

OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 3 ★ MARCH 22, 2013 ★ Honesdale, PA ★ No. 2



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CASES REPORTED

Paupack Township
v.
Steven R. Simmons and Betsy J. Simmons

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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

One time Insertions

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

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

Subscription Rates

Per Year

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

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

WAYNE COUNTY OFFICIALS

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Robert J. Conway, *Senior Judge*

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Patricia Biondo

COURT OPINION

Paupack Township

v.

Steven R. Simmons and Betsy J. Simmons

No. 628-2012-CV

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

Attorney for Plaintiff: Ronald M. Bugaj, Esq.

Attorney for Defendants: Thomas F. Farley, Esq.

Summary of the Case

The Court initially conducted a hearing on December 4, 2012, and issued an Order setting damages in favor of Plaintiff in the amount of \$4,404.20. Defendants appealed and filed a Concise Statement of Matters Complained of on Appeal, causing the Court to issue a Statement of Reasons.

A default judgment was entered against Defendants on October 24, 2012, for failure to defend. Plaintiff thereafter filed a motion pursuant to Pa.R.C.P. 1037 requesting a hearing to calculate damages. On November 23, 2012, Defendants requested a continuance which was denied by the Court, and the record contains no written motion for continuance. The Court noted that Defendants had notice of the date of the hearing as they requested a continuance of the December 4th trial date.

On appeal, Defendants allege that the Court erred by having a hearing on damages without Defendants present, and further erred by awarding damages. There was no appeal of the judgment itself, but only the amount of the damages awarded. "A decision of the court following a trial at which the defendant failed to appear is subject to the filing of a motion for post-trial relief which may include a request for a new trial on the ground of a satisfactory excuse for the defendant's failure to appear." Pa.R.C.P. 218, Note. The Court pointed out that Defendants did not file any post-trial motions, nor did they assert any reason for failing to attend the hearing. As such, Defendants failed to establish a satisfactory excuse for their failure to attend, and the Court appropriately found that Plaintiff was entitled to the damages awarded.

Further, an issue not initially raised in the lower court is deemed waived on appeal. Pa.R.A.P. 302(a). Inasmuch as Defendants chose not to attend the hearing, and chose not to object to the evidence of damages as established by Plaintiff, Defendants have no issues to raise on appeal. In fact, the Court opined that it was unclear as to Defendants' basis for alleging error.

The Court concluded there was no merit to Defendants' appeal, and therefore requested Superior Court to find no merit in the appeal as well.



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 BARBARA
MARRAFFINI AKA BARBARA
A. MARRAFFINI

Late of Lake Township
Executor

PHILIP MARRAFFINI
10992 NORTHWEST 21ST
STREET

CORAL SPRINGS, FL 33701

Executor

WILLIAM MARRAFFINI
1176 EASTON TURNPIKE
LAKE ARIEL, PA 18436

Attorney

MICHAEL D. WALKER, ESQ.
P.O. BOX 747, S.R. 590
HAMLIN, PA 18427

3/22/2013 • 3/29/2013 • 4/5/2013

ADMINISTRATOR NOTICE

Estate of BUELL A. BORTREE
AKA BUELL A. BORTREE, JR.

Late of Honesdale Borough

Administrator

KELLY SNEDEKER
P.O. BOX 77

KENOZA LAKE, NJ 12750

Attorney

MATTHEW L. MEAGHER,
ESQUIRE

1018 CHURCH STREET
HONESDALE, PA 18431

3/22/2013 • 3/29/2013 • 4/5/2013

ADMINISTRATOR NOTICE

Estate of BERNARD ROTHMAN

Late of Damascus Township

Administrator

RANDI BERGER

6 DAYTON LN
MANALAPAN, NJ 07726

Attorney

FRANCES S. CLEMENTE
PO BOX 866

CALLICOON, NY 12723

3/22/2013 • 3/29/2013 • 4/5/2013

EXECUTRIX NOTICE

Estate of JEFFREY R. YOUNG

AKA JEFFREY YOUNG

Late of Berlin Township

Executrix

VIRGINIA E. FLYNN
2098 BROAD RD.

TIGNALL, GA 30668

Attorney

NICHOLAS A. BARNA

831 COURT STREET
HONESDALE, PA 18431

3/15/2013 • 3/22/2013 • 3/29/2013

ADMINISTRATORS NOTICE

Estate of VIRGINIA P.
ROBINSON
Late of Waymart Borough
Administrator
WILLIAM J. ROBINSON
124 BRILL ROAD
HONESDALE, PA 18431
Co-Administrator
MARY L. MURRAY
10 MAPPLEWOOD DRIVE
HONESDALE, PA 18431
Attorney
PAMELA S. WILSON, ESQUIRE
304 NINTH STREET
HONESDALE, PA 18431

3/15/2013 • 3/22/2013 • 3/29/2013

EXECUTOR NOTICE

Estate of CECILIA M.
MOTICHKA AKA CECILIA
MOTICHKA
Late of Honesdale Borough
Executor
FRANCIS R. MOTICHKA
167 SAWMILL RD.
LAKE ARIEL, PA 18436

3/15/2013 • 3/22/2013 • 3/29/2013

EXECUTRIX NOTICE

Estate of JAN MARIE HOADLEY
AKA JAN HOADLEY
Late of Berlin Township
Executrix
JENNIFER L. BICKEL
1721 NEWPORT AVE.
NORTHAMPTON, PA 18067
Attorney
NICHOLAS A. BARNA
831 COURT STREET
HONESDALE, PA 18431

3/15/2013 • 3/22/2013 • 3/29/2013

EXECUTRIX NOTICE

Estate of ALBERTA M.
ROCHFORD
Late of Sterling Township
Executrix
YVONNE R. BARNES
129 STEGALL CR.
LONGS, SC 29568
Attorney
MATTHEW L. MEAGHER,
ESQUIRE
1018 CHURCH STREET
HONESDALE, PA 18431

3/15/2013 • 3/22/2013 • 3/29/2013

ESTATE NOTICE

In Re: Estate of David K. Elmer,
late of Salem Township, Wayne
County, PA (died January 1,
2013). Notice is hereby given that
Letters of Administration on the
above estate have been granted to
David K. Elmer, Jr. All persons
indebted to said estate are required
to make payment and those having
claims to present the same without
delay to the Administrator, above
named or to Christopher P.
Arnone, Esquire 310 Adams
Avenue, Suite 200, Scranton, PA
18503.

Christopher P. Arnone, Esquire
Attorney for the Estate

3/8/2013 • 3/15/2013 • 3/22/2013

ESTATE NOTICE

NOTICE IS HEREBY GIVEN,
that Letters of Administration have
been issued in the Estate of Peter
E. Papoutsakis, who died on
January 2, 2013, late resident of
1008 Church Street, Honesdale, P

A 18431, to Joseph Papoutsakis, Administrator of the Estate, residing at 1761 Chester Avenue, Bethlehem, PA 18017. 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, P A 18431.

LEE C. KRAUSE, ESQUIRE
ATTORNEY FOR THE ESTATE

3/8/2013 • 3/15/2013 • 3/22/2013

EXECUTOR'S NOTICE

ESTATE OF Franklin J. France, a/k/a Franklin John France, late of Preston Township, Wayne County, Pennsylvania. Any person or persons having claim against or indebted to the estate present same to Franklin Orville France, P.O. Box 176, Lakewood, PA 18439. Sally N. Rutherford, Esq., 921 Court St., Honesdale, PA 18431, Attorney for the Estate.

3/8/2013 • 3/15/2013 • 3/22/2013

ESTATE NOTICE

Estate of Kenneth Thomas McDonald, Jr., deceased, late of **Honesdale Township**, Wayne County, Pennsylvania, **Letters of Administration** have been granted to the undersigned, Who requests all persons having claims or demands against the Estate of the Decedent to make Known the same and all persons

indebted to the Decedent to make payments without delay to:

Katya McDonald, Administratrix

or to her attorney:

Eric L. Hamill, Esq.

The Milford Law Office of Eric L. Hamill, Esq.

501 Broad Street, No.3

Milford, Pennsylvania 18337

3/8/2013 • 3/15/2013 • 3/22/2013

OTHER NOTICES

**NOTICE OF FILING OF
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 Health Is On The Way, LLC. This Limited Liability Company has been organized under the provision pursuant to 15 Pa. C.S. 8913. Solicitor: Matthew L. Meagher, Esquire, 1018 Church Street, Honesdale, Pennsylvania 18431.

3/22/2013

**NOTICE OF FILING OF
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 Green Apple Farm, LLC. This Limited Liability Company has been organized under the provision pursuant to 15 Pa.

C.S. 8913. Solicitor: Matthew L. Meagher, Esquire, 1018 Church Street, Honesdale, Pennsylvania 18431.

3/22/2013

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
APRIL 3, 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 2005-3 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 3rd day of April, 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 THOSE CERTAIN pieces, parcels and tracts of land, lying, situate and being in the Township of Dreher, County of Wayne and Commonwealth of Pennsylvania, more particularly described as follows, to wit:

PARCEL I:
Lot 30 in Block No. C, as shown

on the survey and original plan of WILDBROOKE CORPORATION, Wayne County, Pennsylvania, made by a Registered Surveyor and of record in the Recorder of Deeds Office of Wayne County, Pennsylvania, in Map Book13, at page 124, reference being made thereto for a more particular description of the lot or lots hereinbefore described and herein conveyed.

PARCEL II:

BEGINNING at a point in the center of Township Route T-303, said point of beginning being also the Northwesterly corner of Lot #30, Block 'C', Wildbrooke; thence along the Westerly boundary line of Lot #30, South twenty-four (24) degrees nine (09) minutesforty-four (44) seconds East one hundred seventy-nine and sixty-one hundredths(179.61) feet to a corner, thence South sixty-four (64) degrees forty-four (44) minutes nine (09) seconds West one hundred and no hundredths (100.00) feet to the Southeasterly corner of Lot #32, Block 'C' ; thence along the Easterly boundary line of Lot #32, North twentyfour (24) degrees ten (10) minutes five (05) seconds West one hundred eighty-one and forty-seven hundredths (181.47) feet to a point in the center of Township Route T-303; thence along the center line of said Township Route T-303, North sixty-five (65) degrees forty-eight (48) minutes East one hundred and one hundredths (100.00) feet to the place of BEGINNING. Being known and designated as Lot #31

in Block 'C' of lands of Wildbrooke Corporation as contained in Map of Survey recorded in Wayne County Map Book 13, at page 124. Said lot is also known and designed on the Assessment Records of Wayne County as Taxable No. 08-06-44.

PARCEL III:

BEGINNING at a point in the center of Township Route T-303, said point of beginning being also the Northwesterly corner of Lot #31, Block 'C', Wildbrooke; thence along the Westerly boundary line of Lot #31, South twenty-four (24) degrees ten (10) minutes five (05) seconds East one hundred eighty-one and forty-seven hundredths (181.47) feet to a corner; thence South sixty-four (64) degrees forty-four (44) minutes nine (09) seconds West one hundred sixty and no hundredths (160.00) feet to a corner; thence North six (06) degrees forty-eight (48) minutes East two hundred fourteen and fifty-one hundredths (214 .51) feet to a point in the center of Township Route T-303; thence along the center line of said Township Route T-303, the following two (2) courses and distances: (1) North Sixty-four (64) degrees twenty-eight (28) minutes thirty (30) forty-eight (48) minutes East twenty-five and no hundredths (25.00) feet to the place of BEGINNING. Being known and designated as Lot #32 in Book 13, at Page 124. Said lot is also known and designated on the Assessment Records of Wayne County as Taxable No. 08-06-43.

BEING the same premises which

Leopoldo Rodriguez and Terry Rodriguez, husband and wife by Deed dated the 5th day of November, 2002 and recorded at Stroudsburg, Pennsylvania in the Office for the Recording of Deeds in and for the County of Monroe on the 12th day of November, 2002 In Deed Book Volume 2104, page 19, granted and conveyed unto Salvatore Sportiello, in fee.

UNDER and SUBJECT to that portion of the above described premises which lies within the right-of-way of Township Route T-303.

ALSO UNDER and SUBJECT 10 Restrictive Covenants for lots in Wildbrooke, as contained in instrument dated August 4, 1970 and recorded August 4, 1970 in Wayne County Deed Book 258, page 1020.

Seized and taken in execution as Jordano Daemonti 20 Geronimo Trail NEWFOUNDLAND PA 18445

Execution No. 196-Civil-2012
Amount \$157,270.54 Plus
additional

January 16, 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.**

Margaret Gairo, Esq.

3/8/2013 • 3/15/2013 • 3/22/2013

**SHERIFF'S SALE
APRIL 3, 2013**

By virtue of a writ of Execution Volt 2012-NPL1 Asset Holdings Trust, issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 3rd day of April, 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 tract or parcel of land situated in the Township of Salem, Wayne County, Pennsylvania, known as Lot # 275, in Section 4, of the Hideout, a subdivision situated in the Townships of Lake and Salem, Wayne County, Pennsylvania, according to the plats thereof

recorded in the Office of the Recorder of Deeds of Wayne County, Pennsylvania; April 9, 1970, in Plat Book 5, page 26 and 27; May 11, 1970 in Plat Book 5, pages 34, 37, 41 through 48 and 50; September 8, 1970 in Plat Book 5, page 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; and September 26, 1972, in Plat Book 5, pages 96 through 104; as amended and supplemented.

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

SUBJECT TO THE same conditions, exceptions, reservations, restrictions, easements and rights of way as are contained in prior deeds forming the chain of title.

KNOWN AS 275 Parkwood Avenue, Hamlin, PA 18427

Parcel No.:22 0-018 0034

Being the same premises which Melissa Chiarchiaro-Baggitt granted and conveyed unto Melissa Chiarchiaro by Deed dated July 3,

2006 and recorded July 10, 2006 in the Office of the Recorder of Deeds of Wayne County, Pennsylvania in Deed Book 3080, Page 39.

Seized and taken in execution as Melissa Chiarchiaro f/k/a Melissa Chiarchiaro-Baggitt 420 Monmouth Road Millstone Township NJ 08510

Execution No. 481-Civil-2012
Amount \$128,837.20 Plus additional

January 14, 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.

Craig Oppenheimer Esq.

3/8/2013 • 3/15/2013 • 3/22/2013

**SHERIFF'S SALE
APRIL 3, 2013**

By virtue of a writ of Execution JP Morgan Chase Bank, National Association issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 3rd day of April, 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 lot or piece of land situate at Seely's Mills in the Township of Texas, County of Wayne and State of Pennsylvania on the easterly side of the road leading from Seely's Mills to Cherry Ridge and bounded and described as follows, to wit:

BEGINNING at a point formed by the middle line of said road and the northerly line of a lot of land sold to Jacob Lutz, running thence easterly by said line two hundred feet; thence northerly in a course parallel with the middle line of said road one hundred and fifty feet; thence westerly in a course parallel with the northerly line of Jacob Lutz land, two hundred feet to the middle of said road and thence southerly by the middle line of said road one hundred and fifty feet to the place of BEGINNING.

Also all that certain lot of land situate at Seely's Mills in the said Township of Texas, on the easterly side of the road leading from

Seely's Mills to Cherry Ridge and bounded and described as follows:

BEGINNING in the middle of said road, at the northwestern corner of a lot of land conveyed by the said parties Franklin A. Seely et al to the said Kunigunda Wick, running thence easterly by the line of said Kunigunda Wick's land two hundred feet; thence north twelve degrees east on a line parallel with said road twenty-five feet; thence westerly on a line parallel with the northern line of Kunigunda Wick's land, two hundred feet to the middle of said road; and thence by said road south twelve degrees west twenty-five feet to the place of BEGINNING.

Also all that certain lot or parcel of land situate in Seelyville in said Township of Texas and bounded as follows; southerly by the extension eastward to the light track of the Delaware and Hudson Canal Company's railroad of the line between the present lot of the said Andrew Wick and a lot of land formerly owned by Jacob Lutz, southeastwardly by said light track railroad, eastward by the western line of a lot contracted by the said parties Franklin A. Seely et al to Richard Simmons, said line being parallel with and about eighty feet distant westwardly from the east line of a tract in the warrantee name of Sylvanus Seely, northward by an extension of the line between land of the said Andrew Wick and the land of Michael Klein, and westward by the line of land owned by the said Andrew Wick. Subject

nevertheless to such rights and privileges as have been acquired by the Delaware and Hudson Company in connection with their railroad.

TITLE TO SAID PREMISES VESTED IN Matthew Fritsch, by Deed from James T. Else, Jr. and Lisa M. Else, his wife, dated 04/23/2010, recorded 04/26/2010 in Book 4008, Page 155.

Premises being: 1229 BRIDGE STREET, HONESDALE, PA 18431

Seized and taken in execution as Matthew Fritsch 1229 Bridge Street HONESDALE PA 18431

Execution No. 551-Civil-2012
Amount \$105,597.40 Plus
additional

January 14, 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.

Andrew J. Marley, Esq.

3/8/2013 • 3/15/2013 • 3/22/2013

**SHERIFF'S SALE
APRIL 3, 2013**

By virtue of a writ of Execution PennyMac Corp. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 3rd day of April, 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, parcel and tract of land situate, lying and being in the Township of Paupack, County of Wayne and State of Pennsylvania, more particularly described as follows:

LOT 53, Section 1, 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 herewith as if attached hereto.

SUBJECT to the said conditions, exceptions and reservations as are contained in prior deeds forming

the chain of title.

Known as 53 Hidden Valley Court,
Lake Ariel, PA 18436

Parcel No.:19-29-25.- Control
No. 034674

Being the same premises which Phil Fama and Arlene Fama granted and conveyed unto William Preziosi and Denise Hawthorne nka Denise Preziosi by Deed dated April 23, 2003 and recorded May 16, 2003 in the Office of the Recorder of Deeds of Wayne County, Pennsylvania in Deed Book 2232,

Seized and taken in execution as Denise Hawthorne, n/k/a Denise Preziosi 53 Hidden Valley Court Lake Ariel PA 18436
William Preziosi 53 Hidden Valley Court Lake Ariel PA 18436

Execution No. 732-Civil-2012
Amount \$111,964.64 Plus
additional

January 14, 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.

Craig Oppenheimer Esq.

3/8/2013 • 3/15/2013 • 3/22/2013

**SHERIFF'S SALE
APRIL 10, 2013**

By virtue of a writ of Execution JPMorgan Chase Bank, National Association issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 10th day of April, 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, being known as Lot Number 70, Section 12, Cheyenne Trail, as shown on a map of Pocono Springs Estates, on file with the Wayne County Recorder of Deeds Office at Honesdale, Pennsylvania, as recorded in Plot Book 12, Page 189, situate in the Township of Lehigh, County of Wayne and Commonwealth of Pennsylvania.

BEING known as Tax Parcel

Number 14-6-176.

UNDER AND SUBJECT to the same conditions, exceptions, restrictions, encroachments, reservations and covenants as are contained in prior Deeds and instruments forming the chain of title.

TOGETHER with all and singular buildings, improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging, or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantor in law, equity, or otherwise howsoever, of, in and to the same and every part thereof.

BEING TAX NO.: 14-6-176

BEING KNOWN AS: 70
CHEYENNE TRAIL,
GOULDSBORO,
PENNSYLVANIA 18424.

Title to said premises is vested in Keith A. Drake by deed from DONALD S. CALABRESE AND CHARLENE RUSSELL, HUSBAND AND WIFE dated April 3, 2008 and recorded September 22, 2008 in Deed Book 3595, Page 315.

Seized and taken in execution as Keith A. Drake 70 Cheyenne Trail GOULDSBORO PA 18424

Execution No. 141-Civil-2012
Amount \$164,695.51 Plus
additional

January 16, 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.**

Christine L. Graham, Esq.

3/15/2013 • 3/22/2013 • 3/29/2013

**SHERIFF'S SALE
APRIL 10, 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 10th day of April, 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 pieces or parcels of land, situated on Main street in Gouldsboro, township of Lehigh, county of Wayne, and commonwealth of Pennsylvania, bounded and described as follows, to wit:

THE first thereof:

BEGINNING at the south line of Main Street, south 89 degrees east 18 feet from the northeast corner of lot of Edith A. Bush; thence along south line of said Main Street south 89 degrees east 55 feet to a stake; thence south 1 degree west 150 feet to a stake; thence north 89 degrees west 44 1/2 feet to line of driveway; thence along said driveway north 5 degrees west 150 feet to place of beginning.

CONTAINING seven thousand three hundred twelve and one-half (7,312-1/2) square feet, be the same more or less.

THE second thereof:

BEGINNING at an iron post on the south line of Main Street at the northeast corner of lot of Edith A. Bush; thence in an easterly direction along said south line of Main Street 18 feet to corner of

land of Fred Roth and Lulu Roth, his wife; thence south 2 degrees 39 minutes east 150.32 feet along land of Fred Roth and Lulu Roth, his wife, thence easterly along land of Fred Roth and Lulu Roth, his wife, 44.5 feet; thence southerly 50 feet to an iron post; thence westerly 52 feet to westerly side of driveway; thence along westerly side of driveway in a northerly direction 200.5 feet to the place of beginning.

CONTAINING five thousand (5,000) square feet, be the same more or less.

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

TITLE TO SAID PREMISES VESTED IN Patricia N. Pisko, by Deed from Stephen D. Pisko, Jr. and Patricia N. Pisko, dated 06/17/2003, recorded 06/26/2003 in Book 2266, Page 22.

Premises being: 4580 MAIN STREET ROUTE 507 A/K/A 458 MAIN STREET, GOULDSBORO, PA 18424

Seized and taken in execution as Patricia N. Pisko 4580 Main Street Route 507 a/k/a 458 Main Street Gouldsboro PA 18424

Execution No. 206-Civil-2012
Amount \$126,482.00 Plus
additional

January 14, 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.

Meredith Wooters Esq.

3/15/2013 • 3/22/2013 • 3/29/2013

**SHERIFF'S SALE
APRIL 10, 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 10th day of April, 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 tract of parcel of land situated in the Township of Salem, Wayne County, Pennsylvania, known as Lot 388, Section 4, of The Hideout, a subdivision situated in the Townships of Lake and Salem, Wayne County, Pennsylvania, according to the plats thereof recorded in the Office of the Recorder of Deeds of Wayne County, Pennsylvania, April 9, 1970, in Plat Book 5, Pages 26 and 27; May 11, 1970, in plat Book 5, Pages 34,37,41, through 48 and 50; September 8, 1970, in Plat Book 5, Pages 59 and 61 through 63, 1 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 93 through 95; September 26, 1972, in Plat Book 5, Pages 96 through 104.

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 1, 1970 as amended and supplemented.

TOGETHER WITH all rights of way and under and subject to all covenants, reservation, restrictions and conditions of record, as found in the Chain of Title.

TITLE TO SAID PREMISES VESTED IN Virginia Brown and Roderick Brown, her husband, by Deed from Virginia Ward, now

known by marriage as Virginia Brown and Roderick Brown, her husband, dated 05/04/2001, recorded 05/14/2001 in Book 1782, Page 249.

Premises being: 388 LAKEWOOD DRIVE A/K/A 267 THE HIDEOUT, LAKE ARIEL, PA 18436

Tax Parcel No. 22-0-0018-01

Improvements thereon:: RESIDENTIAL DWELLING

Seized and taken in execution as Virginia Brown 267 The Hideout 388 Lakewood Drive LAKE ARIEL PA 18436 Roderick Brown 267 The Hideout 388 Lakewood Drive LAKE ARIEL PA 18436

Execution No. 457-Civil-2012 Amount \$219,049.72 Plus additional

January 17, 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.

Andrew J. Marley, Esq.

3/15/2013 • 3/22/2013 • 3/29/2013

**SHERIFF'S SALE
APRIL 10, 2013**

By virtue of a writ of Execution The Bank of New York Mellon f/k/a The Bank of New York as successor in interest to JP Morgan Chase Bank NA as Trustee for

Bear Sterns Asset-Backed Securities Trust 2005-SD3, Asset-Backed Certificates, Series 2005-SD3 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 10th day of April, 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 located in the the Township of Damascus, Wayne County of Wayne, Commonwealth of Pennsylvania, and being more particularly described as follows:

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BEGINNING at the northeasterly corner of this lot (Lot No. 27, Section 2) being also the southeasterly corner of Lot No. 26 Section 2 and being also on the westerly side of a fifty (50) foot wide right-of-way; thence along the southerly boundary line of Lot No. 26, Section 2, thence 86 degrees 30 minutes west 120 feet to the common corner of Lots 26, 27, 28, and 29; thence along the westerly boundary of Lot No. 27 south 8 degrees west 120 feet; thence south 86 degrees 30 minutes east 120 feet to a point on the westerly side of said fifty (50) foot wide right-of-way; thence along the westerly side of said fifty (50) foot wide right-of-way north 8 degrees east 120 feet to the place of

BEGINNING. CONTAINING 13,757 square feet of land, more or less. ALL bearings given herein are based upon the magnetic meridian as of December, 1965. For a survey of the above description see Wayne County Map Book 13 at page 168.

BEING Lot No. 27, in Section 2 of Bavarian Village as shown on map of survey by Mark R. Zimmer, Registered Surveyor, dated November 11, 1969, revised May 13, 1968, revised July 25, 1970 and revised September 15, 1970, showing Lots 21 to 36 of Section 2, of Bavarian Village a map of which is recorded in Wayne County Map Book 13 at page 168.

ALSO GRANTING AND CONVEYING unto the Grantees herein named, their heirs and

assigns forever, the free and uninterrupted right, use, liberty and privilege of ingress, egress, and regress to and from the premises above described and the public highway, along, over and upon rights-of-way as shown on said map of survey.

THE foregoing conveyance is subject to the following conditions and covenants, each and every one of which the grantee by the acceptance of this deed consents and agrees to and which shall be considered as covenants running with the land:

1. The said premises herein described shall be used and occupied for private residential purposes only and shall not at any time be used for farming, junk yard or any purposes whatsoever.
2. No house trailer shall be allowed or permitted on said premises at any time.
3. Any residence or other dwelling erected or permitted on said premises shall be at least twenty (20) by twenty-four (24) feet in dimension and shall be designed for one-family residential purposes and shall be adapted for normal living conditions with proper water, sewage and electrical utilities.
4. That the grantors herein, their heirs and assigns, reserve the right to cross the lot herewith conveyed with electric lines, water-lines, telephone lines and other public utility service, said lines to be run

not more than rive (5) feet from a boundary line.

5. Not more that one (1) dwelling shall be erected upon the above described lot.

UNDER AND SUBJECT TO a utility Right-of - Way instrument from Herbert Clemen, et ux., et al., to Pennsylvania Power and Light Company dated August 5. 1968, and recorded September 12, 1968, in Deed Book 244, page 753, a map of which is recorded in Map Book 10. at page 10.

UNDER AND SUBJECT to the rights of owner, their heirs and assigns of Lots # 22, 21, 26 to receive water from the distribution point in the basement of the home on Lot 27, and the right of ingress, egress, and regress for replacement, repair and maintenance of said distribution center and of said pipelines.

Under and subject to any and all covenants, conditions, reservations, restrictions, limitation, right-of-ways, objections, easements,

agreements, etc., as they appear of record.

TITLE TO SAID PREMISES VESTED IN Corey M. Ward and Tina-Vanessa Ward, his wife, as tenants

Seized and taken in execution as Corey M. Ward 53 Alpine Road AKA RR1 Box 1469 BEACH LAKE PA 18405

TinaVanessa Ward A/K/A Tina-Vanessa Ward 53 Alpine Road AKA RR1 Box 1469 BEACH LAKE PA 18405

Shirlianne E. Trento 53 Alpine Road AKA RR1 Box 1469 BEACH LAKE PA 18405

Execution No. 547-Civil-2012
Amount \$72,251.13 Plus additional

January 15, 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

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Honesdale, PA

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. Zuckerman, Esq.

3/15/2013 • 3/22/2013 • 3/29/2013

**SHERIFF'S SALE
APRIL 10, 2013**

By virtue of a writ of Execution GMAC Mortgage, LLC issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 10th day of April, 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 the Borough of Honesdale, formerly Township of Texas, County of Wayne, and State of Pennsylvania, bounded and described as follows:

BEGINNING in the west line of John Law's land; thence North

seventy-seven (77) degrees West ten and forty-three one hundredths (10.43) rods to the Cherry Ridge Turnpike Road; thence by the eastern line of said Turnpike Road, North thirty-one (31) degrees East three (3) rods to land now or formerly of J. VanSteenburg; thence by said VanSteenburg lot (No. 71) South seventy-seven (77) degrees East eight and eighty-four one hundredths (8.84) rods to said John Law's land; thence by said land now or formerly of John Law, South two and ninety-three one hundredths (2.93) rods to the place of BEGINNING. BEING Lot No. 72 of lots of S. W. Genung, deceased.

TITLE TO SAID PREMISES VESTED IN Brian F. Rogan, by Deed from Jason M. Donofry, single, dated 07/28/2005, recorded 07/29/2005 in Book 2824, Page 334.

Premises being: 283 TERRACE STREET, HONESDALE, PA 18431-1535

Tax Parcel No. 11-0-0012-0017 Seized and taken in execution as Brian F. Rogan 19 Oak Knoll Circle LEBANON PA 17042

Execution No. 589-Civil-2012 Amount \$78,406.28 Plus additional

January 14, 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.

Meredith Wooters Esq.

3/15/2013 • 3/22/2013 • 3/29/2013

**SHERIFF'S SALE
APRIL 10, 2013**

By virtue of a writ of Execution Residential Credit Solutions issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 10th day of April, 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, PARCEL AND TRACT OF LAND SITUATE, LYING AND BEING IN THE TOWNSHIP OF PAUPACK, COUNTY OF

WAYNE, STATE OF PENNSYLVANIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 356, SECTION 1, 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.

PARCEL NO. 19-0-0028-0065

BEING THE SAME PREMISES WHICH DAVID E. WALKER RAND KARL SMERGUT, TRUSTEES FOR WALLENPAUPACK LAKE ESTATES, BY INDENTURE DATED 10/13/1972 AND RECORDED 10/19/1972 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF WAYNE IN DEED BOOK 286, PAGE 844, GRANTED AND CONVEYED UNTO V. ENZO NARDONE AND ANNE D. NARDONE, HIS WIFE, AS TENANTS BY THE ENTIRETIES.

NOTICE - THIS DOCUMENT DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE

LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION DAMAGE MAY RESULTS TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING, OR STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. (THIS NOTICE IS SET FORTH IN THE MANNER PROVIDED IN SECTION 1 OF THE ACT OF JULY 17, 1957 P.L., 984 AS AMENDED, AND IS NOT INTENDED AS NOTICE OF UNRECORDED INSTRUMENTS, IF ANY.)

BEING KNOWN AS: 356 Indian Drive a/k/a 42 Indian Drive, Lake Ariel, PA 18436

PROPERTY ID NO.: 19-0-0028-0065

TITLE OF SAID PREMISES IS VESTED IN James A. Dietz and Susan Ackerman BY DEED FROM V. Enzo Nardone DATED 04/24/2007 RECORDED 05/01/2007 IN DEED BOOK 3285 PAGE 232.

Seized and taken in execution as Susan Ackerman 373 Chestnut

Avenue EAST MEADOW NY 11554
James A. Dietz 373 Chestnut Ave
EAST MEADOW NY 11554

Execution No. 635-Civil-2012
Amount \$161,896.05 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.

Elana B. Flehinger, Esq.

3/15/2013 • 3/22/2013 • 3/29/2013

**SHERIFF'S SALE
APRIL 10, 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 10th day of April, 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, viz:

PARCEL A:

ALL THAT CERTAIN lot or piece of land lying, situate and being in the Township of Salem, County of Wayne and State of Pennsylvania, bounded and described as follows:

BEGINNING at a pipe corner being located North 19 degrees 42 minutes East 100.6 feet from the Northeasterly corner of Lot No. 45, sold to Clay Cole; THENCE along Lot No. 46, North 77 degrees 54 minutes West 156.3 feet to a point in the centerline of Township Route T -367; THENCE along the center line of the same, North 17 degrees 36 minutes East 100.2 feet to a point in said road; THENCE along a proposed drive, South 77 degrees 54 minutes East 160 feet to a pipe corner; THENCE along Lot No. 44, South 19 degrees 42 minutes West 100.6 feet to the place of beginning.

CONTAINING 15,600 square feet, more or less, as surveyed by George E. Ferris, R.S., a map of which surveyed is recorded in Wayne County Map Book 10 at page 64, and being Lot No. 47 as depicted on said map.

PARCEL NO. 22-0-0013-0008

PARCEL B:

ALL THAT CERTAIN piece or parcel of land, lying and situate and being in the Township of Salem, County of Wayne and State of Pennsylvania, bounded and described as follows:

BEGINNING at the Southeast corner of Lot No. 47 in the Mary Krisovitch Development (now owned by Helen Reffler); THENCE along tile Eastern line of said Lot No. 47 North 19 degrees 42 minutes East 100.6 feet to the Northeast corner of Lot No. 47; THENCE South 77 degrees 54 minutes West 100 feet to a corner; THENCE South 19 degrees 42 minutes West 100.6 feet to a corner; THENCE North 77 degrees 54 minutes West 100 feet to the place of beginning.

CONTAINING 9,970 square feet more or less and being Lot 47A in the Mary Krisovitch Development as per revised map, made by George E. Ferris, R.S., September 1, 1972, a map of which is recorded in Wayne County Map Book No. 19, page 164.

FOR the purpose of future safe or transfer in any manner, Lots Nos. 47 and 47A shall be deemed a single lot.

PARCEL NO. 22-0-0013-0008-0001

Being the same property acquired by Joseph N. Simyan and Amanda L. Simyan, buy Deed recorded 06/05/2007, of record in Deed

Book 3308, Page 5, in the Office of the Recorder of Wayne county, Pennsylvania.

BEING TAX NO.: 22-13-8

BEING KNOWN AS: 40 SAWMILL ROAD, LAKE ARIEL, PENNSYLVANIA 18436.

Title to said premises is vested in Joseph N. Simyan and Amanda L. Simyan, husband and wife, by Amanda L. Simyan 40 Sawmill Road LAKE ARIEL PA 18436 deed from dated May 23, 2007 and recorded June 5, 2007 in Deed Book 3308, Page 5.

Seized and taken in execution as Joseph N. Simyan 40 Sawmill Road LAKE ARIEL PA 18436

Execution No. 175-Civil-2012
Amount \$216,620.10 Plus additional

January 25, 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.

Christine L. Graham, Esq.

3/15/2013 • 3/22/2013 • 3/29/2013

**SHERIFF'S SALE
APRIL 17, 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 17th day of April, 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, viz:

ALL that certain tract of land lying and being in the Township of Salem County of Wayne, State of Pennsylvania, being more particularly described as follows:

BEGINNING at a point in the center of the Public highway leading from Hamlin to Hollisterville, said point being thirty-four and five-tenths (34.5) feet from a point where the property line of James Simons and Ernest Chapman intersects the above said highway and South

forty-eight (48) degrees West; thence along Lot No. 1 of plot surveyed by C.E. Ferris, 1938, South forty-two (42) degrees East two hundred fifty (250) feet to a stake corner; thence along lands now or formerly of Weller South forty-eight (48) degrees West eighty (80) feet to a stake corner; thence along Lot No. 3 North forty-two (42) degrees West two hundred fifty (250) feet to a point in the center of above said highway; thence along the center of said highway North forty-eight (48) degrees East eighty (80) feet to the place of BEGINNING. CONTAINING twenty thousand (20,000.00) square feet of land, strict measure.

BEING PARCEL NO. 22-14-81

BEING the same premises which George E. Weller conveyed to Paul S. Yedinak by virtue of their Deed dated January 22, 2008 and recorded on January 24, 2008 in Wayne County Deed Book 3453, at Page 298.

SUBJECT to the same conditions, covenants, exceptions, easements, restrictions and reservations as are contained in former deeds in the chain of title.

Seized and taken in execution as Paul S. Yedinak 107 Cemetery Road MOSCOW PA 18444 Yedinak Enterprises, Inc., D/B/A Weller Woodworking 469 Cemetery Road MOSCOW PA 18444

Execution No. 434-Civil-2012
Amount \$329,604.79 Plus
additional

January 28, 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.**

David M. Gregory, Esq.

3/22/2013 • 3/29/2013 • 4/5/2013

**SHERIFF'S SALE
APRIL 17, 2013**

By virtue of a writ of Execution Deutsche Bank National Trust Company, as Trustee under Pooling and Servicing Agreement dated as of May, 1, 2007. Securities Asset-Backed Receivables, LLC Trust 2007-BR3 Mortgage Paass-Through Certificates, Series 2007-

BR3 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 17th day of April, 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:

PARCEL #1

ALL THAT CERTAIN piece, parcel or lot of land, situate, lying and being in the Township of Lake, County of Wayne and Commonwealth of Pennsylvania, more particularly Lot No. 540 Hummingbird Lane, Paupackan Lake Estates, as shown on a Map of Lands of Paupackan Lake Shores, Inc., recorded in the Office of the Recorder Of Deeds in and for the County of Wayne in Map Book 29, Page 83. Also identified as Tax Parcel #12-0-0054-0540 and Control #045407.

The premises is the same described in a deed from Great American Land Corp. ro Barry Ira Kaplan and Catherine Y. Kaplan, husband and wife dated February 24, 1976, Wayne County Deed Book 325 at page 320.

BEING the same premises, which Brian D. Semple and Jill M. Semple, his Wife, by their Deed dated April 13, 2004, and recorded in Wayne County Record Book 2483 at Page 180, granted and conveyed unto Kacper Fiutek and Michelle Fiutek, his Wife.

TOGETHER with the rights and privileges and UNDER and SUBJECT to the covenants, conditions, and restrictions as contained in Schedule "A" of the prior deed from Great American Land Corporation to Barry Ira Kaplan, et ux.

PARCEL #2

ALL THAT CERTAIN piece, parcel or lot of land, situate, lying and being in the Township of Lake, County of Wayne, and Commonwealth of Pennsylvania, more particularly Lot No. 538 Hummingbird Lane, Paupackan Lake Estates. Also identified as Tax Parcel #12-0-0054-0538 and Control #045403.

BEING the same premises which Brian D. Semple and Jill M. Semple, his wife, by their Deed dated May 25, 2006, and recorded in Wayne County Record Book 3049 at Page 374, granted and conveyed unto Kacper Fiutek and Michelle Fiutek, his wife.

TOGETHER with all and singular ways, waters, watercourses, rights, liberties, privileges, hereditaments, and appurtenances whatsoever, thereunto belonging, or in anywise appertaining, and all the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title interest, property, claim and demand whatsoever of Great American Land Corp. in law, equity, or otherwise howsoever, of, in and to the same and every party thereof.

Address Being: 540
HUMMINGBIRD LANE,
HAWLEY, PA 18431

Seized and taken in execution as
Barbara Vickrey 540 Hummingbird
Lane HAWLEY PA 18428
Brooks Vickrey 540 Hummingbird
Lane HAWLEY PA 18428

Execution No. 1113-Civil-2009
Amount \$83,144.73 Plus additional

January 25, 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.**

Chandra M. Arkema, Esq.

3/22/2013 • 3/29/2013 • 4/5/2013

**SHERIFF'S SALE
APRIL 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 Saturday the 20th day of April, 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:

**THE FOLLOWING DESCRIBED
REAL PROPERTY SITUATE IN
THE CITY OF LAKE ARIEL,
TOWNSHIP OF PAUPACK,
COUNTY OF WAYNE, AND
COMMONWEALTH OF
PENNSYLVANIA, TO WIT:**

**ALL THAT CERTAIN PIECE,
PARCEL OR TRACT OF LAND
SITUATED, LYING AND BEING
IN THE TOWNSHIP OF
PAUPACK, COUNTY OF WAYNE
AND STATE OF
PENNSYLVANIA, MORE
PARTICULARLY DESCRIBED
AS FOLLOWS, TO WIT:**

**BEING LOT NO. 63, SECTION
NO. III, 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 NO. 14, PAGE 117, SAID MAP BEING INCORPORATED BY REFERENCE HEREWITH AS IF ATTACHED HERETO.

TAX PARCEL #: 19-0-0030-0113

BEING KNOWN AS: Lot 63
Wallenpaupack Drive, a/k/a 980
Wallenpaupack Lake Estates, a/k/a 92

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
additonal

February 13, 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.

Jill P. Jenkins Esq.

3/22/2013 • 3/29/2013 • 4/5/2013

WAYNE COUNTY BAR ASSOCIATION



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LEGAL JOURNAL
OF WAYNE COUNTY, PA

22nd Judicial District
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CASES REPORTED

Joseph Puzoski aka Joseph Francisco, Jr. et al. Plaintiffs
vs.
NewPac Exploration, LLC and
Southwestern Energy Production Company, Defendants

Court of Common Pleas
22nd Judicial District
The Hon. Raymond L. Hanzell
President Judge
The Hon. Robert J. Cooney
Senior Judge

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CIVIL ACTIONS FILED

*FROM FEBRUARY 23, 2013 TO MARCH 1, 2013
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2008-00970	PATTEN TRAVIS	2/27/2013	WRIT OF EXECUTION	204,105.07
2009-20450	KAZAWIC ROBERT J SR	2/26/2013	SATISFACTION	—
2009-20450	KAZAWIC LORETTA M	2/26/2013	SATISFACTION	—
2009-20451	KAZAWIC ROBERT J SR	2/26/2013	SATISFACTION	—
2009-20451	KAZAWIC LORETTA M	2/26/2013	SATISFACTION	—
2009-20452	KAZAWIC JOHN P	2/26/2013	SATISFACTION	—
2009-20452	KAZAWIC ROBERT J SR	2/26/2013	SATISFACTION	—
2009-21723	MAHON PAUL	2/27/2013	SATISFACTION	—
2009-21724	MAHON PAUL	2/27/2013	SATISFACTION	—
2010-20425	KAZAWIC ROBERT J SR	2/26/2013	SATISFACTION	—
2010-20425	KAZAWIC LORETTA M	2/26/2013	SATISFACTION	—
2010-20427	KAZAWIC ROBERT J SR	2/26/2013	SATISFACTION	—
2010-20427	KAZAWIC LORETTA M	2/26/2013	SATISFACTION	—
2010-20428	KAZAWIC ROBERT J SR	2/26/2013	SATISFACTION	—
2010-20428	KAZAWIC JOHN P	2/26/2013	SATISFACTION	—
2010-21675	BARRETT JOHN P	2/28/2013	SATISFACTION	—
2011-00772	ESPINEIRA RICARDO	2/28/2013	AMEND "IN REM" JUDG	148,872.56
2011-00772	ESPINEIRA WENDY L	2/28/2013	AMEND "IN REM" JUDG	148,872.56
2011-20171	KAZAWIC ROBERT J SR	2/26/2013	SATISFACTION	—
2011-20171	KAZAWIC LORETTA M	2/26/2013	SATISFACTION	—
2011-20173	KAZAWIC ROBERT J SR	2/26/2013	SATISFACTION	—
2011-20173	KAZAWIC LORETTA M	2/26/2013	SATISFACTION	—
2011-20174	KAZAWIC JOHN	2/26/2013	SATISFACTION	—
2012-00132	SYLVIA WILLIAM I	2/28/2013	AMEND "IN REM" JUDG	97,721.71
2012-00132	SYLVIA HOLLY J	2/28/2013	AMEND "IN REM" JUDG	97,721.71
2012-00206	PISKO PATRICIA N	2/28/2013	AMEND "IN REM" JUDG	143,610.43
2012-00222	FANIZZA FRANK	2/28/2013	AMEND "IN REM" JUDG	84,321.29
2012-00222	FANIZZA JOSEPHINE	2/28/2013	AMEND "IN REM" JUDG	84,321.29
2012-00425	MOORE HAROLD	3/01/2013	VACATE JUDGMENT	—
2012-00425	BLACK CHRISTINE	3/01/2013	VACATE JUDGMENT	—
2012-00496	RAE KRISTYN	2/28/2013	AMEND "IN REM" JUDG	265,772.57
2012-00496	CAMPBELL ROBERT	2/28/2013	AMEND "IN REM" JUDG	265,772.57
2012-00622	VELEHOSKI-SCHNEIDER JANET A/K/A	2/25/2013	DEFAULT JUDG IN REM	202,259.73
2012-00622	SCHNEIDER JANET VELEHOSKI	2/25/2013	DEFAULT JUDG IN REM	202,259.73
2012-00622	SCHNEIDER LONNIE	2/25/2013	DEFAULT JUDG IN REM	202,259.73
2012-00637	ALARCON BYRON E	2/25/2013	DEFAULT JUDGMENT	276,670.07
2012-00637	ALARCON FRANCES	2/25/2013	DEFAULT JUDGMENT	276,670.07
2012-00637	ALARCON BYRON E	2/25/2013	WRIT OF EXECUTION	276,670.07
2012-00637	ALARCON FRANCES	2/25/2013	WRIT OF EXECUTION	276,670.07
2012-00658	OSTRANDER DIANE	2/27/2013	JDGMT BY COURT ORDER	7,123.83

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

2012-00669	ZIGMAN ROBERT HEIRS, SUCCESSORS, ASSIGNS...	2/27/2013	FINAL JUDGMENT	—
2012-00689	KABONICK MICHAEL A	2/27/2013	WRIT OF EXECUTION	217,851.28
2012-00689	KABONICK KIMBERLY M	2/27/2013	WRIT OF EXECUTION	217,851.28
2012-00691	DELLOCA ALBERTO C	2/27/2013	FINAL JUDGMENT	—
2012-00714	LAPASTA DOUGLAS G	3/01/2013	VACATE JUDGMENT	—
2012-00723	BILL GOODWIN CONSTRUCTION LLC	3/01/2013	WRIT OF EXECUTION	1,208,167.16
2012-00728	BILL GOODWIN CONSTRUCTION LLC	3/01/2013	WRIT OF EXECUTION	670,417.86
2012-00728	RENEWABLE ENERGY SYSTEMS AMERICAS INC. GARNISHEE	3/01/2013	WRIT OF EXECUTION	670,417.86
2012-00728	RES AMERICA CONSTRUCTION INC. GARNISHEE	3/01/2013	WRIT OF EXECUTION	670,417.86
2012-00728	RES EARTH AND CABLE LLC GARNISHEE	3/01/2013	WRIT OF EXECUTION	670,417.86
2012-00729	LANGENDOERFER MARY	2/25/2013	DEFAULT JUDGMENT	—
2012-00734	NDLOVO MZIKAYISE L	2/27/2013	WRIT OF EXECUTION	73,624.25
2012-20075	KENNEDY DAMIAN	2/26/2013	SATISFACTION	—
2012-20282	KAZAWIC ROBERT	2/26/2013	SATISFACTION	—
2012-20282	KAZAWIC LORETTA	2/26/2013	SATISFACTION	—
2012-20283	KAZAWIC ROBERT J	2/26/2013	SATISFACTION	—
2012-20283	KAZAWIC LORETTA M	2/26/2013	SATISFACTION	—
2012-20284	KAZAWIC ROBERT J	2/26/2013	SATISFACTION	—
2012-20284	KAZAWIC LORETTA M	2/26/2013	SATISFACTION	—
2012-21119	RYAN NANCY D DECEASED	3/01/2013	WRIT SCIRE FACIAS	—
2012-21283	MENOTTI ADORE	2/26/2013	SATISFACTION	279.31
2012-21438	BOGUSKI DENNIS	2/26/2013	WRIT OF EXECUTION	1,635.40
2012-21438	WAYNE BANK GARNISHEE	2/26/2013	GARNISHEE/WRIT EXEC	1,635.40
2012-21486	GRUBE WILLIAM	2/26/2013	SATISFACTION	—
2012-21487	SZPERNOGA JAN	2/26/2013	SATISFACTION	—
2012-21487	SZPERNOGA ELIZBIETA	2/26/2013	SATISFACTION	—
2013-00005	KOSTIW THOMAS	2/27/2013	JUDGMENT/POSSESSION	—
2013-00005	KOSTIW MARLEN	2/27/2013	JUDGMENT/POSSESSION	—
2013-00008	BILL GOODWIN EXCAVATING	2/27/2013	DEFAULT JUDGMENT	63,390.25
2013-20091	FEDERAL NATIONAL MORTGAGE ASSOCIATION	2/26/2013	SATISFACTION	279.86
2013-20138	BILL GOODWIN CONSTRUCTION LLC	2/26/2013	AMENDED WRIT EXEC	78,344.50
2013-20174	DEMARCO LOUIS F SR	2/26/2013	TAX LIEN	14,582.68
2013-20175	HSBC BANK	2/26/2013	MUNICIPAL LIEN	485.30
2013-20176	BURKE CHRISTOPHER M	2/26/2013	MUNICIPAL LIEN	293.46
2013-20176	BURKE CATHERINE M	2/26/2013	MUNICIPAL LIEN	293.46
2013-20177	GRZEJKA ROMAN	2/26/2013	MUNICIPAL LIEN	555.82
2013-20178	RIVARDO MARY	2/26/2013	MUNICIPAL LIEN	725.85
2013-20178	RIVARDO MICHAEL D ESTATE OF	2/26/2013	MUNICIPAL LIEN	725.85
2013-20179	RIVARDO MARY	2/26/2013	MUNICIPAL LIEN	802.61
2013-20179	RIVARDO MICHAEL D ESTATE OF	2/26/2013	MUNICIPAL LIEN	802.61
2013-20180	DELUCA TINA M PINEIRO	2/26/2013	MUNICIPAL LIEN	634.59
2013-20180	PINEIRO TINA M DELUCA	2/26/2013	MUNICIPAL LIEN	634.59
2013-20180	DELUCA THOMAS A	2/26/2013	MUNICIPAL LIEN	634.59

2013-20181	GRZEJKA ROMAN	2/26/2013	MUNICIPAL LIEN	896.42
2013-20182	STROURBRIDGE RAILROAD	2/26/2013	MUNICIPAL LIEN	235.55
2013-20183	O'HARE AMY J	2/26/2013	MUNICIPAL LIEN	263.76
2013-20183	OHARE AMY J	2/26/2013	MUNICIPAL LIEN	263.76
2013-20184	SCHWAB MICHAEL R	2/26/2013	MUNICIPAL LIEN	279.96
2013-20185	GONZALEZ MARIANO	2/26/2013	MUNICIPAL LIEN	279.31
2013-20186	PENN WILLIAM S	2/26/2013	MUNICIPAL LIEN	279.31
2013-20187	KNEE WILLIAM	2/26/2013	MUNICIPAL LIEN	279.31
2013-20187	KNEE TRACY	2/26/2013	MUNICIPAL LIEN	279.31
2013-20188	MOYLES GREGORY J	2/27/2013	JUDGMENT	2,121.00
2013-20189	PAPPAS ELIZABETH	2/27/2013	JUDG/LUZERNE CO PA	3,322.22
2013-20190	THOMAS ALVERDA	2/27/2013	JP TRANSCRIPT	2,794.23
2013-20191	INT'L TRANSPORT & SHIPPING SERVICES INC	2/27/2013	JP TRANSCRIPT	2,107.72
2013-20192	SCHROEDER DAVID P	2/28/2013	JUDGMENT	1,589.50
2013-20193	BARRISE JENNIFER A	2/28/2013	JUDGMENT	4,174.12
2013-20194	WESTERN GUILT LLC	2/28/2013	JP TRANSCRIPT	2,092.73
2013-20195	ZANDERS KOMITA	2/28/2013	MUNICIPAL LIEN	534.64
2013-20195	CARROUNIS BRINDA ZANDERS	2/28/2013	MUNICIPAL LIEN	534.64
2013-20195	ZANDERS BRINDA CARROUNIS	2/28/2013	MUNICIPAL LIEN	534.64
2013-20196	MCLEAN ELIZABETH JOHNSON	2/28/2013	MUNICIPAL LIEN	595.89
2013-20196	JOHNSON ELIZABETH MCLEAN	2/28/2013	MUNICIPAL LIEN	595.89
2013-20196	GRAY JOSHUA VANCE	2/28/2013	MUNICIPAL LIEN	595.89
2013-20196	GRAY TRINA	2/28/2013	MUNICIPAL LIEN	595.89
2013-20197	GMAC MORTGAGE	3/01/2013	MUNICIPAL LIEN	279.31
2013-25086	EDWARD DONALD R JR	2/26/2013	BAIL PROPERTY JUDG	500,000.00
2013-90027	MCCONNELL JEANNE ESTATE	2/26/2013	ESTATE CLAIM	96,881.81
2013-90028	SCHROEDER DONNALYNN ESTATE	2/28/2013	ESTATE CLAIM	26,211.34

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00101	MIDLAND FUNDING	PLAINTIFF	2/27/2013	—
2013-00101	BAKER RONALD	DEFENDANT	2/27/2013	—
2013-00104	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	3/01/2013	—
2013-00104	ELLEFSEN MARYANN	DEFENDANT	3/01/2013	—

CONTRACT — DEBT COLLECTION: OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00095	LADS INC D/B/A	PLAINTIFF	2/26/2013	—
2013-00095	HEADS UP FLOORING	PLAINTIFF	2/26/2013	—
2013-00095	CLAUSS CONSTRUCTION	DEFENDANT	2/26/2013	—
2013-00096	LADS INC D/B/A	PLAINTIFF	2/26/2013	—
2013-00096	HEADS UP FLOORING	PLAINTIFF	2/26/2013	—
2013-00096	BRUNO FRANK	DEFENDANT	2/26/2013	—
2013-00096	BRUNO ANDREA	DEFENDANT	2/26/2013	—

2013-00099	COMPTON JAY D/B/A	PLAINTIFF	2/26/2013	—
2013-00099	COMPTONS BODY WORK	PLAINTIFF	2/26/2013	—
2013-00099	BIBBS MICHAEL D	DEFENDANT	2/26/2013	—
2013-00099	BIBBS RACHEL A	DEFENDANT	2/26/2013	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00094	HONESDALE NATIONAL BANK	PLAINTIFF	2/25/2013	—
2013-00094	BANNAN THOMAS C	DEFENDANT	2/25/2013	—
2013-00097	BANK OF AMERICA S/B/M TO	PLAINTIFF	2/26/2013	—
2013-00097	BAC HOME LOANS SERVICING F/K/A	PLAINTIFF	2/26/2013	—
2013-00097	COUNTRYWIDE HOME LOANS SERVICI	PLAINTIFF	2/26/2013	—
2013-00097	VOLPE MICHELE E A/K/A	DEFENDANT	2/26/2013	—
2013-00097	STRAZZERA MICHELE E	DEFENDANT	2/26/2013	—
2013-00098	US BANK	PLAINTIFF	2/26/2013	—
2013-00098	MASGULA MICHAEL	DEFENDANT	2/26/2013	—
2013-00098	MASGULA OGJEANA J	DEFENDANT	2/26/2013	—
2013-00100	BANK OF AMERICA SUCCESSOR BY MERGER TO	PLAINTIFF	2/27/2013	—
2013-00100	BAC HOME LOANS SERVICING F/K/A	PLAINTIFF	2/27/2013	—
2013-00100	COUNTRYWIDE HOME LOANS SERVICI	PLAINTIFF	2/27/2013	—
2013-00100	MUSSELMAN JOSEPH A	DEFENDANT	2/27/2013	—
2013-00102	BRANCH BANKING AND TRUST CO	PLAINTIFF	3/01/2013	—
2013-00102	BLACK ROBERT A A/K/A	DEFENDANT	3/01/2013	—
2013-00102	BLACK ROBERT ALLEN	DEFENDANT	3/01/2013	—
2013-00102	BLACK FARRAH R A/K/A	DEFENDANT	3/01/2013	—
2013-00102	BLACK FARRAH ROSE A/K/A	DEFENDANT	3/01/2013	—
2013-00102	FARRELL FARRAH A	DEFENDANT	3/01/2013	—
2013-00103	BANK OF AMERICA SUCCESSOR BY MERGER TO	PLAINTIFF	3/01/2013	—
2013-00103	BAC HOME LOANS SERVICING LP F/K/A	PLAINTIFF	3/01/2013	—
2013-00103	COUNTRYWIDE HOME LOANS SERVICI	PLAINTIFF	3/01/2013	—
2013-00103	FLOOD TARA B	DEFENDANT	3/01/2013	—



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MORTGAGES AND DEEDS

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

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Jones Melissa Joy Beahr Beahrjones Melissa Joy Jones Ernest T Jones Judith R Jones Ernest D	Dime Bank	Hawley Borough	101,000.00
Lampe Harold C III	Lampe Harold C Jr	Paupack Township	57,298.50
Bosco Scott	Bryn Mawr Trust Company	Paupack Township	
Bosco Beth			176,000.00
Zebrowski Kimberlee	Mortgage Electronic Registration Systems	Salem Township	116,717.00
Debellis Brandon A	Mortgage Electronic Registration Systems	Clinton Township 2	
Debellis Christina M			134,144.00
Stephens Millard Scott Stephens Barbara A	P N C Bank	Preston Township	20,000.00
Billard James E	Honesdale National Bank	Berlin Township	
Billard Linda S			96,000.00
Mantz Bruce T	Mortgage Electronic Registration Systems	Lake Township	
Mantz Cheryl			95,000.00
Tresslar Thomas F	Citizens Savings Bank	Cherry Ridge Township	
Tresslar Suzanne D Pritchard Pritchardtresslar Suzanne D			120,000.00
Smith Christopher E	Wells Fargo Bank	Lake Township	303,650.00
Trail Colette	Honesdale National Bank	Dyberry Township	37,800.00
Phetteplace Phillip E Phetteplace Jeanette M	First National Community Bank	Texas Township	25,000.00
Richter Robert J Richter Arlene F	E S S A Bank & Trust	Paupack Township	129,500.00
Negron Jose	Mortgage Electronic Registration Systems	Lake Township	
Negron Rosa			59,284.00
Paul Franklyn D	Mortgage Electronic Registration Systems	Paupack Township	52,700.00
Supino John J	Honesdale National Bank	Damascus Township	90,000.00
Keller David W Keller Pauline D	Wells Fargo Bank	Paupack Township	132,500.00
Martinez Antonia Martinez Rafael	Bank Of America	Lake Township	80,600.00

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

Hocker Jarrod D	Dime Bank	Berlin Township	
Hocker Samantha			10,400.00
Henshaw Lewis C	Dime Bank	Canaan Township	
Henshaw Margaret A			32,203.27
Sciarrino Joseph	Dime Bank	Paupack Township	
Sciarrino Paula			85,000.00
Vaccari Albert W	Citizens Savings Bank	Buckingham Township	50,000.00
Mitchell David C	Citizens Savings Bank	Honesdale Borough	
Mitchell Rosemary			112,000.00
Rothermel Helen	Honesdale National Bank	Paupack Township	75,000.00
Roche Joseph R	Dime Bank	Damascus Township	
Roche Patricia M			144,200.00
Leonard Michael G	N B T Bank	Buckingham Township	
Leonard Barbara R			788,000.00
Wesolowski Andrew	Wayne Bank	Scott Township	
Tullo Jeannette M			129,000.00
Komar Anthony J	Honesdale National Bank	Honesdale Borough	
Komar Heather Ann Holmes			210,000.00
Holmes Komar Heather Ann			
Meagher Paul M	Honesdale National Bank	Dyberry Township	
Meagher Sandra A		Dyberry & Texas Twps	250,000.00
		Texas Township	
		Texas & Dyberry Twps	250,000.00
Albitz Lisa	Honesdale National Bank	Paupack Township	
Albitz Dana By Agent			25,000.00
Albitz Lisa Agent			
Rivera Rosa	Wells Fargo Bank	Sterling Township	123,330.95
Santamaria Raymond	Mortgage Electronic Registration Systems	Salem Township	128,868.00
Hendry Frank T Jr	Mortgage Electronic Registration Systems	Lake Township	
Hendry Nola Doubet			68,184.00
StClair Wendy L Bennett	Mortgage Electronic Registration Systems	Honesdale Borough	50,000.00
Kerbis Joseph Tr	Honesdale National Bank	Paupack Township	
Kerbis Linda Tr			110,000.00
Joseph Kerbis Family Revocable Living Trust			
Linda Kerbis Family Revocable Living Trust			
Karkula John Erik	U S Small Business Administration	Damascus Township	100,000.00
Costello Wendy L	Wells Fargo Bank	Palmyra Township	
Costello Steven C			90,000.00
Koerber Robert	Pennstar Bank	Lake Township	
Koerber Susan			80,000.00
Yedinak John	Honesdale National Bank	Salem Township	184,000.00
Sutton Andrew J	Wells Fargo Bank	Salem Township	
Sutton Margaret M			240,000.00
Theobald Joseph J	Honesdale National Bank	Cherry Ridge Township	
Theobald Misty J			160,000.00

Gervasi Josephine	Pennstar Bank	Lake Township	108,000.00
Rothman Sara R	Mortgage Electronic Registration Systems	Damascus Township	46,287.00
Andrichak Stephen M	Pennstar Bank	Sterling Township	
Andrichak Teresa G			50,000.00
Schwab Fred L	First National Community Bank	Honesdale Borough	
Schwab Dawn I			41,000.00
Sali Matthew	Mortgage Electronic Registration Systems	Palmyra Township	
Sali Bettina Lang			288,000.00
Langsali Bettina			
Grewe Judith L	Citizens Savings Bank	Paupack Township	120,000.00
Clayton Chris S	Mortgage Electronic Registration Systems	Salem Township	
Clayton Shelby A			150,200.0
Fila Timothy	Mortgage Electronic Registration Systems	Texas Township 1 & 2	
Fila Colleen			175,698.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Lampe Harold C Jr	Lampe Harold C III	Paupack Township	
Lampe Harold C III			
Broughton James I Exr	Broughton James I	Palmyra Township	
Broughton Jayne West			
Oppedisano William	Cherokee Roofing & Home Restoration Corp	Lake Township	
Oppedisano Theresa			Lot 851
Pavlovich Jeffrey A	Pavlovich Joseph V	South Canaan Township	
Pavlovich Jenny M	Pavlovich Marjorie		
Pavlovich Jeffrey A	Pavlovich Joseph V	Mount Pleasant Township	
Pavlovich Jenny M	Pavlovich Marjorie A		
Pavlovich Jeffrey A	Pavlovich Joseph V	Canaan Township	
Pavlovich Jenny M	Pavlovich Marjorie		
Ayres Janet Diehl Exr	Bosco Scott	Paupack Township	
Diehl Nancy P Est	Bosco Beth		
Gales Paul D	Starlight Land Company	Buckingham Township	
Gales Vicki			
Zebrowski Daniel	Zebrowski Kimberlee	Salem Township	
Zebrowski Kimberlee			Lot 19
Colachino David	Debellis Brandon A Debellis Christina M	Clinton Township 2	
Sawickey Robert M	Loureiro Roxanne	Lehigh Township	
Sawickey Madalyn			Lots 295 & 296
Rinker Benjamin	Rinker Benjamin P	Lake Township	
Rinker Doris Koehler	Rinker Doris L Koehler		Lot 2
Koehllrinker Doris	Koehllrinker Doris L		

Honesdale Volunteer Ambulance Corps Inc	Rollison Martin	Cherry Ridge Township	
Honesdale EMS	Rollison Susan		
Poole Charles	Mantz Bruce T	Lake Township	
Poole Robin Weber Weberpoole Robin	Mantz Cheryl		Lot 4175
Tresslar Thomas F	Tresslar Thomas F Tresslar Suzanne D Pritchard Pritchardtresslar Suzanne O	Cherry Ridge Township	
Ferlita Steve A Ferlita Maria	Ferlita Steve A	Preston Township	
Bishop Robert	Bishop Robert Bishop Amparo Inez Bishop Kevin John	Clinton Township 1	
Federal National Mortgage Association AKA Fannie Mae AKA Udren Law Offices	Alton Anthony	Preston Township	
Besancency Dennis	Rueger Russell	Manchester Township	Lot 1164
Penns Wood Inc	Altemier Roger C Altemier Ruth	Lake Township	Lot 2
Housing & Urban Development	McCusker Timothy McCusker Janice	Paupack Township	Lot 1
Giese Lawrence Giese Linda	Giese Lawrence	Damascus Township	
Giese Lawrence Giese Linda	Giese Lawrence	Damascus Township	
Supino Ann M	Supino John J	Damascus Township	
Granville Nicole L By Sheriff Granville Gregory By Sheriff	Wayne Bank	Lake Township	Lot 3440
Migliore Salvatore By Sheriff Migliore Lisa By Sheriff Migliore Christopher By Sheriff	Dime Bank	Dreher Township	
Morris Brian A	Fernandez Eddey Fernandez Maria	Lehigh Township	Lot 12
Lombardo Joseph M Lombardo Barbara J	Lombardo Joseph M Lombardo Barbara J	Damascus Township	
Ross Ernest E Sr	Ross Kyal C	Manchester Township	
Davis Dale Ann Davis James J	Banas Ronald Banas Karen	Berlin Township	Lot 19
Lawless John R By Sheriff Lawless Stephanie A By Sheriff	Deutsche Bank National Trust Company Tr	Mount Pleasant Township	
Johnson Frank B Johnson Donna M	Johnson Frank B Johnson Donna M Johnson Frank B Jr Johnson Elizabeth	Lake Township	

Martinez Domingo	Martinez Jennifer Martinez Grisel Martinez Anthony	Texas Township 1 & 2	Lot 7
Colligan Sheryl L	Colligan Cory L	Paupack Township	Lots 97 & 161
K D G Real Estate	Moleski Michael	Lake Township	
K D G Management	Moleski Lois		Lot 3680
Grimm Robert C			
Grimm Karla D			
Sanderson Andrew R	Komar Anthony J	Honesdale Borough	
Sanderson Melinda	Komar Heather Ann Holmes Holmeskomar Heather Ann		
Surma Helen	Dorsch Jeffrey Dorsch Debra	Lehigh Township	Lot 3
Reinwald Emil L III Ind & Adm	Reinwald Emil L III	Paupack Township	
Reinwald Jeannine Est			Lot 10
Reinwald Emil L IV			
Byers Romayne	Costello Steven C Costello Wendy L	Palmyra Township	Lot 12
K D G Real Estate	Anderson Robert	Salem Township	
K D G Management	Anderson Carol		Lot 286
Grimm Robert C			
Grimm Karla D			
Como Paul A Sr	Sutton Andrew J	Salem Township	
Como Susan M	Sutton Margaret M		Lot 898
Petersen Steven	Ali Rizwan	Lake Township	
Petersen Mari	Rawalpindiwala Maria		Lot 1219
Williams Edgar R	Nuss Robert Nuss Franziska	Lehigh Township	
Olker Josephine	Gervasi Josephine	Lake Township	
Gervasi Josephine			Lot 4214
Ayala Joseph I AKA By Sheriff	Federal Home Loan Mortgage Corporation	Lehigh Township	
Ayala Jose I AKA By Sheriff			Lot 68
Odell James	Sali Matthew	Palmyra Township	
Odell Teresa	Sali Bettina Lang Langsali Bettina		Lot B
Christopher Joseph A	Christopher Edward J	Salem Township	
Christopher Marilyn A			
Davis William F	Davis William F Tr	Buckingham Township	
Davis Joanne K	Davis Joanne K Tr Starlight Trust Alexander Eliza Tr Bevan Eleanor Tr Davis Llewellyn Tr		Lot 7
Gruber Michael	Stalzer Susan Tr	Lake Township	
Gruber Joy	Schmidt Margaret M Tr Erker Ann L Tr Robert Charles Hoelle Irrevocable Trust Stalzer Thomas Stalzer Susan		Lot 1100

Torre Donald R	Torre Donald R Kramer Robert	Manchester Township	
Wells Fargo Bank Tr By Af Bank Of America Af	Fila Timothy Fila Colleen	Texas Township 1 & 2	Lot 3
Robinson John M	Smith Walter R	Preston Township	
Robinson Cheryl L	Smith Mary Lynn		Lot A
Smith Walter R	Smith Walter R	Preston Township	
Smith Mary Lynn	Smith Mary Lynn		
Robinson John M	Phillips James Lee	Preston Township	
Robinson Cheryl L	Phillips Christine		Lot B
Phillips James Lee	Phillips James Lee	Preston Township	
Phillips Christine	Phillips Christine		
Eastern Overhawk	Mignogna Ralph Mignogna Marion	Paupack Township	Lot 37

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