

OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 2 ★ NOVEMBER 16, 2012 ★ Honesdale, PA ★ No. 36



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CASES REPORTED

Commonwealth of Pennsylvania
v.
Mark Brian Stephens, 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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Prorated subscriptions available*

WAYNE COUNTY OFFICIALS

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Robert J. Conway, *Senior Judge*

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Ronald J. Edwards
Ted Mikulak

Court Administrator

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Sheriff

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Jonathan Fritz

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Edward Howell

Auditors

Carla Komar
Judy O’Connell
Kathleen A. Schloesser

Jury Commissioners

Judith M. Romich
Patricia Biondo

COURT OPINION

Commonwealth of Pennsylvania

v.

Mark Brian Stephens, Defendant

**Docket No. 408-2006-Criminal
No. 255-2007-Criminal**

Attorney for Commonwealth: Shelley Robinson, Esquire

Attorney for Defendant: Christine Rechner, Esquire

Decided by: Robert J. Conway, S.J.

Summary of the Case

Defendant initially filed a *pro se* PCRA Petition back in 2009 seeking relief on a variety of grounds. Following the appointment of new PCRA counsel in January 2012, an amended PCRA Petition was filed on August 10, 2012, alleging only ineffective assistance of counsel.

Defendant was originally charged with Burglary graded as an F1 under Information 408-2006 for breaking into a quarry and seven separate counts of Burglary, also graded as F1's, under Information 255-2007 for breaking into a series of quarries and barns in northern Wayne County. In both cases, the Information as filed alleged that "Defendant did enter a building or occupied structure, or separately secured or occupied portion thereof..." Defendant ultimately entered a guilty plea to the burglary charges as graded in the Information, and was sentenced to a period of incarceration of 36 to 72 months on each count, to be run consecutively.

Pennsylvania law provides that burglary is an offense of the first degree when a defendant enters a building or occupied structure that is adapted for overnight accommodation. 18 Pa.C.S. § 3502(a)(1)-(2). Burglary is also graded as a felony of the first degree when a person is present in the building that is not adapted for overnight accommodation at the time of the offense. 18 Pa.C.S. § 3502(a)(3). When a building is

not adapted for overnight accommodation and no person is present at the time of the offense, burglary becomes a felony of the second degree. 18 Pa.C.S. § 3502(a)(4); 18 Pa.C.S. § 3502(c)(2).

In this case, Defendant did not dispute that he committed the burglaries for which he was sentenced. The relief Defendant was seeking in his PCRA was to be re-sentenced with the burglary charges graded as felonies of the second degree as he believed his trial attorney was ineffective for failing to challenge the grading of the offenses prior to Defendant pleading guilty. In order to prove ineffective assistance of counsel, a defendant must establish: (1) the underlying claim has merit; (2) counsel had no reasonable basis for action or inaction; and (3) the defendant suffered prejudice by counsel's ineffectiveness. Commonwealth v. Paddy, 15 A.3d 431, 431 (Pa.2011) (citations omitted). A claim for ineffective assistance of counsel will be denied if a defendant fails to meet any one of the three prongs. Id.

The PCRA Court agreed with Defendant in this case, making a determination that trial counsel was ineffective for failing to challenge the grading of the burglary counts. In making its determination, the Court heard testimony from Defendant as well as trial counsel. In addition, the Court also reviewed the guilty plea hearing transcript in which the District Attorney recited to the facts, making it clear to the Court that the charges were improperly graded. As a result, the Court granted Defendant's PCRA and scheduled him to be re-sentenced for Burglary graded as a felony of the second degree following the completion of a pre-sentence investigation by the Probation Department.



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 ARLINGTON LEROY SEIFERT AKA ARLINGTON SEIFERT AKA ARLINGTON L. SEIFERT

Late of Dreher Township

Executrix

DARLENE R. SALSBERY
2742 W 550 N
SHARPSVILLE, IN 46068

Attorney

NICHOLAS A. BARNA
831 COURT STREET
HONESDALE, PA 18431

11/16/2012 • 11/23/2012 • 11/30/2012

EXECUTOR NOTICE

Estate of JOHN PAUL HOWELL
AKA JOHN P. HOWELL

Late of Salem Township

Executor

HARRY HOWELL
1228 CORTEZ ROAD
LAKE ARIEL, PA 18436

Executor

JEAN HOWELL
1228 CORTEZ ROAD

LAKE ARIEL, PA 18436

Attorney

MATTHEW L. MEAGHER,
ESQUIRE

1018 CHURCH STREET
HONESDALE, PA 18431

11/16/2012 • 11/23/2012 • 11/30/2012

EXECUTOR NOTICE

Estate of MABEL B. SKIER

Late of Honesdale Borough

Executor

HENRY M. SKIER
209 MAIN AVE.
HAWLEY, PA 18428

11/16/2012 • 11/23/2012 • 11/30/2012

ADMINISTRATRIX NOTICE

Estate of WAYNE A. WILLERT

Late of Lehigh Township

Administratrix

WENDY JADEZUK
86 WINNIE COURT
CARLE PLACE, NY 11514

Attorney

FRANCES GRUBER, ESQ.
214 NINTH STREET
HONESDALE, PA 18431

11/16/2012 • 11/23/2012 • 11/30/2012

EXECUTOR NOTICE

Estate of JOSEPH E. HAWLEY, JR.

Late of Paupack Township

Executor

JOSEPH A. GREENE
1402 GREEN STREET
HARRISBURG, PA 17102

Attorney

WARREN SCHLOESSER, ESQ.
214 NINTH STREET
HONESDALE, PA 18431

11/16/2012 • 11/23/2012 • 11/30/2012

EXECUTRIX NOTICE

Estate of ANN KATHRYN BUSH
AKA ANNA BUSH
Late of Cherry Ridge Township
Executrix
ALMA GALONIS
104 GOLF VIEW DRIVE
KUNKLETOWN, PA 18058
Attorney
ERROL C. FLYNN, ESQUIRE
926 COURT ST.
HONESDALE, PA 18431

11/16/2012 • 11/23/2012 • 11/30/2012

ESTATE NOTICE

Notice is hereby given that Letters Testamentary have been granted in the Estate of Phoebe A. Balla a/k/a Phoebe Anna Balla late of Wayne County, Pennsylvania, on November 6, 2012 to Joyce Rhinesmith. All persons indebted to said estate are required to make payment, and those having claims or demands to present the same without delay to David F. Bianco, Esquire, 707 Main Street, P.O. Box 84, Forest City, PA 18421.
DAVID F. BIANCO, ESQUIRE
Attorney for the Estate

11/16/2012 • 11/23/2012 • 11/30/2012

EXECUTOR'S NOTICE

ESTATE OF MAMIE E. DAY, late of Manchester Township, Wayne County, Pennsylvania. Any person or persons having claim against or

indebted to the estate present same to Albert E. Day, 3262 Hancock Highway, Equinunk, Pennsylvania. Sally N. Rutherford, Esq., 921 Court St., Honesdale, PA 18431, Attorney for the Estate.

11/16/2012 • 11/23/2012 • 11/30/2012

EXECUTRIX NOTICE

Estate of NORA M. REID AKA NORA MAE REID
Late of Texas Township
Executrix
DONNA R. NON
1844 FAIR AVENUE
HONESDALE, PA 18431
Attorney
MATTHEW L. MEAGHER,
ESQUIRE
1018 CHURCH STREET
HONESDALE, PA 18431

11/9/2012 • 11/16/2012 • 11/23/2012

EXECUTOR NOTICE

Estate of HENRY E. CANFIELD
AKA HENRY CANFIELD
Late of Honesdale Borough
Executor
WILLIAM CANFIELD
427 GROVE ST.
HONESDALE, PA 18431
Attorney
NICHOLAS A. BARNA
831 COURT STREET
HONESDALE, PA 18431

11/9/2012 • 11/16/2012 • 11/23/2012

EXECUTOR NOTICE

Estate of NICHOLAS D. LONGO, SR.
Late of Hawley Borough
Executor

NICHOLAS D. LONGO, JR.
61 JACKSON VALLEY ROAD
WASHINGTON, NJ 07882
Attorney
JOHN F. SPALL
2573 RT. 6
HAWLEY, PA 18428

11/9/2012 • 11/16/2012 • 11/23/2012

EXECUTRIX NOTICE

Estate of RONALD R. BUTLER
AKA RONALD RUSSELL
BUTLER
Late of Sterling Township
Executrix
GAIL D. BUTLER
PO BOX 12, 591 STERLING
ROAD
STERLING, PA 18463
Attorney
MICHAEL D. WALKER, ESQ.
P.O. BOX 747
HAMLIN, PA 18427

11/9/2012 • 11/16/2012 • 11/23/2012

ADMINISTRATRIX NOTICE

Estate of GERTRUDE DAILEY
AKA GERTRUDE W. DAILEY
Late of Clinton Township
Administratrix
LINDA JEAN FALSONE
633 FLATROCK ROAD, P.O.
BOX 378
WAYMART, PA 18472
Attorney
DAVID F. BIANCO, ESQ.
707 MAIN STREET, P.O. BOX 84
FOREST CITY, PA 18421-0084

11/2/2012 • 11/9/2012 • 11/16/2012

ESTATE NOTICE

NOTICE IS HEREBY GIVEN,
that Letters Testamentary have
been issued in the Estate of Joyce
Y. Alderson, a/k/a Joyce Yvonne
Alderson, who died on September
10, 2012, late resident of 200
Sunrise Terrace, Honesdale, PA
18431, to Alfred G. Howell,
Executor of the Estate, residing at
4 Green Acres, Honesdale, PA
18431. All persons indebted to said
estate are required to make
payment and those having claims
or demands are to present the same
without delay to the law offices of
HOWELL, HOWELL &
KRAUSE, ATTN: ALFRED J.
HOWELL, ESQUIRE, Attorney for
the Estate, at 109 Ninth Street,
Honesdale, PA 18431.
ALFRED J. HOWELL, ESQUIRE
ATTORNEY FOR THE ESTATE

11/2/2012 • 11/9/2012 • 11/16/2012

ESTATE NOTICE

NOTICE IS HEREBY GIVEN,
that Letters of Administration have
been issued in the Estate of
Randolph S. Shelton, who died on
September 28, 2012, late resident
of 146 Union Street, Honesdale,
PA 18431, to Paula Brown,
Administratrix of the Estate,
residing at 146 Union Street,
Honesdale, PA 18431. All persons
indebted to said estate are required
to make payment and those having
claims or demands are to present
the same without delay to the law
offices of HOWELL, HOWELL &
KRAUSE, ATTN: ALFRED J.
HOWELL, ESQUIRE, Attorney for
the Estate, at 109 Ninth Street,

Honesdale, PA 18431.
ALFRED J. HOWELL, ESQUIRE
ATTORNEY FOR THE ESTATE

11/2/2012 • 11/9/2012 • 11/16/2012

ESTATE NOTICE

NOTICE IS HEREBY GIVEN, that Letters of Administration have been issued in the Estate of Edward Francis Duffy, who died on January 27, 2012, late resident of 130 Stalker Road, Equinunk, PA 18417, to Brenda D. Bonomo, Administratrix of the Estate, of 67 Isabella Avenue, Bayonne, NJ 07002. All persons indebted to said estate are required to make payment and those having claims or demands are to present the same without delay to the law offices of HOWELL, HOWELL & KRAUSE, ATTN: ALFRED J. HOWELL, ESQUIRE, Attorney for the Estate, at 109 Ninth Street, Honesdale, PA 18431.
ALFRED J. HOWELL, ESQUIRE
ATTORNEY FOR THE ESTATE

11/2/2012 • 11/9/2012 • 11/16/2012

OTHER NOTICES

**NOTICE OF FILING OF
ARTICLES OF
INCORPORATION**

TAKE NOTICE THAT Articles of Incorporation were filed with the Department of State. The name of the Corporation is Poska Enterprises, Inc. This corporation has been incorporated under the provision of the Business Corporation Law of 1988.

Solicitor: Matthew L. Meagher,
Esquire, 1018 Church Street,
Honesdale, Pennsylvania 18431.

11/16/2012

NOTICE

Notice is hereby given that on Wednesday, December 19, 2012, a Petition was filed in the Wayne County Court of Common Pleas, requesting an order to change the name of Taryn Follmer-Miller to Taryn Follmer.

The Court has fixed Wednesday, December 19, 2012, at 10:30 AM in Courtroom 2, Wayne County Courthouse, Honesdale PA as the time and place for the hearing on said Petition, when and where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.
RECHNER LAW OFFICE
570-253-2200

11/16/2012

**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 A.J.Y.J. LLC. This Limited Liability Company has been organized under the provision pursuant to 15 Pa. C.S. 8913.

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

11/16/2012

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 J.J.Y.J.F. LLC. This Limited Liability Company has been organized under the provision pursuant to 15 Pa. C.S. 8913.

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

11/16/2012

**ACTION TO QUIET TITLE
IN THE COURT OF COMMON
PLEAS
COMMONWEALTH OF
PENNSYLVANIA
COUNTY OF WAYNE**

669 Civil 2012

RICHARD J. LAWN AND
SUSAN LAWN
Plaintiffs

vs.

ROBERT ZIGMAN,
His heirs, successors, assigns,
executors, administrators, and all
persons claiming by, through or
under him
Defendant

.....
NOTICE TO DEFEND
.....

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty days after this complaint

and notice are served, by entering personally or by an attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned the if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by plaintiff. **YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU.**

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

**Northern Pa. Legal Services Inc.
Wayne County Courthouse
Honesdale, PA 18431
(717) 253-1031
Lawyer Referral Service:
Pennsylvania Lawyer Referral
Service
(800) 692-7375**

.....
COMPLAINT IN QUIET TITLE
.....

AND NOW, comes the Plaintiffs, **Richard J. Lawn and Susan Lawn**, by and through their Attorneys, **Spall, Rydzewski, Anderson, Lalley & Tunis P.C., by Leatrice A. Anderson, Esquire**, and file the following Action to Quiet Title, whereof the following is a true and correct

statement, to wit:

1. That the Plaintiffs, Richard J. Lawn and Susan Lawn are adult individuals with a principal address of 1021 Owl Lane in Cherry Hill, New Jersey 08003.

2. The Defendant, Robert Zigman, also known as Robert Aronson, is presumed to be and therefore averred to be an adult individual with a last known principal address of One Rose Lane, East Rockaway, NY 11518.

3. The property equitably owned by Plaintiffs and the subject of the Deed is described as follows:

ALL THAT CERTAIN tract or plot of ground more particularly described as residential lot and assigned Map #12-0-011-0043 and Control #056056, Lake Township by the Wayne County Assessment Office

BEING THE SAME PREMISES which Wayne County Tax Claim Bureau granted and conveyed unto Richard J. Lawn and Susan Lawn.

BEING THE SAME PREMISES which William Firmstone by his Deed dated November 25, 2005 and recorded recorded in and for the County of Wayne in Deed Book Volume 2923 at Page 11, granted and conveyed unto Robert Zigman.

4. The Defendant Robert Zigman is a prior owner of the property. Defendant's deed from his prior ownership is recorded in Deed Book Volume 2923 at Page 11.

5. The Defendant failed to make the required property tax payments

and the property was exposed for tax sale in 2009 and subsequently purchased by the Plaintiffs.

6. In 2008 and 2009 Defendant was noticed by Wayne County Tax Claim Bureau pursuant to the Rule for Judicial Sale by certified letter return receipt requested at the Defendant's last known address on record. All notices were returned "unclaimed".

7. The Plaintiffs now seek to extinguish any and all alleged right, title or interest that the Defendant, or his heirs, executors, administrators, successors or assigns and all persons claiming by, through or under him, shall hold, own or claim.

WHEREFORE, the Plaintiffs pray this Honorable Court to enter:

(a) An Order barring forever the right of the Defendant and his successors, heirs, assigns, executors and administrators from asserting any right, title or interest in and to premises; and

(b) An Order decreeing the Plaintiffs are the owners in fee simple free of any encumbrances of Defendant of the premises herein described.

By:

Leatrice A. Anderson, Esquire
I.D. # 88401
Attorney for Plaintiff
2573 Route 6
Hawley, PA 18428
(570) 226-6229

11/16/2012

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
DECEMBER 5, 2012**

By virtue of a writ of Execution Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset Backed Pass-Through Certificates, Series 2006-X1 under the Pooling and Servicing Agreement dated as of March 1, 2006, Without Recourse issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 5th day of December, 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 lying, situate and being in the Township of Paupack, County of Wayne, Commonwealth of Pennsylvania, bounded and described as follows:

PARCEL ONE:

BEGINNING at a point in the center of LR 63021, which point is a common corner of Lot No. 3A and Lot No. 3B on the within referenced map, and the Westerly-most point of the within parcel to be conveyed;

thence along the centerline of pavement of the said LR 63021, North 6 degrees 39 minutes 53 seconds East 63.79 feet to a point in the center of pavement of LR 63021, said point being also the center of Paupack Township Road 395; thence the following courses and distances along the centerline of pavement of TR 395 and lands now or formerly of James Graham, North 32 degrees 7 minutes 4 seconds East 234.78 feet to a point; thence North 31 degrees 58 minutes 49 seconds East 125.02 feet to a point; thence North 28 degrees 16 minutes 53 seconds East 119.30 feet to a point; thence North 23 degrees 35 minutes 30 seconds East 58.01 feet to a point in the centerline of pavement of TR 395; thence leaving TR 395 along lands now or formerly of Ed Schaepe, South 85 degrees 39 minutes 40 seconds East, 1061.06 feet to a stones corner; thence along lands now or formerly of Charles Marston and C.K. Townsend, South 9 degrees 15 minutes 25 seconds East, 1,176.24 feet to a placed iron pin; thence along line of Lot 3A North 64 degrees 53 minutes 42 seconds West, 1,684.55 feet to the point and place of BEGINNING. CONTAINING 25.507 acres, and described as Lot No 3B on a map by Karl A. Hennings, PLS, dated August 30, 1988, entitled "Map Showing Division of Lands of Edward Strasser", as recorded in Wayne County Map Book 65 at Page 101.

SUBJECT to the covenants, restrictions, and exceptions of record, including:

1. No house trailers or mobile homes may be placed or erected on the land herein conveyed, and no unsightly buildings, or cabins will be permitted on the premises.

Commonly known as: 19 Bone Ridge Road, Lakeville, PA 18438

Parcel No: 19-0-0294-0034.0005

Being the same premises which Marie-Christine Pereyron granted and conveyed unto Sophie Cahen-Vorburger by Deed dated December 8, 2004 and recorded January 10, 2005 in the Office of

Seized and taken in execution as Sophie Cahen Vorburger 329 W 108th Street, Apt. #1B NEW YORK NY 10025

Execution No. 145-Civil-2007
Amount \$747,354.11 Plus additional

September 20, 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.

Craig Oppenheimer Esq.

11/9/2012 • 11/16/2012 • 11/23/2012

**SHERIFF'S SALE
DECEMBER 5, 2012**

By virtue of a writ of Execution PNMAC MORTGAGE OPPORTUNITY FUND INVESTORS, 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 5th day of December, 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 lying, situate, and being in the Township of Salem, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a pipe corner, being the northeasterly corner of lands of Cosgrove thence long lands of Darrell Shelkey South 69 degrees 16 minutes East 541.16 feet to a pipe corner; thence along lands of the Hideout South 17 degrees 24 minutes West 507.73 feet to a pipe in a stone wall for a corner; thence

through lands of the Grantors North 85 degrees 30 minutes West 586.85 feet to an iron pin corner; thence through lands of the same North 12 degrees 17 minutes East 223.53 feet to a pipe corner; thence through lands of the same North 69 degrees 16 minutes West 331.17 feet to a point in the center of the State Road L.R. 63010; thence along the center of the same North 23 degrees 39 minutes East 300.4 feet to a point in the center of the said road; thence along lands of Cosgrove South 69 degrees 16 minutes East 333.0 feet to a pipe corner; thence along lands of the same North 24 degrees 00 minutes East 150 feet to the place of beginning. Excepting and reserving all that certain property known as 2.52 acquired by David A. Merrigan, Patricia B. Merrigan and Melissa B. Merrigan from Ryan Flannery and Sandra Flannery by Deed dated 12/18/2002 recorded 12/18/2002 in Deed Volume 2131 Page 60.

Containing 10.022 acres of land, more or less

Known as 906 Golf Park Drive, Lake Ariel, PA 18436

Parcel No.:22-312-7.06

Being the same premises which the Estate of Alfred G. Groschang by and through the Executors, Alfred Gerald Groschang and Karen Groschang Bach granted and conveyed unto Ryan J. Flannery and Sandra M. Flannery, Husband and Wife, by Deed dated September 27, 2005 and recorded

on September 28, 2005 in the Office of the Recorder of Deeds of Wayne County, Commonwealth of Pennsylvania in Book 2873, Page 319.

Seized and taken in execution as Ryan J. Flannery 906 Golf Park Drive LAKE ARIEL PA 18436 Sandra M. Flannery 906 Golf Park Dr LAKE ARIEL PA 18436

Execution No. 465-Civil-2012
Amount \$294,916.52 Plus
additional

September 20, 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.**

Craig Oppenheimer Esq.

11/9/2012 • 11/16/2012 • 11/23/2012

**SHERIFF'S SALE
DECEMBER 5, 2012**

By virtue of a writ of Execution Bank of America, N.A. S/B/M to BAC Home Loans Servicing, LP F/K/A Countywide Home Loans Servicing, LP issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 5th day of December, 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, parcel or lot of land situate, lying and being in the Township of Lake, County of Wayne and State of Pennsylvania more particularly described as Lot No. 567, as shown on a map of lands of Paupackan Lake Shores, Inc. recorded in the Office for the Recording of deeds in and for the County of Wayne in Map Book 29, Page 83.

Being 567 Hummingbird Lane.

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

TAX PARCEL #: 12-0-0054-0567

BEING KNOWN AS: 567 Hummingbird Lane, Hawley, PA 18428

Seized and taken in execution as Tyler Critelli 313 Remsen Avenue

AVENEL NJ 07001
Karen Opalka 1315 Farr Street Apt.
1 SCRANTON PA 18504

Execution No. 687-Civil-2010
Amount \$130,016.09 Plus
additional

September 18, 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.

Michael T. McKeever Esq.

11/9/2012 • 11/16/2012 • 11/23/2012

**SHERIFF'S SALE
DECEMBER 5, 2012**

By virtue of a writ of Execution THE Bank of New York MELLON fka The Bank of New York, As Trustee For The Certificateholders,

CWALT, INC., Alternative Loan TRUST 2007-OA8 Mortgage Passthrough Certificates, Series 2007-OA8 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 5th day of December, 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, PARCEL, OR PIECE OF GROUND SITUATE IN THE TOWNSHIP OF LEHIGH, COUNTY OF WAYNE AND COMMONWEALTH OF PENNSYLVANIA, BEING LOT NUMBER 28, SECTION 12, SENECA DRIVE, AS SHOWN ON MAP OF POCONO SPRINGS ESTATES, INC., ON FILE IN THE RECORDER OF DEEDS OFFICE OF HOMESDALE PENNSYLVANIA IN PLAT BOOK NO. 14 AT PAGE(S) 189 ERRONEOUSLY RECITED AS SECTION 9 MAP BOOK 273, PAGE 946 A/K/A SECTION 12 PB 14 PG189 IN PREVIOUS OWNERS DEED.

NOTICE - THIS DOCUMENT DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE

THE COMPLETE LEGAL RIGHTTTO REMOVE ALL OF SUCH COAL. AND IN THAT CONNECTION DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

TAX PARCEL NO: 14-0030-0130

BEING KNOWN AS: 27 Seneca Drive, Gouldsboro, PA 18424

Seized and taken in execution as Nicole D. Schwenk 27 Seneca Dr GOULDSBORO PA 18424 Ronald J. Schwenk 27 Seneca Dr GOULDSBORO PA 18424

Execution No. 789-Civil-2009 Amount \$168,598.23 Plus additional

September 18, 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.

Michael T. McKeever Esq.

11/9/2012 • 11/16/2012 • 11/23/2012

**SHERIFF'S SALE
DECEMBER 12, 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 12th day of December, 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 lying, situate and being in the Township of Palmyra, County of Wayne and Commonwealth of Pennsylvania, as laid out and plotted upon a map entitled "Highland Fields", Ronald Laabs, Palmyra Township, Wayne County, PA., Lot Layout, August 18, 1971," bearing the name and seal of Harry

F Schoenagel, RS., and numbered 5-031, which premises is more fully bounded and described as follows:

Beginning at a point on the edge of "Highland Drive" of the tract known as "Highland Fields", said point of beginning being a common corner of Lots Nos. 36 and 37; thence along the common line dividing said lots, North fifty-three (53) degrees ten (10) minutes no (00) seconds East one hundred sixty-three and thirty-two one hundredths (163.32) feet to a corner, said corner being a common corner of Lots Nos. 36, 37, and 38; Thence along the common line dividing Lots Nos. 36 and 38, south sixty-five (65) degrees twenty-eight (28) minutes (10) seconds East two hundred thirty-two and ten one-hundredths (232.10) feet to a corner in line of Lot No, 35; thence along the common line of Lots Nos. 35 and 36, South sixty (60) degrees nineteen (19) minutes fifty-four (54) seconds West two hundred ninety-nine and sixty-seven one-hundredths (299.67) feet to a point on the aforementioned private road; thence along the edge of the same, the following two (2) courses and distances; along a curve having the following dimensions: R=809.559, T=300, A=104.37, and North thirty-six (36) degrees fifty (50) minutes no (00) seconds west one hundred seventy-seven and eighty-one one hundredths (177.81) feet to the point or place of beginning, containing forty-thousand eighty-nine (40,089) square feet of land,

be the same more or less.

Being Lot No. 36 of the tract known as "Highland Fields" (see Map Book 19, at Page 140).

Also conveying to the Grantees, their heirs and assigns, in common, however, with the Grantors their heirs and assigns, a right of way to the public highway over premises conveyed to Laabs by John Gallagher, et ux., et al, by deed dated August 14, 1971 recorded in Wayne County Deed Book 276 at page 626.

TAX PARCEL #: 18-0-0008-0036

Seized and taken in execution as James Krause 83 Highland Drive HAWLEY PA 18428
Rene Krause 83 Highland Drive HAWLEY PA 18428

Execution No. 224-Civil-2012
Amount \$262,914.85 Plus additional

September 20, 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.

11/16/2012 • 11/23/2012 • 11/30/2012

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

BEGINNING at a point for a corner in the center of Township Road T-510, said point being the Southwestern corner of the premises hereby conveyed; thence North four (04) degrees four (04) minutes East eight hundred seventy-nine and eighty-three one-hundredths (879.83) feet to a corner marked by an iron pin set; thence North eighty-nine (89) degrees twenty-eight (28) minutes East one hundred ninety and no one-hundredths (190.00) feet to a Ip..corner; thence South four (04) degrees four (04) minutes South seven hundred seventy-four and forty-one one-hundredths (774.41) feet through an iron pin marker on the berm to a corner in the center of the first mentioned Township Road; thence along the center of the same South fifty-six (56) degrees forty-four (44) minutes West thirty-six and fifty-four one-hundredths (36.54) feet and South sixty-two (62) degrees thirty (30) minutes West one hundred eighty-eight and eighteen one-hundredths (188.18) feet to the point and place of BEGINNING.

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

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

UNDER AND SUBJECT to an electric line right-of-way conveyed by the Grantor herein to Pennsylvania Power & Light

Company (see Record Book 1390, page 9, dated April 7, 1998.

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

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

Execution No. 348-Civil-2012
Amount \$71,111.51 Plus additional

September 21, 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.

Melissa J. Cantwell, Esq.

11/16/2012 • 11/23/2012 • 11/30/2012

**SHERIFF'S SALE
DECEMBER 12, 2012**

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 12th day of December, 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 TRACT OR PARCEL of land situated in the Township of Lake , Wayne County, Pennsylvania known as Lot #3649, in Section 31, 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 in and for Wayne County, Pennsylvania, April 9, 1970 in Plat Book 5, page 27; May 11, 1970 in Plat Book 5, pages 34, 37,41 through 48 and 50; September 8, 1970 in Plat Book 5, page 57; February 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.

TAX PARCEL #: 12-0-036-0140

BEING KNOWN AS: 3649 Hidden Lake Drive, Lake Ariel, PA 18436

Seized and taken in execution as Alexander Chiorazzi 3649 Hidden Lake Drive LAKE ARIEL PA 18436

Eileen Chiorazzi 3649 Hidden Lake Drive LAKE ARIEL PA 18436

Execution No. 382-Civil-2012
Amount \$96,907.54 Plus additional

September 20, 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.

11/16/2012 • 11/23/2012 • 11/30/2012

**SHERIFF'S SALE
DECEMBER 12, 2012**

By virtue of a writ of Execution
OneWest Bank FSB issued out of
the Court of Common Pleas of
Wayne County, to me directed,
there will be exposed to Public
Sale, on Wednesday the 12th day

of December, 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 PARCEL OF LAND
IN TOWNSHIP OF PAUPACK,
WAYNE COUNTY,
COMMONWEALTH OF
PENNSYLVANIA, AS MORE
FULLY DESCRIBED IN DEED
BOOK 2674, PAGE 62, ID #19-
11-48, BEING KNOWN AND
DESIGNATED AS LOT 6R,
BRIAR HILL NORTH, FILED IN
PLAT BOOK 21 , PAGE 90,
RECORDED 07/12/1973, METES
AND BOUNDS PROPERTY.

DEED FROM LOUIS J.
MATTIOLI, JR. AND R.T.

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MATTIOLI AS SET FORTH IN DEED BOOK 2674, PAGE 62 DATED 12/11/2004 AND RECORDED 12/13/2004, WAYNE COUNTY RECORDS, COMMONWEALTH OF PENNSYLVANIA

BEING KNOWN AS: 89 Briar Hill Road, Lakeville, PA 18438

PROPERTY ID NO.: 19-0-0011-0048.-

TITLE TO SAID PREMISES IS VESTED IN Terrance Cardinali and Francine Cardinali, husband and wife BY DEED FROM Louis J. Mattioli, Jr. and R.T. Mattioli DATED 12/11/2004 RECORDED 12/13/2004 IN DEED BOOK BOOK 2674 PAGE 62.

Seized and taken in execution as Francine Cardinali 2430 28th Street ASTORIA NY 11102 Terrance Cardinali 2430 28th Street ASTORIA NY 11102

Execution No. 424-Civil-2012 Amount \$290,901.06 Plus additional

September 21, 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. Kassia Fialkoff Esq.

11/16/2012 • 11/23/2012 • 11/30/2012

**SHERIFF'S SALE
DECEMBER 12, 2012**

By virtue of a writ of Execution Coastal States 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 12th day of December, 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 tract of land, including improvements, situate in the Borough of Hawley, Wayne County, Pennsylvania, more fully bounded and described as follows:

Being Lot 3 set forth upon a map drawn by M. R. Zimmer, dated December 16, 1986, and recorded in the Recorder's Office of Wayne

County in Map Book 60 at Page 113 on March 9, 1987.

TITLE TO SAID PREMISES VESTED IN Gaspar P. Domingues, by Deed from Rising Dough, Inc., a Pennsylvania Corporation, dated 09/28/2007, recorded 10/10/2007 in Book 3392, Page 182.

Premises being: 218 WELWOOD AVENUE A/K/A, 469 WELWOOD AVENUE, HAWLEY, PA 18428

Tax Parcel No. 10-0-0006-0040.0002

Seized and taken in execution as Gaspar P. Domingues 218 Welwood Ave. a/k/a 469 Welwood Ave. HAWLEY PA 18428

Execution No. 506-Civil-2011
Amount \$153,468.75 Plus additional

September 25, 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.

Andrew J. Marley, Esq.

11/16/2012 • 11/23/2012 • 11/30/2012

**SHERIFF'S SALE
DECEMBER 12, 2012**

By virtue of a writ of Execution U.S. Bank, National Association, as Trustee for RASC 2005-EMX5 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 12th day of December, 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

PARCEL I: ALL THAT CERTAIN piece or parcel of land located in the Township of Salem, County of Wayne, and State of Pennsylvania, being more particularly Lot 922 - Bear Tract of Indian Rocks at Lake Wallenpaupack, being bounded and described as follows:

BEGINNING at a point on the edge of a forty foot road known as Hibernation Road, said point being the common corner of Lots 922 and 923; thence along the common division line between Lots 922 and 923 South 49 degrees 07 minutes West, a distance of 143.6 feet to a point on line of Lot 822 and being

a common corner of Lots 922 and 923; thence North 37 degrees 01 minutes West, a distance of 80 feet to a point on the edge of a walkway; thence along the edge of said walkway North 49 degrees 05 minutes East, a distance of 134.5 feet to a point on the edge of Hibernation Road South 43 degrees 52 minutes East, a distance of 80 feet to the point and place of BEGINNING.

BEING all of 922 and CONTAINING 11,086 square feet, be the same more or less.

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

PARCEL II: ALL THAT CERTAIN piece or parcel of land located in the Township of Salem, County of Wayne, and State of Pennsylvania, being more particularly Lot 921 - Bear Tract of Indian Rocks at Lake Wallenpaupack, being bounded and described as follows:

BEGINNING at a point on the edge of a 40 foot road known as Hibernation Road, said point being common corner of Lots 920 and 921; thence along the edge of Hibernation Road South 75 degrees 20 minutes East a distance of 115 feet to a point; thence along the common division line between Lot 921 and a 12 foot wide walk South 48 degrees 31 minutes West a distance of 150.4 feet to a point on

the line of Lot 821; thence along the common division line between Lot 921 and parts of Lots 820 and 821 North 66 degrees 14 minutes West a distance of 103 feet to a point; said point being a common corner of Lots 920 and 921 and on line of Lot 820; thence along the common division line between Lots 920 and 921 North 47 degrees 39 minutes East a distance of 129.5 feet, to the point and place of BEGINNING

BEING all of Lot 921 and CONTAINING 13,380 square feet, be the same more or less.

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 Richard D. Cook, by Deed from Mary A. Cook, widow, dated 08/20/2002, recorded 05/14/2004 in Book 2499, Page 175.

Premises being: 922
HIBERNATION ROAD, LAKE
ARIEL, PA 18436

Tax Parcel No. 1: 22-0-0002-0390
Tax Parcel No. 2: 22-0-0002-0431

Seized and taken in execution as property, viz: Richard D. Cook 922 Hibernation Road LAKE ARIEL PA 18436

Execution No. 137-Civil-2012
Amount \$39,134.13 Plus additional

October 4, 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.

Robert W. Cusick, Esq.

11/16/2012 • 11/23/2012 • 11/30/2012

**SHERIFF'S SALE
DECEMBER 12, 2012**

By virtue of a writ of Execution OneWest Bank FSB issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 12th day of December, 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 Township of Salem County of Wayne and Commonwealth of Pennsylvania, being known as Lot Number 4 on survey map by James C. Hinton, P.L.S. dated January 4, 1989 and recorded in Wayne County Map Book 71 at page 83 (13), and being bound and described as follows:

BEGINNING in the center of a road known as Shiloh Drive, said point being the common corner of lots 1 and 4 shown on the aforementioned map and being the northeast corner of the parcel herein described; thence along the common boundary line of Lots 1 and 4 south 47 degrees 46 minutes 79 seconds West 281.176 feet to an iron pin for a corner of the line of lands now or formerly owned by William H. Garrity (DB 194, pg.584); thence along the lands now or formerly owned by William H. Garrity north 43 degrees 4 minutes 2 seconds West 292.326 feet to an iron pin for a corner, being the common corner of lots 4 and 5; thence along the common boundary of Lots 4 and 5 north 41 degrees 47 minutes 35 seconds East 302.82 feet to a point for a corner in the center of Shiloh Drive; thence along the centerline of Shiloh Drive south 39 degrees 34 minutes 92 seconds east 324.1 feet to the point and place of BEGINNING.

PIN: 22-0-0053-0040

BEING KNOWN AS : 3 Shiloh Drive a/k/a 19 Shiloh Drive, Lake Ariel, PA 18436

PROPERTY ID NO.: 22-0-0053-0040

TITLE TO SAID PREMISES IS VESTED IN John S. Korinis BY DEED FROM Janet L.Aleckna DATED

Seized and taken in execution as John S. Korinis 3 Shiloh Drive a/k/a 19 Shiloh Dr Lake Ariel PA 18436

Execution No. 471-Civil-2012
Amount \$219,054.50 Plus additional

October 4, 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.

Harry B. Reese, Esq.

11/16/2012 • 11/23/2012 • 11/30/2012

**SHERIFF'S SALE
DECEMBER 12, 2012**

By virtue of a writ of Execution Palmyra Township, Wayne County, PA issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 12th day of December, 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 lying, being and situate in the Township of Palmyra, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

BEING all of Lot #5 in the subdivision known as "Sutter Subdivision" in accordance with a survey by Tim A. Jones, P.L.S. dated June 15, 1993, and recorded in Wayne County Map Book 79 at page 40-46 and UNDER AND SUBJECT to all covenants, conditions and restrictions and/or easements indicated on said recorded maps.

EXCEPTING AND RESERVING so much of the property subject to the easements of Spruce Street (T-407) and Sutter Court as set forth

in Record Book 951 at page 143.

UNDER AND SUBJECT to an Area of Drainage Easement and Water and Sewer Line Easements: as depicted on Map Book 79 at page 40 and the rights granted therewith to enter upon the property to relay and maintain said lines.

BEING the same premises which Raymond V. Harrington, III, and Laurie S. Harrington, his wife, by their deed dated the 14th day of August, 2005, and recorded in Wayne County Record Book 2893 at Page 247, granted and conveyed unto Lisa Marie Osborne.

TAX MAP NO.: 18-0-0015-0005.-

ADDRESS BEING: 324 SPRUCE STREET, HAWLEY, PA 18428

Seized and taken in execution as Lisa Marie Osborne 324 Spruce Street Hawley PA 18428

Execution No. 600-Civil-2011
Amount \$5,277.72 Plus additional

October 2, 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.

Jeffrey Treat, Esq.

11/16/2012 • 11/23/2012 • 11/30/2012

**SHERIFF'S SALE
DECEMBER 12, 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 12th day of December, 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 tract or parcel of land situated in the Township of Salem, Wayne County, Pennsylvania, known as Lot 25-2 in Section 1 of The Hideout, a subdivision situated in the Townships of Lake and Salem, Wayne County, Pennsylvania, according to the Plats thereof recorded in the Office of the Recorder of Deeds of Wayne County, Pennsylvania; April 9, 1970 in Plat Book 5, Pages 26 and

27; May 11, 1970 in Plat Book 5, Pages 34, 37, 41 through 48 and 50; September 8, 1970 in Plat Book 5, Pages 57 and 58; February 8, 1971 in Plat Book 5, Pages 59 and 61 through 63; March 24, 1971 in Plat Book 5, Pages 69 through 72, as amended and supplemented.

SUBJECT TO THE same conditions, exceptions, reservations, restrictions, easements and rights-of-way as are contained in the prior deeds forming the chain of title, including those set forth in the Declaration of Protective Covenants dated as of May 11, 1970, as amended and supplemented.

TITLE TO SAID PREMISES VESTED IN Ricardo Espineira and Wendy L. Espineira, his wife, as tenants by the entirety, by Deed from Kathryn J. Cordes, (f/k/a, Kathryn D. Bentler) and Richard J. Cordes, her husband, dated 06/20/2005, recorded 07/11/2005 in Book 2809, Page 196.

Premises being: 25-2 PINWOOD COURT, LAKE ARIEL, PA 18436

Tax Parcel No. 22-0-0015-0057.0002

Seized and taken in execution as Ricardo Espineira 25-2 Rinewood Court LAKE ARIEL PA 18436 Wendy L. Espineira 25-2 Pinewood Court LAKE ARIEL PA 18436

Execution No. 772-Civil-2011
Amount \$132,183.53 Plus
additional

October 2, 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.

Andrew J. Marley, Esq.

11/16/2012 • 11/23/2012 • 11/30/2012

**SHERIFF'S SALE
DECEMBER 12, 2012**

By virtue of a writ of Execution Fannie Mae ("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 12th day of December, 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 tract or parcel of land situated in the Township of Lake, Wayne County, Pennsylvania, known as Lot 1247 in Section 13 of the Hideout, a subdivision situated in the Townships of Lake and Salem, Wayne County, Pennsylvania according to the plats thereof recorded in the Office of the Recorder of Deeds of Wayne County, Pennsylvania, April 9, 1970 in Plat Book 5, pages 26 and 27; May 11, 1970 in Plat Book 5, pages 34, 37, 41 through 48 and 50; September 8, 1970 in Plat Book 5, pages 57 and 58; February 8, 1971 in Plat Book 5, pages 59 and 61 through 63; March 24, 1971 in Plat Book 5, pages 66 through 68; May 10, 1971 in Plat Book 5, pages 69 through 72.

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

TITLE TO SAID PREMISES VESTED IN Joseph B. Klepadlo and Rebecca L. Klepadlo, his wife, by Deed from William O'Sullivan and Wendy O'Sullivan, his wife, dated 03/08/2002, recorded 04/03/2002 in Book 1962, Page 188.

Premises being: 213 THE HIDEOUT, A/K/A 1247 WOODVIEW TERRACE, LAKE

ARIEL, PA 18436

Tax Parcel No. 12-0-0020-0123

Seized and taken in execution as Joseph B. Klepadlo 213 The Hideout A/K/A 1247 Woodview Terrace LAKE ARIEL PA 18436 Rebecca L. Klepadlo 213 The Hideout a/k/a 1247 Woodview Terrace LAKE ARIEL PA 18436

Execution No. 979-Civil-2010 Amount \$107,538.35 Plus additional

October 2, 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.

Andrew J. Marley, Esq.

11/16/2012 • 11/23/2012 • 11/30/2012

CIVIL ACTIONS FILED

*FROM OCTOBER 20, 2012 TO OCTOBER 26, 2012
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2008-00658	DIME BANK GARNISHEE-SATISFIED 10-23-2012	10/23/2012	SATISFY ATTCHMT EXEC	—
2009-20099	MILLS KATHRYN	10/26/2012	SATISFACTION	—
2009-21701	CALO JOSEPH L	10/25/2012	SATISFACTION	2,322.97
2009-21701	VISSER KIM-MARIE	10/25/2012	SATISFACTION	2,322.97
2009-21701	VISSER EDWARD	10/25/2012	SATISFACTION	2,322.97
2009-21701	VISSER FRANCES	10/25/2012	SATISFACTION	2,322.97
2009-21843	LOHMANN ALBERT	10/26/2012	SATISFACTION	—
2010-21233	TOLER EARL	10/22/2012	WRIT OF SCIRE FACIAS	—
2010-21233	TOLER ANNE	10/22/2012	WRIT OF SCIRE FACIAS	—
2010-21345	CASEY BETTY	10/22/2012	WRIT OF SCIRE FACIAS	—
2010-21735	BRUMLEY VIVIAN	10/25/2012	SATISFACTION	—
2010-22090	SCHILL JOHN K	10/23/2012	SATISFACTION	—
2011-21486	FINOCCHIARO IRIS	10/26/2012	SATISFACTION	—
2011-21522	LEE JAMES	10/22/2012	SATISFACTION	—
2012-00024	MATTHEWS ROBERT D	10/22/2012	SUMMARY JUDGMENT	162,016.61
2012-00080	RUSSO AIDA	10/22/2012	CONSENT JUDGMENT	3,173.88
2012-00080	RUSSO AIDA	10/22/2012	CONSENT JUDGMENT	3,173.88
2012-00101	RANELLS REENA R	10/24/2012	SUMMARY JUDGMENT	49,026.53
2012-00122	ELKINS FRIEDA	10/26/2012	DEFAULT JUDGMENT	31,477.64
2012-00132	SYLVIA WILLIAM I	10/26/2012	DEFAULT JUDG IN REM	85,855.99
2012-00132	SYLVIA HOLLY J	10/26/2012	DEFAULT JUDG IN REM	85,855.99
2012-00223	HECKER JOHN R	10/22/2012	WRIT OF EXECUTION	117,791.90
2012-00223	HECKER TAMARA J	10/22/2012	WRIT OF EXECUTION	117,791.90
2012-00353	FIGUEROA JOSE	10/22/2012	WRIT OF EXECUTION	6,077.64
2012-00374	LASALA RICHARD	10/26/2012	WRIT OF EXECUTION	442,613.31
2012-00432	PETERS ROBERT J	10/26/2012	WRIT OF EXECUTION	160,832.38
2012-00513	BELLUCCI SAVERIO	10/22/2012	DEFAULT JUDGMENT	164,292.63
2012-00513	BELLUCCI SAVERIO	10/22/2012	WRIT OF EXECUTION	164,292.63
2012-00628	SIMMONS STEVEN R	10/24/2012	DEFAULT JUDGMENT	—
2012-00628	SIMMONS BETSY J	10/24/2012	DEFAULT JUDGMENT	—
2012-00736	CHRISTIAN MICHAEL	10/24/2012	QUIET TITLE	—
2012-00736	CHRISTIAN JENNIE	10/24/2012	QUIET TITLE	—
2012-20052	COSTELLO DAVID V	10/26/2012	SATISFACTION	874.73
2012-20359	SHYLKOFSKI FLORENCE	10/23/2012	SATISFACTION	234.31
2012-20359	SHYLKOFSKI EDWARD	10/23/2012	SATISFACTION	234.31
2012-20686	BARTHOLOMEW HAROLD	10/22/2012	WRIT OF SCIRE FACIAS	—
2012-20882	O'GRADY KEITH PATRICK	10/26/2012	SATISFACTION	—
2012-20882	OGRADY KEITH PATRICK	10/26/2012	SATISFACTION	—
2012-20940	COSTELLO DAVID V	10/26/2012	SATISFACTION	667.06
2012-21456	PERO MARY M	10/22/2012	JP TRANSCRIPT	1,562.20

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

2012-21457	KARACHUN ALEXANDER		10/22/2012	JUDGMENT	1,061.00
2012-21458	SEALES DOUGLAS ROBERT		10/22/2012	JUDGMENT	1,003.50
2012-21459	SINGER REBECCA J		10/22/2012	JUDGMENT	1,075.50
2012-21450	CILINO ANTONIO H		10/22/2012	MUNICIPAL LIEN	600.68
2012-21461	HOLMES EDWARD		10/22/2012	JP TRANSCRIPT	437.50
2012-21462	REA CHRISTINA		10/22/2012	JP TRANSCRIPT	1,145.79
2012-21463	PETTIT DAVID W		10/22/2012	JP TRANSCRIPT	1,061.06
2012-21464	CPC ENTERPRISES		10/22/2012	JUDG/EASTERN DIST PA	128,581.21
2012-21464	FREAS DONNA R		10/22/2012	JUDG/EASTERN DIST PA	128,581.21
2012-21465	MECCA VINCENT A		10/23/2012	FEDERAL TAX LIEN	91,065.89
2012-21465	MECCA SHEILA M		10/23/2012	FEDERAL TAX LIEN	91,065.89
2012-21466	CRELLIN HEATH D		10/23/2012	FEDERAL TAX LIEN	57,843.81
2012-21466	CRELLIN KIMBERLY M		10/23/2012	FEDERAL TAX LIEN	57,843.81
2012-21467	STRASBURGER THOMAS JR		10/23/2012	JP TRANSCRIPT	1,317.10
2012-21467	STRASBURGER NICHOLE		10/23/2012	JP TRANSCRIPT	1,317.10
2012-21468	HEATH LINDA		10/23/2012	JP TRANSCRIPT	1,202.30
2012-21469	MACON CLAUDIA		10/23/2012	JP TRANSCRIPT	1,706.30
2012-21470	NUTT ROBERT		10/23/2012	JP TRANSCRIPT	5,327.75
2012-21470	NUTT DARLENE		10/23/2012	JP TRANSCRIPT	5,327.75
2012-21471	DRAKE DANIEL D		10/24/2012	JUDGMENT	2,311.00
2012-21472	WINTERS RONALD E		10/24/2012	JUDGMENT	7,912.11
2012-21473	BENNETT JOSEPH H		10/24/2012	JUDGMENT	586.00
2012-21474	BENNETT JOSEPH H		10/24/2012	JUDGMENT	742.60
2012-21475	BENNETT JOSEPH H		10/24/2012	JUDGMENT	1,407.50
2012-21476	BEAM ZACHARIAH CS		10/24/2012	JUDGMENT	1,849.50
2012-21477	FRASCONE RALPH C		10/24/2012	JUDGMENT	610.50
2012-21478	BOEHM JOHN T		10/24/2012	JP TRANSCRIPT	776.22
2012-21479	JOHNSON PAULETTE G		10/24/2012	JPTRANSCRIPT	1,144.14
2012-21480	CHICCA LOUIS		10/24/2012	MUNICIPAL LIEN	359.64
2012-21480	CHICCA MARIA		10/24/2012	MUNICIPAL LIEN	359.64
2012-21481	BRYANT HOPE		10/24/2012	JP TRANSCRIPT	523.14
2012-21482	SWARTZ SHARON G		10/24/2012	JUDGMENT	18,760.65
2012-21483	BRESSLER ROBERT JOSEPH		10/24/2012	JUDGMENT	1,080.00
2012-21484	BRESSLER ROBERT JOSEPH		10/24/2012	JUDGMENT	944.50
2012-21485	EVANS PAMELA		10/26/2012	MUNICIPAL LIEN	896.16
2012-21486	GRUBE WILLIAM		10/26/2012	MUNICIPAL LIEN	675.15
2012-21487	SZPERNOGA JAN		10/26/2012	MUNICIPAL LIEN	5,988.22
2012-21487	SZPERNOGA ELIZBIETA		10/26/2012	MUNICIPAL LIEN	5,988.22
2012-21488	GREEN MICHELLE		10/26/2012	MUNICIPAL LIEN	244.79
2012-21489	STROURBRIDGE RAILROAD		10/26/2012	MUNICIPAL LIEN	280.36
2012-21490	MEAGHER MAURICE F JR		10/26/2012	MUNICIPAL LIEN	410.71
2012-21490	MEAGHER JEAN MARIE		10/26/2012	MUNICIPAL LIEN	410.71
2012-21491	BROOKSIDE PERSONAL CARE HOME INC THE		10/26/2012	JP TRANSCRIPT	9,457.16
2012-21492	HARDLER MIKE		10/26/2012	JP TRANSCRIPT	3,342.58
2012-40072	PECK DARRIN L OWNER	P	10/24/2012	STIP VS LIENS	—
2012-40072	PECK ARLEEN OWNER	P	10/24/2012	STIP VS LIENS	—
2012-40072	WHEELER HILL DEVELOPING INC CONTRACTOR		10/24/2012	STIP VS LIENS	—

2012-40073	KRAH WILLIAM III OWNER	P	10/25/2012	STIP VS LIENS	—
2012-40073	JERRY FULLER MASONARY CONTRACTOR		10/25/2012	STIP VS LIENS	—
2012-40074	MATCHES KEITH J OWNER	P	10/26/2012	STIP VS LIENS	—
2012-40074	A&B HOMES INC CONTRACTOR		10/26/2012	STIP VS LIENS	—

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00737	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	10/26/2012	—
2012-00737	BRIGGS MELISSA S	DEFENDANT	10/26/2012	—
2012-00738	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	10/26/2012	—
2012-00738	STANTON DONALD A	DEFENDANT	10/26/2012	—
2012-00740	ATLANTIC CREDIT AND FINANCE INC	PLAINTIFF	10/22/2012	—
2012-00740	LAPASTA DOUGLAS G	DEFENDANT	10/22/2012	—

PETITION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00739	PEACHTREE SETTLEMENT FUNDING	PETITIONER	10/26/2012	—
2012-00739	PEZZELLA WILLIAM	PETITIONER	10/26/2012	—
2012-66802	LA PENNA ROBERT ESTATE OF	PETITIONER	10/23/2012	—
2012-66802	LA PENNA DOREEN	PETITIONER	10/23/2012	—
2012-66802	WAYNE COUNTY TAX CLAIM BUREAU	RESPONDENT	10/23/2012	—
2012-66802	WAYNE TIGUE INTERVENOR	RESPONDENT	10/23/2012	—
2012-66803	DASILVA SYLVIA PETITIONER	PETITIONER	10/23/2012	—
2012-66803	WAYNE COUNTY TAX CLAIM BUREAU	RESPONDENT	10/23/2012	—
2012-66803	PITTI KATHLEEN M	RESPONDENT	10/23/2012	—
2012-66804	HAGGERTY PATRICIA PETITIONER	PETITIONER	10/24/2012	—
2012-66804	WAYNE COUNTY TAX CLAIM BUREAU	RESPONDENT	10/24/2012	—
2012-66804	WAYNE TIGHE INTERVENOR	RESPONDENT	10/24/2012	—
2012-66805	DOWNY KATHLEEN PETITIONER	PETITIONER	10/24/2012	—
2012-66805	WAYNE COUNTY TAX CLAIM BUREAU	RESPONDENT	10/24/2012	—
2012-66805	PITTI KATHLEEN M	RESPONDENT	10/24/2012	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00733	WELLS FARGO BANK	PLAINTIFF	10/23/2012	—
2012-00733	ANTIDORMI PETER	DEFENDANT	10/23/2012	—
2012-00734	BANK OF NEW YORK MELLON F/K/A	PLAINTIFF	10/23/2012	—
2012-00734	BANK OF NEW YORK	PLAINTIFF	10/23/2012	—
2012-00734	NDLOVU MZIKAYISE L	DEFENDANT	10/23/2012	—

REAL PROPERTY — QUIET TITLE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00736	PITTI JONATHON	PLAINTIFF	10/24/2012	—
2012-00736	CHRISTIAN MICHAEL	DEFENDANT	10/24/2012	—
2012-00736	CHRISTIAN JENNIE	DEFENDANT	10/24/2012	—

TORT — PREMISES LIABILITY

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00735	FINOCCHIARO IRIS	PLAINTIFF	10/23/2012	—
2012-00735	BOROOGH OF HONESDALE	DEFENDANT	10/23/2012	—
2012-00735	HONESDALE BOROOGH	DEFENDANT	10/23/2012	—

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

MORTGAGES AND DEEDS

*RECORDED FROM NOVEMBER 5, 2012 TO NOVEMBER 9, 2012
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Kelley Richard By Af	Honesdale National Bank	Sterling Township	
Kelley Susan			211,000.00
Kelley Susan Af			
Nicolais Lawrence	Fidelity Deposit & Discount Bank	Paupack Township	417,000.00
Counterman Clancy	First National Bank Of Pa	Salem Township	
Counterman Misty			29,565.00
Jakubek Edward	First National Community Bank	Cherry Ridge Township	300,000.00
Deutsch Jacques	First National Community Bank	Lehigh Township	
Rebecca Realty			4,500,000.00
Fantuzzi Raymond			
Fleese Robert			
Sumner Ventures			
Fahrenbach John J	P N C Bank	Lake Township	
Fahrenbach Susan			106,180.00
Tudor Wesley A	Mortgage Electronic Registration Systems	Honesdale Borough	
Tudor Thomas G			81,500.00
Geer Roger	Mortgage Electronic Registration Systems	Damascus Township	
Geer Tina			143,200.00
Henderson Richard	Agchoice Farm Credit	Damascus Township	
Henderson Jennifer L			93,750.00
Campo James E	Wells Fargo Bank	Texas Township	
Campo Maureen B		Texas & Cherry Ridge Twps	166,348.76
		Cherry Ridge Township	
		Cherry Ridge & Texas Twps	166,348.76
Motz Debora A	Wells Fargo Bank	Paupack Township	183,708.00
Marcakis George J	Mortgage Electronic Registration Systems	Texas Township	
Marcakis Diane M			191,799.00
McCormick Margaret	P N C Bank	Salem Township	103,000.00
Richardson Michelle	Wells Fargo Bank	Salem Township	91,000.00
Field Kevin R	Honesdale National Bank	Dreher Township	
Field Teri E			50,000.00
Lynch Robert A	Honesdale National Bank	Honesdale Borough	
Gordon Erin			50,000.00
Roberts William C	Wayne Bank	Honesdale Borough	
Roberts Nancy A			5,000.00

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

Ritch Katherine Tamblyn	Wayne Bank	Damascus Township	
Ritch Michael G			50,000.00
Biscardi Karen S	N E P A Community Federal Credit Union	Dreher Township	212,000.00
Napolitano Louis W	Wells Fargo Bank	Preston Township	
Napolitano Christina			218,400.00
Pequeno Rebecca	Mortgage Electronic Registration Systems	Paupack Township	
Pequeno Pedro			388,000.00
Higgins Arlene D	Wells Fargo Bank	Salem Township	
Higgins Sigfried			268,200.00
Davis John E			
Chyle Jacob	Mortgage Electronic Registration Systems	Damascus Township	
Chyle Ashley M			156,494.00
Dimarco Diane	First National Community Bank	Lake Township	
Vanness Diane			11,750.00
Young Jesse J Jr	First National Community Bank	Manchester Township	
Young Susan L			87,000.00
Deliman Paul A	Tobyhanna Federal Credit Union	South Canaan Township	
Deliman Colleen M			90,000.00
Holzman Jane A	Honesdale National Bank	Honesdale Borough	72,650.00
Garbolino Marie A	Mortgage Electronic Registration Systems	Waymart Borough	
Garbolino Gayle S			78,000.00
Gardas Jeffrey	Mortgage Electronic Registration Systems	Damascus Township	336,000.00
Moyer Dennis H	Moyer Elvira B Honesdale National Bank	Paupack Township	203,000.00
King Scott W	Mortgage Electronic Registration Systems	Damascus Township	
King Alisha E			192,857.00
Bonker Heather	Mortgage Electronic Registration Systems	Canaan Township	
Bonker Lorraine			96,098.00
Coleman Robert A	Ridgestone Bank	Scott Township	
Coleman Donna C			1,980,229.42
Kerylovicz Sophie	Mortgage Electronic Registration Systems	Waymart Borough	91,500.00
Kerylovicz Sophie	Housing & Urban Development	Waymart Borough	91,500.00
Meyers Melissa	Fidelity Deposit & Discount Bank	Berlin Township	
Meyers Kevin			485,600.00
Meyers Melissa	Fidelity Deposit & Discount Bank	Berlin Township	
Meyers Kevin			485,600.00
Dalrymple Dewayne A	Bank Of America	South Canaan Township	
Dalrymple Eliana			104,800.00

Sottiriou George E	Wells Fargo Bank	Lake Township	
Sottiriou Michael G			70,000.00
Fitzgerald Brian	Honesdale National Bank	South Canaan Township	158,850.00
Weaver Robert S	First National Bank Of Pa	Mount Pleasant Township	
Weaver Lillian L			12,300.00
Albitz Lisa	Mortgage Electronic Registration Systems	Paupack Township	
Albitz Dana			260,000.00
Ballew Colette C	P S E C U	Damascus Township	
Ballew Jesse AKA			38,000.00
Ballew Jesse L III AKA			
Thorpe John Randall	Wayne Bank	Waymart Borough	48,375.00
Grimes Marcy	Mortgage Electronic Registration Systems	Prompton Borough	
Grimes Robert J			237,840.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Guo Zhen Zhi	Chen Zhen Fang Tr Zhen Zhi Guo Family Living Trust	Hawley Borough	
Shaffer Marlyn L	Lazorack John Lazorack Cheryl	Salem Township	
Kummer Hans	Powell Lotte E Tr	Dyberry Township	
Kummer Ilse	Powell Brian Tr Hans Kummer Irrevocable Trust Ilse Kummer Irrevocable Trust		
Giacobbe Dominic J Jr AKA By Sheriff	Federal National Mortgage Association	Salem Township	
Giacobbe Karen L			
Giacobbe Domenic J AKA By Sheriff			
Big Bass Lake Inc	Lemieux Andrew	Lehigh Township	Lot 109
Fannie Mae AKA	Harris Marianne P	Cherry Ridge Township	
Federal National Mortgage Association AKA	Harris Brian C		Lot 1
McCabe Weisberg & Conway PC			
McMyne James C	McMyne James C	Damascus Township	
McMyne Shirley Est AKA			Lot 4
McMyne Shirley S Est AKA			
Rosenberger Margaret A	Rosenberger James N Jr	Paupack Township	Lots 26 & 24
Loscig Anthony J	Loscig Anthony J	Sterling Township	
Loscig Holly Ann	Loscig Holly Ann		Lot 25
Yoshinari Hideki	Yoshinari Hideki	Lake Township	Lot 3610
Tangorra Maria Clara	Dirico Patricia	Lake Township	
Giacalone Giacomo R			Lot 2799
Giacalone Kristiann			
Stokes Gerald H	Henderson Richard	Damascus Township	
Kurtz Eileen C	Henderson Jennifer L		

Cerar Joyce Ind & Adm Maysa Cecelia Est AKA Maysa Cecelia Theresa Est AKA Maysa Cecelia T Est AKA Maysa Joseph E Maysa George B	Cerar Joyce	Clinton Township 1	
Cerar Joyce Ind & Adm Maysa Cecelia Est AKA Maysa Cecelia Theresa Est AKA Maysa Cecelia T Est AKA Maysa Joseph E Maysa George B	Maysa Joseph E	Mount Pleasant Township	
Motz Debora A	Motz Debora A	Paupack Township	Lot 341
Barnes Arthur By Sheriff	Citimortgage Inc	Starrucca Borough	
Adi Margarita By Sheriff	Federal National Mortgage Association	Lake Township	Lot 1514
Romaniello Paul	Romaniello Paul Jr	Lake Township	
Romaniello Ann	Romaniello James D		
Romaniello Paul	Romaniello Paul Jr	Lake Township	
Romaniello Ann	Romaniello James D		
Gilpin Pauline S	Field Kevin R	Dreher Township	Field Teri E
Capone Richard	Capone Richard Tr	Salem Township	
Capone Kathy	Kathy Capone Irrevocable Trust Capone Kathy Tr Richard Capone Irrevocable Trust		Lot 103
Wurst Stephen J By Sheriff	U S Bank Tr	Scott Township	
Boehle Russell C	Pequeno Pedro	Paupack Township	
Boehle Ellen K	Pequeno Rebecca		Lot 21
Bosshard Arnold G	Beiler Elsie M	Mount Pleasant Township	
Grosseto Marie Frances	Gardas Jeffrey R	Damascus Township	
Grosseto John D Tr Grosseto Janet Tr John D Grosseto Living Trust Janet Grosseto Living Trust			
Diehl Frederic	King Scott W	Damascus Township	
Diehl Stacey	King Alisha E		Lot 72
Srichareon Paul	Campisi Peter	Lake Township	
Srichareon Esperanza M	Campisi Linda		Lot 1623
B B L Of Delaware Inc	Land Liquidator L L C	Lehigh Township	Lots 216 & 217
Beppler Charles	Murray Cherilee	Lake Township	
Beppler Carole			
Discala Luciano	Ahn John W	Salem Township	
Amato Lorenzo	Ahn Linda Lee		Lot 346

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Cost Gloria J	Bonker Heather Bonker Lorraine	Canaan Township	
Kostiw Thomas By Sheriff Kostiw Marlen By Sheriff	Grekov Valeriy	Lehigh Township	Lot 9
Fobes Joseph F	Fobes Joseph F Tr Joseph F Fobes Revocable Trust	Clinton Township 1	Lot 2
Fobes Joseph F	Fobes Joseph F Tr Joseph F Fobes Revocable Trust	Clinton Township 1	
Fobes Joseph F	Fobes Joseph F Tr Joseph F Fobes Revocable Trust	Clinton Township 1	
Fobes Joseph F	Fobes Joseph F Tr Joseph F Fobes Revocable Trust	Clinton Township 1	
Fobes Joseph F Sr	Fobes Joseph F Tr Joseph F Fobes Revocable Trust	Clinton Township 1	
Fobes Joseph F	Fobes Joseph F Tr Joseph F Fobes Revocable Trust	Clinton Township 1	
Landmesser Brian Landmesser Tara L	Landmesser Tara L	Lebanon Township	Lot 1
Chapman Henry L Chapman Carol J	Chapman Carol J	Lake Township	
Jones Michael A Jr	Thorpe John Randall	Waymart Borough	Lot 1
Kemmern Richard E	Canete Ballentine	Honesdale Borough	
Watson Beverly	Niehaus Timothy	Preston Township	Lot B

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23rd Judicial District
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CASES REPORTED

Joseph Francini aka Joseph Francini, Jr. et al. Plaintiffs
New Penn Exploration, LLC and
Southwestern Energy Production Company, Defendants



Court of Common Pleas

23rd Judicial District

The Hon. Raymond L. Hanzell

President Judge

The Hon. Robert J. Cooney

Senior Judge

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*Registration begins at 8:00 a.m.

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

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