

OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 2 ★ JANUARY 11, 2013 ★ Honesdale, PA ★ No. 44



IN THIS ISSUE

COURT OPINION	4
LEGAL NOTICES	6
SHERIFF'S SALES	10
CIVIL ACTIONS FILED	38
MORTGAGES & DEEDS	42

CASES REPORTED

Hoffman
v.
Wentzell

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**Court of Common Pleas
22nd Judicial District:**

The Hon. Raymond L. Hamill
President Judge

The Hon. Robert J. Conway
Senior Judge

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

The Official Legal Publication of Wayne County, Pennsylvania



Legal Journal of Wayne County

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

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

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

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

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

MESSAGE FROM THE
WAYNE COUNTY BAR ASSOCIATION



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

PRICING & RATES

Notice Pricing

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

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

Subscription Rates

Per Year

Mailed Copy	\$100
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Prorated subscriptions available*

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Robert J. Conway, *Senior Judge*

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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

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Jonathan Fritz

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Ginger M. Golden

Coroner

Edward Howell

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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.

EXECUTRIX NOTICE

Estate of PATRICIA A.
PRENDERGAST AKA PATRICIA
PRENDERGAST

Late of Damascus Township
Executrix

DOREEN KRAUS
59 2ND AVENUE
NARROWSBURG, NY 12764
Attorney

RICHARD B. HENRY, ESQUIRE
1105 COURT STREET,
HONESDALE, PA 18431

1/11/2012 • 1/18/2013 • 1/25/2013

ESTATE NOTICE

NOTICE IS HEREBY GIVEN,
that Letters Testamentary have been issued in the Estate of Margaret Loscig, who died on December 12, 2012, late resident of 232 Moran Street, Honesdale, PA 18431, to Robert Arthur Loscig, Jr. and Anthony James Loscig, Co-Executors of the Estate, residing at 234 Moran Street, Honesdale, PA 18431 and 1042 Shady Lane Drive,

Newfoundland, PA 18445 respectively. All persons indebted to said estate are required to make payment and those having claims or demands are to present the same without delay to the Law Offices of HOWELL, HOWELL & KRAUSE, ATTN: LEE C. KRAUSE, ESQUIRE, Attorney for the Estate, at 109 Ninth Street, Honesdale, PA 18431.

LEE C. KRAUSE, ESQ.
ATTORNEY FOR THE ESTATE

1/11/2012 • 1/18/2013 • 1/25/2013

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

OTHER NOTICES

LEGAL NOTICE
IN THE COURT OF COMMON
PLEAS OF WAYNE COUNTY,
PENNSYLVANIA, CIVIL
ACTION, LAW, NO. Judgment
1030-2007

North Pocono School District vs.
Seiji Kanamura

Notice is hereby given that the
above was named as defendant in a
civil action instituted by plaintiff.
This is an action to recover
delinquent real estate taxes for the
year 2006, for the property situate
in Lehigh Township, Pennsylvania,
Tax Map No. 14-0-0370-0046. A
tax claim in the amount of
\$2,653.48 was filed on or about
August 6, 2007 for this claim and a
Writ of Scire Facias was filed.

You are hereby notified to plead
to the writ in this case, on or before
20 days from the date of this
publication or a Judgment will be
entered.

If you wish to defend, 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 without
further notice for the relief
requested by the plaintiff. You may
lose property or other rights
important to you.

You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help.

Northern Pennsylvania Legal Services, Wayne County Court House, Honesdale, PA 18431, (877) 515-7465

Portnoff Law Associates, Ltd. P.O. Box 391 Norristown, PA 19404-0391 (866) 211-9466

1/11/2013 • 1/18/2013 • 1/25/2013

LEGAL NOTICE

TO: BIRDSALL BROTHERS COMPANY, INC. THEIR HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, TRUSTEES, SUCCESSORS AND ASSIGNS, GRANTEES, MORTGAGEES and ANY OTHER PERSON, PERSONS or ENTITY CLAIMING BY, THROUGH OR UNDER THEM

You are hereby notified that the Plaintiffs, JAMES H. ROBBINS and RUTH ANN ROBBINS, have filed a Complaint in Action to Quiet Title in the Court of Common Pleas of Wayne County, Civil Division, No. 789-Civil-2012, setting forth that they are the owners in fee simple to the following parcel of land situate in Honesdale, Texas Township, County of Wayne and Commonwealth of Pennsylvania, more particularly described as follows:

Beginning at an iron pin corner set, located on the northern bank of the Lackawaxen (Creek) River, being the southeast corner of lands now or formerly of John P. and Linda L. Orth (Deed Book (401, Page 453); thence along the northern bank of the same, the following courses and distances: (1) North eighty-six (86) degrees eleven (11) minutes six (06) seconds East one hundred thirty-nine and fifty-three hundredths (139.53) feet to an iron pin corner set; thence, the following course and distance; (2) North sixty-six (66) degrees eleven (11) minutes six (06) seconds East four hundred forty-three and forty hundredths (443.40) feet to an iron pin corner set, located on line of lands now or formerly of M. Ruth King (Deed Book 198, Page 254); (3) South twenty-one (21) degrees ten (10) minutes forty-five (45) seconds West ninety and zero hundredths (90.00) feet to an iron pin corner found (4) South twenty-one (21) degrees ten (10) minutes forty-five (45) seconds West one hundred fifty-five and ninety-four hundredths (155.94) feet to a point or corner, located on the northern bank of the aforementioned Lackawanna (Creek) River; thence, along the northern shoreline of the same, the following seven (7) courses and distances; West ninety-nine and forty-nine hundredths (99.49) feet; (5) North zero (00) degrees twenty-five (25) minutes six (06) seconds West twenty-three and thirty hundredths (23.30) feet to the place of Beginning.

Containing within bounds, 1.0148 acres of land, inclusive of that area which may be occupied by utility companies, sewer, drainage and municipal easements and rights of way.

The Court has ordered that service of the Complaint be made upon you by publication and you are hereby notified to plead to the said Complaint within twenty (20) days from the publication hereof. If you fail to plead to the Complaint, judgment will be entered against you and the Plaintiffs will be decreed the owners in fee simple of the said premises; and such other decrees shall be made as the Court may deem proper.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS

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

Lawyer Referral Service
Wayne County Bar Association
Wayne County Courthouse
925 Court Street
Honesdale, PA 1843
(800) 692-7375

PA Lawyer Referral Service
P.O. Box 186
100 South Street
Harrisburg, PA 17108
Pennsylvania Residents:
1-800-692-7375
Out-of-State Residents:
1-717-238-6715

**Thomas P. Comerford, Esquire
Attorney for Plaintiff**

1/11/2013

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 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
Assciations 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



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

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

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 comer in the centerline of Red Hawk Drive, being the most easterly comer of this parcel and a comer 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

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Honesdale, PA

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

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Deed dated October 13, 2004 and Recorded in the Office of Recorder of Deeds in and for Wayne County, Pennsylvania, as in Record Book Volume 2669, page329; granted and conveyed unto Dorothy A. Fioredda, in fee.

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

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

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

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

October 26, 2012
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE
NOTICE:**

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

**ANY SUCCESSFUL BIDDER
MUST HAVE 10% DOWN
PAYMENT AT DATE OF SALE.**

**BALANCE DUE THIRTY (30)
DAYS FROM DATE OF SALE.
FAILURE TO PAY BALANCE
WILL FORFEIT DOWN
PAYMENT.**

Barbara A. Fein, Esq.

12/28/2012 • 1/4/2013 • 1/11/2013

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

By virtue of a writ of Execution Bank of America, N.A. Successor by Merger to BAC Home Loans Servicing, LP F/K/A Countrywide Home Loans Servicing, LP issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 23rd day of January, 2013 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property,

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

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

hundredths (16.22) rods to a corner; thence along said line south thirty-nine and one-half (39 1/2) degrees east one and ninety-two one hundredths (1.92) rods to a corner; thence north sixty-two and one half (62 1/2) degrees east twenty-three and four-tenths (23.4) rods to the middle of the aforesaid turnpike road; and thence along said road north seventeen and one half (17 1/2) degrees west sixteen and twenty-two one hundredths (16.22) rods to the place of beginning.

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

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

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

BEGINNING at a set iron pipe in line of lands now or formerly of Joseph M. Heichelbeck from which a witnessed found reinforcing bar in as stone row, being the southwesterly corner of lands conveyed by A. Emerson Howell et al to Joseph M. Heichelbeck et ux by deed dated

June 11, 1957, and recorded in Deed Book Vol. 196, page 285 as shown on a map titled " Map of Lands of Ronald Martin Borough of Honesdale, Wayne County, PA" dated August 22, 1974, by Donald J. Matthews registered surveyor, bears South 73 degrees 42 minutes 06 seconds West distant 32.65 feet; thence by lands now or formerly of Joseph M. Heichelbeck, in and along a stone row North 73 degrees 42 minutes 06 seconds East 286.86 feet to a set iron pipe; thence by lands now or formerly of Bruce Ross South 8 degrees 25 minutes 41 seconds East 176.50 feet to a set iron pipe; thence by the same South 76 degrees 43 minutes 37 seconds East 126.00 feet to a point in the centerline of Pennsylvania Application Route 247 (Pennsylvania Traffic Route No. 670) commonly known as Elm Place; thence in and along the centerline of Pennsylvania Application Route No. 247 South 21 degrees 54 minutes 26 seconds East 30.10 feet to a point; thence by lands now or formerly of Angelo B. Menotte South 69 degrees 09 minutes 25 seconds West (at 30.00 feet passing a set iron pipe) 386.47 feet to a found iron fence post; thence by lands now or formerly of Ette Linde Noble North 32 degrees 19 minutes 42 seconds West 31.68 feet to a set iron pipe in a stone row; thence by the same North 12 degrees 23 minutes 21 seconds West 267.63 feet to the place of BEGINNING.

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

TAX PARCEL # 11-0-0001-0001

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

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

October 26, 2012
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE
NOTICE:**

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

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

Jill P. Jenkins Esq.

12/28/2012 • 1/4/2013 • 1/11/2013

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

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

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

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

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

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

plat or annexes thereto.

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

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

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

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

Improvements thereon:
RESIDENTIAL DWELLING

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

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

October 26, 2012
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE
NOTICE:

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

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

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

John Michael Kolesnik Esq.

12/28/2012 • 1/4/2013 • 1/11/2013

**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 Cochecton Tpke 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. Lesher, 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 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 cars 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 and 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 wish to sell. Said right of first refusal to be given by certified check, return receipt requested, and if it is not accepted within fifteen (15) days of receipt of certified check, 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 East 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

**SHERIFF'S SALE
FEBRUARY 6, 2013**

By virtue of a writ of Execution U.S. Bank National Association, as Trustee for Certificateholders of Bear Stearns Asset Backed Securities I LLC, Asset Backed Certificates, Series 2007-AC1 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 6th day of February, 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 Texas, County of Wayne, Commonwealth of Pennsylvania, being shown as a 13.80 acre parcel on a survey, map by Packer

Associates Inc. dated June 6, 2005, and recorded in Wayne County Map Book 106 at page 114 , and being bound and described as follows:

BEGINNING at a point in Old State Road, a/k/a Township Road 409, said point being the common corner of land now or formerly owned by Salvatore J. Santoli and Ruthann Santoli, his wife, (DB 343 p. 1085) and the parcel herein described, and being the southwest corner of the parcel herein described; thence along the lands now or formerly owned by Salvatore J. Santoli and Ruthann Santoli, his wife (DB 343 p. 1085) North 43° 09' 50" East 223.53' to an iron pin; thence along the lands now or formerly owned by John C. O'Dell and Janet M. O'Dell, his wife (DB 250 p. 652) North 44° 14' 47" East 149.59' to an iron pin for a corner; thence South 60 ° 19' 37" East 1127.75' along the lands now or formerly owned by Janet M. O'Dell, et al (RB 1423 p. 254) to a point; thence continuing along the lands now or formerly owned by Janet M. O'Dell, et al (RB 1423 p. 254), South 60' 19' 19" East 291.11 to an iron pin for a corner in the line of other lands now or formerly owned by Janet M. O'Dell (RE 1315 p. 96); thence along the lands now or formerly owned by Janet M. O'Dell (RB 1315 p. 96), South 35 °07'14" W 280.52' to an iron pin for a corner; being the common corner of the parcel herein described and lands now Or formerly owned by Joseph Brussell (R.B 530 . p. 779); thence along

the lands now or formerly owned by Joseph Brussell (RB 530 P. 779) North 50 ° 06' 06" West 161.23' to an iron pin for a corner; thence continuing along the lands now or formerly owned by Joseph Brussell (RB 530 p. 779) South 36° 37' 44" West 349.28 feet to a point for a corner in the center of State Road 0006, a/k/a Roosevelt Highway; thence along the centerline of State Road 0006, a/k/a Roosevelt, Highway, North 54° 58' 13" West 128.46' to a point; thence continuing along the centerline of State Road 0006, a/k/a Roosevelt Highway, North 53° 25' 51" West 123.64 feet to a point; thence leaving the centerline : of State Road 0006, a/k/a Roosevelt Highway, and along the centerline of Old State Road, a/k/a Township

Road 409, North 32° 02' 37" W 297.99' to a point; thence continuing along the centerline of Old State Road, a/k/a Township Road 409, on a curve to the left with an arc with a length of 467.09', delta angle of 28 ° 55' 56", radius of 925.00', chord length of 462.15" chord bearing of N 49°13'48" W to a point; thence continuing along the centerline of Old State Road, a/k/a Township Road 409, North 63' 41' 47" W 245.13' to a point; thence continuing along the centerline of Old State Road, a/k/a Township Road 409, on a curve to the left with an arc length of 70.19', delta angle of 05 °26'05", a radius 740.04" chord length of 70.17', chord bearing of N 66°20'52" W to the point and place of beginning.

WAYNE COUNTY BAR ASSOCIATION



www.waynecountylawyers.org

Containing 13.80 acres.

For a map showing the above described property see a survey by Packer Associates, Inc. dated June 6, 2005, and recorded in Wayne County Map Book 106 at page 11 4.

SUBJECT TO the use of the public that portion of Roosevelt Highway, a/k/a State Road 0006, and Old State Road, a/k/a Township Road 409, that lies within the premises herein described as shown on the aforesaid map.

BEING KNOWN AS: 79A Grange Road, Honesdale, PA 18431
TAX PARCEL #: 27-0-0253-0045

Seized and taken in execution as Anita E. Decker 79A Grange Road HONESDALE PA 18431
Christopher L. Decker 79A Grange Road HONESDALE PA 18431

Execution No. 544-Civil-2012
Amount \$318,816.39 Plus
additional

November 5, 2012
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

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

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

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

Jay E. Kivitz, Esq.

1/11/2013 • 1/18/2013 • 1/25/2013

**SHERIFF'S SALE
FEBRUARY 6, 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 6th day of February, 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 Paupack, County of Wayne and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the westerly side of a 33 foot wide right of way, said point of beginning being also North 52 degrees 30 minutes West 282 feet from the center line of State Highway Route 590 at the

intersection of said Route 590, and the road leading to Walt's Landing, thence South 48 degrees 30 minutes West 113.85 feet to a point on the shore of Stony Brook Lake; thence along said lake North 48 degrees 02 minutes West 100.85 feet to a point; thence North 48 degrees 30 minutes East 125.3 feet to a point in the westerly side of said 33 foot wide right of way; thence along said right of way South 41 degrees 30 minutes East 100 feet to the place of beginning.

CONTAINING 11,955 square feet of land be the same more or less.

TITLE TO SAID PREMISES VESTED IN Virginia G. Weniger, single, by Deed from James H. Igoe and Marie Igoe, h/w, dated 12/21/2006, recorded 01/02/2007 in Book 3207, Page 215.

Premises being: 12 STONEY BROOK LAKE, HAWLEY, PA 18428

Tax Parcel No. 19-0-0055-0012

Seized and taken in execution as Virginia G. Weniger 300 W. Elm Street Suite 2230 CONSHOHOCKEN PA 19428

Execution No. 666-Civil-2011 Amount \$134,758.61 Plus additional

November 2, 2012 Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

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

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

Allison F. Wells, Esq.

1/11/2013 • 1/18/2013 • 1/25/2013

**SHERIFF'S SALE
FEBRUARY 6, 2013**

By virtue of a writ of Execution Bank of America, N.A. S/B/M to BAC Home Loans Servicing, LP F/K/A Countywide Home Loans Servicing, LP issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Monday the 6th day of February, 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 piece,

parcel or tract of land lying, situate and being the Township of Paupack, County of Wayne and State of Pennsylvania, bounded and described as follows; Lot #95, 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, said map being incorporated by reference herewith as if attached hereto.

TOGETHER WITH AND SUBJECT TO the Easements, Covenants, Conditions and Restrictions as are of record and/or visible on the ground.

TITLE TO SAID PREMISES VESTED IN Christine Tranchina, single, by Deed from John P. Tranchina and Christine Tranchina, dated 02/13/2001, recorded 03/02/2001 in Book 1750, Page 242.

Premises being: 121 HARMONY DRIVE, LAKE ARIEL, PA 18436

Tax Parcel No. 19-0-0030-0135

Seized and taken in execution as Christine Tranchina 32 Arbor Way

Ocean NJ 07712

Execution No. 406-Civil-2012
Amount \$205,339.09 Plus
additional

November 9, 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.

1/11/2013 • 1/18/2013 • 1/25/2013

CIVIL ACTIONS FILED

*FROM DECEMBER 15, 2012 TO DECEMBER 21, 2012
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2007-21030	KANAMURA SEIJI	12/17/2012	REIS/WRITSCIREFACIAS	—
2008-21225	LOUGHLIN MARY	12/19/2012	SATISFACTION	—
2009-20888	DONATO DEAN J	12/19/2012	SATISFACTION	—
2009-20888	DONATO DEBRA A	12/19/2012	SATISFACTION	—
2010-20144	NAUGHTON FRANCIS T JR	12/20/2012	SATISFACTION	2,650.63
2010-20144	NAUGHTON DONNA LYNN	12/20/2012	SATISFACTION	2,650.63
2010-21725	NAUGHTON FRANCIS T JR	12/20/2012	SATISFACTION	709.89
2010-21725	NAUGHTON DONNA LYNN	12/20/2012	SATISFACTION	709.89
2010-21876	DUBOIS CHRISTOPHER C	12/17/2012	SATISFACTION	11,269.83
2010-21876	DUBOIS KATHERINE J	12/17/2012	SATISFACTION	11,269.83
2011-00218	SHIKMAN LEONID	12/17/2012	FINAL JUDGMENT	—
2011-00218	SHIKMAN STEPHANIE	12/17/2012	FINAL JUDGMENT	—
2011-00405	ALOUACHE ATMANE	12/21/2012	JUDGMENT/STIPULATION	7,675.05
2011-00720	GROPPER JAMES M	12/18/2012	JDGMT BY COURT ORDER	237,627.93
2011-00720	GROPPER JAMES A/K/A	12/18/2012	JDGMT BY COURT ORDER	237,627.93
2011-00720	GROPPER CHRISTINA M	12/18/2012	JDGMT BY COURT ORDER	237,627.93
2011-20097	MEENAN JOHN S	12/17/2012	SATISFACTION	10,755.92
2011-21681	EATON JESSE HAROLD	12/20/2012	SATISFACTION	—
2012-00269	BEAVERS RACHEL	12/17/2012	DEFAULT JUDGMENT	159,879.66
2012-00269	BEAVERS PAUL	12/17/2012	DEFAULT JUDGMENT	159,879.66
2012-00526	OSTRANDER DIANE	12/19/2012	JDGMT BY COURT ORDER	12,623.66
2012-00636	MUNLEY PAUL J	12/17/2012	DEFAULT JUDG IN REM	65,852.21
2012-00636	MUNLEY MARGARET M	12/17/2012	DEFAULT JUDG IN REM	65,852.21
2012-00641	FITZPATRICK DARLENE A/K/A	12/21/2012	DEFAULT JUDGMENT	107,935.00
2012-00641	FULLEM DARLENE	12/21/2012	DEFAULT JUDGMENT	107,935.00
2012-00641	FITZPATRICK DARLENE A/K/A	12/21/2012	WRIT OF EXECUTION	107,935.00
2012-00641	FULLEM DARLENE	12/21/2012	WRIT OF EXECUTION	107,935.00
2012-00808	COMMONWEALTH OF PENNSYLVANIA	12/20/2012	QUIET TITLE	—
2012-00808	HAWLEY AREA AUTHORITY	12/20/2012	QUIET TITLE	—
2012-00812	CONYACK DAVID	12/21/2012	QUIET TITLE	—
2012-00812	CONYACK LYNDA	12/21/2012	QUIET TITLE	—
2012-00812	CONYACK DAVID	12/21/2012	LIS PENDENS	—
2012-00812	CONYACK LYNDA	12/21/2012	LIS PENDENS	—
2012-20532	HALTERMAN KEITH A	12/17/2012	SATISFACTION	—
2012-20956	ENGLE SEAN J	12/20/2012	SATISFACTION	—
2012-21270	DAVIS BRANDON SCOTT	12/20/2012	SATISFACTION	—
2012-21297	ALBANESE MARIA	12/19/2012	SATISFACTION	426.39
2012-21681	LAPENNA ROBERT	12/17/2012	JP TRANSCRIPT	1,219.50

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

2012-21681	LA PENNA ROBERT	12/17/2012	JP TRANSCRIPT	1,219.50
2012-21682	EMMET ROBERT	12/17/2012	FEDERAL TAX LIEN	246,264.43
2012-21683	COX DANIEL P	12/17/2012	FEDERAL TAX LIEN	21,033.41
2012-21683	AURA TIE-DYE D/B/A	12/17/2012	FEDERAL TAX LIEN	21,033.41
2012-21684	GEBHARDT DOUGLAS	12/17/2012	FEDERAL TAX LIEN	363.40
2012-21685	CURTIS WILLIAM D	12/17/2012	WRIT OF REVIVAL	3,625.23
2012-21686	BEDNARCZYK RICHARD	12/17/2012	JP TRANSCRIPT	6,043.00
2012-21686	FAATZ VALERIE	12/17/2012	JP TRANSCRIPT	6,043.00
2012-21687	EISLOEFFEL DENNIS	12/18/2012	MUNICIPAL LIEN	638.41
2012-21688	DAY EDWIN E	12/18/2012	MUNICIPAL LIEN	453.09
2012-21688	DAY KAREN L	12/18/2012	MUNICIPAL LIEN	453.09
2012-21689	SHELTON DONNA R	12/18/2012	MUNICIPAL LIEN	285.36
2012-21690	NOTARANGELO MICHAEL	12/18/2012	MUNICIPAL LIEN	593.88
2012-21690	NOTARANGELO LINDA	12/18/2012	MUNICIPAL LIEN	593.88
2012-21691	GRYNSPAN HOWARD S	12/19/2012	FEDERAL TAX LIEN	29,728.38
2012-21692	MURPHY GERALD E	12/19/2012	FEDERAL TAX LIEN	19,969.87
2012-21693	PEIRSON RORY C	12/19/2012	FEDERAL TAX LIEN	151,969.50
2012-21694	LAIFOOK GEORGE	12/19/2012	FEDERAL TAX LIEN	61,095.19
2012-21695	SPAGNUOLO ROBERT FRANK	12/20/2012	JUDGMENT	1,534.50
2012-21696	ROBINSON DENISE	12/20/2012	MUNICIPAL LIEN	650.73
2012-21697	BOULA FRANK J	12/20/2012	MUNICIPAL LIEN	447.88
2012-21697	BOULA MICHELE	12/20/2012	MUNICIPAL LIEN	447.88
2012-21698	DOUBLE E DEVELOPERS LLC	12/20/2012	MUNICIPAL LIEN	932.41
2012-21699	ODDO MICHAEL	12/20/2012	MUNICIPAL LIEN	431.97
2012-21699	ODDO RITA	12/20/2012	MUNICIPAL LIEN	431.97
2012-21700	JONES LAWRENCE	12/20/2012	MUNICIPAL LIEN	654.95
2012-21700	JONES EMILIE	12/20/2012	MUNICIPAL LIEN	654.95
2012-21701	LOISELE PATRICIA D	12/20/2012	MUNICIPAL LIEN	870.62
2012-21702	ESPINEIRA RICARDO	12/20/2012	MUNICIPAL LIEN	474.76
2012-21702	ESPINEIRA WENDY	12/20/2012	MUNICIPAL LIEN	474.76
2012-21703	OREFICE RICHARD	12/20/2012	MUNICIPAL LIEN	426.33
2012-21703	OREFICE TONI ANN	12/20/2012	MUNICIPAL LIEN	426.33
2012-21704	MITERKO DAVID J	12/20/2012	MUNICIPAL LIEN	767.75
2012-21705	DWELL JOSHUA	12/20/2012	MUNICIPAL LIEN	932.41
2012-21705	DWELL CHRISTINE	12/20/2012	MUNICIPAL LIEN	932.41
2012-21706	FIGUEROA EDWARD	12/20/2012	MUNICIPAL LIEN	1,096.86
2012-21706	FIGUEROA JOANN	12/20/2012	MUNICIPAL LIEN	1,096.86
2012-21707	BROWN VIRGINIA WARD	12/20/2012	MUNICIPAL LIEN	651.83
2012-21707	WARD VIRGINIA BROWN	12/20/2012	MUNICIPAL LIEN	651.83

**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.**

2012-40086	REARDON JAMES OWNER	P	12/18/2012	WAIVER OF LIENS	—
2012-40086	REARDON JOYCE OWNER	P	12/18/2012	WAIVER OF LIENS	—
2012-40086	PINE TREE HOMES CONTRACTOR		12/18/2012	WAIVER OF LIENS	—
2012-40087	WILLIAMS DEREK F OWNER	P	12/21/2012	STIP VS LIENS	—
2012-40087	DUJARDIN JOELLE OWNER	P	12/21/2012	STIP VS LIENS	—
2012-40087	REINFURT EXCAVATING INC CONTRACTOR		12/21/2012	STIP VS LIENS	—

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00811	DELL FINANCIAL SERVICES	PLAINTIFF	12/21/2012	—
2012-00811	STINNARD LESTER G	DEFENDANT	12/21/2012	—

CONTRACT — DEBT COLLECTION: OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00810	WESTCHESTER MEDICAL CENTER	PLAINTIFF	12/20/2012	—
2012-00810	SMALL MARIE	DEFENDANT	12/20/2012	—
2012-00810	SMALL HOWARD	DEFENDANT	12/20/2012	—

PETITION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00806	1996 CHEVROLET BLAZER VIN 1GNCT18W9TK207019	PETITIONER	12/19/2012	—
2012-00806	FISHER STEVEN	PETITIONER	12/19/2012	—
2012-00806	FISHER THOMAS	PETITIONER	12/19/2012	—
2012-00806	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	RESPONDENT	12/19/2012	—
2012-00807	CATERPILLAR TRACTOR LOADER SERIEL #5YN15393	PETITIONER	12/20/2012	—
2012-00807	BERLIN TOWNSHIP BOARD OF SUPER	PETITIONER	12/20/2012	—
2012-00807	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	RESPONDENT	12/20/2012	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00809	FIRST NATIONAL BANK OF PENNSYLV SUCCESSOR BY MERGER TO	PLAINTIFF	12/20/2012	—
2012-00809	COMMUNITY BANK & TRUST CO	PLAINTIFF	12/20/2012	—
2012-00809	LUCAREKKI DENIS	DEFENDANT	12/20/2012	—

REAL PROPERTY — QUIET TITLE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00808	WAYNE BANK	PLAINTIFF	12/20/2012	—
2012-00808	HAWLEY AREA AUTHORITY	DEFENDANT	12/20/2012	—
2012-00808	COMMONWEALTH OF PENNSYLVANIA	DEFENDANT	12/20/2012	—
2012-00812	SABR MORTGAGE LOAN	PLAINTIFF	12/21/2012	—
2012-00812	CONYACK DAVID	DEFENDANT	12/21/2012	—
2012-00812	CONYACK LYNDA	DEFENDANT	12/21/2012	—

TORT — PREMISES LIABILITY

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00805	LIBERTY MUTUAL INSURANCE CO A/S/O	PLAINTIFF	12/17/2012	—
2012-00805	CANNING JOSEPH	PLAINTIFF	12/17/2012	—
2012-00805	CANNING NANCY	PLAINTIFF	12/17/2012	—
2012-00805	MASTER FORCE CONSTURCTION CORP A/K/A	DEFENDANT	12/17/2012	—
2012-00805	WE DO METAL ROOFS COM	DEFENDANT	12/17/2012	—

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

MORTGAGES AND DEEDS

*RECORDED FROM DECEMBER 31, 2012 TO JANUARY 4, 2013
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Jurkowski Michael S	Wayne Bank	Cherry Ridge Township	
Jurkowski Annette A			120,000.00
Chapman James D	Shoemaker William A	Lake Township	
	Shoemaker Candace B		90,000.00
Blade Heidi	Dime Bank	Berlin Township	137,500.00
Dinan John E AKA	Dime Bank	Preston Township	
Dinan Jack E AKA			134,000.00
Dinan Mary AKA			
Dinan Mary A AKA			
Marino Scott D	Wells Fargo Bank	Paupack Township	75,800.00
Dreste Robert	Wells Fargo Bank	Damascus Township	159,000.00
Schmidt James G	Wayne Bank	Dyberry Township	
Schmidt Donie E			142,000.00
Paret Joseph Serge	Mortgage Electronic Registration Systems	Sterling Township	
Paret Cheryl Ann			86,900.00
Trail Colette R	Honesdale National Bank	Bethany Borough	40,000.00
Madden Timothy L	Honesdale National Bank	South Canaan Township	
Madden Laura J			150,000.00
Brown Christopher S	Honesdale National Bank	Bethany Borough	
Brown Alison Ann			10,000.00
Wiele Brian J	Wells Fargo Bank	Paupack Township	
Conlin Clare M			324,900.00
Ursich Betsy AKA By Agent	Peoples Neighborhood Bank	Clinton Township 1	
Ursich Betsy A AKA By Agent			435,000.00
Ursich Stephen J Agent			
Reardon James	Wayne Bank	Paupack Township	
Reardon Joyce			130,000.00
Hazen James W	Mortgage Electronic Registration Systems	Manchester Township	
Hazen Elizabeth M			210,000.00
Walsh Carl Michael Jr	Mortgage Electronic Registration Systems	Salem Township	
Walsh Carie A			148,200.00
Snigar Charles A	Mortgage Electronic Registration Systems	Mount Pleasant Township	
Snigar Roxann			85,000.00
Vinton James A	P S E C U	Paupack Township	
Vinton Karen			10,000.00

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

Roegner Thomas P	P S E C U	South Canaan Township	
Roegner Susan M			50,000.00
Germano Christopher	Mortgage Electronic Registration Systems	Lake Township	
Germano Margaret			47450.00
Koerber Robert	Pennstar Bank	Lake Township	
Koerber Susan			80,000.00
Dippolito Vincent J	Pennstar Bank	Lake Township	
Dippolito Elizabeth M			112,000.00
Hahn Henry	Mortgage Electronic Registration Systems	Paupack Township	
Hahn Lucy			167,000.00
Whalen Daniel	Mortgage Electronic Registration Systems	Damascus Township	87,000.00
Gallagher Brian	J P Morgan Chase Bank	Mount Pleasant Township	173,500.00
Mosher Linda J	Mortgage Electronic Registration Systems	Canaan Township	
Mosher Carl T			131,275.00
Edwards Janine	Dime Bank	Honesdale Borough	
Tietjen Cinda			200,000.00
Hancock Robert V	Mortgage Electronic Registration Systems	Texas Township	
Hancock Lisa L			138,000.00
Kirk William M	Dime Bank	Damascus Township	
Kirk Barbara			203,000.00
Fleckinger Nancy J	Dime Bank	Paupack Township	51,200.00
Kinsley Steven	Wells Fargo Bank	Damascus Township	
Kinsley Jonathan			257,000.00
Kinsley Ruth			
Vehstedt Martin J	Wells Fargo Bank	Paupack Township	
Vehstedt Christine			146,400.00
Colombo Keith AKA	Bank Of America	Bethany Borough	
Colombo Keith W AKA			102,306.00
Non Donna R	Sporer Jeffrey Jr	Texas Township 1 & 2	25,000.00
Salvati Robert M	Pennstar Bank	Lake Township	
Salvati Gladys P			52,000.00
Price David N	Dime Bank	Damascus Township	15,444.00
Korb George R	Dime Bank	Honesdale Borough	
Korb Elizabeth Ann			35,000.00
Goble Monica R AKA	Dime Bank	Honesdale Borough	
Goble Monica S AKA			22,500.00
Marks Edward	Dime Bank	Honesdale Borough	
Marks Marijana			104,000.00
Friedrich Kenneth G	Dime Bank	Berlin Township	
Kuczogi A June			67,676.91
Rothrock Wesley Wade	Dime Bank	Texas Township	62,000.00
Corey Keith M	Dime Bank	Cherry Ridge Township	
Corey Shelley L			30,600.00
Hillriegel Catherine J	Dime Bank	Manchester Township	
Hillriegel Philip A Jr			125,000.00

Martin John J	Dime Bank	Berlin Township	
Martin Kimberly			100,000.00
Baldwin Fredrick F	Wells Fargo Bank	Honesdale Borough	
Baldwin Denise Karen Wiedermann			53,347.27
Wiedermannbaldwin Denise Karen			
Amorine John	Home Loan Investment Bank	South Canaan Township	
Amorine Nancy M			17,836.00
Schuman Kyle J	Mortgage Electronic Registration Systems	Honesdale Borough	
Newcomer Stephanie L			192,857.00
Parsils Thomas	Mortgage Electronic Registration Systems	Salem Township	
Parsils Judith			140,000.00
Spewak Thomas A	Pennstar Bank	Dreher Township	
Spewak Lynn			94,000.00
Agac Islam	Wells Fargo Bank	Lake Township	
Agac Belma			157,825.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Debevec Larry J	Debevec Joshua	Clinton Township 2	
Debevec Steven			
Shoemaker William A	Chapman James D	Lake Township	
Shoemaker Candace B			
U S Bank National Association Tr	Duggan John	Dreher Township	
Pa Housing Finance Agency By Tr			Lot 5
Mole Matthew C	Mole Matthew C	Mount Pleasant Township	
Mole Leslie N O			
Mole Matthew C	Mole Matthew C Tr Oweida Margaret L A Tr Matthew C Mole Two Zero One Two Trust	Mount Pleasant Township	
Barone Richard	Murray Joan F	Lake Township	
Barone Roberta			Lot 2326
Brooks Bernadine T	M C R Realty Corp	Lebanon Township	
Lauria James	Fountain William G	Clinton Township 2	
Lauria Conceicao Maria	Fountain Patricia A		
Dicks Elizabeth	Madden Timothy L	South Canaan Township	
Dicks Walter	Madden Laura J		
Bates Myrna F	Bates Robin F Bates Kenneth B	Dyberry Township	
Buynak Mark J AKA	Buynak Family Irrevocable Trust	Buckingham Township	
Buynak Mark AKA			
Akehurst Patricia	E S S A Bank & Trust	Lake Township	Lot 3536
Dunn Charles	Paret Joseph Serge	Sterling Township	
Dunn Carol	Paret Cheryl Ann		Lot 47

Colligan Sheryl L Exr Colligan Leroy M Est	Colligan Sheryl L	Paupack Township	Lots 97 & 161
Eterno Josephine Eterno Baldassare	Eterno Paul	Paupack Township	Lot 515
Witowski Mary J Serfass Walter R Serfass Lynne J	Two Zero One Two Witowski Family Trust Serfass Family Limited Liability Partner	Lake Township Paupack Township	
Kilgore James B AKA Kilgore James AKA	J B K Family G S T Exempt Two Zero One Two	Scott Township Scott Starrucca & Buckingham Starrucca Borough Starrucca Buckingham & Scott Buckingham Township Buckingham Scott & Starrucca	
Kilgore James B AKA Kilgore James AKA	J B K Family G S T Exempt Two Zero One Two	Scott Township	
Kilgore Denise L AKA Lawrence Denise E AKA	Denise Kilgore Family G S T Exempt	Scott Township Scott Starrucca & Buckingham Starrucca Borough Starrucca Buckingham & Scott Buckingham Township Buckingham Scott & Starrucca	
Obloshny Joseph J Obloshny Jennifer S	Obloshny Jennifer S	Clinton Township 1	
Jarmusik Gerald C Jr Adm Edwards Deborah Lest McKercher Billy Jo L Noyes Danny	Jarmusik Gerald C Jr	Preston Township Preston & Buckingham Twps Buckingham Township Buckingham & Preston Twps	
Mackay Duncan Mackay Linda P	Drill Raymond M	Lehigh Township	Lots 614 & 615
Walters Arthur E Prestosh David J Prestosh Kathleen Z Zaffino Kathleen A	Walters Arthur E Prestosh David J	Dreher Township Lehigh Township	Lot 106
Gessner Steven L Tr Ann M Gessner Living Trust	Gessner Steven L Tr Steven L Gessner G S T Trust Ann M Gessner Living Trust Linda A Gessner G S T Trust	Paupack Township	Lot 5
Papasavvas Fotini Gouiran Donna J	Krisovitch Peter Gouiran Donna Tr Steven H Gouiran Two Zero One Two Trust	Sterling Township Paupack Township	Lot 22
Hahl Michael J Exr Hahl Daniel J Exr Hahl William C Jr Est	Tripodi Theresa	Paupack Township	Lot 364
Saporito Rudolph Saporito Maria Saporito Rudolph	Saporito Rudolph Saporito Maria Saporito Rudolph Tr Saporito Maria Tr R Saporito Qualified Personal Residence	South Canaan Township South Canaan Township	

Saporito Maria	Saporito Maria Tr Saporito Rudolph Tr M Saporito Qualified Personal Residence	South Canaan Township	
Freiermuth Dennis C Ind & Exr Dennis Elizabeth C Est	Freiermuth Dennis C Freiermuth Terry J	Berlin Township	
Piscitelli Donna A Ind & Exr Zewe Karen L	Zewe David M Tr Karen L Zewe Irrevocable Trust	Paupack Township	
Fannie Mae AKA Federal National Mortgage Association	Price Kyle Baran Laura	Clinton Township 2	Lots 4 & 3
McCabe Weisberg & Conway Markardt Robert A	Walsh Carl Michael Jr Walsh Carie A	Salem Township	Lot 359
Lambo Michael J Lambo Eileen H	Hung Nancy Clark	Lake Township	Lot 1197
Hung Nancy Clark Fannie Mae AKA Federal National Mortgage Association AKA	Nancy Clark Hung Qualified Personal Germano Christopher Germano Margaret	Lake Township Lake Township	Lot 1197 Lot 1866
K M L Law Group Russo Joseph R Exr Russo Vito Est	Koerber Robert Koerber Susan	Lake Township	Lot 3739
Robinson James WAKA By Agent	Rooney Michael	Salem Township	
Robinson James AKA By Agent Rooney Susan Agent Justice John Clay Justice Linda Bley Patricia Nan Rooney Susan Jennie Rooney Michael Mescal Janice Vivian Mescal Damian			
Campolo James Campolo Janet	Dippolito Vincent J Dippolito Elizabeth M	Lake Township	Lot 3673
Gifford Charles R Gifford Kimberly K	Marcinkevich David	Salem Township	Lot 5
Housing & Urban Development Vonderhey Joseph	Weisman Steven Vonderhey Joseph Vonderhey Lynn	Lake Township Salem Township	Lot 1403 Lot 1
Sipko Brian C By Sheriff Sipko Antoinette M AKA By Sheriff Parsley Antoinette AKA By Sheriff	Dime Bank	Palmyra Township	
Brandt Richard M Brandt Sandra Davis	Edwards Janine Tietjen Cinda	Honesdale Borough	
Masler Edward Burgan Janet	Burgan Janet R Masler Edward M	Damascus Township Manchester Township	

Frampton Kenneth Kolbowski Silvia	Kinsley Jonathan Kinsley Steven Kinsley Ruth	Damascus Township	Lot 62
Buckley Arlene Est AKA Buckley Arlene L Est AKA Buckley Lisa Exr	Young Christopher Young Karen	Lebanon Township Lebanon & Oregon Townships Oregon Township Oregon & Lebanon Townships	
Reid Nora M Est AKA Reid Nora Mae Est AKA Non Donna R Exr	Non Donna R	Texas Township 1 & 2	
Mertz Donald E Mertz L Carole AKA Mertz Carol AKA	Findeis Frank T Findeis Barbara E	Lehigh Township	Lot 22
Vetrone Frieda C Bianchi Marjorie L	Vetrone Gene J Nicholson Marissa Bilotta Bilotta Maryann Bianchi	Lake Township Canaan Township	Lot 3545
Bianchi Marjorie L Nicholson Marissa Bilotta Bilotta Maryann Bianchi	Bianchi Marjorie L Nicholson Marissa Bilotta Bilotta Maryann Bianchi	South Canaan Township South Canaan Township	
Lipich Ruth Holst AKA By Af Lipich Ruth E AKA By Af Lipich Daniel By Af Lipich Paul Af	Wilshinsky Sigrid	Dreher Township	
Byrne Richard T By Sheriff Byrne Carol J By Sheriff	Wells Fargo Bank Tr	Damascus Township	
L I A Enterprises By Sheriff Klimitchev Alexei By Sheriff Klimitchev Cecilia E By Sheriff	Honesdale National Bank	Honesdale Borough	
Gillow Brian C Gillow Christina M Strausser Frederick	Schuman Kyle J Newcomer Stephanie L Strausser Frederick Flowers Darlene	Honesdale Borough Lehigh Township	Lot 24
Pitti Jonathon	Farrell William J Jr Farrell Deborah L Zory Ronald M Sr Zory Janice L Zory Stanley Heller Margaret A	Buckingham Township	
Nouri Homayun M Nouri Elena Quatela	Nouri Homayun M Nouri Elena Quatela	Oregon Township	Lot A

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