

OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

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CASES REPORTED

Commonwealth of Pennsylvania
v.
Juan Manuel Torres, Defendant

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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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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
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WAYNE COUNTY OFFICIALS

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Robert J. Conway, *Senior Judge*

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Jury Commissioners

Judith M. Romich
Patricia Biondo

COURT OPINION

Commonwealth of Pennsylvania

v.

Juan Manuel Torres, Defendant

Docket No.: 348-2011-Criminal

Attorney for Commonwealth: Patrick Robinson, Esquire

Attorney for Defendant: Scott Bennett, Esquire

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

Summary of the Case

Before the Court was Defendant's Motion for Modification of Sentence. Defendant previously pleaded guilty to Possession of Controlled Substance, Possession of Drug Paraphernalia and Driving while Operating Privilege Suspended/Revoked. The Court sentenced Defendant to an aggregate sentence of 8-23 months, and further ordered Defendant to pay \$300.00 for the costs of the Public Defender. It was the imposition of these costs for which Defendant requested a modification, arguing that the imposition of such costs is illegal.

The Court agreed with Defendant, opining that nowhere was there any statutory authority authorizing imposition of such costs. Moreover, "[a]bsent an indication by our legislature sanctioning the assessment of counsel fees for court-appointed counsel, we decline to validate orders granting such relief to counties. Parenthetically, we note that § 3 of the Act of January 19, 1968, P.L. 984, 19 P.S. § 793, at one time provided for the reimbursement by a criminal defendant or a relative of the defendant to the county 'for compensation and expense incurred and paid to court-appointed counsel.' However, this statute has since been repealed, 1984, October 12, P.L. 959, No. 187, § 6." Commonwealth v. Verilla, 526 A.2d 398, 403 (Pa.Super. 1987).

The Court further opined that it is permissible to impose the costs of the public defender as a condition of probation, citing to Commonwealth v. Pride, 380 A.2d 1267, 1270 (Pa.Super. 1977), however it may not “redefine the reimbursement order as a condition of probation.” Id. at 1270. Inasmuch the costs of the public defender constituted an order for reimbursement as Defendant was sentenced to incarceration rather than probation, the Court determined the fee imposed was illegal.

Defendant’s sentence was therefore modified to delete the requirement that Defendant pay \$300.00 for the costs of the public defender.



LEGAL NOTICES

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

ESTATE NOTICES

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

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

ADMINISTRATRIX NOTICE

Estate of PAULA OLVER AKA
PAULA J. OLVER AKA PAULA J.
SCHWESINGER

Late of Dyberry Township
Administratrix
LINDA STILES
695 BEECH GROVE RD.
HONESDALE, PA 18431
Administratrix
KAREN GUZMAN
35 ASHLAND ST.
MOUNT SINAI, NY 11766

Administratrix
GAIL MANNICK
206 OWEGO TPKE.
WAYMART, PA 18472
Attorney
NICHOLAS A. BARNA
831 COURT STREET
HONESDALE, PA 18431

10/19/2012 • 10/26/2012 • 11/2/2012

ESTATE NOTICE

Estate of Robert F. Strauch,
deceased of Paupack Township,
Wayne County, Pennsylvania.

Letters Testamentary on the above estate having been granted to Patricia S. Meyers, 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, Anthony J. Magnotta, Esq., P.O. Box 408, Hawley, PA 18428.

10/19/2012 • 10/26/2012 • 11/2/2012

EXECUTOR NOTICE

Estate of SOPHIE G. PULICI
AKA SOPHIE PULICI
Late of Lake Township

Executor
JOSEPH PULICI
PO BOX 75
HAWLEY, PA 18428
Attorney
WARREN SCHLOESSER, ESQ.
214 NINTH STREET
HONESDALE, PA 18431

10/12/2012 • 10/19/2012 • 10/26/2012

ADMINISTRATRIX NOTICE

Estate of LENA P. GRABLUTZ
Late of Clinton Township
Administratrix

MARY ANN RISBOSKIN
433 CLINTON STREET
VANDLING, PA 18421

Attorney
DAVID F. BIANCO, ESQ.
707 MAIN STREET, P.O. BOX 84
FOREST CITY, PA 18421-0084

10/12/2012 • 10/19/2012 • 10/26/2012

EXECUTOR NOTICE

Estate of ANGELINE A.
DEBEVEC AKA ANGELINE
DEBEVEC

Late of Clinton Township
Executor

LARRY J. DEBEVEC
121 BOYLE WAY
SUMMERVILLE, SC 29485

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

10/12/2012 • 10/19/2012 • 10/26/2012

ADMINISTRATOR NOTICE

Estate of MICHAEL V.
DUDEREWICZ AKA MICHAEL
DUDEREWICZ

Late of Damascus Township
Administrator

THOMAS M. DUDEREWICZ
68 OLD BRIDGE RD.
STRATFORD, NH 03884

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

10/12/2012 • 10/19/2012 • 10/26/2012

ADMINISTRATOR NOTICE

Estate of SHERMAN F. MEAD,
SR. AKA FRANCIS S. MEAD
Late of Gouldsboro, PA

Administrator
CLARK E. MEAD
413 N. MAIN STREET
TAYLOR, PA 18517

Administrator
SHERMAN F. MEAD, JR.
1307 SUSQUEHANNA AVE.
EXETER, PA 18643
Attorney

PATRICK WALSH, ESQUIRE
259 S. KEYSER AVE.
OLD FORGE, PA 18518

10/5/2012 • 10/12/2012 • 10/19/2012

ADMINISTRATOR NOTICE

Estate of WILLIAM C. HAHL, JR.
Late of Paupack Township

Administrator
MICHAEL J. HAHL
3108 SHERWOOD BLVD.
DELRAY BEACH, FL

Administrator
DANIEL J. HAHL
122 E. CARPENTER STREET
VALLEY STREAM, NY 18424

Attorney
STEVEN E. BURLEIN, ESQ.
307 11TH STREET
HONSDALE, PA 18431

10/5/2012 • 10/12/2012 • 10/19/2012

ADMINISTRATOR NOTICE

Estate of ANN ELISE SIMPSON
AKA ANN SIMPSON

Late of Preston Township
Administrator

RANDY SIMPSON
187 SIMPSON ROAD
LAKEWOOD, PA 18439

Administrator
LARRY SIMPSON
1417 CROSSTOWN HIGHWAY
LAKEWOOD, PA 18439

Attorney
RONALD M. BUGAJ, ESQ.
PO BOX 390
HONSDALE, PA 18431

10/5/2012 • 10/12/2012 • 10/19/2012

ADMINISTRATRIX NOTICE

Estate of VALOIS YOUNG, JR.
Late of Damascus Township
Administratrix
JESSICA MONOKROUSSOS
3917 EASTMONT DR
SOUTH BEND, IN 46628-3808

10/5/2012 • 10/12/2012 • 10/19/2012

OTHER NOTICES

CERTIFICATE OF ORGANIZATION

TAKE NOTICE THAT a Certificate of Organization was filed with the Department of State. The name of the Limited Liability Company is ABC WE CARE 24-7 LLC. This Limited Liability Company has been organized under the provision pursuant to 15 Pa. C.S. 8913.

NICHOLAS A. BARN, ESQUIRE
831 Court Street
Honesdale, PA 18431

10/19/2012

LEGAL NOTICE

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, for the purpose of obtaining a Certificate of Incorporation pursuant to the provisions of the Pennsylvania Business Corporation Law of 1988 approved-December 21, 1988, P.L. 144, No. 177, effective October 1, 1989, as amended.

Bertot Tire and General Auto

Repair, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended. The date of said incorporation was May 1, 2012 and the Article of Incorporation were filed on June 29, 2012. The purpose of the corporation is to provide general automobile repairs.

Thomas P. Heeney, Jr. – Solicitor
HEENEY & ASSOCIATES, P.C.
303 South Reading Avenue
Boyertown, PA 19512

10/19/2012

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
NOVEMBER 7, 2012**

By virtue of a writ of Execution Wells Fargo Bank, N.A. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 7th day of November, 2012 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property,

ALL THOSE CERTAIN pieces or parcels of land situate in the Township of Damascus, County of Wayne and State of Pennsylvania,

bounded and described as follows:

BEGINNING at a point in the center of township road 632 also known as Sheard Road said point being the common corner of lands now or formerly owned by James N. Erk (Deed Book 167, Page 598) and the parcel herein described and being the northeast corner of the parcel herein described; thence along the center of township road 632 the following three courses of distances: south four hundredths (.04) degrees twenty (20) minutes twenty (20) seconds east, six hundred eleven and three hundredths (611.03) feet to a point, thence south four hundredths (.04) degrees fifty-three (53) minutes forty (40) seconds east six hundred thirty-three and fifty hundredths (633.50) feet to a point; thence south one hundredths (.01) degree thirty-one (31) minutes fifty (50) seconds west two hundred eighteen and ninety-two hundredths (218.92) feet to a point for a corner; thence along a stone row south eighty-six (86) degrees nineteen (19) minutes twenty (20) seconds west seven hundred thirty-six and fifty-seven hundredths (736.57) feet to a point for a corner in the center of two intersecting stone walls; thence along the center of a stone wall along the lands now or formerly owned by Malcolm A. Noble (Deed Book 326, Page 945) north four hundredths (.04) degrees three hundredths (.03) minutes fifty (50) seconds west one thousand four hundred sixty and twenty-six hundredths (1,460.26) feet to a point in the line of lands of James

N. Erk where the stone wall intersects with another stone row; thence along the lands of Erk along the center of a stone row north eighty-six (86) degrees nine hundredths (.09) minutes thirty (30) seconds east seven hundred forty-five and eighty-one hundredths (745.81) feet to the point and place of BEGINNING.

For an approved map showing the above described premises see survey by Gary Packer, professional land surveyor, dated August 8, 1984 and recorded in Wayne County Map Book 54 at Page 38.

SUBJECT to the public one-half width of township road 632 also known as Sheard Road which lies on the premises herein described.

TOGETHER with all rights of way and UNDER AND SUBJECT to all covenants, reservations, restrictions and conditions of record, as found in the chain of title.

TITLE TO SAID PREMISES VESTED IN Kerry Fedigan-Cid, by Deed from Adrian Mainardi and Maureen Mainardi, his wife, dated 11/11/2005, recorded 11/29/2005 in Book 2924, Page 147.

Premises being: 73 SHEARDS ROAD A/K/A 73 SHEARD ROAD, MILANVILLE, PA 18443

Tax Parcel No. 07-0-0216-0053.0001

Improvements thereon:

RESIDENTIAL DWELLING

Seized and taken in execution as
Kerry Fedigan-Cid 96 Chittenden
Avenue TUCKAHOE NY 10707

Execution No. 16-Civil-2012
Amount \$252,866.18 Plus
additional

July 30, 2012
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE
NOTICE:**

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

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

John Michael Kolesnik Esq.

10/12/2012 • 10/19/2012 • 10/26/2012

**SHERIFF'S SALE
NOVEMBER 7, 2012**

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 7th day of November, 2012 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 situated in the Township of Dreher, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at the Northeast corner of the lands of George H. Martin, et ux., said corner being located within the bounds of the right-of-way of Crestmont Drive; thence along a line within the bounds of the right-of-way of the said public highway South eighty-three degrees East one hundred twenty-five (125) feet to a corner; thence through the lands now or formerly of Agnes G. Walts et. Al. South seven degrees West five hundred seventy (570) feet to a corner in line of lands now or formerly of George Green; thence along the lands of said Green, North eightythree degrees West one hundred twenty-five (125) feet to a corner; thence along the lands now or formerly of Martin North seven degrees East five hundred seventy

(570) feet to a corner, the place of beginning.

EXCEPTING AND RESERVING a right-of way of the public highway which crosses the Northerly side of the land herein conveyed.

CONTAINING 1.64 acres of land, more or less.

TAX CONTROL NUMBER:
010217 TAX PARCEL
NUMBER: 08-0-0352-0032

TITLE TO SAID PREMISES IS VESTED IN Philip Lebowitz and Donna Lebowitz by Deed from Richard K. Cavanagh and Thomas P. Cavanagh, Executors of the Estate of Carole Laura Cavanagh, deceased dated 10/31/2006 and recorded 11/8/2006 in Record Book 3171 Page 251.

Seized and taken in execution as Philip Lebowitz 412 Cresmont Drive NEWFOUNDLAND PA 18445
Donna Lebowitz 412 Cresmont Drive NEWFOUNDLAND PA 18445

Execution No. 856-Civil-2010
Amount \$195,674.29 Plus
additional

July 31, 2012
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE
NOTICE:

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

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

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

William E. Miller Esq.

10/12/2012 • 10/19/2012 • 10/26/2012

**SHERIFF'S SALE
NOVEMBER 7, 2012**

By virtue of a writ of Execution The Dime Bank issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 7th day of November, 2012 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,

PARCEL ONE:

ALL THA T CERTAIN tract or piece of land situate now or late in the Township of Sterling in the County of Wayne and State of Pennsylvania, containing four

hundred and thirty four (434) acres and allowances, in the warrantee name of Hugh Ely warranted November 3, 1792 and surveyed April 19, 1893 and numbered on the Commissioners books of said Wayne County number one hundred and thirty two (132).

PARCEL TWO:

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

BEGINNING at a point in the center of public road leading from the County line to Turnersville at the County line; t hence along lands formerly conveyed by A.N. Sayer to James M. Biesecker south fifty degrees East (S. 50 degrees E.) ninety (90) rods and twelve (12) links to a post and stones comer in line of Dodge & Company's land; thence along their land South forty degrees West (S. 40 degrees W.) until this course intersects the division line between Wayne and Lackawanna Counties; thence North along the County line to the center of the road, the place of BEGINNING. CONTAINING thirty one and five tenths (3 1.5) acres, be the same more or less, and shown on the blue print attached and made a part hereof, outlined in the red and marked "E. W. Baker 31.5 acres".

PARCEL THREE:

ALL THAT CERTAIN piece or

parcel of land situated in the Township of Sterling, County of Wayne and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center of a public road leading from Freytown to Gas Hollow; thence along land of Charles Schreck South fifty degrees east (S. SO degrees) E. one hundred thirty-six (136) rods to a spruce tree comer; thence along land now or late of John Callahan north forty degrees east (N. 40 degrees E.) one hundred thirty two (132) rods to a post and stones comer; thence along other land now or late of Albert Sayer north fifty degrees west (N. 50 degrees W.) one hundred (100) rods to a post corner in the center of said public road; thence along said road in a southwesterly direction one hundred thirty-four (134) rods to a post comer in the place of BEGINNING. CONTAINING (100) one hundred acres, be the same more or less.

PARCEL FOUR:

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

BEGINNING at a point in the public road known as the "Gas Hollow Road" in line of land of B.V. Shaffer; thence along said Shaffer's land north fifty (50) degrees west sixty six (66) rods to

a comer in the line between Wayne and Lackawanna Counties; thence along land now or formerly of Albert N. Sayre north forty (40) degrees east, one hundred (100) rods to a comer stone; thence still along land of said Sayre, south fifty (50) degrees east ninety seven (97) rods to a stone comer in the public road aforesaid; thence along said road in a southwesterly direction one hundred and two (102) rods to a post corner the place of BEGINNING.

CONTAINING fifty (50) acres of land, be the same more or less.

EXCEPTING AND RESERVING from this conveyance such timber and privileges as were reserved to the said William Wallace in the deed last mentioned.

PARCEL FIVE:

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

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

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

PARCEL SIX:

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

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

PARCEL SEVEN:

ALL THAT CERTAIN piece of land partly situate in the Township of Madison, County of Lackawanna and partly in the

Township of Sterling Wayne
County State of Pennsylvania;
bounded and described as follows:

BEGINNING at the west corner of lot No. one hundred and eighty four (184) on a record draft of Drinker lands, thence by the same south fifty (50) degrees east one hundred twenty one and one half (121 ½) perches to a hemlock corner; thence by lot No. one seventy two (172) on the said draft south forty (40) degrees west one hundred twenty-nine (129) perches to a stones corner, thence by lot No. one hundred and forty six (146) on said draft North fifty (50) degrees west one hundred and twenty one and one half (121 ½) perches to stones corner, thence by lot No. one seventy (170) on said draft north forty (40) degrees east one hundred twenty nine (129) perches to a stones corner the place of BEGINNING. CONTAINING ninety seven (97) acres and one hundred fifty three (153) perches of land be the same more or less. BEING Lot 171 on recorded draft of Drinker's lands (John Skyrin Warrant).

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

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

deeds.

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

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

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

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

Execution No. 205-Civil-2012
Amount \$997,257.51 Plus additional

August 22, 2012
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

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

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

James T. Shoemaker, Esq.

10/12/2012 • 10/19/2012 • 10/26/2012

**SHERIFF'S SALE
NOVEMBER 7, 2012**

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 7th day of November, 2012 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 ESTATE SITUATED, LYING AND BEING IN THE COUNTY OF WAYNE, AND STATE OF PENNSYLVANIA, TO-WIT:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND LOCATED IN THE TOWNSHIP OF MANCHESTER, COUNTY OF WAYNE, COMMONWEALTH OF PENNSYLVANIA, BEING ON THE WEST SIDE OF THE DELAWARE RIVER, AND BEING A PART OF THE SO CALLED "DARLINGTON LOT" BOONDED AND DESCRIBED

AS FOLLOWS:

BEGINNING AT A POINT 212 FEET WESTERLY OF THE HOUSE ON THE SO CALLED "DARLINGTON LOT", KNOWN AS THE "SASS BOARDING HOUSE", BEING A BUTTON BALL TREE, RUNNING THENCE WEST ON A STRAIGHT LINE TO THE CENTER OF THE PRIVATE ROAD RUNNING THROUGH THE PREMISES OWNED BY THE PRIOR GRANTORS, THENCE SOUTHERLY ALONG THE CENTER OF SAID PRIVATE ROAD ONE HONORED FEET TO A STARE; THENCE EASTERLY MORE OR LESS FEET TO A STAKE IN THE BANK OF THE DELAWARE RIVER; THENCE ALONG AND UP THE RIVER BANK GENERALLY NORTHERLY ONE HUNDRED FEET TO A STAKE; THENCE WESTERLY MORE OR LESS FEET TO THE BUTTON BALL TREE, THE POINT OR PLACE OF BEGINNING.

TOGETHER WITH THE RIGHT TO USE THE PRIVATE ROAD MENTIONED AS A BOONDS OF THE ABOVE DESCRIBED LOT IN COMMON WITH THE FORMER GRANTORS, THEIR HEIRS, SUCCESSORS AND ASSIGNS.

EXCEPTING AND RESERVING TO THE FORMER GRANTORS, THEIR HEIRS, SUCCESSORS

AND ASSIGNS, THE RIGHT TO TAKE WATER FROM A SPRING LOCATED IN THE SOUTHEASTERLY CORNER OF THE LOT HEREIN CONVEYED THROUGH A 1 1/2 INCH PIPE, OR ITS REPLACEMENT SIMILAR IN SIZE, AS IT NOW EXISTS, TOGETHER WITH THE RIGHT TO PUMP THROUGH SAID PIPE. TOGETHER WITH THE RIGHT TO ENTER UPON THE PREMISES HEREIN CONVEYED FOR THE PURPOSE OF MAINTAINING SAID PIPE, REPAIRING THE SAME OR TO MAINTAIN ITS REPLACEMENT.

SAID SPRING RIGHT IS LIMITED TO THE EXPRESS RIGHTS GRANTED HEREIN AND THE FORMER GRANTORS, THEIR HEIRS, SUCCESSORS AND ASSIGNS, SHALL NOT IN ANY WAY PLACE ANY STRUCTURE, INSTRUMENT OR OBJECT IN SAID PIPE OR FILTER ATTACHED TO THE SAID PIPE.

TAX PARCEL #: 15-0-0166-0046

Seized and taken in execution as Robert Frank 1965 S. Ocean Drive, 8N-S HALLANDALE FL 33009

Execution No. 238-Civil-2012
Amount \$258,495.01 Plus additional

August 23, 2012
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

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

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

Jay E. Kivitz, Esq.

10/12/2012 • 10/19/2012 • 10/26/2012

**SHERIFF'S SALE
NOVEMBER 7, 2012**

By virtue of a writ of Execution Wells Fargo Bank , N. A. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 7th day of November, 2012 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,

LOTS 467 AND 469 ALL that certain piece or parcel of land situate in the Township of Paupack, County of Wayne. and State of

Pennsylvania described as follows:

BEGINNING in the centerline of Kensington Road, said point being a common corner of Lots 467 and 465, and on a common line of Lot 450; thence along the centerline of Kensington Road and a common line of Lots 467 and 450, South 21 degrees 18 minutes East 102.35 feet to a point in the centerline of Kensington Road, said point being a common corner of Lots 450, 467 and 469; thence continuing along the centerline of Kensington Road, and along a common line of Lots 469 and 452, South 27 degrees 58 minutes East 106 feet to a point, said point being a common corner of Lots 452, 454, 469, and 471; thence along a common line of Lots 469 and 471, North 82 degrees 03 minutes East 225 feet to a point, said point being a common corner of Lots 420, 422, 469, and 471; thence along a common line of Lots 418, 420, 467, and 469, North 27 degrees 58 minutes West 212 feet to a corner, said corner being a common corner of Lots 416, 418, 465, and 467; thence along a common line of Lots 465 and 467, South 82 degrees 03 minutes West 212.35 feet to the point and place of BEGINNING. SAID description including Lots 467 and 469 as depicted on a map of Paupacken Lake Estates, said map having been recorded in Wayne County Map Book 29, at page 37.

UNDER AND SUBJECT to all easements, restrictions and declarations and rights-of-way of record including those as more particularly set forth in Schedules

A and B as more fully appears in Deed Book 441, at page 108.

UNDER AND SUBJECT to the right-of-way of others to use Kensington Road for ingress, egress and regress.

LOT 471: ALL THAT CERTAIN piece, parcel or lot of land, situate, lying and being in the Township of Paupack, County of Wayne and State of Pennsylvania more particularly described as Lot No. 471. Kensington Road, Regency Section, as shown on a Map of Lands of Paupacken Lake Shores, Inc., recorded in the Office for the Recording of Deeds in and for the County of Wayne in Map Book 29 page 37.

TOGETHER WITH the rights and privileges and UNDER AND SUBJECT to the covenants, conditions and restrictions as contained in Deed Book 321 page 384.

TITLE TO SAID PREMISES VESTED IN Aimee Pearce, single, by Deed from Jonathan M. Cohen and Regina G. Koehler, h/w, dated 07/18/2006, recorded 07/21/2006 in Book 3088, Page 307.

Premises being: 469
KENSINGTON ROAD, HAWLEY,
PA 18428

Tax Parcel No. 1: 19-0-0042-0467;
No. 2: 19-0-0042-0469; No. 3: 19-0-0042-0471

Seized and taken in execution as

Aimee Pearce 1820 Wayne Avenue
SCRANTON PA 18508

Execution No. 244-Civil-2012
Amount \$171,967.71 Plus
additional

August 23, 2012
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE
NOTICE:**

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

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

Allison F. Wells, Esq.

10/12/2012 • 10/19/2012 • 10/26/2012

**SHERIFF'S SALE
NOVEMBER 7, 2012**

By virtue of a writ of Execution Nationstar Mortgage, LLC issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 7th day of

November, 2012 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 PARCEL OF LAND IN TOWNSHIP OF DAMASCUS, WAYNE COUNTY, COMMONWEALTH OF PENNSYLVANIA, AS MORE FULLY DESCRIBED IN DEED BOOK 1324, PAGE 161, ID #111587, BEING KNOWN AND DESIGNATED AS A METES AND BOUNDS PROPERTY

ALSO DESCRIBED AS:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND LYING AND BEING IN THE TOWNSHIP OF DAMASCUS, COUNTY OF WAYNE AND COMMONWEALTH OF PENNSYLVANIA BOUNDED AND DESCRIBED AS FOLLOWS

BEGINNING AT A POINT IN THE CENTERLINE OF TOWNSHIP ROUTE T624, SAID POINT OF BEGINNING BEING THE COMMON CORNER OF THE LOT HEREIN CONVEYED, LANDS OF KING, LANDS OF WRIGHT AND LANDS OF KASZNICA; THENCE ALONG LANDS OF KING AND ALSO ALONG LANDS OF DEXTER CONSTRUCTION COMPANY, NORTH 80 DEGREES 54 MINUTES 53 SECONDS WEST 645.00 FEET TO A CORNER; THENCE ALONG LINE OF

LANDS OF WILLIAM R. MOHN, ET AL., NORTH 33 DEGREES 33 MINUTES 16 SECONDS EAST 710.00 FEET TO A CORNER; THENCE ALONG THE SOUTHERN LINE OF LOT I-A, RETAINED BY THE GRANTORS HEREIN, SOUTH 58 DEGREES 44 MINUTES 51 SECONDS EAST 411.02 FEET TO A CORNER; THENCE ALONG LINE OF LANDS OF KASZNICA, SOUTH 12 DEGREES 32 MINUTES 55 SECONDS WEST 492.045 FEET TO THE PLACE OF BEGINNING. CONTAINING 6.9832 ACRES, AS SURVEYED BY ALFRED K. BUCCONEAR, RPLS, AN APPROVED MAP OF SAID SURVEY, LAST REVISED NOV. 10, 1997, (ON WHICH THE ABOVE PREMISES ARE DESIGNATED AS LOT I-B) BEING RECORDED IN WAYNE COUNTY MAP BOOK 88, PAGE 119.

EXCEPTING AND RESERVING TO THE GRANTORS HEREIN, THEIR HEIRS AND ASSIGNS, AS AN EASEMENT APPURTENANT TO LOT I-A AS SHOWN ON THE ABOVE MAP, A RIGHT-OF-WAY THIRTY FEET IN WIDTH FOR THE INSTALLATION AND MAINTENANCE OF SEWER AND WATER LINES, SAID RIGHT OF WAY LYING FIFTEEN FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT IN

THE SOUTHERN LINE OF LOT I-B WHICH IS NORTH 80 DEGREES 54 MINUTES 53 SECONDS WEST 83.055 FEET ALONG LANDS OF KING FROM THE WESTERN RIGHT-OF-WAY LINE OF TOWNSHIP ROUTE T624; THENCE THROUGH LOT I-B HEREIN CONVEYED, THE FOLLOWING FOUR COURSES AND DISTANCES: NORTH 24 DEGREES 08 MINUTES 17 SECONDS EAST 10.37 FEET, NORTH 24 DEGREES 08 MINUTES 17 SECONDS EAST 71.52 FEET, NORTH 15 DEGREES 26 MINUTES 48 SECONDS EAST 50.86 FEET, AND NORTH 04 DEGREES 10 MINUTES EAST 420.865 FEET TO THE SOUTHERN LINE OF LOT I-A.

SUBJECT TO RIGHT-OF-WAY FOR PUBLIC HIGHWAY PURPOSES OF SO MUCH TOWNSHIP ROUTE T624 AS LIES WITHIN THE DESCRIPTION OF THE PROPERTY HEREIN CONVEYED.

TAX PARCEL #: 07-0-0237-0001-0006

Seized and taken in execution as James R. Mohn 93 Atco Road BEACH LAKE PA 18405 BEING KNOWN AS: 93 Atco Road, Beach Lake PA 18405

Execution No. 376-Civil-2012
Amount \$87,920.04 Plus additional

August 22, 2012
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

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

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

Jay E. Kivitz, Esq.

10/12/2012 • 10/19/2012 • 10/26/2012

**SHERIFF'S SALE
NOVEMBER 7, 2012**

By virtue of a writ of Execution Wells Fargo Bank , N. A. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 7th day of November, 2012 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 FOUR (4) CERTAIN lots or parcels of land situate in the Township of Dreher, in the development of Wildbrooke Corporation, County of Wayne and Commonwealth of Pennsylvania, to wit:

Parcel I: Lots No. Seventeen (17) and Eighteen (18) in Block C, as shown on the survey and original plan of Wildbrooke Corporation, Wayne County, Pennsylvania, in Map Book 14, at Page 6, reference being made thereto for a more particular description of the lots hereinbefore described and herein conveyed.

BEING all of Lot Seventeen (17), Block C (Taxable No. 8-06-73) and all of Lot Eighteen (18) in Block C (Taxable No. 8-06-72) as shown on the survey and original plan of Wildbrooke Corporation, Wayne County, Pennsylvania, as aforesaid.

Parcel II: Lot No. Sixteen (16) in Block No. C, as shown on the survey and original plan of Wildbrooke Corporation, Wayne County, Pennsylvania, made by a registered surveyor and of record in the Recorder of Deeds Office of Wayne County, Pennsylvania, in Map Book 14, at page 6, reference being made thereto for a more particular description of the lot or lots hereinbefore described and herein conveyed.

BEING all of Lot Sixteen (16), Block C (Taxable No. 8-06-74) as shown on the survey and original plan of Wildbrooke Corporation,

Wayne County, Pennsylvania, as aforesaid.

Parcel III: Lot No. Thirty-Two (32) in Block No. B, Section No.

_____, as shown on the survey and original plan of Wildbrooke Corporation, Wayne County, Pennsylvania, made by a registered surveyor and of record in the Recorder of Deeds Office of Wayne County, Pennsylvania in Map Book 13 at page 51, reference being made thereto for a more particular description of the lot or lots hereinabove described and herein conveyed.

TITLE TO SAID PREMISES VESTED IN Stanley Baker, by Deed from U.S. Bank, NA., as Trustee for Citigroup Mortgage Loan Trust, Inc., by Citimortgage, Inc., its attorney in fact, by Power of attorney to be recorded simultaneously herewith, dated 05/30/2008, recorded 08/05/2008 in Book 3569, Page 324.

Premises being: 62 SKY LINE DRIVE, A/K/A 62 SKYLINE DRIVE, NEWFOUNDLAND, PA 18445

Tax Parcel No.1: 08-0-0006-0073
Tax Parcel No.2: 08-0-0006-0072
Tax Parcel No.3: 08-0-0006-0074

Seized and taken in execution as Stanley Baker 62 Sky Line Dr a/k/a 62 Skyline Dr
NEWFOUNDLAND PA 18445

Execution No. 500-Civil-2010
Amount \$196,353.58 Plus

additional

August 23, 2012
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

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

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

John Michael Kolesnik Esq.

10/12/2012 • 10/19/2012 • 10/26/2012

**SHERIFF'S SALE
NOVEMBER 7, 2012**

By virtue of a writ of Execution The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Benefit of the CWMBBS, INC. CHL MORTGAGE PASSTHROUGH TRUST 2007-10, MORTGAGE PASS-THROUGH CERT issued out of the Court of Common Pleas of Wayne County, to me directed, there will be

exposed to Public Sale, on Wednesday the 7th day of November, 2012 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property,

ALL THAT CERTAIN lot, piece or parcel of land situate in Dyberry Township, Wayne County, PA, known and designated as Lot 3 on a certain map entitled Minor Subdivision Plan Lands of Rake, dated 6/21/05, as surveyed by Robert P. Kiley, P.L.S., and filed in the Office of the Recorder of Deeds in Wayne County, PA, in Map Book 103, Page 102. Lot 3 is further bounded and described as follows:

BEGINNING at a point in the center of Township Route 540 (T.R. 540), also known as Watts Hill Road, at a corner common to Lots 2 and 3 in the line of Lot 4; then running on the common of Lot 3 & 4 the following 2 courses: (1) north 81 degrees 04 minutes 18 seconds east 763.47 feet to a set #5 re-bar passing over a set #5 re-bar at 26.87 feet; (2) north 2 degrees 58 minutes 43 seconds east 7767.03 feet to a set #5 re-bar marking the common corner of Lots 2 and 4 in the line of lands of Robert & Laurie Collins; then running on the common line of Lot 4 and lands of Collins, south 81 degrees 06 minutes 12 seconds west 701.03 feet to a point in the center of Township Route 540 (T.R. 540) also known as Watts Hills Road, at a corner common to

Lots 1 and 3; then following the center of T.R. 590 on the common line of Lot 3 and Lot 1, thence Lot 2, the following 4 courses: (1) south 3 degrees 05 minutes 21 seconds west 291.56 feet; (2) south 4 degrees 30 minutes 14 seconds west 90.34 feet; (3) south 9 degrees 21 minutes 29 seconds west 79.40 feet; (4) south 11 degrees 44 minutes 16 seconds west 323.28 feet to the point of Beginning.

COMPRISING 12.36 Acres, more or less.

TAX PARCEL #: 09-0-0244-0008.0003

Seized and taken in execution as Joanne G. Rake 27 Barker Avenue, Apt. 711 WHITE PLAINS NY 10601
Thomas W. Rake 27 Barker Avenue, Apt. 711 WHITE PLAINS NY 10601

Execution No. 560-Civil-2009
Amount \$533,713.54 Plus additional

August 23, 2012
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

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

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

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

David Fein Esq.

10/12/2012 • 10/19/2012 • 10/26/2012

**SHERIFF'S SALE
NOVEMBER 14, 2012**

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 14th day of November, 2012 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 piece of land situate, lying and being in the Township of Lehigh, County of Wayne, and State of Pennsylvania, bounded and described as follows, to wit:

BEING Lot No. 127 Street Ridge Drive on the Plot or plan of lots known as "Pocono Springs Estates,

Inc." laid out for the grantor herein 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 14, page 189, being the Final Map of Pocono Springs Estates, Inc., Section XII.

UNDER AND SUBJECT to certain express covenants and conditions and restrictions, which shall run with the land as specifically set forth in the chain of title.

TAX PARCEL #: 14-0-0007-0132

BEING KNOWN AS: 85 Ridge Drive, Gouldsboro PA 18424

Seized and taken in execution as Kenneth S. Raymond 85 Ridge Drive GOULDSBORO PA 18424

Execution No. 225-Civil-2012
Amount \$131,984.54 Plus
additional

August 24, 2012
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE
NOTICE:**

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

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

Lisa Lee, Esq.

10/19/2012 • 10/26/2012 • 11/2/2012

**SHERIFF'S SALE
NOVEMBER 14, 2012**

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 14th day of November, 2012 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following

ALL THOSE certain lots, 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

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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 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.

Premises being: 301 PROSPECT STREET, HAWLEY, PA 18428

Tax Parcel No. 10-0-0001-0058

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

August 24, 2012
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

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

further notice of filing of the schedule of distribution need be given.

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

Matthew Brushwood, Esq.

10/19/2012 • 10/26/2012 • 11/2/2012

**SHERIFF'S SALE
NOVEMBER 14, 2012**

By virtue of a writ of Execution Fairway Consumer Discount Company issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 14th day of November, 2012 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 Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING in the Western side of Broad Street, at a point distant seventy-five feet southerly measured along the Western line of Broad Street, from a cut stone monument located on the Southwest corner of Broad and Ball Streets, as designated on the

maps of lands of the Hudson Coal Company; thence South eighty-two (82) degrees sixteen (16) minutes West, two hundred eight and two-tenths (208.2) feet to a corner in line of lands now or formerly of the Hudson Coal Company; thence South six (6) degrees sixteen (16) minutes East, ninety-six and three tenths (96.3) feet along the line of lands now or formerly of the Hudson Coal Company to a corner; thence north eighty-two degrees (82) sixteen (16) minutes East, one hundred eighty-five and one-tenth (185.1) feet to a corner in the western side of Broad Street; and thence North seven (7) degrees fifty-seven (57) minutes East, one hundred (100) feet along the western side of Broad Street to the place of BEGINNING.

CONTAINING 19,211.8 square feet of land, be the same more or less.

ALSO, ALL that certain piece or parcel of land situate in the Borough of Honesdale, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

Bounded on the West by the easterly line of lands of Grantees; on the North by a continuation of the northerly line of land of Grantees; on the East by the westerly line of Broad Street as laid out pursuant to Ordinance No. 129, approved October 6, 1941; and on the South by the continuation of the southerly line of lands of Grantees.

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

BEGINNING at a point on Broad Street, being the southeasterly corner of the land now or formerly of William Reif, et ux; thence south seven (7) degrees fifty-seven (57) minutes West, seventy-one (71) feet to a point; thence north eighty-six (86) degrees west, one hundred seventy (170) feet to a point; thence north six (6) degrees sixteen (16) minutes west, thirty-two and eight-tenths (32.8) feet to a point; thence along the southerly line of the land now or formerly of William Reif, et ux, a distance of one hundred eighty-five and one-tenth (185.1) feet, to the place of beginning, as surveyed by Julius Freund, Engineer, May 25, 1941.

EXCEPTING AND RESERVING that certain parcel which William C. Reif and Jean Swoyer Reif by their deed dated December 4, 1954, and recorded in Wayne County Deed Book 188, at Page 272, granted and conveyed unto Alfred E. Swoyer and Helen L. Swoyer, his wife, being more particularly described as follows:

BEGINNING at an iron pin on the Westerly side of Broad Street at a point three (3) feet Southerly from the Southeasterly corner of other lands of the Grantors as surveyed by Julius Freund, Engineer, May 25, 1941; thence South seven (7)

degrees fifty-seven (57) minutes west, sixty-eight (68) feet to an iron pin; thence North eighty-six (86) degrees west, one hundred seventy (170) feet to a point; thence north six (6) degrees sixteen (16) minutes west, twenty-nine and eight-tenths (29.8) feet to a point; thence on a line parallel to the southerly line of William C. Reif, et ux, and three feet distant therefrom in an easterly direction, one hundred eighty-five and one-tenth (185.1) feet to the place of BEGINNING.

BEING the same premises conveyed to Cynthia Blair by Deed of Ellen Jennings, et al., dated December 4, 2009, and recorded in the Office of the Recorder of Deeds in and for Wayne County to Instrument No. 200900013371.

The Tax Map Number for the above-described parcel is 11-0-0008-0040.

Seized and taken in execution as Cynthia L. Blair 346 Broad Street Honesdale PA 18431

Execution No. 341-Civil-2012

Amount \$33,397.42 Plus additional

August 23, 2012
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

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

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

David E. Schwager, Esq.

10/19/2012 • 10/26/2012 • 11/2/2012

CIVIL ACTIONS FILED

*FROM SEPTEMBER 22, 2012 TO SEPTEMBER 28, 2012
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2006-00392	GERSHONOWITZ JOSEPH IND.&PARENT/NATURAL GUARDIAN	P 9/25/2012	SATISFACTION	—
2006-00392	GERSHONOWITZ TARA IND.&PARENT/NATURAL GUARDIAN	P 9/25/2012	SATISFACTION	—
2007-20691	P&A FISHER OIL CO INC	9/25/2012	DEFAULT JUDGMENT	48,608.50
2007-21157	ROTUNDO JOHN T	9/27/2012	SATISFACTION	29,806.96
2008-00133	JAVITZ MICHAEL J	9/28/2012	WRIT OF EXECUTION	131,452.99
2009-20898	LEE FAUSTINA V	9/25/2012	SATISFACTION	—
2009-21464	YASEEN MOHAMMED YASIR	9/25/2012	SATISFACTION	—
2010-00468	JENNINGS ROBERT F	P 9/28/2012	JUDGMENT	—
2010-00468	JENNINGS BARBARA S	P 9/28/2012	JUDGMENT	—
2010-00468	DELAWARE & HUDSON CANAL CO	9/28/2012	JUDGMENT	—
2010-00528	POLAY MICHAEL S	9/27/2012	JDGMT BY COURT ORDER	181,011.10
2010-00528	POLAY MICHAEL S	9/27/2012	WRIT OF EXECUTION	181,011.10
2010-00870	AFFORDABLE ELECTRIC	9/28/2012	JDGMT BY COURT ORDER	64,872.63
2010-00870	KAWTOSKI ADAM	9/28/2012	JDGMT BY COURT ORDER	64,872.63
2010-00870	KAWTOSKI JOSEPH	9/28/2012	JDGMT BY COURT ORDER	64,872.63
2010-00898	SHAFFER DEAN G	9/24/2012	JUDGMENT/STIPULATION	27,616.81
2010-20160	CSI SECURITY SYSTEMS INC A CORPORATION	9/27/2012	SATISFSACTION	34,229.44
2010-20584	CSI SECURITY SYSTEMS INC A CORPORATION	9/27/2012	SATISFACTION	343.72
2010-20655	HOFF LEO	9/28/2012	SATISFACTION	491.51
2010-20678	CORSO MARIA C	9/28/2012	SATISFACTION	348.83
2010-21268	YASEEN MOHAMMED YASIR	9/25/2012	SATISFACTION	—
2010-21366	LEE FAUSTINA V	9/25/2012	SATISFACTION	—
2011-00012	TORQUATI DEREK J	9/26/2012	WRIT OF EXECUTION	88,916.58
2013-00012	TORQUATI ELIZABETH A	9/26/2012	WRIT OF EXECUTION	88,916.58
2011-00680	MOROE SUSANNA	9/24/2012	WRIT OF EXECUTION	313,583.48
2011-00680	MOROZ VIKTOR	9/24/2012	WRIT OF EXECUTION	313,583.48
2011-00730	CASNER LUTHER C	9/28/2012	DEFAULT JUDGMENT	180,252.00
2011-00730	CASNER STEPHANIE A	9/28/2012	DEFAULT JUDGMENT	180,252.00
2011-20075	AMERICAN REAL ESTATE INVESTMENT HOLDINGS INC	9/25/2012	SATISFACTION	1,128.95
2011-20217	CORSO MARIA C	9/28/2012	SATISFACTION	526.96
2011-20224	HOFF LEO	9/28/2012	SATISFACTION	538.03
2011-20667	DICKINSON ANDREW DAVID	9/26/2012	SATISFACTION	—
2011-20668	DICKINSON ANDREW DAVID	9/26/2012	SATISFACTION	—
2011-20669	DICKINSON ANDREW DAVID	9/26/2012	SATISFACTION	—
2011-21044	CARRION JOSE R SR	9/25/2012	SATISFACTION	—
2011-21044	CARRION MARIA C	9/25/2012	SATISFACTION	—

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

2012-00059	RIKER BRIAN J	9/24/2012	WRIT of EXECUTION	132,548.02
2012-00059	RIKER VICTORIA	9/24/2012	WRIT OF EXECUTION	132,548.02
2012-00173	ALEVIS KENNETH	9/27/2012	WRIT OF EXECUTION	145,949.45
2012-00219	POCONO WATERWORKS CO INC P PLAINTIFF/APPELLEE	9/24/2012	JUDGMENT NON PROS	—
2012-00293	MIGLIORE SALVATOR	9/24/2012	DEFAULT JUDGMENT	501,753.37
2012-00293	MIGLIORE LISA	9/24/2012	DEFAULT JUDGMENT	501,753.37
2012-00293	MIGLIORE CHRISTOPHER	9/24/2012	DEFAULT JUDGMENT	501,753.37
2012-00294	MIGLIORE SALVATOR	9/24/2012	DEFAULT JUDGMENT	501,753.37
2012-00294	MIGLIORE LISA	9/24/2012	DEFAULT JUDGMENT	501,753.37
2012-00294	MIGLIORE CHRISTOPHER	9/24/2012	PEFAULTJUDGMENT	501,753.37
2012-00380	PHILLIPS JOSEPH S	9/25/2012	SATISFACTION	—
2012-00408	HAMBY MATTHEW KANE	9/24/2012	DEFAULT JUDG IN REM	184,051.35
2012-00408	HAMBY KENDAL	9/24/2012	DEFAULT JUDG IN REM	184,051.35
2012-00430	AYALA JOSEPH I A/K/A	9/28/2012	DEFAULT JUOG IN REM	113,946.65
2012-00430	AYALA JOSE I	9/28/2012	DEFAULT JUDG IN REM	113,949.65
2012-00432	PETERS ROBERT J	9/28/2012	DEFAULT JUDG IN REM	190,832.38
2012-00462	MANG ANDREA LEE DEFENDANT/APPELLEE	9/24/2012	DEFAULT JUDGMENT	2,718.04
2012-00500	BASILE ANTHONY P	9/27/2012	DEFAULT JUDGMMENT	129,821.90
2012-00500	BASILE SUZETTE	9/27/2012	DEFAULT JUDGMENT	129,821.90
2012-00500	BASILE ANTHONY P	9/21/2012	WRIT OF EXECUTION	129,821.90
2012-00500	BASILE SUZETTE	9/27/2012	WRIT OF EXECUTION	129,821.90
2012-00506	KASPER PATRICIA A	9/24/2012	DEFAULT JUDGMENT	3,962.46
2012-00507	OFNER NOREEN A	9/24/2012	DEFAULT JUDGMENT	26,604.86
2012-00509	LEIDI JOHN	9/24/2012	DEFAULT JUDGMENT	2,358.14
2012-00512	SCHERMERHORN SCOTT	9/24/2012	DEFAULT JUDG IN REM	109,462.34
2012-00669	ZIGMAN ROBERT HEIRS, SUCCESSORS, ASSIGNS...	9/26/2012	QUIET TITLE	—
2012-20055	CACCAVANO JOSEPHINE	9/25/2012	SATISFACTION	823.09
2012-2010S	WARRING KIMBERTy	9/26/2012	SATISFACTION	—
2012-20322	DIETERICH ALEXANDER RUDOLPH	9/26/2012	SATISFACTION	—
2012-20945	CACCAVANO JOSEPHINE	9/25/2012	SATISFACTION	663.88
2012-21131	POLLART ROBERT J JR	9/25/2012	WRIT OF SCIRE FACIAS	—
2012-21131	POLLART MARY JANE	9/25/2012	WRIT OF SCIRE FACIAS	—
2012-21332	RUSSO VITO J	9/24/2012	JUDGMENT	504.50
2012-21333	DIVIESTI MICHAEL	9/24/2012	JP TRANSCRIPT	11,155.50
2012-21334	KRETZSCHMAR AMANDA	9/24/2012	JPTRANSCRIPT	2,597.11
2012-21335	JASCH ROBERT W	9/25/2012	MUNICIPAL LIEN	360.14
2012-21335	JASCH KIMBERLY A	9/25/2012	MUNICIPAL LIEN	360.14
2012-21336	JASCH ROBERT W	9/25/2012	MUNICIPAL LIEN	360.14
2012-21336	JASCH KIMBERLY A	9/25/2012	MUNICIPAL LIEN	360.14
2012-21337	CROOKS CLIVE	9/25/2012	MUNICIPAL LIEN	359.64
2012-2133S	CRUZ CARL	9/25/2012	MUNICIPAL LIEN	355.26
2012-21339	D'AMICO JOHN	9/25/2012	MUNICIPAL LIEN	359.64
2012-21339	DAMICO JOHN	9/25/2012	MUNICIPAL LIEN	359.64
2012-21340	DEBELL JOANNA EXECUTRIX	9/25/2012	MUNICIPAL LIEN	368.31
2012-21340	DURLACHER DORIS E ESTATE OF	9/25/2012	MUNICIPAL LIEN	368.39

2012-21341	DEBELL JOANNA EXECUTRIX	9/25/2012	MUNICIPAL LIEN	368.39
2012-21341	DURLACHER DORIS E ESTATE OF	9/25/2012	MUNICIPAL LIEN	368.39
2012-21342	HEJRES AAREF AHMED	9/25/2012	MUNICIPAL LIEN	364.01
2012-21343	KURA EDWARD	9/25/2012	MUNICIPAL LIEN	359.64
2012-21343	KURA FLORENCE	9/25/2012	MUNICIPAL LIEN	359.64
2012-21344	LAMBOY ANDRES	9/25/2012	MUNICIPAL LIEN	370.58
2012-21344	LAMBOY LAURA	9/25/2012	MUNICIPAL LIEN	370.58
2012-21345	OZBEK YAKUP	9/25/2012	MUNICIPAL LIEN	359.64
2012-21346	SAMPLE IRA	9/25/2012	MUNICIPAL LIEN	350.88
2012-2-346	SAMPLE ETTA J	9/25/2012	MUNICIPAL LIEN	350.88
2012-21347	POCONO SPRINGS ESTATES INC	9/25/2012	MUNICIPAL LIEN	385.89
2012-21348	BOGNEY THADDEUS	9/25/2012	MUNICIPAL LIEN	359.64
2012-21348	BOGNEY MAGDALENA	9/25/2012	MUNICIPAL LIEN	359.64
2012-21349	LARACUENTE RAOUL	9/25/2012	MUNICIPAL LIEN	342.13
2012-21350	LARSON DANIEL E	9/25/2012	MUNICIPAL LIEN	346.51
2012-21351	LARSON DANIEL E	9/25/2012	MUNICIPAL LIEN	361.82
2012-21352	MIKHEIL ZANGURASHVILI	9/25/2012	MUNICIPAL LIEN	359.64
2012-21353	MITCHELL JANICE	9/25/2012	MUNICIPAL LIEN	359.64
2012-21354	BURKE CHRISTOPHER M	9/25/2012	MUNICIPAL LIEN	287.19
2012-21354	BURKE CATHERINE M	9/25/2012	MUNICIPAL LIEN	287.19
2012-21355	JETSTAR INC	9/25/2012	MUNICIPAL LIEN	236.25
2012-21356	WHITE BETH	9/26/2012	JP TRANSCRIPT	624.00
2012-21357	LONGCOY DANIEL V	9/26/2012	JP TRANSCRIPT	284.48
2012-21358	GIBBS PAUL ADAM	9/26/2012	JP TRANSCRIPT	1,106.65
2012-21359	MASSA MEGAN K	9/26/2012	JP TRANSCRIPT	376.84
2012-21360	WEBSTER JAMES A	9/26/2012	JP TRANSCRIPT	766.09
2012-21361	WALCZYK STEVEN	9/26/2012	JP TRANSCRIPT	4,324.71
2012-21362	BERDIA CHADUNELI	9/26/2012	MUNICIPAL LIEN	374.64
2012-21363	KOSTIW THOMAS JR	9/26/2012	MUNICIPAL LIEN	346.51
2012-21364	KOSTIW THOMAS JR	9/26/2012	MUNICIPAL LIEN	359.64
2012-21365	MEDINA MARITZA	9/26/2012	MUNICIPAL LIEN	374.64
2012-21366	HOUCK AMY M	9/27/2012	JP TRANSCRIPT	6,965.90
2012-21367	LAKE VIEW HOLDINGS LLC	9/27/2012	MUNICIPAL LIEN	359.64
2012-21368	LAKE VIEW HOLDINGS	9/27/2012	MUNICIPAL LIEN	359.64
2012-21369	JULIA RIBAUDO SENIOR SERVICES LLC	9/27/2012	FEDERAL TAX LIEN	103,345.11
2012-21370	SILVERMAN MICHAEL	9/27/2012	FEDERAL TAX LIEN	47,035.40
2012-21371	SILVERMAN MICHAEL	9/27/2012	FEDERAL TAX LEIN	54,483.55
2012-21371	SILVERMAN DIANE	9/27/2012	FEDERAL TAX LIEN	54,483.55
2012-21372	CUNNINGHAM WILLIAM J	9/27/2012	FEDERAL TAX LIEN	78,809.59
2012-21373	SINCLAIR HENRY L	9/28/2012	JUDGMENT	1,912.94
2012-21374	HINDA JOSEPH	9/28/2012	JUDGMENT	9,607.24
2012-21375	ANTIDORMI GINO	9/28/2012	JUDGMENT	4,633.45
2012-21376	STIEGLER GEORGE E	9/28/2012	JUDGMENT	1,850.00
2012-21377	DOLL GEORGE ROBERT	9/28/2012	JUDGMENT	283,313.70
2012-21378	MCHALE MEGAN	9/28/2012	JUDGMENT	1,923.00
2012-21379	WILLIAMS CHRISTOPHER J	9/28/2012	JUDGMENT	674.00
2012-21380	WILLIAMS CHRISTOPHER J	9/28/2012	JUDGMENT	1,306.00
2012-21381	SHAFFER ROBERT SCOTT	9/28/2012	JUDGMENT	1,704.00

2012-25366	CIMINO RICHARD F		9/24/2012	BAIL BOND JUDGMENT	100,000.00
2012-25366	CIMINO SANDRA		9/24/2012	BAIL BOND JUDGMENT	100,000.00
2012-40066	RUTKOWSKI JOEL OWNER	P	9/24/2012	STIP VS LIENS	—
2012-40066	RUTKOWSKI LAUREN OWNER	P	9/24/2012	STIP VS LIENS	—
2012-40066	ESTEMERWALT LOG HOMES CONTRACTOR		9/24/2012	STIP VS LIENS	—
2012-40067	RUTKOWSKI JOEL OWNER	P	9/24/2012	STIP VS LIENS	—
2012-40067	RUTKOWSKI LAUREN OWNER	P	9/24/2012	STIP VS LIENS	—
2012-40067	JEFF ADAMS CONSTRUCTION CONTRACTOR		9/24/2012	STIP VS LIENS	—
2012-40068	KENNEDY DANIEL SR OWNER	P	9/26/2012	STIP VS LIENS	—
2012-40068	HANOVER HOMES CONTRACTOR		9/26/2012	STIP VS LIENS	—
2012-90065	BISCARDI NEIL A ESTATE		9/26/2012	ESTATE CLAIM	32,514.44

CIVIL APPEALS — AGENCIES: BOARD OF ASSESSMENT

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00670	BRODSKY SLAVA	PETITIONER	9/27/2012	—
2012-00670	DEXTER NATASHA	PETITIONER	9/27/2012	—
2012-00670	WAYNE COUNTY BOARD OF ASSESS	RESPONDENT	9/27/2012	—

CIVIL APPEALS — AGENCIES: DEPT. OF TRANSPORTATION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00663	ELE RALPH PERRY II	PLAINTIFF	9/24/2012	—
2012-00663	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	DEFENDANT	9/24/2012	—
2012-00676	CAPITANI TYLER X	PLAINTIFF	9/28/2012	—
2012-00676	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	DEFENDANT	9/28/2012	—

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00665	ASSET ACCEPTANCE LLC	PLAINTIFF	9/25/2012	—
2012-00665	HALLER RYAN	DEFENDANT	9/25/2012	—
2012-00667	FIA CARD SERVICES	PLAINTIFF	9/25/2012	—
2012-00667	THOMPSON HARRY W JR	DEFENDANT	9/25/2012	—
2012-00671	MAIN STREET ACQUISITION CORP	PLAINTIFF	9/28/2012	—
2012-00671	KRAFT ANDEE R	DEFENDANT	9/28/2012	—
2012-00672	MAIN STREET ACQUISITION CORP	PLAINTIFF	9/28/2012	—
2012-00672	MERRIHEW LEIGHANN	DEFENDANT	9/28/2012	—
2012-00674	ASSET ACCEPTANCE	PLAINTIFF	9/28/2012	—
2012-00674	HALL MONIQUE	DEFENDANT	9/28/2012	—
2012-00675	ASSET ACCEPTANCE LLC	PLAINTIFF	9/28/2012	—
2012-00675	HALL MONIQUE	DEFENDANT	9/28/2012	—

CONTRACT — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00664	BRISLIN KEITH PLAINTIFF/APPELLEE	PLAINTIFF	9/25/2012	—
2012-00664	BENTLER TERI L DEFENDANT/APPELLANT	DEFENDANT	9/25/2012	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00666	US BANK NATIONAL ASSOCIATION	PLAINTIFF	9/25/2012	—
2012-00666	BROWN DANA M	DEFENDANT	9/25/2012	—
2012-00666	BROWN MICHAEL A	DEFENDANT	9/25/2012	—
2012-00673	LSF7 NPL II TRUST	PLAINTIFF	9/28/2012	—
2012-00673	PEREZ RUBEN	DEFENDANT	9/28/2012	—
2012-00678	JPMORGAN CHASE BANK NATIONAL	PLAINTIFF	9/28/2012	—
2012-00678	WASHINGTON MUTUAL BANK F/K/A	PLAINTIFF	9/28/2012	—
2012-00678	WASHINGTON MUTUAL BANK FA	PLAINTIFF	9/28/2012	—
2012-00678	KNAPP BERNARD L JR	DEFENDANT	9/28/2012	—
2012-00678	HICKEY MARY A/K/A	DEFENDANT	9/28/2012	—
2012-00678	HICKEY MARY E	DEFENDANT	9/28/2012	—

REAL PROPERTY — QUIET TITLE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00669	LAWN RICHARD J	PLAINTIFF	9/26/2012	—
2012-00669	LAWN SUSAN	PLAINTIFF	9/26/2012	—
2012-00669	ZIGMAN ROBERT	DEFENDANT	9/26/2012	—

TORT — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00677	REYES RINALDO M A/K/A	PLAINTIFF	9/28/2012	—
2012-00677	REYES REYNALDO	PLAINTIFF	9/28/2012	—
2012-00577	KUO DAVID POWER OF ATTORNEY	PLAINTIFF	9/26/2012	—
2012-00677	PENNSYLVANIA DEPARTMENT OF TRA	DEFENDANT	9/28/2012	—
2012-00677	LR KIMBALL & ASSOCIATES	DEFENDANT	9/28/2012	—
2012-00677	PIONEER CONSTRUCTION	DEFENDANT	9/28/2012	—

UPSET SALE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00668	UPSET SALE TAX CLAIM	PETITIONER	9/25/2012	—
2012-00668	WAYNE COUNTY TAX CLAIM BUREAU	PETITIONER	9/25/2012	—

CLE Courses

October 29, 2012 (groupcast)
 12:30 p.m.–4:45 p.m.
*Confessions of Judgment & Deficiency
 Judgments in Pa*
 4 hours substantive/0 hour ethics
 *Registration begins at 12:00 p.m.

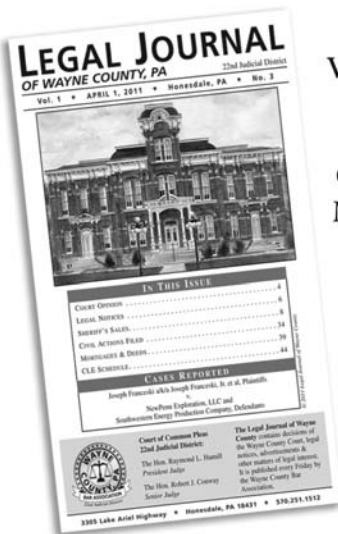
November 20, 2012 (groupcast)
 8:30 a.m.–2:30 p.m.
PA's Right to Know Law
 5 hours substantive/0 hour ethics
 *Registration begins at 8:00 a.m.

November 7, 2012 (groupcast)
 9:00 a.m.–1:15 p.m.
*Environmental Issues Affecting Oil and
 Gas Development*
 4 hours substantive/0 hour ethics

November 27, 2012 (groupcast)
 9:00 a.m.–1:15 p.m.
*The Nuts & Bolts of Running a Family
 Law Practice*
 3 hours substantive/1 hour ethics

December 21, 2012 (groupcast)
 9:00 a.m.–1:15 p.m.
Trends in Municipal Law
 4 hours substantive/0 hour ethics

Registration begins 8:30 a.m. for all courses, unless otherwise noted.
 Pre-register through pbi.org.



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MORTGAGES AND DEEDS

*RECORDED FROM OCTOBER 9, 2012 TO OCTOBER 12, 2012
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Jayneel Real Estate L L C	First National Bank Of Jeffersonville	Berlin Township	320,625.00
Jayneel Real Estate L L C	First National Bank Of Jeffersonville	Berlin Township	106,875.00
Tallman Thomas C Jr Tallman Linda S	Dime Bank	Dyberry Township	280,000.00
Vangaasbeck Donald Vangaasbeck Judy	Community Bank First Liberty Bank & Trust	Sterling Township	77,000.00
Enzensperger Joseph V	Mortgage Electronic Registration Systems	Dreher Township	207,090.00
Bannon Kenneth J Bannon Joanne M	First National Bank Of Pa	Waymart Borough	55,000.00
Bean Samuel C Bean Dawn M	Wells Fargo Bank	Paupack Township	132,000.00
Gill Kathleen Lester Kathleen Lester Nicholas	Wayne Bank	Berlin Township	161,500.00
Kietrys Anthony L Kietrys Susan L	Dime Bank	Berlin Township	110,000.00
Stephens Randon J Stephens Mary A	Wayne Bank	Clinton Township	115,000.00
Podrasky Joseph J III Wallace Kimberly M	Citizens Savings Bank Gateway Funding Diversified Mortgage	Honesdale Borough Berlin Township	84,200.00
Anderson Jared Wallace Kimberly M Anderson Jared	Pa Housing Finance Agency	Berlin Township	2,926.00
Antonette Russell Fischer Pauline	J P Morgan Chase Bank	Lake Township	80,000.00
Jones Anthony J Sr Jones Colleen	Mortgage Electronic Registration Systems	Scott Township	95,600.00
Hartman Michael J Hartman Tracy L	Wells Fargo Bank	Mount Pleasant Township	155,000.00
Hartman Michael J Hartman Tracy L	Wells Fargo Bank	Mount Pleasant Township	20,000.00
Evans David Michael Evans Christine M	Wells Fargo Bank	Honesdale Borough	79,200.00

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

Honesdale Volunteer Ambulance Corps Inc	Gregory Peter J	Cherry Ridge Township	
Honesdale EMS	Gregory Catherine P		25,000.00
Pesarcik Gary K	N B T Bank	Salem Township	
Pesarcik Alison H			150,000.00
Henshaw Jacqueline	Mortgage Electronic Registration Systems	Canaan Township	162,011.00
Richards Sean	Mortgage Electronic Registration Systems	Paupack Township	125,000.00
Dumas Sean	Mortgage Electronic Registration Systems	Palmyra Township	
Dumas Maryanne			197,600.00
Zimmerman Jennifer	Citizens Savings Bank	Paupack Township	
Quade Nicholas			156,000.00
Renn David	E S S A Bank & Trust	Paupack Township	
Renn Annette			112,000.00
Kubat Joseph	Wayne Bank	Mount Pleasant Township	
Kubat Joann			30,000.00
Granville Joseph W Jr	Dime Bank	Palmyra Township	
Granville Laurie A			15,000.00
McCormick Daniel	Dime Bank	Damascus Township	
McCormick Julie R			126,000.00
Knapp Susan	Dime Bank	Texas Township	
Southerton Susan			95,000.00
Southerton Jeffrey S			
Roloson Michael	Dime Bank	Manchester Township	54,450.00
Wash Steven W	Mortgage Electronic Registration Systems	Lake Township	
Wash Leann M			55,000.00
Keenan John	J P Morgan Chase Bank	Lehigh Township	
Keenan Michelle M			161,047.00
Muggeo Frank	Agchoice Farm Credit	South Canaan Township	
		South Canaan & Lake Twps	50,334.00
		Lake Township	
		Lake & South Canaan Twps	50,334.00
Iversen Dona	Pentagon Federal Credit Union	Paupack Township	85,000.00
Arcadipane Joseph W	Wells Fargo Bank	Sterling Township	
Arcadipane Janine S			253,400.00
Holmes Sarah Leann	Peoples Neighborhood Bank	Preston Township	53,000.00
Nalevanko Michael Jr	Honesdale National Bank	Lake Township	
Nalevanko Kathryn F			217,600.00
Patterson Henry R	Mortgage Electronic Registration Systems	Lake Township	
Patterson Sharon L			101,900.00
Brumley Vivian	Mortgage Electronic Registration Systems	Lake Township	183,750.00
Brumley Vivian	Housing & Urban Development	Lake Township	183,750.00
Kuhn Loni F	Honesdale National Bank	Damascus Township	
Kuhn Louise A			128,000.00

Williams David T AKA Williams David T Jr AKA Williams Melba J	Honesdale National Bank	Cherry Ridge Township	171,500.00
Hodges Joann Hodges Timothy	Palisades Federal Credit Union	Lake Township	100,000.00
Smith Mary Ellen Hodges Joann	Pentagon Federal C U Mortgage Electronic Registration Systems	Honesdale Borough Lake Township	279,000.00
Hodges Timothy Daniels Robert L	Fidelity Deposit & Discount Bank	Lehigh Township	150,000.00
Daniels Ann M Kimes Crystal Beth	Tuttle Faron Tuttle Suzanne	Scott Township	123,000.00 17,900.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Fannie Mae AKA By Af Federal National Mortgage Association By Af Phelan Hallinan & Schmieg Af	Krupa Michael Krupa Katherine	Oregon Township	Lot 16
Phillips Ladora Brown Erica	Phillips Ladora Jayneel Real Estate L L C	Palmyra Township Berlin Township	
Peterson Diana M Doktor Semen Doktor Simon	Usatin Roman Doktor Simon Doktor Aleksey	Lehigh Township Salem Township	Lot 7 Lot 339
Marshall Ronald W Marshall Catherine J	Reinartz Ronald H Reinartz Barbara A	Paupack Township	Lot 14
Hocker Lyle Y Hocker Opal A	Hocker Andrew Hocker Eric	Damascus Township	
King Scott W King Alisha E	Wallace Kimberly M Anderson Jared	Berlin Township	
Zaccardi Anthony Zaccardi Maria Zaccardi Anna Maria	Antonette Russell Fischer Pauline	Lake Township	Lot 2408
Heverly Charles S Heverly Janet	Pranzo Thomas Pranzo Denise	Salem Township	Lot 555
Price Kathleen Agent Kristoff John J By Agent Kristoff Albert Kristoff Anna	P P L Electric Utilities Corporation	Salem Township	Lot 2
Wagner Jodi By Sheriff Wagner William By Sheriff	Federal National Mortgage Association	Dreher Township	
Bassette Adam H By Sheriff Bassette Dawn L By Sheriff	Federal National Mortgage Association	Waymart Borough	Lot 5
Braun Kenneth Jr By Sheriff Iturrey Juan A Jr	Federal National Mortgage Association Iturrey Carmen I	Paupack Township Scott Township	Lot 275

Meckle Donald L	Meckle Donald L Meckle Kathleen S	Damascus Township	
Paluzzi John J Paluzzi Catherine	Brennan Douglas	Dreher Township	
Dirosa Anthony C Dirosa Renee S	Henshaw Jacqueline	Canaan Township	
Bodine Charles G Bodine Deborah L	Richards Sean	Paupack Township	
Caraccio Daniel J Caraccio Lori I	Dumas Sean Dumas Maryanne	Palmyra Township	Lot 84
Sussman Karen M			
Costa Peter Costa Angela	Quade Nicholas Zimmerman Jennifer	Paupack Township	Lot 70
Marek Herb AKA Marek Herbert Andrew Jr AKA Marek Jill AKA Marek Jill Ellen AKA	Renn David Renn Annette	Paupack Township	
Big Bass Lake Inc	Graff John F	Lehigh Township	Lot 133
Haring George P Haring Colleen	Lebeduik Donna M Lebeduik Gerald	Lehigh Township	Lots 355 & 356
King Kelley M	King Kelley M Bloomfield Damon Lee	Dreher Township	
Wallenpaupack Lake Estates Property Owners	Smullen Sean Smullen Dawn	Paupack Township	Lot 209
Brumley Vivian Brumley Roxanne	Brumley Vivian	Lake Township	
Cordaro Philip Cordaro Charlmaine V	Cordaro Rosina	Honesdale Borough	
Pellerin Debbie R	Kuhn Loni F Kuhn Louise A	Damascus Township	
Vines Sy Miao AKA Vines Symian AKA	Vines Sy Miao	Paupack Township	
Smith Terry E Smith Cynthia F	Smith Mary Ellen	Honesdale Borough	
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