

OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

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Court of Common Pleas 22nd Judicial District:

The Hon. Raymond L. Hamill
President Judge

The Hon. Robert J. Conway
Senior Judge

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

The Official Legal Publication of Wayne County, Pennsylvania



Legal Journal of Wayne County

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

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

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

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

MESSAGE FROM THE
WAYNE COUNTY BAR ASSOCIATION



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

PRICING & RATES

Notice Pricing

One time Insertions

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

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

Subscription Rates

Per Year

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

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

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Robert J. Conway, *Senior Judge*

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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.

EXECUTRIX NOTICE

Estate of ELSA G. HERRMANN
AKA ELSA GERTRAUD
HERRMANN

Late of Paupack Township
Executrix

MARLENE DANILOVITZ
261 DANIELS ROAD
HAWLEY, PA 18428

Attorney

RONALD M. BUGAJ, ESQ.
308 NINTH ST., PO BOX 390
HONESDALE, PA 18431

1/3/2014 • 1/10/2014 • 1/17/2014

ADMINISTRATOR NOTICE

Estate of EILEEN M. SHERMAN
AKA EILEEN MARY SHERMAN

Late of Cherry Ridge Township
Administratrix

JOANNE DUFFY
P. O. BOX 54

HAWLEY, PA 18428

Administrator

HIRAM ROMAN
203 7TH STREET

HONESDALE, PA 18431

Attorney

MATTHEW L. MEAGHER,
ESQUIRE

1018 CHURCH STREET
HONESDALE, PA 18431

1/3/2014 • 1/10/2014 • 1/17/2014

EXECUTOR NOTICE

Estate of ROBERT R. WILMOT,
SR.

Late of Salem Township
Executor

ROBERT R. WILMOT, JR.
253 GOOSE POND ROAD
LAKE ARIEL, PA 18436

Attorney

MICHAEL D. WALKER, ESQ.
PO BOX 747

HAMLIN, PA 18427

1/3/2014 • 1/10/2014 • 1/17/2014

ESTATE NOTICE

NOTICE IS HEREBY GIVEN,

that Letters Testamentary have been issued in the Estate of Edwin H. Kent, Sr., who died on December 3, 2013. Letters

Testamentary have been granted to Ellen M. McGlone, 16 Munson

Place, E. Rockaway, NY 11518, Executrix. All persons indebted to

said estate are required to make payment and those having claims

or demands are to present the same without delay to the Executrix

named herein or to Alfred J. Howell, Esquire, Howell, Howell &

Krause, 109 Ninth Street,

Honesdale, PA 18431.

ALFRED J. HOWELL, ESQ.
HOWELL, HOWELL & KRAUSE

1/3/2014 • 1/10/2014 • 1/17/2014

EXECUTOR NOTICE

Estate of DOLORES R. FARRELL
Late of Honesdale Borough

Executor

JAMES FARRELL

252 ERIE STREET

HONESDALE, PA 18431

Attorney

THOMAS F. KILROE

918 CHURCH ST.

HONESDALE, PA 18431

1/3/2014 • 1/10/2014 • 1/17/2014

EXECUTOR NOTICE

Estate of GENEVIEVE
BOROWSKI AKA GENEVIEVE
REGINA BOROWSKI

Late of South Canaan Township

Executor

GREGORY BOROWSKI

302 BEECH CIRCLE

CLARKS SUMMIT, PA 18411

Executor

PAUL J. BOROWSKI, SR.

239 HEMLOCK ROAD

LAKE ARIEL, PA 18436

Attorney

MICHAEL WALKER, ESQ.

STATE ROUTE 590

HAMLIN, PA 18427

12/27/2013 • 1/3/2014 • 1/10/2014

EXECUTOR NOTICE

Estate of MARY V. STARBUCK

Late of South Canaan Township

Executor

WILLIAM F. STARBUCK

234 EAST STREET

WAYMART, PA 18472

Executrix

SUSAN A. STARBUCK

96 FOX LANE ROAD

WAYMART, PA 18472

Attorney

FRANCES GRUBER, ESQ.

214 NINTH STREET

HONESDALE, PA 18431

12/27/2013 • 1/3/2014 • 1/10/2014

ESTATE NOTICE

NOTICE IS HEREBY GIVEN,

that Letters Testamentary have
been issued in the Estate of George

J. Clouse a/k/a George Clouse,

who died on November 21, 2013.

Letters Testamentary have been

granted to Leon N. Clouse a/k/a

Leon Clouse, Sr., 6 Bell Court,

Route 206, Stanhope, NJ 07874,

Executor. All persons indebted to

said estate are required to make

payment and those having claims

or demands are to present the same

without delay to the Executor

named herein or to Lee C. Krause,

Esquire, Howell, Howell & Krause,

109 Ninth Street, Honesdale, PA

18431.

LEE C. KRAUSE, ESQ.

HOWELL, HOWELL & KRAUSE

12/27/2013 • 1/3/2014 • 1/10/2014

EXECUTRIX NOTICE

Estate of GARY B. JENKINS

AKA GARY BROOKS JENKINS

Late of Canaan Township

Executrix

DIANNE M. JENKINS

16 JENKINS DRIVE
WAYMART, PA 18472
Attorney
MATTHEW L. MEAGHER,
ESQUIRE
1018 CHURCH STREET
HONESDALE, PA 18431

12/20/2013 • 12/27/2013 • 1/3/2014

**ESTATE NOTICE
NOTICE IS HEREBY GIVEN,**
that Letters of Administration
have been issued in the Estate of
John H. Hawkins, who died on
November 30, 2013, late resident
of 325 Park Street, Hawley, PA
18428, to Melinda M. Oettinger
a/k/a Melinda Mary Oettinger,
Administratrix of the Estate,
residing at 210 Columbus Avenue,
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 G.
HOWELL, ESQUIRE, Attorney
for the Estate, at 109 Ninth Street,
Honesdale, PA 18431.

ALFRED G. HOWELL, ESQUIRE
ATTORNEY FOR THE ESTATE

12/20/2013 • 12/27/2013 • 1/3/2014

ESTATE NOTICE
Estate of Wayne W. Thalmann, late
of Dreher Township, Wayne
County, PA, died September 26,
2013. Letters Testamentary
granted, all persons having claims
or demands against said Estate,
shall make them known, present

them and all indebted to decedent
shall make immediate payment to
The Estate of Wayne W. Thalmann,
c/o Caputo & Mariotti, P.C., 730
Main Street, Moosic, PA 18507.

12/20/2013 • 12/27/2013 • 1/3/2014

ESTATE NOTICE
Estate of Roland Winterle, late of
Lakeville, Wayne County,
Pennsylvania.

Letters Testamentary on the above
estate having been granted to
Monika Chapman, all persons
indebted to the said estate are
requested to make payment, and
those having claims to present the
same without delay to her attorney,
Joseph Kosierowski, Esq. of
Ridley, Chuff, Kosierowski &
Scanlon, P.C., 400 Broad Street,
Milford, PA 18337.

12/20/2013 • 12/27/2013 • 1/3/2014

OTHER NOTICES

LEGAL NOTICE
NOTICE IS HEREBY GIVEN that
articles of incorporation were filed
with the Department of State of the
Commonwealth of Pennsylvania
for WAYNE COUNTY READY
MIX, INC., formed pursuant to the
provisions of the Pennsylvania
Business Corporation Law of 1988.

Clifton R. Guise, Esq.
HALBRUNER, HATCH &
GUISE, LLP
2109 Market Street
Camp Hill, PA 17011

1/3/2014

**LEGAL NOTICE
NOTICE OF PROPOSED
PRIVATE SALE**

Sale # 2013-0555 NR
The Wayne County Tax Claim Bureau has received and approved an offer to purchase Property Number 14-0028-0115 located in Lehigh Township at private sale for \$1,050.00. The assessment records indicate that there are no improvements. The assessed value of the property is \$ 4,200.00 and is deeded in the name of Kerry E. Davies. The property is described as Residential Lot Less Than One Acre. Lot is 0.275 acres. The delinquent taxes lodged against this property for 2011, 2012 & 2013. Total is \$ 323.45. 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: 12/26/13

1/3/2014

**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
JANUARY 15, 2014**

By virtue of a writ of Execution U.S. Bank National Association, as Trustee Successor in Interest to Bank of

America, National Association as Trustee as Successor by Merger to Lasalle Bank National Association, as Trustee for Certificateholders of Bear Stearns Asset issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 15th day of January, 2014 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,

The Following Described Real Property Situate In The Township Of Palmyra, County Of Wayne, And Commonwealth Of Pennsylvania, To Wit:

All That Undivided Two-Thirds

Interest In And To:

All That Certain Piece, Parcel, Lot, Or Tract Of Land Situate Lying And Being In The Township Of Palmyra County Of Wayne And Commonwealth Of Pennsylvania, Known, Styled And Designated As Lot/Lots No. 68 On A Certain Map Entitled "Milestone Estates", As Prepared By Carney Rhinevault, Dated July 28, 1984 As Recorded In The Office Of The Recorder Of Deeds In And For Wayne County, Pennsylvania, In Map Book 57, Page 43 (Erroneously Set Forth The In Previous Deed As Plot Book 55, Page 102).

TAX PARCEL#: 18-0-0012-0068

BEING KNOWN AS: 26
Milestone Estates, Hawley, PA,
18428

Seized and taken in execution as
Jay C. McMurray 26 Milestone
Estates HAWLEY PA 18428

Execution No. 285-Civil-2013
Amount \$100,621.43 Plus
additional

October 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.

Andrew F. Gornall Esq.

12/20/2013 • 12/27/2013 • 1/3/2014

**SHERIFF'S SALE
JANUARY 15, 2014**

By virtue of a writ of Execution JPMorgan Chase Bank, N.A. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 15th day of January, 2014 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 Lake, Wayne county, Pennsylvania, known as lot 3452, section 33, of the hideout, a subdivision, situated in the townships of Lake and Sale, Wayne county, Pennsylvania, according to the plats thereof, recorded in the office of the recorder of deeds of Wayne

county, Pennsylvania, April 9, 1970, in plat book 5, page 27; May 11, 1970, in plat book 5, pages 34, 37, 41 through 48 and 50; September 8, 1970, in plat book 5, page 57; February 8, 1971, in plat book 5, pages 62 and 63; March 24, 1971, in plat book 5, page 66; May 10, 1971, in plat book 5, pages 71 and 72; March 14, 1972, in plat book 5, pages 76, 79 through 84 and 86; May 26 1972, in plat book 5, pages 93 through 95; September 26, 1972, in plat book 5, pages 96, 97 and 100 through 104; March 9, 1973, in plat book 5, page 106; March 23, 1973, in plat book 5, page 107; April 3, 1973, in plat book 5, pages 108 through 110; and May 18, 1973, in plat book 5, pages 111 through 119.

TITLE TO SAID PREMISES IS VESTED IN Edward W. Sullivan, an adult individual, by Deed from Ellen Dramisino, Executrix of the Estate of Frederick J. Prigge, dated 05/30/2007, recorded 06/05/2007 in Book 3308, Page 213.

Tax Parcel: 12-0-0035-0037

Premises Being: 3452 CHESTNUT HILL DRIVE, LAKE ARIEL, PA 18436

Seized and taken in execution as Edward W. Sullivan 3452 Chestnut Hill Drive, The Hideout LAKE ARIEL PA 18436

Execution No. 703-Civil-2012
Amount \$133,191.43 Plus
additional

October 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.

Joseph E. Debarberie Esq.

12/20/2013 • 12/27/2013 • 1/3/2014

**SHERIFF'S SALE
JANUARY 15, 2014**

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 15th day of January, 2014 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property,

ALL THAT CERTAIN piece or parcel of land, situate near North Jersey Lake in the Township of Lehigh, Wayne County, Pennsylvania, bounded and described in accordance with a survey and plan of lots made by John H. Vockroth, R.E., dated September 1947, and known as Replotting of Lots on Land owned by Walter Flower” and recorded in Wayne County, as follows:

BEGINNING at a point in the westerly side of South Fourth Street, (there are two streets on the said plot designated as South Fourth Street; the reference here is to the easterly one, which terminates at Park #1), and in the line between Lots 56 and 57; thence North eighty two (82°) degrees five (05) minutes West a distance of one hundred thirty-one and one-half (131.5) feet to South Fourth Street (the westerly of the two); thence along the easterly side of South Fourth Street North seven (7°) degrees no minutes East a distance of fifty (50) feet to the line between Lots 57 and 58; thence along Lot 58 south eighty-two (82°) degrees five (5) minutes East a distance of one hundred thirty-one and one-half (131.5) feet to South Fourth Street (the easterly); thence along South Fourth Street South seven (7°) degrees no minutes West a distance of fifty (50) feet to the place of BEGINNING.

BEING Lot. No. 57 and being fifty (50) feet in width and one hundred thirty-one and one-half (131.5) feet

in depth.

Wayne County Tax Map No. 14-0-0020-0037

BEING KNOWN AS: 90B Third Street, Gouldsboro, PA 18424

Seized and taken in execution as Christine Ackerman 95 Dorantown Road COVINGTON TWP PA 18444

Execution No. 140-Judgment-2010 Amount \$5,438.85 Plus additional

October 23, 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.

12/20/2013 • 12/27/2013 • 1/3/2014

**SHERIFF'S SALE
JANUARY 15, 2014**

By virtue of a writ of Execution Green Tree 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 15th day of January, 2014 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 SURFACE OR RIGHT OF SOIL OF, IN AND TO ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE VILLAGE OF BROWDALE, TOWNSHIP OF CLINTON,

COUNTY OF WAYNE AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

CONTAINING A FRONT OF FORTY (40) FEET NORTHERLY ON MAIN STREET; BOUNDED EASTERLY ONE HUNDRED FIFTY (150) FEET BY LOT NO. 2, NOW OR FORMERLY OWNED BY VINCENT POLEANEK; BOUNDED SOUTHERLY BY AN ALLEY FORTY (40) FEET; AND WESTERLY ONE HUNDRED FIFTY (150) FEET BY PART OF LOT NO. 1, OF THE FORMER GRANTOR.

COMPRISING FORTY (40) FEET OF THE EASTERLY PORTION

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OF LO NO. 1 IN BLOCK #8, AS DESCRIBED AND DESIGNATED ON A PLOT OF BUILDING LOTS OF S.W. BROWN AND WIFE IN THE SAID VILLAGE OF BROWNDALE.

BEING WAYNE COUNTY MAP NO. 06-2-0004-0135

AS DESCRIBED IN MORTGAGE BOOK 3254 PAGE 178.

BEING KNOWN AS : 440 Main Street a/k/a 1440 Main Street, Browndale, PA 18421

TITLE TO SAID PREMISES IS VESTED IN ROBERT W. FORD, JR. AND DENA L. FORD, HIS WIFE, AS TENANTS BY THE ENTIRETIES BY DEED FROM PHILLIP HODGES, AND DONNA HODGES, HIS WIFE DATED 3/16/2007 RECORDED 3/20/2007 IN DEED BOOK 3254 PAGE 175.

Seized and taken in execution as Dena L. Ford 142 Craigs Meadow Road EAST STROUDSBURG PA 18301

Robert W. Ford, Jr. 142 Craigs Meadow Road EAST STROUDSBURG PA 18301

Execution No. 165-Civil-2013 Amount \$130,654.29 Plus additional

October 23, 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.

Amanda L. Bauer Esq.

12/20/2013 • 12/27/2013 • 1/3/2014

**SHERIFF'S SALE
JANUARY 15, 2014**

By virtue of a writ of Execution Deutsche Bank National Trust Company, as trustee for IXIS Real Estate Capital Trust 2005-HE4 Mortgage Pass Through Certificat, Series 2005-HE4 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 15th day of January, 2014 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property,

ALL that certain piece or parcel of

land lying, situate and being in the Township of Berlin County of Wayne Commonwealth of Pennsylvania, as laid out and described upon a map entitled Map of Woodlyn Acres, Lands of Charles Swezy, Berlin Township, Wayne Co., Pa Feb., 10, 1969, Scale 1 =200' bearing the name and seal of George E. Ferris, R.S., and being more particularly bounded and described as follows:

BEGINNING at a point in the center of a certain fifty (50) foot wide private roadway and utility right of way of the tract known as "WOODLYN ACRE" said point of beginning being a common corner of Lots No. 29 and 30 and in line of Lot No. 8; thence along the common line dividing Lots Nos. 29 and 30 South twenty seven (27) degrees nine (09) minutes West two hundred fifty-two and thirty-five one-hundredths (252.35) feet to a corner in line of Lots Nos. 22; thence along the common line of Lots Nos. 22 with 29 South sixty four (64) degrees sixteen (16) minutes East two hundred forty-six and five-tenths (246.5) feet to a corner in the center of another fifty (50) foot wide private roadway and utility right of way of said tract; thence along the center of the said Last-mentioned private roadway and utility right of way the following two (2) courses and distances: North twenty-eight (28) degrees twelve (12) minutes East one hundred thirty-five and five one-hundredths (135.05) feet and North ten (10) degrees ten (10) minutes East one hundred thirty-one and fifty-five one-hundredths

(135.55) feet to the intersection of the two right of ways mentioned In this description; thence along the center of the first mentioned private roadway and utility right of way the following three (3) courses and distances: North eighty-eight degrees thirty-one (31) minutes West one hundred fifteen and sixty-five one-hundredths (115.65) feet; North sixty-seven (67) degrees thirty (30) minutes West fifty-two (52) feet and North fifty-two (52) degrees thirty-seven (37) minutes West fifty-six and thirty-five one-hundredths (56.35) feet to the point or place of BEGINNING.

BEIGN KNOWN AS: 10 Isetta Drive, Hawley, PA 18428

PROPERTY MAP NO.: 01-0-0011-0029.-

TITLE TO SAID PREMISES IS VESTED IN ROBERT A. MARTIN AND JOAN MARY O'TOOLE, HIS WIFE, AS TENANTS BY THE ENTIRETIES BY DEED FROM ROBERT A. MARTIN DATED

Seized and taken in execution as Robert A. Martin 10 Isetta Drive HAWLEY PA 18428
Joan Mary O'Toole 10 Isetta Drive HAWLEY PA 18428

Execution No. 294-Civil-2013
Amount \$172,432.81 Plus additional

October 23, 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.

Amanda L. Bauer Esq.

12/20/2013 • 12/27/2013 • 1/3/2014

**SHERIFF'S SALE
JANUARY 15, 2014**

By virtue of a writ of Execution Deutsche Bank National Trust Co., et al issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 15th day of January, 2014 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 int eh Township of Salem, Wayne County, Pennsylvania,

known as Lot 1694, Section 15, of The Hideout, a subdivision situated in the Townships of Lake 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; 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; and September 26, 1972 in Plat Book 5, pages 96 through 104; as amended and supplemented.

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

REFERENCE TAX MAP NO. 22-24-68

BEING KNOWN AS: 1694
WINDEMERE COURT, LAKE
ARIEL, PENNSYLVANIA 18436.

Title to said premises is vested in Angelica Matos and Deborah Blasi by deed from WARREN G. FAUST, SINGLE, AND DONNA G. PELUSO, SINGLE dated September 9, 2006 and recorded

September 12, 2006 in Deed Book 3126, Page 53.

Seized and taken in execution as Angelica Matoes 1694 Windemere Court, The Hideout LAKE ARIEL PA 18436

Deborah Blasi 1694 Windemere Court, The Hideout LAKE ARIEL PA 18436

Execution No. 389-Civil-2013
Amount \$228,306.70 Plus
additional

October 23, 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.

12/20/2013 • 12/27/2013 • 1/3/2014

**SHERIFF'S SALE
JANUARY 22, 2014**

By virtue of a writ of Execution US Bank, NA, as Trustee, Successor in Interest to Wachovia Bank, N.A., as Trustee for GSMPS Mortgage Loan Trust 2004-4 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 22nd day of January, 2014 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 300, Section 4 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 Plat Book 5, Page 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, Page 57 and 58; February 8, 1971 in Plat Book 5, Pages 59 and 61 through 63; March 24, 1971 in Plat Book 5, Page 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.

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

TITLE TO SAID PREMISES IS VESTED IN John E. McGurgan and Gia R. McGurgan, h/w, by Deed from Donald L. Carpenter, II and Kathleen Carpenter, h/w, dated 06/23/2002, recorded 07/09/2002 in Instrument Number 3133565.

Tax Parcel: 22-0-0018-0007

Premises Being: 519 THE HIDEOUT, A/K/A 300 PARKWOOD DRIVE, LAKE ARIEL, PA 18436

Improvements thereon:
RESIDENTIAL DWELLING

Seized and taken in execution as Brandie S. Burns 519 The Hideout, a/k/a 300 Parkwood Drive Lake Ariel PA 18436
Gail Burns 519 The Hideout, a/k/a 300 Parkwood Drive Lake Ariel PA 18436

Execution No. 92-Civil-2005
Amount \$156,339.30 Plus additional

October 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.

12/27/2013 • 1/3/2014 • 1/10/2014

**SHERIFF'S SALE
JANUARY 22, 2014**

By virtue of a writ of Execution One West Bank FSB issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 22nd day of January, 2014 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 SITUATE IN THE TOWNSHIP OF PAUPACK, COUNTY OF WAYNE AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED

AND DESCRIBED AS
FOLLOWS, TO WIT:

BEING LOT NUMBER 41 AND
42 AS SHOWN ON A
SUBDIVISION PLAN OF
HIDDEN LAKE ESTATES,
PREPARED FOR PATTEN
CORPORATION MID-
ATLANTIC BY REINER AND
FISHER ENGINEERING INC.
DATED MARCH 24, 1987
REVISED NOVEMBER 18, 1987
AND RECORDED DECEMBER
14, 1987 IN OFFICE OF THE
RECORDER OF DEEDS IN AND
FOR WAYNE COUNTY,
PENNSYLVANIA IN MAP BOOK
VOLUME 63 PAGE 7.

PARCEL ID # 19-0-0052-0041 &
19-0-0052-0042

BEING KNOWN AS: 42
ACACIA DRIVE, HAWLEY, PA
18428

IMPROVEMENTS:
RESIDENTIAL DWELLING

Seized and taken in execution as
Robert Aronson 42 Acacia Drive
HAWLEY PA 18428

Execution No. 221-Civil-2013
Amount \$357,809.53 Plus
additional

October 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.

J. Eric Kishbaug Esq.

12/27/2013 • 1/3/2014 • 1/10/2014

**SHERIFF'S SALE
JANUARY 22, 2014**

By virtue of a writ of Execution
Bank of America, N.A. Successor
by Merger to BAC Home Loans
Servicing, LP F/K/A Countrywide
Home Loans Servicing, LP issued
out of the Court of Common Pleas
of Wayne County, to me directed,
there will be exposed to Public
Sale, on Wednesday the 22nd day
of January, 2014 at 10:00 AM in
the Conference Room on the third
floor of th Wayne County
Courthouse in the Borough of
Honesdale the following property,

ALL THOSE certain lots, pieces or
parcels of land lying, situate and
being in the Borough of Hawley,
County of Wayne and

Commonwealth of Pennsylvania, more particularly bounded and described as follows:

BEING Lots #33 and #31 on Second Street (now Prospect Street), as laid out and plotted upon the Pennsylvania Coal Company Map of the Village of Hawley, on file in their general office at Dunmore, Lackawanna County, Pennsylvania; said lots, each having a frontage of fifty (50) feet on Prospect Street and extending at right angles thereto a depth of one hundred and twenty (120) feet.

TITLE TO SAID PREMISES IS VESTED IN Arthur G. Satter, by Deed from Richard S. Sanders and Anna C. Sanders, h/w, dated 09/14/2002, recorded 09/27/2002 in Book 2070, Page 277.

Tax Parcel: 10-0-0001-0058

Premises Being: 301 PROSPECT STREET, HAWLEY, PA 18428

Seized and taken in execution as Arthur G. Satter 301 Prospect Street HAWLEY PA 18428 Execution No. 296-Civil-2012 Amount \$107,563.30 Plus additional

October 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.

12/27/2013 • 1/3/2014 • 1/10/2014

**SHERIFF'S SALE
JANUARY 22, 2014**

By virtue of a writ of Execution RBS Citizens, 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 22nd day of January, 2014 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property,

ALL that piece or parcel of land situate in the Township of Berlin, County of Wayne and Commonwealth of Pennsylvania bounded and described as follows:

BEGINNING at a point in the centerline of S.R. 1004, said point being North 67° 14' 37" West,

26.14 feet from an iron pipe on the Easterly side of S.R. 1004, and being also the Northwest corner of the property herein described (Lot 2); thence through land of the Grantors herein (Lot 3), South 67° 14' 37" East, 569.77 feet to an iron pipe corner in line of land of William and Carol Dunn; thence along line of land of William and Carol Dunn, South 6° 33' 39" West, 420.99 feet to an iron pipe corner; thence through land of the Grantors herein (Lot 1) and along line of land Maxine Avery, North 67° 14' 37" West, 756.88 feet to a point in the centerline of S.R. 1004, passing through a rebar of 25 feet from the centerline of S.R. 1004; thence along the centerline of S.R. 1004 the following seven courses and distances; (1) North 28° 3' 26" East, 102.43 feet; (2) North 28° 57' 50" East, 52.71 feet; (3) North 30° 47' 47" East, 71.44 feet; (4) North 33° 51' 25" East, 56.16 feet; (5) North 36° 32' 26" East, 55.02 feet; (6) North 38° 53' 10" East, 54.97 feet and (7) North 39° 26' 34" East, 18.59 feet to the place of BEGINNING.

CONTAINING 6.23 acres, more or less, in accordance with a survey dated September 22, 2007, and last revised January 18, 2008, made by Stephen E. Leshner, R.S., an approved map of said survey being recorded in Wayne County Map Book 110, page 112, on which map the parcel herein conveyed is depicted as Lot 2.

SUBJECT TO right of way for so much of S.R. 1004 as lies within

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

BEING THE SAME PREMISES which David S. Barnes, individually and as agent for Avis Y. Barnes, his wife, Edward W. Barnes, single, Richard A. Barnes and Pauline P. Barnes, his wife, Joseph C. Barnes and Anne D. Barnes, his wife, by Deed dated March 13, 2008 and recorded March 17, 2008 in the Office of the Recorder of Deeds in and for Wayne County in Deed Book Volume 3482, Page 292, granted and conveyed unto Kevin Viering and Michelle Viering, his wife, as tenants by the entireties.

BEING KNOWN AS: 148 Milanville Road, Beach Lake, PA 18405

Seized and taken in execution as Kevin Viering 2038 Spring Street YORK PA 17408
Michelle Viering 387 Maryland Line Road TOWNSEND DE 19734

Execution No. 308-Civil-2013
Amount \$179,713.90 Plus additional

October 25, 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.

Gregory Javardian, Esq.

12/27/2013 • 1/3/2014 • 1/10/2014

**SHERIFF'S SALE
JANUARY 22, 2014**

By virtue of a writ of Execution Deutsche Bank National Trust Company, as Trustee of the Home Equity Mortgage Loan Asset-Backed Trust Series INABS 2007-A, Home Equity Mortgage Loan Asset-Backed Certificates, Series INABS 2007-A under Pooling and Servicing agreement dated Mar 1, 2007 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 22nd day of January, 2014 at 10:00 AM in the Conference Room on the third floor of the Wayne County Courthouse in the Borough of Honesdale the following property,

ALL that certain tract or parcel of land situated in the Township of Lake, Wayne County, Pennsylvania, known as Lot 1164, Section 11, Woodridge Drive of The Hideout, a subdivision situated in the Townships of Lake and Salem, Wayne County, Pennsylvania, according to the plats thereof recorded in the Office of the Recorder of Deeds of Wayne County, Pennsylvania, April 9, 1970 in Plat Book 5, page 27; May 11, 1970 in Plat Book 5, pages 34, 37, 41 through 48 and 50; September 8, 1970 in Plat Book 5, page 57; February 8, 1971 in Plat Book 5, pages 62 and 63; March 24, 1973 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 95; September 26, 1972 in Plat Book 5, pages 96, 97 and 100 through 104; March 9, 1973 in Plat Book 5, page 106; March 23, 1973 in Plat Book 5, page 107; April 3, 1973 in Plat Book 5, pages 108 through 110 and May 18, 1973 in Plat Book 5, pages 111 through 119.

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

BEING the same premises which Robert Lee Carr and Sherrie L. Carr, his wife, by Deed dated

September 21, 2001 and recorded in the Wayne County Recorder of Deeds Office on September 25, 2001 in Deed Book 1854, Page 141, granted and conveyed unto Frank P. Mills and Roxane Rossi-Mills.

TAX Parcel No.: 12-0-0017-0034.-

Seized and taken in execution as Frank P. Mills 1164 Woodridge Drive, The Hideout, LAKE ARIEL PA 18436
Roxane Rossi-Mills 1164 Woodridge Drive, The Hideout, LAKE ARIEL PA 18436

Execution No. 472-Civil-2013
Amount \$319,832.02 Plus additional

October 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.**
Amy Glass Esq.

12/27/2013 • 1/3/2014 • 1/10/2014

**SHERIFF'S SALE
JANUARY 22, 2014**

By virtue of a writ of Execution U.S. Bank National Association, As Trustee For Credit Suisse First Boston Armt issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 22nd day of January, 2014 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 of land situate partially in the Borough of Starrucca and partially in the Township of Preston, County of Wayne and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a heap of stones, the western corner of a tract of land in the warrantee name of James Cox; thence by the northern line of said tract sixty-five (65) degrees east one hundred and forty (140) rods to a stones corner; thence by land conveyed by Charles S. Cox to Jirah Mumford south twenty-six (26) degrees east one hundred and thirty-five (135) rods to a corner; thence south sixty-four (64) degrees west one

hundred and forty (140) rods to a stones corner; and thence by the said tract of James Cox, north twenty-six (26) degrees west one hundred and thirty-five (135) rods to the place of BEGINNING.

CONTAINING one hundred and eighteen acres and twenty perches, be the same more or less.

EXCEPTING AND RESERVING a 47.06 acre parcel which was conveyed to Barry S. Haines and Ursula E. Lacey by deed dated February 1, 1991, and recorded in Wayne County Record Book 542, Page 115.

ALSO EXCEPTING AND RESERVING a 6.72 acre parcel which was conveyed to Barry S. Haines and Ursula E. Lacey by deed dated February 1, 1991, and recorded in Wayne County Record Book 551, Page 166.

TITLE TO SAID PREMISES IS VESTED IN Bernice R. Phillips, by Deed from Adam S. Choi and Sontok Choi, his wife, by Adam S. Choi, her duly appointed agent, dated 06/20/2005, recorded 06/23/2005 in Book 2796, Page 31.

Tax Parcel: 25-0-0140-0023.A

Premises Being: 1010 JACOBS LADDER ROAD, A/K/A 140 JACOBS LADDER ROAD, STARRUCCA, PA 18462

Seized and taken in execution as Bernice R. Phillips 1010 Jacobs

Ladder Road A/K/A 140 Jacobs Ladder Road STARRUCCA PA 18462

Execution No. 493-Civil-2009 Amount \$237,500.76 Plus additional

October 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.

Adam H. Davis Esq.

12/27/2013 • 1/3/2014 • 1/10/2014

**SHERIFF'S SALE
JANUARY 29, 2014**

By virtue of a writ of Execution JPMorgan Chase Bank, National Association issued out of the Court of Common Pleas of Wayne

County, to me directed, there will be exposed to Public Sale, on Wednesday the 29th day of January, 2014 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,

The Following Described Real Property Situate In The City Of Lake Ariel, Township Of Salem, County Of Wayne, And Commonwealth Of Pennsylvania, To Wit:

All That Certain Tract Of Land Situate In Salem Township, Wayne County Pennsylvania, Known And Described As Lot No. 642 In Section No. 3, Indian Rocks, On A Subdivision Plan Recorded In The Recorder Of Deeds Office In And For Wayne County, Pennsylvania, On October 21, 1971, In Map Book Volume 17, Page 40.

TAX PARCEL # 22-0-0006-0124

BEING KNOWN AS: 38 Hemlock Path, Lake Ariel, PA 18436

Seized and taken in execution as Ruth E. DiPalma 38 Hemlock Path Lake Ariel PA 18436
F. Thomas DiPalma a/k/a Thomas F. DiPalma 38 Hemlock Path LAKE ARIEL PA 18436

Execution No. 491-Civil-2013
Amount \$279,360.24 Plus additional

October 30, 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.

Jill P. Jenkins Esq.

1/3/2014 • 1/10/2014 • 1/17/2014

**SHERIFF'S SALE
JANUARY 29, 2014**

By virtue of a writ of Execution JPMorgan Chase Bank, N.A. S/B/M Chase Home Finance, LLC, S/B/M To Chase Manhattan Mortgage Corporation issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 29th day of January, 2014 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 located in the Township of Berlin, County of Wayne, Commonwealth of Pennsylvania, and being more particularly described as follows:

BEGINNING at an Iron pipe (found), said point being the northeasterly corner of Arthur and Grace Tuttle (D.B. 180, P. 484) and being in line of lands of Michael and Amy Wood (D.B. 421, P. 1038); thence from said point of beginning S. 50 degrees 30 minutes 12 seconds East 141.29 feet along said Wood to a 1/2 inch rebar (set) at the northwesterly corner of Jesse F. and Mary E. Farr (D.B. P); thence South 20 degrees 59 minutes 53 seconds West 221.46 feet along said Farr to a 1/2 inch rebar (set) in the line of lands of Daniel A. and Mary V. Thumann (D.B. 340, P. 679); thence North 57 degrees 59 minutes 51 seconds 173.04 feet along said Thumann and generally following a wire fence to a 1/2 inch rebar (set); thence North 29 degrees 44 minutes 32 seconds East 235.99 feet along said Thumann, John and Frances Phillips (D.B. 417, P. 877) and said Tuttle to the point or place of beginning.

CONTAINING 0.8090 acre of land more or less, as shown on survey map prepared by Tim A. Jones, P.L.S. dated December 19, 1991, and recorded in Wayne County Map Book 78, page 13.

SUBJECT to any easements of

record to public utilities.

ALSO GRANTING AND CONVEYING to the Grantee, his heirs and assigns, the right to use in common with the Grantors, their heirs and assigns, and others, a right-of-way known as East Shore Lane, leading from the public road in Beach Lake to the premises herein described, providing that the Grantee, his heirs and assigns, pay to the Grantors, their heirs and assigns, a proportionate share of the maintenance of said right-of-way.

BEING the same premises which Leland Bates and Nancy Bates, his wife, by Deed dated April 21, 2003 and recorded in the Wayne County Recorder of Deeds Office on April 22, 2003 in Deed Book 2210, Page 127, granted and conveyed unto Lester P. Dailey.

TAX PARCEL NO.: 1-0-0001-0005.-

ADDRESS BEING: 14 East Shore Lane, Beach Lake, PA 18405

Seized and taken in execution as Unkown Heirs, Successors, Assigns, and all Persons, Firms, or Associations Claiming Right, Title or Interest from or under Lester P. Dailey, deceased 1-1-5 East Shore Lane/14 East Shore Lane. BEACH LAKE PA 18405

Sandra Brown, Known heir of Lester P. Dailey, deceased 14 East Shore Drive BEACH LAKE PA 18405

Ronald Dailey, Known heir of

Lester P.Dailey, deceased,
AND/OR OCCUPANTS 1-1-5 East
Shore Lane assessed as 14 East
Shore Lane BEACH LAKE PA
18405

Execution No. 657-Civil-2012
Amount \$91,925.33 Plus additional

October 31, 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.**

Amy Glass Esq.

1/3/2014 • 1/10/2014 • 1/17/2014

CIVIL ACTIONS FILED

*FROM DECEMBER 7, 2013 TO DECEMBER 13, 2013
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2004-20236	LOOMIS MARK	12/09/2013	SATISFACTION	13,587.31
2007-20972	TORRES LOUIS A	12/09/2013	SATISFACTION	—
2008-20265	TORRES LOUIS A	12/09/2013	SATISFACTION	—
2008-20648	LAYTON BRADLEY W	12/11/2013	SATISFACTION	—
2008-20648	LAYTON JOANN	12/11/2013	SATISFACTION	—
2008-20866	LAYTON BRADLEY W	12/11/2013	SATISFACTION	—
2008-20866	LAYTON JOANN	12/11/2013	SATISFACTION	—
2008-21610	STEWART BRUCE A	12/13/2013	SATISFACTION	—
2009-20170	HESSLING FRANCIS WAYNE	12/11/2013	SATISFACTION	—
2010-20162	GRAVINA JAMES J	12/09/2013	SATISFACTION	8,466.84
2010-20758	DILIBERTO PATRICK	12/11/2013	SATISFACTION	—
2010-21939	NOTARANGELO MIKE	12/10/2013	SATISFACTION	—
2010-21939	NOTARANGELO LINDA	12/10/2013	SATISFACTION	—
2011-00644	MEADE MARK C	12/11/2013	VACATE JUDGMENT	—
2011-00644	MEADE LAURA	12/11/2013	VACATE JUDGMENT	—
2011-20004	GRAVINA JAMES J	12/09/2013	SATISFACTION	171.25
2011-20057	CSI SECURITY SYSTEMS INC A CORPORATION	12/09/2013	SATISFACTION	16,987.80
2011-20146	GERSTEN MERRIDY	12/09/2013	SATISFACTION	11,383.31
2011-20834	NAWROCKI ALLEN	12/09/2013	SATISFACTION	—
2011-21766	CUNNINGHAM WILLIAM J	12/09/2013	SATISFACTION	242,326.71
2011-90068	SMITH JULIE A ESTATE	12/13/2013	SATISFACTION	—
2012-00089	REDMOND ELIZABETH B	12/13/2013	JDGMT BY COURT ORDER	300,635.06
2012-00089	REDMOND MICHAEL J	12/13/2013	JDGMT BY COURT ORDER	300,635.06
2012-00089	REDMOND ELIZABETH B	12/13/2013	WRIT OF EXECUTION	300,635.06
2012-00089	REDMOND MICHAEL J	12/13/2013	WRIT OF EXECUTION	300,635.06
2012-00172	KAZAWIC ROBERT J SR	12/13/2013	PARTIAL RELEASE	—
2012-00172	KAZAWIC LORETTA M	12/13/2013	PARTIAL RELEASE	—
2012-00588	KAZAWIC ROBERT J SR	12/13/2013	PARTIAL RELEASE	—
2012-00588	KAZAWIC LORETTA M	12/13/2013	PARTIAL RELEASE	—
2012-20571	MATHEWS EUGENE G	12/11/2013	SATISFACTION	—
2012-20692	CONTAFIO MARY LOU JONES	12/09/2013	SATISFACTION	—
2012-20692	JONES MARY CONTAFIO	12/09/2013	SATISFACTION	—
2012-20692	DURKAN ANN A JONES	12/09/2013	SATISFACTION	—
2012-20692	JONES ANN A DURKAN	12/09/2013	SATISFACTION	—
2012-20692	JONES ARTHUR ROBERT	12/09/2013	SATISFACTION	—
2012-21130	PILOVIC NEVENKA	12/09/2013	SATISFACTION	—
2012-21372	CUNNINGHAM WILLIAM J	12/09/2013	SATISFACTION	78,809.59
2012-21566	MILLON DENISE	12/11/2013	SATISFACTION	—
2012-90061	BOLES BRUCE A ESTATE	12/10/2013	SATISFACTION	—
2013-00509	KINGSLEY FRAN	12/13/2013	DEFAULT JUDGMENT	2,342.80

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

2013-00545	SCHAEFER JEFFREY	12/13/2013	DEFAULT JUDGMENT	11,058.23
2013-00545	GSCHWIND ELIZABETH A	12/13/2013	DEFAULT JUDGMENT	11,058.23
2013-00564	TAVOLINE SCOTT D	12/13/2013	DEFAULT JUDGMENT	2,235.81
2013-00576	KIZER KAREN	12/13/2013	DEFAULT JUDG IN REM	167,416.81
2013-00576	KIZER DANIEL	12/13/2013	DEFAULT JUDG IN REM	167,416.81
2013-00578	JUICE LORI ANN	12/13/2013	DEFAULT JUDGMENT	7,445.03
2013-20019	LAYTON BRADLEY W	12/11/2013	SATISFACTION	—
2013-20019	LAYTON JOANN	12/11/2013	SATISFACTION	—
2013-20145	CHAPMAN JAMES D	12/11/2013	SATISFACTION	—
2013-20145	CHAPMAN HEATHER R	12/11/2013	SATISFACTION	—
2013-20687	MAZZARELLA ANTHONY R	12/09/2013	SATISFACTION	—
2013-20688	MAZZARELLA ANTHONY R	12/09/2013	SATISFACTION	—
2013-20694	MAZZARELLA ANTHONY R	12/09/2013	SATISFACTION	—
2013-20907	TOTH LESLIE J	12/11/2013	SATISFACTION	—
2013-21181	NEUGEBAUER RICHARD W	12/11/2013	SATISFACTION	—
2013-21181	NEUGEBAUER JOANN	12/11/2013	SATISFACTION	—
2013-21183	HOUGHTON SCOTT E	12/11/2013	SATISFACTION	—
2013-21553	WESTER ROBERT F	12/09/2013	FEDERAL TAX LIEN	46,475.78
2013-21554	WESTER ROBERT F	12/09/2013	FEDERAL TAX LIEN	32,919.34
2013-21555	JORGENSON MICHAEL C	12/10/2013	JP TRANSCRIPT	4,470.00
2013-21556	AMIGON SIOMARA	12/10/2013	JP TRANSCRIPT	337.51
2013-21557	CAROVINCI SALVATORE A	12/10/2013	JP TRANSCRIPT	548.06
2013-21558	BUCKRAM ALTON	12/11/2013	JP TRANSCRIPT	10,659.91
2013-21559	DIXON DOUGLAS J	12/11/2013	TAX LIEN	334.50
2013-21560	ELMORE DONALD	12/11/2013	TAX LIEN	394.64
2013-21561	ROBINSON WILLIAM	12/11/2013	TAX LIEN	1,897.38
2013-21562	WELSH ROBERT JR	12/11/2013	TAX LIEN	1,824.27
2013-21562	WELSH DIANN	12/11/2013	TAX LIEN	1,824.27
2013-21563	FALKOFF LISA	12/11/2013	JP TRANSCRIPT	10,640.66
2013-21564	GORSKEY GAYLE	12/11/2013	JP TRANSCRIPT	4,485.61
2013-21565	LINDSEY RUSSELL	12/13/2013	JP TRANSCRIPT	6,366.36
2013-21565	LINDSEY RUSSELL	12/13/2013	WRIT OF EXECUTION	—
2013-21566	SMITH REALTY GROUP LLC	12/13/2013	TAX LIEN	2,773.19
2013-21567	UTEGG S HARRY	12/13/2013	TAX LIEN	2,516.12
2013-21568	COLEMAN DANIEL A	12/13/2013	TAX LIEN	1,704.24
2013-21569	HAMBLEY WILLIAM E	12/13/2013	TAX LIEN	2,444.93
2013-21570	WARREN CAROLYN	12/13/2013	JP TRANSCRIPT	3,770.66
2013-21570	RGM & ASSOCIATES	P 12/13/2013	WRIT OF EXECUTION	3,961.66
2013-40010	TENNESSEE GAS PIPELINE COMPANY LLC CONTRACTOR	12/09/2013	DISCONTINUED	—
2013-40010	TENNESSEE GAS PIPELINE COMPANY LLC CONTRACTOR	12/09/2013	SATISFACTION	—
2013-40107	MCDONOUGH DONALD OWNER	P 12/10/2013	WAIVER OF LIENS	—
2013-40107	MCDONOUGH TIFFANY OWNER	P 12/10/2013	WAIVER OF LIENS	—
2013-40107	FINE LINE HOMES LP CONTRACTOR	12/10/2013	WAIVER OF LIENS	—
2013-40108	KRAJKOVICH JOHN OWNER	P 12/12/2013	STIP VS LIENS	—
2013-40108	KRAJKOVICH COURTNEY OWNER	P 12/12/2013	STIP VS LIENS	—
2013-40108	CICCONE CONSTRUCTION INC CONTRACTOR	12/12/2013	STIP VS LIENS	—

CONTRACT — BUYER PLAINTIFF

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00677	DASILVA SYLVIA PLAINTIFF/APPELLEE	PLAINTIFF	12/09/2013	—
2013-00677	WICKLE JACK DEFENDANT/APPELLANT	DEFENDANT	12/09/2013	—

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00678	AMERICAN EXPRESS BANK	PLAINTIFF	12/10/2013	—
2013-00678	GARLOCK JON	DEFENDANT	12/10/2013	—
2013-00685	AMERICAN EXPRESS BANK FSB PLAINTIFF/APPELLANT	PLAINTIFF	12/10/2013	—
2013-00685	PAUL PETER DEFENDANT/APPELLEE	DEFENDANT	12/10/2013	—

CONTRACT — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00687	RAINBOW RUN COMMUNITY ASSOC PLAINTIFF/APPELLEE	PLAINTIFF	12/11/2013	—
2013-00687	AHPA PROPERTIES INC DEFENDANT/APPELLANT	DEFENDANT	12/11/2013	—

MISCELLANEOUS — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00679	J G WENTWORTH ORIGINATIONS LLC	PLAINTIFF	12/10/2013	—
2013-00679	BIBILONI FRANCISCO	PLAINTIFF	12/10/2013	—
2013-00692	PODUNAJEC BARBARA	PLAINTIFF	12/13/2013	—
2013-00692	HIGHHOUSE OIL COMPANY	DEFENDANT	12/13/2013	—

PETITION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00684	2006 HORSE TRAILER VALLEY TRAI VIN 17EEL112063096214	PETITIONER	12/10/2013	—
2013-00684	LYNCH ROBERT	PETITIONER	12/10/2013	—
2013-00686	EBERT JESSICA M ADMISSION TO WAYNE COUNTY	PETITIONER	12/11/2013	—
2013-00689	HENRY DYLAN FREDERICK ADMISSION TO WAYNE COUNTY BAR	PETITIONER	12/12/2013	—
2013-00690	VENIRE FOR JURORS FOR 2014	PETITIONER	12/11/2013	—
2013-00691	SMITH DONNA STRUCTURED SETTLEMENT PETITION	PETITIONER	12/12/2013	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00682	JPMORGAN CHASE BANK NATIONAL	PLAINTIFF	12/10/2013	—
2013-00682	PAVIC NICHOLAS	DEFENDANT	12/10/2013	—
2013-00682	PAVIC ELINA	DEFENDANT	12/10/2013	—

REAL PROPERTY — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00680	HAMLIN PLAZA LLC	PLAINTIFF	12/10/2013	—
2013-00680	HONESDALE NATIONAL BANK	DEFENDANT	12/10/2013	—

TORT — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00681	THERKELSEN ELIZABETH A	PLAINTIFF	12/10/2013	—
2013-00681	BOOTHNEY IRENE	DEFENDANT	12/10/2013	—
2013-00683	ALLSTATE INSURANCE COMPANY	PLAINTIFF	12/10/2013	—
2013-00683	MILLS KIZER DEREK	DEFENDANT	12/10/2013	—
2013-00683	KIZER DEREK MILLS	DEFENDANT	12/10/2013	—
2013-00683	HUNT JENNIFER A	DEFENDANT	12/10/2013	—
2013-00683	HUNT JEN	DEFENDANT	12/10/2013	—

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MORTGAGES AND DEEDS

*RECORDED FROM DECEMBER 23, 2013 TO DECEMBER 27, 2013
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Felsman Michael C	Honesdale National Bank	Prompton Borough	102,000.00
Brandes Douglas A	Mortgage Electronic Registration Systems	Paupack Township	
Brandes Patricia S			225,600.00
R M Lochan L L C	Peoples Security Bank & Trust Company	Honesdale Borough	50,400.00
Roca John J	Mortgage Electronic Registration Systems	Damascus Township	35,000.00
Heller Robert James	Wayne Bank	Lebanon Township	35,000.00
Evanitsky Mathew J	Mortgage Electronic Registration Systems	Preston Township	
Evanitsky Connie M			156,000.00
Jensen Gunther H	Citizens Savings Bank	Berlin Township	
Jensen Tammy L			158,400.00
Hartnett Frank L	Honesdale National Bank	Salem Township	105,000.00
Rutherford James B	Wayne Bank	Honesdale Borough	
Rutherford Dawn A			93,000.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Trust William M Jr	Trust William M Jr Tr William M Trust Jr Revocable Trust	Paupack Township	Lot 20BR
Odell Michael J Odell Dale J	Felsman Michael C	Prompton Borough	
Ferruggia Charles Ferruggia Kathleen	Ferruggia Charles C Tr Ferruggia Kathleen Tr Charles C Ferruggia Trust Kathleen Ferruggia Trust	Damascus Township	
Ferruggia Charles Ferruggia Kathleen	Ferruggia Charles C Tr Ferruggia Kathleen Tr Charles C Ferruggia Trust Kathleen Ferruggia Trust	Damascus Township	Lots 7 & 8
Carr Michael J	Brandes Douglas A	Paupack Township	
Carr Patricia M	Brandes Patricia S		Lot 106
Mead Nancy J	Mead Larry L	Preston Township	
Schulz Adolph D	Schulz James E	Preston Township	
Schulz Maria	Schulz Deborah Ann		Lots 73 & 74
Pirvulescu Cristina T	Murgu Jenel	Sterling Township	Lot 34

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

Albuquerque Lucrecia	Pizzalli Marco	Lehigh Township	
Arredondo Miquelina	Ubri Milagros		Lots 147 & 148
Rogue Investments	R M Lochan L L C	Honesdale Borough	Lot A
Loancare	Housing & Urban Development	Damascus Township	Lots 30 & 31
Oldt Kirk W	Oldt Kirk W	Lehigh Township	
Oldt Diane L	Oldt Diane L		
Federal Home Loan Mortgage Corporation	Roca John J	Damascus Township	
McGovern Daniel A			
Bodenschatz Richard A	Bodenschatz Richard A	Salem Township	
Zambetti Eugene F	Zambetti Eugene F		
Kenyon Donald C	Eisenbach William D III	Damascus Township	
Harcum Joseph A	Heller Robert James	Lebanon Township	
Harcum Nancy R By Af			Lot 24
Howell Alfred J Af			
Duck Harbor Company			
Lehman Susan M	Modugno Frank Modugno Gabrielle	Bethany Borough	
Rattee Roland J	Storey John Storey Janie	Cherry Ridge Township Cherry Ridge & Texas Twps Texas Township Texas & Cherry Ridge Twps	
Knapp Bernard L Jr By Sheriff	Federal Home Loan Mortgage Corporation	Palmyra Township	
Hickey Mary AKA By Sheriff			
Hickey Mary E AKA By Sheriff			
Gropper James M AKA By Sheriff	Federal National Mortgage Association	Paupack Township	
Gropper James AKA By Sheriff			Lot 28
Gropper Christina M By Sheriff			
Linde Eric R	Central Wayne Regional Authority	Honesdale Borough	
Linde Mary Anne			
Stephens Judith A Ind & Exr			
Stephens Wayne W Est			
Rattee Roland J	Central Wayne Regional Authority	Cherry Ridge Township	
Kopich Gregory	Central Wayne Regional Authority	Honesdale Borough	
Hartnett Frank L	Hartnett Frank L	Salem Township	
Hartnett Wendy S			
Skurski Susan E By Af	Pa Commonwealth	Preston Township	
Skurski Mark J Af	Wayne County	Preston Twp & Starruca Boro Starruca Borough Starruca Boro & Preston Twp	
Mauro Salvatore L	Mauro Salvatore L Tr	Scott Township	
Mauro Karen	Salvatore L Mauro Trust Mauro Karen Tr Karen Mauro Trust		Lot A
Zoebisch Jeffrey	Shanney Robert	Clinton Township 1	
Zoebisch Colleen			Lot 28

Lakeview Estates			
International Corp	Patel Prashant	Lehigh Township	
	Patel Neha		Lot 118
Fodera Carlo	Miss Allainious Capital Partners	Honesdale Borough	
Beautz Joseph A Exr	Beautz Joseph A	Mount Pleasant Township	
Beautz Mary F Est	Yankowski Frances C Yankowski Susan		

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