

OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 3 ★ NOVEMBER 29, 2013 ★ Honesdale, PA ★ No. 38



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Court of Common Pleas 22nd Judicial District:

The Hon. Raymond L. Hamill
President Judge

The Hon. Robert J. Conway
Senior Judge

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

The Official Legal Publication of Wayne County, Pennsylvania



Legal Journal of Wayne County

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

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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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Robert J. Conway, *Senior Judge*

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Kathleen A. Schloesser

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Judith M. Romich
Patricia Biondo

LEGAL NOTICES

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

ESTATE NOTICES

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

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

ESTATE NOTICE

NOTICE IS HEREBY GIVEN, that letters of administration have been issued in the Estate of Duane J. Gillette, who died on August 16, 2013, late resident of 806 Church Street, Apt #1, Honesdale, PA 18431, to Rebecca Burke, of 58 Bede Circle, Honesdale, PA 18431. All persons indebted to said estate are required to make payment and those having claims or demands are to present the same without delay to the law offices of JOHN J. MARTIN, ESQUIRE, Attorney for the Estate, ATTN: Brandy Freiermuth at 1022 Court Street, Honesdale, PA 18431

JOHN J. MARTIN, ESQUIRE
ATTORNEY FOR THE ESTATE

11/29/2013 • 12/6/2013 • 12/13/2013

ESTATE NOTICE

NOTICE IS HEREBY GIVEN, that Letters of Administration have been issued in the Estate of Karl

Gregory Smergut, who died on November 18, 2013, late resident of 77 Brook Road, Honesdale, PA 18431, to Heidi Goyette, Co-Administratrix of the Estate, residing at 77 Brook Road, Honesdale, PA 18431 and Heather Bannan, Co-Administratrix of the Estate, residing at 48 Fernhill Drive, Hawley, PA 18428. All persons indebted to said estate are required to make payment and those having claims or demands are to present the same without delay to the law offices of HOWELL, HOWELL & KRAUSE, ATTN: ALFRED J. HOWELL, ESQUIRE, Attorney for the Estate, at 109 Ninth Street, Honesdale, PA 18431.

ALFRED J. HOWELL, ESQUIRE
ATTORNEY FOR THE ESTATE

11/29/2013 • 12/6/2013 • 12/13/2013

EXECUTOR NOTICE

Estate of IRENE MESSINGER
AKA IRENE HELEN WHITE
AKA IRENE H. SMITH
Late of Scott Township
Executor
HERBERT MESSINGER
389 PLEASANT VALLEY RD
STARRUCCA, PA 18462

11/29/2013 • 12/6/2013 • 12/13/2013

ADMINISTRATOR NOTICE

Estate of BRIGITTE I. D'AGATI
AKA BRIGITTE IRMGARD
DIECKMAN

Late of Starucca Borough
Administrator

PAUL D'AGATI
345 STARRUCCA ROAD
STARRUCCA, PA 18462

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

11/29/2013 • 12/6/2013 • 12/13/2013

ADMINISTRATRIX NOTICE

Estate of BARBARA BERTOT
Late of Beach Lake (died October
19, 2013)

Administratrix
CHRISTINA BERTOT
1209 BEACH LAKE HWY
BEACH LAKE, PA 18405

Attorney
MARJORIE DESANTO
BARLOW
400 SPRUCE STREET
STE. 301
SCRANTON, PA 18503

11/29/2013 • 12/6/2013 • 12/13/2013

ADMINISTRATOR NOTICE

Estate of ELEANOR R. CURYK
AKA ELEANOR CURYK
Late of Honesdale Borough
Administrator

DANIEL N. CAPUANO
7 WOOD ST.
HONESDALE, PA 18431

Attorney
NICHOLAS A. BARNA
831 COURT STREET

HONESDALE, PA 18431

11/22/2013 • 11/29/2013 • 12/6/2013

EXECUTOR NOTICE

Estate of GERTRUDE R.
REINEKE
Late of Paupack Township, Wayne County
Executor

ROBERT L. MCANALLY
15 FOREST ROAD
MURRAY HILL, NJ 07974

Attorney
HUGH RECHNER, ESQ.
924 CHURCH ST.
HONESDALE, PA 18431

11/15/2013 • 11/22/2013 • 11/29/2013

EXECUTOR NOTICE

Estate of VICTORIA A.
CAMPAGNA
Late of Hawley Borough
Executrix

PATRICIA DECATO
30 PATRICK DR.
LAGRANGEVILLE, NY 12540

Executor
EUGENE D. CAMPAGNA, JR.
30 PATRICK DR.
LAGRANGEVILLE, NY 12540

Attorney
JOHN F. SPALL
2573 ROUTE 6
HAWLEY, PA 18428

11/15/2013 • 11/22/2013 • 11/29/2013

ESTATE NOTICE

NOTICE IS HEREBY GIVEN,
that Letters Testamentary have
been issued in the Estate of
Raymond Pardo, who died on
October 29, 2013, late resident of
265 Dixon Valley Road, Pleasant

Mount, PA 18453, to Richard D. Pardo, Executor of the Estate, residing at 20 South DeBaun Avenue, Suffern, NY 10901. All persons indebted to said estate are required to make payment and those having claims or demands are to present the same without delay to the Law Offices of HOWELL, HOWELL & KRAUSE, ATTN: ALFRED J. HOWELL, ESQUIRE, Attorney for the Estate, at 109 Ninth Street, Honesdale, PA 18431.

ALFRED J. HOWELL, ESQ.
ATTORNEY FOR THE ESTATE

11/15/2013 • 11/22/2013 • 11/29/2013

ADMINISTRATRIX NOTICE

Estate of GREGORY SULICH
Late of South Cannan Township
Administratrix

DOROTHY SULICH
BOX 60
SOUTH CANAAN, PA 18459
Attorney
NICHOLAS A. BARNA
831 COURT STREET
HONESDALE, PA 18431

11/15/2013 • 11/22/2013 • 11/29/2013

EXECUTOR NOTICE

Estate of WALLACE STEPHEN
BURKUS AKA WALLACE S.
BURKUS
Late of ARCADIA, DESOTO
COUNTY, FLORIDA

Executor
ROMY A. BURKUS
831 CATHARINE ST.
PHILADELPHIA, PA 19147
Attorney

TIMOTHY B. FISHER II,
ESQUIRE
FISHER & FISHER LAW
OFFICES LLC
525 Main Street
PO Box 396
Gouldsboro, PA 18424
(570) 842-2753

11/15/2013 • 11/22/2013 • 11/29/2013

EXECUTRIX NOTICE

Estate of MARION DEPOMPE
Late of Gouldsboro, Wayne County
Executrix

ROCHELLE DEJONG
PO BOX 1265
GREENWOOD LK, NY 10925

11/15/2013 • 11/22/2013 • 11/29/2013

OTHER NOTICES

**ARTICLES OF
INCORPORATION**

NOTICE IS HEREBY GIVEN
that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania on October 18, 2013, and approved pursuant to Pennsylvania Business Corporation Law of 1988 for the incorporation of **ROSSINI ENTERPRISES, INC.**

JEFFREY S. TREAT, ESQUIRE
Attorney

11/29/2013 • 12/6/2013

**LEGAL NOTICE
NOTICE OF PROPOSED
PRIVATE SALE**

Sale # 2013-318 NR

The Wayne County Tax Claim Bureau has received and approved an offer to purchase Property Number 11-0015-0011 located in Honesdale Borough at private sale for \$7,000.00. The assessment records indicate that there are improvements. The assessed value of the property is \$ 88,000.00 and is deeded in the name of Joan Duley. The property is described as Two Apartments. Lot is 0.3498 acres. The delinquent taxes lodged against this property for 2011,2012 & 2013. Total is \$ 6,759.87. All taxes will be paid by this sale. Pursuant to the Real Estate Tax Sale Law of 1947, Section 613 (72 P.S. 5860.613) as amended, you have 45 days from the DATE OF PUBLICATION, to petition the Court of Common Pleas of Wayne County if you object to this sale. The property has been offered at public sale for delinquent taxes on at least one occasion, as follows: 09/09/2013. In view of this, and although the price offered may appear very low, it is our position that consummating this sale will at least give a reasonable prospect of receiving future taxes on this property. **TERMS AND PROVISIONS OF SALE:** Full Certified Payment of bid price and recording fees within 30 days of bid acceptance. Free and clear of Tax Liens and Tax Judgements.

**CHERYL A. DAVIES, DIRECTOR
WAYNE COUNTY TAX CLAIM**

BUREAU
DATE: 11/15/13

11/29/2013

**LEGAL NOTICE
NOTICE OF PROPOSED
PRIVATE SALE**

Sale # 2013-307 NR

The Wayne County Tax Claim Bureau has received and approved an offer to purchase Property Number 11-0012-0050 located in Lake Township at private sale for \$5,700.00. The assessment records indicate that there are improvements. The assessed value of the property is \$ 64,900.00 and is deeded in the name of Joan Duley. The property is described as One Family Dwelling. Lot is 0.3092 acres. The delinquent taxes lodged against this property for 2011,2012 & 2013. Total is \$ 5,411.84. All taxes will be paid by this sale. Pursuant to the Real Estate Tax Sale Law of 1947, Section 613 (72 P.S. 5860.613) as amended, you have 45 days from the DATE OF PUBLICATION, to petition the Court of Common Pleas of Wayne County if you object to this sale. The property has been offered at public sale for delinquent taxes on at least one occasion, as follows: 09/09/2013. In view of this, and although the price offered may appear very low, it is our position that consummating this sale will at least give a reasonable prospect of receiving future taxes on this property. **TERMS AND PROVISIONS OF SALE:** Full Certified Payment of bid price and recording fees within 30 days of

bid acceptance. Free and clear of Tax Liens and Tax Judgements.

CHERYL A. DAVIES, DIRECTOR
WAYNE COUNTY TAX CLAIM
BUREAU
DATE: 11/15/13

11/29/2013

**LEGAL NOTICE
NOTICE OF PROPOSED
PRIVATE SALE**

Sale # 2013-286 NR
The Wayne County Tax Claim Bureau has received and approved an offer to purchase Property Number 11-0003-00273 located in Honesdale Borough at private sale for \$4,700.00. The assessment records indicate that there are improvements. The assessed value of the property is \$ 51,100.00 and is deeded in the name of Elaine Sue Stalker. The property is described as One Family Dwelling. Lot is 0.0319 acres. The delinquent taxes lodged against this property for 2011, 2012 & 2013. Total is \$ 4,369.32. All taxes will be paid by this sale. Pursuant to the Real Estate Tax Sale Law of 1947, Section 613 (72 P.S. 5860.613) as amended, you have 45 days from the DATE OF PUBLICATION, to petition the Court of Common Pleas of Wayne County if you object to this sale. The property has been offered at public sale for delinquent taxes on at least one occasion, as follows: 09/09/2013. In view of this, and although the price offered may appear very low, it is our position that consummating this sale will at least give a reasonable prospect of

receiving future taxes on this property. TERMS AND PROVISIONS OF SALE: Full Certified Payment of bid price and recording fees within 30 days of bid acceptance. Free and clear of Tax Liens and Tax Judgements.

CHERYL A. DAVIES, DIRECTOR
WAYNE COUNTY TAX CLAIM
BUREAU
DATE: 11/15/13

11/29/2013

**LEGAL NOTICE
NOTICE OF PROPOSED
PRIVATE SALE**

Sale # 2013-294 NR
The Wayne County Tax Claim Bureau has received and approved an offer to purchase Property Number 11-0008-000086.0001 located in Honesdale Borough at private sale for \$6,200.00. The assessment records indicate that there are improvements. The assessed value of the property is \$ 74,700.00 and is deeded in the name of Douglas M & Kathy Robbins. The property is described as Three Apartments. Lot is 0.087 acres. The delinquent taxes lodged against this property for 2011, 2012 & 2013. Total is \$ 6,202.64. All taxes will be paid by this sale. Pursuant to the Real Estate Tax Sale Law of 1947, Section 613 (72 P.S. 5860.613) as amended, you have 45 days from the DATE OF PUBLICATION, to petition the Court of Common Pleas of Wayne County if you object to this sale. The property has been offered at public sale for delinquent taxes on at least one occasion, as follows:

09/09/2013. In view of this, and although the price offered may appear very low, it is our position that consummating this sale will at least give a reasonable prospect of receiving future taxes on this property. **TERMS AND PROVISIONS OF SALE:** Full Certified Payment of bid price and recording fees within 30 days of bid acceptance. Free and clear of Tax Liens and Tax Judgements.

CHERYL A. DAVIES, DIRECTOR
WAYNE COUNTY TAX CLAIM
BUREAU
DATE: 11/15/13

11/29/2013

**LEGAL NOTICE
NOTICE OF PROPOSED
PRIVATE SALE**

Sale # 2013-359 NR
The Wayne County Tax Claim Bureau has received and approved an offer to purchase Property Number 12-0033-0192 located in Lake Township at private sale for \$6,000.00. The assessment records indicate that there are improvements. The assessed value of the property is \$ 97,000.00 and is deeded in the name of Steven & Kristine Mullady. The property is described as One Family Dwelling. Lot is 0.345 acres. The delinquent taxes lodged against this property for 2011,2012 & 2013. Total is \$ 5,897.80. All taxes will be paid by this sale. Pursuant to the Real Estate Tax Sale Law of 1947, Section 613 (72 P.S. 5860.613) as amended, you have 45 days from the DATE OF PUBLICATION, to petition the Court of Common

Pleas of Wayne County if you object to this sale. The property has been offered at public sale for delinquent taxes on at least one occasion, as follows: 09/09/2013. In view of this, and although the price offered may appear very low, it is our position that consummating this sale will at least give a reasonable prospect of receiving future taxes on this property. **TERMS AND PROVISIONS OF SALE:** Full Certified Payment of bid price and recording fees within 30 days of bid acceptance. Free and clear of Tax Liens and Tax Judgements.

CHERYL A. DAVIES, DIRECTOR
WAYNE COUNTY TAX CLAIM
BUREAU
DATE: 11/15/13

11/29/2013

**FICTITIOUS NAME
NOTICE IS HEREBY GIVEN,** pursuant to the provisions of the Acts of Assembly approved May 24, 1945, as amended, that certificates for the conduct of business under the fictitious name of PA Chalet, with their principal place of business at Paupack Township, Pennsylvania, were filed with the Department of State. The name of the entity owning or interest in said business is Pettinato Properties, LLC.

Michael D. Walker, Esquire
Walker & Walker, P.C.
Attorney

11/29/2013

**REGISTRATION OF
FICTITIOUS NAME**

In compliance with the requirement of 54 Pa.C.S. §311. Registration of Fictitious Name by the name of **Tina's Cutting Edge Salon** for the purpose of Hair & Nail Services. Place of Business is 616 Main Street, Suite 200, Honesdale, PA 18431. Fictitious Name was filed with the Department of State on November 8, 2013. Name and address, of the individual in the business is Tina M. Bayly, 41 Locust Lane, Honesdale, PA 18431.

11/29/2013

**NOTICE OF FILING
CERTIFICATE OF
ORGANIZATION**

Pursuant to the requirements of 15 Pa. C.S. Sec. 8913, notice is hereby given that on October 28, 2013, a Certificate of Organization — Domestic Limited Liability Company for GUSTIN/BANICKY STONE SUPPLY, LLC, was filed with the Department of State, Harrisburg, Pennsylvania.

The purpose of the limited liability company is for stone processing, wholesale/retail sales.

BUGAJ/FISCHER, PC
308 NINTH ST., P.O. BOX 390
HONESDALE, PA 18431
(570) 253-3021

11/29/2013

**LEGAL AD
NOTICE OF ORGANIZATION**

Notice is given that a Certificate of Organization for Squirrel Masters Rod and Gun, LLC. a Pennsylvania

Limited Liability Company was filed and approved by the Pennsylvania Department of State on November 8, 2013 in accordance with the provisions of the Pennsylvania Limited Liability Company Law of 1994.

PAUL SOTAK
ATTORNEY AT LAW
321 MADISON AVENUE
SCRANTON, PENNSYLVANIA
18510
(570) 346-7345

11/29/2013

**CIVIL ACTION
ACTION IN QUIET TITLE
IN THE COURT OF COMMON
PLEAS OF THE 22ND JUDICIAL
DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
COUNTY OF WAYNE**

NO. 37 - CIVIL - 2013

Brian Tracy and Mary Anne Tracy,
a/k/a Mary Ann Tracy,
Plaintiffs

VS.

CLEMANN, LLC,
Defendant

VS.

Edwin K. Williams & Mary R.
Williams, Rodney D. Brown, III &
Bernadette Brown; Timothy
Devaney & Ellin Devaney, Trustees
of the Ernst Devaney Family Trust,
Carolyn Parks, Michael J Matzko,
Ii & Ruth Christine Greedan, Paul
M. Szutowicz & Elaine S.

Szutowicz, Bertrand J. Thompson & Beverly Thompson, Linda J. Moser, Lee Moser, Mark David Moser, Richard Vauter & Bonnie Vauter, Thomas J. Skutka & Joan L. Skutka, Thomas J. Jensen, Frank R. Sargent, Jr, David Phillips, Kenneth Phillips, & Robert Phillips. Trustees of the Betty Phillips Irrevocable Trust, Michael J. Sukiennik & Jane A. Sukiennik, Ruths Corner Inc., David M. Stanton & Holly N. Stanton, Frederick George Stanton & Julie M. Stanton, Paul Kennedy & Patricia Kennedy, Barry James Kennedy, Carolyn Tracy Ryan, Gloria Wilson, James J. Corcoran, Miam Davidson, George M. Dimopoulos & Thalia Dimopoulos, William James Muir & Jean Muir, Donald W. Davis & Patricia A. Davis, Gary Borzillo & Lynn Borzillo, Jeremiah W. Freas & Donna R. Freas, Thomas J. Skutka & Joan L. Skutka, Jeanne M. Land, Darwin J. Muir & Helena V. Muir, Robert P. Kelly, Jr. & Dolores C. Kelly, Ruth B. Jones, Trustee of the Willard & Ruth Jones Living Trust, Gloria A. Wilson, Lewis Henshaw & Margaret Henshaw, James R. Snodgrass & Joan E. Snodgrass, Alan Garcia, Adam Regelsky & Delores Regelsky Estates, Rudy Corbett, John C. Boguski, Sr., Joseph Wilczynski & Joanne Wilczynski, Daniel a Liptak, Kelsey Hochstatter, Frank J. Kovalski & Margaret M. Kovalski, Diane M. Lucas, John C. Dolph & Lela Dolph, Martin M. Holland & Shirley A. Holland, Rose Mary Mccarthy, Joseph R. Dolph & Robbin A. Dolph,

Christopher Potchak, Michael Schultz, Edward A. Dolph, David P. Giles, Jerry W. Dolph, Conall Killeen & Rory M. Killeen, their heirs, assigns and all others claiming by or through Lyman Buckland or Earl Buckland,
Additional Defendants

.....

NOTICE

TO THE ABOVE-NAMED
ADDITIONAL DEFENDANT(S):

YOU ARE HEREBY NOTIFIED THAT THE COURT IN THE ABOVE MATTER, BY ORDER DATED AUGUST 1, 2013, HAS ORDERED THAT YOU BE JOINED AS AN ADDITIONAL DEFENDANT IN THIS ACTION WHICH YOU ARE REQUIRED TO DEFEND.

If you wish to defend, you must enter a written appearance personally or by attorney and file you 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 a judgment may be entered against you without further notice for the relief requested by the plaintiff. 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. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU

CANNOT AFFORD TO HIRE A LAWYER , THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT REDUCED OR NO FEE.

*NORTH PENN LEGAL SERVICES, INC.
WAYNE COUNTY COURT HOUSE
925 COURT STREET
HONESDALE, PENNSYLVANIA
(877) 515-7465*

11/29/2013

LEGAL NOTICE

TAKE NOTICE THAT THE FOLLOWING ACCOUNT HAS BEEN FILED TO THE COMMON PLEAS COURT OF WAYNE COUNTY AND WILL BE PRESENTED FOR CONFIRMATION ON DECEMBER 5, 2013 AT 9:15 A.M. IN COURT ROOM #2, WAYNE COUNTY COURT-HOUSE, HONESDALE, PA.

FIRST AND FINAL ACCOUNT OF EIZENS ABOLINS, EXECUTOR OF THE ESTATE OF XENIA WEIGEL, DECEASED, NO. 2013-00146 ORPHANS' COURT DIVISION.

11/22/2013 • 11/29/2013

NOTICE OF FILING OF 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
DECEMBER 11, 2013**

By virtue of a writ of Execution FIRST NATIONAL BANK OF PA issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 11th day of December, 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 LOT, PIECE OR PARCEL OF LAND SITUATE IN THE TOWNSHIP OF OREGON, COUNTY OF WAYNE AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS TO WIT:

BEGINNING AT AN IRON PIN CORNER IN THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF HORSESHOE DRIVE; SAID IRON PIN CORNER BEING THE DIVISION LINE BETWEEN LANDS OF THE GRANTOR AND GRANTEE, HEREIN, AND SAID IRON PIN CORNER BEING THE NORTHWESTERLY CORNER

OF LOT #16 ON MAP OF
CARLEY BROOK VIEW;

THENCE ALONG THE
SOUTHWESTERLY RIGHT-OF-
WAY LINE OF HORSESHOE
DRIVE, SOUTH FIFTY-TWO (52)
DEGREES FIFTY-EIGHT (58)
MINUTES FORTY-EIGHT (48)
SECONDS EAST THREE
HUNDRED THIRTY AND NO
ONE-HUNDREDTHS (330.00)
FEET TO AN IRON PIN
CORNER IN LINE OF LOT #15;

THENCE ALONG THE
COMMON LINE DIVIDING
LOTS #15 AND #16, SOUTH
THIRTY-SEVEN (37) DEGREES
ZERO ONE (01) MINUTES
TWELVE (12) SECONDS WEST
TWO HUNDRED TWENTY AND
NO ONE-HUNDREDTHS
(220.00) FEET TO AN IRON PIN
CORNER;

THENCE LEAVING SAID
DIVISION LINE AND PASSING
THROUGH LOT #16, NORTH
FIFTY-TWO (52) DEGREES
FIFTY-EIGHT (58) MINUTES
FORTY-EIGHT (48) SECONDS
WEST THREE HUNDRED
THIRTY AND NO ONE-
HUNDREDTHS (330.00) FEET
TO AN IRON PIN CORNER IN
THE AFOREMENTIONED
DIVISION LINE BETWEEN
LANDS OF THE GRANTOR
AND GRANTEE HEREIN;

THENCE ALONG SAID
DIVISION LINE, NORTH
THIRTY-SEVEN (37) DEGREES
ZERO ONE (01) MINUTES

TWELVE (12) SECONDS EAST
TWO HUNDRED TWENTY AND
NO ONE-HUNDREDTHS
(220.00) FEET TO THE PLACE
OF BEGINNING.

CONTAINING 1.667 ACRES OF
LAND, BE THE SAME, MORE
OR LESS.

BEING 1/2 OF LOT #16 ON MAP
OF CARLEY BROOK VIEW OF
ROYAL STAR, INC., DATED
MARCH 1972 AND RECORDED
IN WAYNE COUNTY MAP
BOOK 18 AT PAGE 162.

BEING ALL OF LOT NO. 2 AS
SHOWN ON PLAN TITLED
“FINAL SUBDIVISION PLAN,
LANDS OF BARBARA E.
FUNARO, OREGON TOWNSHIP,
WAYNE COUNTY,
PENNSYLVANIA”, MAP BOOK
90 AT PAGE 38.

HAVING ERECTED THEREON
A DWELLING KNOWN AND
NUMBERED AS 42 HORSE
SHOE DRIVE, HONESDALE,
PENNSYLVANIA 18431.

BEING KNOWN AND
NUMBERED AS PARCEL #17-0-
0002-0015

BEING THE SAME PREMISES
WHICH MICHAEL FRANCIS
FUNARO, SINGLE, BY DEED
DATED JUNE 13, 2001 AND
RECORDED ON JUNE 14, 2001
IN THE OFFICE OF THE
RECORDER OF DEEDS IN AND
FOR WAYNE COUNTY, IN
DEED BOOK 1798, PAGE 312

GRANTED AND
CONVEYED UNTO MICHAEL F.
FUNARO, SINGLE.

Seized and taken in execution as
Michael F. Funaro 66 Slater Road
BEACH LAKE PA 18405

Execution No. 393-Civil-2013
Amount \$124,179.60 Plus
additional

September 13, 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 A. Dietterick, Esq.

11/15/2013 • 11/22/2013 • 11/29/2013

**SHERIFF'S SALE
DECEMBER 11, 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 11th day
of December, 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 lot, parcel
or tract of land situate in Sterling
Township, Wayne County,
Pennsylvania, bounded and
described as follows:

BEING Lot 25 Ponderosa Section
5 on plot or plan of lots known as
"Pocono Springs Estates, Inc." as
laid out by R.N. Harrison, Civil
Engineer, Hackettstown, N.J. dated
May, 1968 and recorded in the
Office of the Recorder of Deeds of
Wayne County in Map Book 13,
Page 28.

Being the same premises which
Inez M.C. Brown and Vanessa M.
Brown, by their Deed dated
February 27, 2004 and recorded on
April 8, 2004 in Record Book 2456
at Page 175 in the Office of the
Recorder of Deeds in and for
Wayne county, Pennsylvania,
granted and conveyed unto Dennis
G. Miess, the Grantor herein. ALSO
BEING the same premises which
Dennis G. Miess by Deed dated
even date herein and intended to be
recorded simultaneously herein
granted and conveyed unto Gail A.

Gadekar, the Mortgagor herein.

BEING KNOWN AS : 25
Ponderosa Road, (Sterling
Township), Newfoundland, PA
18445

PROPERTY ID NO.: 26-0-0008-
0200

IMPROVEMENTS: Residential
Dwelling

TITLE TO SAID PREMISES IS
VESTED IN GRAHAM K.
BLOXOM, JR. BY DEED FROM
ESTATE OF GAIL A. GADEKAR,
BY AND THROUGH HER
ADMINISTRATOR, GRAHAM K.
BLOXOM, JR. DATED 8/21/2009
RECORDED 8/21/2009 IN DEED
BOOK 3800 PAGE 176.

Seized and taken in execution as
Estate of Gail A. Gadekar, C/O
Graham K. Bloxom, Jr., Personal
Representative 25 Ponderosa Road
NEWFOUNDLAND PA 18445
Graham K. Bloxom, Jr.,
Individually and as Personal
Representative of The Estate of
Gail A. Gadekar 25
Ponderosa Road
NEWFOUNDLAND PA 18445
Unknown Heirs, Successors,
Assigns and All Persons, Firms or
Associations Claiming Right, Title
or Interest
from or under Gail A. Gadekar,
Deceased 25 Ponderosa Road
NEWFOUNDLAND PA 18445

Execution No. 468-Civil-2012
Amount \$92,052.88 Plus additional

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September 13, 2013
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE
NOTICE:**

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

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

David Neeren, Esq.

11/15/2013 • 11/22/2013 • 11/29/2013

**SHERIFF'S SALE
DECEMBER 11, 2013**

By virtue of a writ of Execution LPP Mortgage LTD issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 11th day of December, 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 piece and parcel of land situate and

being in the Township of Lake, County of Wayne and State of Pennsylvania, more particularly described as follows:

Beginning at a point for a corner which point is located on the edge of a private drive known as Murnin Drive and is the common corner of Lots Numbered 14 and 15 on a map entitled Ginger-Mary-Ann Acres, Lands of Margretta Murnin, Lake Township, Wayne County, Pennsylvania, May 25, 1976, revised May 31 1977, revised August 6, 1977, George E. Ferris, R.S., which map is duly recorded in the Office of the Recorder of Deeds of Wayne County, Pennsylvania, in Map Book 36, at Page 1; thence along the edge of said Murnin Drive, North 82 degrees 15 minutes West 200 feet to a point for a corner, which point is the common corner of Lots 12 and 13 on said map; thence North 8 degrees 50 minutes East 400 feet along the common boundary lines of Lots Numbered 12 and 13 to a point for a corner; thence South 82 degrees 15 minutes East along the common boundary line of Lots 13 and 26, 200 feet to a point for a corner, thence South 8 degrees 50 minutes West 400 feet along the common boundary lines of Lots Numbered 14 and 15 to the point and place of beginning.

Containing therein all of Lot No. 13 on said map.

The premises conveyed are subject to the following restrictions.

1. The premises conveyed are not to be used for commercial purposes but only for residential purposes.

2. There are to be no trailers or mobile homes on the premises herein conveyed.

3. No modular homes may be built without a full cellar.

4. No multiple family dwellings.

Tax Parcel Number: 12-58-38
Control Number: 059875

Title to said Premises vested in Jerome S. Lupyak by Deed from Wanda Lupyak, Jerome S. Lupyak and Diane I. Lupyak, as joint tenants with the right of survivorship and not as tenants in common dated 07/01/1999 and recorded 07/07/1999 in the Wayne County Recorder of Deeds in Book 1530, Page 114.

Seized and taken in execution as Jerome S. Lupyak 146 Murnin Road LAKE ARIEL PA 18436

Execution No. 584-Civil-2011
Amount \$136,218.82 Plus additional

September 13, 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.

Patrick J. Wesner, Esq.

11/15/2013 • 11/22/2013 • 11/29/2013

**SHERIFF'S SALE
DECEMBER 11, 2013**

By virtue of a writ of Execution North Pocono School District issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 11th day of December, 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 piece, parcel or lot of land, situate lying and being in the Town of Gouldsboro, Lehigh Township, Wayne County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at the southwest corner of the Ernest Rauscher Lot, said corner being on the North side of the railroad switch to the Gouldsboro Ice Company;

THENCE along the line of lands of Ernest Rausher Lot, and other lands, North 3-3/4 degrees West 386.6 feet to a corner; THENCE along the lands of the grantor herein North 65 degrees West 266.5 feet to the center of a small creek flowing into the Lehigh Creek; THENCE up the center of the Lehigh Creek to the southwest corner of the Lemken Lot, said point being in the center of said creek; THENCE South 7 degrees West 343.7 feet to the line of lands of the Railroad switch Right of Way; THENCE along the North side of the Railroad Right of Way North 85 degrees and 6 minutes East 724.3 feet to a corner; THENCE still along the said switch on the North side South 82 degrees East 136.5 feet to the place of BEGINNING. CONTAINING 7.9 acres of land more or less. Bearing from the magnetic of the year 1936.

ALSO granting and conveying to the above named Grantors, their heirs and assigns, a certain right of way 20 feet wide along the line of lands of the Gouldsboro Ice Company, the location of the above right of way being as follows: From the southwest corner of the Ernest Rauscher lot measure North 3-3/4 degrees West 117 feet to the South side of the said right of way and THENCE along the South side of right of way North 86-1/4 degrees East to the public road leading to Tobyhanna, the said right of way to be 20 feet wide and extending from the above described premises to the public road leading from

Gouldsboro to Tobyhanna. Bearings August 24th, 1936.

BEING the same lands which Catherine Scheiterlo granted and conveyed unto John and Mary Mazurik by deed dated June 14, 1937 and recorded June 24, 1937 in Wayne County Deed Book 142 at page 100; and the said John Mazurik departed this life on February 25, 1988, the entire property passed by operation of law to his surviving spouse, Mary Mazurik., the Grantor herein.

PARCEL TWO: ALL that certain lot or parcel of land situate in the Township, of Lehigh, County of Wayne, State of Pennsylvania, bounded and described as follows: BEGINNING at a corner in the southeast of the following described lot on the line of Public Road; THENCE West one hundred fifty-three and six tenths (153.6) feet along Gouldsboro Ice Company Railroad to a corner southwest of said lot; THENCE one hundred seventeen (117) feet North along the George Scheitarlo lot to a corner on a proposed street and the George Scheitarlo lot; THENCE East one hundred fifty (150) feet to a corner on the public road and proposed street; THENCE South one hundred fifty (150) feet to place of BEGINNING. It being a part of a larger tract of land which was conveyed to George Scheitarlo by the Tobyhanna and Lehigh Lumber Company by deed dated the seventh of April, 1891 and recorded in the office for

recording deeds in Wayne County in Deed Book #71, page 397. This latter tract was conveyed to Katherina Scheitarlo by virtue of Will recorded at Honesdale. The above tract is a fifty (50) foot addition to land deeded from Katherina Scheitarlo to Karl Louis Rascher, Jr. and Ernest Karl Rascher by deed recorded on the 27th day of May, 1936, in deed book #140, page 340.

BEING the same lands which Karl Louis Rauscher, Jr. and Ernest Karl Rauscher granted and conveyed unto John Paul Mazurik and Mary Mazurik, his wife, by deed dated September 7, 1945 and recorded September 10, 1945 in Wayne County Deed Book 160 at page 278; and the said John Mazurik departed this life on February 25, 1988, the entire property passed by operation of law to his surviving spouse, Mary Mazurik, the Grantor herein.

PARCEL THREE: BEING Parcel No. 3 in Deed from the Gouldsboro Ice Company to Dayton S. Lauderbaugh and Mildred B. Lauderbaugh and being the same lands which George Scheitarlo and wife by deed dated the 24th day of May 1894, granted and conveyed to the said Gouldsboro Ice Company and recorded in Book No. 75 of deeds for Wayne County, Pennsylvania, at page 409, &c. and described as follows:

ALL that certain strip or parcel of land, Two rods wide situated in the Township of Lehigh, Wayne

County, Pennsylvania, bounded and described as follows: BEGINNING at a post, south seven degrees East fifty-five and one quarter rods from William Crooke and George Scheitarlo's line and two rods west of R.B. Decker's land on the west side of a road reserved by the Tobyhanna and Lehigh Lumber Company in deed, to said George Scheitarlo dated April 7th, 1891; THENCE by land of George Scheitarlo (of which is a part) in a westerly direction the several courses and distances sixteen and one half feet north of the centre of tract of the Gouldsboro Ice Company's Railroad, said distance from beginning in Eight-eight Rods, to west line of George Scheitarlo's land and to right of way &c. of the Delaware Lackawanna and Western Railroad; THENCE by said Railroad south three and one tenth rods to a post on the west side of George Scheitarlo's land and on the south side of the Gouldsboro Ice Company's Railroad and sixteen and one-half feet from the center of the Tract or Rails; THENCE by land of said George Scheitarlo in an easterly direction the several courses and distnaces of said Railroad Eighty seven rods to west side of said Road reserved by the Tobyhanna and Lehigh Lumber Company; THENCE by said North seven degrees West two and one-half rods to the BEGINNING. CONTAINING one acre and fifteen perches of land, more or less. EXCEPTING AND RESERVING

however to George Scheitarlo, his heirs and assigns, the right to cross and recross the said land and Railroad at such points and places as he may desire or designate but upon the condition that the said George Scheitarlo shall make and keep such crossings in proper condition at his own expense and upon the further consideration the said George Scheiralo, his heirs and assigns shall erect and maintain and keep up at their own expense and cost all fences they may want or desire along said Railroad or right of way on both sides thereof.

PARCEL FOUR: BEING Tract No. 5 in deed from the Gouldsboro Ice Company to Dayton S. Lauderbaugh and Mildred B. Lauderbaugh and being the same lands which George Scheitarlo and wife by deed dated November 15th, 1897, recorded in Deed Book No. 82 page 453, &c. Wayne County, Pennsylvania, granted and conveyed to the Gouldsboro Ice Company and described as follows: BEGINNING at the northeast corner of Right of Way, as stated in deed dated, May 24, 1894, by George Scheitarlo and wife to the Gouldsboro Ice Company; THENCE along the west side of Road leading from the Township Road to Gouldsboro Ice Company Icehouses North 6 degrees West 65 feet to a corner on the west side of the said Road; THENCE by the lands of George Scheitarlo of which this is a part North 84 degrees West 150 feet to a post; THENCE by the same North 87

degrees

Seized and taken in execution as James C. Mazurik P.O. Box 25 Main Street, Route 507 GOULDSBORO PA 18424 John R. Mazurik P.O. Box 25 Main Street, Route 507 GOULDSBORO PA 18424

Execution No. 1454-Judgment-2009
Amount \$5,798.71 Plus additional

September 18, 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 R. Wood, Esq.

11/15/2013 • 11/22/2013 • 11/29/2013

**SHERIFF'S SALE
DECEMBER 11, 2013**

By virtue of a writ of Execution North Pocono School District issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 11th day of December, 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 situated in the Village of Gouldsboro, Township of Lehigh, County of Wayne and Commonwealth of Pennsylvania, designated as Lot #68 on map of survey made by John Vockroth, Civil Engineer, bounded and described as follows:

BEGINNING at a stake One (1) foot North of light pole, going West along Park Street, One Hundred Fifty (150) feet and a degree of North 82 – 05 W. to a stake, thence, North 56-1/4 feet on a degree N. 70 – 00 along lands now or formerly of Walter I. Flower and Ada V. Flower, his wife, to a stake. Thence, East 150 feet S. 82 – 05 to a stake on South 4th Street; thence, South 56-1/4 feet along South 4th Street to beginning.

The right to use the park or any inlet to the lake for tying of boat or bathing is given by GRANTOR.

Wayne County Tax Map No. 14-0-0020-0048

Address Being known as: 102
THIRD STREET,
GOULDSBORO, PA 18424

Seized and taken in execution as
William T. Morgan 1110 West
James Street NORRISTOWN PA
19401

Execution No. 1811-Judgment-
2010
Amount \$4,614.23 Plus additional

September 17, 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 R. Wood, Esq.

11/15/2013 • 11/22/2013 • 11/29/2013

**SHERIFF'S SALE
DECEMBER 11, 2013**

By virtue of a writ of Execution Wells Fargo Financial Pennsylvania, 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 11th day of December, 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

LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS ALL THAT CERTAIN PROPERTY SITUATED IN TOWNSHIP OF LAKE IN THE COUNTY OF WAYNE, AND STATE OF PA AND BEING DESCRIBED IN A DEED DATED 09/14/2000 AND RECORDED 09/20/2000 IN BOOK 1891 PAGE 147 AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, AND REFERENCED AS FOLLOWS:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE TOWNSHIP OF LAKE, WAYNE COUNTY, PENNSYLVANIA KNOWN AS Lot #3455, IN SECTION 33, OF THE HIDEOUT, A SUBDIVISION SITUATED IN THE TOWNSHIP OF LAKE AND SALEM, WAYNE COUNTY, PENNSYLVANIA ACCORDING TO THE PLATE THEREOF RECORDED IN THE

OFFICE OF THE RECORDER OF DEEDS IN AND FOR WAYNE COUNTY, PENNSYLVANIA, April 9, 1970 IN PLAT BOOK 5, PAGE 27; May 11, 1970 IN PLAT BOOK 5, PAGES 34, 37, 41 THROUGH 48 AND 50; September 8, 1970 IN PLAT BOOK 5, PAGE 57; February 9, 1971 IN PLAT BOOK 5, PAGES 62 AND 63; March 24, 1971 IN PLAT BOOK 5, PAGE 66; May 10, 1971 IN PLAT BOOK 5, PAGES 71 AND 72; March 14, 1972 IN PLAT BOOK 5, PAGES 76, 79 THROUGH 84 AND 86; May 26, 1972 IN PLAT BOOK 5, PAGES 93 THROUGH 98; September 26, 1972 IN PLAT BOOK 5, PAGES 96, 97 AND 100 THROUGH 104; March 9, 1973 IN PLAT BOOK 5, PAGE 106; March 23, 1973 IN PLAT BOOK 6, PAGE 107; April 3, 1973 IN PLAT BOOK 5, PAGES 108 THROUGH 110; AND May 18, 1973 IN PLAT BOOK 5, PAGES 111 THROUGH 119.

TITLE TO SAID PREMISES IS VESTED IN John C. Butterweck and Joan M. Butterweck, his wife, by Deed from Herman E. Jorgensen and Edna I. Jorgensen, his wife, dated 09/14/2000, recorded 09/20/2000 in Book 1691, Page 147. Note: John C. Butterweck became deceased on 02/28/2010.

Tax Parcel: 12-0-0035-0035

Improvements thereon:
RESIDENTIAL DWELLING

Premises Being: 3455 CHESTNUT HILL DRIVE, LAKE ARIEL, PA 18436

Seized and taken in execution as Joan M. Butterweck 319 Walnut Hls WEST HAVERSTRAW NY 10993

Execution No. 155-Civil-2013 Amount \$280,047.32 Plus additional

September 24, 2013 Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

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

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

John Michael Kolesnik Esq.

11/15/2013 • 11/22/2013 • 11/29/2013

**SHERIFF'S SALE
DECEMBER 18, 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 18th day of December, 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 in the Borough of Honesdale, County of Wayne and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a common corner of the Patrick Spellman property in the center of Vine Street, being a point that is South 85 degrees West 243 feet from an original corner in the center of the Cherry Ridge road; thence North 3 1/4 degrees West 273 feet to a pipe for a corner, also a corner of lands now or formerly of Julia Coyne; thence South 87 degrees East along the land of Julia Coyne and lands now or formerly of Thomas Robinson 318 feet to a pile of stones for a corner; thence South 35 3/4 degrees East 122 feet to a corner; thence South 67 1/2 degrees West 78 feet to a corner; thence South 22 1/2 degrees East 104 feet to the center of Vine Street; thence South 70 degrees West 113 feet to a corner and thence South 85 3/4 degrees West 238 feet to the Place of **BEGINNING**. CONTAINING 1.8 acres more or less.

EXCEPTING AND RESERVING from the above conveyance, that parcel of land conveyed by Harold Buckley, et ux., to John H. Reinfurt, et ux., by deed dated November 27, 1946, recorded in Wayne County Deed Book 165 at page 25.

EXCEPTING AND RESERVING from the above conveyance, that parcel of land conveyed by Harold Buckley, et ux., to Katherine Mclaughlin, et vir., by deed dated November 26, 1946, recorded in Wayne County Deed Book 165 at page 26.

EXCEPTING AND RESERVING from the above conveyance, that parcel of land conveyed by Harold Buckley, et ux., to Jean O'Rourke et ux. et al, by deed dated May 17, 1949, recorded in Wayne County Deed Book 172 at page 59.

EXCEPTING AND RESERVING from the above conveyance, that parcel of land conveyed by Harold Buckley, et ux., to Bernard L. Moll, et ux., by deed dated March 18, 1950, recorded in Wayne County Deed Book 174 at page 159.

TITLE TO SAID PREMISES IS VESTED IN Wayne A. Thompson and Joanna M. Thompson, his wife, by Deed from Rita Pratschler and Jean Mary Davis, Executrices of the Estate of Helen M. Buckley, aka, Helen Buckley, dated 07/17/1995, recorded 07/28/1995 in Book 1054, Page 175.

Tax Parcel: 11-0-0009-0151

Improvements thereon:
RESIDENTIAL DWELLING

Premises Being: 301 VINE STREET, A/K/A 219 VINE STREET, HONESDALE, PA 18431

Seized and taken in execution as Wayne Thompson 301 Vine St. Honesdale PA 18431
Joanna M. Thompson 301 Vine Street HONESDALE PA 18431

Execution No. 266-Civil-2013
Amount \$117,096.94 Plus additional

September 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.

Joseph E. Debarberie Esq.

11/22/2013 • 11/29/2013 • 12/6/2013

**SHERIFF'S SALE
DECEMBER 18, 2013**

By virtue of a writ of Execution Federal National Mortgage Association issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 18th day of December, 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 Borough of Honesdale, County of Wayne and State of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pipe corner in the western edge of the concrete road knows as U.S. Penna. Route 6, said corner being located at the point of intersection of the southerly line of lands of the grantor with the westerly edge of the aforesaid concrete road; thence along line of B.L. Holbert south seventy-two (72) degrees thirty (30) minutes west, a distance of approximately one hundred fifty (150) feet to an iron pipe corner; thence by land of the grantor north seventeen (17) degrees thirty (30) minutes west, a distance of fifty-two and forty-seven one-

hundredths (52.47) feet to an iron pipe corner; thence along line of land recently conveyed to Wayne Tiel north seventy-two (72) degrees thirty (30) minutes east a distance of approximately one hundred thirty-five (135) feet, to a corner in the westerly edge of the aforesaid concrete road; thence in a southeasterly direction along the westerly edge of the road a distance of fifty-four (54) feet to the place of BEGINNING. CONTAINING seven thousand five hundred and twenty-six (7,526) square feet, more or less.

BEING the same premises which FRANCIS L. TIEL and SARA JANE TIEL, by deed dated June 13, 2005, and recorded on June 16, 2005 in the Office of Recorder of Deeds in and for the County of Wayne and State of Pennsylvania, in Deed Volume 2791, page 73, granted and conveyed unto ROSS PSUTY and NICOLE PSUTY, in fee.

TITLE TO SAID PREMISES IS VESTED IN John J. Barral, by Deed from Ross Psuty and Nicole Psuty, dated 11/20/2006, recorded 12/05/2006 in Book 3189, Page 108.

PARCEL IDENTIFICATION NO: 11-16-38, TAX ID #: 015402

IMPROVEMENTS: Residential dwelling

ADDRESS BEING: 156 Grandview Avenue, Honesdale, PA 18431

Seized and taken in execution as
John J. Barral 16 Canning Drive
Honesdale PA 18431

Execution No. 541-Civil-2012
Amount \$112,950.07 Plus
additional

October 1, 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.**

Heather Riloff, Esq.

11/22/2013 • 11/29/2013 • 12/6/2013

**SHERIFF'S SALE
DECEMBER 18, 2013**

By virtue of a writ of Execution
Citimortgage, Inc. issued out of the
Court of Common Pleas of Wayne
County, to me directed, there will

be exposed to Public Sale, on
Wednesday the 18th day of
December, 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

The land referred to in this policy
is situated in the STATE OF
PENNSYLVANIA, COUNTY OF
WAYNE, PRESTON TOWNSHIP,
and described as follows:

BEGINNING at a point in the
center line of state route 4033
(also known as Pennsylvania
legislative route 53055, Como
road), said point of beginning
being also a common corner of
land now or formerly of Thomas
A. Sampson and Alice M.
Sampson, his wife, of which the
premises hereinafter described is a
part; lands now or formerly of
Francis J. Salerno (deed book 470,
page 189, map book 61, page 110,
taxable no. 20-171-8.2); lands now
or formerly of Robert W. Brydon,
(deed book 457, page 810, map
book 46, page 64, taxable no. 20-
171-8.1); and lands now or
formerly of Viola Kulesza, part of
first parcel (deed book 156, page
285, map book 64, page 81,
taxable no. 20-171-9.2); thence
along lands now or formerly of
Francis J. Salerno as aforesaid,
south eighty-five (85) degrees,
twenty-two (22) minutes twenty-
three (23) seconds east (passing a
found iron pin at 20.83 feet and
also a found iron pin at 55.00 feet,
and also a found iron pipe at
530.145 feet) one hundred fifty-

five and five hundred forty-five thousandths (155.545) feet to an iron pin corner, which said iron pin corner is located north eighty-five (85) degrees twenty-two (22) minutes twenty-three (23) seconds west five hundred fifty-seven and four hundred fifty-five thousandths (557.455) feet from the northeasterly corner of the 57.5776 acre tract of which the within described premises are a part; thence through lands of Thomas A. Sampson and Alice M. Sampson, his wife, the following seven (7) courses and distances: (1) south four (4) degrees thirty-seven (37) minutes thirty-seven (37) seconds west five hundred thirty-eight and twenty-three one hundredths (538.23) feet to an iron pin corner; (2) south eighty-seven (87) degrees zero (00) minutes fifty-nine (59) seconds west seventy-nine and six hundred thirty-five thousandths (79.635) feet to an iron pin corner; (3) south seventy-five (75) degrees twelve (12) minutes twenty-seven (27) seconds west sixty-eight and sixty-five thousandths (68.065) feet to an iron pin corner; (4) south sixty-four (64) degrees thirty-five (35) minutes eleven (11) seconds west one hundred ten and fifty-one hundredths (110.51) feet to an iron pin corner; (5) south fifty-nine (59) degrees forty-seven (47) minutes fourteen (14) seconds west one hundred thirty-two and eight-three one hundredths (132.83) feet to an iron pin corner; (6) south sixty-three (63) degrees two (02) minutes thirty-six (36) seconds west ninety and forty-nine one hundredths (90.49) feet to an

iron pin corner and (7) north eighty-five (85) degrees twenty-two (22) minutes twenty-three (23) seconds west (passing an iron pin corner at 813.21 feet), eight hundred thirty-eight and twenty-one hundredths (838.21) feet to a point in the centerline of state route 4033; thence along the centerline of said PA state route 4033, the following three (3) courses and distances: (1) north nine (09) degrees seven (07) minutes seventeen (17) seconds east seven hundred nine and six hundred five thousandths (709.605) feet; (2) north seven (07) degrees fifteen (15) minutes seventeen (17) seconds east twelve and sixty-three hundredths (12.63) feet; and (3) north seven (07) degrees fifteen (15) minutes seventeen (17) seconds east thirty and zero one hundredths (30.00) feet to the place of beginning. Containing 20.0000 acres, be the same more or less.

TITLE TO SAID PREMISES IS VESTED IN Josef E. Sampson and Natalie T. Sampson, his wife, as tenants by the entireties, by Deed from Josef E. Sampson and Natalie T. Decker, nka Natalie T. Sampson, his wife, dated 10/08/2002, recorded 10/15/2002 in Book 2082, Page 76.

Tax Parcel: 20-0-0171-0009.0004-

Improvements thereon:
RESIDENTIAL DWELLING

Premises Being: 368 SOUTH
PRESTON ROAD, LAKEWOOD,

PA 18439

Seized and taken in execution as
Josef E. Sampson 368 South
Preston Road LAKEWOOD PA
18439

Natalie T. Sampson a/k/a Natalie
Tonwen Decker Sampson 368
South Preston Road LAKEWOOD
PA 18439

Execution No. 76-Civil-2013
Amount \$177,207.68 Plus
additional

October 2, 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 E. Debarberie Esq.

11/22/2013 • 11/29/2013 • 12/6/2013

**SHERIFF'S SALE
DECEMBER 18, 2013**

By virtue of a writ of Execution
Midfirst Bank issued out of the
Court of Common Pleas of Wayne
County, to me directed, there will
be exposed to Public Sale, on
Wednesday the 18th day of
December, 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 Oregon,
County of Wayne and
Commonwealth of Pennsylvania,
more particularly bounded and
described as follows:

Tax No. 17-224-51.12
BEGINNING at a point in the
centerline of traveled way of LR
Rt. 63032 which point is north 55
degrees 13 minutes east 696.96 feet
and north 54 degrees 41 minutes
east 59.5 feet along the centerline
of LR Rt 63032 measured from the
intersection of the centerline of LR
Rt 63032 and Township Road 560;
thence from this point of beginning
north 35 degrees 19 minutes west
453.62 feet passing through iron
pins set on the northwesterly side
of LR Rt 63032 and the
southeasterly side of Township
Road 560; thence along the
centerline of Township Road 560
north 28 degrees 42 minutes east
37 feet to a point; thence south 68
degrees 57 minutes east 27.2 feet
from the centerline of LR Rt 63032
and continuing to the centerline of

LR Rt 63032; and thence south 54 degrees 41 minutes west 285 feet to the point of beginning.

Tax No. 17-224-51

BEGINNING at a point in the centerline of traveled way of LR Rt 63032 which point is north 35 degrees 13 minutes east 696.96 feet and north 54 degrees 41 minutes east 344.50 feet along the centerline of LR Rt 63032 measured from the intersection of the centerline of LR Rt 63032 and Township Road 560; thence from this point of beginning north 58 degrees 58 minutes west 250 feet through a stake along the right of way line of LR Rt 63032 to an iron; thence north 68 degrees 57 minutes west 283.97 feet to a point in the centerline of Township Road 560 as described, the following 3 chord courses and distances (1) north 28 degrees 42 minutes east 143.96 feet (b) north 23 degrees 48 minutes east 185.02 feet and (c) north 33 degrees 06 minutes east 146.75 feet to a point in the centerline; thence south 39 degrees 59 minutes east 681.25 feet passing through iron pin set on the southeasterly side of Township Road 560 and the northwesterly side of the aforesaid LR Rt 63032 to a point in the centerline of LR Rt 63032; thence along said centerline of LR Rt 63032 south 54 degrees 41 minutes west 233 feet to the point of beginning.

THE ABOVE DESCRIBED parcels have recently been re-surveyed and are more accurately described according to said survey

as follows:

PARCEL 1

BEGINNING at a point in the centerline of SR 1001 (Carley Brook Road) said point being the southwestern most corner of the property herein described; thence leaving said road north 35 degrees 24 minutes 30 seconds west 443.14 feet to a point in the centerline of Township Road T560 (Spry Rorad); thence along the centerline of said Spry Road north 30 degrees 08 minutes 37 seconds east 37.00 feet to a point in the centerline of said T560; thence leaving said road and along line of next described parcel south 68 degrees 57 minutes east 283.97 feet; thence south 58 degrees 58 minutes east 250.00 feet to a point in the centerline of the aforesaid SR 1001 (Carley Brook Road); thence along the centerline of the said SR 1001 south 54 degrees 24 minutes 21 seconds west 285.00 feet to the point or place of beginning.

Containing 1.80 acres more or less, as surveyed by James B. Rutherford PLS on 7/26/04, a copy of the map of survey is recorded herewith in Wayne County Plat Book ___ Page ___.

Under and subject to right of way for public highway purposes of so much of SR 1001 as are contained within the above description.

TAX #17-224-51.12

PARCEL 2

BEGINNING at a point in the centerline of SR 1001 (Carley

Brook Road) said point being the southwestern most corner of the property herein described and a common corner with the parcel described above; thence along the line dividing the two parcels, north 58 degrees 58 minutes west 250.00 feet; thence north 68 degrees 57 minutes west 283.97 feet to a point in the centerline of Township Road T560 (Spry Road) thence along the centerline of the aforesaid T560 north 26 degrees 39 minutes 44 seconds east 143.96 feet; thence north 24 degrees 57 minutes 57 seconds east 185.02 feet; thence north 32 degrees 20 minutes 25 seconds east 146.75 feet to a point in the centerline of the aforesaid T560; thence leaving said roadway and along line of lands now or formerly of Kilhullen south 39 degrees 39 minutes 13 seconds east 677.59 feet to a point in the centerline of the aforesaid SR 1001; thence along the centerline of SR 1001 south 62 degrees 35 minutes 44 seconds west 30.40 feet; thence south 54 degrees 25 minutes 04 seconds west 192.60 feet to the point or place of beginning. Containing 4.48 acres more or less, as surveyed by James B. Rutherford PLS on 7/26/04, a copy of the map of survey is recorded herewith in Wayne County Plat Book ___ Page ___. Under and subject to right of way for public highway purposes of so much of T560 and SR 1001 as are contained within the above description.

TAX PACEL: #17-224-51 and #17-224-51.12

HAVING THEREON ERECTED
A DWELLING KNOWN AS 743
CARLEY BROOK ROAD
HONESDALE, PA 18431

UNDER AND SUBJECT to and
together with prior grants and
reservations of coal, oil, gas,
mining

Seized and taken in execution as
Jesenia Coca 743 Carley Brook Rd.
HONESDALE PA 18431
Serigo Coca 743 Carley Brook
Road HONESDALE PA 18431

Execution No. 407-Civil-2013
Amount \$179,946.90 Plus
additional

October 2, 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.

11/22/2013 • 11/29/2013 • 12/6/2013

**SHERIFF'S SALE
DECEMBER 18, 2013**

By virtue of a writ of Execution First National Bank Of Pennsylvania successor by merger to Community Bank & Trust Co. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 18th day of December, 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 PIECE OR PARCEL OF LAND, SITUATE IN SCOTT TOWNSHIP, WAYNE COUNTY, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF PLEASANT VALLEY ROAD (PA. SR #4012), THIS POINT BEING A NORTHEAST CORNER OF CHRISTIAN (DB 253 P 103) TAX MAP 132 PARCEL #3; THENCE ALONG THE CENTER OF THIS ROAD THE FOLLOWING COURSES S. 63° 56' 35" E. - 58.46 FT., S. 60° 28' 00" E. - 105.38 FT. S. 54° 29' 10" E. - 79.84 FT., AND S. 49° 46' 50" E. - 119.51 FT. TO A POINT IN THE

CENTER OF THIS ROAD. THENCE LEAVING THE ROAD AND THROUGH LANDS OF THE GRANTOR, GATELY, ET AL S. 02° 22' 10" W. -252.36 FT. TO A SET REBAR MARKER AND N. 80° 21' 20" W. -398.42 FT. TO A SET REBAR MARKER ON THE LINE OF THE AFOREMENTIONED CHRISTIAN. THENCE ALONG CHRISTIAN N. 14° 53' 15" E. 400.00 FT. TO THE PLACE OF BEGINNING. CONTAINING 2.8 ACRES AS SHOWN ON THE SURVEY OF M.R. ZIMMER & ASSOCIATES RECORDED IN WAYNE CO. MAP BOOK 84 PAGE 35. ALL BEARINGS ON COMMON MERIDIAN WITH THE ZIMMER SURVEY OF CHRISTINA TAX PARCEL 3.1, DATED 10/28/87.

BEGINNING AT A POINT ON THE EASTERN LINE OF LOT "A" THIS POINT BEING 75.0 FT N. 2° 22' 10" E. OF THE SOUTHEAST CORNER OF THIS 2.8 ACRE LOT; THENCE THROUGH THE LAND OF PAUL AND LINDA GATELY, EDWARD DANIEL AND ELSIE GATELY (DB 408 P 129) S. 40° 49' 35" E. - 248.56 FT., N. 85° 14' 50" E. - 81.04 FT., N. 79° 31' 35" E. -80.26 FT., S. 82° 30' 00" E. -76.45 FT. N. 79° 34' 50" E. -43.63 FT., N. 54° 14' 35" E. -234.61 FT., AND N. 45° 50' 15" E. -82.55 FT. TO A POINT IN THE CENTER OF PLEASANT VALLEY ROAD (PA. SR #4012). THIS DESCRIPTION FOLLOWS THE METES & BOUNDS ILLUSTRATED ON

THE AFOREMENTIONED
RECORDED MAP.

HAVING ERECTED THEREON
A DWELLING KNOWN AND
NUMBERED AS BOX 47
PLEASANT VALLEY ROAD,
STARLIGHT, PA 18461.

BEING KNOWN AND
NUMBERED AS PARCEL #23-0-
0132-0005.0002

BEING THE SAME PREMISES
WHICH EDWARD DANIEL
GATELY AND ELSIE A.
GATELY, HIS WIFE AND PAUL
GATELY, INDIVIDUALLY AND
AS SURVIVING SPOUSE OF
LINDA GATLEY, DECEASED,
BY DEED DATED APRIL 26,
1996 AND RECORDED ON MAY
20, 1996 IN THE OFFICE OF
THE RECORDER OF DEEDS IN
AND FOR WAYNE COUNTY, IN
DEED BOOK 1139, PAGE 0187
GRANTED AND CONVEYED
UNTO ROMONA F. BURROWS
AND MICHAEL J. FERRIS, AS
JOINT

Seized and taken in execution as
Michael J. Ferris Box 47, Pleasant
Valley Road Starlight PA 18461
Romona F. Burrows Box 47,
Pleasant Valley Road Starlight PA
18461

Execution No. 646-Civil-2012
Amount \$7,683.38 Plus additional

October 2, 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 A. Dietterick, Esq.

11/22/2013 • 11/29/2013 • 12/6/2013



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WAYNE COUNTY BAR ASSOCIATION



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CIVIL ACTIONS FILED

*FROM NOVEMBER 2, 2013 TO NOVEMBER 8, 2013
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2008-20128	KILHULLEN MELISSA S	11/04/2013	SATISFACTION	4,000.00
2008-21578	ELDRED MARK	11/07/2013	SATISFACTION	1,957.85
2010-21628	ARMONA THOMAS C	11/04/2013	SATISFACTION	500.00
2011-00510	CUZZOLINO ANTHONY	11/06/2013	WRIT OF EXECUTION	223,591.53
2012-00119	DEVIVO ANGELA	11/06/2013	WRIT OF EXECUTION	158,025.64
2012-00433	MARKOWITZ DAVID	11/06/2013	WRIT OF EXECUTION	615,868.10
2012-00433	MARKOWITZ DEBRA	11/06/2013	WRIT OF EXECUTION	615,868.10
2012-00537	CRADDOCK MONTE GO F A/K/A	11/08/2013	WRIT OF EXECUTION	152,219.52
2012-00537	CRADDOCK MONTEGO	11/08/2013	WRIT OF EXECUTION	152,219.52
2012-00537	CRADDOCK ALONNA LEAH	11/08/2013	WRIT OF EXECUTION	152,219.52
2012-00818	BURKE CATHERINE M	11/07/2013	AMEND "IN REM" JUDG	65,553.18
2012-20392	HOPKINS JAMES T	11/04/2013	SATISFACTION	14,558.42
2012-20752	UNSER BRANDON D	11/05/2013	SATISFACTION	—
2012-21745	GRANESE NEIL	11/04/2013	SATISFACTION	1,768.38
2012-21745	GRANESE ROSE	11/04/2013	SATISFACTION	1,768.38
2013-00090	OHMAN LAURA ANN	11/06/2013	DEFAULT JUDG IN REM	86,708.18
2013-00105	KRINER CATHERINE	11/08/2013	DEFAULT JUDG IN REM	142,613.33
2013-00140	HAXHAJ ALI	11/07/2013	AMEND "IN REM" JUDG	403,933.22
2013-00140	BARDHAJ BEKIM	11/07/2013	AMEND "IN REM" JUDG	403,933.22
2013-00176	PENHA DINIS B	11/07/2013	AMEND "IN REM" JUDG	628,946.26
2013-00176	DEOLIVEIRA GERALDA	11/07/2013	AMEND "IN REM" JUDG	628,946.26
2013-00231	SMUTEK RICHARD W	11/07/2013	AMEND "IN REM" JUDG	166,762.08
2013-00246	AMILL EVELYN	11/07/2013	AMEND "IN REM" JUDG	140,491.23
2013-00262	ZILBERBERG JEFFREY	11/04/2013	JUDGMENT "IN REM"	307,932.16
2013-00301	JUICE LORI	11/06/2013	WRIT OF EXECUTION	4,260.77
2013-00301	FIRST NATIONAL COMMUNITY BANK GARNISHEE	11/06/2013	WRIT OF EXECUTION	—
2013-00424	LUNNEY MERRIS	11/08/2013	DEFAULT	1,841.42
2013-00427	HEBERT TED G	11/04/2013	DEFAULT	3,518.12
2013-00433	HENKELS MARK G	11/05/2013	WRIT OF EXECUTION	205,169.93
2013-00433	HENKELS JESSICA A	11/05/2013	WRIT OF EXECUTION	205,169.93
2013-00436	SMITH CARL S	11/06/2013	DEFAULT JUDGMENT	7,383.52
2013-00486	SCHROEDER DAVID P	11/05/2013	JDGMT IN EJECTMENT	—
2013-00486	OCCUPANTS	11/05/2013	JDGMT IN EJECTMENT	—
2013-00486	SCHROEDER DAVID P	11/05/2013	WRIT OF POSSESSION	—
2013-00486	OCCUPANTS	11/05/2013	WRIT OF POSSESSION	—
2013-00500	SALMON NICKEISHA LAMEY	11/05/2013	DEFAULT	118,557.10
2013-00500	SALMON NICKEISHA LAMEY	11/05/2013	WRIT OF	118,557.10
2013-00517	HAYDEN LAURA	11/08/2013	DEFAULT	2,455.47
2013-20055	HYMOWITZ DANIEL	11/05/2013	WRIT OF EXECUTION	2,341.00

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

2013-20132	CEREP CHLOE MARIE	11/04/2013	SATISFACTION	—
2013-20707	POLITI JOSEPH L	11/05/2013	SATISFACTION	—
2013-20884	JOSEPH NANCY	11/07/2013	SATISFACTION	3,957.67
2013-21451	MULLINGS STEVEN JESUS	11/04/2013	JUDGMENT	1,636.00
2013-21452	AMIGON BIBIANA	11/04/2013	WRIT OF REVIVAL	4,785.27
2013-21453	MOUNTAINEER HARDWOODS INC A CORPORATION	11/04/2013	FEDERAL TAX LIEN	14,173.61
2013-21454	TRESHAM MICHAEL E	11/05/2013	JUDGMENT	6,152.00
2013-21455	GARRISON GARRY W	11/07/2013	JUDGMENT	6,376.00
2013-21456	GARRISON GARRY W	11/07/2013	JUDGMENT	9,666.49
2013-21457	GARRISON GARRY W	11/07/2013	JUDGMENT	10,610.50
2013-21458	RYAN LOIS	11/08/2013	JP TRANSCRIPT	6,487.40

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00618	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	11/04/2013	—
2013-00618	ROSSIGNOL GERALD J	DEFENDANT	11/04/2013	—
2013-00620	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	11/05/2013	—
2013-00620	BOOTHES MICHELE	DEFENDANT	11/05/2013	—
2013-00623	DISCOVER BANK	PLAINTIFF	11/08/2013	—
2013-00623	LEIDI JOHN	DEFENDANT	11/08/2013	—
2013-00624	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	11/08/2013	—
2013-00624	SPEIDEL ROBERT	DEFENDANT	11/08/2013	—
2013-00625	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	11/08/2013	—
2013-00625	KINGSLEY FRAN	DEFENDANT	11/08/2013	—

REAL PROPERTY — EJECTMENT

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00619	GOODWIN WILLIAM R	PLAINTIFF	11/04/2013	—
2013-00619	MIDDLE CREEK QUARRY INC	PLAINTIFF	11/04/2013	—
2013-00619	BILL GOODWIN CONSTRUCTION LLC	PLAINTIFF	11/04/2013	—
2013-00619	CABEL PROPERTIES LLC	DEFENDANT	11/04/2013	—
2013-00619	GEORGE CABEL ASSOCIATES	DEFENDANT	11/04/2013	—
2013-00619	CABEL GEORGE P	DEFENDANT	11/04/2013	—
2013-00621	NATALE RITA WASNOWIC	PLAINTIFF	11/05/2013	—
2013-00621	HOWELL ROBERT	DEFENDANT	11/05/2013	—
2013-00622	FEDERAL HOME LOAN MORTGAGE COR	PLAINTIFF	11/05/2013	—
2013-00622	BUDNOVITCH TIMOTHY P	DEFENDANT	11/05/2013	—

Senator Baker announced the addition of direct email updates for those interested in receiving the latest information regarding legislative, revenue, veteran affairs and other constituent news. Go to www.senatorbaker.com/e-mail.htm for more information.

MORTGAGES AND DEEDS

*RECORDED FROM NOVEMBER 18, 2013 TO NOVEMBER 22, 2013
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Smith Paul	Honesdale National Bank	Oregon Township	
Smith Amy K			190,000.00
Gray Robert L Sr	Honesdale National Bank	Palmyra Township	50,000.00
Verderber Joseph L	Dime Bank	Damascus Township	66,500.00
Yarosh Igor	Wells Fargo Bank	Honesdale Borough	61,097.25
Haynes Thomas A By Af	Wells Fargo Bank	Berlin Township	
Haynes Laurie A By Af			123,300.00
Wasylyk Jason M Af			
OConnell Chester M	Dime Bank	Cherry Ridge Township	32,298.49
Stappert Robert	Honesdale National Bank	Salem Township	
Stappert Virginia			100,000.00
Monti Anthony M	Mortgage Electronic Registration Systems	Clinton Township	96,000.00
Brown Charles K II	Dirlam Bros Lumber Company Inc	Clinton Township	63,860.00
Hazen Elizabeth M	Honesdale National Bank	Manchester Township	
Hazen James W			10,000.00
Haney Donald L	Dime Bank	Damascus Township	165,000.00
White Jeffrey	Mortgage Electronic Registration Systems	Dyberry Township	
White Gloria A			148,046.00
Clark Kellie R			
Spaulding Robert M Jr	First National Bank Of Pa	Berlin Township	
Spaulding Lee Ann			56,000.00
Allen Jason J	Mortgage Electronic Registration Systems	Lehigh Township	
Allen Meghan P Marvel			59,895.00
Hull Jessica C	T D Bank	Damascus Township	67,500.00
Wolfe Michael J	Mortgage Electronic Registration Systems	Prompton Borough	
Wolfe Allison M			223,900.00
Gardas Christopher M	Honesdale National Bank	Texas Township 1 & 2	70,100.00
Fosterglendon Diana	Honesdale National Bank	Damascus Township	
Glendon Diana Foster			109,600.00
Rowe Vincent	Mortgage Electronic Registration Systems	Honesdale Borough	
Glossenger Hannah			78,059.00
Epsell	Lonzinski Danielle	Clinton Township	30,000.00
Reedy Jordan M	First National Community Bank	Lehigh Township	
Puhalla Ashley			227,356.00

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

Stack Dennis III	Mortgage Electronic Registration Systems	Berlin Township	
Stack Carmela		Berlin & Texas 1 & 2 Twps	243,000.00
		Texas Township 1 & 2	
		Texas 1 & 2 & Berlin Twps	243,000.00
Masker Donald R Sr	Mortgage Electronic Registration Systems	South Canaan Township	
Masker Mary M			79,067.00
Luland Melissa A	Mortgage Electronic Registration Systems	Paupack Township	
Gilson Adam D			76,000.00
Guiniven Thomas J	Wells Fargo Bank	Salem Township	
McBrinn Laurie M			129,000.00
Ramunno Lawrence A	R B S Citizens	Paupack Township	
Ramunno Lorraine M			315,000.00
Stanlaw Jeffrey	Mortgage Electronic Registration Systems	Paupack Township	
Stanlaw Karen			69,700.00
Vaysburd Alex	J P Morgan Chase Bank	Lehigh Township	
Vaysburd Rozaliya			251,250.00
Gallagher John G	P N C Bank	Salem Township	78,223.00
Vanbrunt Edward H	Mortgage Electronic Registration Systems	Lake Township	168,448.00
Ross Garrett W	Mortgage Electronic Registration Systems	Oregon Township	
Ross Kira P			188,605.00
Irwin Kira P			
Greenwald Jean L	Pa Housing Finance Agency	Damascus Township	
Greenwald Steve F			39,500.00
Franks Ronald AKA	Mortgage Electronic Registration Systems	Clinton Township	
Franks Ronald A AKA			356,250.00
Franks Melissa AKA			
Franks Melissa C AKA			
Grech Thomas J	Fidelity Deposit & Discount Bank	Damascus Township	25,000.00
Kennedy Daniel J Jr	Mortgage Electronic Registration Systems	Oregon Township	
Kennedy Davette M			178,000.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Hunt Roger	Smith Paul	Oregon Township	
Hunt Patricia	Smith Amy K		
Bowen Betty Exr	Gray Robert L Sr	Palmyra Township	
Bowen Roxanne Exr			
Simpson Erma B Est			
Neal Larry Dean Jr	Verderber Joseph L	Damascus Township	

Begle Emily G	Zorin Elena M Barsky Barskyzorin Elena M	Manchester Township	
Romas David L	Romas Lisa	Honesdale Borough	
Raheb Cynthia A Adm	Raheb Robert E	Lake Township	
Cigna Angelina Est AKA Cigna Angelina M Est AKA	Raheb Cynthia A		Lot 2377
Kaiser Olive M Est	Haynes Thomas A	Berlin Township	
Sadiwnyk Kathleen R Exr Sadiwnyk Kathleen R Tr Sadiwnyk Kathleen R Kaiser Francis Charles Sadiwnyk Theodore Kaiser Clara Ottens Janice E Ottens Robert Sr Kidd Laurel O Kidd Ronn Reeder Phyllis W Gromada David	Haynes Laurie A		
Federal Home Loan Mortgage Corporation	Cannizzaro Joseph	Salem Township	
McGovern Daniel A	Cannizzaro Tracey Ann		Lot 25 2
Hook Edward C	Hook Edward C	Damascus Township	
Hook Doris H			Lot 5
Behensky Candace	Monti Anthony M	Clinton Township 1	
Rentner Robert J	Brown Charles K II	Clinton Township 2	
Rentner Deborah J			Lots 3 & 2
Tucciarone Anthony M Tucciarone John F	Tucciarone John F	Lebanon Township	
Kwitchoff Charles H Kwitchoff Anne B	Kwitchoff Charles H Kwitchoff Anne B	Damascus Township	
Krug William C III MontelioneKrug Wendy Z Krug Wendy Z Montelione	Haney Donald L	Damascus Township	
Corcoran Edwin Will Tr Corcoran Charlotte K Tr	Corcoran Edwin W III	Manchester Township	
Schultze Rolf H	White Jeffrey Clark Kellie R	Dyberry Township	
Selvaggio Stephen F Selvaggio Teresa A	Sterling Bristol Wind	Sterling Township	
Wallenpaupack Lake Estates Property Owners	Cottone Salvatore Cottone Joann	Paupack Township	Lot 351
Ranieri Helen	Zeyer John	Lake Township	Lot 1601
Jablonski Catherine Exr Wagner Mary Best	Barnett Michelle	Lehigh Township	Lot 29
Capak Genevieve A Tr Genevieve A Capak Revocable Living Trust	Allen Jason J Allen Meghan P Marvel	Lehigh Township	Lot 33
Jordan Holdings L L C	Jordan Holdings L L C	Dreher Township	

Gardas Bryan J	Gardas Christopher M	Texas Township 1 & 2
Gardas Chris M		Lot 4
Gardas Jeanette F	Gardas Christopher M	Texas Township 1 & 2
Gardas Christopher M		Lot 3
Glendon Diana Foster	Glendon Diana Foster	Damascus Township
Fosterglendon Diana	Fosterglendon Diana	Lot 64
Risner Arlene M	Rowe Vincent	Honesdale Borough
	Glossenger Hannah	
Wayne County Tax Claim Bureau	G C Marketing Inc	Dreher Township
Hoadley Shawn		
Hoadley Sherri		
Wayne County Tax Claim Bureau	Jordon Holdings L L C	Dreher Township
Pineda Carlos G		
Pineda Maria L		
Wayne County Tax Claim Bureau	Jordon Holdings L L C	Dreher Township
Pineda Carlos G		
Pineda Maria L		
Wayne County Tax Claim Bureau	Jordon Holdings L L C	Dreher Township
Pineda Carlos G		
Pineda Maria L		
Wayne County Tax Claim Bureau	Clause Tammy L	Dreher Township
Visionquest Investments L L C		
Wayne County Tax Claim Bureau	Olsommer Matthew	Dreher Township
Stoeckert Alvin J		
Stoeckert Eleanor C		
Wayne County Tax Claim Bureau	Beahan Thomas T	Dyberry Township
Nell Paul J		
Nell Karen E		
Wayne County Tax Claim Bureau	Khoury Glenn	Hawley Borough
Kazawic Loretta M		
Wayne County Tax Claim Bureau	McDonald Florence	Honesdale Borough
Sheehan Jason H		
Wayne County Tax Claim Bureau	Treat Jeffrey S	Lake Township
Tayoun Joseph J Est		
Lim Julie Lyehar	OBrien Marianne	Honesdale Borough
Wayne County Tax Claim Bureau	Huffnagle David	Lehigh Township
Dixon Troy B	Watts Derick	
Dixon Michael B		
Wayne County Tax Claim Bureau	Petruso Salvatore	Lehigh Township
Orlando Vincenzo	Petruso Maria G	
Orlando Paola		
Wayne County Tax Claim Bureau	Reyes Nilsa Y	Manchester Township
Salomons Fernando	Rivera Reinaldo	
Salomons Samantha Nash		
Wayne County Tax Claim Bureau	Reyes Nilsa Y	Manchester Township
Salomons Fernando	Rivera Reinaldo	
Salomons Samantha Nash		
Wayne County Tax Claim Bureau	Rivera Reinaldo	Manchester Township
Cox Raymond III	Rivera Arcangell	

Wayne County Tax Claim Bureau Cox Raymond III	Rivera Reinaldo Rivera Arcangell	Manchester Township	
Wayne County Tax Claim Bureau Cox Raymond III	Rivera Reinaldo Rivera Arcangell	Manchester Township	
Wayne County Tax Claim Bureau Kuo Teresita R	Adams Alton R	Manchester Township	
Wayne County Tax Claim Bureau Davies Kerry E	Blazeski Zorka	Lehigh Township	
Wayne County Tax Claim Bureau Campo William N Campo Rosanna M	G C Marketing Inc	Lehigh Township	
Wayne County Tax Claim Bureau J A F O L L C	Antommarchi Ricardo D	Paupack Township	
Wayne County Tax Claim Bureau J A F O L L C	Belfiore Aniello	Paupack Township	
Wayne County Tax Claim Bureau J A F O L L C	Robinson Linda	Paupack Township	
Wayne County Tax Claim Bureau J A F O L L C	Robinson Linda	Paupack Township	
Wayne County Tax Claim Bureau J A F O L L C	Davis James	Paupack Township	
Wayne County Tax Claim Bureau Treat Penelope	Mandrik Edward J	Paupack Township	
Wayne County Tax Claim Bureau Campiglia Michael P	Oakivy Inc	Preston Township	
Wayne County Tax Claim Bureau Fernandez Afranio Fernandez Julia	Lloyd Matthew W	Salem Township	
Wayne County Tax Claim Bureau Bipolar Historic Landmark L L C	Oakivy Inc	Scott Township	
Reedy Jordan M	Reedy Jordan M Puhalla Ashley	Lehigh Township	Lot 2
Kmecova Katarina	Luland Melissa A Gilson Adam D	Paupack Township	Lot 307
Dexter Construction Company Vaysburd Alex	Jamieson Virginia Vaysburd Alex	Damascus Township Lehigh Township	Lot 37
Vaysburd Rozaliya Vaysburd Rozaliva	Vaysburd Rozaliya		Lot 80
Penna Frances	Sagett Samuel	Salem Township	Lot 332
Jenkins Gary Brooks	Jenkins Gary B Jenkins Dianne M	Waymart Borough	
Krol Michael F Hatton Kathleen J	Hatton Kathleen J	Cherry Ridge Township	
Loscig Harland L Loscig Valerie J	Loscig Krystle	Cherry Ridge Township	Lot D
Malkan Kathryn Malkan Paul J	Finck Steven J Finck Marykim	Manchester Township	
Loscig Harland L Loscig Valerie J	Loscig Christopher	Cherry Ridge Township	Lot C

Loscig Harland L	Loscig Harland L	Cherry Ridge Township	
Loscig Valerie J	Loscig Valerie J		Lot E
Sherman Eric	Tchorzewski Lena	Lake Township	
Tchorzewski Lena			
Thompson Patricia A Est	Thompson Raymond Jr	Sterling Township	
Thompson Raymond Jr Exr			Lot 4
Fannie Mae AKA	Swanick James	Hawley Borough	
Federal National Mortgage Association AKA	Swanick Carol		Lot 1
Phelan Hallinan Af			
Green Michelle By Sheriff	Pennymac Loan Trust Two Zero One Two	Honesdale Borough	
Fritsch Matthew By Sheriff	J P Morgan Chase Bank	Texas Township 1 & 2	
Borys Mark T	Federal National Mortgage Association	Paupack Township	
Storey John	Gombert Douglas	South Canaan Township	
Storey Janie	Gombert Lynn		Lot 1
Smith Mary L	Gabel Cynthia Louise	Preston Township	
	Gabel Thomas A		
	Daly Joanne M Gabel		
	Iwanowycz Diane M Gabel		
	Smith Kurt Alan		
Gantman Julian	Abrams Victoria	Preston Township	
Gantman Tamara			
Errico Frances C By Sheriff	C N B Realty Trust	Salem Township	
Seelyville Fire Company	Honesdale National Bank	Texas Township 1 & 2	
Robbins James H	Honesdale National Bank	Texas Township 1 & 2	
Robbins Ruth Ann			

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