

OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 2 ★ FEBRUARY 22, 2013 ★ Honesdale, PA ★ No. 50



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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

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

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

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

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

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

MESSAGE FROM THE
WAYNE COUNTY BAR ASSOCIATION



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

PRICING & RATES

Notice Pricing

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

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

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Per Year

Mailed Copy	\$100
Emailed Copy	\$50
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Robert J. Conway, *Senior Judge*

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Court Administrator

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Sheriff

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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.



LEGAL NOTICES

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

ESTATE NOTICES

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

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

EXECUTRIX NOTICE

Estate of PAUL GATELY
Late of Buckingham Township
Executrix

ANDREA M. GATELY
2322 CROSSTOWN HIGHWAY
STARLIGHT, PA 18461

Attorney
JAMES E. BROWN
303 TENTH STREET
HONSDALE, PA 18431

2/22/2013 • 3/1/2013 • 3/8/2013

EXECUTRIX NOTICE

Estate of ELIZABETH FIGURA
NAROSKI AKA BETTY FIGURA
Executrix

ANN FIGURA
19 WELLERVILLE ROAD
LAKEWOOD, PA

Attorney
THOMAS F. KILROE
918 CHURCH ST.
HONSDALE, PA 18431

2/22/2013 • 3/1/2013 • 3/8/2013

EXECUTOR NOTICE

Estate of JOSEPH A. KNELLER
Late of Honesdale Borough
Executrix

AMY C. AUSTIN
706 PENNSYLVANIA AVENUE
PALMYRA, NJ 08065

Executrix
MATTHEW J. KNELLER
31934 COTTONWOOD DRIVE
TEMECULA, CA 92592

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

2/22/2013 • 3/1/2013 • 3/8/2013

EXECUTRIX NOTICE

Estate of THOMAS E. BRADY
Late of Paupack Township
Executrix

MAUREEN MADROW
397 NEWARK POMPTON PARK
POMPTON PLAINS, NJ 07444

Attorney
JOHN F. SPALL
2573 RT. 6
HAWLEY, PA 18428

2/22/2013 • 3/1/2013 • 3/8/2013

ESTATE NOTICE

ESTATE OF ARTHUR J. HEARNS,
SR. LATE OF PAUPACK TWP., PA
(DIED DECEMBER 17, 2012).
EXECUTRIX LAURA BEERS C/O
JOHN G. DEAN, ATTORNEY
FOR THE ESTATE, ELLIOTT

GREENLEAF & DEAN, 39
PUBLIC SQUARE, SUITE 1000,
WILKES-BARRE, PA 18701.

2/15/2013 • 2/22/2013 • 3/1/2013

ESTATE NOTICE

Dennis Galamb, late, of the Lake Ariel, Wayne County, Pennsylvania, died October 8, 2012. Notice is hereby given that Letters of Administration on the above Estate have been issued to Maggie Rosario, 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:

**CHRISTOPHER E. FARRELL,
ESQUIRE, P.O. BOX 312,
WAYMART, PA 18472**

2/15/2013 • 2/22/2013 • 3/1/2013

ESTATE NOTICE

NOTICE IS HEREBY GIVEN that Letters of Administration were granted to Administratrix, Elizabeth Ann Sulzer of the Estate of Charles F. Sulzer, III, aka Charles Sulzer, late of Lake Ariel, PA who died on September 1, 2012.

ALL persons indebted to the Estate must make payment to the Estate; those having claims or demands must present them without delay to:
Elizabeth Ann Sulzer,
Administratrix
C/O Alan Brian Jones, Esquire

P.O. Box 627
Lake Ariel, PA 18436-0627

2/15/2013 • 2/22/2013 • 3/1/2013

EXECUTRIX NOTICE

Estate of DANIEL
MAKULOWICH AKA DANIEL
E. MAKULOWICH
Late of Waymart Borough
Executrix
BARBARA HORST
P.O. BOX 206
WAYMART, PA 18472
Attorney
MATTHEW L. MEAGHER,
ESQUIRE
1018 CHURCH STREET
HONESDALE, PA 18431

2/15/2013 • 2/22/2013 • 3/1/2013

EXECUTRIX NOTICE

Estate of ELIZABETH THERESA
CHMURA AKA ELIZABETH T.
CHMURA
Late of Waymart Borough
Executrix
LINDA ABATE
527 BIGELOW LAKE ROAD
MOUNT PLEASANT, PA 18453
Attorney
CHARLES J. CONTURSO
63 WEST TRENTON AVENUE
MORRISVILLE, PA 19067

2/15/2013 • 2/22/2013 • 3/1/2013

EXECUTRIX NOTICE

Estate of DIANE E. RUTLEDGE
AKA DIANE RUTLEDGE
Late of Honesdale Borough
Executrix
KIMBERLY A. SPEED
1812 VALLEY DRIVE

SYRACUSE, NY 13207
Attorney
JAMES EDGAR BROWN
303 TENTH STREET
HONESDALE, PA 18431

2/15/2013 • 2/22/2013 • 3/1/2013

EXECUTOR'S NOTICE

ESTATE OF John Paul Knash,
a/k/a, John Knash, a/k/a, John P.
Knash, late of Texas Township,
Wayne County, Pennsylvania. Any
person or persons having claim
against or indebted to the estate
present same to Kimberly Ann
Kiegler, 4765 Lovers Lane,
Slatington, PA 18080. Sally N.
Rutherford, Esq., 921 Court St.,
Honesdale, PA 18431, Attorney
for the Estate.

2/15/2013 • 2/22/2013 • 3/1/2013

EXECUTOR NOTICE

Estate of DAWN J. LAABS
Late of Palmyra Township
Executor
GERALD L. WILLIAMS
265 DANIELS ROAD
HONESDALE, PA 18431
Attorney
JAMES E. BROWN
303 TENTH STREET
HONESDALE, PA 18431

2/8/2013 • 2/15/2013 • 2/22/2013

EXECUTRIX NOTICE

Estate of VINCENZA D'ANIERI
Late of Paupack Township
Executrix
DENISE PRANZO
308 FINN SWAMP ROAD
LAKE ARIEL, PA 18436

Attorney
JAMES E. BROWN
303 TENTH STREET
HONESDALE, PA 18431

2/8/2013 • 2/15/2013 • 2/22/2013

EXECUTRIX NOTICE

Estate of FERNER C.
MOLLBERG
Late of Lake Township
Executrix
KRIS MOLLBERG
15 COUNTRY CLUB ROAD
BELLPORT, NY 11713
Attorney
MICHAEL D. WALKER, ESQ.
P.O. BOX 747
HAMLIN, PA 18427

2/8/2013 • 2/15/2013 • 2/22/2013

EXECUTRIX NOTICE

Estate of LIZBETH A. SELAND
Late of Honesdale Borough
Executrix
RUTH E. SELAND
589 LONG RIDGE ROAD
HAWLEY, PA 18428
Attorney
ERROL C. FLYNN, ESQUIRE
926 COURT ST.
HONESDALE, PA 18431

2/8/2013 • 2/15/2013 • 2/22/2013

EXECUTRIX NOTICE

Estate of CATHERINE ELEANOR
GABLE AKA C. ELEANOR
GABLE AKA CATHERINE E.
GABLE
Late of Texas Township
Executrix
DEBORAH BARNES
32 HILLCREST CIRCLE

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

2/8/2013 • 2/15/2013 • 2/22/2013

OTHER NOTICES

NOTICE

IN THE COURT OF COMMON
PLEAS OF WAYNE COUNTY, PA

IN RE: ADOPTION OF M.R.S.

Wayne County No. 13-2012 (IN
ADOPTION)

Petition for Involuntary
Termination of Parental Rights

And now come, the Petitioners,
Tonia Rae Unger and David Joseph
Unger, by and through their
attorneys, Klemeyer, Farley &
Bernathy, L.L.C., and file the
within Petition for Involuntary
Termination of Parental Rights,
averring as follows:

1. The Petition is Tonia Rae Unger, the natural mother and sole legal and primary physical custodian of the minor child, Matthew Ronald Swafford with a physical address of 265 S. Sterling Rd., S. Sterling, PA 18460.
2. The Petitioner is David Joseph Unger, the husband of Tonia Rae Unger, with a physical address of 265 S. Sterling Rd., S. Sterling, PA 18460.
3. The Petitioner, Tonia Rae

- Unger's relationship to the adoptee is that of mother.
4. The Petitioner, David Joseph Unger, married to Tonia Rae Unger, a co-petitioner in the adoption proceedings on May 20, 2006.
 5. The adoptee is a minor having been born on March 13, 2003 in Butler County, Missouri.
 6. The Petitioner has had sole legal and physical custody of the adoptee since March 13, 2003.
 7. The Petitioner and her husband have had custody of the adoptee since approximately September 2003.
 8. The natural/putative father of the adoptee is John R. Ford.
 9. The natural/putative father of the adoptee is approximately 35 years of age and any information regarding his date of birth or place of birth is unknown.
 10. The natural/putative father resides at Apt. 218, 621 Hot Springs Road, Carson City, NV 89706.
 11. The natural/putative father has not seen or contacted adoptee since on or about March 13, 2003.
 12. The natural/putative father has not contributed towards the support of the adoptee.
 13. The natural/putative father, by his conduct, has for a period in excess of 6 months, clearly indicated a settled purpose of relinquishing parental claims to the adoptee. He has refused and failed to perform any parental duties whatsoever.

14. That counsel for Petitioners has forwarded a consent to the natural/putative father under cover letter dated March 7, 2012 without response.
15. That the Petitioner, David Joseph Unger, stands really willing and able to adopt the adoptee following the termination of the natural/putative father's rights and duties as a parent.

WHEREFORE, Petitioners, Tonia Rae Unger and David Joseph Unger, respectfully request that this Court terminate all rights and duties of John R. Ford as parent to Matthew Ronald Swafford and that custody of the said child shall remain with the Petitioners.

This matter is scheduled for hearing on April 10, 2013 at 11:00 a.m. in Courtroom No. 2, at the Wayne County Courthouse, 925 Court Street, Honesdale, PA.

Thomas F. Farley, Esquire
Attorney for Petitioners
2523 Route 6, Ste. 1, Hawley, PA
18428
Phone: (570) 226-5771

2/22/2013

**LEGAL NOTICE
NOTICE OF PROPOSED
PRIVATE SALE**

Sale # 2012-379 NR
The Wayne County Tax Claim Bureau has received and approved an offer to purchase Property Number 12-291-21.2 located in Lake Township at private sale for \$2,103.61. The assessment records indicate that there are not

improvements. The assessed value of the property is \$ 24,000.00 and is deeded in the name of Mary Lou Del Rosso Miller. The property is described as Residential Acreage one to Ten Acres. Lot is 1.76 acres. The delinquent taxes lodged against this property for 2010, 2011 & 2012. Total is \$ 1,788.61. All taxes will be paid by this sale. Pursuant to the Real Estate Tax Sale Law of 1947, Section 613 (72 P.S. 5860.613) as amended, you have 45 days from the DATE OF PUBLICATION, to petition the Court of Common Pleas of Wayne County if you object to this sale. The property has been offered at public sale for delinquent taxes on at least one occasion, as follows: 09/10/2012. In view of this, and although the price offered may appear very low, it is our position that consummating this sale will at least give a reasonable prospect of receiving future taxes on this property. **TERMS AND PROVISIONS OF SALE:** Full Certified Payment of bid price and recording fees within 30 days of bid acceptance. Free and clear of Tax Liens and Tax Judgements.

CHERYL A. DAVIES, DIRECTOR
WAYNE COUNTY TAX CLAIM
BUREAU

2/8/2013 • 2/22/2013

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 27, 2013**

By virtue of a writ of Execution Wells Fargo Bank, N.A., As Trustee for Option One Mortgage Loan Trust 2007-FXD1 Asset-Backed Certificates, Series 2007-FXD1 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 27th day of February, 2013 at 10:00 AM in the conference room on the third floor of the Wayne County Courthouse in the Borough of Honesdale the following property,

All that certain piece, parcel or tract of land situate in the Township of Lehigh, County of Wayne and Commonwealth of Pennsylvania, being Lot No. 54 on the map of Rainbow Run, as appearing in the Office of the Recorder of Deeds in and for Wayne County in Map Book No. 99 at Page No. 11, bounded and described as follows, to wit:

Beginning at a point in the southeasterly line of Riverfront Way and at the westernmost corner of Lot No. 55; thence South 41 Degrees 52 Minutes 29 Seconds West Along the southeasterly line

of Riverfront Way for a distance of 189.51 feet to a point of curvature; thence continuing southwestwardly along the southeasterly line of Riverfront Way by a curve to the left having a radius of 475.00 feet for an arc distance of 45.57 feet to a point, the northernmost corner of Lot No.53; thence South 53 Degrees 37 Minutes 18 Seconds East along the northeasterly line of Lot No. 53 for a distance of 170.60 feet to a point; thence North 53 Degrees 51 Minutes 06 Seconds East For a distance of 223.54 feet to a point, the southernmost corner of Lot No. 55; thence North 48 Degrees 07 Minutes 31 Seconds West along the southwesterly line of Lot No. 55 for a distance of 218.39 feet to a point, the place of beginning.

Being the same property conveyed to Rajnarine Singh by Deed from Lobolito, INC., as Recorded 01/18/05 in Book 2694 at Page 293.

Parcel No. 14-0-0050-0054

Seized and taken in execution as Rajnarine Singh 154 Riverfront Way GOULDSBORO PA 18424

Execution No. 272-Civil-2011
Amount \$337,450.69 Plus additional

January 22, 2013
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.

Thomas M. Federman Esq.

2/8/2013 • 2/15/2013 • 2/22/2013

**SHERIFF'S SALE
MARCH 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 Wednesday the 6th day of March, 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, viz:

All that certain piece or parcel of land situate in Salem Township,

Wayne County, Pennsylvania, known as Lot No. 521, Section No. 6, of the Hideout, as shown on a Map recorded at Plat Book 5, page 69, as amended and supplemented.

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

Lot 521, Section 6, of The Hideout, Lake Ariel, PA 18436, is recorded in Wayne County Plat Book 5, page 57, recorded on 9/8/1970.

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 William I. Sylvia and Holly J. Sylvia, his wife, as tenants by the entireties, by Deed from George A. Aram and Jean Aram, his wife and John Aram, single, dated 05/12/2005, recorded 06/06/2005 in Book 2783, Page 144.

Premises being: 521
CEDARWOOD TERRACE, THE
HIDEOUT, LAKE ARIEL, PA
18436

Tax Parcel No. 22-0-0020-0083

Seized and taken in execution as
William I. Sylvia 4873 Erly Road
ELLIOTTSBURG PA 17024

Holly J. Sylvia 4873 Erly Road
ELLIOTTSBURG PA 17024

Execution No. 132-Civil-2012
Amount \$85,855.99 Plus additional

November 27, 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.

2/8/2013 • 2/15/2013 • 2/22/2013

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

By virtue of a writ of Execution Citizens Savings 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 6th day of

March, 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, viz:

By virtue of a Writ of Execution No. 651-Civil-2011, issued out of the Court of Common Pleas of Wayne County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash, in the Courthouse, in the City of Honesdale, Wayne County, Pennsylvania, all rights, title and interest of the Defendants in and to:

ALL THE FOLLOWING certain piece of parcel of land lying, being and situate in Berlin Township, Wayne County, Pennsylvania, and located at 84 Beechrock Road, Honesdale, Pennsylvania 18431.

BEING THE SAME PREMISES conveyed to Brian Patrick Plastaras and Yvonne D. Plastaras dated and recorded in Wayne County, Deed Book 3438, page 168.

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

TAX MAP NUMBER: 01-0-0009-0007

CONTROL NUMBER: 107253

DIMENSIONS OF PARCEL:
3.6142 acres

KNOWN AS : 84 Beechrock Road,
Honesdale, PA 18431.

IMPROVEMENTS THEREON
CONSIST OF: a personal
residence known as 84 Beechrock
Road, Honesdale, Pennsylvania
18431.

Seized and taken in execution as
Brian Patrick Plastaras 2003
Roosevelt Highway #1
HONESDALE PA 18431
Yvonne D. Plastaras 2003
Roosevelt Highway #1
HONESDALE PA 18431

Execution No. 651-Civil-2011
Amount \$219,317.67 Plus
additional

November 27, 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.**

David K. Brown, Esq.

2/8/2013 • 2/15/2013 • 2/22/2013

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

By virtue of a writ of Execution M
& T 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 6th day of March,
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,
viz:

ALL THAT CERTAIN piece and
parcel of land, situated in the
Township of Lebanon, County of
Wayne and Commonwealth of
Pennsylvania, bounded and
described as follows, to wit:

BEGINNING at a point in the
centerline of L.R. 63041, being
also a corner of lands now or
formerly of Louis Pykus, as
depicted on the maps of Highland
Associates Subdivision, Section III,
made by Gary Packer, P.I.S. revised
January 28th, 1983, and approved
by the Lebanon Township Board of
Supervisors, which map is
recorded in Wayne County Map
Book 50, at page 63; thence along
the centerline of said road North 50
foot private road known as
Wildwood Trail; thence along the

centerline of said private road the following five (5) courses and distances:

- 1) South 41 degrees 52 minutes 20 seconds East 74.19 feet; and
- 2) South 48 degrees 49 minutes 50 seconds East 86.12 feet; and
- 3) South 53 degrees 57 minutes 50 seconds East 90.12 feet; and
- 4) South 54 degrees 53 minutes 20 seconds East 113.28 feet; and
- 5) South 62 degrees 28 minutes 10 seconds East 90.03 feet; thence, along the centerline of a 50 foot private road known as Highland Trail South 15 degrees 11 minutes 00 seconds West 63.07 feet; thence, along the Northern line of Lot No. 41, Section II, North 82 degrees 31 minutes 10 seconds West 510.39 feet to an iron pipe, thence, along lands of said Louis Pykus North 07 degrees 26 minutes 00 seconds East 185 feet to the place of BEGINNING. CONTAINING 2.10 acres and being Lot No. 42, Section III, in the subdivision of Highland Associates.

THE LOT herein above described is conveyed subject to an easement in favor of the various lot owners of the subdivision of Highland Associates, for the use of so much of the private road as depicted on the aforesaid map, as in contained in the description of the lot herein conveyed.

ALSO GRANTING AND CONVEYING to the Grantees herein, their heirs and assigns, an easement over the private roads in the subdivision of land of Highland

Associates as depicted on the maps thereof.

ALSO GRANTING AND CONVEYING to the Grantees herein, their heirs and assigns in common with the owners of lots in the subdivision of Highland Associates, an easement 10 feet in width, 5 feet of which runs along the Western boundary line of Lot No. 4, Section I, and 5 feet of which runs along the Western boundary line of Lot No. 5, Section I, to be utilized as a pedestrian pathway or trail from the private road known as Wildwood Trail to the lands now or formerly of the Pennsylvania Game Commission.

BEING same piece and parcel that Wayne Bank, f/k/a Wayne County Bank & Trust Co., conveyed to Charles Frindt, in a deed recorded in the office of the Recorder of Deeds of Wayne County, Pennsylvania in Deed Book 1039 at page 63.

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. Including but not limited to those set forth in Wayne County Deed Book 420 at Pg. 870.

Seized and taken in execution as Donna Corter 104 Wildwood Trail PLEASANT MOUNT PA 18453 Walter J. Corter 104 Wildwood Trail PLEASANT MOUNT PA 18453

Execution No. 234-Civil-2012
Amount \$170,906.94 Plus
additional

December 7, 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.**

Joseph F. Riga Esq.

2/8/2013 • 2/15/2013 • 2/22/2013

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

By virtue of a writ of Execution Citimortgage, Inc. s/b/m to ABN AMRO Mortgage Group, 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 March, 2013 at 10:00

AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property,

ALL THAT CERTAIN tract or parcel of land, situated in the Township of Lake, Wayne County, Pennsylvania, known as Lot 2413, Section 21, of The Hideout, a Subdivision, situated in the Townships of Lake and Salem, Wayne County, Pennsylvania, according to the plate thereof, recorded in the Office of the Recorder of Deeds of Wayne County, Pennsylvania, April 9, 1970, in Plat Book 5, Page 27; May 11, 1970, in Plat Book 5, Pages 34, 37, 41 through 48 and 50; September 8, 1970, in Plat Book 5, Page 57; February 8, 1971, in Plat Book 5, Page 62 and 63; March 24, 1971, in Plat Book 5, Page 66; May 10, 1971, in Plat Book 5, Pages 71 and 72; March 14, 1972, in Plat Book 5, Pages 76, 79 through 84 and 86; May 26, 1972, in Plat Book 5, Pages 93 through 95; September 26, 1972, in Plat Book 5, Pages 96, 97 and 100 through 104; March 9, 1973, in Plat Book 5, Page 106; March 23, 1973, in Plat Book 5, Page 107; April 3, 1973, in Plat Book 5, Pages 108 through 110; and May 18, 1973 in Plat Book 5, Pages 111 through 119.

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

as amended and supplemented.

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 Frank Fanizza and Josephine Fanizza, his wife, by Deed from Louis Reale and Dolores Reale, his wife, dated 05/16/2001, recorded 05/29/2001 in Book 1789, Page 336.

Seized and taken in execution as Frank Fanizza 104 The Hideout 2413 Crestview Road LAKE ARIEL PA 18436
Josephine Fanizza 104 The Hideout 2413 Crestview Road LAKE

ARIEL PA 18436

Execution No. 222-Civil-2012
Amount \$73,916.15 Plus additional

November 28, 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

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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.

2/15/2013 • 2/22/2013 • 3/1/2013

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

By virtue of a writ of Execution JPMorgan Chase Bank, N.A. S/I/I by Purchase from the FDIC as Receiver of Washington Mutual Bank f/k/a Washington Mutual Bank, F.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 March, 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 Lehigh, County of Wayne and State of Pennsylvania, bounded and described as follows, to wit:

Final map of POCONO SPRING ESTATES, INC., Section XII

Being Lot No. 260 Street Pocono Drive on the plot of lots known as "Pocono Spring Estates," as laid out for the grantor by R.N. Harrison, Civil Engineer, Hackettstown, NJ dated May 1968 and recorded in the Office of the Recorder of Deeds of Wayne County in May Book 14 Page 189.

Parcel# 14-0-0005-0116

Property address: 260 Pocono Drive, Gouldsboro, PA 18424

Seized and taken in execution as Glenn S. Borocharner 501 Windmere Way NEW HOPE PA 18938

Execution No. 448-Civil-2010

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Kip Odell & Company llc



Kip J. Odell
Certified
Machinery & Equipment
Appraiser

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

Amount \$109,048.49 Plus
additional

November 28, 2012
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE
NOTICE:**

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

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

Joshua I. Goldman, Esq.

2/15/2013 • 2/22/2013 • 3/1/2013

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

By virtue of a writ of Execution Green Tree Consumer Discount Company issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 13th day of March, 2013 at 10:00 AM in the Conference Room on the third

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

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

Lot 353, Section 1, as shown on Plan of Lots, Wallenpaupack Lake Estates, dated 3/23/1971 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.

TAX PARCEL #:19-0-0028-0062

BEING KNOWN AS: 36 Indian Drive, Lake Ariel, PA 18436

Seized and taken in execution as
Guy Pascarello 19 Millridge Road
SECAUCUS NJ 07094
Kim Pascarello 19 Millridge Road
SECAUCUS NJ 07094

Execution No. 531-Civil-2012
Amount \$137,355.98 Plus
additional

November 28, 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.

2/15/2013 • 2/22/2013 • 3/1/2013

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

By virtue of a writ of Execution First National Bank Of Pennsylvania successor by merger to Community 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 March, 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 OR PARCEL OF LAND, SITUATE IN SCOTT TOWNSHIP, WAYNE COUNTY, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF PLEASANT VALLEY ROAD (PA. SR #4012), THIS POINT BEING A NORTHEAST CORNER OF CHRISTIAN (DB 253 P 103) TAX MAP 132 PARCEL #3; THENCE ALONG THE CENTER OF THIS ROAD THE FOLLOWING COURSES S. 63° 56' 35" E. - 58.46 FT., S. 60° 28' 00" E. - 105.38 FT. S. 54° 29' 10" E. -79.84 FT., AND S. 49° 46' 50" E. - 119.51 FT. TO A POINT IN THE CENTER OF THIS ROAD. THENCE LEAVING THE ROAD AND THROUGH LANDS OF THE GRANTOR, GATELY, ET AL S. 02° 22' 10" W. -252.36 FT. TO A SET REBAR MARKER AND N. 80° 21' 20" W. -398.42 FT. TO A SET REBAR MARKER ON THE LINE OF THE AFOREMENTIONED CHRISTIAN. THENCE ALONG CHRISTIAN N. 14° 53' 15" E. 400.00 FT. TO THE PLACE OF BEGINNING. CONTAINING 2.8 ACRES AS SHOWN ON THE SURVEY OF M.R. ZIMMER & ASSOCIATES RECORDED IN WAYNE CO. MAP BOOK 84 PAGE 35. ALL BEARINGS ON COMMON MERIDIAN WITH THE ZIMMER SURVEY OF CHRISTINA TAX PARCEL 3.1, DATED 10/28/87.

BEGINNING AT A POINT ON THE EASTERN LINE OF LOT "A" THIS POINT BEING 75.0 FT N. 2° 22' 10" E. OF THE SOUTHEAST CORNER OF THIS 2.8 ACRE LOT; THENCE

THROUGH THE LAND OF PAUL AND LINDA GATELY, EDWARD DANIEL AND ELSIE GATELY (DB 408 P 129) S. 40° 49' 35" E. - 248.56 FT., N. 85° 14' 50" E. - 81.04 FT., N. 79° 31' 35" E. -80.26 FT., S. 82° 30' 00" E. -76.45 FT. N. 79° 34' 50" E. -43.63 FT., N. 54° 14' 35" E. -234.61 FT., AND N. 45° 50' 15" E. -82.55 FT. TO A POINT IN THE CENTER OF PLEASANT VALLEY ROAD (PA. SR #4012). THIS DESCRIPTION FOLLOWS THE METES & BOUNDS ILLUSTRATED ON THE AFOREMENTIONED RECORDED MAP.

HAVING ERECTED THEREON A DWELLING KNOWN AND NUMBERED AS BOX 47 PLEASANT VALLEY ROAD, STARLIGHT, PA 18461.

BEING KNOWN AND NUMBERED AS PARCEL #23-0-0132-0005.0002

BEING THE SAME PREMISES WHICH EDWARD DANIEL GATELY AND ELSIE A. GATELY, HIS WIFE AND PAUL GATELY, INDIVIDUALLY AND AS SURVIVING SPOUSE OF LINDA GATLEY, DECEASED, BY DEED DATED APRIL 26, 1996 AND RECORDED ON MAY 20, 1996 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR WAYNE COUNTY, IN DEED BOOK 1139, PAGE 0187 GRANTED AND CONVEYED UNTO ROMONA F. BURROWS AND MICHAEL J. FERRIS, AS JOINT

Seized and taken in execution as Michael J. Ferris Box 47, Pleasant Valley Road Starlight PA 18461
Romona F. Burrows Box 47, Pleasant Valley Road Starlight PA 18461

Execution No. 666-Civil-2012
Amount \$7,425.80 Plus additional

November 28, 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.

Scott A. Dietterick, Esq.

2/15/2013 • 2/22/2013 • 3/1/2013

**SHERIFF'S SALE
MARCH 20, 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 20th day of March, 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 those certain pieces or parcels of land situate, lying and being in the Township of Paupack, County of Wayne, and Commonwealth of Pennsylvania, bounded and described as follows:

I. FIRST PARCEL:

BEGINNING at an iron pin corner on the Easterly side of West Shore Drive on the Westerly side of Paupackan Lake, said corner being the northwesterly corner of Lot No. 18;

THENCE along the said Drive North forty-nine degrees and thirty-three minutes West (N. 49 degrees 33 minutes W.) Seventy feet (70ft) to an iron pin corner;

THENCE North forty-one degrees and six minutes East (N. 41 degrees 6 minutes E.) eighty-seven and twenty one-hundredths feet (87.20 ft) to an iron pin corner on the shore of the said Lake;

THENCE along the same South sixty degrees and thirty-five

minutes East (S. 60 degrees 35 minutes E.) seventy-one and fifty one-hundredths feet (71.50 ft) to an iron pin corner;

THENCE South forty-one degrees and six minutes West (S. 41 degrees 6 minutes W.) One hundred and ninety one-hundredths feet (100.90 ft) to the place of BEGINNING.

CONTAINING six thousand four hundred thirty-eight (6,438) square feet more or less. Comprising Lot No. 19 of Section 1 as shown on Plan of Land of Paupackan Lake Shores, Inc., by George E. Ferris, Registered Surveyor. Said map recorded in Map book 7 page 55.

EXCEPTING AND RESERVING to Paupackan Lake Shores, Inc., its successors and assigns, a strip of land one (1) foot wide out of the land hereby conveyed measured along the line of said lot fronting on said Lake.

RESERVING to Paupackan Lake Shores, Inc., its successors and assigns, the right to flow the lands hereby conveyed by raising the water of Paupackan Lake one (1) foot above the level of water of April 21, 1959.

II. SECOND PARCEL:

BEGINNING at an iron pin corner on the Easterly side of West Shore Drive on the Westerly side of Paupackan Lake, said corner being the Northwesterly corner of Lot No. 19;

THENCE along the said Drive North forty-nine degrees and thirty-three minutes West (N. 49 degrees 33 minutes W.) eighty-one and twenty one-hundredths feet (81.20 ft) to a point in the center of a sluice pipe across the said Drive.

THENCE along Lot No. 22 North forty-one degrees and six minutes East (N. 41 degrees 06 minutes E.) eighty-five and fifty one-hundredths feet (85.50 ft) to an iron pin corner on the Shore of said Lake.

THENCE along the same South fifty degrees and forty-one minutes East (S. 50 degrees 41 minutes E.) eighty-one and twenty one-hundredths feet (81.20 ft) to an iron pin corner;

THENCE along Lot No. 19 South forty-one degrees and six minutes West (S. 41 degrees 6 minutes W.) eighty-seven and twenty one-hundredths (87.20 feet) feet to the place of BEGINNING.

CONTAINING seven thousand (7,000) square feet more or less. Comprising Lot No. 20 of Section of Plan of Subdivision of Paupackan Lake Shores, Inc., dated March 28, 1959, by George E. Ferris, Registered Surveyor. Said map recorded in Map Book 7, page 55.

SUBJECT to the same exceptions, reservations, restrictions, conditions, easements, rights-of-way and instruments of title as the

same may appear in the chain of title or by a visible inspection of the premises.

Seized and taken in execution as Mark T. Borys 396 Harvard Avenue HILLSIDE NJ 07205

Execution No. 53-Civil-2012
Amount \$113,307.25 Plus
additional

December 7, 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.

2/22/2013 • 3/1/2013 • 3/8/2013

**SHERIFF'S SALE
MARCH 20, 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 20th day of March, 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 359, in Section 4, of the Hideout, a subdivision situated in the Townships of Lake and Salem, Wayne County, Pennsylvania, according to the plats therof recorded in the Office of the Recorder of Deeds of Wayne County, Pennsylvania; April 9, 1970 in Plat Book 5, page 27; May 11, 1970 in Plat Book 5, pages 34, 37, 41 through 48 and 50; September 8, 1970 in Plat Book 5, page 57; February 8, 1971 in Plat Book 5, pages 62 and 63; March 24, 1971 in Plat Book 5, page 66; May 10, 1971 in Plat Book 5, pages 71 and 72; March 14, 1972 in Plat Book 5, pages 76, 79 through 84 and 86; May 26, 1972 in Plat Book 5, pages 93 through 95; September 26, 1972 in Plat Book 5, pages 96, 97 and 100 through 104; March 9, 1973 in Plat Book 5, page 106; March 23, 1973 in Plat Book 5, page 107; April 3, 1973 in Plat Book 5, pages 108 through 110; May 18, 1973 in Plat

Book 5, pages 111 through 119; and September 24, 1973, in Plat Book 5, Pages 120 through 123; as amended and supplemented.

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

Lot 359, Sec. 4 of The Hideout, Lake Ariel, PA 18436, is recorded in Wayne County Plat Book 5, page 70 recorded on 05/10/1971

The property address is known as 359 Cedarwood Terrace, of The Hideout, Lake Ariel, PA 18436.

Subject to the same conditions, exceptions, restrictions, casements, rights-of-way and reservations as are continued in prior deeds forming the chain of title.

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.

BEING TAX NO.: 22-0-0018-0089

BEING KNOWN AS: 359
CEDARWOOD TERRACE, LAKE
ARIEL, PENNSYLVANIA 18436.

Title to said premises is vested in Susan Golden by deed from EUGENIA S. ORELLANA dated July 6, 2006 and recorded July 26,

2006 in Deed Book 3090, Page 184.

Seized and taken in execution as Susan P. Golden 1622 The Hideout 359 Cedarwood Terrace LAKE ARIEL PA 18436

Execution No. 309-Civil-2012
Amount \$171,625.91 Plus
additional

December 10, 2012
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE
NOTICE:**

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

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

Christine L. Graham, Esq.

2/22/2013 • 3/1/2013 • 3/8/2013

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

By virtue of a writ of Execution The Bank of New York Mellon F/K/A The Bank of New York as Trustee for the Certificateholders CWABS, Inc. Asset-Backed Certificates, Series 2005-14 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 March, 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 situate in the Township of Lake, Wayne County, Pennsylvania, more particularly bounded and described as follows:

BEING Lot No. 1478, Section 14, 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 26 and 27, 34, 27, 41 through 48, and 50; September 8, 1970 in Plat Book 5, Pages 57 and 58; February 8, 1971 in Plat Book 5, Pages 59 and 61 through 63; March 24, 1971 in Plat Book 5, pages 66 through 68; May 10, 1971 in Plat Book 5, Pages 69 through 72; March 14, 1972 in Plat Book 5, Pages 73 through 76, 79 through 84 and 86; May 26, 1972 in Plat

Book 5, Pages 93 through 95;
September 26, 1972 in Plat Book
5, Pages 96 through 104.

**BEING THE SAME PREMISES
WHICH** Gerard T. Beskovoyne by
Deed dated November 29, 2001
and recorded December 4, 2001 in
Deed Book 1894, Page 304 in the
Office of the Recorder of Deeds in
and for Wayne County,
Pennsylvania, granted and
conveyed unto Heather M. Trautz
and Debra Bogdan, Grantors
herein.

UNDER and subject to any and all
covenants, conditions, reservations,
restrictions, limitations, right-of-
ways, objections, easements,
agreements, etc., as they appear of
record.

BEING TAX NO.: 12-0-0021-0097

BEING KNOWN AS: 1478
WOODCREST DRIVE, LAKE
ARIEL, PENNSYLVANIA 18436.

Title to said premises is vested in
Timothy A. Hayes a/k/a Timothy
Hayes by deed from HEATHER M.
TRAUTZ, SINGLE WOMAN,
AND DEBRA BOGDAN,
SINGLE WOMAN dated July 22,
2004 and recorded August 12, 2004
in Deed Book 2564, Page 32.

Seized and taken in execution as
Timothy A. Hayes 1478 Woodcrest
Drive 252 The Hideout Lake Ariel
PA 18436

Execution No. 444-Civil-2012
Amount \$142,864.49 Plus
additional

December 10, 2012
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE
NOTICE:**

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

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

Terrence J. McCabe, Esq.

2/22/2013 • 3/1/2013 • 3/8/2013

CIVIL ACTIONS FILED

*FROM JANUARY 26, 2013 TO FEBRUARY 1, 2013
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2001-20331	HUSKINS CRAIG ALAN	2/01/2013	SATISFACTION	—
2001-20483	ROSE FREDERICK P	1/28/2013	SATISFACTION	—
2002-20206	MITCHKO JEFFREY P	2/01/2013	SATISFACTION	—
2002-20207	MITCHKO JEFFREY P	2/01/2013	SATISFACTION	—
2002-20427	JACQUES DAVID ANTHONY	2/01/2013	SATISFACTION	—
2003-20042	JEFFERY CHARLENE M	2/01/2013	SATISFACTION	—
2003-20241	JOHNSON HERMAN ROBERT	1/28/2013	SATISFACTION	—
2003-20242	JOHNSON HERMAN ROBERT	1/28/2013	SATISFACTION	—
2006-20117	WEISS RICHARD GARTH	1/28/2013	SATISFACTION	—
2006-20289	METZGER DEENA	1/31/2013	SATISFACTION	917.62
2006-21146	MAROLD MICHAEL L	1/29/2013	SATISFACTION	—
2006-21146	MAROLD NANCY M	1/29/2013	SATISFACTION	—
2008-20190	JENTES WILLIAM L	1/31/2013	SATISFACTION	4,500.00
2009-00306	LAMAY KATHLEEN	1/31/2013	WRIT OF EXECUTION	122,257.14
2009-20476	PASCavage TERRI ANN	2/01/2013	SATISFACTION	—
2009-21293	MAROLD MICHAEL L	1/29/2013	SATISFACTION	—
2009-21293	MAROLD NANCY M	1/29/2013	SATISFACTION	—
2009-21963	FRANK CAROLJEAN	1/28/2013	SATISFACTION	—
2010-00925	PTP ENTERPRISES (JdGmt. in favor of P. Horvat)	1/29/2013	FINAL JUDGMENT	280,820.00
2010-00925	LOTTERMAN THOMAS (JdGmt. in favor of P. Horvat)	1/29/2013	FINAL JUDGMENT	280,820.00
2010-00925	PTP ENTERPRISES (JdGmt. in favor of R. Edwards)	1/29/2013	FINAL JUDGMENT	216,464.00
2010-00925	LOTTERMAN THOMAS (Jdmt. in favor of R. Edwards)	1/29/2013	FINAL JUDGMENT	216,464.00
2010-00925	PTP ENTERPRISES (in favor of Horvat & Edwards)	1/29/2013	FINAL JUDGMENT	21,543.20
2010-00925	LOTTERMAN THOMAS (in favor of Horvat & Edwards)	1/29/2013	FINAL JUDGMENT	21,543.20
2010-21963	WALLO ROBERT MICHAEL	1/28/2013	SATISFACTION	—
2011-00537	LAKE LORAIN GOLF CLUB	1/28/2013	SATISFACTION	—
2011-00537	PHILLIPS GREGORY J	1/28/2013	SATISFACTION	—
2011-00538	LAKE LORAIN GOLF CLUB INC	1/28/2013	SATISFACTION	—
2011-00538	PHILLIPS GREGORY J	1/28/2013	SATISFACTION	—
2011-20847	ZATOR PATRICK M	2/01/2013	SATISFACTION	—
2011-20847	ZATOR SHARON L	2/01/2013	SATISFACTION	—
2012-00387	BRISLIN MARIA S	1/31/2013	DEFAULT JUDGMENT	5,503.50
2012-00441	CRAWFORD JANET E	1/28/2013	SATISFACTION	—
2012-00441	SIMES RALPH B ESTATE	1/28/2013	SATISFACTION	—
2012-00478	PHILLIPS JOSEPH	1/30/2013	WRIT OF EXECUTION	24,917.78

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

2012-00669	ZIGMAN ROBERT HEIRS, SUCCESSORS, ASSIGNS...	1/28/2013	JDGMT BY COURT ORDER	—
2012-00733	ANTIDORMI PETER	1/28/2013	VACATE JUDGMENT	—
2012-00772	SCHONDORFER HENRY E	1/31/2013	PRELIMINARY JUDGMENT	—
2012-00790	CADWALADER THOMAS	2/01/2013	DEFAULT JUDGMENT	—
2012-20437	BARCHAK RYAN	1/29/2013	SATISFACTION	—
2012-20685	LOBOLITO INC	2/01/2013	SATISFACTION	—
2012-21141	ANTUNES LUIS D	2/01/2013	SATISFACTION	—
2012-21543	LAVIN BERNARD BRENDAN	1/28/2013	SATISFACTION	—
2013-00046	LOEHR FRED	1/28/2013	QUIET TITLE	—
2013-00046	LOEHR ILSE	1/28/2013	QUIET TITLE	—
2013-20079	BILL GOODWIN CONSTRUCTION LLC A PARTNERSHIP	1/28/2013	FEDERAL TAX LIEN	34,289.71
2013-20080	FRISCH THOMAS MICHAEL JR	1/28/2013	JUDGMENT	2,567.50
2013-20081	GILLOW GARY LEE	1/28/2013	JUDGMENT	2,019.50
2013-20082	GILLOW GARY LEE	1/28/2013	JUDGMENT	1,975.00
2013-20083	MOORE MARC D	1/29/2013	FEDERAL TAX LIEN	15,897.69
2013-20083	MOORE GERIANNE S	1/29/2013	FEDERAL TAX LIEN	15,897.69
2013-20084	JANOSIK ROBIN	1/29/2013	JP TRANSCRIPT	1,007.60
2013-20084	SEAMAN MICHAEL	1/29/2013	JP TRANSCRIPT	1,007.60
2013-20085	MEYER GAIL	1/29/2013	JP TRANSCRIPT	1,030.05
2013-20085	MONZ MIKE	1/29/2013	JP TRANSCRIPT	1,030.05
2013-20086	LANDERS JAMES A	1/29/2013	MUNICIPAL LIEN	228.12
2013-20086	LANDERS ERNESTINE	1/29/2013	MUNICIPAL LIEN	228.12
2013-20087	OBRIEN MARIANNE	1/29/2013	MUNICIPAL LIEN	268.34
2013-20087	O'BRIEN MARIANNE	1/29/2013	MUNICIPAL LIEN	268.34
2013-20088	HUBER RONALD	1/29/2013	MUNICIPAL LIEN	279.31
2013-20088	HUBER TISHA	1/29/2013	MUNICIPAL LIEN	279.31
2013-20089	MAHER THOMAS F	1/29/2013	MUNICIPAL LIEN	279.31
2013-20089	MAHER JAMIE L	1/29/2013	MUNICIPAL LIEN	279.31
2013-20090	DULEY JOAN	1/29/2013	MUNICIPAL LIEN	279.31
2013-20091	FEDERAL NATIONAL MORTGAGE ASSOCIATION	1/29/2013	MUNICIPAL LIEN	279.86
2013-20092	RUST THOMAS W	1/29/2013	MUNICIPAL LIEN	283.54
2013-20092	RUST JOSEPH B	1/29/2013	MUNICIPAL LIEN	283.54
2013-20093	JOHANNES EDWARD J	1/29/2013	MUNICIPAL LIEN	285.36
2013-20094	CHRISTIANA MARK	1/29/2013	MUNICIPAL LIEN	285.36
2013-20094	DUGAN JAMES E	1/29/2013	MUNICIPAL LIEN	285.36
2013-20095	DULEY JOAN	1/29/2013	MUNICIPAL LIEN	286.66
2013-20096	HUBBARD PETE	1/29/2013	MUNICIPAL LIEN	286.66
2013-20096	HUBBARD ERIN	1/29/2013	MUNICIPAL LIEN	286.66
2013-20097	FRITSCH MATTHEW	1/29/2013	MUNICIPAL LIEN	288.72
2013-20098	HENDERSON RICHARD N	1/29/2013	MUNICIPAL LIEN	300.55
2013-20098	HENDERSON MARILYN	1/29/2013	MUNICIPAL LIEN	300.55
2013-20099	ROBBINS DOUGLAS M	1/29/2013	MUNICIPAL LIEN	349.11
2013-20099	ROBBINS KATHY	1/29/2013	MUNICIPAL LIEN	349.11
2013-20100	AMERICAN REAL ESTATE INVESTMENT HOLDINGS INC	1/29/2013	MUNICIPAL LIEN	606.82
2013-20101	TJ MAHER LLC	1/29/2013	MUNICIPAL LIEN	279.31

2013-20102	RAVERT SHAWN AUSTIN		1/29/2013	JUDGMENT	1,299.00
2013-20103	JONES ARTHUR		1/30/2013	JP TRANSCRIPT	2,610.54
2013-20103	JONES ELIZABETH		1/30/2013	JP TRANSCRIPT	2,610.54
2013-20104	HINKLEY JOHN		1/30/2013	JP TRANSCRIPT	2,250.87
2013-20104	HINKLEY GLORIA		1/30/2013	JP TRANSCRIPT	2,250.87
2013-20105	IALACCI DOLORES		1/30/2013	JP TRANSCRIPT	5,955.34
2013-20106	WARRING SEAN P		1/31/2013	JUDGMENT	596.00
2013-20107	WARRING SEAN P		1/31/2013	JUDGMENT	614.50
2013-20108	TRABALKA DEBRA M		1/31/2013	JP TRANSCRIPT	2,484.47
2013-20109	SIMON PATRICK		2/01/2013	JUDGMENT NOTE	20,733.00
2013-20109	SIMON JENNIFER		2/01/2013	JUDGMENT NOTE	20,733.00
2013-20110	DOMINQUEZ PABLO O		2/01/2013	JUDGMENT NOTE	13,000.00
2013-40006	SIMON PATRICK OWNER	P	2/01/2013	WAIVER MECHANICSLIEN	—
2013-40006	SIMON JENNIFER OWNER	P	2/01/2013	WAIVER MECHANICSLIEN	—
2013-40006	TRIPLE E BUILDERS CONTRACTOR		2/01/2013	WAIVER MECHANICSLIEN	—
2013-40007	WAYNE COUNTY REDEVELOPMENT P AUTHORITY OWNER		2/01/2013	WAIVER MECHANICSLIEN	—
2013-40007	CHARLES W GRIMM CONSTRUCTION INC CONTRACTOR		2/01/2013	WAIVER MECHANICSLIEN	—

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00042	MIDLAND FUNDING LLC	PLAINTIFF	1/28/2013	—
2013-00042	WALCZYK LISA	DEFENDANT	1/28/2013	—
2013-00047	DELL FINANCIAL SERVICES	PLAINTIFF	1/29/2013	—
2013-00047	MYERS MICHAEL	DEFENDANT	1/29/2013	—
2013-00051	ABILITY RECOVERY SERVICES PLAINTIFF/APPEL4ANT	PLAINTIFF	2/01/2013	—
2013-00051	NONNEMACHER SANDRA LEE DEFENDANT/APPELLEE	DEFENDANT	2/01/2013	—

PETITION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00050	2002 CR125 HONDA MOTORCYCLE VIN JH2JE01372M401093	PETITIONER	1/31/2013	—
2013-00050	JACOBY CHRISTOPHER	PETITIONER	1/31/2013	—

PROFESSIONAL LIABILITY — MEDICAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00043	GILLEN GENE A	PLAINTIFF	1/28/2013	—
2013-00043	GILLEN PATRICIA	PLAINTIFF	1/28/2013	—
2013-00043	WAYNE MEMORIAL HOSPITAL	DEFENDANT	1/28/2013	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00049	US BANK NATIONAL ASSOCIATION	PLAINTIFF	1/31/2013	—
2013-00049	UNITED STATES OF AMERICA	DEFENDANT	1/31/2013	—
2013-00049	BRAJUKA MELISSA R	DEFENDANT	1/31/2013	—
2013-00049	BRAJUKA NICHOLAS J	DEFENDANT	1/31/2013	—
2013-00052	DIME BANK	PLAINTIFF	2/01/2013	—
2013-00052	GOODWIN WILLIAM R	DEFENDANT	2/01/2013	—
2013-00053	GMAC MORTGAGE	PLAINTIFF	2/01/2013	—
2013-00053	HOWLAND JULIE A	DEFENDANT	2/01/2013	—
2013-00054	US BANK NATIONAL ASSOCIATION AS TRUSTEE FOR	PLAINTIFF	2/01/2013	—
2013-00054	PENNSYLVANIA HOUSING FINANCE	PLAINTIFF	2/01/2013	—
2013-00054	EARLEY SCOTT W	DEFENDANT	2/01/2013	—
2013-00055	WELLS FARGO BANK AS NOMINEE FOR	PLAINTIFF	2/01/2013	—
2013-00055	MASSACHUSETTS MUTUAL LIFE INS	PLAINTIFF	2/01/2013	—
2013-00055	GRIFFIN MICHELLE L	DEFENDANT	2/01/2013	—

REAL PROPERTY — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00044	STARRUCCA CEMETERY ASSOCIATION	PLAINTIFF	1/28/2013	—
2013-00044	RHONE FREDERICK R	DEFENDANT	1/28/2013	—
2013-00044	RHONE SHAREL L DECEASED	DEFENDANT	1/28/2013	—
2013-00044	BUCK ROBERT E	DEFENDANT	1/28/2013	—
2013-00044	BUCK LILLIAN S	DEFENDANT	1/28/2013	—
2013-00044	LEVSHAK CHARLES	DEFENDANT	1/28/2013	—
2013-00044	RHONE KIRK O	DEFENDANT	1/28/2013	—
2013-00044	RHONE ALICE K	DEFENDANT	1/28/2013	—
2013-00044	HAYNES HELEN	DEFENDANT	1/28/2013	—
2013-00044	WALKER DONALD	DEFENDANT	1/28/2013	—

REAL PROPERTY — QUIET TITLE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00046	TIGUE WAYNE	PLAINTIFF	1/28/2013	—
2013-00046	LOEHR FRED	DEFENDANT	1/28/2013	—
2013-00046	LOEHR ILSE	DEFENDANT	1/28/2013	—

TORT — MOTOR VEHICLE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00048	DOUGLAS IRENE	PLAINTIFF	1/31/2013	—
2013-00048	WAYNE COUNTY TRANSPORTATION	DEFENDANT	1/31/2013	—

TORT — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00045	STATE FARM MUTUAL AUTOMOBILE	PLAINTIFF	1/28/2013	—
2013-00045	SHORT COURTNEY A/K/A	DEFENDANT	1/28/2013	—
2013-00045	SHORT COURTNEY A	DEFENDANT	1/28/2013	—

MORTGAGES AND DEEDS

*RECORDED FROM FEBRUARY 11, 2013 TO FEBRUARY 15, 2013
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Gustin Jason R	Honesdale National Bank	Preston Township	
Gustin Kristen N			192,500.00
Devito Joseph M	Fifth Third Mortgage Company	Paupack Township	
Devito Janice A			677,800.00
Hoh Stephen	P N C Bank	Paupack Township	29,000.00
Sporer Thomas F Jr	Mortgage Electronic Registration Systems	Cherry Ridge Township	141,539.00
Bray Annemarie	Mortgage Electronic Registration Systems	Salem Township	215,000.00
Ryan Bernard	Mortgage Electronic Registration Systems	Hawley Borough	
Ryan Jessica			108,228.00
Henderson Guy S	Mortgage Electronic Registration Systems	Clinton Township	75,000.00
McCloskey William R	J P Morgan Chase Bank	Lake Township	
McCloskey Ann M			115,386.00
Matacchiera Anthony F	Honesdale National Bank	South Canaan Township	108,007.00
Matacchiera Anthony F	Pa Housing Finance Agency	South Canaan Township	2,200.00
Myers Scott C	Honesdale National Bank	Lake Township	48,000.00
Walsh Charlotte	Mortgage Electronic Registration Systems	Texas Township 1 & 2	212,000.00
Dennis Patrick H	Mortgage Electronic Registration Systems	Paupack Township	
Dennis Leslie A			125,350.00
Schepens Henri R	J P Morgan Chase Bank	Salem Township	128,593.00
Leckie Robert	Valley National Bank	Salem Township	
Leckie Lorraine			215,000.00
Teel Russell K	Mortgage Electronic Registration Systems	Lake Township	
Teel Susan C			104,094.00
Hailos Stylianos D	Mortgage Electronic Registration Systems	Salem Township	
Dashkewicz Yekaterina			118,400.00
Donuk Mustafa	Mortgage Electronic Registration Systems	Lake Township	
Donuk Belgin			96,050.00
Matlaga Roman W	Wayne Bank	Dyberry Township	
Matlaga Diane			170,000.00
Crum Jason A	Honesdale National Bank	Honesdale Borough	
Crum Corinne M			73,500.00

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

Prince Billie A	Mortgage Electronic Registration Systems	Preston Township	
Francis Penny S			278,000.00
Henwood William Jr	Honesdale National Bank	Sterling Township	
Henwood Bonnie			95,000.00
Procopio Kenneth A	Pennstar Bank	Lake Township	
Procopio Lorraine F			244,000.00
Young Randy S	Honesdale National Bank	Manchester Township	157,000.00
ORourke Elaine	Wayne Bank	Lake Township	13,200.00
Smith Rodney J	Dime Bank	Damascus Township	
Smith Christina O			90,000.00
Edwards Paul J	Wayne Bank	Oregon Township	
Edwards Colleen S			41,000.00
Peper Elaine M	Wayne Bank	Preston Township	
Peper John W			81,000.00
Ciraolo Andrew P	Dime Bank	Damascus Township	
Ciraolo Jo Ann K			35,000.00
Sporer Thomas F Jr Ind & Af	Mortgage Electronic Registration Systems	Honesdale Borough	
Plouffe Catherine By Af			53,448.00
Alessi Blaise	Wells Fargo Bank	Sterling Township	
Alessi Sylvia			100,000.00
Blanchard J Gregg	Selfreliance Federal Credit Union	Lebanon Township	
Blanchard Irene			300,000.00
Bollinger William W	Honesdale National Bank	Damascus Township	
Bollinger Christina P			176,000.00
Bollinger William W	Honesdale National Bank	Damascus Township	
Bollinger Christina P			22,000.00
Brdar Dane	First National Community Bank	Berlin Township	
Brdar Milena			36,000.00
Nunes Michael	Pennstar Bank	Salem Township	
Nunes Katherine M			60,000.00
Gilpin Carol J	Pennstar Bank	Dreher Township	
Gilpin Leonard W Jr			15,000.00
Mizhiritskiy Natasha	J P Morgan Chase Bank	Dreher Township	
Afanasyev Serge			94,000.00
Silva Elvin	Valley National Bank	Lake Township	
Silva Luisa A			150,000.00
Salerno Peter	J P Morgan Chase Bank	Lake Township	
Salerno Katherine			77,203.00
Zablocki Robert Sr	J P Morgan Chase Bank	Sterling Township	
Zablocki Charlotte			40,170.00
Williams Thomas M	J P Morgan Chase Bank	Lake Township	
Williams Kristin K			58,035.00
Roth Donald	Dime Bank	Lehigh Township	71,600.00
Resti Patrick J	Dime Bank	Honesdale Borough	
Long Laura B			144,000.00

Bansley Ethel	Mortgage Electronic Registration Systems	Berlin Township	
Crisalli Ethel C			203,000.00
Bansley Donald			
Schmitt Stephen A	Firstmerit Bank	Oregon Township	96,000.00
Pettinato Christopher R	Mortgage Electronic Registration Systems	Paupack Township	
Pettinato Jean F			198,854.00
Gallagher Kevin	J P Morgan Chase Bank	Lake Township	152,810.00
L G P Realty Holdings L P	Keybank National Association	Salem Township	324,000,000.00
L G P Realty Holdings L P	Keybank National Association	Texas Township	324,000,000.00
L G P Realty Holdings L P	Keybank National Association	Waymart Borough	324,000,000.00
L G P Realty Holdings L P	Keybank National Association	Dreher Township	324,000,000.00
Hartzell Margaret A AKA By Af	Continental Bank	Paupack Township	
Hartzell Margaret B AKA By Af			100,000.00
Beeghley David B Af			
Schwarz Associaates	Dime Bank	Honesdale Borough Honesdale & Hawley Boro	700,000.00
		Hawley Borough Hawley & Honesdale Boro	700,000.00
Kish Charles S	Wells Fargo Bank	Paupack Township	
Kish Joyce E			100,000.00
Moffitt Timothy J	Fidelity Deposit & Discount Bank	Texas Township	
Moffitt Susan M			205,000.00
Skinner Mary Louise	Erk Martin Erk Annette C	Dyberry Township	80,000.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Kehrley Kirk	Hall Warren A Hall Debra J	Damascus Township	
Housey Eric	Housey Camille	Lake Township	
Housey Camille			Lot 3863
Kozak Dennis M	Kozak Dennis M	Salem Township	
Kozak Linda M	Kozak Linda M		Lot 2265
Kozak Dennis M	Kozak Jeffrey D Tr Kozak David A Tr Qualified Personal Residence Trust II	Salem Township	Lot 2265
Kozak Linda M	Kozak Jeffrey D Tr Kozak David A Tr Qualifed Personal Residence Trust II	Salem Township	Lot 2265
Ruth John S	Devito Joseph M	Paupack Township	
Ruth Lisa A	Devito Janice A		Lot 60R
Fannie Mae AKA Federal National Mortgage Association AKA	Akturk Aylin Akturk Kadir	Lake Township	Lot 1934
K M L Law Group			

Cedar Alan M	Bray Annemarie	Salem Township	
Cedar Diane			Lot 574
Federal Home Loan Mortgage Corporation	Edwards John W	Lake Township	
McGovern Daniel A			Lot 2701
Ryan Bernard	Ryan Bernard	Hawley Borough	
Tudor Jessica M	Ryan Jessica		
Ryan Jessica			
Tuite Vincent J Est	Grossman James	Texas Township 1 & 2	
Tuite Carol M Adm	Grossman Valerie		
Shaevitz Susan M Adm			
Black Lori	Matacchiera Anthony F	South Canaan Township	
Grewe Russell C	Grewe Judith L	Paupack Township	
Grewe Judith L			Lot 372
Labracio Richard	Walsh Charlotte	Texas Township 1 & 2	Lot 10
Raymond Kenneth S By Sheriff	Bank Of America	Lehigh Township	Lot 127
Godfrey Joanna	Godfrey Joanna	Clinton Township 1	
	Pickett Robi		Lot 1
Beardsley Russell S By Agent	Crum Jason A	Honesdale Borough	
Dovin Susan C Agent			
Dann Raymond	Wheeler Richard	Salem Township	
Dann Cindy A	Wheeler Beth		Lot 650
Szawrycki Tadeusz	Jankowska Dorota Szawrycka	Salem Township	
Szawrycka Bozena	Conde Sylvia		Lot 66
Young Randy S	Young Randy S	Manchester Township	
Young Donna M			
Young Randy Scott	Young Randy S	Manchester Township	
Young Donna Marie			Lots 1B & 1A
Young Randy S	Young Randy S	Manchester Township	
Young Donna M			
Welker Matthew G	Sporer Thomas F Jr Plouffe Catherine	Honesdale Borough	
Beitler Rodney F	Beitler Randy L	Salem Township	
Beitler Mary Lou AKA			Lot 640
Beitler Marylou AKA			
Beitler Rodney F	Beitler Randy L	Salem Township	
Beitler Marylou			Lot 641
Alessi Blaise	Alessi Blaise Alessi Sylvia	Sterling Township	
			Lot 20
Blair Cynthia	Gyori Mary	Honesdale Borough	
Blair Robert M			
Richter Rudolph Louis	Richter Jeffrey P	Lebanon Township	
Richter Ruth L			
U S Bank National Association			
Tr By Af	Duggan John	Dreher Township	
Pa Housing Finance Agency Af			Lot 5
Fannie Mae By Af	Rothrock Wesley	Texas Township 3	
Federal National Mortgage Association By Af	Rothrock Matthew W		
Phelan Hallinan L L P Af	Mosher Kaitlin A		

Resti Patrick J	Resti Patrick J Long Laura B	Honesdale Borough	
Galiardo Thomas	Starrucca Set L L C	Starrucca Borough	
Galiardo Thomas	Starrucca Set L L C	Starrucca Borough	
Discenza Walter V	Discenza Walter V Tr Discenza Living Trust	Lehigh Township	Lot 213
Dudick Robert Adm	Dudick Kim	Salem Township	
Dudick Kim Adm			Lot 156
Dudick Robert Jest			
Desalvo Helen	Helen Desalvo Irrevocable Trust	Lake Township	Lot 2939
Deutsche Bank National Trust Co Tr By Af	Krupa Michael	Cherry Ridge Township	
J P Morgan Chase Bank Af			
Pykus Mark A	Jackson Robert L	Lebanon Township	
Pykus Susan	Jackson Danette K		Lot A
Jackson Robert L	Jackson Robert L	Lebanon Township	
Jackson Danette K	Jackson Danette K	Lebanon & Mount Pleasant Twps Mount Pleasant Township Mount Pleasant & Lebanon Twps	
Village R V Center Inc	G C Marketing Inc	Lehigh Township Lehigh & Dreher Twps Dreher Township Dreher & Lehigh Twps	
Guerriero Michael J	Palma Richard	Lake Township	
Guerriero Camille I	Palma Linda		Lot 3180
Fannie Mae AKA	Sarra Scott S	Salem Township	
Federal National Mortgage Association AKA	Sarra Cathy L		
Vonrosensiel Martha E			
Christopher William M	Christopher William M	Salem Township Christopher Katica	
Murphy Margaret R	Devaney Felix J Sr	Clinton Township 1	
Murphy Lawrence J	Devaney Felix J Jr		

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.



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