

OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 2 ★ JANUARY 4, 2013 ★ Honesdale, PA ★ No. 43



IN THIS ISSUE

COURT OPINION	4
LEGAL NOTICES	6
SHERIFF'S SALES.....	9
CIVIL ACTIONS FILED	40
MORTGAGES & DEEDS.....	43

CASES REPORTED

Hoffman
v.
Wentzell

© 2013 Legal Journal of Wayne County



**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

Christine Rechner, Esq., Editor
crechner@choiceonemail.com

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

P: 570-251-1512
F: 570-647-0086

www.waynecountylawyers.org

**Submit advertisements to
baileyd@ptd.net**

OFFICERS

President
Jeffrey Treat, Esq.

Vice-President
Alfred G. Howell, Esq.

Secretary
Ronnie Bugaj Fischer, Esq.

Treasurer
Matthew Louis Meagher, Esq.

Cover illustration by Kathleen Howell, an award-winning Pennsylvania artist. Her renderings of the “Pennsylvania County Courthouse Series” are on display at the Pennsylvania Judicial Center in Harrisburg, Pennsylvania.

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

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

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

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

MESSAGE FROM THE WAYNE COUNTY BAR ASSOCIATION



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

PRICING & RATES

Notice Pricing

One time Insertions

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

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

Subscription Rates

Per Year

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

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

WAYNE COUNTY OFFICIALS

Judge of the Court of Common Pleas

Raymond L. Hamill, *President Judge*
Robert J. Conway, *Senior Judge*

Magisterial District Judges

Bonnie L. Carney
Jane E. Farrell
Ronald J. Edwards
Ted Mikulak

Court Administrator

Linus H. Myers

Sheriff

Mark Steelman

District Attorney

Janine Edwards, Esq.

Prothonotary, Clerk of The Court

Edward "Ned" Sandercock

Chief Public Defender

Scott Bennett, Esq.

Commissioners

Brian W. Smith, *Chairman*
Wendall R. Kay
Jonathan Fritz

Treasurer

Brian T. Field

Recorder of Deeds, Register of Wills

Ginger M. Golden

Coroner

Edward Howell

Auditors

Carla Komar
Judy O'Connell
Kathleen A. Schloesser

Jury Commissioners

Judith M. Romich
Patricia Biondo

COURT OPINION

Hoffman

v.

Wentzell

Docket No. 548-2011-Civil

Attorney for Plaintiff: Kurt T. Lynott, Esq.

Attorney for Defendant: Mark R Zimmer, Esq.

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

Summary of the Case

Before the Court was Defendant's oral motion for compulsory non-suit which was made following presentation of Plaintiff's case for breach of an oral contract based on the following facts. Plaintiff and Defendant are the natural parents of two children, however were never married. Plaintiff averred that the parties entered into an oral contract to share equally in the costs to raise the children, and filed suit to collect one-half of the health insurance costs he paid over the years to cover the children.

A motion for non-suit is made pursuant to Pa.R.C.P. 230.1 when "the plaintiff has failed to establish a right to relief" and is appropriate only when the plaintiff has not presented sufficient evidence to establish the cause of action. Billig v. Skvaria, 853 A.2d 1042, 1048 (Pa.Super. 2004). When reviewing a motion for non-suit, the court views the evidence in favor of the non-moving party. Id.

In the case before the Court, Plaintiff's understanding of the parties' agreement was that in addition to sharing the cost of raising the children, Plaintiff would also pay the cost of the children's health insurance so long as Defendant did not initiate a complaint for child support with domestic relations. In late 2009, Defendant did just that and Plaintiff viewed that action as a breach of their oral agreement.

In Pennsylvania, "a parent cannot bind a child or bargain away that child's right to support." Kesler v. Weniger, 744 A.2d 794, 796 (Pa.Super. 2000). Parents may come to a private agreement regarding child support as long as the agreement is fairly made and

does not prejudice the child's welfare. Sams v. Sams, 808 A.2d 206 (Pa.Super. 2002). However, parents "may not contract between themselves to deny the child the support he or she requires." Ferguson v. McKiernan, 940 A.2d 1236, 1246 (Pa. 2007).

In the case of Kraisinger v. Kraisinger, 928 A.2d 333 (Pa.Super. 2007), a husband and wife entered into an agreement stating, in part, that the wife would not seek an increase in child support until the husband paid off the mortgage or for 15 years. Id. at 345. The Court held that the provision was invalid because it penalized the wife and discouraged her from seeking a court's review of the child support agreement. Id. The Court stated that it could not "tolerate a provision which penalizes a parent for pursuing her children's rights." Id. Accordingly, the provision was invalid because it violated public policy. Id.

Similar to the facts in the Kraisinger case, *supra*, Defendant in this case was precluded from initiating a complaint for child support in exchange for Plaintiff's continued payment of the children's health insurance costs which prejudiced Defendant from pursuing her children's rights to support. As such, the Court found that the agreement between Plaintiff and Defendant was a nullity based on public policy and he was unable to recover the costs of health insurance based on a breach of contract action, and granted Defendant's motion for compulsory non-suit.



LEGAL NOTICES

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

ESTATE NOTICES

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

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

ADMINISTRATRIX NOTICE

Estate of ANNE WOHLTMAN
AKA ANNA WOHLTMAN AKA
ANNA M. WOHLTMAN AKA
ANNE M. WOHLTMAN
Late of Paupack Township
Administratrix
CAROLYN BLAUTH
40 STONY RIDGE DRIVE
LINCOLN PARK, NJ 07035
Attorney
JOHN T. STISH, ESQUIRE
LEVY, STIEH & GAUGHAN, PC
P.O. BOX D
MILFORD, PA 18337

1/4/2012 • 1/11/2013 • 1/18/2013

**IN RE: ESTATE OF HAROLD
J. COLLIER A/K/A H. JOHN
COLLIER A/K/A HAROLD
COLLIER**

Deceased, late of Lake Township,
Wayne County, Pennsylvania (Date
of Death: November 22, 2012).

DECEDENT'S ESTATE

Notice is hereby given that Letters
of Administration on the above

Estate have been issued to
Christine Stellas, Executrix of the
Estate. All persons indebted to said
estate are required without delay to
make payment, and those having
claims or demands, to present the
same without delay to the
Executrix named above at the
following address of the Personal
Representative of the Estate,
JUSTIN J. SULLA, ESQUIRE,
318 PENN AVENUE, SUITE 200,
SCRANTON, PA 18503

1/4/2012 • 1/11/2013 • 1/18/2013

**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. BARNA
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

OTHER NOTICES

**NOTICE OF REGISTRATION
OF FICTITIOUS NAME**

Please take notice that Highhouse
Oil Operations, Inc. registered the
fictitious name “**Highhouse Oil
Propane**” with the Pennsylvania
Corporation Bureau on December
14, 2012. The address of the
principal place of business to be
carried on under these fictitious
names is 333 Erie Street,
Honesdale, Pennsylvania. The
name and address of the party to
the registration is: Highhouse Oil

Operations, Inc. 333 Erie Street,
Honesdale, Pennsylvania 18431.

1/4/2013

CORPORATE NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on or about December 21, 2012, for:

**Alpha Home Investments Inc.
c/o National Corporate Services,
LLC**

The corporation has been incorporated under the provisions of the Business Corporation Law of 1988 as amended.

1/4/2013

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 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 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



Introducing the
WAYNE COUNTY LEGAL JOURNAL
Official Publication of the Wayne County Bar Association

Don't Miss an Issue!
Get weekly Sheriff Sales, Estate Notices,
Mortgages, Deeds, Judgments & MORE.

Subscribe Today!

Subscription Rates Per Year – Prepay Only!

Mailed Copy \$100

Emailed Copy \$50

Mailed & Emailed \$125

Email baileyd@ptd.net or call 570-251-1512.

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**

YOUR HOMETOWN INSURANCE FRIENDS

Providing You and Your Practice with Affordable

Lawyers Professional Liability Insurance



OUR SERVICE SHINES ABOVE THE REST.

OLSOMMER-CLARKE
INSURANCE GROUP, INC.

HAMLIN OFFICE • 570-689-9600
HONESDALE OFFICE • 570-253-6330
MOSCOW OFFICE • 570-842-9600

Representing **COMPETITIVE** and **Highly Rated Insurance Companies.**

Our Insurance Companies are rated by
AM Bests Insurance Company Rating Guide.

www.nepainsurance.com

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

ALL THAT CERTAIN PIECE OR
PARCEL O FLAND 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.

CONATINING 6510 SQUARE FEET

BEING KNOWN AS: 1608 NORTH MAIN STREET, HONESDALE, 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 1

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, Page 910;

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 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

*Certified Equipment and Machinery Appraisals
Bankruptcy ~ Divorce Settlement ~ Acquisitions & Mergers
Estate Planning & Settlement*

Kip Odell & Company llc



Kip J. Odell
Certified
Machinery & Equipment
Appraiser

P (570) 616-0139 ~ OdellandCompany.com
Honesdale, PA

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

**SHERIFF'S SALE
JANUARY 30, 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 30th 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 LOCATED IN THE TOWNSHIP OF DAMASCUS, COUNTY OF WAYNE, COMMONWEALTH OF PENNSYLVANIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF TOWNSHIP ROAD T-555, SAID POINT BEING LOCATED THE FOLLOWING THREE (3) COURSES AND DISTANCES FROM A LINE EXTENDED FROM THE END OF A STONEWALL TO THE CENTERLINE OF THE AFOREMENTIONED ROAD:

- 1) S 45 47 13 SECONDS W 65.69 FEET
- 2) S 320 5309 SECONDS W 76.83 FEET

3) S 27 5243 SECONDS W 273.41 FEET

Thence S 65 degrees 57 minutes 00 second E 234.36 feet to a 1/2 inch rebar (set); thence S 28 degrees 26 minutes 15 seconds W 317.61 feet to a 1/2 inch rebar (set); thence N 56 degrees 21 minutes 32 seconds W 235.63 feet to the centerline of Township Road T-555; thence along centerline of same N 30 degrees 25 minutes 00 second E 49.15 feet and N 28 degrees 15 minutes 43 seconds E 229.20 feet to the place of BEGINNING. CONTAINING 1.597 acres and being Lot 1 as shown on a map recorded in Map Book 82 at Page 111.

Tax/Parcel ID: 07-0-0185-0035.0001

TITLE TO SAID PREMISES VESTED IN Anthony Cuzzolino, by Deed from Ronald G. Schuman and Cheryl A. Schuman, his wife, dated 08/01/2007, recorded 08/14/2007 in Book 3354, Page 234.

Premises being: 218 SCHUMAN ROAD, DAMASCUS, PA 18415

Tax Parcel No. 07-0-0185-0035.0001

Improvements thereon:
RESEIDENTIAL DWELLING

Seized and taken in execution as Anthony Cuzzolino 665 Cochection Tpk Tyler Hill PA 18469

Execution No. 510-Civil-2011
Amount \$196,571.33 Plus
additional

October 24, 2012
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE
NOTICE:

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

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

Andrew J. Marley, Esq.

1/4/2013 • 1/11/2013 • 1/18/2013

**SHERIFF'S SALE
JANUARY 30, 2013**

By virtue of a writ of Execution GMAC Mortgage, LLC issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 30th 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 lying, being and situate in the Township of Berlin, County of Wayne, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin corner on the southeast corner of Botens (Deed Book 307, page 319), this point being the southwest corner of this parcel to be conveyed, thence along Botens, North 26 degrees 46 minutes 50 seconds East 100.04 feet to an iron pipe corner on the southeast corner of Rodgers (Deed Book 412, Page 109), thence along Rodgers, North 33 degrees 48 minutes 00 seconds East 309.06 feet to on iron pipe corner o the line of PP&L (Deed Book 296, page 270), thence along PP&L, South 47 degrees 17 minutes 15 seconds East 141.30 feet to an iron pipe, South 59 degrees 46 minutes 10 seconds East 171.21 feet to an iron pipe and South 75 degrees 34 minutes 35 seconds East 82.25 feet to an iron pipe on the line of Weil (Deed Book 323, Page 244), thence along Weil, South 00 degrees 56 minutes 30 seconds East 76.88 feet to a found wood stake corner on the line of Bash (Deed Book 227, Page 418). Thence along Bash, South 16 degrees 24 minutes 00 seconds West 210.00 feet to a set iron pipe corner. Thence through the Grantor, Dunn (Deed Book 164, Page 420), North 68 degrees 07 minutes 40 seconds West

598.53 feet to the place of beginning. Containing 4 acres as surveyed by M.R. Zimmer & Associates, Honesdale, PA. All bearings on a true meridian.

By separate instrument, intending to be recorded simultaneously herewith, the Grantee, his heirs and assigns, shall be granted a perpetual easement over adjoining lands of Amy R. Dunn, an individual, said adjoining lands more particularly described in Wayne County Record Book 3315 at Page 224. The Deed of Easement is intended to make perpetual the Right of Way previously granted by Alfred L. Dunn and Edna M. Dunn, his wife to Richard H. Dunn, et. ux. in Wayne County Deed Book 447 at Page 1099. Said Right of Way as shown at Wayne County Map Book 59 at Page 38, commencing at PA Route 652 to the lands hereby conveyed.

TITLE TO SAID PREMISES VESTED IN Eric Dunn, an Individual, by Deed from Jonathan J. Dunsinger and Patricia A. Dunsinger, h/w, dated 06/29/2010, recorded 07/01/2010 in Book 4058, Page 4.

Premises being: 19 GRANDMAS LANE, HONESDALE, PA 18431

Tax Parcel No. 01-0-0265-0008.0001

Seized and taken in execution as Eric L. Dunn a/k/a Eric Dunn 19 Grandmas Lane HONESDALE PA

18431

Execution No. 70-Civil-2012
Amount \$115,592.77 Plus
additional

October 29, 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.

1/4/2013 • 1/11/2013 • 1/18/2013

**SHERIFF'S SALE
JANUARY 30, 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 30th 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 of land situated in the Township of Lake, County of Wayne and Commonwealth of Pennsylvania being bounded and described as follows:

Beginning at a point in the center of Township Road T-380, said point being South 51 degrees 14 minutes East 44.44 feet from an iron bar found in line of land of Benjamin Franc, thence along said Township Road the following courses: North 67 degrees 49 minutes East 112.79 feet North 62 degrees 6 minutes East 67.52 feet, North 53 degrees 48 minutes East 63.20 feet, North 45 degrees 30 minutes East 68.54 feet North 40 degrees 43 minutes East 170.20 feet North 36 degrees 51 minutes East 85.50 feet, North 30 degrees 52 minutes East 84.16 feet North 25 degrees 4 minutes East 71.63 feet, North 21 degrees 19 minutes East 114.83 feet and North 20 degrees 38 minutes East 164.80 feet, thence, North 70 degrees 27 minutes West 40.32 feet to an iron bar for a corner in line of lands of Langendoerfer and Gaughan; thence along lands of said Langendoerfer and Gaughan and also lands of Benjamin Franc South 38 degrees 51 minutes West 951.72 feet to an iron bar for a corner in line of land of Russel Dayhoff, thence along land of

Russel Dayhoff South 51 degrees 14 minutes East 44.44 feet to the place of beginning. Containing 2.63 acres of land be the same more or less.

The above description is Parcel No. 1 in accordance with a map and survey made by Stephen E. Leshar, Registered Surveyor, and recorded in Wayne County Map Book 82 at Page 55.

TITLE TO SAID PREMISES VESTED IN David J. Botjer and Pamela A. Botjer, his wife, by Deed from Dennis C. Williams and Herman Marcus and Antonio M. Rodrigues, dated 06/28/1996, recorded 06/28/1996 in Book 1153, Page 6.

PAMELA A. BOTJER was a co-record owner of the premises as a tenant by the entirety. By virtue of **PAMELA A. BOTJER's** death on or about 05/09/2002, her ownership interest was automatically vested in the surviving tenant, **DAVID J. BOTJER**, by the entirety.

Premises being: 143 BIG HILLS ROAD, LAKE ARIEL, PA 18436

Tax Parcel No. 12-0-0291-0047

Seized and taken in execution as David J. Botjer, c/o Arthur T. Botjer 137 Ann Esther Lane Lake Ariel PA 18436

Execution No. 100-Civil-2012
Amount \$62,687.16 Plus additional

October 29, 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.

1/4/2013 • 1/11/2013 • 1/18/2013

**SHERIFF'S SALE
JANUARY 30, 2013**

By virtue of a writ of Execution Aurora Bank FSB issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Monday the 30th day of January, 2012 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THAT CERTAIN lot, piece or parcel of land situate, lying and being in the township of Leigh, county of Wayne and state of Pennsylvania, bounded and described as follows: Being lot no. 30, street 'Oneida drive' on the plot or plan of lots known as Pocono estates, Inc.', as laid out for the former grantor, Pocono Springs estates, Inc., by R.N. Harrison civil engineer, Hackettstown, N.J., dated May, 1968, and recorded in the office of the recorder of deeds of Wayne county in map book 14, page 189.

Subject to the covenants, conditions and restrictions as set forth in Wayne County Deed Book 275, Page 491, and as are contained in deeds and other

documents forming the chain of title.

TITLE TO SAID PREMISES VESTED IN Jeffrey W. Pierce and Claudia L. Pierce, h/w, by Deed from Thomas J. Manhardt and M. Colleen Manhardt, h/w, dated 09/08/2004, recorded 09/08/2004 in Book 2585, Page 30.

Premises being: 30 ONEIDA DRIVE, GOULDSBORO, PA 18424

Tax Parcel No. 14-0-0030-0152

Seized and taken in execution as Jeffrey W. Pierce 1172 Middletown Road PEN ARGYL PA 18072 Claudia L. Pierce 1172 Middletown Road PEN ARGYL

WAYNE COUNTY BAR ASSOCIATION



www.waynecountylawyers.org

PA 18072

Execution No. 377-Civil-2012
Amount \$69,707.81 Plus additional

October 29, 2012
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE
NOTICE:**

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

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

Allison F. Wells, Esq.

1/4/2013 • 1/11/2013 • 1/18/2013

**SHERIFF'S SALE
JANUARY 30, 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 30th 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
PROPERTY SITUATED IN
THETOWNSHIP OF LAKE IN
THE COUNTY OF WAYNE AND
COMMONWEALTH OF
PENNSYLVANIA, BEING MORE
FULLY DESCRIBED IN A DEED
DATED 09/25/2004 AND
RECORDED 10/08/2004,
AMONG THE LAND RECORDS
OF THE COUNTY AND STATE
SET FORTH ABOVE, IN DEED
VOLUME 2613 AND PAGE 281.
TAX MAP OR PARCEL ID NO.:
12-0-0023-0054**

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

**TITLE TO SAID PREMISES
VESTED IN James Bonilla, by
Deed from Emil Witschy and Amy
Witschy, his wife, dated
09/25/2004, recorded 10/08/2004,
in Deed Book 2613, page 281.**

Premises being: 2139 LAKEVIEW DRIVE EAST, LAKE ARIEL, PA 18436

Tax Parcel No. 12-0-0023-0054

Improvements thereon:

RESIDENTIAL DWELLING

Seized and taken in execution as
James Bonilla 9225 Fort Hamilton
Pkwy. BROOKLYN NY 11209

Execution No. 560-Civil-2008
Amount \$185,691.71 Plus
additional

November 1, 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.

1/4/2013 • 1/11/2013 • 1/18/2013

**SHERIFF'S SALE
JANUARY 30, 2013**

By virtue of a writ of Execution
Bank of America, N.A. successor
by merger to BAC 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 30th 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, lying and being in the
Township of Damascus, County of
Wayne and Commonwealth of
Pennsylvania, bounded and
described as follows:

PARCEL ONE:

BEGINNING on the southerly side
of Shady Lane at a common corner
of Lots 11 and 12; thence South 43
degrees 20 minutes 30 seconds
East along the common boundary
line between Lots 11 and 12,
226.49 feet to a point for a corner,
thence still along the common
boundary line between Lots 11 and
12, South 66 degrees 21 minutes 30
seconds West 40.04 feet to a point
on the Northerly side of a 50 foot
wide roadway known as Overlook
Drive; thence along the Northerly
boundary line of Overlook Drive
South 71 degrees 8 minutes 35
seconds East 110.82 feet to a point
for a corner, being a common
corner of lots 12 and 22; thence
leaving the Northerly side of
Overtook Drive North 9 degrees 43
minutes 15 seconds East 89.64 feet
and North 66 degrees 21 minutes
50 seconds East 134 feet along the
common boundary line between

Lots 12 and 22 to a point, being a common corner of Lots 12 and 13; thence North 28 degrees 26 minutes 45 seconds West along the common boundary line between Lots 12 and 13, 218.73 feet to a point of the Southerly side of the 50 foot wide roadway known as Shady Lane; thence along the southerly side of the aforementioned Shady Lane South 69 degrees 15 minutes 10 seconds West 214.38 feet and South 81 degrees 22 minutes 50 seconds West 85.29 feet to a point or place of BEGINNING.

CONTAINING therein 1.45 acres by the same more or less.

The above conveyance is made under and subject to the following covenants, conditions and restrictions:

ONE: There shall be allowed no permanent trailers or mobile homes erected or placed on this property.

TWO: There shall be allowed no raising of commercial animals or domestic animals with the exception that there may be allowed one cat or one dog upon the property at any one time, said cat or dog to be properly controlled by the owner or it is to be disposed of.

THREE: All homes placed upon the property shall have a permanent foundation.

FOUR: There shall be no commercial business allowed to be

run on the property.

FIVE: The property shall be kept neat and clean and in good appearance with no accumulation of junk and/or storage of commercial products, All cars on the property must be licensed automobiles so no junk care will accumulate. If in the event the above is not done by the Grantees, their heirs or assigns herein, the Grantor may perform necessary services to get property in good condition and bill the Grantees, their heirs end assigns, for such services performed.

SIX: The prior Grantors, Raymond K. Dexter and Jean R. Dexter, his wife, shall have a right of First Refusal to purchase this property in the event that the Grantee shall wink to sell. Said right of first refusal to be given by certified shall, return receipt requested, and if it is not accepted within fifteen (15) days of receipt of certified shall, the offer shall be deemed refused and the Grantee may sell to any interested third party.

EXCEPTING AND RESERVING a ten foot easement on the roadside of the above mentioned road right-of-way and ten foot easement on the lot side of the above mentioned lot roadway and a five foot easement on the side and rear property lines of each lot, said easement to be used for public utility purposes.

EXCEPTING AND RESERVING a ten foot easement on the lot side

of all lots bounding on private land of this development or any lot bounding third parties private property or belonging to the Commonwealth of Pennsylvania.

AND FURTHER EXCEPTING AND RESERVING the right to trim and out any or all trees located within the above described easement and a right to maintain all public utilities in any of the above described easements.

PARCEL TWO:

BEGINNING at a common corner of Lots 12A and 13A as shown on a revised map of Lots 12, 13 and 14 as recorded in Wayne County Map Book 31 at page 131; thence South 70 degrees 52 minutes 50 seconds West 87.33 feet and South 87 degrees 00 minutes 50 seconds West, 84.88 feet along the northerly side of a 50 foot wide right-of-way known as Overlook Drive; thence along the other lands of the Grantee herein, North 9 degrees 43 minutes 15 seconds East 47.37 feet and North 66 degrees 21 minutes 30 seconds But 134 feet to a corner on the boundary line of Lots 12 and 13; thence South 28 degrees 26 minutes 45 seconds East, 76.66 feet to the point or place of BEGINNING.

CONTAINING therein 0.23 acres by the same more or less and being Lot No. 12A.

UNDER AND SUBJECT to covenants, conditions and

restrictions which appear in the Wayne County Deed Book 398 at Page 269.

EXCEPTING AND RESERVING a ten foot easement on the roadside of the above mentioned road right of way and ten foot easement on the lot side of the above mentioned lot roadway and a five foot easement on the side and rear property lines of each lot. said easement to be used for public utility purposes.

ALSO EXCEPTING AND RESERVING a ten foot easement on the lot side of all lots bounding on private land of this development or any lot bounding third parties private property or belonging to the Commonwealth of Pennsylvania.

AND FURTHER EXCEPTING AND RESERVING the right to trim and cut any or all trees located within the above described easement and a right to maintain all public utilities in any of the above described easements.

BEGINNING on the southerly side of Shady Lane at a common corner of Lots 11 and 12; thence along southerly side of Shady Lane North 81 degrees 22 minutes 50 seconds East 85.29 feet and North 69 degrees 15 minutes 10 seconds East 214.38 feet to a common corner of Lots 12 and 13; thence along Lot 13 South 28 degrees 26 minutes 45 seconds East 218.73 feet to a common corner of Lots 12, 12A and 13A; thence along Lot 13A South 28 degrees 26 minutes

45 seconds East 76.66 feet to the northerly side of Overlook Drive; thence along North side of Overlook Drive South 70 degrees 52 minutes 50 seconds West 87.33 feet, South 87 degrees 00 minutes 50 seconds West 84.88 feet, and North 87 degrees 00 minutes 50 seconds East 112.16 feet to a common corner of Lots 11 and 12; thence along Lot 11 North 66 degrees 21 minutes 30 seconds East 40.04 feet and North 43 degrees 20 minutes 30 seconds West 266.49 feet to the place of BEGINNING.

CONTAINING 1.63 acres and being a perimeter description of Lots 12 and 12A as per Map Book 28

Seized and taken in execution as Cynthia Zingher 10 Shady Lane Drive BEACH LAKE PA 18405

Execution No. 587-Civil-2010
Amount \$187,994.39 Plus
additional

November 1, 2012
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

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

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

Allison F. Wells, Esq.

1/4/2013 • 1/11/2013 • 1/18/2013

CIVIL ACTIONS FILED

*FROM DECEMBER 8, 2012 TO DECEMBER 14, 2012
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2008-00242	LUSTIG GERALD A IND/SHHDER CAMP WEEQUAHIC INC	P 12/12/2012	JUDGMENT	—
2009-00269	NOGRADY JOHANNA M	12/14/2012	RELEASE OF JUDGMENT	—
2010-20192	FROST EVELYN ESTATE OF	12/13/2012	SATISFACTION	1,286.07
2010-21708	FROST EVELYN ESTATE OF	12/13/2012	SATISFCTION	592.43
2011-00474	HONESDALE NATIONAL BANK GARNISHEE-DISCONT 06/01/2012	12/12/2012	SATISFY ATTCHMT EXEC	—
2011-20877	HERTZOG PAUL	12/10/2012	SATISFACTION	14,012.01
2011-21431	ATTIVISSIMO DOROTHY A	12/13/2012	SATISFACTION	1,122.23
2012-00355	MEBUS ROSE MARIE	12/14/2012	COURT ORD. DEF. JUDG	288,460.06
2012-00481	CHIARCHIARO MELISSA F/K/A	12/12/2012	DEFAULT JUDGMENT	128,837.20
2012-00481	BAGGITT MELISSA CHIARCHIARO	12/12/2012	DEFAULT JUDGMENT	128,837.20
2012-00481	CHIARCHIARO MELISSA F/K/A	12/12/2012	WRIT OF EXECUTION	128,837.20
2012-00481	BAGGITT MELISSA CHIARCHIARO	12/12/2012	WRIT OF EXECUTION	128,837.20
2012-00496	RAE KRISTYN	12/14/2012	WRIT OF EXECUTION	242,303.95
2012-00496	CAMPBELL ROBERT	12/14/2012	WRIT OF EXECUTION	242,303.95
2012-00535	VETRANO EDWARD	12/14/2012	DEFAULT JUDGMENT	163,985.18
2012-00535	VETRANO EDWARD	12/14/2012	WRIT OF EXECUTION	163,985.18
2012-00557	DANIELS WILLIAM JOHN	12/14/2012	WRIT OF EXECUTION	228,995.42
2012-00557	DANIELS SHARON	12/14/2012	WRIT OF EXECUTION	228,995.42
2012-00558	RIVERO JESUS R	12/14/2012	DEFAULT JUDGMENT	186,225.57
2012-00569	CARLSON DOLORES J	12/10/2012	FINAL JUDGMENT	—
2012-00642	STEWART REINEE A	12/14/2012	DEFAULT JUDGMENT	286,992.87
2012-00642	OWENS VIVIAN A	12/14/2012	DEFAULT JUDGMENT	286,992.87
2012-20676	ATTIVISSIMO DOROTHY A	12/13/2012	SATISFACTION	940.40
2012-20863	SHELLY PATRICK	12/11/2012	DEFAULT JUDGMENT	1,277.22
2012-20971	GAFENCU VANESSA L EXECUTRIX	12/11/2012	DEFAULT JUDGMENT	1,427.36
2012-20971	DAVIES KERRY E ESTATE OF	12/11/2012	DEFAULT JUDGMENT	1,427.36
2012-20989	VITALE PHILIP	12/11/2012	DEFAULT JUDGMENT	1,318.39
2012-20989	VITALE MICHELE	12/11/2012	DEFAULT JUDGMENT	1,318.39
2012-21334	KRETZSCHMAR AMANDA	12/10/2012	MOTOR VEHICLE JUDG	2,597.11
2012-21664	BURKAVAGE JOSEPH J	12/10/2012	WRIT OF REVIVAL	695.48
2012-21665	CARROLL JESSICA	12/10/2012	WRIT OF REVIVAL	436.84
2012-21666	HARRIS TED	12/10/2012	WRIT OF REVIVAL	20,000.00
2012-21667	KOSINSKI BERNARD	12/10/2012	FEDERAL TAX LIEN	5,492.65
2012-21668	BURTON KENNETH J	12/10/2012	FEDERAL TAX LIEN	32,486.41
2012-21668	BURTON CATHY A	12/10/2012	FEDERAL TAX LIEN	32,486.41
2012-21669	PATTERSON NICHOLAS	12/10/2012	FEDERAL TAX LIEN	118,092.16

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

2012-21670	SWINGLE GARY C		12/11/2012	JP TRANSCRIPT	5,916.39
2012-21671	BARRIGER LLOYD V		12/11/2012	FEDERAL TAX LIEN	741.68
2012-21672	SANDERS WILLIAM		12/11/2012	JP TRANSCRIPT	14,394.89
2012-21672	TIP TOP HOME IMPROVEMENTS D/B/A		12/11/2012	JP TRANSCRIPT	14,394.89
2012-21673	KRUG HEATHER M		12/11/2012	JP TRANSCRIPT	2,120.62
2012-21674	BILL GOODWIN EXCAVATING INC		12/11/2012	JUDG/ONONDAGA CO NY	103,587.17
2012-21675	BILL GOODWIN EXCAVATING INC		12/11/2012	JUDG/ONONDAGA CO NY	1,219.00
2012-21676	BILL GOODWIN EXCAVATING INC		12/11/2012	JUDG/ONONDAGA CO NY	4,449.23
2012-21677	SAVACOO FRIEDA J		12/13/2012	JP TRANSCRIPT	5,066.04
2012-21678	LEMECH MICHELLE EXECUTRIX		12/13/2012	MUNICIPAL LIEN	685.60
2012-21678	LEMECH ANNA ESTATE OF		12/13/2012	MUNICIPAL LIEN	685.60
2012-21679	HENRY ROBERT		12/14/2012	JUDGMENT NOTE	11,935.00
2012-21680	HIRT CAROLYN		12/14/2012	JUDGMENT NOTE	24,792.00
2012-21680	BECK LOIS		12/14/2012	JUDGMENT NOTE	24,792.00
2012-40084	HENRY ROBERT OWNER	P	12/14/2012	WAIVER OF LIENS	—
2012-40084	TRIPLE E BUILDERS CONTRACTOR		12/14/2012	WAIVER OF LIENS	—
2012-40085	HIRT CAROLYN OWNER	P	12/14/2012	WAIVER OF LIENS	—
2012-40085	BECK LOIS OWNER	P	12/14/2012	WAIVER OF LIENS	—
2012-40085	EDWARD GROSSMAN CONSTRUCT CONTRACTOR		12/14/2012	WAIVER OF LIENS	—

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00802	FIA CARD SERVICES	PLAINTIFF	12/14/2012	—
2012-00802	KATSOTIS MITSA	DEFENDANT	12/14/2012	—

PETITION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00797	1990 CHEVROLET CAMARO RS VIN 1G1FP23EXLL101745	PETITIONER	12/11/2012	—
2012-00797	ZIELINSKI KORY J	PETITIONER	12/11/2012	—
2012-66806	SARKAR BASANTI	PETITIONER	12/10/2012	—
2012-66806	WAYNE COUNTY TAX CLAIM BUREAU	RESPONDENT	12/10/2012	—
2012-66806	TIGUE WAYNE	RESPONDENT	12/10/2012	—

REAL PROPERTY — EJECTMENT

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00798	FEDERAL NATIONAL MORTGAGE ASSO	PLAINTIFF	12/12/2012	—
2012-00798	DOE JOHN AND/OR TENANT/OCCUPANT	DEFENDANT	12/12/2012	—

Looking for a mortgage or assignment on MERS?

Start your search here:

<https://www.mers-servicerid.org/sis/index.jsp>

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00799	NATIONSTAR MORTGAGE D/B/A	PLAINTIFF	12/12/2012	—
2012-00799	CHAMPION MORTGAGE COMPANY	PLAINTIFF	12/12/2012	—
2012-00799	BROOKS BRUCE DECEASED	DEFENDANT	12/12/2012	—
2012-00799	BROOKS BARRY	DEFENDANT	12/12/2012	—
2012-00799	BROOKS BRUCE I JR	DEFENDANT	12/12/2012	—
2012-00803	WELLS FARGO BANK SUCCESSOR BY MERGER TO	PLAINTIFF	12/14/2012	—
2012-00803	WELLS FARGO BANK MINNESOTA F/K/A	PLAINTIFF	12/14/2012	—
2012-00803	NORWEST BANK MINNESOTA	PLAINTIFF	12/14/2012	—
2012-00803	DECKER ANITA E	DEFENDANT	12/14/2012	—
2012-00803	DECKER CHRISTOPHER L	DEFENDANT	12/14/2012	—
2012-00804	DISCOVER BANK THROUGH ITS SERVICING AGENT	PLAINTIFF	12/14/2012	—
2012-00804	DB SERVICING CORPORATION	PLAINTIFF	12/14/2012	—
2012-00804	SCARPATI CHARLOTTE	DEFENDANT	12/14/2012	—

TORT — MOTOR VEHICLE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00796	BARNES JASON	PLAINTIFF	12/10/2012	—
2012-00796	PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	DEFENDANT	12/10/2012	—
2012-00801	KUEHNER KAREN	PLAINTIFF	12/14/2012	—
2012-00801	SWINGLE GERALD	DEFENDANT	12/14/2012	—

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 24, 2012 TO DECEMBER 28, 2012
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Sauers Mark A	Community Bank	Lake Township	
Yackobovicz Rosemary M	First Liberty Bank & Trust		28,000.00
Jones Alaina D	Emslie Lillian R	Scott Township	77,970.00
Martin Christopher R	Dime Bank	Berlin Township	92,000.00
Bobcik John	Honesdale National Bank	Lake Township	
Bobcik Catherine AKA			60,000.00
Bobcik Caterina AKA			
Shencavitz George Jr	Honesdale National Bank	Damascus Township	52,000.00
Vagnini Aldo	Honesdale National Bank	Honesdale Borough	
Vagnini Jessycalyn			122,000.00
Noble William H	First Commonwealth		
	Federal Credit Union	Honesdale Borough	133,000.00
Nober Charles R	Mortgage Electronic		
	Registration Systems	Honesdale Borough	
Nober Lindsay A			105,102.00
Mattern Brian K	P N C Bank	Salem Township	
Mattern Michelle C			93,000.00
Edwards Susan Ann	Honesdale National Bank	Salem Township	96,800.00
Burrier Thomas Jr	Honesdale National Bank	Clinton Township	
Burrier Erin L			200,000.00
Goldman Michael D	Wayne Bank	Lake Township	
Goldman Alexis J			80,000.00
Panullo Alfonse Timothy	Wayne Bank	Lake Township	
Panullo Dawn Marie			73,000.00
Gragnano Ralph	Pennstar Bank	Sterling Township	
Gragnano Janice			128,250.00
Glab Grzegorz	Mortgage Electronic		
	Registration Systems	Lake Township	
Glab Izabela			110,400.00
Burrier Thomas Jr	Honesdale National Bank	Clinton Township	
Burrier Erin L			60,000.00
S A Realty Inc	P S Bank	Salem Township	200,000.00
Appel Earl J	Dime Bank	Damascus Township	
Appel Karen D			50,000.00
Semple Jill M	Mortgage Electronic		
	Registration Systems	Palmyra Township	
Semple Brian D			182,888.00

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

Watson Jeffrey E	Watson Marvin H	Texas Township 3	
Watson Jay M	Watson Gertrude		550,000.00
Watson James W	Watson James E		
Watson Mark C	Watson Jean A		
Watson Scott M			
McConnell Michelle D			

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Emslie Lillian R	Emslie Lillian R	Scott Township	
Emslie Lillian R	Jones Alaina D	Scott Township	
Marshall John E	Holtmaster Mark	Preston Township	
Marshall Marjorie			Lot 2
Daniels Robert E	Daniels Dianne Jean Tr	Lake Township	
	Daniels Family Two Zero One Two Trust		Lot 2693
Martin John J	Martin Christopher R	Berlin Township	
Martin Kimberly D			
Ohara Joseph L Adm	Ohara Joseph L	Honesdale Borough	
Ohara Elizabeth R Est			
Ohara Joseph L	Farrell James P	Honesdale Borough	
Cressman David J	Cressman David J	Salem Township	
Cressman Pamela E	Cressman Pamela E		Lot 613
Alcott Christopher M	Alcott Diana C		
Alcott Diana C			
Byunak Mark J	Byunak Family Irrevocable Trust	Buckingham Township Buckingham & Preston Twps Preston Township Preston & Buckingham Twps	
Harold L Rutledge Living Trust	Rutledge Harold L	Damascus Township	
Rutledge Harold L Tr	Rutledge Jeanne G		
Rutledge Jeanne G Tr			
Jeanne G Rutledge Living Trust			
Harold L Rutledge Living Trust	Rutledge Harold L	Damascus Township	
Rutledge Harold L Tr	Rutledge Jeanne G		
Rutledge Jeanne G Tr			
Harold L Rutledge Living Trust	Rutledge Harold L	Lebanon Township	
Rutledge Harold L Tr	Rutledge Jeanne G		
Rutledge Jeanne G Tr			
Jeanne G Rutledge Living Trust			
Badenhop Kenneth	Badenhop Thomas J	South Canaan Township	
Badenhop Mary			Parcel BD
Badenhop Kenneth	Dugan Gloria Badenhop	South Canaan Township	
Badenhop Mary			Lot A
Badenhop Kenneth	Cannata Mary Badenhop	South Canaan Township	
Badenhop Mary	Dugan Gloria Badenhop Badenhop Thomas J		

Badenhop Kenneth Badenhop Mary M	Cannata Mary Badenhop Dugan Gloria Badenhop Badenhop Thomas	South Canaan Township	
Badenhop Kenneth Badenhop Mary	Cannata Mary Badenhop	Dyberry Township	
Badenhop Kenneth Badenhop Mary	Badenhop Thomas	South Canaan Township	Lot 9
Badenhop Kenneth Badenhop Mary	Badenhop Thomas	South Canaan Township	Lot 4
Badenhop Kenneth Badenhop Mary	Cannata Mary Badenhop Dugan Gloria Badenhop Badenhop Thomas J	South Canaan Township	
Frisk William D Frisk Ruth M By Agent Frisk William D Agent	Frisk William D	Lake Township	
Post Michael Jarvis AKA Post Michael J AKA	Vannatta Fred C AKA Vannatta Fred Charles AKA	Manchester Township	
Vannatta Fred C AKA Vannatta Fred Charles AKA	Post Michael J AKA Post Michael Jarvis AKA	Manchester Township	
Post Michael J AKA Post Michael Jarvis AKA	Vannatta Fred C AKA Vannatta Fred Charles AKA	Manchester Township	
Post Michael Jarvis AKA Post Michael Jarvis AKA	Vannatta Fred C AKA Vannatta Fred Charles AKA	Manchester Township	
Post Michael J AKA Fulton James Louis	Vannatta Fred Charles AKA Fulton James Louis	Dreher Township	
Fulton Marcell Barnes Fedor Stephen Fedor Mary Ann	Fulton Marcell Barnes Fedor Stephen Tr Fedor Mary Ann Tr Stephen Fedor Revocable Trust Mary Ann Fedor Revocable Trust	Lake Township	
Marshall John E Marshall Marjorie	Martin Family Trust	Berlin Township	
Venson Perry	Nober Charles R Nober Lindsay	Honesdale Borough	
Marshall John E Marshall Marjorie L	Marshall Darryl J	Berlin Township	Lot 1
Silverman Jeffrey M Tr Silverman Karen I Tr Silverman Living Trust	Karen I Silverman Qualified Personal Silverman Adam C Tr Silverman Rachel N Tr	Salem Township	Lot 598
McGrath William J McGrath Margaret C	McGrath William J McGrath Margaret C	Lake Township	
McGrath William J McGrath Margaret C	McGrath William J Tr William J McGrath Qualified Personal McGrath Margaret C Tr Margaret C McGrath Qualified Personal	Lake Township	
Forte Arthur E	Glab Grzegorz Glab Izabela	Lake Township	Lot 3451
Dunmore Oil Co Inc Jojo Oil Company Inc Jojo Oil Company Inc Dunmore Oil Co Inc	L G P Realty Holdings L P L G P Realty Holdings L P L G P Realty Holdings L P L G P Realty Holdings L P	Salem Township Texas Township 1 & 2 Dreher Township Waymart Borough	Lot 2

Earley Kathleen M By Sheriff	G M A C Mortgage	Honesdale Borough	
Watson Marvin H	Watson Jeffrey E	Texas Township 3	
Watson James E	Watson Jay M		
Watson Brothers	Watson James W		
	Watson Mark C		
	Watson Scott M		
	McConnell Michelle D		
Watson Marvin H	Watson Jeffrey E	Texas Township 3	
Watson James E	Watson Jay M		
Watson Brothers	Watson James W		
	Watson Mark C		
	Watson Scott M		
	McConnell Michelle D		
Watson Marvin H	Watson Jeffrey E	Texas Township 3	
Watson James E	Watson Jay M		
Watson Brothers	Watson James W		
	Watson Mark C		
	Watson Scott M		
	McConnell Michelle D		
Watson Marvin H	Watson Jeffrey E	Texas Township 3	
Watson James E	Watson Jay M		
	Watson James W		
	Watson Mark C		
	Watson Scott M		
	McConnell Michelle D		
Watson Marvin H	Watson Jeffrey E	Texas Township 3	
Watson James E	Watson Jay M		
Watson Brothers	Watson James W		
	Watson Mark C		
	Watson Scott M		
	McConnell Michelle D		
Lewis Ronald D	Brundage Jeffrey S	Lebanon Township	
Lewis Susan E	Brundage Kristen		Lot 1
Grassie George	Grassie George	Salem Township	
Grassie Sabrina	Grassie Sabrina		
Grassie George	Grassie George	Salem Township	
Grassie Sabrina	Grassie Sabrina		
Grassie George	Grassie George	Salem Township	
Grassie Sabrina	Grassie Sabrina		
Grassie George	Grassie George	Salem Township	
Grassie Sabrina	Grassie Sabrina		
Grassie George	Hope Charles F	Salem Township	
Grassie Sabrina	Hope Philomena		
Dipierro Michael	Dipierro Carmella	Lake Township	
Montalvo Donald L	Montalvo Donald L	Paupack Township	
	Cofre Marilyn		Lot 79



Wayne County Legal Journal Subscription Form

PLEASE PRINT CLEARLY

Name _____

Address _____

City _____ State _____ Zip _____

Phone (____) _____ - _____

Email Address _____ @ _____

Subscription Options and Rates

- | | |
|---|----------------|
| <input type="checkbox"/> Mailed Copy ONLY | \$100 per year |
| <input type="checkbox"/> Emailed Copy ONLY | \$50 per year |
| <input type="checkbox"/> Mailed and Emailed | \$125 per year |

Individual copies \$5 each

Your Subscription Year: March 2012–March 2013

WC Legal Journal is published every Friday, except for Holidays.

Please fax completed form to 570-647-0086 or email to baileyd@ptd.net

Display Advertising Available

MAKE CHECK PAYABLE TO BAILEY DESIGN AND ADVERTISING

Please call for Rates —570-251-1512 or email baileyd@ptd.net



Legal Journal of Wayne County
3305 Lake Ariel Highway
Honesdale, PA 18431