2013	MUNICIPAL LIEN	1,050.17
2013-21017	BELLMAN JOELLEN	7/19/2013	MUNICIPAL LIEN	848.75
2013-21018	LINDER JAMES	7/19/2013	JP TRANSCRIPT	848.75
2013-21019	DIMATTIA STACI ANN	7/19/2013	MUNICIPAL LIEN	857.55
2013-21020	RUSSELL ALAN	7/19/2013	MUNICIPAL LIEN	857.55
2013-21020	RUSSELL NICOLETTA	7/19/2013	MUNICIPAL LIEN	857.55
2013-21021	RYAN KEVIN PATRICK	7/19/2013	MUNICIPAL LIEN	677.86
2013-21022	LAMBERTON DONALD J	7/19/2013	JUDGMENT	7,784.00
2013-21023	DECKER DONALD J	7/19/2013	JUDGMENT	13,236.46
2013-40042	BRESSET CHRISTOPHER T OWNER	P 7/15/2013	STIP VS LIENS	—
2013-40042	BRESSET MINDY L OWNER	P 7/15/2013	STIP VS LIENS	—
2013-40042	JOHN BEISEL EXCAVATING CONTRACTOR	7/15/2013	STIP VS LIENS	—
2013-40043	BRESSET CHRISTOPHER T OWNER	P 7/15/2013	STIP VS LIEN	—
2013-40043	BRESSET MINDY L OWNER	P 7/15/2013	STIP VS LIEN	—
2013-40043	FINE LINE HOMES LP CONTRACTOR	7/15/2013	STIP VS LIEN	—

2013-40044	BRESSET CHRISTOPHER T OWNER	P	7/15/2013	STIP VS LIENS	—
2013-40044	BRESSET MINDY L OWNER	P	7/15/2013	STIP VS LIENS	—
2013-40044	HOOK WELL DRILLING INC CONTRACTOR		7/15/2013	STIP VS LIENS	—
2013-90107	ENGLISH PETER ESTATE		7/15/2013	ESTATE CLAIM	4,292.99

CIVIL APPEALS — AGENCIES: DEPT. OF TRANSPORTATION

CASE NO.	INDEXED PARTY		TYPE	DATE	AMOUNT
2013-00373	GIOVANNARI PABLO JORGE		PLAINTIFF	7/15/2013	—
2013-00373	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION		DEFENDANT	7/15/2013	—

COMPLAINT — CONFESSION

CASE NO.	INDEXED PARTY		TYPE	DATE	AMOUNT
2013-00374	DIME BANK THE		PLAINTIFF	7/16/2013	—
2013-00374	OEM INC		DEFENDANT	7/16/2013	—
2013-00374	RMML INC		DEFENDANT	7/16/2013	—
2013-00375	DIME BANK THE		PLAINTIFF	7/16/2013	—
2013-00375	WEBER LISA A		DEFENDANT	7/16/2013	—
2013-00376	DIME BANK THE		PLAINTIFF	7/16/2013	—
2013-00376	WEBER CHRISTOPHER C		DEFENDANT	7/16/2013	—
2013-00377	DIME BANK THE		PLAINTIFF	7/16/2013	—
2013-00377	PETERSON MELISSA M		DEFENDANT	7/16/2013	—
2013-00378	DIME BANK THE		PLAINTIFF	7/16/2013	—
2013-00378	PETERSON DANIEL G		DEFENDANT	7/16/2013	—
2013-00390	MAINO DEBORAH		PLAINTIFF	7/19/2013	—
2013-00390	ROSETTI ROLAND JR		DEFENDANT	7/19/2013	—
2013-00390	SHARKEYS FUELS		DEFENDANT	7/19/2013	—

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY		TYPE	DATE	AMOUNT
2013-00381	DISCOVER BANK		PLAINTIFF	7/16/2013	—
2013-00381	EDMONDS RYAN D		DEFENDANT	7/16/2013	—
2013-00382	TD BANK USA		PLAINTIFF	7/16/2013	—
2013-00382	COLLINS LILLIAN A		DEFENDANT	7/16/2013	—
2013-00383	MIDLAND FUNDING		PLAINTIFF	7/16/2013	—
2013-00383	HOLLISTER MARLENE		DEFENDANT	7/16/2013	—
2013-00384	DISCOVER BANK		PLAINTIFF	7/16/2013	—
2013-00384	MAROLD SUSAN J		DEFENDANT	7/16/2013	—

CONTRACT — DEBT COLLECTION: OTHER

CASE NO.	INDEXED PARTY		TYPE	DATE	AMOUNT
2013-00387	NATIONAL COLLEGIATE STUDENT LN		PLAINTIFF	7/18/2013	—
2013-00387	MURPHY BENJAMIN		DEFENDANT	7/18/2013	—
2013-00387	MURPHY ROBERT		DEFENDANT	7/18/2013	—

NAME CHANGE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00371	KRAHAN DANIEL LEE	PETITIONER	7/15/2013	—
2013-00371	WHITE AMANDA	PETITIONER	7/15/2013	—
2013-00372	KRAHN ANNA MARIE	PETITIONER	7/15/2013	—
2013-00372	WHITE AMANDA	PETITIONER	7/15/2013	—

PETITION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00391	WAYNE HIGHLANDS SCHOOL DISTRICT	PETITIONER	7/19/2013	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00385	PARTNERS FOR PAYMENT RELIEF DE	PLAINTIFF	7/16/2013	—
2013-00385	BARBONE ANTHONY	DEFENDANT	7/16/2013	—
2013-00385	BARBONE ELIZABETH	DEFENDANT	7/16/2013	—
2013-00386	GREEN TREE SERVICING	PLAINTIFF	7/18/2013	—
2013-00386	SMITH VALERIE D	DEFENDANT	7/18/2013	—
2013-00389	DEUTSCHE BANK NATIONAL TRUST	PLAINTIFF	7/18/2013	—
2013-00389	BLASI DEBORAH	DEFENDANT	7/18/2013	—
2013-00389	MATOS ANGELICA	DEFENDANT	7/18/2013	—
2013-00392	DEUTSCHE BANK NATIONAL TRUST	PLAINTIFF	7/19/2013	—
2013-00392	BELMONT PETER W	DEFENDANT	7/19/2013	—

REAL PROPERTY — PARTITION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00379	PATERNO DONNA M	PLAINTIFF	7/15/2013	—
2013-00379	ODONNELL TIMOTHY	PLAINTIFF	7/15/2013	—
2013-00379	SHARON PATERNO FAMILY TRUST	DEFENDANT	7/15/2013	—
2013-00379	PATERNO SHARON	DEFENDANT	7/15/2013	—
2013-00379	PATERNO GENE F	DEFENDANT	7/15/2013	—
2013-00379	PATERNO MINGRUI WANG	DEFENDANT	7/15/2013	—
2013-00379	PATERNO ROBERT A	DEFENDANT	7/15/2013	—

Tourism supports more than 452,000 jobs and generates
 \$36 billion in economic impact from the 172 million annual
 visitors to the Commonwealth. For more information about
 Pocono region tourism, visit www.800poconos.com.

REAL PROPERTY — QUIET TITLE

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00380	GARDNER K W	PLAINTIFF	7/16/2013	—
2013-00380	GARDNER REBECCA R	PLAINTIFF	7/16/2013	—
2013-00380	COXE CHARLES S	DEFENDANT	7/16/2013	—
2013-00380	COXE TENCH	DEFENDANT	7/16/2013	—
2013-00380	WALL DANIEL H A/K/A	DEFENDANT	7/16/2013	—
2013-00380	WALL D H	DEFENDANT	7/16/2013	—
2013-00380	WALL LYDIA	DEFENDANT	7/16/2013	—
2013-00380	BUCHANAN EUNICE A	DEFENDANT	7/16/2013	—
2013-00380	MOSHER EUNICE A	DEFENDANT	7/16/2013	—
2013-00380	MOSHER ABRAM	DEFENDANT	7/16/2013	—
2013-00380	JONES CHARLES P	DEFENDANT	7/16/2013	—
2013-00380	JONES MARGARET C	DEFENDANT	7/16/2013	—
2013-00380	MILLER JAMES J	DEFENDANT	7/16/2013	—
2013-00380	MILLER CLAUDIA R	DEFENDANT	7/16/2013	—

TORT — MOTOR VEHICLE

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00388	DELAMARTER KATIE	PLAINTIFF	7/18/2013	—
2013-00388	SAUL JOSHUA	DEFENDANT	7/18/2013	—



MORTGAGES AND DEEDS

*RECORDED FROM JULY 29, 2013 TO AUGUST 2, 2013
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Schofield Matthew James	Pennstar Bank	Honesdale Borough	
Schofield Jessica Teresa			81,000.00
Corbett Shawyn Olson	Mortgage Electronic Registration Systems	Preston Township	
Olsoncorbett Shawyn		Preston & Buckingham Townships	85,860.00
		Buckingham Township	
		Buckingham & Preston Townships	85,860.00
Bachtel Dale J	Wayne Bank	Mount Pleasant Township	
Bachtel Christine			121,000.00
Mead James A	First National Bank Of Pa	Salem Township	
Mead Diane J			44,819.00
Chung Eugene	Mortgage Electronic Registration Systems	Scott Township	89,350.00
Cullen Edward J III	Mortgage Electronic Registration Systems	Lake Township	
Cullen Angela Michelle			177,500.00
Zengion Maria	P N C Bank	Lake Township	57,189.02
Schroeder Cristine K	P N C Bank	Lehigh Township	
Schroeder John D			104,000.00
Padula Donald G Jr	Fidelity Deposit & Discount Bank	Salem Township	
Padula Lucy			49,000.00
Chervanka Jerome J	Franceski Gerald B	Preston Township	
Chervanka Anne F	Franceski Kathleen		24,000.00
Laguzzi Stephen G	Community Bank	Clinton Township	52,000.00
Calabrese Joseph	N B T Bank	Dyberry Township	
Calabrese Elizabeth			20,000.00
Kolosovskiy Sergey AKA	Pennstar Bank	Paupack Township	
Kolosovskiy Sergey AKA			150,000.00
Kolosovskiy Lana AKA			
Kolosovskiy Lana AKA			
Rooney Michael	Pennstar Bank	Salem Township	
Rooney Susan J			150,000.00
Marini Daniel Tr	Pennstar Bank	Paupack Township	
Marini Helen Tr			35,000.00
Daniel Marini Living Trust			
Chamberlain Janice E	Pennstar Bank	Salem Township	61,200.00
Wayman Kendra T	Pennstar Bank	Salem Township	
Wayman Stephen W			25,300.00

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

Davis Elizabeth Tr Arthur M Davis G S T Exempt Bypass Trust	Pennstar Bank	Salem Township	100,000.00
Winkler John H Winkler Tina A	Bank Of America	Scott Township	143,270.00
Denoie Bayard J Denoie Jeryl A	Wayne Bank	Honesdale Borough	232,800.00
Bowling Steven V Sr Bowling Tracey V	Citizens Savings Bank	Dyberry Township	97,200.00
Spagnuolo Robert F Spagnuolo Kimberly Ann	Wells Fargo Bank	Paupack Township	208,000.00
Boyles Alan T Fenstermaker Charles R Jr	Honesdale National Bank Mortgage Electronic Registration Systems	Clinton Township 2 Salem Township	36,734.00
Fenstermaker Donna M			179,900.00
Riopelle Thomas R	Citizens Savings Bank	Damascus Township	120,400.00
Lorddibenedetto Robin E Dibenedetto Robin E Lord Dibenedetto William K	Bank Of America	Oregon Township	146,800.00
Brewer Timothy	Mortgage Electronic Registration Systems	Starrucca Borough	174,170.00
Highhouse Benjamin W Highhouse Amanda J	Dime Bank	Damascus Township	190,000.00
Komar Robert V Komar Deborah S	Wayne Bank	Waymart Borough	101,000.00
Dulay Carrie T	Mortgage Electronic Registration Systems	Honesdale Borough	80,050.00
Dulay Mark			80,050.00
Bresset Christopher T Bresset Mindy L	Honesdale National Bank	Oregon Township	305,000.00
Anderson James W Anderson Carolyn S	Honesdale National Bank	Oregon Township	150,000.00
Pleasant Mount Emergency Services Inc	Honesdale National Bank	Mount Pleasant Township	274,000.00
Miszler Jason E	Honesdale National Bank	Berlin Township	109,250.00
Giannetti Joseph N	Mortgage Electronic Registration Systems	Lebanon Township	
Giannetti Carolyn			224,400.00
Zahariadis Christine	Dime Bank	Lake Township	575,500.00
Fahrenbach John J Fahrenbach Susan	P N C Bank	Lake Township	40,000.00
Hocker Jeremy Hocker Christi	Yeaman Barbara S	Damascus Township	55,000.00
White Joseph E	Mortgage Network Inc M N E T Mortgage Corp	Damascus Township	133,375.00
Ryan David Ryan Diane	J P Morgan Chase Bank	Lake Township	71,445.00
Penater Frank R Penater Sharon P	Wells Fargo Bank	Lake Township	100,000.00

Johnson Glenn R	Mortgage Electronic Registration Systems	Berlin Township	
Johnson Donna L Demray			114,000.00
Guidice Stephen	Mortgage Electronic Registration Systems	Palmyra Township	115,650.00
Frary Michelle	Mortgage Electronic Registration Systems	Hawley Borough	
Frary Shawn			66,768.00
Salak Cathy M	Honesdale National Bank	Cherry Ridge Township	216,000.00
Honesdale Park Hotel	Hahn August W Lucas Kathryn V	Honesdale Borough	
Saladino Charles F Jr	Honesdale National Bank	Paupack Township	35,000.00
Trabucco Tammy L	Wells Fargo Bank	Paupack Township	132,000.00
Vadella Michael J AKA Vadella Michael AKA Vadella Hannelore AKA Vadella Lore AKA	Net Federal Credit Union	Clinton Township	50,000.00
Kahn James S	Mortgage Electronic Registration Systems	Lake Township	
Kahn Pamela D			162,926.00
Brown Stephen Michael Brown Mary E	First National Bank Of Pa	Preston Township	26,500.00
Andrews Jeffrey J Andrews Dora M	First National Bank Of Pa	Mount Pleasant Township	125,000.00
Buchanan Richard Buchanan Kathleen M	Housing & Urban Development	Paupack Township	32,615.70
Novak Scott P	Mortgage Electronic Registration Systems	Preston Township	109,260.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Pepper Dale Exr	Schofield Matthew James	Honesdale Borough	
Knickerbocker Susan Exr	Schofield Jessica Teresa		Lot 116
Pepper Gerard E Est AKA Pepper Gerard Est AKA			
Jones Paul E	Corbett Shawyn Olson Olsoncorbett Shawyn	Preston Township Preston & Buckingham Townships Buckingham Township Buckingham & Preston Townships	
Citarelli Michael R	Citarelli Louis	Manchester Township	
Citarelli Luisa C	Citarelli Antoinette		
Wash Steven W Wash Leann M	Wash Steven W Wash Leann M	Lake Township	
Kelemen Andrew J Jr	Peterson Archie Anello Tara	Lehigh Township	
Freitag John C Freitag Diane M	Yocum Richard Yocum Elizabeth	Lake Township	Lot 1284

Colin Larry A	Rizzo John	Sterling Township	
Colin Janis A	Rizzo Elizabeth		Lot 36
Schultz Charles W	Bowling Steven V Sr	Dyberry Township	
Schultz Marybelle A	Bowling Tracey V		Lots 89 & 1
Gilleeny Patrick R	Behrens Susan N Tr	Paupack Township	
Gilleeny Toni N	Blabac Michele T Tr Gilleeny Family Irrevocable Trust		Lot 124
Gorfinkel Peter	Kuznetsova Svetlana Tr P G K Two Zero One Three Irrevocable Trust	Paupack Township	Lot 5
Planinsek Edward	Boyles Alan T	Clinton Township 2	
Planinsek Diane			Lot 10
Milczar Norbert	Jamiolkowski Slawomir S Jamiolkowska Teresa	Sterling Township	Lot 4
Carney John W	Fenstermaker Charles R Jr	Salem Township	
Carney Bonnie L	Fenstermaker Donna M		
Stalzer Thomas	Erker Anna L	Lake Township	
Stalzer Susan	Schmidt Margaret M Schmidt Thomas J		Lot 2778
Canfield Leroy A	Riopelle Thomas R	Damascus Township	
Canfield Jennifer			
Seidl Fred J Exr	Seidl Fred J	Damascus Township	
Seidl Frances R Est	Hicks Charlotte A		Lot 11
Frigoletto Anthony C	Propst Steven	Berlin Township	
Frigoletto Jo Ann C	Propst Carly		
Tigue Wayne	Decandido Corrado	Texas Township 3	
Wylar Susan	Brewer Timothy	Starrucca Borough	
Racanelli Margaret	Racanelli Margaret	Lake Township	
McKenna John	McKenna John		Lot 2666
Churnetski Joanne M	Grabenstetter Deborah	Lehigh Township	Lot 6
Ferrier James	Flannery Eva M	Paupack Township	
Beacon Properties			
Dulay Mark	Dulay Mark	Honesdale Borough	
Dulay Carrie	Dulay Carrie		
Timm Carrie			
Schroeder David P By Sheriff	U S Bank Tr	Dreher Township	Lot 28
Hollister Alvin W	Tochydowski Edmund F Jr	Salem Township	
Hollister Nancy S	Tochydowski Lori A		
Wayne Bank	Jozanovic Marcia	Hawley Borough	
Lastarza Robert Jr Ind & Exr	Anderson James W	Oregon Township	
Lastarza David Ind & Exr	Anderson Carolyn S		
Lastarza Michael Ind & Exr			
Lastarza Cecelia E Est AKA			
Lastarza Cecelia Est AKA			
Hamilton Robert J	Segreti Thomas	Dyberry Township	
Hamilton Arlene J			Lot 4
McGovern Daniel J Exr	Miszler Jason E	Berlin Township	
Kolenut Linda Lest			Lot 3
Donnelly Ralph J Jr By Sheriff	Federal National Mortgage Association	Damascus Township	
Donnelly Myrtle M By Sheriff			

Rutherford Sally N Exr Ofman Errol Est AKA Ofman Aubrey Errol Est AKA Ofman A Errol Est AKA U S Bank National Association	Weizenhofer Peter	Damascus Township	
Tr By Af	Kenney Scott R	Salem Township	
Residential Funding Company	L L C Af		Lot 922
United States Marshal Keesler Clint Exr Venesky Elaine Est	Tigue Andrea	Cherry Ridge Township	
Kerwick Francis L By Af Cortino Patricia Af	Cortino Patricia	Dreher Township	Lot 11
Espineira Ricardo By Sheriff Espineira Wendy L By Sheriff	Federal Home Loan Mortgage Corporation	Salem Township	Lot 25-2
Yeaman Barbara Sturgeon	Hocker Jeremy Hocker Christi	Damascus Township	
Delgrosso Audrey Theresa Fannie Mae AKA Federal National Mortgage Association AKA Vonrosenstiel Martha E	White Joseph E Haldaman Brielle Emily Madole Scott A	Damascus Township Palmyra Township	
Armentani Natalie	Frery Michelle Frery Shawn	Hawley Borough	Lots 4 & 5
Hocker Jeremy Hocker Christi	Dvorznak Kelly Ann Tr Dvorznak Daniel Tr Kelly Ann Dvorznak Revocable Trust	Damascus Township	
Lebrecht Kevin R Lebrecht Carla M	Salak Cathy M	Cherry Ridge Township	Lot 2
Hahn August W Lucas Kathryn V Park Hotel & Apartments	Honesdale Park Hotel	Honesdale Borough	
Huffstutler Michael A Wilsonhuffstutler Sally Huffstutler Sally Wilson	Huffstutler Michael A Huffstutler Sally Wilson Wilsonhuffstutler Sally	Lake Township	Lot 1
Sipa Regina	Sipa Christine Tr Regina Sipa Trust	Paupack Township	
Newhouse John A Newhouse Karen I	Luster Jimmy Ray Luster Rosalie Ann	South Canaan Township	Lot A
Hughes Eric A Hughes Melissa	Trabucco Tammy L	Paupack Township	Lot 155
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