

OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 2 ★ JANUARY 18, 2013 ★ Honesdale, PA ★ No. 45



IN THIS ISSUE

COURT OPINION	4
LEGAL NOTICES	6
SHERIFF'S SALES.....	9
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

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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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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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Robert J. Conway, *Senior Judge*

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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.

EXECUTOR NOTICE

Estate of RUSSELL J. ENSLIN
AKA RUSSELL ENSLIN
Late of Lake Ariel
Executor
CLIFFORD ENSLIN
176 FALLER ROAD
LAKE ARIEL, PA 18436
Executor
GARY ENSLIN
358 KEYSTONE ROAD
LAKE ARIEL, PA 18436
Attorney
MATTHEW L. MEAGHER,
ESQUIRE
1018 CHURCH STREET
HONESDALE, PA 18431

1/18/2012 • 1/25/2013 • 2/1/2013

ESTATE NOTICE

NOTICE IS HEREBY GIVEN, that Letters Testamentary have been issued in the Estate of Eugene F. Billard, who died on November 12, 2012. Letters Testamentary have been granted to Kathryn Ann Billard, 414 Brook Road,

Honesdale, PA 18431, Executrix. 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 Executor named herein or to Alfred G. Howell, Esquire, Howell, Howell & Krause, 109 Ninth Street, Honesdale, PA 18431. ALFRED G. HOWELL, ESQ.
HOWELL, HOWELL & KRAUSE

1/18/2012 • 1/25/2013 • 2/1/2013

EXECUTOR NOTICE

Estate of JAYNE W. BROUGHTON
Late of Palmyra Township
Executor
JAMES I. BROUGHTON
11 BROUGHTON LANE
HAWLEY, PA 18428
Attorney
JOHN F. SPALL
2573 RT. 6
HAWLEY, PA 18428

1/18/2012 • 1/25/2013 • 2/1/2013

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

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

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

OTHER NOTICES

**NOTICE OF REGISTRATION
OF FICTITIOUS NAME**

In accordance with the Business
Corporation Law of the
Commonwealth of Pennsylvania, a
limited liability company by the
name of South Street Ice Cream
Café', has been organized under
the Provisions of the Business
Corporation Law of 1988, P.S.

1444, as amended, for the purpose of any and all legal business in the Commonwealth of Pennsylvania including but not limited to an ice cream stand and all other items authorized under the Business Law of 1988 as amended. Said Registration of Fictitious Name having been filed with the Department of State on December 17, 2012.

ALFRED J. HOWELL, Esquire
HOWELL, HOWELL & KRAUSE
109 Ninth Street
Honesdale, Pennsylvania 18431
(570) 253-2520

1/18/2013

NOTICE

NOTICE is hereby given that the Mount Pleasant Township Supervisors will consider an ordinance vacating Township Road 61 1 between the junction of said roadway and Padwa Road to the southern terminal point of a concrete bridge at its regularly scheduled meeting on Monday February 4, 2013 at 7:00 PM in the Mount Pleasant Township Building, Pleasant Mount, PA. A full copy of the proposed ordinance is available from Mount Pleasant Township Secretary Eleanor McGraw at the Mount Pleasant Township Building, Pleasant Mount, PA and at the law office of David F. Bianco, 707 Marn Street, Forest City, PA.
DAVID F. BIANCO, ESQ.,
Solicitor
ELEANOR MCGRAW, Secretary

1/18/2013

NOTICE

NOTICE is hereby given that Mount Pleasant Township Supervisors will consider the Mount Pleasant Township Floodplain Management Ordinance. Said ordinance will be considered at a meeting to be held on the 4th day of February, 2013 at 7:00 PM in the Mount Pleasant Township Building, Pleasant Mount, PA. A full copy of said proposed ordinance can be reviewed by contacting the law firm of Fields & Bianco, 707 Main Street, Forest City, PA 18421 and by contacting Mount Pleasant Township Secretary Eleanor McGraw at the Mount Pleasant Township Building.
Eleanor McGraw, Secretary
David F. Bianco, Solicitor
For the Township of Mount Pleasant

1/18/2013

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

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 30, 2013

By virtue of a writ of Execution Wells Fargo Bank , N. A. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 30th day of January, 2013 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property,

ALL THAT CERTAIN PIECE OR PARCEL OF LAND LOCATED IN THE TOWNSHIP OF DAMASCUS, COUNTY OF WAYNE, COMMONWEALTH OF PENNSYLVANIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

1) S 45 47 13 SECONDS W 65.69

FEET

2) S 320 5309 SECONDS W 76.83 FEET

3) S 27 5243 SECONDS W 273.41 FEET

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

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

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

Premises being: 218 SCHUMAN ROAD, DAMASCUS, PA 18415

Tax Parcel No. 07-0-0185-0035.0001

Improvements thereon:
RESEIDENTIAL DWELLING

Seized and taken in execution as

Anthony Cuzzolino 665 Cochection 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



Introducing the
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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 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 care will accumulate. If in the event the above is not done by the Grantees, their heirs or assigns herein, the Grantor may perform necessary services to get property in good condition and bill the Grantees, their heirs end assigns, for such services performed.

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Honesdale, PA

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 But 134 feet to a corner on the boundary line of Lots 12 and 13; thence South 28 degrees 26 minutes 45 seconds East, 76.66 feet to the point or place of BEGINNING.

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

UNDER AND SUBJECT to covenants, conditions and restrictions which appear in the Wayne County Deed Book 398 at Page 269.

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

ALSO EXCEPTING AND RESERVING a ten foot easement on the lot side of all lots bounding

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

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

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

along Lot 13 South 28 degrees 26 minutes 45 seconds East 218.73 feet to a common corner of Lots 12, 12A and 13A; thence along Lot 13A South 28 degrees 26 minutes 45 seconds East 76.66 feet to the northerly side of Overlook Drive; thence along North side of Overlook Drive South 70 degrees 52 minutes 50 seconds West 87.33 feet, South 87 degrees 00 minutes 50 seconds West 84.88 feet, and North 87 degrees 00 minutes 50 seconds East 112.16 feet to a common corner of Lots 11 and 12; thence along Lot 11 North 66 degrees 21 minutes 30 seconds East 40.04 feet and North 43 degrees 20 minutes 30 seconds West 266.49 feet to the place of BEGINNING.

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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 comer 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.

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

**SHERIFF'S SALE
FEBRUARY 13, 2013**

By virtue of a writ of Execution JPMorgan Chase Bank, N.A. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 13th 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 Borough of Honesdale, County of Wayne and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the old Plank Road 52 1/2 feet, southerly from the northwest corner of land now or formerly of Robert E. Bailey, being also the southeast corner of land conveyed on April 12, 1985 by Robert E. Bailey, et ux. to J. Marshall Bailey; thence easterly along the southern line of said land conveyed to said J. Marshall Bailey, 125 feet to corner; thence southerly on a line, the extension of the eastern line of said J. Marshall Bailey's land 52 1/2

feet; thence westerly at right angles to said last mentioned line and parallel with the southern line of said J. Marshall Bailey's land, 125 feet to the center of said Plank Road; and thence northerly along said lot 52 1/2 feet to the place of Beginning.

CONTAINING 6,562 1/2 square feet.

PARCEL No. 11-0-0012-0125

BEING the same premises which Joseph J. Murray and Patricia C. Murray, his wife, by Deed dated July 11, 2006 and recorded in the Wayne County Recorder of Deeds Office on August 4, 2006 in Deed Book 3098, page 226, granted and conveyed unto Rebecca E. DeReamer.

Seized and taken in execution as Rebecca DeReamer 721 Ridge Street HONESDALE PA 18431

Execution No. 534-Civil-2012
Amount \$98,842.35 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.

Christopher DeNardo Esq.

1/18/2013 • 1/25/2013 • 2/1/2013

**SHERIFF'S SALE
FEBRUARY 13, 2013**

By virtue of a writ of Execution Taylor, Bean & Whitaker Mortgage Corporation issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 13th 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 lot or piece of land, situate in the Township of Lehigh, County of Wayne, and Commonwealth of Pennsylvania, being Lot Number 35, Section 12, Iroquois Avenue, as shown on map of Pocono Springs Estate, Inc. on file in the Recorder of Deeds Office at Honesdale, Pennsylvania in Plat Book No. 14 at Page 189.

UNDER AND SUBJECT to all the

rights, privileges, benefits, easements, rights of way, covenants, conditions, restrictions, reservations, terms and provisions as may be more particularly set forth in the above recited Deed and which may run with the land.

TITLE TO SAID PREMISES VESTED IN Keith D. Collins and Gail P. Collins, h/w, by Deed from Ronnie R. Bobb, by and through his attorney-in-fact Wendy A. Castle-Bobb and Wendy A. Castle-Bobb, formerly h/w, dated 01/13/2003, recorded 01/14/2003, in Deed Book 2145, page 236.

Premises being: 35 IROQUOIS AVENUE, GOULDSBORO, PA 18424

Tax Parcel No. 14-0-0030-0187

Seized and taken in execution as Keith D. Collins 35 Iroquois Avenue Gouldsboro PA 18424
Gail P. Collins 35 Iroquois Avenue Gouldsboro PA 18424

Execution No. 299-Civil-2008
Amount \$169,953.50 Plus additional

November 13, 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.

1/18/2013 • 1/25/2013 • 2/1/2013

**SHERIFF'S SALE
FEBRUARY 13, 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 13th 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, lying and being in the Township of Preston, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center line of State Route 4033 (also known as Pennsylvania

Legislative Route 53055, Como Road), said point of beginning being also a common corner of land now or formerly of Thomas A. Sampson and Alice M. Sampson, his wife, of which the premises hereinafter described is a part; lands now or formerly of Francis J. Salerno (Deed Book 470, Page 189, Map Book 61, Page 110, Taxable No. 20-171-8.2); lands now or formerly of Robert W. Brydon, (Deed Book 457, Page 810, Map Book 46, Page 64, Taxable No. 20-171-8.1); and lands now or formerly of Viola Kulesza, part of First Parcel, (Deed Book 156, Page 285, Map Book 64, Page 81, Taxable No. 20-171-9.2); thence along lands now or formerly of Francis J. Salerno as aforesaid, South eighty-five (85) degrees twenty-two (22) minutes twenty-three (23) seconds East (passing a found iron pin at 20.83 feet and also a found iron pin at 55.00 feet, and also a found iron pipe at 530.145 feet) one hundred fifty-five and five hundred forty-five thousandths (155.545) feet to an iron pin corner, which said iron pin corner is located North eighty-five (85) degrees twenty-two (22) minutes twenty-three (23) seconds West five hundred fifty-seven and four hundred fifty-five thousandths (557.455) feet from the Northeasterly corner of the 57.5776 acre tract of which the within described premises are a part; thence through lands of Thomas A. Sampson and Alice M. Sampson, his wife, the following seven (7) courses and distances: (1) South four (04) degrees thirty-seven (37)

minutes thirty-seven (37) seconds West five hundred thirty-eight and twenty-three one hundredths (538.23) feet to an iron pin corner; (2) South eight-seven (87) degrees zero (00) minutes fifty-nine (59) seconds West seventy-nine and six hundred thirty-five thousandths (79.635) feet to an iron pin corner; (3) South seventy-five (75) degrees twelve (12) minutes twenty-seven (27) seconds West sixty-eight and sixty-five thousandths (68.065) feet to an iron pin corner; (4) South sixty-four (64) degrees thirty-five (35) minutes eleven (11) seconds West one hundred ten and fifty-one hundredths (110.51) feet to an iron pin corner (5) South fifty-nine (59) degrees forty-seven (47) minutes fourteen (14) seconds West one hundred thirty-two and eighty-three one hundredths (132.83) feet to an iron pin corner; (6) South sixty-three (63) degrees two (02) minutes thirty-six (36) seconds West ninety and forty-nine one hundredths (90.49) feet to an iron pin corner; and (7) North eighty-five (85) degrees twenty-two (22) minutes twenty-three (23) seconds West (passing an iron pin corner at 813.21 feet), eight hundred thirty-eight and twenty-one hundredths (838.21) feet to a point in the centerline of State Route 4033; thence along the centerline of said PA State Route 4033, the following three (3) courses and distances: (1) North nine (09) degrees seven (07) minutes seventeen (17) seconds East seven hundred nine and six hundred five thousandths (709.605) feet; (2) North seven (07) degrees fifteen (15) minutes seventeen (17)

seconds East twelve and sixty-three hundredths (12.63) feet; and (3) North seven (07) degrees fifteen (15) minutes seventeen (17) seconds East thirty and zero one hundredths (30.00) feet to the place of BEGINNING. CONTAINING 20.0000 acres, be the same more or less.

THE foregoing description is in accordance with map of survey made by Alfred K. Bucconear, P.L.S. dated May 24, 1995, approved by the Preston Township Board of Supervisors June 24, 1995, approved for filing by the Wayne County Department of Planning June 29, 1995, a map of which is recorded in Wayne County Map Book 83 at Page 46.

UNDER AND SUBJECT to that portion of the above described premises which lies within the right-of-way of Pennsylvania State Route 4033, formerly known as Pennsylvania Legislative Route 63055, Come Road.

ALSO UNDER AND SUBJECT to aerial utility line traversing the subject premises as depicted on the aforesaid map of survey.

ALSO UNDER AND SUBJECT to al of the matters endorsed upon the aforesaid map of survey, including but not limited to building setback lines as therein set forth.

ALSO UNDER AND SUBJECT to the terms of a certain lease between Thomas A. Sampson, Sr. and Alice M. Sampson, his wife,

Lessors and Northeastern Pennsylvania Telephone Company, Lessee, dated October 26, 1994 recorded February 13, 1995 in Record Book 1011, Page 223, (map at Page 233) for a tract containing 1,648 square feet, 0.0378, more or less.

IT being understood that the lands as described in the aforesaid Lease are not be considered as a separate building lot and that at the expiration of the term or terms of the Lease, said land as described therein shall be integrated into and shall become an integral part of Lot 1 containing

Seized and taken in execution as Josef E. Sampson 368 South Preston Road LAKEWOOD PA 18439

Natalie T. Sampson a/k/a Natalie Tonwen Decker Sampson 368 South Preston Road LAKEWOOD PA 18439

Execution No. 76-Civil-2012
Amount \$158,351.17 Plus
additional

November 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.

Robert W. Cusick, Esq.

1/18/2013 • 1/25/2013 • 2/1/2013

**SHERIFF'S SALE
FEBRUARY 13, 2013**

By virtue of a writ of Execution The Dime Bank issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 13th 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 lot, parcel or tract of land situated, lying and being in the Township of Dreher, County of Wayne, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the center line of PA Route 191 (leading from South Sterling to Newfoundland), said point being a common comer of the property being conveyed herein and lands

now or late of R.L. Robacker; thence along the center line of said state highway the following four courses and distances: (1) North 26 degrees 00 minutes 00 seconds East 40.0 feet; (2) North 20 degrees 28 minutes 11 seconds East 354.66 feet; (3) North 26 degrees 35 minutes 20 seconds East 203.0 feet; and (4) North 38 degrees 24 minutes 52 seconds East 183.46 feet; thence along the lands now or late of Ralph Marchione and Ethel Marchione, his wife, being the following three courses and distances: (1) South 44 degrees 42 minutes 11 seconds East 34.42 feet; (2) South 47 degrees 22 minutes 10 seconds East 120.00 feet; and (3) South 79 degrees 07 minutes 13 seconds East 840.65 feet to a point in the center of Wallenpaupack Creek; thence along the said Creek the following five courses and distances: (1) South 48 degrees 04 minutes 44 seconds West 20.0 feet; (2) South 40 degrees 51 minutes 23 seconds West 270.48 feet; (3) South 38 degrees 17 minutes 42 seconds West 325.64 feet; (4) South 54 degrees 15 minutes 25 seconds West 264.71 feet; and (5) South 56 degrees 03 minutes 42 seconds West 271.39 feet; thence along the lands now or late of S.R. Peet the following two courses and distances: (1) North 63 degrees 49 minutes 39 seconds West 104.35 feet; and (2) South 83 degrees 58 minutes 21 seconds West 166.23 feet; thence along the Lands now or late of R.L. Robacker. the following two (2) courses and distances: (1) North 17 degrees 36

minutes 04 seconds East 209.33 feet; and (2) North 72 degrees 23 minutes 50 seconds West 307.35 feet to the point of beginning.

BEING 16.124 acres, more or less.

BEING known as Parcel II as shown on Plot of lands of Bronko Investments recorded in Wayne County Map Book 61, Page 49.

BEING the same premises conveyed to Salvator Migliore and Lisa Migliore, h/w and Christopher Migliore, by deed of David C. Hazzard and Laurie A. Hazzard, his wife, dated June 3, 2008 and recorded in Wayne County Deed Book 3532 Page 198 on June 3, 2008.

TAX MAP PARCEL NO.: 8-21-15.-

Seized and taken in execution as Salvatore Migliore 771 Carlton Road TOBYHANNA PA 18466 Lisa Migliore 771 Carlton Road TOBYHANNA PA 18466 Christopher Migliore 771 Carlton Rd TOBYHANNA PA 18466

Execution No. 293-Civil-2012
Amount \$519,558.39 Plus
additional

November 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.**

James T. Shoemaker, Esq.

1/18/2013 • 1/25/2013 • 2/1/2013

**SHERIFF'S SALE
FEBRUARY 13, 2013**

By virtue of a writ of Execution JP Morgan Chase Bank, National Association, Successor by Purchase from the FDIC, as Receiver for Washington Mutual Bank F/K/A Washington Mutual Bank, issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 13th 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 lot, piece or parcel of land.

SITUATE, lying and being in the Township of Sterling, County of Wayne, and State of Pennsylvania, bounded and described as follows, to wit:-

BEING Lot No. 68, Street Navajo Trail on the plot or plan of lots known as 'Pocono Springs Estates, Inc.' as laid out for the grantor herein by R. N. Harrison, Civil Engineer, Mackettstown, NJ dated May, 1968 and recorded in the Office of the Recorder of Deeds of Wayne County in Map Book 14, page 189.

UNDER AND SUBJECT to all the rights, privileges, benefits, easements, covenants, conditions, restrictions, reservations, terms and provisions as more particularly set forth in the above recited deed.

TITLE TO SAID PREMISES VESTED IN Joseph I. Ayala, by Deed from Jose I. Ayala, n/k/a Joseph I. Ayala, dated 04/09/2003, recorded 04/29/2003 in Book 2217, Page 224.

Premises being: 68 NAVAJO TRAIL, GOULDSBORO, PA 18424

Seized and taken in execution as Joseph I. Ayala a/k/a Jose I. Ayala 4703 Beach 47th Street BROOKLYN NY 11224

Execution No. 430-Civil-2012
Amount \$113,946.65 Plus
additional

November 23, 2012

Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

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

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

John Michael Kolesnik Esq.

1/18/2013 • 1/25/2013 • 2/1/2013

**SHERIFF'S SALE
FEBRUARY 13, 2013**

By virtue of a writ of Execution Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, LP FKA 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 13th 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 borough of Waymart, county of Wayne and state of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the western side of Middle street at the southeast corner of the Bryant lot, which corner is 60 feet, and southerly from the southwest intersection of Middle street, a 24 foot alley, thence in a southerly direction along westerly side of Middle street 60 feet to a pipe corner, thence in a westerly direction at right angles to Middle street, 120 feet along the Headley lot to a corner; thence in a northerly direction, on line parallel to Middle street, 60 feet to the southwest corner of the Bryant lot; thence in an easterly direction in a line at right angles to Middle street 120 feet to a corner in the westerly side of Middle street, being the plac of beginning. Containing 7,200 square feet of land and being known as lot no. 15 on the Benhjamin F. Long plot of lots of Waymart.

TITLE TO SAID PREMISES VESTED IN Scott Schermerhorn, by Deed from Scott Schermerhorn and Charlene Schermerhorn, his wife, dated 12/28/2009, recorded 01/15/2010 in Book 3939, Page 29.

Premises being: 115 CENTER STREET, WAYMART, PA 18472

Seized and taken in execution as Scott Schermerhorn 115 Center Street WAYMART PA 18472

Execution No. 512-Civil-2012
Amount \$109,462.34 Plus additional

November 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.

Robert W. Cusick, Esq.

1/18/2013 • 1/25/2013 • 2/1/2013

**SHERIFF'S SALE
FEBRUARY 13, 2013**

By virtue of a writ of Execution
PENN SECURITY BANK &
TRUST CO issued out of the Court

of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 13th 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 situated in the Township of Salem County of Wayne and State of Pennsylvania, bounded, and described, as follows:

BEGINNING at a pipe corner on the Westerly side of a drive, the said corner being South 53 degrees and 21 minutes West 185.2 feet from the Southwesterly corner of lands of James Shorten; thence through lands of the grantor and along a drive, South 20 degrees end 36 minutes East 255.65 feet to a pipe corner; thence still along the said drive South 26 degrees and 00 minutes West 159.88 feet; to a pipe corner; thence, through lands of the grantor North 80 degrees and 47 minutes West 151.4 feet to a pipe corner; thence through lands of the grantor and along a stone wall North 58 degrees and 35 minutes West 188.56 feet to a pipe corner; thence through lands of the grantor and along an old road North 48 degrees and 07 Minutes East 390.19 feet to the place of Beginning. Containing 1.8 acres.

BEING the same premises conveyed to Richard Trygar, Jr. and Diana Trygar, h/w, by deed of Florence I. Chapman, Harry A.

Moore & Freda F. Moore, dated August 11, 1986 and recorded in Wayne County Deed Book 447 Page 73 on August 13, 1986.

TOGETHER with the right to use roadways by Grantees, their heirs and assigns, for purposes of ingress, egress and regress.

TAX MAP PARCEL NO.: 22-311-109.-

Seized and taken in execution as Richard Trygar, Jr. 92 Moore Road LAKE ARIEL PA 18436
Diana Trygar 92 Moore Road LAKE ARIEL PA 18436

Execution No. 521-Civil-2012
Amount \$49,330.40 Plus additional

November 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.

James T. Shoemaker, Esq.

1/18/2013 • 1/25/2013 • 2/1/2013

**SHERIFF'S SALE
FEBRUARY 13, 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 13th 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 tract or parcel of land situated in the Township of Salem, Wayne County, Pennsylvania, known as Lot 1689, Section 15, of The Hideout, a subdivision situated in the Townships of Lake and Salem, Wayne County, Pennsylvania, according to the plats thereof recorded in the Office of the Recorder of Deeds of Wayne County, Pennsylvania April 9, 1970, in Plat Book 5, pages 26 and 27; May 11, 1970 in Plat Book 5, pages 34, 37, 41 through 48 and 50; September 8, 1970 in Plat Book 5, pages 57 and 58; February 8, 1971 in the Plat Book 5, pages 59 and 61 through 63; March 24, 1971 in Plat Book 5, pages 66 through 68; May 10, 1971 in Plat

WAYNE COUNTY BAR ASSOCIATION



www.waynecountylawyers.org

Book 5, pages 69 through 72; March 14, 1972 in Plat Book 5, pages 73 through 76, 79 through 84 and 86; May 26, 1972 in Plat Book 5, pages 93 through 95; September 26, 1972 in Plat Book 5, pages 96 through 104.

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

Parcel No.: 22-0-0024-0123

BEING KNOWN AS: 1689 Windemere Lane, (Salem Township), Lake Ariel, PA 18436

PROPERTY ID NO.: 22-0-0024-0123

TITLE TO SAID PREMISES IS VESTED IN William Glenn Famous and Angelina Famous his wife BY DEED FROM Raymond Strohmeier and Barbara Strohmeier, his wife DATED 11/21/2002 RECORDED 12/20/2002 IN DEED BOOK 2132 PAGE 66.

IMPROVEMENTS: Residential Dwelling

Seized and taken in execution as Angela Famous a/k/a Angelina Famous 182 Applegate Drive HAMILTON SQUARE NJ 08690 Glenn W. Famous a/k/a William Gleen Famous 182 Applegate Drive HAMILTON SQUARE NJ 08690

Execution No. 543-Civil-2012
Amount \$119,755.59 Plus additional

November 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.
Kassia Fialkoff Esq.

1/18/2013 • 1/25/2013 • 2/1/2013

**SHERIFF'S SALE
FEBRUARY 13, 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 13th 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 tract or parcel of land and premises, situate, lying and being in the Township of Salem, in the County of Wayne and Commonwealth of Pennsylvania more particularly describes as follows:

BEGINNING at a point for a corner, said being in the center of a public road and being a common corner of Lots 7 and 8; thence down the center of a public road known as Maple Lane, North 65 degrees 27 minutes 20 seconds West 236.88 feet to a corner; thence down the center of a private road, known as Beechwood Drive, North 46 degrees 17 minutes 40 seconds East 171.30 feet to a point and North 28 degrees 11 minutes East 50 feet to a corner, thence along the common boundary lines of Lota 8 and 9, South 70 degrees 32 minutes 30 seconds East 234.47 feet to a corner in the center of the public road; thence down the center of the public road South 21 degrees 48 minutes West 48 feet; South 35 degrees 31 minutes West 79.77 feet

and South 43 degrees 03 minutes 30 seconds West 84.38 feet to the point or place of beginning. Being lot #8 in the development known as Forest Glen Estates and containing with said boundaries 1.22 acres more or less.

SUBJECT to so much of the private roadway known as Maple Lane as is set forth and shown on a map entitled Forest Glen Estates prepared by Harry F. Schoenagel, R.S., dated October, 1967, revised September 1969, and August, 1970 and recorded in Wayne County Map Book 13 at page 127.

ITogether with all rights of way and under and subject to all covenants, reservations, restrictions and conditions of record, as found in the chain of title.

TITLE TO SAID PREMISES VESTED IN George Rosenbergen, by Deed from Linda Edlund, dated 08/23/2011, recorded 09/13/2011 in Book 4276, Page 316.

Premises being: 4 MAPLE LANE, LAKE ARIEL, PA 18436

Seized and taken in execution as George Rosenbergen 530 W. 236th Street APT 3M BRONX NY 10463 Linda Edlund 427 Sanderson Street Throop PA 18512

Execution No. 760-Civil-2011 Amount \$243,495.83 Plus additional

November 23, 2012 Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE
NOTICE:**

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

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

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

Allison F. Wells, Esq.

1/18/2013 • 1/25/2013 • 2/1/2013

CIVIL ACTIONS FILED

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

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2006-00394	DEXHEIMER MELANEY	12/28/2012	WRIT OF EXECUTION	4,179.09
2006-00394	WAYNE BANK	12/28/2012	WRIT EXEC/GARNISHEE	—
2008-00846	CORSETTO DAN	12/26/2012	WRIT OF EXECUTION	6,905.14
2008-00846	HONESDALE NATIONAL BANK GARNISHEE	12/26/2012	WRIT EXEC/GARNISHEE	—
2009-01113	VICKREY BARBARA	12/28/2012	WRIT OF EXECUTION	83,144.73
2009-01113	VICKREY BROOKS	12/28/2012	WRIT OF EXECUTION	83,144.73
2009-01113	UNITED STATES OF AMERICA	12/28/2012	WRIT OF EXECUTION	—
2010-00312	WELLS FARGO BANK GARNISHEE (DISCONT 12-26-2012)	12/26/2012	DISC. ATTCHMT EXECUT	—
2010-00312	DIME BANK GARNISHEE (DISCONT 12-26-2012)	12/26/2012	DISC. ATTCHMT EXECUT	—
2010-00349	NEIMAN MARIROSE	12/26/2012	WITHDRAW JUDGMENT	—
2010-20781	TUTTLE DAVID A	12/28/2012	SATISFACTION	617.09
2011-00549	TENBUS TAMI	12/26/2012	WRIT OF EXECUTION	11,665.21
2011-00549	THE DIME BANK GARNISHEE	12/26/2012	WRIT EXEC/GARNISHEE	—
2011-00819	STEHLIK PAUL JR	12/26/2012	LIS PENDENS	—
2011-00819	PUMA-STEHLIK SUZY	12/26/2012	LIS PENDENS	—
2011-00819	STEHLIK SUZI PUMA	12/26/2012	LIS PENDENS	—
2011-20141	RAMCOMARIE MARRERO	12/24/2012	SATISFACTION	779.33
2011-21963	SMITH EARL	12/28/2012	SATISFACTION	—
2011-21963	SMITH EARL F JR A/K/A	12/28/2012	SATISFACTION	—
2011-21963	SWINGLES NURSERY INC	12/28/2012	SATISFACTION	—
2012-00141	DRAKE KEITH A	12/26/2012	WRIT OF EXECUTION	164,695.51
2012-00175	SIMYAN JOSEPH N	12/26/2012	WRIT OF EXECUTION	216,620.10
2012-00175	SIMYAN AMANDA L	12/26/2012	WRIT OF EXECUTION	216,620.10
2012-00196	DAEMONTI JORDANO	12/24/2012	WRIT OF EXECUTION	157,270.54
2012-00206	PISKO PATRICIA N	12/26/2012	WRIT OF EXECUTION	126,482.00
2012-00407	LEIDI JOHN	12/28/2012	DEF. JUDG. COURT ORD	2,370.24
2012-00433	MARKOWITZ DAVID	12/26/2012	CT.ORDER,IN REM JGMT	615,868.10
2012-00433	MARKOWITZ DEBRA	12/26/2012	CT.ORDER,IN REM JDMT	615,868.10
2012-00457	BROWN VIRGINIA	12/26/2012	WRIT OF EXECUTION	219,049.72
2012-00457	BROWN RODERICK	12/26/2012	WRIT OF EXECUTION	219,049.72
2012-00484	HEDGELON MARTIN L	12/24/2012	DEFAULT JUDG IN REM	170,207.67
2012-00484	HEDGELON RACHEL M	12/24/2012	DEFAULT JUDG IN REM	170,207.67
2012-00503	COLLIER MARION	12/24/2012	DEFAULT JUDG IN REM	60,517.35
2012-00524	GERSHEY DONALD	12/24/2012	DEFAULT JUDGMENT	2,925.20

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

2012-00547	WARD COREY M	12/26/2012	WRIT OF EXECUTION	72,251.13
2012-00547	WARD TINAVANESSA A/K/A	12/26/2012	WRIT OF EXECUTION	72,251.13
2012-00547	WARD TINA VANESSA	12/26/2012	WRIT OF EXECUTION	72,251.13
2012-00547	TRENTO SHIRLIANN E	12/26/2012	WRIT OF EXECUTION	72,251.13
2012-00551	FRITSCH MATTHEW	12/24/2012	WRIT OF EXECUTION	105,597.40
2012-00565	HONESDALE NATIONAL BANK GARNISHEE-DISCONT 12-26-2012	12/26/2012	DISC. ATTCHMT EXECUT	—
2012-00589	ROGAN BRIAN F	12/26/2012	WRIT OF EXECUTION	78,406.28
2012-00635	ACKERMANN SUSAN	12/26/2012	DEFAULT JUDGMENT	161,896.05
2012-00635	DIETZ JAMES A	12/26/2012	DEFAULT JUDGMENT	161,896.05
2012-00635	ACKERMANN SUSAN	12/26/2012	WRIT OF EXECUTION	161,896.05
2012-00635	DIETZ JAMES A	12/26/2012	WRIT OF EXECUTION	161,896.05
2012-00654	SCHRAMA MARK DEFENDANT/APPELLEE	12/26/2012	DEFAULT JUDGMENT	3,258.16
2012-00703	SULLIVAN EDWARD W	12/28/2012	DEFAULT JUDGMENT	133,191.43
2012-00707	SCHNEIDER LEONARD	12/26/2012	DEFAULT JUDGMENT	345.07
2012-00707	SCHNEIDER THERESA	12/26/2012	DEFAULT JUDGMENT	345.07
2012-00712	TRAUSTASON RUNOLFUR	12/28/2012	DEFAULT JUDGMENT	150,541.32
2012-00712	BLEACKLEY MAUREEN	12/28/2012	DEFAULT JUDGMENT	150,541.32
2012-00732	PREZIOSI DENISE	12/24/2012	WRIT OF EXECUTION	111,964.64
2012-00732	PREZIOSI WILLIAM	12/24/2012	WRIT OF EXECUTION	111,964.64
2012-00732	HAWTHORNE DENISE N/K/A	12/24/2012	WRIT OF EXECUTION	111,964.64
2012-00734	NDLOVU MZIKAYISE L	12/26/2012	DEFAULT JUDGMENT	73,624.25
2012-00747	SEPE JOSEPH	12/26/2012	DEFAULT JUDGMENT	3,229.46
2012-00759	WARWICK RUTH M	12/26/2012	DEFAULT JUDGMENT	92,369.40
2012-00813	MOYLAN FRANCIS P A/K/A	12/26/2012	QUIET TITLE	—
2012-00813	MOYLAN FRANCIS P JR	12/26/2012	QUIET TITLE	—
2012-00813	MOYLAN FRANCIS P A/K/A	12/26/2012	LIS PENDENS	—
2012-00813	MOYLAN FRANCIS P JR	12/26/2012	LIS PENDENS	—
2012-20045	SPRING HILL CONSTRUCTION INC	12/26/2012	SATISFACTION	—
2012-20045	ROYAL CHIMNEY SUPPLY COMPANY T/A	12/26/2012	SATISFACTION	—
2012-20081	VALLEY PHILIP	12/24/2012	SATISFACTION	601.25
2012-20738	BARRETT TINA M	12/27/2012	WRIT OF EXECUTION	6,853.63
2012-20738	DIME BANK GARNISHEE	12/27/2012	WRIT OF EXECUTION	6,853.63

**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.**

2012-21490	MEAGHER MAURICE F JR	12/28/2012	SATISFACTION	410.71
2012-21490	MEAGHER JEAN MARIE	12/28/2012	SATISFACTION	410.71
2012-21708	ABRAMOV ANDREI	12/24/2012	MUNICIPAL LIEN	426.33
2012-21709	GARCIA RICHARD	12/24/2012	MUNICIPAL LIEN	650.33
2012-21709	GARCIA GAIL	12/24/2012	MUNICIPAL LIEN	650.33
2012-21710	ANTHONY CHURCH SR CONSTRUCTION CO INC	12/24/2012	MUNICIPAL LIEN	717.38
2012-21711	DUMITRESCU TIBERIU ADRIAN	12/24/2012	MUNICIPAL LIEN	855.97
2012-21712	FEDERAL NATIONAL MORTGAGE ASSOCIATI	12/24/2012	MUNICIPAL LIEN	624.33
2012-21713	TOMEIO ERIC	12/24/2012	MUNICIPAL LIEN	623.61
2012-21714	BIANCO ROBERT	12/24/2012	MUNICIPAL LIEN	442.57
2012-21715	COLLINS TIMOTHY	12/24/2012	MUNICIPAL LIEN	937.12
2012-21715	COLLINS TERESA	12/24/2012	MUNICIPAL LIEN	937.12
2012-21716	NORTHEAST FINANCIAL	12/24/2012	MUNICIPAL LIEN	426.33
2012-21717	SMITH VALARIE D	12/24/2012	MUNICIPAL LIEN	651.83
2012-21718	LUIGI KAPAJ	12/24/2012	MUNICIPAL LIEN	841.06
2012-21719	BASILE ANTHONY P	12/24/2012	MUNICIPAL LIEN	1,525.42
2012-21719	BASILE SUZETTE	12/24/2012	MUNICIPAL LIEN	1,525.42
2012-21720	OHORA PATRICIA ANN	12/24/2012	MUNICIPAL LIEN	426.33
2012-21720	O'HORA PATRICIA ANN	12/24/2012	MUNICIPAL LIEN	426.33
2012-21721	WELLS FARGO	12/24/2012	MUNICIPAL LIEN	665.11
2012-21722	HAYES TIMOTHY	12/24/2012	MUNICIPAL LIEN	775.20
2012-21723	SPADONE NORMA	12/24/2012	MUNICIPAL LIEN	426.33
2012-21724	RYAN KEVIN PATRICK	12/24/2012	MUNICIPAL LIEN	792.55
2012-21725	PADU LUDELIIN N KIGANIIS	12/24/2012	JP TRANSCRIPT	2,820.50
2012-21725	KIGANIIS LUDELIIN N PADU	12/24/2012	JP TRANSCRIPT	2,820.50
2012-21726	DREW RANDALL GEORGE	12/26/2012	JUDGMENT	1,130.00
2012-21727	PATEL HINA MNU	12/26/2012	JUDGMENT	1,647.50
2012-21728	PETEL PRAGNESH V	12/26/2012	JUDGMENT	1,660.00
2012-21729	SULLIVAN RICHARD E	12/26/2012	FEDERAL TAX LIEN	9,446.30
2012-21729	SULLIVAN JUDITH L	12/26/2012	FEDERAL TAX LIEN	9,446.30
2012-21730	SHELLYS FAMILY RESTAURANT A CORPORATION	12/26/2012	FEDERAL TAX LIEN	2,907.14
2012-21731	ROBINSON WILLIAM	12/26/2012	FEDERAL TAX LIEN	29,708.53
2012-21731	ROBINSON SHANNON	12/26/2012	FEDERAL TAX LIEN	29,708.53
2012-21732	HINKLEY JOHN H	12/27/2012	JP TRANSCRIPT	7,128.27
2012-21733	CHAPMAN JAMES D	12/27/2012	JP TRANSCRIPT	4,109.04
2012-21733	CHAPMAN HEATHER	12/27/2012	JP TRANSCRIPT	4,109.04
2012-21734	ZUIDEMA ANDREW JAMES	12/27/2012	JUDGMENT	1,094.00
2012-21735	FITZGERALD FRANCIS	12/27/2012	JUDGMENT	1,963.00
2012-21736	BLAIR DAVID SCOTT	12/27/2012	JUDGMENT	2,013.00
2012-21737	EDWARDS BRANDON A	12/27/2012	JUDGMENT	1,458.00
2012-21738	BERTHOLF SHANNON	12/27/2012	FEDERAL TAX LIEN	28,219.40
2012-21738	BERTHOLF AARON	12/27/2012	FEDERAL TAX LIEN	28,219.40
2012-21739	GRYNSPAN HOWARD	12/27/2012	FEDERAL TAX LIEN	4,989.25
2012-21739	SPENCER ANNETTE	12/27/2012	FEDERAL TAX LIEN	4,989.25
2012-21740	VANBUSKIRK KENNETH JOSPEH	12/27/2012	JP TRANSCRIPT	1,048.81
2012-21741	RORICK ROBERT J	12/27/2012	JP TRANSCRIPT	4,495.13
2012-21742	KOLINGER NANCI	12/27/2012	JP TRANSCRIPT	1,324.69

2012-21743	SIDORENKO VICKI		12/27/2012	JP TRANSCRIPT	4,643.00
2012-21744	SWEENEY CHARLENE SEVA		12/27/2012	JUDGMENT	1,105.50
2012-40088	GOLDMAN MICHEAL DOWNER P		12/27/2012	WAIVER OF LIENS	—
2012-40088	GOLDMAN ALEXIS J OWNER P		12/27/2012	WAIVER OF LIENS	—
2012-40088	BRANA CORP CONTRACTOR		12/27/2012	WAIVER OF LIENS	—
2012-40088	REDSTONE RUN BUILDERS D/B/A CONTRACTOR		12/27/2012	WAIVER OF LIENS	—
2012-40089	KRAH WILLIAM III OWNER P		12/28/2012	STIP VS LIENS	—
2012-40089	PIRIN CONSTRUCTION CONTRACTOR		12/28/2012	STIP VS LIENS	—
2012-90101	SULZER CHARLES F ESTATE OF		12/28/2012	ESTATE CLAIM	1,137.27
2012-90102	LANGENDOERFER GERARD ESTATE OF		12/28/2012	ESTATE CLAIM	8,744.86

CIVIL APPEALS — AGENCIES: DEPT. OF TRANSPORTATION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00817	PATEL PRAGNESH V	PLAINTIFF	12/28/2012	—
2012-00817	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	DEFENDANT	12/28/2012	—

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00814	COMMONWEALTH FINANCIAL SYSTEMS	PLAINTIFF	12/26/2012	—
2012-00814	MILLER HOPE	DEFENDANT	12/26/2012	—
2012-00815	CITIBANK	PLAINTIFF	12/28/2012	—
2012-00815	DOLAN RYAN J	DEFENDANT	12/28/2012	—

MISCELLANEOUS — DECLARATORY JUDGMENT

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00819	COUNTRYWAY INSURANCE COMPANY	PLAINTIFF	12/28/2012	—
2012-00819	LIEBHABER FREDERICK W	DEFENDANT	12/28/2012	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00816	JPMORGAN CHASE BANK	PLAINTIFF	12/28/2012	—
2012-00816	WESTBERRY ELIZABETH	DEFENDANT	12/28/2012	—
2012-00816	HIBBS KATHIE J	DEFENDANT	12/28/2012	—
2012-00816	HIBBS WILMER C	DEFENDANT	12/28/2012	—
2012-00818	WELLS FARGO BANK	PLAINTIFF	12/28/2012	—
2012-00818	BURKE CATHERINE M	DEFENDANT	12/28/2012	—
2012-00818	BURKE CHRISTOPHER M	DEFENDANT	12/28/2012	—

REAL PROPERTY — QUIET TITLE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00813	UNITED NORTHERN MORTGAGE	PLAINTIFF	12/26/2012	—
2012-00813	MOYLAN FRANCIS P A/K/A	DEFENDANT	12/26/2012	—
2012-00813	MOYLAN FRANCIS P JR	DEFENDANT	12/26/2012	—

MORTGAGES AND DEEDS

*RECORDED FROM JANUARY 7, 2013 TO JANUARY 11, 2013
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Schwartz Jay L	Wayne Bank	Cherry Ridge Township	
Schwartz Melissa A			186,000.00
Spaulding Ryne	Honesdale National Bank	Oregon Township	
Spaulding Megan			156,000.00
Donnini Anthony M	Wells Fargo Bank	Sterling Township	
Donnini Melanie			140,910.00
Israilov Lyudmila	Mortgage Electronic Registration Systems	Lake Township	78,000.00
Harlin Gregory J	Mortgage Electronic Registration Systems	Salem Township	
Harlin Margaret A Murphy Murphyharlin Margaret A			391,800.00
Glenn Kevin J	Mortgage Electronic Registration Systems	Paupack Township	
Glenn Lauren G Kalb William A Kalb Cynthia			114,300.00
Marichak Mary	Honesdale National Bank	Honesdale Borough	6,000.00
Puk Peter	Selfreliance N Y Federal Credit Union	Paupack Township	
Farrara Kathryn			292,000.00
Maguire James A	Wells Fargo Bank	Salem Township	
Maguire Patricia L			141,000.00
Glisson David H	Mortgage Electronic Registration Systems	Clinton Township 2	
Glisson Misti D			79,200.00
Denault Dennis F	American Heritage Federal Credit Union	Lake Township	
Denault Regina A			76,000.00
Carrero Luis A	Mortgage Electronic Registration Systems	Salem Township	
Cabello Carmen M			89,250.00
Simmons Laura Gutierrez	McGinnis Robert J	Honesdale Borough	
Gutierrezsimmons Laura	Sandlin William		65,700.00
Amodio Alfred R	Dime Bank	Prompton Borough	
Amodio Patricia			155,600.00
Syrylo John M	Wayne Bank	Canaan Township	68,000.00
Frey Richard L	Wayne Bank	Berlin Township	
Frey Christy			255,000.00
Bird George F	Mortgage Electronic Registration Systems	Dreher Township	165,850.00

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

Sweeney Kevin M	Wells Fargo Bank	Salem Township	
Sweeney Jodi M			110,650.00
Stinnard Lester G	Dime Bank	Texas Township	
Stinnard Bonny S AKA			215,000.00
Stinnard Bonnie S AKA			
Grossman Edward R	Honesdale National Bank	Cherry Ridge Township	
Grossman Amy C			43,000.00
Young Donna M	Dime Bank	Lebanon Township	150,000.00
Berry Allen H	Bank Of America	Paupack Township	
Berry Karen J			91,000.00
New Jersey Federation Of Young Mens Hebrew	Dime Bank	Preston Township	
New Jersey Federation Of Young Womens			1,000,000.00
Miszler Martin Andrew	First National Community Bank	Berlin Township	60,000.00
McCartney Beth Ann	Penn East Federal Credit Union	Clinton Township	
McCartney Robert			10,000.00
Kopf Henry Christian	P N C Mortgage	Salem Township	
Kopf Catherine Bennett			115,900.00
Schmalzle Joy Ann	Schmalzle George Schmalzle Joan	Hawley Borough	414,100.00
Plevyak James P	Honesdale National Bank	Buckingham Township	112,000.00
Bond Jonathan G	Mortgage Electronic Registration Systems	Honesdale Borough	
Bond Amber L			151,900.00
Unis Stephen C	Economic Development Council Of Northeast	Canaan Township	
Unis Christine B	Northeastern Pa Alliance		115,000.00
Sonnet Philip E Tr	Penn Security Bank & Trust Company	Lehigh Township	
Sonnet Marilyn J Tr			200,000.00
Philip E Sonnet Revocable Living Trust			
Marilyn J Sonnet Revocable Living Trust			
Sonnet Philip E			
Sonnet Marilyn J			
Bodick Meica L	Bank Of America	Cherry Ridge Township	
Drake Daniel G			173,760.00
Johnson Betty L	Wells Fargo Bank	Paupack Township	
Johnson Brian S			237,000.00
Blum Kenneth L	Pennstar Bank	Salem Township	
Blum Carole A			75,000.00
Solieri Steven A	Pennstar Bank	Salem Township	260,000.00
McGuinness John By Agent	Wells Fargo Bank	Lake Township	
Creamer Brenna By Agent			272,960.00
Creamer Peter W Agent			
Hansen Per E	Dime Bank	Hawley Borough	
Hansen Michele B			117,000.00
Jett Anthony W	R B S Citizens	Paupack Township	
Jeck Sandra R			176,800.00

Jett Anthony W	R B S Citizens	Paupack Township	
Jeck Sandra R			11,050.00
Fox Bryce J	Wells Fargo Bank	Cherry Ridge Township	
Fox Carmela J			180,000.00
McNichol Edward J	R B S Citizens	Salem Township	
McNichol Maria H			70,400.00
Supinski Jeffrey M	Dime Bank	Salem Township	
Supinski Teresa L			101,500.00
Zeigler Joseph L	Mortgage Electronic Registration Systems	Paupack Township	412,000.00
Ryan Gerard	Mortgage Electronic Registration Systems	Sterling Township	
Ryan Amy			71,550.00
Thompson Paul	Honesdale National Bank	Lake Township	
Thompson Laurette			100,000.00
Rinker Benjamin P	Honesdale National Bank	Lake Township	
Koehlerrinker Doris L			20,978.51
Rinker Doris L Koehler			
Ohara Shane	Mortgage Electronic Registration Systems	Preston Township	
Ohara Tracey			325,000.00
Kenyon Margaret J	Mortgage Electronic Registration Systems	Salem Township	
Kenyon Thomas L			245,000.00
Davis Phillip Lee	Mortgage Electronic Registration Systems	Salem Township	
Davis Michelle		Salem & Paupack Twps	182,700.00
		Paupack Township	
		Paupack & Salem Twps	182,700.00
McConnell Thomas Patrick	Dime Bank	Dyberry Township	
McConnell Stacey L			192,000.00
Vitale Thomas	Fairway Consumer Discount Company	Honesdale Borough	200,000.00
Lendale	Dime Bank	Berlin Township	1,000,000.00
Ingram Rachel A AKA	Dime Bank	Honesdale Borough	
Bakota Rachel A AKA			87,000.00
Watson James W	Wayne Bank	Palmyra Township	
McConnell Michelle D			175,000.00
Watson Jeffrey E			
Watson Scott M			
Watson Mark C			
Watson Jay M			

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Lapenna Robert Wayne County Tax Claim Bureau	Tigue Wayne	Paupack Township	
Haggerty John Haggerty Patricia Wayne County Tax Claim Bureau	Tigue Wayne	Texas Township 3	
Prieto Jose J Prieto Dora M Cabrals Margarita	Seibert John	Dreher Township	Lot 61
Ampe Margaret Mary AKA Steffen Margaret M AKA	Ampe John E Tr Redding Mary Elizabeth Tr Steffen Irrevocable Grantor Trust	Damascus Township	
Perkins Thomas W Perkins Barbara P Fannie Mae AKA Federal National Mortgage Association AKA K M L Law Group	Premo Thomas James	Lehigh Township	Lot 6 Lot 2172
Harlin Gregory J Harlin Margaret A Murphy Murphyharlin Margaret A	Harlin Gregory J Harlin Margaret A Murphy Murphyharlin Margaret A	Salem Township	Lot 2267-1
Ferris Lori A Tr Irene A Seyffarth Irrevocable Trust	Glenn Kevin Glenn Lauren Kalb Cynthia Kalb William	Paupack Township	Lot 256
Painter Carol B Painter David J	Padilla Wendy Painter David J Tr Painter Carol B Tr David Painter Revocable Trust Carol Painter Revocable Trust	Paupack Township Paupack Township	Lot 60A
Applegate Donald Salines John L By Agent Salines Joan M Agent Salines Joan M	Applegate Robert Puk Peter Farrara Kathryn	Dreher Township Paupack Township	Lots 222 & 2223
Tolve Nicole Tr Tolve Thomas P Tr Tolve Family Irrevocable Trust	Tolve Joanne Tolve Thomas	Palmyra Township	Lot 39
Miskin Fran	Vangrofski Thomas W Vangrofski Jacqueline H	Buckingham Township	Lot C
Toucet Julio C Pessolano Thomas Jr	Glisson David Glisson Misti	Clinton Township 2	Lot 36
Dunn Charles Dunn Carol	Paret Joseph Serge Paret Cheryl Ann	Sterling Township	Lot 52
Dunn Charles M Dunn Eileen Carol	Paret Joseph Serge Paret Cheryl Ann	Sterling Township	Lot 45
Welcome Lake Rod & Gun Club Inc	Perkin Roy F Cornell Alicia	Berlin Township	Lot D

Perkin Roy F Cornell Alicia	Welcome Lake Rod & Gun Club Inc	Berlin Township	Lot C
Perkin Roy F Cornell Alicia	Perkin Roy F Cornell Alicia	Berlin Township	Lots 1 & D
Welcome Lake Rod & Gun Club Inc	Welcome Lake Rod & Gun Club Inc	Berlin Township	
McGinnis Robert J	Simmons Laura Gutierrez	Honesdale Borough	
Sandlin William	Gutierrezsimmons Laura		
Burek Lois	Young Donna M	Lebanon Township	
Meinzer Pauline	Meinzer Pauline Stephens Mary A Lucas Karoline	Hawley Borough	Lots 5 & 7
Sochovka Frances A By Af Sochoka Judith E Af	Kowalczyk Karen	Lake Township	
Hollister Neal AKA Hollister Neal L AKA Hollister Marlene M	Hollister Marlene M	Sterling Township	
Hollister Neal AKA Hollister Neal L AKA Hollister Marlene M	Hollister Marlene M	Sterling Township	
Mulgrew Maura Mulgrew Joseph Kennedy Jude Kennedy Damian Kennedy Donna Provenzano Una Kennedy Una	Vanorden Garold Vanorden Tonya	Palmyra Township	
Zuvic Denise	Zuvic Denise Zuvic Stephanie Jessica	Paupack Township	Lots 23 & 24
Jones Ruth M	Jones David C	Preston Township	
Woolcock Kenneth R Woolcock Linda J	Suhr Judith	Paupack Township	Lot A
Dalov Sasho AKA By Af Dalov Sasho A AKA By Af Lovetcheva Rossitza P Af	Ra Ko Farm	Paupack Township	
Reilly Florence M	Borny John S Borny Mary Ellen	South Canaan Township South Canaan & Canaan Twps Canaan Township Canaan & South Canaan Twps	
Fox Joseph M Fox Anna B	Un Is Stephen C Unis Christine B	Canaan Township	
Sonnet Marilyn J Sonnet Philip E	Sonnet Philip E Tr Sonnet Marilyn J Tr Philip E Sonnet Revocable Living Trust Marilyn J Sonnet Revocable Living Trust	Lehigh Township	Lots 180 & 181
Blum Kenneth L Blum Carole A Blum Carol A	Blum Kenneth L Blum Carole A	Salem Township	Lot 518

Berardi Michael	Berardi Michael A Dowdican Toni Lee Berardi Bianca L Berardi Evette A	Sterling Township	Lot 2
Casill William J	McGuinness John	Lake Township	
Casill Debra A	Creamer Brenna		Lot 1207
Wild Horse Properties	Porpora Venita	Honesdale Borough	
Reigel Hedwig B Est	Reigel Karl A	Paupack Township	
Reigel Karl A Exr Reigel Karl A			Lot 20
Reigel Hedwig B Est	Reigel Karl A	Paupack Township	
Reigel Karl A Exr Reigel Karl A			Lot 21
Vieni Louis	Desiata Joseph R Jr	Berlin Township	
Vieni Eva	Cook Linda D		Lot 10A
McCarthy Joseph	Jett Anthony W	Paupack Township	
Goldstein Cynthia A	Jeck Sandra R		Lot 102
Zewe Karen L	Zewe David M Tr Karen L Zewe Irrevocable Trust Agreement	Paupack Township	
Hollister Neal L	Hollister Neal L	Salem Township	
Hollister Marlene M AKA Hollister Marlene AKA			
Stack Steven By Sheriff	Federal National Mortgage Association	Paupack Township	Lot 87
Skowronski Charles M Skowronski Josephine	Zeigler Joseph	Paupack Township	Lot 15A
Keenan Dennis M	Ryan Gerard	Sterling Township	
Keenan Maureen M	Ryan Amy		Lot 25
Giardina Anthony	Giardina Anthony	Lehigh Township	
Giardina Elaine	Giardina Elaine		
Schmidt Geoff	Schmidt Nicole P	Sterling Township	Lot 6
Southerton John F By Agent	Ingram Rachel A AKA	Honesdale Borough	
Southerton Joyce D By Agent	Bakota Rachel A AKA		
Southerton Jeffrey S Agent			
Sherman Eric	Tchorzewski Lena	Lehigh Township	Lots 14 & 15
Henderson Jeff AKA Henderson Jeffrey L AKA Henderson John	Margaret C Vannam Revocable Living Trust	Oregon Township	Lot A
Smith Gloria J	Smith Jeremy J	Manchester Township	
Watson Marvin H	Watson Jeffrey E	Palmyra Township	
Watson James E	Watson Jay M		
Watson Brothers	Watson James W Watson Mark C Watson Scott M McConnell Michelle D		
Dowdell Terry Lynn AKA By Sheriff	P N C Bank National Association	Paupack Township	
Dowdell Terrylynn AKA By Sheriff			Lot 518



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