

OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 2 ★ JANUARY 25, 2013 ★ Honesdale, PA ★ No. 46



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CASES REPORTED

Commonwealth of Pennsylvania
v.
Matthew P. Curtis

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

The Hon. Raymond L. Hamill
President Judge

The Hon. Robert J. Conway
Senior Judge

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

The Official Legal Publication of Wayne County, Pennsylvania



Legal Journal of Wayne County

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

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

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

www.waynecountylawyers.org

Submit advertisements to
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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.

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Notice Pricing

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Subscription Rates

Per Year

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Emailed Copy	\$50
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WAYNE COUNTY OFFICIALS

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Robert J. Conway, *Senior Judge*

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Judith M. Romich
Patricia Biondo

COURT OPINION

Commonwealth of Pennsylvania

v.

Matthew P. Curtis

Docket No. 16-2012-SA

Attorney for Commonwealth:

Attorney for Defendant: Lee C. Krause, Esq.

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

Summary of the Case

Defendant was charged with one count of Cruelty to Animals, a violation of 18 Pa.C.S. § 5511(c)(1), and filed a summary appeal from the District Magistrate’s determination of guilt for shooting a gun into the air, resulting in injury to the neighbor’s sheep from the discharged birdshot.

Following a de novo hearing, the Court made a number of findings of fact which can be summarized as follows. Sheep from Defendant’s neighbor’s farm were trespassing on Defendant’s property, and Defendant fired at least two shots into the air to try and scare them away. Although Defendant did not intend to shoot the sheep, three sheep were injured by birdshot, one in the face and two in their shoulder areas.

Defendant testified at the hearing, alleging that he acted in defense of his son’s capons when he fired the shotgun. Pursuant to the statute, a person commits the summary offense of Cruelty to Animals when “he wantonly or cruelly ill treats, overloads, beats, otherwise abuses any animal, or neglects any animal as to which he has a duty of care whether belonging to himself or otherwise...” 18 Pa.C.S. § 5511(c). Further, as set forth in Commonwealth v. Tomey, 884 A.2d 291 (Pa.Super. 2005), the terms “wantonly” and “cruelly” must be construed in accordance with their common definitions. Id. (citing Commonwealth v. Simpson, 832 A.2d 496, 500 (Pa.Super. 2003)). The Simpson Court opined that “cruelty” was defined as “the intentional and malicious infliction of mental or physical suffering on a living creature.” Id. at 500, n. 4 (quoting Black’s Law Dictionary, 7th Ed. 1999). In addition, the court defined “wanton” as “unreasonably or maliciously risking harm while being utterly indifferent to the

consequences.” Id. Moreover, the Tomey Court went on to define “wanton” as an intentional act of unreasonable character, in disregard of a risk known to him or so obvious that he must be taken to have been aware of it and so great as to make it highly probable that harm would follow. It usually is accompanied by a conscious indifference to the consequences. 884 A.2d at 295 (quoting Lewis v. Miller, 543 A.2d 590, 592 (Pa.Super. 1988)).

The Court recognized that Defendant did not intent to harm the sheep, but did intent to fire his shotgun in the air. That intentional act resulted in a spray of birdshot, some of which injured the three sheep. The Court therefore determined that Defendant disregarded a known or obvious risk of harm that could result from the birdshot.

In addition, the Court did not agree with Defendant’s assertion that he was acting in defense of his son’s capons in reliance of the affirmative defense enumerated under subsection (a) of the statute when an individual kills “any animal taken or found in the act of actually destroying any domestic animal or domestic fowl.” 18 Pa.C.S. § 5511(a)(3). Defendant incorrectly relied on subsection (a) which pertained to the killing, maiming or poisoning of domestic or zoo animals, whereas under subsection (c), no such affirmative defense applied. The Court went on further to state that despite the inapplicability of the affirmative defense, there was no evidence presented that the sheep were found in the act of actually destroying the capons.

As a result, the Court determined Defendant violated the statute and found him guilty of the summary offense of Cruelty to Animals, and sanctioned him to pay the costs of prosecution, a fine and restitution.



CRIMINAL CASES

The following criminal cases were decided on January 10, 2013, by the Honorable Kenneth Seamans, Specially Presiding:

Chloe Marie Cerep, 19, of Moscow, was placed on ARD for 12 months related to Possession of Controlled Substance, was ordered to pay all court costs and perform 30 hours of community service.

Michael Christopher Novak, 22, of Forest City, was placed on ARD for 12 months related to Possession of Drug Paraphernalia, was ordered to pay all court costs and perform 30 hours of community service.

Andrew Paul Swingle, 22, of Honesdale, was placed on ARD for 6 months related to Unauthorized Use of Automobiles, ordered to pay all court costs and perform 30 hours of community service.

Jason Richard Doherty, 37, of Honesdale, was placed on ARD for 6 months related to DUI, ordered to pay all court costs and perform 30 hours of community service.

Megan Erin McHale, 20, of Lakeville, pleaded guilty to Tampering with or Fabricating Physical Evidence (M2) and Theft by Deception-False Impression (M2). In the first incident McHale placed a loaded firearm in her purse in an attempt to conceal it from police and in the second incident McHale stole jewelry from a private residence. Sentencing is scheduled for March 7, 2013.

Claire M. Midolo, 50, of Scranton, pleaded guilty to Theft by Unlawful Taking or Disposition (M1). Midolo cashed a check she stole from a private residence. Sentencing is scheduled for March 7, 2013.

Shawn Michael Harlos, 29, of Honesdale, pleaded guilty to Delivery of Controlled Substance, an ungraded felony. Harlos sold cocaine to a confidential informant. Sentencing is scheduled for March 28, 2013.

Jason Scott Kenyon, 27, of Honesdale, pleaded guilty to Delivery of Controlled Substance, an ungraded felony. Kenyon sold marijuana to a confidential information. Sentencing is scheduled for March 28, 2013.

James C. House, 44 of Honesdale, pleaded guilty to Theft by Deception - False Impression (M1). House received monies for home improvement services that he did not provide. Sentencing is scheduled for March 7, 2013.

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 THOMAS J. MORTSEA
AKA THOMAS JAMES
MORTSEA

Late of Oregon Township
Executor

THEODORE MORTSEA
79 BISSELL ROAD
LEBONAN, NJ 08833

Attorney
MATTHEW L. MEAGHER,
ESQUIRE
1018 CHURCH STREET
HONESDALE, PA 18431

1/25/2013 • 2/1/2013 • 2/8/2013

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

1/18/2013 • 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

1/18/2013 • 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

1/18/2013 • 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

1/11/2013 • 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

1/11/2013 • 1/18/2013 • 1/25/2013

OTHER NOTICES

CERTIFICATE OF ORGANIZATION

TAKE NOTICE THAT a Certificate of Organization was filed with the Department of State. The name of the Limited Liability Company is Canfield Logging LLC. This Limited Liability Company has been organized under the provision pursuant to 15 Pa. C.S. 8913.

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

1/25/2013

CERTIFICATE OF ORGANIZATION

TAKE NOTICE THAT a Certificate of Organization was filed with the Department of State. The name of the Limited Liability Company is Countryside Catering LLC. This Limited Liability Company has been organized under the provision pursuant to 15 Pa. C.S. 8913.

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

1/25/2013

CERTIFICATE OF ORGANIZATION

TAKE NOTICE THAT a Certificate of Organization was filed with the Department of State. The name of the Limited Liability Company is Legends at Lake Lorain, LLC. This Limited Liability Company has been organized under the provision pursuant to 15 Pa. C.S. 8913.

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

1/25/2013

CERTIFICATE OF ORGANIZATION

TAKE NOTICE THAT a Certificate of Organization was filed with the Department of State. The name of the Limited Liability Company is Lake Lorain Golf Club, LLC. This Limited Liability Company has been organized under the provision pursuant to 15 Pa. C.S. 8913.

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

1/25/2013

NOTICE OF FILING OF FICTITIOUS NAME

TAKE NOTICE THAT a Fictitious Name was filed with the Department of State. The name of the Fictitious Name is L. A. Transportation. This Fictitious Name has been organized under the provision pursuant to 54 Pa. C.S. 311. Solicitor: Matthew L.

Meagher, Esquire, 1018 Church Street, Honesdale, Pennsylvania 18431

1/25/2013

NOTICE

Articles were files with the Dept. of State on September 27, 2012 for BLUE AND WHITE SHIRTS, INC pursuant to the provisions of the PA Nonprofit Corporation Law of 1988 for raising money for the safety of Waymart Borough Police Officers and for the bettering of the Waymart are community.

1/25/2013

NOTICE

TAKE NOTICE THAT a Certificate of Organization was filed with the Department of State. The name of the Liability Company is Soden Truck & Trailer, LLC. This Limited Liability Company has been organized under the provision pursuant to 15 Pa. C.S. 8913

1/25/2013

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 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



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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

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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 all 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

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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 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.

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

TITLE TO SAID PREMISES VESTED IN 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

**SHERIFF'S SALE
FEBRUARY 20, 2013**

By virtue of a writ of Execution Wells Fargo Bank, NA issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 20th 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 Hawley, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the southwesterly line of Nineteenth Street one hundred twenty (120) feet from the southwesterly corner of Fourteenth Street and Nineteenth Street; thence southeasterly along said Nineteenth

Street sixty (60) feet to a corner of Lot #3; thence southwesterly by said lot one hundred twenty (120) feet to a corner; thence Northwesterly and parallel to Nineteenth Street sixty (60) feet; thence northeasterly on a line parallel to Fourteenth Street aforesaid one hundred twenty (120) feet to the place of BEGINNING. CONTAINING seven thousand two hundred (7,200) square feet of land. Being Lot #1 on said Nineteenth Street.

Prior Deed have erroneously numbered the above described lot as '10'; a check of the Pennsylvania Coal Company map of the village of Hawley indicates that the correct number is '1'.

TITLE TO SAID PREMISES VESTED IN John R. Hecker and Tamara J. Hecker, h/w, by Deed from Thomas H. Kennedy and Laura C. Kennedy, h/w, dated 06/14/2005, recorded 06/15/2005 in Book 2790, Page 130.

Premises being: 212 MAPLE AVENUE, HAWLEY, PA 18428

Tax Parcel No. 10-0-0004-0055
Seized and taken in execution as
John R. Hecker 28535 Raffini Lane
BONITA SPRINGS FL 34135
Tamara J. Hecker 28535 Raffini
Lane BONITA SPRINGS FL
34135

Execution No. 223-Civil-2012
Amount \$117,791.90 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.

Melissa J. Cantwell, Esq.

1/25/2013 • 2/1/2013 • 2/8/2013

**SHERIFF'S SALE
FEBRUARY 20, 2013**

By virtue of a writ of Execution Aurora Loan Services, 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 20th 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 piece, parcel or lot of land, situate, lying and being in the Township of Berlin and partly in the Township of Damascus, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows;

BEGINNING at a stones corner in line of George Leonards, being the Southwest Corner of land of William Dilmurth; THENCE North 87 degrees West 118 rods to a stones corner being the Southwesterly corner of a tract of land in the warrantee name of Jacob Kline; THENCE North 2 1/2 degrees East 68 rods to stones corner; THENCE South 87 1/2 degrees East 118 rods to a post and stones corner in line of Frederick Dilmurth's lands; THENCE South 2 1/2 degrees West 68 rods to the place of BEGINNING. CONTAINING 50 acres, more or less. SUBJECT to certain rights of way as specified in the chain of title.

The right of way referred to above is more specifically set out and described in Deed Book 137, at page 247, as follows:

GRANTING AND CONVEYING unto John Biggio the right of way along a lot across the Northeast corner of the above described land. The said John Biggio to keep the bars closed at all times when not open for passage throughout the same or he may build a fence along the line. GRANTOR also conveys to second party the right of way along the old road leading from the

farm herein conveyed to the main road. The grantee to keep the bars closed when not in use in passing through the same. This right of way is for the grantees, their heirs and assigns.

ALSO GRANTING AND CONVEYING by way of explanation all of the right, title and interest of Anthony M. Kiss in a certain Quit Claim Deed to clarify the above mentioned right of way, said deed being from George Anagnostos and Panagiota Anagnostos, his wife, to Cecilia Mazzie by deed dated July 22, 1982, and recorded in Deed Book 397, at page 008, on October 9, 1982.

TOGETHER WITH all the rights of way and UNDER AND SUBJECT to all covenants, reservations, restrictions and conditions of records as found in the Chain of Title.

TITLE TO SAID PREMISES VESTED IN Richard LaSala, by Deed from Richard LaSala and James LaSala, dated 03/01/2005, recorded 03/03/2005 in Book 2720, Page 258.

Premises being: 1010 PINTLER ROAD AKA 47 RUNNING, BEAR TRAIL & 57 RUNNING BEAR TRAIL, BEACH LAKE, PA 18405

Tax Parcel No. 01-0-0236-0008

Improvements thereon:
RESODENTIAL DWELLING

Seized and taken in execution as
Richard Lasala 399 Birch Hollow
Drive SHIRLEY NY 11967

Execution No. 374-Civil-2012
Amount \$442,613.31 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.**

Allison F. Wells, Esq.

1/25/2013 • 2/1/2013 • 2/8/2013

**SHERIFF'S SALE
FEBRUARY 20, 2013**

By virtue of a writ of Execution
Aurora Loan Services, 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 20th 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, lying, situate and
being in the Township of Palmyra,
County of Wayne and
Commonwealth of Pennsylvania,
bounded and described as follows,
to wit:

BEGINNING at a point in the
center of a Drive leading to the
Ellingsen house, the said point
being a corner of lands of Charles
Strait; thence along the center of
the said drive North 52 degrees and
17 minutes East 152.05 feet to a
point in the center of the said drive;
thence through lands of the Grantor
(Alwilda Ellingsen) South 60
degrees and 34 minutes East 117.8
feet to a pipe corner; thence North
72 degrees East 48.55 feet to a pipe
corner; thence South 50 degrees
and 37 minutes East 223.7 feet to a
pipe corner; thence South 15
degrees and 08 minutes West 343.8
feet to an iron pin and stones
corner, a corner of lands of Charles
Strait; thence along the same North
39 degrees and 44 minutes West
551 feet to the place of beginning.
Containing 2.45 acres more or less.

TITLE TO SAID PREMISES
VESTED IN Robert J. Peters and
Patricia A. Peters, his wife, by
Deed from Ruth Caldara and

Robert Caldara, her husband and Marilyn Cerrato, dated 02/11/2004, recorded 02/17/2004 in Book 2443, Page 291. Patricia A. Peters passed from this life on 07/09/2011.

Premises being: SPRUCE STREET PARCEL 18-20-7, AKA 12 ALEXANDER LANE, HAWLEY, PA 18428

Tax Parcel No. 18-0-0020-0007

Seized and taken in execution as Robert J. Peters 232-11th Street BETHPAGE NY 11714

Execution No. 432-Civil-2012
Amount \$160,832.38 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.

John Michael Kolesnik Esq.

1/25/2013 • 2/1/2013 • 2/8/2013

**SHERIFF'S SALE
FEBRUARY 20, 2013**

By virtue of a writ of Execution U.S. Bank N. A., as Trustee, successor in the interest to Bank of America, N. A. as successor by merger to Lasalle Bank N. A., as Trustee for Certificateholders of Bear Stearns Asset Backed Securities I LLC, Asset Backed-Certificates, issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 20th 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 Hawley, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the southwesterly line of Nineteenth Street one hundred twenty (120) feet from the southwesterly corner of Fourteenth Street and Nineteenth Street; thence southeasterly along said Nineteenth Street sixty (60) feet to a corner of Lot #3; thence southwesterly by said lot one hundred twenty (120)

feet to a corner; thence
Northwesterly and parallel to
Nineteenth Street sixty (60) feet;
thence northeasterly on a line
parallel to Fourteenth Street
aforesaid one hundred twenty (120)
feet to the place of BEGINNING.
CONTAINING seven thousand two
hundred (7,200) square feet of
land. Being Lot #1 on said
Nineteenth Street.

Prior Deed have erroneously
numbered the above described lot
as '10'; a check of the Pennsylvania
Coal Company map of the village
of Hawley indicates that the correct
number is '1'.

TITLE TO SAID PREMISES
VESTED IN John R. Hecker and
Tamara J. Hecker, h/w, by Deed
from Thomas H. Kennedy and
Laura C. Kennedy, h/w, dated
06/14/2005, recorded 06/15/2005
in Book 2790, Page 130.

Premises being: 212 MAPLE
AVENUE, HAWLEY, PA 18428

Tax Parcel No. 10-0-0004-0055

Seized and taken in execution as
Saverio Bellucci Lot 63
Wallenpaupack Drive A/K/A 980
Wallenpaupack Lake Estates

A/K/A 92 Wallenpaupack
Drive LAKE ARIEL PA 18436

Execution No. 513-Civil-2012
Amount \$164,292.63 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.**

Jill P. Jenkins Esq.

1/25/2013 • 2/1/2013 • 2/8/2013

CIVIL ACTIONS FILED

*FROM DECEMBER 29, 2012 TO JANUARY 4, 2013
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2001-20176	LUKENS SUZANNE	1/02/2013	SATISFACTION	1,727.78
2002-20393	JONES PATRICK MICHAEL	1/02/2013	SATISFACTION	—
2005-20608	PADULA PATRICK ANTHONY IV	1/02/2013	SATISFACTION	—
2005-20612	GONZALEZ JOSE LUIS	1/02/2013	SATISFACTION	—
2005-20613	GONZALEZ JOSE LUIS	1/02/2013	SATISFACTION	—
2007-20077	FOTUSKY JESSE LEE	1/04/2013	SATISFACTION	—
2008-21942	ROYCHOWDHURY RUPANJALI	12/31/2012	SATISFACTION	—
2008-21942	CHAKRABORTY BHASKAR	12/31/2012	SATISFACTION	—
2010-01064	PRIOLEAU AVA	1/03/2013	AMEND "IN REM" JUDG	338,603.62
2010-01064	PRIOLAU AVA A/K/A	1/03/2013	AMEND "IN REM" JUDG	338,603.62
2010-01064	SAWYER AVA A/K/A	1/03/2013	AMEND "IN REM" JUDG	338,603.62
2011-00510	CUZZOLINO ANTHONY	1/03/2013	AMEND "IN REM" JUDG	223,591.53
2011-00703	MARSHALL BETTY	1/04/2013	WRIT OF EXECUTION	191,723.84
2011-00736	IMMELLO JENNIFER	1/03/2013	AMEND "IN REM" JUDG	117,209.85
2011-00736	SALONIA JESSICA	1/03/2013	AMEND "IN REM" JUDG	117,209.85
2011-00736	GAIPA JACQUELINE	1/03/2013	AMEND "IN REM" JUDG	117,209.85
2011-00736	GAIPA TERESA	1/03/2013	AMEND "IN REM" JUDG	117,209.85
2011-00736	UNKNOWN HEIRS, SUCCESSORS,	1/03/2013	AMEND "IN REM" JUDG	117,209.85
2011-00809	E R LINDE CONSTRUCTION INC	1/02/2013	CONFESS.JDMT. OPENED	—
2011-00809	LEEWARD ASPHALT LLC	1/02/2013	CONFESS.JDMT. OPENED	—
2011-00816	ROTTKAMP DIANE C	1/04/2013	DEFAULT JUDGMENT	392,845.08
2011-00816	LOCH CATHY E	1/04/2013	DEFAULT JUDGMENT	392,845.08
2011-21461	VITALE JOAN I	1/04/2013	WRIT OF EXECUTION	—
2011-21461	LOCH CATHY E	1/04/2013	WRIT OF EXECUTION	—
2012-00070	DUNN ERIC L A/K/A	1/03/2013	AMEND "IN REM" JUDQ	132,292.35
2012-00070	DUNN ERIC A/K/A	1/03/2013	AMEND "IN REM" JUDG	132,292.35
2012-00070	DUNN ERIC LEWIS	1/03/2013	AMEND "IN REM" JUDG	132,292.35
2012-00100	BOTJER DAVID J	1/03/2013	AMEND "IN REM" JUDG	72,725.47
2012-00137	COOK RICHARD D	1/03/2013	AMEND "IN REM" JUDG	49,503.64
2012-00173	ALEVIS KENNETH	1/03/2013	AMEND "IN REM" JUDG	160,973.79
2012-00191	WAYNE BANK GARNISHEE-DISCONT. 01-04-2013	1/04/2013	DISSOLVE ATTACHMENT	—
2012-00191	WAYNE BANK GARNISHEE-DISCONT. 01-04-2013	1/04/2013	DISSOLVE ATTACHMENT	—
2012-00198	WAYNE BANK GARNISHEE-DISCONT. 1-4-2013	1/04/2013	DISSOLVE ATTACHMENT	—

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

2012-00344	BUDNOVITCH TIMOTHY P	1/04/2013	WRIT OF EXECUTION	129,320.22
2012-00344	BUDNOVITCH MICHELLE L	1/04/2013	WRIT OF EXECUTION	129,320.22
2012-00377	PIERCE JEFFREY W	1/03/2013	AMEND "IN REM" JUDG	77,668.88
2012-00377	PIERCE CLAUDIA L	1/03/2013	AMEND "IN REM" JUDG	77,668.88
2012-00434	YEDINAK PAUL S	1/03/2013	WRIT OF EXECUTION	329,604.79
2012-00526	OSTRANDER DIANE	1/04/2013	JDGMT BY COURT ORDER	12,623.66
2012-00595	KNAPP DEBORAH K	1/04/2013	JUDGMENT	4,611.09
2012-00666	BROWN DANA M	1/04/2013	DEFAULT JUDGMENT	348,788.85
2012-00666	BROWN MICHAEL A	1/04/2013	DEFAULT JUDGMENT	348,788.85
2012-00666	BROWN DANA M	1/04/2013	WRIT OF EXECUTION	348,788.85
2012-00666	BROWN MICHAEL A	1/04/2013	WRIT OF EXECUTION	348,788.85
2012-00689	KABONICK MICHAEL A	1/04/2013	DEFAULT JUDG IN REM	217,851.28
2012-00689	KABONICK KIMBERLY M	1/04/2013	DEFAULT JUDG IN REM	217,851.28
2012-00733	ANTIDORMI PETER	1/04/2013	DEFAULT JUDGMENT	189,020.56
2012-00757	RAVNIKAR SANDRA	1/04/2013	DEFAULT JUDGMENT	215,642.68
2012-00757	RAVNIKAR ANTHONY	1/04/2013	DEFAULT JUDGMENT	215,642.68
2012-20154	HANCOCK KYLE PATRICK	1/02/2013	SATISFACTION	—
2012-21745	GRANESE NEIL	12/31/2012	JP TRANSCRIPT	1,768.38
2012-21745	GRANESE ROSE	12/31/2012	JP TRANSCRIPT	1,768.38
2012-21746	YURKANIN RAYAH	12/31/2012	JP TRANSCRIPT	8,310.86
2012-21747	WESTERFORD TODD	12/31/2012	JP TRANSCRIPT	5,706.82
2013-20001	SIMMONS STEVEN	1/02/2013	JP TRANSCRIPT	4,103.00
2013-20002	SNITKOVSKIY SERGEI	1/03/2013	JUDG/LACKAWANNA CO	960.50
2013-20003	ROBINSON CHARLENE	1/03/2013	JP TRANSCRIPT	505.00
2013-20003	ROBINSON JOHN	1/03/2013	JP TRANSCRIPT	505.00
2013-20004	JULIA RIBAUDO SENIOR SERVICES LLC	1/03/2013	FEDERAL TAX LIEN	4,680.00
2013-20005	KIRKLAND PATRICIA	1/03/2013	FEDERAL TAX LIEN	3,483.30
2013-20006	LAYTON BRADLEY W	1/03/2013	FEDERAL TAX LIEN	7,000.00
2013-20006	LAYTON JOANN	1/03/2013	FEDERAL TAX LIEN	7,000.00
2013-20007	DAY EDWIN	1/03/2013	FEDERAL TAX LIEN	9,468.56
2013-20007	DAYS BAKERY	1/03/2013	FEDERAL TAX LIEN	9,468.56
2013-20009	GISMONDI ANGELO	1/04/2013	JUDGMENT	6,659.50
2013-20010	MILLER ROGER	1/04/2013	JUDGMENT	2,678.00
2013-20011	LOEB HARVEY E	1/04/2013	JUDGMENT	1,285.50
2013-20012	SMITH CHRISTOPHER	1/04/2013	JUDGMENT	7,595.21
2013-20013	MEHRTENS AMANDA L	1/04/2013	JUDGMENT	1,448.97
2013-20014	DELCASTILLO KENNETH	1/04/2013	JUDGMENT	1,003.50
2013-20015	TALARICO JAMES MICHAEL	1/04/2013	JUDGMENT	1,488.00
2013-20016	LASALA RICHARD	1/04/2013	JP TRANSCRIPT	1,635.46

**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.**

2013-20017	AUGHE BRIAN M	1/04/2013	TAX LIEN	4,599.58
2013-20017	AUGHE KAREN L	1/04/2013	TAX LIEN	4,599.58
2013-20018	SAMPSON JAMES D	1/04/2013	TAX LIEN	953.68
2013-20018	SAMPSON ROBIN B	1/04/2013	TAX LIEN	953.68
2013-20019	LAYTON BRADLEY W	1/04/2013	TAX LIEN	5,167.27
2013-20019	LAYTON JOANN	1/04/2013	TAX LIEN	5,167.27
2013-20020	SECUREIT	1/04/2013	TAX LIEN	493.76
2013-20021	RIEFLER WILLIAM H GRANTORS	1/04/2013	TAX LIEN	2,168.12
2013-20021	ORDNUNG LAURIE J GRANTORS	1/04/2013	TAX LIEN	2,168.12
2013-20021	RIEFLER WILLIAM H GRANTEES	1/04/2013	TAX LIEN	2,168.12
2013-20021	RIEFLER TAMMY L GRANTEES	1/04/2013	TAX LIEN	2,168.12
2013-20022	AVERY NANCY A	1/04/2013	TAX LIEN	11,836.55
2013-20023	INTERNET FITNESS COM INC	1/04/2013	TAX LIEN	20,259.00
2013-20024	H N RESSORT INC	1/04/2013	TAX LIEN	366.06
2013-20025	SHELLYS FAMILY RESTAURANT INCORPORATION	1/04/2013	TAX LIEN	5,262.05
2013-20026	AMERICAN REAL ESTATE INVESTMENT HOLDINGS I INC	1/04/2013	TAX LIEN	779.37
2013-40001	BRANDT RICHARD M OWNER	P 1/02/2013	STIP VS LIENS	—
2013-40001	BRANDT SANDRA DAVIS OWNER	P 1/02/2013	STIP VS LIENS	—
2013-40001	DAVIS SANDRA BRANDT OWNER	P 1/02/2013	STIP VS LIENS	—
2013-40001	ROGERS WILLIAM CONTRACTOR	1/02/2013	STIP VS LIENS	—
2013-40002	BRANDT RICHARD M OWNER	P 1/02/2013	STIP VS LIENS	—
2013-40002	BRANDT SANDRA DAVIS OWNER	P 1/02/2013	STIP VS LIENS	—
2013-40002	DAVIS SANDRA BRANDT OWNER	P 1/02/2013	STIP VS LIENS	—
2013-40002	STILES PLUMBING AND HVAC CONTRACTOR	1/02/2013	STIP VS LIENS	—
2013-40002	STILES CRAIG CONTRACTOR	1/02/2013	STIP VS LIENS	—
2013-40003	BRANDT RICHARD M OWNER	P 1/02/2013	STIP VS LIENS	—
2013-40003	BRANDT SANDRA DAVIS OWNER	P 1/02/2013	STIP VS LIENS	—

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00004	TARGET NATIONAL BANK F/K/A	PLAINTIFF	1/02/2013	—
2013-00004	RETAILERS NATIONAL BANK	PLAINTIFF	1/02/2013	—
2013-00004	RUSSO MELINDA L	DEFENDANT	1/02/2013	—
2013-00006	AMERICAN EXPRESS BANK	PLAINTIFF	1/02/2013	—
2013-00006	MOLINARO PAUL A/K/A	DEFENDANT	1/02/2013	—
2013-00006	MOLINARO PAUL T	DEFENDANT	1/02/2013	—
2013-00006	BLUE MOUNTAIN PROMOTIONS	DEFENDANT	1/02/2013	—

CONTRACT — DEBT COLLECTION: OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00008	BILL MILLER EQUIPMENT SALES	PLAINTIFF	1/04/2013	—
2013-00008	BILL GOODWIN EXCAVATING	DEFENDANT	1/04/2013	—

REAL PROPERTY — EJECTMENT

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00005	GREKOV VALERIY	PLAINTIFF	1/02/2013	—
2013-00005	KOSTIW THOMAS	DEFENDANT	1/02/2013	—
2013-00005	KOSTIW MARLEN	DEFENDANT	1/02/2013	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00002	WELLS FARGO BANK	PLAINTIFF	1/02/2013	—
2013-00002	BAMBACH ANDREW P	DEFENDANT	1/02/2013	—
2013-00002	BAMBACH JESSICA J	DEFENDANT	1/02/2013	—
2013-00002	MARKS WILLIAM A	DEFENDANT	1/02/2013	—
2013-00002	MARKS MARIA C	DEFENDANT	1/02/2013	—
2013-00003	BANK OF NEW YORK MELLON F/K/A	PLAINTIFF	1/02/2013	—
2013-00003	BANK OF NEW YORK	PLAINTIFF	1/02/2013	—
2013-00003	FRITZ JOHN M	DEFENDANT	1/02/2013	—
2013-00003	FRITZ MICHELE	DEFENDANT	1/02/2013	—

REAL PROPERTY — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00001	CONDI MICHAEL	PLAINTIFF	1/02/2013	—
2013-00001	CONDI TRACY	PLAINTIFF	1/02/2013	—
2013-00001	STATE FARM INSURANCE	DEFENDANT	1/02/2013	—

TORT — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00007	DRAKE GARY	PLAINTIFF	1/03/2013	—
2013-00007	DRAKE TRACY	PLAINTIFF	1/03/2013	—
2013-00007	MODERN GAS SALES INC	DEFENDANT	1/03/2013	—

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

MORTGAGES AND DEEDS

*RECORDED FROM JANUARY 14, 2013 TO JANUARY 18, 2013
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Bowman Ronald Joseph Jr	E S S A Bank & Trust	Paupack Township	
Bowman Angelisa Louise			215,000.00
Karsay Ryan M	Mortgage Electronic Registration Systems	Lake Township	
Karsay Stephanie L			125,000.00
Mulally Patrick R Jr	Net Federal Credit Union	Lake Township	
Mulally Lori Ann E			172,500.00
Frisbie Daniel C	Mortgage Electronic Registration Systems	Clinton Township 2	72,959.00
Levato Richard	Mortgage Electronic Registration Systems	Lake Township	
Levato Toni			60,000.00
Kasper Arlene	Mortgage Electronic Registration Systems	Lake Township	116,326.00
Martin John J	Wayne Bank	Texas Township	125,782.62
Norton Greg	Net Federal Credit Union	Paupack Township	
Norton Christine			133,516.00
G & J Property Management Inc	Wayne Bank	Honesdale Borough	50,000.00
Smith Alex J	First National Community Bank	Dyberry Township	
Smith Sandra A			60,500.00
Travis Erban C	First National Community Bank	Scott Township	
Travis Laura			78,000.00
Kazakevich Yelena	Wells Fargo Bank	Salem Township	
Goldschmidt Alexander			110,700.00
Sellitti Charles	Russo Joseph	Lake Township	125,000.00
Sellitti Charles	Russo Joseph	Lake Township	25,000.00
Frank George	Mortgage Electronic Registration Systems	Paupack Township	
Frank Rosemarie S			73,600.00
Orcinoli Samuel	Bank Of America	Salem Township	
Orcinoli Karen			105,500.00
Murray Michael P	Wayne Bank	Berlin Township	
Murray Teresa T			144,100.00
Cuza Eduardo Jr	Mortgage Electronic Registration Systems	Lake Township	
Cuza Mabel			76,500.00
Eltman David A	Dime Bank	Damascus Township	108,000.00
Straway Zina F	Wells Fargo Bank	Lake Township	
Russell Bradley S			211,105.00

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

Willis Douglas W	Mortgage Electronic Registration Systems	Salem Township	240,052.00
Willis Janette Marie			
Jonas David	Dime Bank	Lebanon Township	121,000.00
Jonas Shelly A			
Abramov Maksim	Mortgage Electronic Registration Systems	Lake Township	76,500.00
Blair Cynthia	Clementi Michael S	Honesdale Borough	34,000.00
Slowik Carol A AKA	Bank Of America	Sterling Township	51,900.00
Slowik Carol Ann AKA			
Slowik Joseph			
A A I Inc	Dime Bank	Cherry Ridge Township	105,000.00
Henderson Alice Rita	Honesdale National Bank	Damascus Township	20,000.00
Gillette Sandra L	Honesdale National Bank	Salem Township	110,000.00
Foster Susan Ann	Kinzinger William	Hawley Borough	
Foster Richard P	Kinzinger Gail Ann		36,212.36
Krisovitch Kara	Housing & Urban Development	Sterling Township	56,718.54
Krisovitch Peter			
Decker Rosemarie	Mortgage Electronic Registration Systems	Damascus Township	153,000.00
Decker Rosemarie	Housing & Urban Development	Damascus Township	153,000.00
Barbarise Gary	Mortgage Electronic Registration Systems	Waymart Borough	62,000.00
Barbarise Laurie			
Keen Cathleen M	First National Community Bank	Bethany Borough	163,000.00
Estus Friend Clifford	Dime Bank	Sterling Township	116,500.00
Hickey Gary A	Wells Fargo Bank	Paupack Township	117,500.00
Hickey Cynthia L			
Farnack Rudolph F Jr	Dime Bank	Damascus Township	36,500.00
Sciarrino Joseph	Dime Bank	Paupack Township	229,800.00
Sciarrino Paula AKA			
Sciarrino R Paula AKA			
Schwab Michael R	Dime Bank	Honesdale Borough	65,000.00
Canfield William A	Dime Bank	Honesdale Borough	50,000.00
Canfield Kelly M			
Tazz Inc	Dime Bank	Paupack Township	35,000.00
Heery Karen	Dime Bank	Manchester Township	60,400.00
Savarese Gail	Wells Fargo Bank	Paupack Township	160,000.00
Savarese Robert			
Montie Raymond P III	Mortgage Electronic Registration Systems	Paupack Township	774,900.00
Phillips Joann	Mortgage Electronic Registration Systems	Mount Pleasant Township	
Phillips Simon			156,122.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Greenberg Gail	Blanchard Shane Levin Andrew Blanchard Justin	Paupack Township	
McCrae Laureen	Karsay Ryan M Karsay Stephanie L	Lake Township	Lot 1344
Scheutzow James H Scheutzow Mary K	Scheutzow Stephen H	Paupack Township	Lot 45
Lawler John J Cerra Tom J Cerra Kathleen Wilczewski John Wilczewski Tonia Ruddy Tom Ruddy Laurie	Frisbie Daniel C	Clinton Township 2	
Laughner Timothy	Laughner Wayna L	Lehigh Township	Lot 20
Rudiger Alan J	Kasper Arlene	Lake Township	Lot 2662
Haldeman Jonathan L Haldeman Kathy L	Haldeman Jonathan L	Mount Pleasant Township	
Kazakevich Yelena Kazakevich Sonya	Kazakevich Yelena Goldschmidt Alexander	Salem Township	Lot 863
McGinnis Kevin P McGinnis Cynthia S	McConnell Thomas Patrick McConnell Stacey L	Dyberry Township	Lot A
McConnell Thomas Patrick McConnell Stacey L	McConnell Thomas Patrick McConnell Stacey L	Dyberry Township	
Pokrandt Bernd Fannie Mae AKA	Berrios Tiffany Marie Gelman Mark	Manchester Township Lehigh Township	Lot 4
Federal National Mortgage Association AKA McCabe Weisberg & Conway			Lot 24
Federal Home Loan Mortgage Corporation AKA Freddie Mac AKA Udren Mark J	Tang Xiaowen Sun Yong	Salem Township	Lot 738
Fannie Mae AKA Federal National Mortgage Association AKA K M L Law Group	Cuza Eduardo Jr Cuza Mabel	Lake Township	Lot 2838
Cure William L Jr By Sheriff Figura Sergius A Figura Linda	Honesdale National Bank Figura Linda	Clinton Township 1 Preston Township	Lot 2
Figura Sergius A Figura Linda	Figura Thelma Ann	Preston Township	Lot 1
Spyros George Spyros Kachina Myers	Antonopoulos John Antonopoulos Ubaldina	Manchester Township	
Henry Denise C	Straway Zina F Russell Bradley S	Lake Township	Lot 6

Fudal Margaret	Willis Douglas W Willis Janette Marie	Salem Township	
Jonas David	Jonas David	Lebanon Township	
Jonas Shelly A	Jonas Shelly A		Lot 1
Fannie Mae AKA	Abramov Maksim	Lake Township	
Federal National Mortgage Association AKA			Lot 1863
Phelan Hallinan & Schmieg			
Malone William J	Trumbauer Russell	Salem Township	
Malone Susan W			Lot 305
Harcum Joseph A	Boylan Albert	Lebanon Township	
Harcum Nancy R By Af	Boylan Suzann C		Lot 62
Howell Alfred J Af			
Duck Harbor Company			
Clementi Michael S	Blair Cynthia	Honesdale Borough	
Clementi Rosanna M			Lot 12
Dailey Timothy G By Sheriff	U S Bank N A Tr	Damascus Township	
Dailey Bobbie Lee By Sheriff			
Cid Kerry Fedigan By Sheriff	Federal National Mortgage Association	Damascus Township	
Fedigancid Kerry By Sheriff			
Baker Stanley By Sheriff	Wells Fargo Bank	Dreher Township	
Simes Ralph B Est	A A I Inc	Cherry Ridge Township	
Crawford Janet Adm			
McGrath Robert C	McGrath Sean McGrath Thomas	Lake Township	
Vansteenber John A	Watkins William H Jr Tr	Berlin Township	
Vansteenber Judith T	Vansteenber Irrevocable Trust		
Foster Richard	Kinzinger Gordon William	Cherry Ridge Township	
Foster Susan	Kinzinger Gail Ann		
Barbarise Gary C	Barbarise Gary Barbarise Laurie	Waymart Borough	
Housing & Urban Development	Gagliardi Bryan Gagliardi Sherri	Lake Township	Lot 1579
Goodman Harold Steven Tr	Goodman Harold S Tr	Salem Township	
Goodman Revocable Family Trust	Goodman Joanne M Tr Harold S Goodman Revocable Trust		Lot 2590
Vosburg Neal T	Vosburg Neal T	Paupack Township	
Vosburg Kimber L	Vosburg Kimber L		
Umowski Mary	Umowski Mary Umowski Alexis	Lehigh Township	Lots 62 & 63
Weiner Jeffery AKA	Montie Raymond P III	Paupack Township	
Weiner Jeffrey AKA			
Weiner Andrea			
Giaimo Sherry Skotch	Phillips Joann	Mount Pleasant Township	
Skotchgiaimo Sherry	Phillips Simon		
Millis Sherry S			
Millis Robert W			



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