

OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 2 ★ DECEMBER 28, 2012 ★ Honesdale, PA ★ No. 42



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CASES REPORTED

Commonwealth
v.
Kennedy

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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

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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.

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Per Year

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Robert J. Conway, *Senior Judge*

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Court Administrator

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Jonathan Fritz

Treasurer

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Ginger M. Golden

Coroner

Edward Howell

Auditors

Carla Komar
Judy O'Connell
Kathleen A. Schloesser

Jury Commissioners

Judith M. Romich
Patricia Biondo

COURT OPINION

Commonwealth

v.

Kennedy

Docket No. 6-2011-CR

Attorney for Commonwealth: Shelley Robinson, Esq.

Attorney for Defendant: Ashley Zimmerman, Esq.

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

Summary of the Case

Before the Court was Defendant's Amended Motion for Post-Conviction Collateral Relief filed on July 27, 2012, by his court-appointed attorney following her investigation of the pro se petition.

Defendant was originally charged with theft by unlawful taking, receiving stolen property, recklessly endangering another person and a habitual offender count. On June 9, 2011, Defendant pleaded guilty to theft by unlawful taking, recklessly endangering another person and habitual offenders. For the purposes of the evidentiary hearing conducted on November 19, 2012, Defendant was contesting only the habitual offender charge, alleging specifically that Defendant's guilty plea should not have been accepted as the offense was improperly charged.

Pennsylvania law provides that "a habitual offender under section 1542 (relating to revocation of habitual offender's license) who drives a motor vehicle on any highway or trafficway of this commonwealth while the habitual offender's operating privilege is suspended, revoked or canceled commits a misdemeanor of the second degree." 75 Pa.C.S. § 6503.1. A person who holds a probationary license may be convicted of driving while operating privilege is suspended on the basis of a violation of the restriction regarding hours of travel. Commonwealth v. Javit, 734 A.2d 922, 925 (Pa.Super. 1999).

In the case at bar, Defendant had a probationary license that was originally issued on January 14, 2012, and provided that Defendant could drive only between 6:30 a.m.

and 11:30 p.m. The criminal conduct with which Defendant was charged occurred on November 24, 2010, at 9:50 a.m. In addition to the criminal charges, Defendant also had a summary offense charged in Lackawanna County for driving while operating privilege is suspended, for which the district magistrate found Defendant guilty on February 14, 2011. Defendant appealed that conviction to the Lackawanna Court of Common Pleas and was ultimately found not guilty on September 30, 2011. However, in between the time of the magistrate's guilty verdict and the common pleas not guilty decision, Defendant pleaded guilty in Wayne County to the habitual offender charge. At the time of the evidentiary hearing, Defendant testified that his plea was made on advice of his trial counsel who did not fully explain the details of the charge to him.

Defendant's PCRA alleged that trial counsel was ineffective for failing to advise Defendant of the consequences of pleading guilty to a habitual offender charge. The law presumes that trial counsel was effective, and the defendant bears the burden of establishing otherwise. Commonwealth v. Hall, 701 A.2d 190, 200-01 (Pa. 1997). In order to succeed on a claim of ineffective assistance, 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, 432 (Pa. 2011). A claim of ineffective assistance will be denied if the defendant fails to satisfy any one of the three prongs. Id.

The Court opined that Defendant had met all three prongs and was thus eligible for PCRA relief. In its review of the guilty plea hearing transcript, the Court noted that the District Attorney stated as a fact that "the Defendant is classified, and was at the time, as a habitual offender under the Pennsylvania Vehicle Code owing to multiple violations of Chapter 37 of the Code." At no time during the hearing did the District Attorney allege that Defendant had a valid probationary license at the time of the incident. On that basis, the Court determined that Defendant's trial counsel should have advised his client against entering a guilty plea as he had a valid defense, and should have requested a continuance of the trial until such time as the Lackawanna County appeal had been decided.

As a result, the Court granted Defendant's Amended PCRA Petition, Ordered that his guilty plea to the charge of habitual offender be withdrawn and quashed the sentence Defendant received for the charge.



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.

**IN THE COURT OF COMMON
PLEAS OF THE 22ND
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
COUNTY OF WAYNE**

IN RE: ESTATE OF JAMES
O'NEILL
No. 99 O.C. 2012

NOTICE

A Petition for Settlement of a Small Estate Pursuant to 20 Pa. C.S.A. § 3102 and 16 P.S. § 1235 has been filed by The County of Wayne regarding the Estate of James O'Neill, deceased, who died on October 5, 2012, late of 141 Bellemonte Avenue Hawley PA 18428.

The Court has set a hearing to consider the settlement of a small estate. The hearing will be held in Courtroom No.2, Wayne County Courthouse, Honesdale, Pennsylvania 18431 on the 30th day of January, 2013 at 11:00 a.m. Any creditors are requested to

present their claims and all persons indebted to the decedent will make payment to the aforementioned attorneys.

If you wish to make a claim, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important you.

**YOU SHOULD TAKE THIS
NOTICE 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 PENNSYLVANIA
LEGAL SERVICES, INC.**
Wayne County Courthouse
925 Court Street
Honesdale, PA 18431
(877) 515-7465

**HOWELL, HOWELL & KRAUSE
LEE C. KRAUSE, ESQUIRE**
Attorney for Petitioner
109 9th Street
Honesdale PA 18431
Tel.: (570) 253-2520

Fax: (570) 253-7896
Email: hhklaw@verizon.net

12/28/2012 • 1/4/2013 • 1/11/2013

**ADVERTISEMENT OF
GRANT OF LETTERS**

Estate of Gerard Daniel
Langendoerfer, Jr. Deceased
Letters of Administration for the
above estate having been granted to
Carol Langendoerfer, all persons
indebted to the estate are requested
to make payment, and those having
claims to present same without
delay, to Michael P. Lehutsky,
Attorney and Counselor at Law,
613 Main Street, Honesdale, PA
18431

12/28/2012 • 1/4/2013 • 1/11/2013

EXECUTRIX NOTICE

Estate of VERA MALIK
Late of Lake Township
Executrix
EVA MALIK N/K/A EVA
VAUGHAN
PO BOX 372
AMAWALK, NY 10501
Attorney
NICHOLAS A. BARNAB
831 COURT STREET
HONESDALE, PA 18431

12/28/2012 • 1/4/2013 • 1/11/2013

ADMINISTRATRIX NOTICE

Estate of LEILA M. SILLS
Late of Waymart Borough
Administratrix
BARBAR M. HORST
329 HONESDALE ROAD, PO
BOX 206
WAYMART, PA 18472
Attorney

SHIRLEY J. HORST
8469 BELL AVENUE
IVOR, VA 23866

12/28/2012 • 1/4/2013 • 1/11/2013

ADMINISTRATOR NOTICE

Estate of VERA K. ORDNUNG
AKA VERA ORDNUNG
Late of Honesdale Borough
Administrator
WILLIAM ORDNUNG
512 GROVE STREET
HONESDALE, PA 18431
Attorney
MATTHEW L. MEAGHER,
ESQUIRE
1018 CHURCH STREET
HONESDALE, PA 18431

12/21/2012 • 12/28/2012 • 1/4/2013

ADMINISTRATRIX NOTICE

Estate of RICHARD DENNIS
THIBEDEAU AKA RICHARD D.
THIBEDEAU
Late of Honesdale Borough,
Wayne County, PA
Administratrix
CYNTHIA D. MARITATO
1416 EAST STREET
HONESDALE, PA 18431
Attorney
FRANCES GRUBER, ESQ.
214 NINTH STREET
HONESDALE, PA 18431

12/21/2012 • 12/28/2012 • 1/4/2013

ADMINISTRATRIX NOTICE

Estate of JOHN R BROCE, SR.
Late of Pleasant Mount
Date of Death October 31, 2012
Administratrix
LEISA BOCK

161 WASHINGTON ST.
CARBONDALE, PA 18407
Attorney
LANCE J. FANUCCI, ESQ.
1418 MAIN STREET, SUITE 207
PECKVILLE, PA 18452

12/21/2012 • 12/28/2012 • 1/4/2013

**ESTATE OF LENA
CASTROVINCI**

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted to JOANNE REIPRICH of Lake Ariel, Pa., in the Estate of Lena Castrovinci, deceased, who died on October 24, 2012, late of Lake Ariel, Wayne County, Pa. All creditors are requested to present their claims and all persons indebted to the decedent are requested to make payment to the above Executor or her Attorney. R. Anthony Waldron, Esq.
8 Silk Mill Drive — Ste 215
Hawley, PA 18428
(570) 226-6288

12/21/2012 • 12/28/2012 • 1/4/2013

EXECUTOR NOTICE

Estate of LOUISE F. DEROSA
AKA LOUISE DEROSA
Late of Hawley Borough
Executor
DARYL BUCKINGHAM
349 BUCKINGHAM ROAD
HONESDALE, PA 18431
Executor
JANICE BUCKINGHAM
349 BUCKINGHAM ROAD
HONESDALE, PA 18431

12/14/2012 • 12/21/2012 • 12/28/2012

ADMINISTRATOR NOTICE
Estate of THOMAS E. APPLEBY,
SR.

Late of Oregon Township
Administrator
SYLVIA H. APPLEBY
197 SMITH HILL ROAD
HONESDALE, PA 18431
Co-Administrator
THOMAS W. APPLEBY
197 SMITH HILL ROAD
HONESDALE, PA 18431
Attorney
PAMELA S. WILSON, ESQUIRE
304 NINTH STREET
HONESDALE, PA 18431

12/14/2012 • 12/21/2012 • 12/28/2012

EXECUTRIX NOTICE

Estate of SUSAN M. LANE AKA
SUE LANE
Late of Berlin Township
Executrix
MARGARET A. EVANS
108 OVERLOOK DRIVE
PONTE VEDRA, FL 32082

12/14/2012 • 12/21/2012 • 12/28/2012

EXECUTOR NOTICE

Estate of ALICE M. RIVENBURG
AKA ALICE RIVENBURG
Late of Oregon Township
Executor
GEORGE H. RIVENBURG
558 BRYN MAWR RD.
HONESDALE, PA 18431
Attorney
NICHOLAS A. BARNA
831 COURT STREET
HONESDALE, PA 18431

12/14/2012 • 12/21/2012 • 12/28/2012

EXECUTOR NOTICE

Estate of SUELLEN M.
SCHMIDT AKA SUELLEN
SCHMIDT AKA SUE ELLEN
SCHMIDT
Late of Hawley Borough
Executor
NICHOLAS J. STRASSER
414 CHURCH STREET
HAWLEY, PA 18428
Attorney
MATTHEW L. MEAGHER,
ESQUIRE
1018 CHURCH STREET
HONESDALE, PA 18431

12/14/2012 • 12/21/2012 • 12/28/2012

OTHER NOTICES

LEGAL NOTICE

RE: 790-Civil-2012
Action to Quiet Title

FLORENT BARRY and
LORRAINE BARRY, his wife
Plaintiffs
VS.
THOMAS CADWALADER, his
heirs, executors, administrators,
assigns, and any and all other
persons claiming any right, title or
interest in or to the herein-
described real property other than
plaintiff, whose identity is known,
Defendants

NOTICE TO:
THOMAS CADWALADER, his
heirs, executors, administrators,
successors, assigns, and any and all
other persons claiming any right,
title or interest in or to the herein-
described real property other than

plaintiff, whose identity is known,
Defendants

TAKE NOTICE THAT plaintiffs
have commenced an action against
you in the Court of Common Pleas
of Wayne County, Pennsylvania,
which action is docketed to the
above number and term, to quiet
title in the plaintiffs with respect to
certain real property located in
Lake Township, Wayne County,
Pennsylvania, lying between the
public road and the Plaintiffs'
property as set forth in Wayne
County Record Book 1370 at page
169.

YOU ARE HEREBY NOTIFIED
that you will have twenty (20)
days from the publication of this
notice to file an Answer to
plaintiffs' Complaint. If you fail
to do so final judgment may be
entered against you as prayed for
in the Complaint. If you wish to
defend, you must enter a written
appearance personally or by
attorney and filing in writing with
the court your defenses or
objections to the claims set forth
against you. You are warned that
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 the
plaintiffs. 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 LEGAL AID
SERVICES
WAYNE COUNTY COURTHOUSE
925 COURT STREET
HONESDALE, PA 18431
(570) 253-1031

Nicholas A. Barna, Esq.
Attorney for Plaintiffs
831 Court Street
Honesdale, P A 18431
570-253-4921

12/14/2012 • 12/21/2012 • 12/28/2012

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 JANUARY 9, 2013

By virtue of a writ of Execution Wells Fargo Bank , N.A. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 9th day of January, 2013 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property,

ALL that certain piece or parcel of

land, situate, laying and being in the Township of Preston, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the center of the intersection of highways known as Shehawken Corners; thence along the center of the road known as the Tallmansville Road, South 16 degrees 30 minutes West 325 feet to a point in the center of said road; thence leaving said highway; North 70 degrees West 100 feet to an iron pin and stones corner, on lot of land of Nelson W. Leet, et ux; thence along the land of said Nelson W. Leet, et ux, North 9 degrees 30 minutes West 253.5 feet to an iron pin and stones corner on said Nelson W. Leet, et ux, lot; thence further along said Leet lot, North 16 degrees East 10 feet to the center o the highway leading form Shehawken to Starrucca; thence along the center of said highway South 73 degrees 30 minutes East 200 feet to the place of BEGINNING. CONTAINING 1.2 acres, of land be the same more or less, the description therefor being as the Compass Needle pointed April 30, 1960, as surveyed by Leonard L. LaBarre on this date.

TITLE TO SAID PREMISES VESTED IN John A. Francisco and Susan M. Francisco, his wife, by Deed from Ralph W. Tracy and Betty J. Tracy, his wife, dated 09/09/1994, recorded 09/09/1994 in Book 968, Page 201.

Premises being: RR#1 BOX 1339,

A/K/A 948 SHADIGEE CREEK ROAD, STARRUCCA, PA 18462

Tax Parcel No. 20-0-0141-0011

Seized and taken in execution as John A. Francisco RR#1 Box 1339 A/K/A 948 Shadigee Creek Road STARRUCCA PA 18462

Susan M Francisco RR#1 Box 1339 A/K/A 948 Shadigee Creek Road STARRUCCA PA 18462

Execution No. 268-Civil-2012
Amount \$13,295.61 Plus additional

October 5, 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.

12/14/2012 • 12/21/2012 • 12/28/2012

**SHERIFF'S SALE
JANUARY 9, 2013**

By virtue of a writ of Execution Bank of America, N.A. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 9th day of January, 2013 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property,

ALL that certain tract or parcel of land situated in the Township of Salem, Wayne County, Pennsylvania, known as Lot 775, Section 9 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; March 14, 1972 in Plat Book 5, pages 73 through 76, 79 through 84 and 86; May 26, 1972 in Plat Book 5, pages 93 through 95; September 26, 1972 in Plat Book 5, pages 96 through 104, as amended and supplemented.

SUBJECT to all easements,

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

LOT 775, Section 9 of The Hideout, Lake Ariel, PA 18436, is recorded in the Office of the Recorder of Deeds of Wayne County, PA, in Plat Book 5, Page 66

SUBJECT to the same conditions, exceptions, restrictions, easements, rights-of-way and reservations as are contained in prior deeds forming the chain of title.

TITLE TO SAID PREMISES VESTED IN Viktor Moroz and Susanna Moroe, his wife, by Deed from David B. Hefferman, dated 10/18/2007, recorded 10/31/2007 in Book 3404, Page 185.

Premises being: 775 DEERFIELD ROAD, LAKE ARIEL, PA 18436

Tax Parcel No. 22-0-0022-0015
Tax ID #: 038825

Seized and taken in execution as Susanna Moroe 112 The Hideout LAKE ARIEL PA 18436
Viktor Moroz 112 The Hideout LAKE ARIEL PA 18436

Execution No. 680-Civil-2011
Amount \$313,583.48 Plus additional

October 5, 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.

12/14/2012 • 12/21/2012 • 12/28/2012

**SHERIFF'S SALE
JANUARY 9, 2013**

By virtue of a writ of Execution Wells Fargo Bank, N.A. as Trustee for Option One Mortgage Loan Trust 2006-1, Asset-Backed Certificates, Series 2006-1 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 9th day of January, 2013 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property,

All that certain piece, parcel or lot or land, situate, lying and being in the Township of Paupack, County of Wayne, and Commonwealth of Pennsylvania, more particularly described as follows, to wit:

Lot No. 348, Tiffany Road, Regency Section, 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 26, at Pages 23.

Tax ID No. 19-0-0042-0348

For information purposes only - property a/k/a: 11 Stuart Drive, Hawley, PA 18428

TITLE TO SAID PREMISES IS VESTED IN Brian J. Riker and

Victoria Riker, husband and wife, by deed from William J. Hoare and Patricia A. Hoare, husband and wife, dated 11/2/2005 and recorded 11/21/2005 in Book 2919, Page 291.

Seized and taken in execution as Brian J. Riker 11105 Fairbanks Road, NE ALBUQUERQUE NM 87112

Victoria Riker 11 Stuart Drive HAWLEY PA 18428

Execution No. 59-Civil-2012
Amount \$132,548.02 Plus additional

October 11, 2012
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

That all claims to the property will



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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.

Chandra M. Arkema, Esq.

12/14/2012 • 12/21/2012 • 12/28/2012

**SHERIFF'S SALE
JANUARY 9, 2013**

By virtue of a writ of Execution HSBC Bank USA, N.A. as Trustee o/b/o SG Mortgage Securities Trust 2007 AHL1 Asset Backed Certificates, Series 2007 AHL1, by its attorney in fact Ocwen Loan issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 9th day of January, 2013 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property,

ALL THAT CERTAIN tract or parcel of land situated in the

Township of Lake, Wayne County, Pennsylvania known as Lot # 1297, in Section 12, 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, Page 57 and 58; February 8, 1971, in Plat Book 5, Pages 59 and 61 through 63; March 24, 1971, in Plat Book 6, Pages 66 through 68; May 10, 1971, in Plat Book 5, Pages 69 through 72; March 14, 1972, in Plat Book 5, Pages 73 through 76,79 through 84 and 86; May 26, 1972, in Plat Book 5, Pages 93 through 95; September 26, 1972, in Plat Book 5, Pages 96 through 104 County of Wayne, State of Pennsylvania.

TAX PARCEL 120-0019-0063

BEING the same premises which Anthony P. Basile, Single, as Sole Owner by Deed dated May 2, 2007 and recorded June 12, 2007 in the Office of the Recorder of Deeds in and for Wayne County in Deed Book 3313 Page 297, granted and conveyed unto Anthony P. Basile, a married man as his sole and separate property.

Seized and taken in execution as Anthony P. Basile 1297 Brookfield rd LAKE ARIEL PA 18436
Suzette Basile 1297 Brookfield Rd

LAKE ARIEL PA 18436

Execution No. 500-Civil-2012
Amount \$129,821.90 Plus
additional

October 5, 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.**

Kevin P. Diskin, Esq.

12/14/2012 • 12/21/2012 • 12/28/2012

**SHERIFF'S SALE
JANUARY 9, 2013**

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

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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 3440 Section 33 of The Hideout, a subdivision situated in the Townships of Lake and Salem, Wayne County, Pennsylvania according to the plats thereof recorded in the Office of the Recorder of Deeds of Wayne County, Pennsylvania, April 9, 1970, in Plat Book 5, page 27; May 11, 1970, in Plat Book 5, pages 34, 37, 41 through 48 and 50; September 8, 1970, in Plat Book 5, page 57; February 8, 1971, in Plat Book 5, pages 62 and 63; March 24, 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 25, 1972, in Plat Book 5, pages 96, 97 and 100 through 104; March 9, 1973, in Plat Book 5, page 106; March 23, 1973, in Plat Book 5, page 107; April 3, 1973, in Plat Book 5, pages 108 through 110; and May 18, 1973, in Plat Book 5, pages 111 through 119.

SUBJECT TO all easements, covenants, conditions and restrictions of record, including

those set forth in the Declaration of Protective Covenants for The Hideout, dated as of May 11, 1970, as amended and supplemented.

Tax Map No.: 12-0-0035-0102

Address Being: 3440 Cliffwood Road, Lake Ariel, PA 18431

Seized and taken in execution as Nicole L. Granville 50 Kaycee Drive NESCOPECK PA 18635 Gregory Granville 50 Kaycee Drive NESCOPECK PA 18635

Execution No. 339-Civil-2012
Amount \$198,230.49 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.**

Stephen G. Bresset, Esq.

12/21/2012 • 12/28/2012 • 1/4/2013

**SHERIFF'S SALE
JANUARY 16, 2013**

By virtue of a writ of Execution Wayne 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 16th day of January, 2013 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, ALL that certain parcel, piece or tract of land lying, situate and being in the Township of Clinton, County of Wayne, and Commonwealth of Pennsylvania, bounded and described as follows:

BEING all of Lot 3 consisting of 2.276 acres be the same more or less and as further depicted on a survey map of Alfred K. Bucconear, Registered Professional Land Surveyor, in July of 1995. Bearings are on a Magnetic Meridian of 1973. An illustration of this survey is made part of this entry and recorded in Wayne County Map Book Volume 83 at page 95

UNDER AND SUBJECT to and TOGETHER WITH the common or joint right of use of a certain "Common/Private Driveway" (being, generally, 50 feet or greater, in right of way width)

illustrated and set forth on accompanying plan, extending from State Route 4001 ('Elk Lake Drive) through lands of the Grantors herein, their heirs and assigns, for the purpose of ingress, egress and regress for pedestrian and vehicular travel. The costs of repair, upgrade and maintenance of the "Common/Private Driveway" shall be apportioned or shared equally by ALL the parties/owners of lots/land accessed by said "Common/Private Driveway" presently and in the event of future development.

ADDRESS BEING: 510 ELK LAKE DRIVE, WAYMART, PA 18472

TAX MAP NO.: 6-1-0232-0039.0003-

Seized and taken in execution as Derek J. Torquati 510 Elk Lake Dr. WAYMART PA 18472
Elizabeth Torquati 1530 Wyoming Avenue SCRANTON PA 18509

Execution No. 12-Civil-2011
Amount \$88,916.58 Plus additional

October 10, 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.

Kimberly D. Martin, Esq.

12/21/2012 • 12/28/2012 • 1/4/2013

**SHERIFF'S SALE
JANUARY 16, 2013**

By virtue of a writ of Execution Wells Fargo Bank, N.A. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 16th day of January, 2013 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property,

PARCEL I: ALL that certain piece or parcel of land lying, situate and being in the Township of Berlin, County of Wayne, and Commonwealth of Pennsylvania, as laid out and plotted upon a 'Map of Highland Acres, Lands of Charles D. Swezy, Berlin Twp., Wayne Co., Pa., June 20, 1970, Scale 1 inch = 100 feet,' bearing the name and seal of George E. Ferris, R.S., which map is duly

recorded in the Office of the Recorder of Deeds of Wayne County, Pennsylvania, in Map Book No. 13 at page 87, said property being more fully bounded described as follows:

BEGINNING at a point in the center of the juncture of two (2) fifty (50) foot wide private roadways of the tract known as HIGHLAND ACRES, said point of beginning being a common corner of Lots Nos. 1, 2, 10, 15 and 24; thence following the center of the road leading towards the State Route, North seventy (70) degrees fifty-five (55) minutes West four hundred seven and two-tenths (407.2) feet to a corner, said corner being a common corner of Lots Nos. 23 and 24 and in line of Lot #1; thence following common line of Lots Nos. 23 and 24 the following two (2) courses and distances: South ten (10) degrees thirty-three (33) minutes East one hundred forty-eight and five-tenths (148.5) feet and South thirty-eight (38) degrees forty (40) minutes East one hundred thirty-eight and sixty-five one-hundredths (138.65) feet to a corner, said corner being a common corner of Lots Nos. 23, 24, 15 and 16; thence following the common line of Lots Nos. 24 and 15 along the center of the other previously mentioned private roadway the following two (2) courses and distances: North fifty-one (51) degrees fifty-one (51) minutes East one hundred twelve and forty-five one-hundredths (112.45) feet and North seventy-four (74) degrees twelve (12)

minutes East one hundred eighty-nine and seventy-five one-hundredths (189.75) feet to the point or place of BEGINNING. CONTAINING ninety-five one-hundredths (.95) of an acre. BEING Lot No. 24 of the tract known as HIGHLAND FIELDS.

ALSO CONVEYING a right-of-way for the purpose of ingress, egress and regress over a private roadway from State Road Route No. 63119 to an along the premises herein conveyed, in common, however, with the predecessor Grantors, Charles D. Swezy and Beverly A. Swezy, their heirs and assigns.

EXCEPTING AND RESERVING to predecessor Grantors, Charles D. Swezy and Beverly A. Swezy, their heirs and assigns, for right-of-way and utility installation and maintenance purposes a twenty-five (25) foot strip of land along the Southeasterly and Northeasterly side of the property herein conveyed in common, however, with the Grantee, his heirs and assigns.

UNDER AND SUBJECT to easements, conditions, and restrictions in the chain of title, which shall constitute covenants running with the land binding on the land hereby conveyed in the hands of any and all Grantees, their heirs and assigns.

PARCEL II: ALL that certain piece or parcel of land lying situate and being in the Township of

Berlin, County of Wayne and Commonwealth of Pennsylvania as laid out and plotted upon a map entitled 'Map of Highland Acres, Lands of Swezy, Berlin Twp., Wayne Co., Pa., June 20, 1970, Scale 1 inch = 100 feet,' bearing the name and seal of George E. Ferris, R.S., and being more particularly bounded and described as follows:

BEGINNING at a point in the center of a private roadway leading into the development known as HIGHLAND ACRES from State Road Route No. 63119, said point of beginning being a common corner of Lots Nos. 1, 2, 10, 15 and 24; thence North 10 degrees 58 minutes West 154.25 feet; thence North 62 degrees 32 minutes East 145.0 feet; thence North 37 degrees 22 minutes East 75.0 feet; thence South 38 degrees 50 minutes 201.3 feet to a corner in the center of a 50 feet wide private road; thence along center of same the following two (2) courses and distances: 1) South 51 degrees 51 minutes West 112.45 feet and 2) South 74 degrees 12 minutes West 189.75 feet to the place of BEGINNING. BEING Lot No. 15 of the tract known as HIGHLAND ACRES, and containing 1.05 acres as shown on a map recorded in Wayne County Map Book 13 at Page 87.

ALSO CONVEYING a right-of-way for the purpose of ingress, egress and regress over a private roadway from State Road Route No. 63119 to and along the premises herein conveyed, in

common, however, with the prior Grantors, their heirs and assigns.

EXCEPTING AND RESERVING to the prior Grantors, their heirs and assigns, for right-of-way and utility maintenance purposes a twenty-five (25) foot strip of land along the southeasterly and northwesterly boundaries of the premises herein conveyed, however, with the Grantees, their heirs and assigns.

UNDER AND SUBJECT to the easements, conditions and restrictions which shall constitute covenants

Seized and taken in execution as Michael J. Javitz 10 Pinewood Terrace, Honesdale PA 18431

Execution No. 133-Civil-2008
Amount \$131,452.99 Plus additional

October 15, 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.

12/21/2012 • 12/28/2012 • 1/4/2013

**SHERIFF'S SALE
JANUARY 16, 2013**

By virtue of a writ of Execution Wells Fargo Bank , N. A. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 16th day of January, 2013 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property,

ALL that certain tract of land lying and being in the Township of Lake, County of Wayne, State of Pennsylvania, being more particularly described as follows:

ALL THAT CERTAIN tract or parcel of land, situated in the Township of Lake, Wayne County, Pennsylvania, known as Lot 2594, Section 42, of The Hideout a subdivision situated in the Townships of Lake and Salem, Wayne County, Pennsylvania, according to the plats thereof recorded in the Office of the Recorder of Deeds of Wayne County, Pennsylvania, April 9,

1970 in Plat Book 5, page 27; May 11, 1970 in Plat Book 5, pages 34, 37, 41 through 48 and 50; September 8, 1970 in Plat Book 5, page 57; February 8, 1971 in Plat Book 5, pages 62 and 63; March 24, 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, 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; as amended and supplemented.

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

SUBJECT to the same conditions, exceptions, reservations, restrictions, easements and rights of way as are contained in prior deeds forming the chain of title.

TITLE TO SAID PREMISES VESTED IN Kenneth Alevis, a single man, by Deed from Bruce F. Covey and Betty A. Covey, h/w, dated 02/16/2007, recorded 02/20/2007 in Book 3238, Page 247.

Premises being: 2594 BOULDER ROAD, LAKE ARIEL, PA 18436

TAX MAP NO.: 12-0-0039-0001.-

Seized and taken in execution as Kenneth Alevis 2653 Harding Avenue BRONX NY 10465

Execution No. 173-Civil-2012
Amount \$145,494.45 Plus additional

October 10, 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.

12/21/2012 • 12/28/2012 • 1/4/2013

**SHERIFF'S SALE
JANUARY 16, 2013**

By virtue of a writ of Execution The Bank of New York Mellon, Successor in Interest to JPMorgan Chase Bank, as Trustee for the Registered Holders of NovaStar Mortgage Funding Trust, Series 2004-3 NovaStar Home Equity Loan Asset-Backed Certificates, Series 2004-3 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 16th day of January, 2013 at 10:00 AM in the Conference Room on the third floor of the Wayne County Courthouse in the Borough of Honesdale the following property,

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE BOROUGH OF HONSDALE, COUNTY OF WAYNE, AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A CORNER MARKED BY AN IRON PIPE SET ON THE SOUTH SIDE STREET LINE OF 17TH STREET; THIS POINT BEING 47.5 FEET FROM THE INTERSECTION OF THE SOUTHERLY SIDE OF 17TH STREET AND THE EASTERLY SIDE OF WEST STREET; THENCE CONTINUING ON THE SOUTHERLY SIDE OF THE 17TH STREET LINE NORTH 79 DEGREES 45' EAST 108.5 FEET

TO A CORNER ON THE WESTERLY SIDE OF NORTH MAIN STREET; THENCE CONTINUING ALONG THE WESTERLY SIDE OF NORTH MAIN STREET SOUTH 10 DEGREES 15' EAST 60 FEET; THENCE ALONG LANDS NOW OR FORMERLY OF MURRAY SOUTH 79 DEGREES 45' WEST 108.5 FEET TO AN IRON PIN CORNER; THENCE NORTH 10 DEGREES 15' WEST 60 FEET TO THE PLACE OF BEGINNING. THIS LAST LINE IS THE BASE LINE AND IS PARALLEL TO THE MAIN STREET LINE AND PASSES THROUGH A POINT WHICH IS SOUTH 79 DEGREES 45' WEST 27.5 FEET OF THE NORTHWEST CORNER OF THE FOUNDATION OF THE CASE RESIDENCE.

CONTAINING 6510 SQUARE FEET

BEING KNOWN AS: 1608 NORTH MAIN STREET, HONSDALE, PA 18431

PROPERTY ID NO.: 11-0-0002-0108

TITLE TO SAID PREMISES IS VESTED IN MICHAEL S. POLAY AND JANET S. POLAY, HIS WIFE

Seized and taken in execution as Michael S. Polay 2121 Main Street BETHLEHEM PA 18017

Execution No. 528-Civil-2010

Amount \$181,011.10 Plus additional

October 11, 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.

Katherine E. Knowlton, Esq.

12/21/2012 • 12/28/2012 • 1/4/2013

**SHERIFF'S SALE
JANUARY 23, 2013**

By virtue of a writ of Execution Citimortgage, Inc. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 23rd day of January, 2013 at 10:00 AM in the Conference Room on the third floor of th Wayne County

Courthouse in the Borough of Honesdale the following property,

ALL that certain tract or parcel of land situated in the Township of Lake, County of Wayne and State of Pennsylvania, known as Lot 3923, Section 46 of The Hideout a subdivision situated in the Townships of Lake and Salem, Wayne County, Pennsylvania, according to the plats thereof recorded in the Office of the Recorder of Deeds of Wayne County, Pennsylvania April 9, 1970 in Plat Book 5, Page 27; May 11, 1970 in Plat Book 5, Page 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, Page 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, Page 108 through 110; and May 18, 1973 in Plat Book 5, Page 111 through 119.

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

ALSO SUBJECT to the same

conditions, exceptions, restrictions, easements, rights-of-way and reservations as are contained in all prior deeds forming the property's chain of title within Wayne County, PA.

TITLE TO SAID PREMISES VESTED IN John F. Gaipa, an adult, competent, individual and Jennifer Immello, an adult, competent, individual and Jessica Salonia, an adult, competent, individual and Jacqueline Gaipa, an adult, competent, individual and Teresa Gaipa, an adult, competent, individual as Tenants-in-Common, by Deed from John F. Gaipa, an adult, competent, individual, dated 11/06/2009, recorded 11/06/2009 in Book 3880, Page 272. And by virtue of the death of John F. Gaipa on 05/05/2010, said premises is now vested in Jennifer Immello, an adult, competent, individual and Jessica Salonia, an adult, competent, individual and Jacqueline Gaipa, an adult, competent, individual and Teresa Gaipa, an adult, competent, individual as Tenants-in-Common.

Premises being: 3923 TRAP COURT, LAKE ARIEL, PA 18436

Seized and taken in execution as Jennifer Immello, Indv. And in her capacity as heir of John F. Gaipa, deceased 4912 215th Street BAYSIDE HILLS NY 11364 Jessica Salonia 2385 Parkview Place BALDWIN NY 11510 Jacqueline Gaipa, Indv. And in her capacity as heir of John F. Gaipa, deceased 33 Redwood Road NEW

HYDE PARK NY 11040 Teresa Gaipa, Indv. And in her capacity as heir of John F. Gaipa, deceased 33 Redwood Road NEW HYDE PARK NY 11040 Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming right, title or interest from or under John F. Gaipa, Deceased 3923 Trap Court, The Hideout LAKE ARIEL PA 18436

Execution No. 736-Civil-2011
Amount \$99,333.39 Plus additional

October 15, 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.

12/28/2012 • 1/4/2013 • 1/11/2013

**SHERIFF'S SALE
JANUARY 23, 2013**

By virtue of a writ of Execution Bank of America, N.A. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 23rd day of January, 2013 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, LAND SITUATED IN THE BOROUGH OF HONESDALE AND COUNTY OF WAYNE, COMMONWEALTH OF PENNSYLVANIA IS DESCRIBED AS FOLLOWS:

ALL THE CERTAIN PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE BOROUGH OF HONESDALE, COUNTY OF WAYNE AND STATE OF PENNSYLVANIA BOUNDED AND DESCRIBED AS FOLLOWS: BEING IN FRONT OF THE WESTERLY SIDE OF DYBERRY AVENUE, 50 FEET, SOUTHERLY 125 FEET BY HOUSE AND LOT OWNED AND OCCUPIED BY PERRY A CLARK, WESTERLY BY LANDS OF LOHN KRANTZ 50 FEET TO BE PARALLEL WITH 125 FEET DISTANCE FROM THE SAID WESTERLY LINE OF DYBERRY AVENUE; THENCE 125 FEET TO A POINT ON SAID AVENUE 50 FEET NORTHWARD FROM THE NORTHEAST CORNER OF PERRY A. CLARK'S LOT.

COMPRISING A LOT 50.00

FEET FRONT ON DYBERRY AVENUE, 50.00 FEET IN WIDTH OF REAR AND 125.00 FEET IN DEPTH, ON WHICH SAID LOT THERE IS ERECTED A DWELLING HOUSE AND OTHER IMPROVEMENTS.

AS DESCRIBED IN MORTGAGE BOOK 2874 PAGE 178

BEING KNOWN AS: 1226 Dyberry Place, Honesdale, PA 18431

PROPERTY ID NO.: 11-0-0003-0271

TITLE TO SAID PREMISES IS VESTED IN Alice P. Cummiskey BY DEED FROM Michael T.

Seized and taken in execution as Alice Cummiskey a/k/a Alice P.Cumiskey 1226 Dyberry Place HONESDALE PA 18431 Michael Cummiskey a/k/a Michael T. Cummiskey 1226 Dyberry Place HONESDALE PA 18431

Execution No. 429-Civil-2012 Amount \$157,668.96 Plus additional

October 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.

Sherri J. Braunstein, Esq.

12/28/2012 • 1/4/2013 • 1/11/2013

**SHERIFF'S SALE
JANUARY 23, 2013**

By virtue of a writ of Execution The Bank Of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders CWABS, Inc., Asset-Backed Certificates, Series 2004-6 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 23rd day of January, 2013 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property,

PARCEL I

ALL that certain piece, parcel and tract of land situate, lying and being in the Township of Paupack, County of Wayne, State of Pennsylvania, more particularly

described as follows:

LOT 168, Section 2, as shown on Plan of Lots, Wallenpaupack Lake Estates, dated March 23, 1971 by VEP & Co. as recorded in the Office of the Recorder of Deeds in and for Wayne County, Pennsylvania in Plat Book 14 Page 117, and said map being incorporated by reference herewith as if attached hereto;

SUBJECT to the same conditions, exceptions and reservations as are contained in prior deeds forming the chain of title and subject to the further restrictions as are set forth in Wayne County Deed Book 292, Page910;

PARCEL II

ALL that certain piece, parcel and tract of land situate, lying and being in the Township of Paupack, County of Wayne, State of Pennsylvania, more particularly described as follows:

LOT 169, Section 2, as shown on Plan of Lots, Wallenpaupack Lake Estates, dated March 23, 1971 by VEP & Co. as recorded in the Office of the Recorder of Deeds in and for Wayne County, Pennsylvania in Plat Book 14 Page 117, and said map being incorporated by reference herewith as if attached hereto.

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.

THE ABOVE PARCELS HAVE RECENTLY BEEN SURVEYED AND THE FOLLOWING COMBINED PARCEL IS CREATED, FORMING FINAL PARCEL 169 R.

ALL that certain lot, piece or parcel or tract of land lying situate within the Township of Paupack, County of Wayne and Commonwealth of Pennsylvania, known and designated as Lot 169 R on a plan entitled "Map showing a lot improvement of the Lands of Wallenpaupack Lake Estates Lot 168 & 169 Section 2", prepared by James G. Hinton, P.L.S., dated May 1, 2003, and recorded in Wayne County Map Book Volume 99, at Page 71, Lot 169 R is a consolidation of Land described in Wayne County Deed Book 2048 Page 198 and Wayne County Deed Book 1990 Page 259, as shown on the above referenced plan, more particularly bounded and described as follows, to wit:

Commencing at a point for a corner in the centerline of Red Hawk Drive, being the most easterly corner of this parcel and a corner in common with the Lands of Shapiro (now or formerly), as recorded in Wayne County Deed Book 1294, Page 334, said point being the Point of Beginning;

THENCE along the said Lands of Shapiro, South 56 03' 04" West, a distance of 203.71 feet (passing through a found steel pin at 34.57 feet) to found steel pin for a corner;

THENCE, North 13 56' 16" West, a distance of 156.96 feet to a set steel pin for a corner;

THENCE, North 56 03' 04" East, a distance of 150.00 feet (passing through a set steel pin at 120.00 feet) to a set steel pin for a corner;

THENCE, South 33 56' 56" East, a distance of 147.48 feet to the Point of Beginning;

CONTAINING 26083.50 square

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feet of land, more or less.

The parcel as described in Wayne County Deed Book 2048 Page 198 shall be joined to and become an inseparable part of Wayne County Deed Book 1990 Page 259, as shown on the above referenced plan, and cannot be subdivided, conveyed or sold separately or apart therefrom without prior Township approval.

The combination of the parcel as described in Wayne County Deed Book 2048 Page 198 and the parcel as described in Wayne County Deed Book 1990 Page 259, as shown on the above referenced plan, into Lot 169 R does not relieve the owner, their heirs and/or assigns from any development restrictions, reservations, rights-of-way, easements, setbacks or assessments that were in effect prior to this lot combination. The use of Lot 169 R shall be limited to one single-family residence, The

Seized and taken in execution as Kathryn Rae 169 Red Hawk Drive LAKE ARIEL PA 18436
Alexander T. Rae Jr. 169 Red Hawk Drive LAKE ARIEL PA 18436

Execution No. 842-Civil-2009
Amount \$297,231.23 Plus
additional
October 17, 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.

Jill P. Jenkins Esq.

12/28/2012 • 1/4/2013 • 1/11/2013

**SHERIFF'S SALE
JANUARY 23, 2013**

By virtue of a writ of Execution Green Tree 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 23rd day of January, 2013 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property,

ALL that certain piece or parcel of land situate 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 P A L.R. #63027, this road known as the Lookout to Callicoon Road, and this point being on the former division line of Whitmore and Keesler; THENCE leaving the road and along the former Whitmore/Keesler line, and along lands of Keesler (DB 215, P 98), and passing thru a set rebar marker on line fifty-one and three tenths (51.3') feet from the center of a creek South forty (40°) degrees eighteen (18) minutes fifty (50) seconds West two hundred ninety-four and twenty-six hundredths (294.26) feet to a point in the center of Hollister Creek; THENCE generally up the center of the creek, North fifty-three (53°) degrees fifty-one (51) minutes zero (00) seconds West two hundred thirty-eight and zero hundredths (238.00) feet to a point in the center of the creek on the line of Keesler (DB 207, P 264); THENCE leaving the creek, and along Keesler (DB 207, P 264), passing thru a set rebar marker forty-seven and seven tenths (47.7) from the center of the creek, and set rebar marker fifteen and zero tenths (15.0') feet from the center of the aforementioned PA L.R. #63027, North forty-three (43°) degrees thirty-three (33) minutes thirty-five (35) seconds East three hundred seven and sixty-one hundredths (307.61') feet to a point in the center of the road; THENCE along the center of this road, South forty-four (44°) degrees eight (08) minutes thirty-three (33) degrees East eighty-seven and forty-five

hundredths (87.45') feet and South fifty-five (55°) degrees thirteen (13) minutes twenty-three (23) seconds East one hundred thirty-three and fifty hundredths (133.50') feet to the place of BEGINNING

. CONTAINING 1.6 acres and a dwelling as surveyed to M.R. Zimmer 8z Associates, Honesdale, PA.

All bearings on a magnetic meridian of August, 1987.

The hereinabove described premises were surveyed by Tim A. Jones, P.L.S. on June 22, 1991, and the following is a description in accordance with that survey:

BEGINNING at a point in the centerline of PA S.R. 1016 (formerly PA L.R. 63027), this road known as the Lookout to Callicoon Road, and this point being on the former division line of Whitmore and Keesler, THENCE leaving the road and along the former Whitmore/Keesler line, and along lands of Keesler, South thirty-nine (39) degrees fifty (50) minutes thirty-nine (39) seconds West three hundred sixteen and forty-four hundredths (316.44') foot to a point in the center of Hollister Creek; THENCE generally up the center of said Hollister Creek North forty-eight (48°) degrees twenty-six (26) minutes fourteen (14) seconds West two hundred thirty-eight and zero hundredths (238.00') feet to a point in the center of said creek on the line of Keesler; THENCE leaving the creek and along said Keesler

line North forty-three (43) degrees thirteen (13) minutes thirty four (34) seconds East three hundred four and forty-four hundredths (304.44') feet to a point in the centerline of the aforesaid PA S.R. 1016; THENCE along the centerline of the traveled way of PA S.R. 1016, South forty-four (44°) degrees fourteen (14) minutes twenty-two (22) seconds East sixty-eight and eighty-seven hundredths (66.87') feet; THENCE South fifty (50) degrees thirty-eight (38) minutes forty (40) seconds East sixty-eight and ninety-eight hundredths (68.98') feet; THENCE South fifty-eight (58) degrees twenty-two (22) minutes two (02) seconds East eighty-three and thirty-one hundredths (89.31') feet to the point and place of BEGINNING.

CONTAINING 1.599 Acres. All bearings on a magnetic meridian of 1950.

Seized and taken in execution as Ralph J. Donnelly, Jr. 994 Callicoon Road DAMASCUS PA 18415
Myrtle M. Donnelly 994 Callicoon Road DAMASCUS PA 18415

BEING KNOWN AS: 994 Callicoon Road, Damascus, PA 18415

TAX PARCEL # 07-0-0186-0066

Execution No. 273-Civil-2012
Amount \$156,724.94 Plus additional

October 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.

Joshua I. Goldman, Esq.

12/28/2012 • 1/4/2013 • 1/11/2013

**SHERIFF'S SALE
JANUARY 23, 2013**

By virtue of a writ of Execution U.S. Bank National Association, as Trustee, on behalf of the holders of the Home Equity Asset Trust 2006-6 Home Equity Pass Through Certificates, Series 2006-6 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 23rd day of January, 2013 at 10:00 AM in the Conference Room on the third

floor of th Wayne County Courthouse in the Borough of Honesdale the following property,

All That Certain tract or parcel of land situated in the Township of Lake, Wayne County, Pennsylvania, known as Lot 4239 Section 49, of The Hideout, a subdivision situated in the Townships of Lake and Salem, Wayne County, Pennsylvania, according to the Plats thereof recorded in the Office of the Recorder of Deeds of Wayne County, Pennsylvania April 9, 1970 in Plat Book 5, Page 27; May 11, 1970 in plat book 5 Pages 34, 37, 41 through 48 and 50; September 8, 1970 in Plat Book 5 Page 57; February 8, 1971 in Plat Book 5, Pages 62 and 63; March 24, 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, and September 24, 1973 in Plat Book 5, Pages 120 through 123.

Being the same premises which Bluestone Builders, Inc., by its Deed dated October 13, 2004 and Recorded in the Office of Recorder of Deeds in and for Wayne County, Pennsylvania, as in Record Book

Volume 2669, page329; granted and conveyed unto Dorothy A. Fioredda, in fee.

Being commonly known as 4239 Chestnut Hill Drive, Lake Ariel, PA

Tax Parcel Identification No. 12-0-0046-0096

Seized and taken in execution as Dorothy A. Fioredda 1817 The Hideout 4239 Chestnut Hill Drive LAKE ARIEL PA 18436

Execution No. 297-Civil-2012 Amount \$183,534.46 Plus additional

October 26, 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.

Barbara A. Fein, Esq.

12/28/2012 • 1/4/2013 • 1/11/2013

**SHERIFF'S SALE
JANUARY 23, 2013**

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 23rd day of January, 2013 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property,

ALL THAT CERTAIN lot or piece of ground situate in the Borough of Honesdale, County of Wayne, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING in the middle of the public highway known as the Bethany and Honesdale Turnpike road at a point the same is intersected by the line between lands now or formerly of Alfred Oliver and the land now or formerly of Henry Hartung et ux to J. Adam Reitenauer conveyed as aforesaid and land now or formerly of Henry Hartung, south seventeen and one-half (17 1/2) degrees east sixteen and twenty-two and one hundredths (16.22) rods to a corner; thence along said line south thirty-nine and one-half (39 1/2) degrees east one and ninety-two

one hundredths (1.92) rods to a corner; thence north sixty-two and one half (62 1/2) degrees east twenty-three and four-tenths (23.4) rods to the middle of the aforesaid turnpike road: and thence along said road north seventeen and one half (17 1/2) degrees west sixteen and twenty-two one hundredths (16.22) rods to the place of beginning.

CONTAINING two acres and one hundred sixteen and ninety-five (116.95) one hundredths perches of land, be the same more or less.

EXCEPTING THEREFROM a lot of approximately one-fourth (1/4) acre, sold to Daniel L. Micheletti by deed dated December 15, 1945 and recorded in Wayne County Deed Book, 161, page 277, with mutual rights of ingress and egress as set forth in that said deed.

ALSO bounded and described as in a more recent survey by Donald J. Matthews, R.S. Honesdale, Pennsylvania, dated March 23, 1974, bounded and described as follows:

BEGINNING at a set iron pipe in line of lands now or formerly of Joseph M. Heichelbeck from which a witnessed found reinforcing bar in as stone row, being the southwesterly corner of lands conveyed by A. Emerson Howell et al to Joseph M. Heichelbeck et ux by deed dated June 11, 1957, and recorded in Deed Book Vol. 196, page 285 as shown on a map titled " Map of Lands of Ronald Martin

Borough of Honesdale, Wayne County, PA" dated August 22, 1974, by Donald J. Matthews registered surveyor, bears South 73 degrees 42 minutes 06 seconds West distant 32.65 feet; thence by lands now or formerly of Joseph M. Heichelbeck, in and along a stone row North 73 degrees 42 minutes 06 seconds East 286.86 feet to a set iron pipe; thence by lands now or formerly of Bruce Ross South 8 degrees 25 minutes 41 seconds East 176.50 feet to a set iron pipe; thence by the same South 76 degrees 43 minutes 37 seconds East 126.00 feet to a point in the centerline of Pennsylvania Application Route 247 (Pennsylvania Traffic Route No. 670) commonly known as Elm Place; thence in and along the centerline of Pennsylvania Application Route No. 247 South 21 degrees 54 minutes 26 seconds East 30.10 feet to a point; thence by lands now or formerly of Angelo B. Menotte South 69 degrees 09 minutes 25 seconds West (at 30.00 feet passing a set iron pipe) 386.47 feet to a found iron fence post; thence by lands now or formerly of Ette Linde Noble North 32 degrees 19 minutes 42 seconds West 31.68 feet to a set iron pipe in a stone row; thence by the same North 12 degrees 23 minutes 21 seconds West 267.63 feet to the place of BEGINNING.

BEING KNOWN AS: 1870 Elm Place, Honesdale, PA 18431

TAX PARCEL # 11-0-0001-0001

Seized and taken in execution as viz: Stella Brush 1870 Elm Place HONESDALE PA 18431

Execution No. 517-Civil-2012
Amount \$93,830.29 Plus additional

October 26, 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.

Jill P. Jenkins Esq.

12/28/2012 • 1/4/2013 • 1/11/2013

**SHERIFF'S SALE
JANUARY 23, 2013**

By virtue of a writ of Execution US Bank, N.A., as trustee for Structured Asset Securities Corporation Trust issued out of the Court of Common Pleas of Wayne

County, to me directed, there will be exposed to Public Sale, on Wednesday the 23rd day of January, 2013 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property,

ALL THE FOLLOWING described lot or parcel of land situated lying and being in Township of Dreher in the development of THE LOOKOUT, County of Wayne and Commonwealth of Pennsylvania, more particularly bounded and described as follows to wit:

LOT NO. 28 Section D, as shown on the survey and the original plan of THE LOOKOUT, Wayne County, Pennsylvania made by a registered surveyor and of Record in the Recorder of Deed's Office of Wayne County, Pennsylvania in map book 16 at page 39 reference being thereto for a more particular description of the lot or lots herein before described and herein conveyed.

The said Grantor doth also convey into the said Grantee and his successors in title a right of way in common with others for all the usual purposes over all roads, lanes, drives and recreation areas as shown on said plat reserving, however to the said Grantor the rights to install telephone and electric wires or to permit the same to be done, in, upon and over the said roads, lanes, drives and easement areas as shown on said

plat or annexes thereto.

UNDER AND SUBJECT to the same conditions, exceptions and reservations as are contained in the deeds forming the chain of title.

TITLE TO SAID PREMISES VESTED IN David P. Schroeder, by Deed from Nancy Schroeder, dated 07/18/2006, recorded 12/27/2006 in Book 3205, Page 125.

Premises being: 43 SAINT MORITZ DRIVE, NEWFOUNDLAND, PA 18445

Tax Parcel No. 08-0-0019-0028.D

Improvements thereon:
RESIDENTIAL DWELLING

Seized and taken in execution as David P. Schroeder 43 Saint Moritz Drive Newfoundland PA 18445

Execution No. 786-Civil-2008
Amount \$189,418.13 Plus additional

October 26, 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.

12/28/2012 • 1/4/2013 • 1/11/2013

WAYNE COUNTY BAR ASSOCIATION



www.waynecountylawyers.org

CIVIL ACTIONS FILED

*FROM DECEMBER 1, 2012 TO DECEMBER 7, 2012
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
1999-20208	MARTIN DANIEL E	12/07/2012	SATISFACTION	—
1999-20250	LISCO MICHAEL J	12/07/2012	SATISFACTION	—
1999-20251	LISCO MICHAEL J	12/07/2012	SATISFACTION	—
1999-20550	JONES DEREK	12/07/2012	SATISFACTION	—
2002-20429	STEPP JOHN H	12/07/2012	SATISFACTION	—
2002-20634	STUDT JOHN R	12/07/2012	SATISFACTION	—
2003-00494	OLSEN DESIREE	12/07/2012	MOTOR VEHICLE JDGMT	9,966.33
2003-20327	LANE JAMES ROBERT	12/07/2012	SATISFACTION	—
2003-20478	STEINHILBER THEODORE ROBERT JR	12/07/2012	SATISFACTION	—
2004-20146	LAWRENCE BRANDON A	12/07/2012	SATISFACTION	—
2005-20117	STOUT JAMES	12/07/2012	SATISFACTION	—
2006-20320	MARTIN DANIEL EDWARD JR	12/07/2012	SATISFACTION	—
2007-20278	SHAFFER KENNETH J	12/07/2012	SATISFACTION	—
2007-20742	KOSTIW THOMAS	12/07/2012	SATISFACTION	—
2007-20742	KOSTIW MARLEN	12/07/2012	SATISFACTION	—
2007-21473	MAGIE PATRICIA L	12/04/2012	SATISFACTION	52,035.76
2008-20748	ENSLIN SHARON L	12/07/2012	SATISFACTION	—
2008-20942	STROSSER RICHARD J	12/07/2012	SATISFACTION	—
2008-21378	KOSTIW THOMAS	12/07/2012	SATISFACTION	—
2008-21378	KOSTIW MARLEN	12/07/2012	SATISFACTION	—
2009-20701	GLENBURN MADISON LLC	12/07/2012	SATISFACTION	—
2009-20784	DANIELS JOSEPH	12/07/2012	SATISFACTION	—
2010-00211	KIZER DANIEL J	12/03/2012	VACATE JUDGMENT	—
2010-00211	KIZER KAREN	12/03/2012	VACATE JUDGMENT	—
2010-21335	DANIELS JOSEPH	12/07/2012	SATISFACTION	—
2010-21375	GLENBURN MADISON LLC	12/07/2012	SATISFACTION	—
2011-00432	RAMME RICHARD	12/04/2012	SATISFACTION	—
2011-00432	RAMME BRENDA	12/04/2012	SATISFACTION	—
2011-20885	GLENBURN MADISON LLC	12/07/2012	SATISFACTION	—
2011-21494	SPYHALSKY LEONARD THOMAS III	12/03/2012	SATISFACTION	—
2012-00012	WHITOSKY MADELINE	12/07/2012	WRIT OF EXECUTION	18,438.05
2012-00012	HONESDALE NATIONAL BANK GARNISHEE	12/07/2012	WRIT EXEC/GARNISHEE	—
2012-00433	MARKOWITZ DAVID	12/07/2012	JUDGMENT "IN REM"	603,191.49
2012-00433	MARKOWITZ DEBRA	12/07/2012	JUDGMENT "IN REM"	603,191.49
2012-00475	OSTRANDER DANIEL R	12/06/2012	JDGMT BY COURT ORDER	12,636.48
2012-00698	TRABALKA JASON	12/07/2012	DEFAULT JUDGMENT	2,761.30
2012-00713	WAYNE MEMORIAL HOSPITAL P PLAINTIFF/APPELLEE	12/04/2012	JUDGMENT NON PROS	—
2012-00789	BIRDSALL BROTHERS COMPANY INC	12/04/2012	QUIET TITLE	—
2012-00790	CADWALADER THOMAS	12/04/2012	QUIET TITLE	—

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

2012-20998	MCDONOUGH MARYBETH	12/07/2012	SATISFACTION	869.53
2012-21145	MAXWELL MICHAEL	12/07/2012	SATISFACTION	—
2012-21221	SIMPSON DENNIS W	12/07/2012	SATISFACTION	—
2012-21221	SIMPSON GWEN M	12/07/2012	SATISFACTION	—
2012-21540	OC DINARIA KATHRYN K	12/05/2012	SATISFACTION	—
2012-21645	WARRING TINA	12/03/2012	JP TRANSCRIPT	3,078.37
2012-21646	PILIPPI STEFANI LEE	12/03/2012	JP TRANSCRIPT	11,665.94
2012-21647	SULLIVAN RICHARD E	12/04/2012	FEDERAL TAX LIEN	16,697.08
2012-21647	SULLIVAN JUDITH L	12/04/2012	FEDERAL TAX LIEN	16,697.08
2012-21648	HERTZOG GARY A	12/04/2012	FEDERAL TAX LIEN	14,624.36
2012-21649	CASPASSO LISA	12/04/2012	MUNICIPAL LIEN	956.90
2012-21649	BRIEL SCOTT A	12/04/2012	MUNICIPAL LIEN	956.90
2012-21650	MACNEIL PATRICK	12/04/2012	MUNICIPAL LIEN	534.64
2012-21650	MACNEIL COLLEEN WILLIAMS	12/04/2012	MUNICIPAL LIEN	534.64
2012-21650	MAC NEIL COLLEEN WILLIAMS	12/04/2012	MUNICIPAL LIEN	534.64
2012-21650	WILLIAMS COLLEEN MAC NEIL	12/04/2012	MUNICIPAL LIEN	534.64
2012-21651	MAC NEIL PATRICK	12/04/2012	MUNICIPAL LIEN	534.64
2012-21651	MACNEIL PATRICK	12/04/2012	MUNICIPAL LIEN	534.64
2012-21651	MAC NEIL COLLEEN WILLIAMS	12/04/2012	MUNICIPAL LIEN	534.64
2012-21651	MACNEIL COLLEEN WILLIAMS	12/04/2012	MUNICIPAL LIEN	534.64
2012-21651	WILLIAMS COLLEEN MAC NEIL	12/04/2012	MUNICIPAL LIEN	534.64
2012-21652	BENSON CAROLINA	12/04/2012	MUNICIPAL LIEN	446.98
2012-21653	KORB JERRY	12/04/2012	JP TRANSCRIPT	420.97
2012-21654	MANOY JAMES	12/04/2012	JP TRANSCRIPT	1,521.23
2012-21655	DENARDO LISA	12/05/2012	JUDG/CHESTER CO PA	7,930.44
2012-21656	GRAY BRIAN E	12/05/2012	TAX LIEN	954.45
2012-21657	SKURSKI JOSEPH	12/05/2012	JP TRANSCRIPT	5,242.38
2012-21658	ELY ROBERT	12/05/2012	JP TRANSCRIPT	1,255.97
2012-21659	PRICE EUGENE ROBERT	12/05/2012	JP TRANSCRIPT	5,480.35
2012-21660	HARTLEY KRISTA E	12/07/2012	JP TRANSCRIPT	1,877.16
2012-21661	GATTA JACQUELINE R	12/07/2012	MUNICIPAL LIEN	199.64
2012-21661	HALLIBURTON RICHARD	12/07/2012	MUNICIPAL LIEN	199.64
2012-21662	SAINT PREUX ROMMEL L	12/07/2012	MUNICIPAL LIEN	366.20
2012-21662	PREUX ROMMEL L SAINT	12/07/2012	MUNICIPAL LIEN	366.20
2012-21663	HILTON MARILYN	12/07/2012	JP TRANSCRIPT	3,149.19
2012-40082	SANTORIELLO JAMES OWNER P	12/06/2012	STIP VS LIENS	—
2012-40082	SANTORIELLO THERESA OWNER P	12/06/2012	STIP VS LIENS	—
2012-40082	MOOSIC RIDGE ENT LLC CONTRACTOR	12/06/2012	STIP VS LIENS	—
2012-40083	GALVIN PATRICIA OWNER P	12/07/2012	STIP VS LIENS	—
2012-40083	FINE LINE HOMES LP CONTRACTOR	12/07/2012	STIP VS LIENS	—

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CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00791	MIDLAND FUNDING LLC	PLAINTIFF	12/04/2012	—
2012-00791	VONOEHSEN HARRY	DEFENDANT	12/04/2012	—
2012-00792	CACH LLC	PLAINTIFF	12/04/2012	—
2012-00792	PERRONE ROSEANN	DEFENDANT	12/04/2012	—
2012-00793	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	12/05/2012	—
2012-00793	HAMPTON CLARENCE	DEFENDANT	12/05/2012	—

PETITION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00795	J G WENTWORTH	PETITIONER	12/06/2012	—
2012-00795	PALAZZO RICHARD	PETITIONER	12/06/2012	—

REAL PROPERTY — QUIET TITLE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00789	ROBBINS JAMES H	PLAINTIFF	12/04/2012	—
2012-00789	ROBBINS RUTH ANN	PLAINTIFF	12/04/2012	—
2012-00789	BIRDSALL BROTHERS COMPANY INC	DEFENDANT	12/04/2012	—
2012-00790	BARRY FLORENT	PLAINTIFF	12/04/2012	—
2012-00790	BARRY LORRAINE	PLAINTIFF	12/04/2012	—
2012-00790	CADWALADER THOMAS	DEFENDANT	12/04/2012	—

TORT — MOTOR VEHICLE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00794	STEPHENS PATRICK	PLAINTIFF	12/06/2012	—
2012-00794	PRIEBE SHANE T	DEFENDANT	12/06/2012	—
2012-00794	PRIEBE MARY	DEFENDANT	12/06/2012	—

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 DECEMBER 17, 2012 TO DECEMBER 21, 2012
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Shelp James E	Wayne Bank	Cherry Ridge Township	
Shelp Deborah G			95,000.00
Dalessandro Kenneth Tr			
By Agent	Wells Fargo Bank	Dyberry Township	
Dalessandro Linda Tr By Agent			415,000.00
Barna Nicholas A Agent			
Dalessandro Family Trust			
Hansen Peter M	Peoples Neighborhood Bank	Manchester Township	
Hansen Melanie M			112,500.00
Geyer George R	Mortgage Electronic Registration Systems	Lake Township	
Geyer Dale			203,093.00
Geldman Stephen	Honesdale National Bank	Hawley Borough	70,000.00
Lake L L C	Dime Bank	Paupack Township	65,583.97
Fluhr Joseph P	Wells Fargo Bank	Palmyra Township	
Fluhr Jennine			164,016.00
Scott Edward W III	Mortgage Electronic Registration Systems	Salem Township	
Scott Kay D By Agent			104,000.00
Scott Edward W III Agent			
Gries Nicholas W	Honesdale National Bank	Berlin Township	140,125.00
McCarthy Brian M	Conestoga Bank	Paupack Township	350,000.00
Fries Kyle J	Honesdale National Bank	Dyberry Township	
Fries Renee		Dyberry & Clinton Twps Clinton Township	64,000.00
Fries Kyle J	Honesdale National Bank	Clinton & Dyberry Twps	64,000.00
Fries Renee		Clinton Township Clinton & Dyberry Twps	100,000.00
		Dyberry Township Dyberry & Clinton Twps	100,000.00
Hundemer Brett	Mortgage Electronic Registration Systems	Salem Township	109,628.00
Grossman James M	Honesdale National Bank	Texas Township	40,000.00
Corey Jean M	Honesdale National Bank	Paupack Township	50,000.00
Krajkovich John	Honesdale National Bank	Cherry Ridge Township	
Krajkovich Courtney			65,000.00
Clemens Bruce R	Honesdale National Bank	Mount Pleasant Township	145,000.00
Neri Justin	Honesdale National Bank	Salem Township	
Neri Bethany			149,000.00

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

Thompson Richard J	Honesdale National Bank	Salem Township	
Thompson Diane			120,000.00
Porosky Scott J	Honesdale National Bank	Buckingham Township	
Porosky Brandy			78,000.00
Harcum Joseph A	Wayne Bank	Damascus Township	
Harcum Nancy R		Damascus & Lebanon Twps	30,000.00
Duck Harbor Company		Lebanon Township	
		Lebanon & Damascus Twps	30,000.00
Vangaasbeck Donald	Community Bank	Sterling Township	
Vangaasbeck Judy			50,000.00
Tetreault Kevin E AKA	Peoples State Bank Of Wyalusing	Salem Township	
Tetreault Kevin AKA			236,000.00
Tetreault Patricia L			
Reedy Jordan M	Wayne Bank	Lehigh Township	13,125.00
Smith John R	Mortgage Electronic Registration Systems	Lebanon Township	
Smith Pamela A			269,820.00
Diehl Judy M	Dime Bank	Damascus Township	
Diehl Justin M			129,000.00
Lucrezi Ernest W	P P L Gold Credit Union	Berlin Township	70,048.00
Woelkers Mark	Horst Vernon	Texas Township 1 & 2	
Woelkers Doreen	Horst Bernadette		175,000.00
Jacobson Debra	Bank Of America	Damascus Township	50,000.00
Leslie David M	Mortgage Electronic Registration Systems	Waymart Borough	
Leslie Tara M			152,701.00
Krajkovich John	Honesdale National Bank	Cherry Ridge Township	
Krajkovich Courtney			120,000.00
Alicknavitch Matthew M	Mortgage Electronic Registration Systems	Paupack Township	
Alicknavitch Kim J			116,000.00
Bresset Christopher T	Honesdale National Bank	Honesdale Borough	
Bresset Mindy L			110,000.00
Lucas Kenneth F	Honesdale National Bank	South Canaan Township	
Lucas Elizabeth		South Canaan & Canaan Twps	100,000.00
		Canaan Township	
		Canaan & South Canaan Twps	100,000.00
Tufano Paul	Honesdale National Bank	Sterling Township	
Wheeler Michelle L			160,000.00
Wheeler Chad			
Krzan Robert G	Wells Fargo Bank	Lehigh Township	110,000.00
Gregory Sharon S	Mortgage Electronic Registration Systems	Paupack Township	
Gregory Sean			150,000.00
Dipaola Enrico J	Valley National Bank	Salem Township	148,000.00
Courey James M	Wells Fargo Bank	Salem Township	
Courey Lisa			123,600.00
Woehrl Nicholas	Wayne Bank	Lake Township	123,500.00

Jones Phillip C Jr	Dime Bank	Lebanon Township	
Jones Tessa M			151,600.00
Janus James	Pennstar Bank	South Canaan Township	
Janus Rose			56,000.00
Carlin David V	Mortgage Electronic Registration Systems	Mount Pleasant Township	
Carlin Teresa A			145,000.00
Nebzydoski Michael F	Citizens Savings Bank	Mount Pleasant Township	
Nebzydoski Kelly			192,000.00
Salak James T	Honesdale National Bank	Waymart Borough	
Salak Ann Rose			80,000.00
Phillips Robert C	Wayne Bank	Salem Township	30,000.00
Porpora Steven	Wayne Bank	Honesdale Borough	105,000.00
Zuby John	Honesdale National Bank	Berlin Township	
Zuby Jennifer E			198,200.00
Meagher Timothy R	Honesdale National Bank	Honesdale Borough	
Meagher Heather			79,200.00
Marecheau Don Ell H	Dime Bank	Hawley Borough	50,000.00
Stachnik John J Jr	Mortgage Electronic Registration Systems	Canaan Township	
Stachnik Lisa M			94,000.00
Henshaw Lewis C	Dime Bank	Canaan Township	
Henshaw Margaret			10,000.00
Spiese Paul L III	Wells Fargo Bank	Lake Township	
Spiese Sharon L			100,000.00
Bersch Eric	Fidelity Deposit & Discount Bank	Salem Township	
Bersch Michelle			214,400.00
Perez Miguel A	Citizens Savings Bank	Damascus Township	
Perez Maria C			164,400.00
Sporer Thomas F Jr	Mortgage Electronic Registration Systems	Cherry Ridge Township	150,000.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Knecht Timothy W	Minor David J Jr	South Canaan Township	
Knecht Jodi Rae	Minor Dee Anna		
Sparks Robert W By Af	Dalessandro Kenneth Tr	Dyberry Township	
Sparks Myrna AKA By Af	Dalessandro Family Trust		
Sparks Myrna R AKA By Af	Dalessandro Linda Tr		
Treat Jeffrey S Af			
Sparks Jonathan By Af			
Sparks Elizabeth By Af			
Holman Elizabeth By Af			
Bi Polar Historic Landmark	Hansen Peter M	Manchester Township	
	Hansen Melanie M		
Canfield Bruce E	Canfield Bruce E	Honesdale Borough	
Canfield Melinda S	Canfield William A		

Adams David B AKA Adams David AKA Johnson Suzanne	Adams David B Johnson Suzanne	Lehigh Township	
Weiman Frank Weiman James Jr Weiman Eric Weiman James E Jr Gdn Weiman Amanda C Gdn Weiman Christian J	Torrens Donald Gdn Torrens Robert W	Lehigh Township	Lot 4
Kiernan Daniel F Kiernan Diane A	Geyer George R Geyer Dale	Lake Township	Lot 2816
Fritchman Dennis C Fritchman Suzanne C	Hoesly Rosemarie M	Paupack Township	Lot 209
McKinney Rosalie I	Dunn Jeffrey M Dunn Anna M	Salem Township	Lot 444
McGinnis Robert J McGinnis Patricia L	Lyon Thomas J	Hawley Borough	
Jost Diane P Percoco Ellen Patricia Jost Keith A Odonovan Claire E Percoco Vincent	Geldman Stephen	Hawley Borough	
Fluhr Joseph P Dwyer Jennine Fluhr Jennine	Fluhr Joseph P Fluhr Jennine	Palmyra Township	Lot 5
Young Eric W Deangelo Michael Deangelo Kathleen R	Rauch Charles Scott Edward W III Scott Kay D	Canaan Township Salem Township	Lot 324
Titter Raymond Titter Rosemarie	Wurpel Mark A Wurpel Alice V	Lehigh Township	Lots 3 & 1
Kimball Timothy S Kimball Penny A	Gries Nicholas W	Berlin Township	
Adams William R Adams Helen M Adams William Karl Adams Penny Lynn	Adams William Karl Adams Penny Lynn Adams William Karl Adams Penny Lynn	Manchester Township	Lot A
Theobald Ann	Robson Betty Ann Theobald Robson Christopher D	Oregon Township	Lot F
Kerbs Glenn J	Swendsen Bradley E Swendsen Diana L	Damascus Township	
Datria Nicholas R Datria Linda K	Carrotozzolo Frank Carrotozzolo Diane	Paupack Township	Lot 171
Lowenster Martha AKA By Af Lowenster Martha R AKA By Af Lowenster Henry Af Lowenster Henry	Skier Henry M	Honesdale Borough	
Sims Phillip H	Sims Phillip H OConnor Karen	Preston Township	
Flores Daniel Flores Judith	Hundemer Brett	Salem Township	Lot 527

Tumbleweeds	Watson Frederick T Watson Sheresh J	Sterling Township	Lots 73 & 17
Schoenwalder Irene	Schoenwalder Alan Tr Caffarelli Gayle Tr Stamm Susan Tr Irene B Schoenwalder Two Zero One Two Irrev	Buckingham Township	
Schoenwalder Irene	Schoenwalder Alan Tr Caffarelli Gayle Tr Stamm Susan Tr Irene B Schoenwalder Two Zero One Two Irrev	Buckingham Township	
Bielli Berit	Reedy Jordan M	Lehigh Township	Lot 2
Chen Huey H	Lubanski Raymond Lubanski Kathleen	Lake Township	Lot 3427
Horst Vernon M	Woelkers Mark	Texas Township 1 & 2	
Horst Bernadette L	Woelkers Doreen		Lot C
Horst Vernon M	Horst Vernon M	Texas Township 1 & 2	
Horst Bernadette L	Horst Bernadette L	Texas Cherry Ridge Twps Cherry Ridge Township Cherry Ridge & Texas Twps	
Deutsche Bank National Trust Company Tr	Toomey Deborah Ann	South Canaan Township	Lot 3
Wells Fargo Bank			
Martin Patricia Exr	Martin Patricia Tr	Buckingham Township	
Strang Frances Est AKA	Strang Kenneth Tr		
Strang Frances M Est AKA	Frances Strang Living Trust		
Martin Patricia Tr	Martin Patricia	Buckingham Township	
Strang Kenneth Tr	Strang Kenneth		
Frances Strang Living Trust By Tr	Johnston Linda		
Martin Patricia			
Strang Kenneth			
Johnston Linda			
Strang Richard			
Strang Michael			
Vanrensalier James	Palko John C Palko Kimberly	Paupack Township	
Vandermeer Gerrit	Delattre M Catherine	Preston Township	
Vandermeer Catherine AKA		Preston & Buckingham Twps	
Delattre M Catherine AKA		Buckingham Township Buckingham & Preston Twps	
Boyer Mark	Krajkovich John	Cherry Ridge Township	
Boyer Joanne	Krajkovich Courtney		Lot 7
Baird Joanne C	Alicknavitch Matthew M	Paupack Township	
Baird George W	Alicknavitch Kim J		Lots 3X & 4X
Bell Terri Exr	Modelski Deborah	Manchester Township	
Bell Robert E Est	Ware Lynn Ann	Manchester & Damascus Twps Damascus Township Damascus & Manchester Twps	
Perin Debra	Perin Victor Jr Perin Dorothy	Salem Township	

	Perin Gerard		
	Perin Ethel		
Delvescovo Victoria Anne	Perin Victor Jr	Salem Township	
Perin Michele A	Perin Dorothy		
Perin Michael G	Perin Gerard		
	Perin Ethel		
Berger Richard E	Delaware Hills Hunting & Fishing Club Inc	Buckingham Township	
Weston Carlee E Jr			
Earle Forrest N	Hudson Robert S	Paupack Township	
	Hudson June L K		Lot 1E18 1
Earley Martin D Exr	Hudson Robert S	Paupack Township	
Earley Martin A Est	Hudson Joan L K		Lot 1E19
Earley Martin D			
Earley Donna			
Earley Linda			
Tufano Paul	Tufano Paul	Sterling Township	
	Wheeler Chad		Lot 39
	Wheeler Michelle L		
Tufano Paul	Tufano Paul	Sterling Township	Lot 38
Swingle Robert J	Swingle Robert J	Salem Township	
Haslam Marcella Est	Gregory Sean	Paupack Township	
Williams Sheila Stuart Exr	Gregory Sharon S		Lots 5C & 4C
Butcher Judith Compton Exr			
Minke Robert	Minke Rosanne P	Paupack Township	
Minke Rosanne			Lot 5D
Minke Robert M	Minke Rosanne P	Paupack Township	
Minke Rosanne P			Lot 6D
Minke Robert M	Minke Rosanne P	Paupack Township	
Minke Rosanne P			Lot 24
Minke Robert M	Minke Rosanne P	Paupack Township	
Minke Rosanne P			Lot 23
Minke Rosanne P	Minke Family Trust	Paupack Township	Lot 5D
Minke Rosanne P	Minke Family Trust	Paupack Township	Lot 6D
Minke Rosanne P	Minke Family Trust	Paupack Township	Lot 24
Minke Rosanne P	Minke Family Trust	Paupack Township	Lot 23
Piercy Lillian J	Perry Joanne Marie	Texas Township 1 & 2	
Dillmuth Douglas H Tr	Dillmuth Mark	Damascus Township	
Douglas S Dillmuth Trust			Lot 15
Dillmuth Douglas S			
Dillmuth Douglas H Tr	Dillmuth Mark	Damascus Township	
Douglas S Dillmuth Trust			Lot 16
Dillmuth Douglas S			
Dillmuth Douglas H Tr	Dillmuth Mark	Damascus Township	
Douglas S Dillmuth Trust			Lot 17
Dillmuth Douglas S			
Dillmuth Douglas H Tr	Dillmuth Mark	Damascus Township	
Sarah Dillmuth Trust			Lot 18
Dillmuth Sarah			
Marjane Sarah			

Dillmuth Douglas H Tr Sarah Dillmuth Trust Dillmuth Sarah Marjane Sarah	Dillmuth Mark	Damascus Township	Lot 19
Farrell Robert J Farrell Beverly	Roles Glenn Revell Margaret	Manchester Township	Lots 897 & 898
Risko Frances	Badalamente Rosemarie	Dreher Township	Lot 68
Hoffman Richard M By Sheriff	H S B C Bank USA Tr	Paupack Township	Lot 221
Marinelli Vincent E By Sheriff Marinelli Karen By Sheriff	Federal National Mortgage Association	Paupack Township	Lot 93
Traco Terrace	Phillips Robert C	Salem Township	
Yankelevich Flora By Sheriff	U S Bank National Assoc Tr	Berlin Township	Lot 2
Lakeview Hunting Club P P L Electric Utilities Corporation	P P L Electric Utilities Corporation	Paupack Township	
P P L Electric Utilities Corporation	Lakeview Hunting Club	Paupack Township	
Kmieczzak Barry W Kmieczzak Elizabeth A	Lucrezi Ernest W Lucrezi Lisa	Berlin Township	Lot 1
Vanyo Patricia R By Sheriff	Federal National Mortgage Association	Lake Township	Lot 2838
Moran Edward By Sheriff Moran Nicole J By Sheriff	Federal National Mortgage Association	Lake Township	Lot 1934
Sokolovskaya Yuliya By Sheriff	Federal National Mortgage Association	Lake Township	Lot 2172
Attivissimo Dorothy Ann By Sheriff	Federal Home Loan Mortgage Corporation	Lake Township	Lot 1926
Aviles Daniel Adm By Sheriff	Federal National Mortgage Association	Lake Township	Lot 1863
Frost Evelyn Est AKA By Sheriff Frost Evelyn Patricia Est AKA By Sheriff			
Chumard Cynthia Exr By Sheriff	Federal National Mortgage Association	Paupack Township	
Davis Helen Est By Sheriff Davis Richard S By Sheriff Davis Scott A By Sheriff			
Daloia Michael By Sheriff	Federal National Mortgage Association	Paupack Township	Lot 197
McDevitt Thomas By Sheriff McDevitt Theresa By Sheriff	Federal National Mortgage Association	Berlin Township	Lot C
Durando Andrea	Wayne County	Oath	
Duphiney Robert M Duphiney Mary M	Duphiney Gerard A Duphiney Glenn Russ Deborah Duphiney John Paul	Paupack Township	Lot 15
Mula John Mula Annette	Mula Elisa M	Paupack Township	Lot 201
Townsend Beverly Townsend Margie	Budrick Richard J Budrick Beverly A	Scott Township	
Watson Marvin H Watson Gertrude	Watson Marvin H Watson James E Watson Brothers	Texas Township 3	
Shook Harold Shook Anita	Shook John Shook James Shook Jeffrey	Palmyra Township	
Fannie Mae AKA By Af Federal National Mortgage Association By Af Phelan Hallinan & Schmiege Af	Marecheau Donell H	Hawley Borough	Lot 11

Kapschull Charles W	Stachnik John J Jr	Canaan Township
Kapschull Cathy A	Stachnik Lisa M	
Daniels Mary McIntyre	Minckler Mtn L L C	Manchester Township
Murray Cherilee	Bepler Charles	Lake Township
Murray Gilbert J	Bepler Carole	
Willoughby Jonathan R	Virtualenders L L C	Lehigh Township
Willoughby Angela		
Connors Frances M		
Connors Maureen		
Land Liquidator L L C	Sumerano Daniela	Lehigh Township
Stiefel Scott D By Af	Weghofer Frank J Jr	Salem Township
Stiefel Julia E Ind & Af		
Zagari Michael Joseph	Zagari Mark David	Paupack Township
Zagari Mark David	Zagar I Elizabeth	
Cochran Ruth A Exr	Perez Miguel A	Damascus Township
Grosman Jack R Exr	Perez Maria C	
Grosman Edwin O Est		
Cochran Ruth A		
Balthaser Harrison F	Balthaser Harrison D	Honesdale Borough
	Balthaser Brian	
Addison Leonard Exr	Boyer Linda	Clinton Township 1
Addison Philip C Est		
Boyer Linda Tr	Boyer Linda	Clinton Township 1
Boyer Family Trust		
Otway John R	Otway Irrevocable Trust Agreement	Salem Township
Otway Edith B		Lot 15
Lupini Leonard	Lupini Leonard M Tr	Buckingham Township
Lupini Jean M	Leonard Lupin I Irrevocable Trust Agreement	
	Jean M Lupini Irrevocable Trust Agreement	
Lupini Leonard	Lupini Leonard M Tr	Buckingham Township
Lupini Jean M	Leonard Lupin I Irrevocable Trust Agreement	Lot 7
	Jean M Lupini Irrevocable Trust Agreement	
Lupini Leonard	Leonard Lupini Irrevocable Trust Agreement	Canaan Township
Lupini Jean M	Jean M Lupini Irrevocable Trust Agreement	Canaan & South Canaan Twps
	Lucke Jacqueline Tr	South Canaan Township
		South Canaan & Canaan Twps

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



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