

OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 3 ★ MARCH 29, 2013 ★ Honesdale, PA ★ No. 3



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CASES REPORTED

Commonwealth
v.
Eric Frederick Skinner

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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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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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Orphans Court; Accounting on Estates (2-time insertion)	\$45

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

Subscription Rates

Per Year

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

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COURT OPINION

Commonwealth

v.

Eric Frederick Skinner

No. 462-2011-CR

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

District Attorney for Commonwealth

Oressa P. Campbell, Esquire, for Defendant

Summary of the Case

The matter before the Court was Defendant's PCRA Petition. On September 23, 2011, Defendant was charged with Persons Not to Possess Firearms (F2), Firearms not to be Carried without a License (F3), Possession of Drug Paraphernalia (M), Receiving Stolen Property (F3), and Receiving Stolen Property (F2). On March 1, 2012, Defendant plead guilty to Possession of Drug Paraphernalia, graded as a misdemeanor, and Receiving Stolen Property, graded as a first degree misdemeanor. Sentencing was conducted on June 14th at which time Defendant was sentenced to 3-12 months for the first charge and 16-60 months on the second charge, both sentences to run concurrently.

Defendant timely filed a PCRA motion and counsel was appointed. Attorney Campbell reviewed the docket and Defendant's claims, and ultimately filed a Motion to Withdraw on January 17, 2013, along with submitting a No Merit Letter as required. When ruling on a motion to withdraw, the PCRA court must conduct an independent review as a follow up to counsel's letter. Commonwealth v. Mosteller, 633 A.2d 615, 617 (Pa.Super. 1993). The independent review must show proof that:

1. PCRA counsel, in a no-merit letter, has detailed the nature and extent of his review;
2. PCRA counsel, in the no-merit letter, lists each issue the petitioner wishes to have reviewed;
3. PCRA counsel must explain, in the no-merit letter, why petitioner's issues are meritless;
4. The PCRA court must conduct its own independent review of the record; and

5. The PCRA court must agree with counsel that the petition is meritless.

In the case at bar, the Court determined that PCRA counsel complied with the first three requirements. Counsel attached the appropriate no-merit letter to the Motion to Withdraw, which letter was reviewed by the Court prior to conducting its independent review.

To begin its independent review, the Court noted that Defendant challenged his conviction and sentence based on:

- (i) A violation of the Constitution which, in the circumstances of the particular case, so undermined the truth-determining process that no reliable adjudication of guilt or innocence could have taken place.
- (ii) Ineffective assistance of counsel which, in the circumstances of the particular case, so undermined the truth-determining process that no reliable adjudication of guilt or innocence could have taken place.

42 Pa.C.S.A. § 9543(a)(2).

Constitutional Violations

Defendant alleges that he is eligible for relief based on the following failures of his former trial counsel: 1) failure to present mitigating factors at sentencing; 2) failure to correct remarks made by the Commonwealth during sentencing; and 3) failure to prepare Defendant for sentencing and explaining Defendant's rights to him. In order to succeed on a claim of ineffective assistance, a defendant must establish: 1) the underlying claim has merit; 2) counsel had no reasonable basis for action or inaction; and 3) defendant suffered prejudice by counsel's ineffectiveness. Commonwealth v. Paddy, 15 A.3d 431, 432 (Pa. 2011) (citing Commonwealth v. Pierce, 527 A.2d 973, 975-76 (Pa.1987)). The claim will be denied if a defendant fails to satisfy any one of the three prongs. *Id.* Further, "boilerplate allegations and bald assertions of no reasonable basis and/or ensuing prejudice cannot satisfy a petitioner's burden to prove that counsel was ineffective." *Id.* at 443.

As to mitigating factors, Defendant alleged that trial counsel failed to present his positive work history, that Defendant's fiancée was pregnant and Defendant was the sole provider, his sobriety and participation in AA, and that Defendant went long periods of time without arrest. "In evaluating a claim that trial counsel was ineffective for failing to investigate and present mitigation evidence, it is settled that counsel has a general duty to conduct reasonable investigations or reach reasonable decisions that render particular investigations unnecessary." Commonwealth v. Rega, 593 Pa. 659, 707 (2007). The

Court then opined that trial counsel advised the Court of Defendant's addiction to drugs, that he took full responsibility for his actions, that he had always maintained full time employment and was also the caretaker for his ailing parents. As such, the court determined there was no merit in Defendant's first claim.

As to his counsel's alleged failure to correct remarks made by the Commonwealth, specifically that the money was recovered which was his savings, and that the reason Defendant ran was because he had no license and it was his daughter's birthday. "[I]neffectiveness claims stemming from a failure to object to a prosecutor's conduct may succeed when the petitioner demonstrates that the prosecutor's actions violated a constitutionally or statutorily protected right..." Commonwealth v. Cox, 603 Pa. 223, 254 (2009). The Court determined that the incorrect factual remarks did not violate any protected right. In addition, the Court noted that Defendant answered that the remarks were essentially correct when asked during the sentencing hearing. As such, the second claim had no merit.

Trial counsel's final failure was that he failed to adequately prepare Defendant for sentencing and failed to explain all Defendant's rights and options which deprived Defendant of a fair and proper hearing. A post conviction petitioner's unsupported and conclusory allegation that his trial counsel failed to adequately prepare for sentencing was insufficient to support a claim of ineffective assistance of counsel. Commonwealth v. Speight, 578 Pa. 520, 539-40 (2004). Inasmuch as Defendant did not specifically exactly what counsel failed to do, and because the Court advised Defendant of his appeal rights at the time of sentencing, Defendant's third claim had no merit.



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 JOAN ATKINS
Late of Hawley Borough
Executrix
SANDRA KLINE
1409 HILLSIDE AVE.
HONESDALE, PA 18431
Attorney
NICHOLAS A. BARNA
831 COURT STREET
HONESDALE, PA 18431

3/29/2013 • 4/5/2013 • 4/12/2013

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.
ROCHFORT
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

OTHER NOTICES

**NOTICE OF NAME CHANGE
IN THE COURT OF COMMON
PLEAS OF THE 22ND JUDICIAL
DISTRICT COMMONWEALTH
OF PENNSYLVANIA
WAYNE COUNTY**

IN RE:
CHANGE OF NAME OF
Tiffany Rose Kondroski : No. 113-
2013 CIVIL

ORDER FOR PUBLICATION

And now, this 6th day of March
2013, upon motion of Tiffany Rose
Kondroski, Petitioner, it is

ORDERED and DECREED that the Petition be heard on the 23rd day of April 2013 at 1:00 p.m. before the Honorable Raymond L. Hamill and that notice of the filing of the within Petition and of the aforesaid date of hearing be published in the Official Legal Journal of Wayne County, PA and the Wayne Independent at least thirty (30) days before the hearing.

It is FURTHER ORDERED that if the Petitioner seeks to change the name of a minor child, the non-petitioning parent must be provided with notice of the filing of the within Petition and the aforesaid date of hearing.

For the Court:
Karen Vinton
Deputy Court Administrator

3/29/2013

ARTICLES OF DISSOLUTION- DOMESTIC

Notice is hereby given that Articles of Dissolution-Domestic Non-Profit Corporation have been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on the 29th day of January, 2013, for the purpose of dissolving the corporation.

The name of the corporation is
WAYNE COUNTY 4-H
DEVELOPMENT FUND, INC.

Richard B. Henry, Esquire
1105 Court Street
Honesdale, PA 18431

3/29/2013

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 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:

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) feet 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 five (5) feet from a boundary line.
5. Not more than 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 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

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PAYMENT.

Elana B. Flehing, 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 Enterprizes, 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

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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 additional

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

**SHERIFF'S SALE
APRIL 24, 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 24th 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, 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:

BEING Lot No. 1, Street Gemini Trail, Final Map of Pocono Springs Estates, Inc., Section XII, on the plot or plan of lots known as 'Pocono Springs Estates, Inc.' as laid out for the grantor herein by R.N. Harrison, Civil Engineer, Hackettstown, N.J., dated May, 1968, and recorded in the Office of the Recorder of Deeds of Wayne County in Map Book 14, Page 189.

UNDER AND SUBJECT to covenants, restrictions, reservations and conditions as set forth in prior deeds and instruments forming the chain of title.

TITLE TO SAID PREMISES
VESTED IN Timothy P.

Budnovitch and Michelle L. Budnovitch, h/w, by Deed from Tri County Realty Agency, Inc., a Pennsylvania Corporation, dated 09/17/1999, recorded 09/20/1999 in Book 1562, Page 206.

Premises being: 1 GEMINI TRAIL A/K/A 1006 GEMINI TRAIL, GOULDSBORO, PA 18424

Tax Parcel No. 14-0-0024-0167

Improvements thereon:
RESIDENTIAL DWELLING

Seized and taken in execution as Timothy P. Budnovitch 1 Gemini Trail GOULDSBORO PA 18424 Michelle L. Budnovitch 1 Gemini Trail GOULDSBORO PA 18424

Execution No. 344-Civil-2012
Amount \$129,320.22 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.

Meredith Wooters Esq.

3/29/2013 • 4/5/2013 • 4/12/2013

**SHERIFF'S SALE
APRIL 24, 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 24th 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 Township of Damascus, County of Wayne, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a spike corner in the center of Township Road No. 624 this point also being in the line of lands of Nogar (Nogar's land lying on the westerly side of said road); thence through the land of the former Grantor, and on the center of a proposed forty (40) foot wide right-of-way, South eighty-

three (83) degrees four (04) minutes East six hundred and no-tenths (600.0) feet to an iron pipe corner and South thirteen (13) degrees twenty-four (24) minutes West four hundred forty and one tenths (440.1) feet to an iron pipe corner in center of another proposed forty (40) foot wide right-of-way and thence along the center of the last mentioned right-of-way North seventy-nine (79) degrees twenty-nine (29) minutes West six hundred forty-six and two tenths (646.2) feet to a spike corner in the center of Township Road No. 624; thence along the center of said road North twenty (20) degrees East three hundred forty-eight and three tenths (348.3) feet and North sixteen (16) degrees thirty-five (35) minutes East sixty-nine and two tenths (69.2) feet to the place of BEGINNING. CONTAINING six and one tenth (6.1) acres be the same more or less.

UNDER AND SUBJECT to that portion of the above described premises, namely a strip along the westerly boundary thereof, that lies within the right-of-way for Township Road No. 624.

UNDER AND SUBJECT to those portions of the above described premises which lie within the two forty (40) foot wide rights-of-way, namely a strip of land twenty (20) feet in width running along the southerly boundary of said property and a strip of land twenty (20) feet in width running along the northerly line of said property, said twenty (20) foot wide strip

being one-half (1/2) of said forty (40) foot wide rights-of-way.

ALSO GRANTING AND CONVEYING to the Grantees herein, their heirs and assigns, the right, liberty and privilege of ingress, regress and egress along, over and upon the said forty (40) foot wide rights-of-way in common, however, with the former Grantor, their heirs and assigns and other persons using said rights-of-way.

The foregoing description is in accordance with map of survey made by Mark R. Zimmer, Registered Surveyor, dated November, 1968, a map of which is recorded in Wayne County Map Book 10 at page 104.

TITLE TO SAID PREMISES VESTED IN Burton Marshall and Betty Marshall, his wife, as tenants by the entireties, by Deed from Frederick Bergren and Annabelle Bergren, his wife, dated 12/30/2004, recorded 01/03/2005 in Book 2686, Page 29.

Premises being: 134 ATCO ROAD, BEACH LAKE, PA 18405-4031

Seized and taken in execution as Burton Marshall 18 Graigville Road, Bldg. 18-2 GOSHEN NY 10924
Betty Marshall 19 Graigville Road, Bldg. 18-2 GOSHEN NY 10924

Execution No. 703-Civil-2011
Amount \$191,723.84 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.

Meredith Wooters Esq.

3/29/2013 • 4/5/2013 • 4/12/2013

**SHERIFF'S SALE
APRIL 24, 2013**

By virtue of a writ of Execution U.S. Bank NA, as trustee for the LXS 2007-4N issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 24th 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
LOT OF LAND SITUATE IN
STERLING TOWNSHIP, WAYNE
COUNTY, PENNSYLVANIA,
MORE PARTICULARLY
DESCRIBED AS FOLLOWS, TO
WIT:

TRACT ONE: ALL THAT
CERTAIN TRACT OR LOT OF
LAND SITUATE IN STERLING
TOWNSHIP, WAYNE COUNTY,
PENNSYLVANIA, BOUNDED
AND DESCRIBED AS
FOLLOWS:

BEGINNING AT A STONE ON
THE EAST SIDE OF THE
BELMONT AND EASTON
TURNPIKE ROAD NO. 126,
WARRANTY NAME PETER
LYNN, JR.; THENCE SOUTH
TWENTY-THREE (23) DEGREES
EAST TWENTY (20) PERCHES
ALONG SAID ROAD; THENCE
SOUTH SIXTEEN (16)
DEGREES EAST FORTY (40)
PERCHES; THENCE ALONG
SAID ROAD, FORTY (40)
DEGREES EAST FORTY-FOUR
(44) PERCHES TO A STONE
CORNER NEAR SAID ROAD;
THENCE BY LANDS NOW OR
FORMERLY OF B. CARRELL,
OF WHICH THIS IS A PART,
NORTH FIFTY (50) DEGREES
EAST FORTY-TWO (42)
PERCHES TO A STONE
CORNER; THENCE BY LAND
NOW OR FORMERLY OF
GEORGE CORRELL, NORTH
FIFTY (50) DEGREES WEST

ONE HUNDRED FOURTEEN
(114) PERCHES TO THE PLACE
OF BEGINNING.

CONTAINING EIGHTEEN (18)
ACRES AND ONE HUNDRED
FIFTY-SIX (156) PERCHES, BE
THE SAME MORE OF LESS.

ALSO, ALL THE RIGHT, TITLE
AND INTEREST IN THAT
OTHER PIECE OR PARCEL OF
LAND BOUNDED AND
DESCRIBED AS FOLLOWS,
VIZ:

BOUNDED ON THE SOUTH BY
OTHER LANDS ABOVE
DESCRIBED; ON THE WEST
BY THE SAME TRACT AND BY
THE NORTH AND SOUTH
TURNPIKE ROAD, ON THE
NORTH BY LAND NOW OR
FORMERLY OF GEORGE
ZEIGLER, AND ON THE EAST
BY THE LAND NOW OR
FORMERLY OF SAID GEORGE
ZEIGLER, AND BEING A
PIECE OF LAND.

CONTAINING ABOUT
THIRTEEN (13) ACRES MORE
OR LESS.

EXCEPTING AND RESERVING
FROM THE FIRST ABOVE
DESCRIBED PARCEL OF
LAND.

ALL THAT CERTAIN PIECE OR
PARCEL OF LAND WHICH
EMMA N. GILPIN, BY HER
DEED DATED AUGUST 20, 1935
AND RECORDED IN THE
OFFICE FOR THE RECORDING

OF DEEDS IN AND FOR
WAYNE COUNTY IN DEED
BOOK 139, PAGE 377,
GRANTED AND CONVEYED
TO RICHARD B. TUCKER AND
HELEN L. TUCKER, HIS WIFE,
AND CONTAINING TWO (2)
ACRES OF LAND, MORE OR
LESS.

THE PREMISES ABOVE
DESCRIBED ARE KNOWN AND
DESIGNATED AS THE
ASSESSMENT RECORDS OF
WAYNE COUNTY AS TAXABLE
NO. 26-351/25.

CONTROL #26-0-031877

BEING KNOWN AS: 56 Sterling
Road, Newfoundland, PA 18445

PROPERTY ID NO.: 26-0-0351-
0025

Seized and taken in execution as
Dana M. Brown 56 Sterling Rd
NEWFOUNDLAND PA 18445
Michael A. Brown 56 Sterling
Road NEWFOUNDLAND PA
18445

Execution No. 666-Civil-2012

Amount \$348,788.85 Plus
additional

January 30, 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.

Katherine E. Knowlton, Esq.

3/29/2013 • 4/5/2013 • 4/12/2013

CIVIL ACTIONS FILED

*FROM MARCH 2, 2013 TO MARCH 8, 2013
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2000-20700	MCCONNELL JEANNE	3/04/2013	SATISFACTION	10,000.00
2007-20824	HALLENBACK RICKI TERRE TENANT	3/04/2013	SATISFACTION	—
2007-20824	HALLENBACK WAYNE	3/04/2013	SATISFACTION	—
2009-00807	SABOLICK HOPE	3/08/2013	DEFAULT JUDGMENT	74,119.22
2009-00807	SABOLICK JOHN JAMES	3/08/2013	DEFAULT JUDGMENT	74,119.22
2010-00713	CHRISTIAN MICA	3/08/2013	WRIT OF EXECUTION	154,268.12
2010-00713	RASCONA ANNISSA	3/08/2013	WRIT OF EXECUTION	154,268.12
2010-20428	KAZAWIC JOHN P	3/06/2013	SATISFACTION	—
2010-20428	KAZAWIC ROBERT J SR	3/06/2013	SATISFACTION	—
2011-20174	KAZAWIC JOHN	3/06/2013	SATISFACTION	—
2011-20703	BAKER JOHN M	3/07/2013	SATISFACTION	43,329.46
2011-21782	AMERICAN REAL ESTATE INVESTMENT HOLDINGS INC	3/05/2013	SATISFACTION	234.09
2012-00227	MAJKA KENNETH T JR	3/08/2013	VACATE JUDGMENT	—
2012-00378	MIELE LYNNE	3/08/2013	WRIT OF EXECUTION	261,745.38
2012-00378	MIELE JOSEPH JR	3/08/2013	WRIT OF EXECUTION	261,745.38
2012-00404	BIBALO CHRISTOPHER	3/08/2013	WRIT OF EXECUTION	124,254.37
2012-00408	HAMBY MATTHEW KANE	3/08/2013	WRIT OF EXECUTION	193,273.00
2012-00408	HAMBY KENDAL	3/08/2013	WRIT OF EXECUTION	193,273.00
2012-00488	SHAY PEARL A	3/08/2013	WRIT OF EXECUTION	45,691.91
2012-20455	AMERICAN REAL ESTATE INVESTMENT HOLDINGS INC	3/05/2013	SATISFACTION	292.76
2012-20608	ACOLIA DAVE	3/08/2013	SATISFACTION	1,048.01
2012-20608	ACOLIA SYLVANA	3/08/2013	SATISFACTION	1,048.01
2012-20830	KOLVECK ROBERT	3/08/2013	SATISFACTION	409.82
2012-20830	KOLVECK LISA	3/08/2013	SATISFACTION	409.82
2012-21299	HUGHES MARSHALL GLEN	3/08/2013	SATISFACTION	426.39
2012-21305	KOLB GEORGE W JR	3/08/2013	SATISFACTION	426.39
2012-21441	PADULA PAULA	3/07/2013	WRIT OF EXECUTION	763.39
2012-21441	PENNSTAR BANK GARNISHEE	3/07/2013	GARNISHEE/WRIT EXEC	763.39
2012-21699	ODDO MICHAEL	3/08/2013	SATISFACTION	431.97
2012-21699	ODDO RITA	3/08/2013	SATISFACTION	431.97
2012-21708	ABRAMOV ANDREI	3/08/2013	SATISFACTION	426.33
2012-21720	OHORA PATRICIA ANN	3/08/2013	SATISFACTION	426.33
2012-21720	O'HORA PATRICIA ANN	3/08/2013	SATISFACTION	426.33
2012-21723	SPADONE NORMA	3/08/2013	SATISFACTION	426.33
2013-20063	LEWIS CLARENCE	3/08/2013	WRIT OF EXECUTION	4,412.23

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

2013-20198	GREYDANUS JOHN		3/04/2013	JP TRANSCRIPT	5,500.00
2013-20198	GREYDANUS ERIN		3/04/2013	JP TRANSCRIPT	5,500.00
2013-20198	GREYDANUS JOHN		3/04/2013	INTENT ATTACH WAGES	5,500.00
2013-20198	GREYDANUS ERIN		3/04/2013	INTENT ATTACH WAGES	5,500.00
2013-20199	QUESTORE JENNIE J		3/04/2013	JUDGMENT NOTE	11,950.00
2013-20200	WILLIAMS N		3/04/2013	JP TRANSCRIPT	654.01
2013-20200	WILLIAMS YVONNE		3/04/2013	JP TRANSCRIPT	654.01
2013-20201	FRANCE FRANKLIN J		3/04/2013	FEDERAL TAX LIEN	10,802.78
2013-20202	SCHENK HAROLD		3/05/2013	FEDERAL TAX LIEN	189,217.71
2013-20203	FASULO ROCCO		3/05/2013	JP TRANSCRIPT	100.00
2013-20204	WILLIAMS ADAM S		3/06/2013	JP TRANSCRIPT	2,059.71
2013-20205	SHIELDS JOSEPH LLOYD		3/07/2013	JUDGMENT	1,385.00
2013-20206	PIOTROWSKI DYLAN		3/07/2013	JP TRANSCRIPT	7,667.16
2013-20207	ROSES DAWN M COWGER		3/08/2013	MUNICIPAL LIEN	1,154.82
2013-20207	COWGER DAWN M ROSES		3/08/2013	MUNICIPAL LIEN	1,154.82
2013-20208	WEST SAMUEL J		3/08/2013	JUDGMENT	3,377.50
2013-20209	VALVERDE CHRISTOPHER L		3/08/2013	JUDGMENT	1,074.50
2013-20209	GIOVAGNOLI CHRISTOPHER		3/08/2013	JUDGMENT	1,074.50
	A/K/A				
2013-40011	QUESTORE JENNIE OWNER	P	3/04/2013	WAIVER OF LIENS	—
2013-40011	TRIPLE E BUILDERS		3/04/2013	WAIVER OF LIENS	—
	CONTRACTOR				
2013-40012	BARRETT JOHN P OWNER	P	3/06/2013	STIP VS LIENS	—
2013-40012	BARRETT MAY A OWNER	P	3/06/2013	STIP VS LIENS	—
2013-40012	DAKAN ENTERPRISES INC		3/06/2013	STIP VS LIENS	—
	CONTRACTOR				
2013-90029	HOWELL JOHN PAUL ESTATE		3/04/2013	ESTATE CLAIM	46,913.23
2013-90029	HOWELL JOHN P ESTATE		3/04/2013	ESTATE CLAIM	46,913.23
	A/K/A				
2013-90030	HOWELL JOHN PAUL ESTATE		3/04/2013	ESTATE CLAIM	43,964.89
2013-90030	HOWELL JOHN P ESTATE		3/04/2013	ESTATE CLAIM	43,964.89
	A/K/A				
2013-90031	DIMOPOULOS GEORGE N ESTATE		3/06/2013	ESTATE CLAIM	261,377.35

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE No.	INDEXED PARTY		TYPE	DATE	AMOUNT
2013-00112	CACH LLC		PLAINTIFF	3/07/2013	—
2013-00112	HUBBARD PETER		DEFENDANT	3/07/2013	—

MISCELLANEOUS — OTHER

CASE No.	INDEXED PARTY		TYPE	DATE	AMOUNT
2013-00109	LINDE SCOTT F		PLAINTIFF	3/05/2013	—
2013-00109	HESSLING ROBERT		PLAINTIFF	3/05/2013	—
2013-00109	PIEPOLE JOHN		PLAINTIFF	3/05/2013	—
2013-00109	LINDE ENTERPRISES INC		DEFENDANT	3/05/2013	—

NAME CHANGE

CASE No.	INDEXED PARTY		TYPE	DATE	AMOUNT
2013-00113	KONDROSKI TIFFANY ROSE		PETITIONER	3/06/2013	—

PETITION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00110	1945 SERVICAR VIN 45WL1512	PETITIONER	3/05/2013	—
2013-00110	LILL CARESSA	PETITIONER	3/05/2013	—

REAL PROPERTY — LANDLORD/TENANT DISPUTE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00119	ADAMS FRANK PLAINTIFF/APPELLEE	PLAINTIFF	3/08/2013	—
2013-00119	COCCHIA LISA DEFENDANT/APPELLANT	DEFENDANT	3/08/2013	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00105	BANK OF AMERICA SUCCESSOR BY MERGER TO	PLAINTIFF	3/04/2013	—
2013-00105	BAC HOME LOAND SERVICING F/K/A	PLAINTIFF	3/04/2013	—
2013-00105	COUNTRYWIDE HOME LOANS SERVICI	PLAINTIFF	3/04/2013	—
2013-00105	KRINER KENNETH	DEFENDANT	3/04/2013	—
2013-00105	KRINER CATHERINE	DEFENDANT	3/04/2013	—
2013-00107	US BANK NATIONAL ASSOCIATION AS TRUSTEE FOR	PLAINTIFF	3/04/2013	—
2013-00107	PENNSYLVANIA HOUSING FINANCE	PLAINTIFF	3/04/2013	—
2013-00107	DWELL JOSHUA	DEFENDANT	3/04/2013	—
2013-00107	DWELL CHRISTINE SPADEA	DEFENDANT	3/04/2013	—
2013-00115	DIME BANK	PLAINTIFF	3/07/2013	—
2013-00115	KENT ROBERT	DEFENDANT	3/07/2013	—
2013-00116	DIME BANK	PLAINTIFF	3/07/2013	—
2013-00116	KENT ROBERT	DEFENDANT	3/07/2013	—
2013-00118	DEUTSCHE BANK NATIONAL TRUST AS TRUSTEE FOR	PLAINTIFF	3/08/2013	—
2013-00118	FREMONT HOME LOAN TRUST	PLAINTIFF	3/08/2013	—
2013-00118	KOSTIW MARLEN	DEFENDANT	3/08/2013	—
2013-00118	KOSTIW THOMAS	DEFENDANT	3/08/2013	—

TORT — MOTOR VEHICLE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00108	BYNUM THOMAS	PLAINTIFF	3/05/2013	—
2013-00108	BYNUM MARIE	PLAINTIFF	3/05/2013	—
2013-00108	BYNUM MARGARET	PLAINTIFF	3/05/2013	—
2013-00108	STATE FARM MUTUAL AUTOMOBILE	DEFENDANT	3/05/2013	—
2013-00108	STATE FARM FIRE AND CASUALTY	DEFENDANT	3/05/2013	—

2013-00111	BYNUM THOMAS	PLAINTIFF	3/06/2013	—
2013-00111	BYNUM MARIE	PLAINTIFF	3/06/2013	—
2013-00111	BYNUM MARGARET	PLAINTIFF	3/06/2013	—
2013-00111	GUERRIERE KAYLA A	DEFENDANT	3/06/2013	—
2013-00111	GUERRIERE GARY S	DEFENDANT	3/06/2013	—
2013-00117	JOHNSON WANDA LISA	PLAINTIFF	3/07/2013	—
	PLAINTIFF/APPELLEE			
2013-00117	MOHRING ROBERT	DEFENDANT	3/07/2013	—
	DEFENDANT/APPELLANT			

TORT — PRODUCT LIABILITY

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00114	ALLSTATE INSURANCE COMPANY A/S/O	PLAINTIFF	3/07/2013	—
2013-00114	HILL EDWIN F	PLAINTIFF	3/07/2013	—
2013-00114	HILL VERONICA	PLAINTIFF	3/07/2013	—
2013-00114	SCHNEIDER ELECTRIC	DEFENDANT	3/07/2013	—



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MORTGAGES AND DEEDS

*RECORDED FROM MARCH 18, 2013 TO MARCH 22, 2013
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Hardick Wayne W	Honesdale National Bank	Lake Township	
Hardick Nancy P			219,000.00
Fritz Stephen C	Honesdale National Bank	Oregon Township	126,000.00
Marcinkus David E	Honesdale National Bank	Mount Pleasant Township	65,000.00
Pinsky Alexander J	Honesdale National Bank	Honesdale Borough	
Pinsky Yelena N			37,000.00
Kapolas Anestis S	Mortgage Electronic Registration Systems	Honesdale Borough	
Kapolas Melissa			75,000.00
Icart Ronald J	Mortgage Electronic Registration Systems	Lake Township	
Icart Virginia			225,000.00
Yu Young	D E Capital Mortgage	Lake Township	116,000.00
Maiocco Leonard Sr AKA By Af	J P Morgan Chase Bank	Lake Township	
Maiocco Leonard AKA By Af			215,055.00
Maiocco Bernice Af			
Maiocco Bernice			
Kay Edward J	Mortgage Electronic Registration Systems	Salem Township	105,450.00
Giannaula Paul A	Mortgage Electronic Registration Systems	Paupack Township	
Giannaula Jane B			400,000.00
Verdugo Frank A	Pa Housing Finance Agency	South Canaan Township	
Verdugo Melanie			14,500.00
Gubar Cathyann Striffler	Dime Bank	Damascus Township	
Strifflergubar Cathyann			100,000.00
Yerkes Matthew	Dime Bank	Damascus Township	
Yerkes Amanda			78,000.00
Smyth James J	Mortgage Electronic Registration Systems	Bethany Borough	
Smyth Christina J Ogara			224,000.00
Ogarasmyth Christina J			
Robeson Paul L	Wells Fargo Bank	Salem Township	105,157.00
Belluardo Michele E	Pennstar Bank	Dreher Township	118,400.00
Praino Joseph J	Mortgage Electronic Registration Systems	Damascus Township	280,000.00
Enslin Kathleen	Honesdale National Bank	Lake Township	
Enslin Gary			80,000.00

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

Komar Anthony J	Honesdale National Bank	Honesdale Borough	
Komar Heather A			112,000.00
Fasciano Heather Holmes			
Holmes Fasciano Heather			
Figura Daniel Raymond	Honesdale National Bank	Preston Township	
Figura Patricia A			146,300.00
Sciss Michael B	American Heritage Federal Credit Union	Lake Township	
Sciss Michele A			25,000.00
Hughes Richard G	Sovereign Bank	Salem Township	10,000.00
Simons Curtis G	Mortgage Electronic Registration Systems	Dyberry Township	
Simons Sarah			186,050.00
Champa Christopher E	Mortgage Electronic Registration Systems	Paupack Township	
Champa Paula R			500,000.00
Lipko Michelle	Mortgage Electronic Registration Systems	Clinton Township	
Lipko James			227,124.00
Hnath Stephen R	Mortgage Electronic Registration Systems	Honesdale Borough	
Hnath Melanie J			114,672.00
Ott James H AKA	Wayne Bank	Paupack Township	
Ott James AKA			150,000.00
Ott Deborah J AKA			
Ott Deborah AKA			
Group W Furniture Company Inc	Peoples Neighborhood Bank	Preston Township	100,000.00
Fritsch Victoria S	Wayne Bank	Dyberry Township	26,000.00
Highhouse Rental Properties	Wayne Bank	Honesdale Borough	400,000.00
Kempinski Glen S	E S S A Bank & Trust	Sterling Township	
Kempinski Sheryl A Lucier			102,000.00
Lucierkempinski Sheryl A			
Kempinski Glen S	E S S A Bank & Trust	Sterling Township	
Kempinski Sheryl A Lucier			25,000.00
Lucierkempinski Sheryl A			
Goetz Thomas	Mortgage Electronic Registration Systems	Damascus Township	
Colligan Kathleen			92,500.00
Tepper David S	Penn Security Bank & Trust Company	Lehigh Township	62,000.00
Barth James W	Pentagon Federal C U	Berlin Township	
Lawson Carol E			118,700.00
York Mark A II	Wells Fargo Bank	Palmyra Township	
Imbro Kristin			123,900.00
Takacs George C	Wells Fargo Bank	Lake Township	
Takacs Alizabeth			123,380.00
Filiou Philip H	Wayne Bank	Berlin Township	
Filiou Louise			52,500.00
Westphal Lon L	Honesdale National Bank	Texas Township 1 & 2	
Westphal Kim E			74,000.00

Thomas Jody L	Mortgage Electronic Registration Systems	Dyberry Township Dyberry & Texas Twps Texas Township 1 & 2 Texas & Dyberry Twps	204,000.00 204,000.00
Thomas Jody L	Manufacturers & Traders Trust Company	Dyberry Township Dyberry & Texas Twps Texas Township 1 & 2 Texas & Dyberry Twps	22,950.00 22,950.00
Hawkins William M Jr	Mortgage Electronic Registration Systems	Damascus Township	34,991.00
Petersen Christopher	Mortgage Electronic Registration Systems	Paupack Township	118,600.00
Petersen Tosha L			118,600.00
Pettinato Christopher R	Mortgage Electronic Registration Systems	Paupack Township	93,750.00
Pettinato Jean F			93,750.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Novobilski Thomas A Jr	Fritz Stephen C	Oregon Township	
Price David R	Ramme Richard	Oregon Township	
	Ramme Brenda		Lot C
Ramme Richard	Ramme Richard	Oregon Township	
Ramme Brenda	Ramme Brenda		
Jones Art	Pa Commonwealth Dept Transportation	Dyberry Township	
Jones Linda M			
Wayne County Cooperative			
Agricultural Soc	Pa Commonwealth Dept Transportation	Dyberry Township	
Wayne County Agricultural Society			
Baker Doris Exr	Gordon Bruce Tr	Lake Township	
Gordon Doris C Est	Gordon Brittany		
Benedict Roxie G	Velez Jose M Jr Velez Brenda I	Manchester Township	Lot 939
Benedict Roxie G	Velez Jose M Jr Velez Brenda I	Manchester Township	Lot 940
Benedict Roxie G	Velez Jose M Jr Velez Brenda I	Manchester Township	Lot 938
Pope Lily R By Sheriff	Xceed Financial Federal Credit Union	Lake Township	Lot 1353
Burmeister Justine Exr	Burmeister William	Paupack Township	
Genschow Jeryl Est	Burmeister Justine		Lot 1A
Delise Frank J Tr	Giannaula Paul A	Paupack Township	
James Frank Delise Irrevocable Trust		Giannaula Jane B	
Farrell James J	Gubar Cathyann Striffler	Damascus Township	
Farrell Mary Grace	StrifflerGubar Cathyann		Lot 3

McConnell Brian M	McConnell Brian M	Cherry Ridge Township	
McConnell Jenny L			
Dwyer Peter J	Datria Nicholas	Paupack Township	
Dwyer Ellen	Datria Linda		Lot 159R
Belluardo David J	Belluardo Michele E	Dreher Township	
Belluardo Michele E			
Groden Barbara Tr	Praino Joseph J	Damascus Township	
Montelione Michael Z Tr			
Jerome Montelione Testamentary Trust			
Montelione Wendy	Praino Joseph J	Damascus Township	
Krug Wendy Montelione			
Houshultz Kenneth L	Dwyer Rebecca H Jones Rebecca H Houshultz Patrick D	Preston Township	
Krenitsky Jeffrey	Krenitsky Denise	Lake Township	
Krenitsky Denise			
Paradies Michele A	Urban Raymond M	Mount Pleasant Township	
Urban Albert M			Lot A
Urban Raymond M			
Urban Christopher N			
Urban Raymond M	Urban Raymond M	Mount Pleasant Township	Lot 1A
Zeller George S By Sheriff	Citimortgage Inc	Lake Township	
Zeller Sheree Klinger By Sheriff			Lot 3754
Klingerzeller Sheree By Sheriff			
Wayne County Tax Claim Bureau	Cioffi Michael	Paupack Township	
Cost Control Marketing & Management Inc	Cioffi Amelia		
Wayne County Tax Claim Bureau	Cioffi Michael	Paupack Township	
Cost Control Marketing & Management Inc	Cioffi Amelia		
Wayne County Tax Claim Bureau	Wallenpaupack Lake Estates	Paupack Township	
Cost Control Marketing & Management Inc			
Wayne County Tax Claim Bureau	Livengood Thomas	Preston Township	
Diehl Archibald			
Wayne County Tax Claim Bureau	Wallenpaupack Lake Estates	Salem Township	
Cost Control Marketing & Management Inc			
Wayne County Tax Claim Bureau	Wallenpaupack Lake Estates	Salem Township	
Cost Control Marketing & Management Inc			
Wayne County Tax Claim Bureau	Cioffi Michael	Salem Township	
Cost Control Marketing & Management Inc	Cioffi Amelia		
Wayne County Tax Claim Bureau	Cioffi Michael	Salem Township	
Cost Control Marketing & Management Inc	Cioffi Amelia		
Wayne County Tax Claim Bureau	Wallenpaupack Lake Estates	Salem Township	
Cost Control Marketing & Management Inc			

Wayne County Tax Claim Bureau Armstrong Thomas III Armstrong Dorothy	Knecht Jodi	South Canaan Township
Wayne County Tax Claim Bureau Paterson Investment Group L L C	Onderdonk Alyssa N Onderdonk Ryan J Pirri Anthony J Pirri Amanda N	Manchester Township
Wayne County Tax Claim Bureau Harned Lisette	Onderdonk Alyssa N Onderdonk Ryan J Pirri Anthony J Pirri Amanda N	Manchester Township
Wayne County Tax Claim Bureau Watts Garreth	Trapp Erin M	Manchester Township
Wayne County Tax Claim Bureau Taylor Michael Taylor Joann	Contrano Cristen M	Manchester Township
Wayne County Tax Claim Bureau Taylor Michael Taylor Joann	Contrano Cristen M	Manchester Township
Wayne County Tax Claim Bureau Reflection Lakes P O A	McGuire Chris	Manchester Township
Wayne County Tax Claim Bureau Reflection Lakes P O A	McGuire Chris	Manchester Township
Wayne County Tax Claim Bureau Rivera Gloria E	Dominguez Pablo O	Manchester Township
Wayne County Tax Claim Bureau Rivera Gloria	Dominguez Pablo O	Manchester Township
Wayne County Tax Claim Bureau Cost Control Marketing & Management Inc	Cioffi Michael Cioffi Amelia	Paupack Township
Wayne County Tax Claim Bureau Zucker Laura E	ODay Carola Jean	Dreher Township
Wayne County Tax Claim Bureau Tremarco Sabato Tremarco Gloria	Walters Christopher A	Dreher Township
Wayne County Tax Claim Bureau Hagerman Alice M	Walters Christopher A	Dreher Township
Wayne County Tax Claim Bureau Hagerman Alice M	Walters Christopher A	Dreher Township
Wayne County Tax Claim Bureau Eastern Overhawk L L C	Livengood Thomas	Honesdale Borough
Wayne County Tax Claim Bureau Breidenstein Karen E	Reynoso Quisqueya	Honesdale Borough
Wayne County Tax Claim Bureau Gonzalez Dianette	Welch Marie	Lehigh Township
Wayne County Tax Claim Bureau Deltoro Raphael	Graham James	Lehigh Township
Wayne County Tax Claim Bureau Mastriani Ernest Mastriani Celeste	OLeary Jody	Lehigh Township

Wayne County Tax Claim Bureau	Onderdonk Alyssa N	Manchester Township	
Repkie William R Sr	Onderdonk Ryan J Pirri Anthony J Pirri Amanda N		
Wilk Jozef	Shanahan Thomas	Lake Township	
Shanahan Thomas	Shanahan Irena		Lot 966
Shanahan Irena			
Wilk Mirosław	Wilk Mirosław	Lake Township	
Wilk Wiesława	Wilk Wiesława		Lot 3136
Wilk Jozef			
Tallman Thomas C Jr	Skinner Kenneth Lee	Cherry Ridge Township	
Tallman Linda S	Skinner Joyce R		
Skinner Kenneth Lee	Skinner Joyce R	Cherry Ridge Township	
Skinner Joyce R	Skinner Kenneth Lee		
Hernandez Jose	Hernandez Jose	Preston Township	
	Montiel Fidel		
Indian Trails Property Owners Association	Pa American Water Company	Salem Township	
Indian Rocks			
Lebowitz Philip By Sheriff	Federal National Mortgage Association	Dreher Township	
Lebowitz Donna By Sheriff			
Frano George	Mcginley Jessica	Salem Township	
Frano Caroline			Lot 170
Stankowitz Joseph A	Backus William A Tr	Lake Township	
Stankowitz Lynn P	Stankowitz Family Irrevocable Trust		Lot 2871
Perrine Dorman W	Perrine Dorman W	Manchester Township	
Perrine Donna L	Perrine Donna L		
Perrine Baron A	Perrine Baron A Pizzutillo Tara F		
Scullin James R Jr Exr	Scullin James R Jr	Paupack Township	
Scullin David Exr	Scullin David		Lot 63
Scullin James Robert Est			
Paulstich Robert W	Filiou Philip H Filiou Louise	Berlin Township	
Rollison Michael E	Rollison Michael E Cramer Jocelyn L	Lake Township	
			Lot 39
Gregor Donna Lee	Westphal Lon L Westphal Kim E	Texas Township 1 & 2	
Soden Sally Eno By Af	Thomas Jody L	Dyberry Township	
Kilroe Thomas F Af		Dyberry & Texas Twps Texas Township 1 & 2 Texas & Dyberry Twps	
Coons Joan E	Wells Fargo Tr	Waymart Borough	
Vanloan Denise	Vanloan Ronald V Vanloan Denise	Scott Township	
Murphy Jean Ackermann	Pettinato Christopher R	Paupack Township	
Pettinato Jean F	Pettinato Jean F		Lot 315



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