

OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 3 ★ APRIL 19, 2013 ★ Honesdale, PA ★ No. 6



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CASES REPORTED

Gerald A. Lustig, Individually and as a shareholder of Camp Weequahic, Inc., a Pennsylvania Corporation, Plaintiff

vs.

Bernard Seffer, as Administrator of the Estate of Joan (Lustig) Seffer, Bernard Seffer, Gayle Lustig, Individually, and as Directors of Camp Weequahic, Inc., and Camp Weequahic, Inc., Defendants

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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

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Robert J. Conway, *Senior Judge*

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COURT OPINION

**Gerald A. Lustig, Individually and as a shareholder of
Camp Weequahic, Inc., a Pennsylvania Corporation
Plaintiff**

vs.

**Bernard Seffer, as Administrator of the Estate of Joan (Lustig) Seffer,
Bernard Seffer, Gayle Lustig, Individually, and as Directors
of Camp Weequahic, Inc., and Camp Weequahic, Inc.
Defendants**

No. 242-2008-Civil

Decided by: Robert J. Conway, S.J.

Attorney for Plaintiff: James P. DeAngelo, Esquire

Attorney for Defendants: Thomas F. Ford, Esquire

Summary of the Case

Plaintiff appealed from the Courts Order granting Defendants' Renewed Amended Motion for Summary Judgment and Motion for Compulsory Non-Suit. Plaintiff originally brought an action for breach of fiduciary duty on both an individual and derivative basis against Defendants. Following the close of Plaintiff's case in chief at the jury trial on July 11, 2012, Defendants made an oral motion to renew their motions for summary judgment and compulsory non-suit, which motions were granted by the Court. Plaintiff thereafter filed seven matters complained of on appeal.

The facts as testified to by Plaintiff are as follows. Plaintiff assumed the position of VP of the corporation in the early 1960's. He was voted out of the position and off the Board of Directors by a majority of the shareholders in 1993, but retained his 23% ownership interest in the corporate stock. Defendants Gail Lustig and Joan Seffer, Plaintiff's sisters, equally shared the remaining 77% of stock. Enrollment in the camp declined steadily after 1993, and by 2007, the corporation's financial condition showed that the camp was operating at a loss. Plaintiff received a Notice of Shareholder's Meeting dated March 6, 2008, which indicated the purpose of the meeting was to discuss and vote on the proposed sale of the camp. Plaintiff was unable to attend the scheduled meeting and had a proxy submit his vote dissenting to the sale, advising that he was not in favor of the specific terms of the proposed sale. The proposed sale was affirmed at the shareholder meeting, and Plaintiff received his pro rata share of the sale.

1. The trial court erred by failing to use the proper standard of review where Plaintiff presented sufficient evidence to raise a question of fact for the jury. “In an action involving only one plaintiff and one defendant, the court, on oral motion of the defendant, may enter a non-suit on any and all causes of action if, at the close of the plaintiff’s case on liability, the plaintiff has failed to establish a right to relief.” Pa.R.C.P. 230.1(a)(1). “The court in deciding the motion shall consider only evidence which was introduced by the plaintiff and any evidence favorable to the plaintiff introduced by the defendant prior to the close of the plaintiff’s case.” Pa.R.C.P. 230.1(a)(2). “[A] non-suit is properly entered if the plaintiff has not introduced sufficient evidence to establish the necessary elements to maintain a cause of action; it is the duty of the trial court to make this determination prior to the submission of the case to the jury.” Taliferro v. Johns-Manville Corp., 617 A.2d 796, 799 (1992). The Court determined that the Motion for Non-Suit was properly granted because Plaintiff did not present any showing of fraud, bad faith or self-dealing. As such, Plaintiff did not overcome the presumption of the Business Judgment Rule.

2. The trial court erred in applying the Business Judgment Rule where the majority shareholders acted to “freeze out” the minority shareholder. According to the “Business Judgment Rule”, an officer or director of a corporation is insulated from liability for a business decision made: 1) in good faith; 2) where the officer or director is not interested in the subject of the business judgment; 3) where the officer or director is informed with respect to the subject of the business judgment to the extent he reasonably believes to be appropriate under the circumstances; and 4) rationally believes that the business judgment is in the best interest of the corporation. Cuker v. Mikalauskas, 547 Pa. 600, 606 (1997). The business judgment rule does not insulate officers or directors from liability for freezing out a minority shareholder, Viener v. Jacobs, 834 A.2d 546, 547 (Pa.Super. 2003), which occurs when a closely held corporation when a minority shareholder is removed from office or his power compensation is substantially diminished, in an attempt to exclude the shareholder from any meaningful role in the corporation or deny him benefits of the corporation.” Blair v. Purcell, 500 F.Supp.2d 468, 484 (M.D.Pa. 2007). In the case at bar, Plaintiff was given the opportunity to obtain information regarding the negotiations and agreement of the proposed sale, provided Plaintiff executed a strict confidentiality and non-disclosure agreement, which Plaintiff failed to do. Therefore the business judgment rule applies to Defendants’ decision to sell the camp. Further, Plaintiff failed to show any fraud, self-dealing or other misconduct or malfeasance.

Issues 3, 4 and 5 were determined to have been previously discussed.

6. The trial court erred by improperly admitting and considering evidence and facts. The Court allowed Defendants’ attorney to reference a portion of a Pennsylvania Superior Court opinion in his opening statement concerning prior litigation between the

parties. “[A]n opening address [is not] determinative of any issue involved in a lawsuit.” Auerbach v. Philadelphia Transp. Co., 421 Pa. 594, 601 (1966). An opening statement is not evidence, and the Court had discretion to allow it.

7. The trial court erred by improperly admitting and considering evidence and facts that was irrelevant and prejudicial. “A trial judge has broad powers concerning the conduct of a trial, particularly with regard to the admission or exclusion of evidence.” Micciche v. E. Elevator Co., 645 A.2d 278, 280 (Pa.Super. 1994). The Court allowed Defendants’ counsel to question Plaintiff about whether an assessment was done in 2012 by an expert originally retained by Plaintiff in 2008. Counsel further asked Plaintiff whether that expert was on the witness list for trial, Plaintiff did not believe he was. The expert’s assessment was not available to Defendants and under the “missing witness” rule, the jury was permitted to draw an adverse inference from Plaintiff’s failure to produce the expert to testify. The Court determined the evidence was relevant, and therefore there was no abuse of discretion.

At the conclusion, the Court requested Superior Court to find no merit in Plaintiff’s appeal.



CRIMINAL CASES

The following criminal cases were decided by President Judge Raymond L. Hamill on April 4, 2013:

Stephen Cable, 36, of Honesdale, was placed on probation for 6 months for one count of Harassment-Strike, Shove Kick or other Physical Contact (M3). He was ordered to pay all court costs, undergo a drug and alcohol evaluation and comply with all recommendations. The incident occurred on August 28, 2012, when Cable pushed a female victim causing injury.

Andrew D. Dickinson, 61, of Waymart, was sentenced to 10 – 36 months for one count of Recklessly Endangering another Person (M2) and one count of Failure to Control or Report Dangerous Fires (M1). He was ordered to pay all court costs and pay restitution in the amount of \$115,019.00. The incident occurred on September 17, 2012, in Waymart when Dickinson failed to report a structure fire.

Joseph R. Fitzgerald, 30, of Beach Lake, was sentenced to 3 – 23 1/2 months for one count of Criminal Trespass-Enter Structure (F2). He was ordered to pay all court costs and a fine of \$500.00, pay restitution of \$3,150.00, undergo a drug and alcohol evaluation and mental health evaluation, and submit to the drawing of a DNA sample. The incident occurred on April 29, 2012, in Dyberry Township when Fitzgerald and three co-defendants entered a residence knowing they did not have permission to do so.

Joseph Edward Longo, Jr., 72, of Honesdale, was sentenced to 120-240 months for one count of Aggravated Indecent Assault of a Child (F1) and one count of indecent Assault-Complainant Less than 13 (F3). He was ordered to pay all court costs and submit to the drawing of a DNA sample. The incident occurred between May 2009 and September 2009 in Cherry Ridge Township.

Maureen E. Lore, 48 of Lake Ariel, was sentenced to 12-36 months for two counts of Simple Assault (M2), and to pay all court costs. The incident occurred on May 23, 2012, in Canaan Township when Lore assaulted two Pennsylvania State troopers.

Raymond M. Nedab, 54, of Honesdale, was sentenced to 12-48 months for one count of Identity Theft (F3). He was also ordered to pay all court costs, restitution of \$322.04, and submit to the drawing of a DNA sample.

Cecilia A. Nedab, 51, of Honesdale, was placed on probation for 24 months for one count of Identity Theft (F3). She was ordered to pay all court costs, restitution in the amount of \$322.04, perform 100 hours community service and submit to the drawing of a DNA sample. The incident occurred on February 21, 2012, in Palmyra Township when Nedab used a stolen credit card to make purchases.

Andrew C. Rushin, 24, of Scranton, was sentenced to 42 days – 23 1/2 months

followed by 18 months' probation for two counts of Theft by Unlawful Taking or Disposition (M1). He was ordered to pay all court costs, a fine of \$1,000.00, and to have no contact with his co-defendants. The first incident occurred on March 25, 2012, in Lehigh Township when Rushin stole a golf cart. The second incident occurred on August 26, 2012, in Lehigh Township when Rushin stole copper pipe.

Dennis W. Simpson, 48, of Tobyhanna, was placed on probation for 12 months for one count of Disorderly Conduct-Hazardous/Physically Offensive (M3). He was ordered to pay all court costs, a fine of \$500.00, pay for victim counseling and undergo a mental health evaluation. The incident occurred between November 1, 2008, and March 1, 2012, in Lehigh Township when Simpson had inappropriate contact with a female victim.

Jeremiah T. Wareham, 29, of Pittsburgh, was sentenced to 19 – 96 months for one count of Firearms not to be Carried without a License (M1), one count of Possession of Drug Paraphernalia (M), three counts of Luring a Child into a Motor Vehicle or Structure (M1), and one count of Open Lewdness (M3). He was ordered to pay all court costs, a fine of \$300.00, undergo a sex offender evaluation and submit to the drawing of a DNA sample. The first incident occurred on May 27, 2012, in Texas Township. The second incident occurred on June 13, 2012, in Waymart Borough.

Richard A. Lapka, 56, of Forest City, was sentenced to pay a fine of \$500.00 for one count of Disorderly Conduct-Hazardous/Offensive Cond (M3). The incident occurred on September 2, 2012, in Clinton Township when Pennsylvania State Police were called to investigate the report of an ATV crash.

Christopher Young, 21, of, was placed in the ARD program related to DUI. He was ordered to pay all court costs, perform 40 hours community service, Hawley attend and complete an alcohol highway safety program and have his license suspended for 60 days. The incident occurred on November 10, 2012, in Honesdale Borough when police observed Young traveling with a broken tail light. His BAC was .265%.

William E. Ace, 26, of Hawley, pleaded guilty to one count of Harassment-Strike, Shove, Kick or Other Physical Contact (M3). The incident occurred on December 22, 2012, in Hawley when Ace punched a female victim in the face causing injury. He is scheduled to be sentenced on June 6, 2013.

Thomas M. Vitale, 36, of Honesdale, pleaded guilty to one count of Theft by Unlawful Taking or Disposition (F3). The incident occurred on November 6, 2012, in Mt. Pleasant Township when Vitale stole radios from a local business. He is scheduled to be sentenced on June 6, 2013.

Rolland W. Williams, 23, of Lake Ariel, pleaded guilty to one count of DUI-Highest Rate (M1). The incident occurred on December 5, 2012, in Salem Township when Pennsylvania State Police were called to investigate the report of a one vehicle crash. His BAC was .203%. He is scheduled to be sentenced on June 6, 2013.

LEGAL NOTICES

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

ESTATE NOTICES

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

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

EXECUTOR NOTICE

Estate of ANN B. BOND
Late of Salem Township
Executor
WILLIAM CRICKENBERGER
11255 TUSCOLANA ST.
LAS VEGAS, NV 89141
Attorney
MATTHEW L. MEAGHER,
ESQUIRE
1018 CHURCH STREET
HONESDALE, PA 18431

4/19/2013 • 4/26/2013 • 5/3/2013

ESTATE NOTICE

Estate of George A. Geiger, deceased, late of 115 N. Briar Hill Road, Lakeville, Wayne County, Pennsylvania. Letters Testamentary 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: Susan J. Groller

Linda L. Wehr
c/o Linda S. Luther-Veno, Esquire
1605 N. Cedar Crest Blvd., Suite 106
Allentown, PA 18104

4/19/2013 • 4/26/2013 • 5/3/2013

**ESTATE NOTICE
NOTICE IS HEREBY GIVEN,**
that Letters of Administration have been issued in the Estate of David S. Schrecongost, who died on January 23, 2013, late resident of 186 Buckingham Heights, Moscow, PA 18444, to Michael Schrecongost, Administrator of the Estate, residing at 59 S. Shore Drive, Lake Ariel, PA 18436. 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: ALFRED J. HOWELL, ESQUIRE, Attorney for the Estate, at 109 Ninth Street, Honesdale, PA 18431.

ALFRED J. HOWELL, ESQUIRE
ATTORNEY FOR THE ESTATE

4/12/2013 • 4/19/2013 • 4/26/2013

**ESTATE NOTICE
NOTICE IS HEREBY GIVEN,**
that Letters Testamentary have been issued in the Estate of Patricia A. Ibach, who died on March 10, 2013, late resident of 17 Stone

Fence Road, Damascus, PA 18415, to James Joseph Roche, Executor of the Estate, residing at 190 Chicopee Road, Damascus, PA 18415. 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: ALFRED J. HOWELL, ESQUIRE, Attorney for the Estate, at 109 Ninth Street, Honesdale, PA 18431.

ALFRED J. HOWELL, ESQUIRE
ATTORNEY FOR THE ESTATE

4/12/2013 • 4/19/2013 • 4/26/2013

ESTATE NOTICE

NOTICE IS HEREBY GIVEN, that Letters Testamentary have been issued in the Estate of John Rand Phillips, who died on March 12, 2013, late resident of 142 Robbs Road, Damascus, PA 18415, to Elaine Nichols, Executrix of the Estate, residing at 142 Robbs Road, Damascus, PA 18415. 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: ALFRED J. HOWELL, ESQUIRE, Attorney for the Estate, at 109 Ninth Street, Honesdale, PA 18431.

ALFRED J. HOWELL, ESQUIRE
ATTORNEY FOR THE ESTATE

4/12/2013 • 4/19/2013 • 4/26/2013

ADMINISTRATOR NOTICE

Estate of MICHELE R. ADAMS
AKA MICHELE ADAMS AKA
MICHELE R. SNYDER AKA
MICHELE SNYDER
Late of Damascus Township
Administrator
LOUIS L. ADAMS III
60 SECOND ST.
BEACH LAKE, PA 18405
Attorney
NICHOLAS A. BARNA
831 COURT STREET
HONESDALE, PA 18431

4/12/2013 • 4/19/2013 • 4/26/2013

EXECUTRIX NOTICE

Estate of EDWARD L.
MACLAUHLAN JR. AKA
EDWARD MACLAUHLAN
AKA EDWARD
MACLAUHLAN JR. AKA
EDWARD L. MACLAUHLAN
Late of Lake Township
Executrix
PATRICIA TRAVERSE
11 OAK DRIVE
HAWLEY, PA 18428
Attorney
NICHOLAS A. BARNA
831 COURT STREET
HONESDALE, PA 18431

4/5/2013 • 4/12/2013 • 4/19/2013

EXECUTOR NOTICE

Estate of HELEN L. GERCHMAN
AKA HELEN GERCHMAN
Late of Clinton Township
Executor
FRANCIS R GERCHMAN
205 PETRILAK RD.
GREENFIELD TWP., PA 18407
Attorney

NICHOLAS A. BARNA
831 COURT STREET
HONESDALE, PA 18431

4/5/2013 • 4/12/2013 • 4/19/2013

EXECUTOR NOTICE

Estate of BETTY ANNE MANN
AKA BETTY A. MANN
Late of Lehigh Township
Co-Executor
BONNIE PORRETTA
30 SPRUCE COURT, UNIT #92
CLIFTON, NJ 07014
Co-Executor
CHRISTOPHER A. MANN
33 POPLAR AVENUE
POMPTON PLAINS, NJ 07444
Attorney
TIMOTHY B. FISHER II, ESQ.
525 MAIN STREET, PO BOX 396
GOULDSBORO, PA 18424

4/5/2013 • 4/12/2013 • 4/19/2013

OTHER NOTICES

LEGAL NOTICE

The South Wayne County Water and Sewer Authority, Wayne County, incorporated under the Municipal Authorities Act of 1945, and having a principal place-office at The Hideout, Route 590, Lake Ariel, PA 18436, intends to file Articles of Amendment with the Secretary of the Commonwealth pursuant to Sections 5603 and 5605 of Chapter 56, Title 53 of the Pennsylvania Consolidated Statutes, also known as Act 22 of 2001, June 19, 2001. The nature and character of the proposed amendment is to amend the Authority's Articles of

Incorporation by adding the following language:

The term of existence of said Authority shall be for another thirty-three years or sixteen years after the anticipated termination date of the original charter which is November 12, 2030. The Articles of Amendment will be filed no later than Wednesday, April 24, 2013.

—South Wayne County Water and Sewer Authority

4/19/2013

**NOTICE OF FILING OF
ARTICLES OF
INCORPORATION**

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed in the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on the 12th day of December, 2012, for the purpose of incorporating a nonprofit corporation under the Pennsylvania Nonprofit Corporation Law of 1988.

The name of the corporation is: Smith Hill United Methodist Church.

The purposes for which it has been organized are for religious activities pursuant to the Discipline of the United Methodist Church.

**RUTHERFORD & RUTHERFORD
SOLICITORS
921 COURT STREET
HONESDALE, PA 18431**

4/19/2013

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
MAY 1, 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 1st day of May, 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 TOWNSHIP SOUTH CANAAN, COUNTY OF WAYNE AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING IN THE CENTER OF THE PUBLIC ROAD AT THE POINT WHERE THE SOUTHWESTERLY LINE OF THE FRATINI'S INTERSECTS THE SAID PUBLIC ROAD, BEING ALSO THE CORNER OF THE LANDS OF FRATINI'S (SIC) FRATINI'S AND LOREN BARHIGHT;

THENCE ALONG LANDS OF

LOREN J. BARHIGHTAND FRIEND WILLIAMS, SOUTH 33 DEGREES 20 MINUTES EAST NINETY-SEVEN (97) RODS TO A CORNER;

THENCE ALONG LANDS OF B.F. CHUMARD NORTH 40 DEGREES EAST 100 FEET TO A CORNER,

THENCE ALONG LANDS OF THE GRANTORS (FRATINI) NORTH 33 DEGREES 20 MINUTES WEST NINETY-FIVE AND ONE-HALF (95 1/2) RODS TO A CORNER IN THE PUBLIC ROAD AND

THENCE THE SAID PUBLIC ROAD SOUTH 58 DEGREES WEST 100 FEET TO THE PLACE OF BEGINNING

Tax Parcel I.D.: 24-0-0281-0033

Address: 44 St. Tikhons Road, Waymart, PA 18472-4523.

BEING the same premises which Gerald W. Edwards and Carol Edwards, his wife, by Deed dated May 20, 2010 and recorded July 1, 2010 in and for Wayne County, Pennsylvania, in Deed Book Volume

Seized and taken in execution as Robert D. Matthews 44 S. Tikhons Road WAYMART PA 18472

Execution No. 24-Civil-2012
Amount \$176,175.89 Plus additional

February 6, 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.

Jamie R. Ackerman, Esq.

4/5/2013 • 4/12/2013 • 4/19/2013

**SHERIFF'S SALE
MAY 1, 2013**

By virtue of a writ of Execution Citimortgage, Inc. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 1st day of May, 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, lying and being in the Township of Dyberry, County of Wayne and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the southern side of Long Meadow Drive in former Grantors' Bethany Gardens Development, being the northeasterly corner of Lot 19 in said Development; thence along the southerly and westerly sides of said drive, South 89 degrees 30 minutes East one hundred and twenty feet, South 58 degrees 40 minutes East seventy-one and twenty-three hundredths (71.23) feet and South 01 degree 40 minutes West one hundred thirty-eight and fifty-five hundredths (138.55) feet to the northeasterly corner of Lot 35; thence along the northerly line of said Lot 35, North 89 degrees 30 minutes West one hundred fifty-three and nine-tenths (153.9) feet; thence along the easterly and northerly sides of a 10-foot right of way, North 01 degree West five feet and North 89 degrees 30 minutes West 20 feet to the southeasterly corner of Lot 19; thence along the easterly line of Lot 19, North 01 degree West one hundred and seventy (170) feet to the place of BEGINNING.

BEING Lot 33 of Bethany Gardens Development map recorded in Wayne County Map Book 4, page 145.

THE LOT herewith conveyed is subject to the following

restrictions, covenants and conditions, which bind said lot in the hands of any and all grantees, their heirs and assigns, and mutually bind all lots conveyed subject to such restrictions, covenants and conditions. All such restrictions and conditions are covenants running with the land, enforceable by injunction or otherwise at the suit of the former Grantors or owners of neighboring or adjoining lands in Bethany Gardens Development:

1. The land herewith conveyed and improvements placed thereon shall be for residential use only and may not be used for any commercial or club purposes.
2. One residence only, with garage, may be located upon the lot herewith conveyed, and all building plans, type of construction and location of buildings shall be subject to the approval of the former Grantors.
3. The premises shall be maintained in a neat and sanitary manner. No trailers shall be located upon the premises. Raising of poultry, livestock and farm animals is not permitted. Each owner shall dispose of sewage through a septic tank. All for sale or for rent signs shall be subject to the approval of former Grantors.
4. Lot owners of Bethany Gardens, in common with other lot owners and a reasonable number of guests and licensees, shall be entitled to use areas located as roads on the

recorded maps of Bethany Gardens Development, and after a majority of said lots have been sold, the individual lot owners shall be responsible for maintenance of the portion of the aforesaid roads bordering on such lots until a plan is devised by said lot owners for common maintenance.

5. The use and maintenance of such common use facilities as may be supplied by the former Grantors shall be the responsibility of the Grantees and users, and the former Grantors shall in no way be held liable for any accidents, damages or other costs arising from or in the course of using such common use facilities, and the grantees will indemnify and save harmless the former grantors from any and all claim, loss, damage or injury growing out of such exercise.

TITLE TO SAID PREMISES VESTED IN Title to said premises is vested in Darrell J. Cobb, by Deed from Joseph A. Blaskiewicz, administrator d.b.n.c.t.a. of the Estate of Joyce H. Cobb, dated 07/17/2002, recorded 07/22/2002 in Book 2027, Page 326.

Seized and taken in execution as Darrell J. Cobb 16 Long Meadow Drive HONESDALE PA 18431

Execution No. 96-Civil-2010
Amount \$130,585.68 Plus
additional

January 31, 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.

4/5/2013 • 4/12/2013 • 4/19/2013

**SHERIFF'S SALE
MAY 1, 2013**

By virtue of a writ of Execution Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2005-WL1 Deutsche Bank Nat'l. Trust Co., as trustee for Morgan Stanlry Ixis Real Estate Capital Trust 2006-2 Mortgage Pass Through Certificates, Series 2006-2, by its attorney in fact Ocwen Loan Servicing, 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 1st day of May, 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 of parcel of land lying, Situate and being in the Township of Salem, County of Wayne and Commonwealth of Pennsylvania, being known as Lot No. 16 on a map of lands of Robert P. Vonderhey, dated July 19, 1973, by George E. Ferris, R.S., bounded and described as follows;

BEGINNING at an iron pipe located in the western boundary of Township Road (DB 330 P 385) said point being the common corner of Lots 16 and 15 and being the southeastern corner of the parcel herein described;

THENCE along the comon boundary of Lots 16 and 15 south forty- seven (47) degrees twenty-four (24) minutes West 462.95 feet to an iron pipe for a corner in the line of lands now or formerly owned by Ognasky;

THENCE along the lands now or formerly of Ognasky North forty-three (43) degrees thirty-seven (37) minutes West 100.00 feet to an iron pipe for a corner;

THENCE along the common boundary of Lots 17 and 16 North forty-seven (47) degrees twenty-four (24) minutes East 464.00 feet to an iron pipe for a corner;

THENCE along the western boundary of the aforesaid Township Road South forty-three (43) degrees East 100.00 feet to the point and place of beginning.

CONTAINING 1.064 acres, more or less.

TAX PARCEL 22-0-0031-0010

BEING the same premises which Catherine A Laudig , A Single Individual by Deed dated November 29, 2004 and recorded December 1, 2004 in the Office of the Recorder of Deeds in and for Wayne County in Deed Book 2664 Page 125, granted and conveyed unto Paul Beavers and Racheal

Seized and taken in execution as Rachel Beavers 33 Mountain Crest Drive LAKE ARIEL PA 18436 Paul Beavers 33 Mountain Crest Drive LAKE ARIEL PA 18436

Execution No. 269-Civil-2012
Amount \$159,879.66 Plus
additional

January 31, 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.

Kevin P. Diskin Esq.

4/5/2013 • 4/12/2013 • 4/19/2013

**SHERIFF'S SALE
MAY 1, 2013**

By virtue of a writ of Execution JPMorgan Chase Bank, N.A. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 1st day of May, 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 Lake, Wayne County, Pennsylvania, known as Lot 3064, Section 24 of The Hideout, a subdivision situated in the Townships of Lake and Salem, Wayne County, Pennsylvania according to the plans thereof recorded in the Office of the Recorder of Deeds of Wayne County, Pennsylvania April 9, 1970 in Plan Book 5, Page 27; May 11,

1970 in Plan Book 5, Pages 34, 37, 41 through 48 and 50; September 8, 1970 in Plan Book 5, Page 57; February 8, 1971 in Plat Book 5~ pages 62 and 63; March 24, 1971 Plan Book 5, page 66; May 10, 1971 in Plan Book 5, Pages 71 and 72; March 14, 1972 in Plan Book 5, Pages 76, 79 through 84 and 86; May 26, 1972 in Plan Book 5, Pages 93 through 95; September 26, 1972 in Plan Book 5, Pages 96j, 97 and 100 through 104; March 9, 1973 in Plan Book 5, Page 106; March 23, 1973 in Plan Book 5, page 107; April 3, 1973 in Plan Book 5, pages 108 through 110; May 18, 1973 in Plan Book 5, pages 111 through 119 and September 24, 1973 in Plan Book 5, Pages 120 through 123.

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.

BEING TAX NO.: 12-0-00-33-0179

BEING KNOWN AS: 3064 NORTHGATE ROAD, LAKE ARIEL, PENNSYLVANIA 184360000.

Title to said premises is vested in Richard V. Garcia and Gail M. Garcia, husband and wife, by deed from EDWARD S. SARKISSIAN AND KAREN SARKISSIAN, HUSBAND AND WIFE dated October 20, 2004 and recorded

November 2, 2004 in Deed Book 2637, Page 338.

Seized and taken in execution as Richard V. Garcia 10 Woods Edge Court HAUPPAUGE NY 11788 Gail M. Garcia 10 Woods Edge Court HAUPPAUGE NY 11788

Execution No. 455-Civil-2012 Amount \$220,942.50 Plus additional

January 31, 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.

4/5/2013 • 4/12/2013 • 4/19/2013

**SHERIFF'S SALE
MAY 8, 2013**

By virtue of a writ of Execution Vericrest Opportunity Loan Trust 2011-NPL1, by Vericrest Financial, Inc. solely in its capacity as servicer issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 8th day of May, 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, lying and being in the Township of Paupack, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a nail for a corner located in the centerline of Township Road Route No. 399; said corner being a common corner of Lot No.3, and a fifty (50) foot wide right of way, as set forth on the hereinafter referred to map; thence along the common boundary line of Lot No.3, north 89 degrees 56 minutes East 695.01 feet to a point for a Corner; thence along the boundary line of Lot No.3, North 1 degrees 28 minutes 03 seconds East 114.91 feet to a drill hole in wall for a corner; thence along lands now or formerly of Clarence Pennell North 71 degrees 34 minutes East 698.88 feet to a new iron pin in old stone pile for a corner; thence along an

old public road leading to H. H. Coles and to M. Wises (now vacated) on a line running between two (2) stone walls South 33 degrees 03 minutes East 489.46 feet to an iron pin; thence along same South 35 degrees 20 minutes East 514.77 feet to an iron pin for a corner; said corner being located near to Township Road Route No. 398; thence along lands of Frank and Vivian Walter; and along an open field; South 10 degrees 17 minutes West 266.11 feet to an iron pin for a corner; thence along an old stone wall and the boundary line of Lot No. 14 South 55 degrees 21 minutes 52 seconds West 405.73 feet to an iron pin for a corner; thence along the common boundary line of Lot No. 14 and a fifty (50) foot wide right of way South 35 degrees 21 minutes 57 seconds East 402.91 feet to a nail located in Legislative Route 63009 (Route No. 590); thence along an arc in a southwesterly direction to a point for a corner, said point being the easterly corner of Lot No. 13; thence along the common boundary line of Lot No. 13 and a fifty (50) foot wide right of way North 35 degrees 21 minutes 57 seconds West 402.91 feet to an iron pin for a corner; thence along an old stone wall and the boundary line of Lot No. 13, South 55 degrees 21 minutes 52 seconds West 250 feet to an iron pin for a corner; thence along the boundary line of Lot No.13 and Lot No. 12, South 43 degrees 14 minutes West 259.71 feet to an iron pin for a corner; thence along the boundary line of Lot No. 11, South 20

degrees 34 minutes 32 seconds West 390.55 feet to an iron pin for a corner; thence along the boundary line of Lot No. 10, north 86 degrees 45 minutes 28 seconds West 310.92 feet to an iron pin; thence along the common boundary line of Lot No. 10 and a fifty (50) foot wide right of way South 2 degrees 29 minutes West 250 feet to an iron pin for a corner; thence along the boundary line of Lot No.9, South 2 degrees 29 minutes West 50 feet to an iron pin for a corner; thence along same on an arc in a southwesterly direction; said arc having a radius of 266.42 feet, and a length of 233.46 feet to an iron pin; thence along the boundary line of Lot No.8 in a southerly direction along an arc having a radius of 260.69 feet, and a length of 175.55 feet to an iron pin; thence along same South 8 degrees 54 minutes West 152.35 feet to a point for a corner in centerline of Township Road Route No. 399; thence along the centerline of said road in a westerly direction fifty (50) feet to a point for a corner; thence along the boundary line of Lot No. 7, North 8 degrees 54 minutes East 152.45 feet to an iron pin for a corner; thence along the boundary line of Lot No. 7 and Lot No.6 an arc in a northeasterly direction; along an arc having a radius of 310.69 feet, and a length of 233.43 feet to an iron pin, thence along the boundary line of Lot No.6 along an arc having a radius of 216.42 feet, and a length of 169.78 feet to an iron pin for a corner; thence along the boundary line of Lot No.6,

North 2 degrees 59 minutes West 50 feet to an iron pin; thence along a stone wall North 2 degrees 29 minutes East 1485.0 feet to an Iron pin; thence along the boundary line of Lot No.5 and Lot No.4, North 1 degrees 28 minutes 3 seconds East 406.01 feet to an iron pin for a corner; thence along the common boundary line of Lot No.4 and a fifty (50) foot wide right of way South 89 degrees 56 minutes West 694.54 feet to a nail for a corner located in the centerline of Township Road Route No. 399; thence along same North 0 degrees 56 minutes East 50.01 feet to the point and place of BEGINNING.

CONTAINING 23.95 Acres more or less.

BEING known as 116 Daniels Road, Hawley, PA 18428

BEING Map No.:19 0 0063 0028 Control No. 036808

The above description is pursuant to a map entitled, Final Plan No.2, Rockwood Acres, situate in

Seized and taken in execution as David Markowitz 116 Daniels Road HAWLEY PA 18428 Debra Markowitz 116 Daniels Road HAWLEY PA 18428

Execution No. 433-Civil-2012 Amount \$615,868.10 Plus additional

February 5, 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.

4/12/2013 • 4/19/2013 • 4/26/2013

**SHERIFF'S SALE
MAY 8, 2013**

By virtue of a writ of Execution Citimortgage, Inc. s/b/m to ABN AMRO Mortgage Group, Inc. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 8th day of May, 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 Lake, Wayne County, Pennsylvania, known as Lot 2669, Section 42, 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 27; May 11, 1970, in Plat Book 5, Pages 34, 37, 41 through 48 and 50; September 8, 1970, in Plat Book 5, Page 57; February 8, 1971, in Plat Book 5, Pages 62 and 63; March 24, 1971, in Plat Book 5, Page 66; May 10, 1971, in Plat Book 5, Pages 71 and 72; March 14, 1972, in Plat Book 5, Pages 76, 79 through 84 and 86; May 26, 1972, in Plat Book 5, Pages 93 through 95; September 26, 1972, in Plat Book 5, Pages 96, 97 and 100 through 104; March 9, 1973, in Plat Book 5, Page 106; March 23, 1973, in Plat Book 5, Page 107, April 3, 1973, in Plat Book 5, Pages 108 through 110; May 18, 1973, in Plat Book 5, Pages 111 through 119.

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

TITLE TO SAID PREMISES VESTED IN Paul J. Munley and Margaret M. Munley, his wife, by Deed from George E. Kistner and Irene L. Kistner, his wife, dated 12/23/1993, recorded 01/05/1994

in Book 893, Page 4.

Premises being: 2669 ROCKWAY ROAD, LAKE ARIEL, PA 18436

Improvements thereon:
RESIDENTIAL DWELLING

TAX MAP NO.: 12-0-0039-0076.-

Seized and taken in execution as
Paul J. Munley 584 The Hideout
2669 Rockway Road LAKE
ARIEL PA 18436
Margaret M. Munley 584 The
Hideout 2669 Rockway Road
LAKE ARIEL PA 18436

Execution No. 636-Civil-2012
Amount \$65,852.21 Plus additional

January 31, 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)

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DAYS FROM DATE OF SALE.
FAILURE TO PAY BALANCE
WILL FORFEIT DOWN
PAYMENT.

John Michael Kolesnik Esq.

4/12/2013 • 4/19/2013 • 4/26/2013

**SHERIFF'S SALE
MAY 8, 2013**

By virtue of a writ of Execution First National Bank of Pennsylvania, s/b/m 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 8th day of May, 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 THREE CERTAIN PIECES OR PARCELS OF LAND LYING AND BEING PARTLY IN THE TOWNSHIP OF PRESTON AND PARTLY IN THE BOROUGH OF STARRUCCA, COUNTY OF WAYNE AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

FIRST PARCEL: PARTLY IN THE TOWNSHIP OF PRESTON AND PARTLY IN THE BOROUGH OF STARRUCCA, BEGINNING AT A HEAP OF STONES FOR THE EASTERN CORNER OF A LOT OF LAND SOLD TO B.C. KING IN THE

LINE OF A TRACT IN THE WARRANTEE NAME OF JOHN SMITH; THENCE ALONG SAID LINE BY LAND OF NOEL LLOYD, SOUTH 26 DEGREES EAST 133.7 RODS TO A STONES CORNER; THENCE BY LAND CONVEYED TO NOEL LLOYD, SOUTH 64 DEGREES WEST 82 RODS TO A STONES CORNER; THENCE BY LAND FORMERLY OWNED BY TENCH COXE, NORTH 26 DEGREES WEST 133.7 RODS TO A HEAP OF STONES; AND THENCE BY SAID LANDS SOLD TO B.C. KING, NORTH 64 DEGREES EAST 82 RODS TO THE PLACE OF BEGINNING. CONTAINING 68 ACRES AND 75 PERCHES OF LAND BE THE SAME MORE OR LESS.

SECOND PARCEL: BEING IN THE BOROUGH OF STARRUCCA, BEGINNING AT A POST AND STONES FOR THE NORTHWESTERN CORNER OF THE LAND IN THE WARRANTEE NAME OF JOHN SMITH; THENCE BY LAND IN THE WARRANTEE NAME OF WILLIAM SMITH NORTH 64 DEGREES EAST 148 RODS TO A STONES CORNER; THENCE BY LAND SOLD TO CHARLES LLOYD, SOUTH 26 3/4 DEGREES EAST 62 3/4 RODS TO A STONES CORNER; THENCE BY LAND SOLD TO EDWIN G. LLOYD, SOUTH 64 DEGREES WEEEST 70 RODS TO A STONES CORNER; THENCE BY LAND SOLD TO EDWIN G. LLOYD SOUTH 25 DEGREES

EAST 33 RODS TO A STONES CORNER; THENCE BY LAND SOLD TO E.T. CASE SOUTH 59 1/2 DEGREES WEST 12 RODS TO A HEMLOCK TREE ON AN ISLAND IN THE CENTER OF THE CREEK; THENCE FOLLOWING THE CREEK FOR A BOUNDARY BY LAND SOLD TO E.T. CASE TO A BIRCH TREE IN THE CENTER OF THE CREEK BEING THE LINE OF LAND IN THE WARRANTEE NAME OF ALEXANDER FOSTER; THENCE BY LAND IN THE WARRANTEE NAME OF ALEXANDER FOSTER, NORTH 26 DEGREES WEST 135 3/4 RODS AND 20 LINKS TO THE PLACE OF BEGINNING. CONTAINING 84 ACRES AND 3 RODS, BE THE SAME MORE OR LESS.

THIRD PARCEL: BEING IN THE TOWNSHIP OF PRESTON, BEGINNING AT A STAKE AND STONES CORNER IN THE SOUTH BOUNDS OF LANDS OF JOSEPH DOW, JR. THENCE SOUTH 25 DEGREES EAST 123 PERCHES, THENCE SOUTH 65 DEGREES WEST 74 PERCHES TO A BEECH AND STONES CORNER; THENCE NORTH 25 DEGREES WEST 123 PERCHES TO A STAKE; THENCE NORTH 65 DEGREES EAST BY JOSEPH DOW JR.'S LAND AFORESAID, 24 PERCHES TO THE PLACE OF BEGINNING. CONTAINING 56 ACRES OF LAND BE THE SAME MORE OR LESS.

HAVING ERECTED THEREON

A DWELLING KNOWN AND NUMBERED AS 458 KING HILL ROAD, STARRUCCA, PA 18462.

BEING KNOWN AND NUMBERED AS PARCEL #25-0-0140-0027.A; 25-0-0140-0027.0001; 20-0-0140-0027.0002; 25-0-0140-0027; 20-0-0141-0018.0002.

BEING THE SAME PREMISES WHICH JOSEPH SKURSKI, WIDOWER, BY DEED DATED MARCH 24, 1999 AND RECORDED ON MARCH 25, 1999 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR WAYNE COUNTY, IN DEED BOOK 1488, PAGE 0054 GRANTED AND CONVEYED UNTO JOSEPH L. SKURSKI, JR.

Seized and taken in execution as Joseph L. Skurski, Jr. 458 King Hill Road STARRUCCA PA 18462

Execution No. 765-Civil-2012
Amount \$72,134.51 Plus additional

February 5, 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.

Scott A. Dietterick, Esq.

4/12/2013 • 4/19/2013 • 4/26/2013

**SHERIFF'S SALE
MAY 8, 2013**

By virtue of a writ of Execution Wells Fargo Bank , N.A. Oissued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 8th day of May, 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 situated in the Township of Salem, County of Wayne, State of Pennsylvania, bounded and described as follows:

BEGINNING as the radius point of a cul-de-sac, thence along Lot No. 5, North 81 degrees 55 minutes 22 seconds West 334.16 feet to an iron bar, thence along Lot No. 8 and also Lot No. 7, North 39 degrees 28 minutes 05 seconds East 313.90 feet to a point in the center of

Island Lane, thence along the center of Island Lane South fifty degrees 31 minutes 55 seconds East 30.35 feet to a point, thence along a curve to the right having a radius of 290.00 feet and an arc distance of 146.95 feet to a point. Thence South 21 degrees 29 minutes 55 seconds East 150.00 feet to a point in the center of Island Lane. Thence South 68 degrees 30 minutes 05 seconds West 35.00 feet to the point and place of beginning.

CONTAINING 1.25 acres of land more or less.

EXCEPTING AND RESERVING the right-of-way of Island Lane and all utility and drainage easements as shown on the subdivision plan of 'Island Acres' as recorded in Map Book 83, Page 11.

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

TITLE TO SAID PREMISES VESTED IN Allen Strong and Elaine A. Strong, h/w, by Deed from Stefan Osecki, single and Kathryn Lichtenberger, single, dated 08/22/2008, recorded 08/28/2008 in Book 3583, Page 256.

Premises being: 3 ISLAND LANE
A/K/A 118 ISLAND LANE,
LAKE ARIEL, PA 18436

Tax Parcel No. 22-0-0310-

0006.0006

Improvements thereon:
RESIDENTIAL DWELLING

Seized and taken in execution as
Allen Strong 1102 Monroe Avenue
Apt. 1 Dunmore PA 18509
Elaine A. Strong 1102 Monroe
Ave. Apt. 1 Dunmore PA 18509

Execution No. 945-Civil-2010
Amount \$130,696.98 Plus
additional

January 31, 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.

4/12/2013 • 4/19/2013 • 4/26/2013

**SHERIFF'S SALE
MAY 15, 2013**

By virtue of a writ of Execution
Citimortgage, Inc. issued out of the
Court of Common Pleas of Wayne
County, to me directed, there will
be exposed to Public Sale, on
Wednesday the 15th day of May,
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, lying and

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Estate Planning & Settlement*

Kip Odell & Company llc



Kip J. Odell
Certified
Machinery & Equipment
Appraiser

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Honesdale, PA

being in the township of Manchester, county of Wayne, and commonwealth of Pennsylvania, known as lot 2 of the wood subdivision, also described as Woodlane development, bounded and described as follows:

BEGINNING at an iron pin (set) in southerly line of Charles Decker (DB 243, page 1186), said point of beginning also described as following as the northeasterly corner of lot 10 on a survey map titled wood subdivision; thence from said point of beginning north fifty-two (52) degrees zero (00) minutes three (03) seconds east 425.61 feet along lands of said passing through an iron pin (set) to a point in the centerline of township road T-625; thence along said centerline the following three (3) courses and distances:

1) SOUTH sixty (60) degrees seven (07) minutes forty-five (45) seconds east 148.41 feet.

2) SOUTH sixty (60) degrees seven (07) minutes forty (40) seconds east 96.20 feet.

3) SOUTH sixty-six (66) degrees thirty-two (32) minutes fifty-one (51) seconds east 40.00 feet;

THENCE south twenty-three (23) degrees twenty-seven (27) minutes nine (09) seconds west 420.04 feet passing through an iron pin (set) along lot 3 of said subdivision to an iron pin (set) being the westerly corner of lot 3 and on the easterly line of lot 10; thence north

fifty0nine (59) degrees nineteen (19) minutes two (02) seconds west 490.07 feet along said line of lot 10 to the point or place of beginning. Containing 3.575 acres of land more or less as surveyed by Propst associates, Inc.

Excepting all that portion of the above described premises now used of previously conveyed for public highway purposes.

Subject to any easements of record to public utilities.

Under and Subject to the Declaration of Restrictive and Protective Covenants for Woodlane Development as shown in Deed Book 483, Page 862.

TITLE TO SAID PREMISES VESTED IN Dale A. Holzman, by Deed from Dale A. Holzman and Jane A. Holzman, his wife, dated 01/19/2004, recorded 04/05/2004 in Book 2472, Page 257.

Premises being: 132 OAKLEY ROAD, DAMASCUS, PA 18415-3618

Improvements thereon:
RESIDETIAL DWELLING

Seized and taken in execution as Dale A. Holzman a/k/a Dale Holzman 132 Oakley Road DAMASCUS PA 18415

Execution No. 651-Civil-2012
Amount \$137,116.56 Plus
additional

February 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.

4/19/2013 • 4/26/2013 • 5/3/2013

**SHERIFF'S SALE
MAY 15, 2013**

By virtue of a writ of Execution RBS Citizens, National Association, S/B/M Charter One 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 15th day of May, 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 in the Township of Buckingham, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the centerline of LR63134 (also known as the Kingsbury Hill Road); thence along the centerline of said road the following seven courses and distances:

South 72° 12' West, 11.63 feet,
North 80° 48' West, 105.83 feet,
North 53° 50' West, 190.41 feet,
North 55° 53' West, 171.28 feet,
North 55° 25' West, 327.68 feet,
North 57° 40' West, 98.11 feet,
North 65° 24' West, 54.46 feet;
thence partly along LR63134 and thence partly along line of lands of Callanter and Galbraith, now or formerly, North 53° 7' West, 93.04 feet to an iron pin corner; thence along line of lands of Garden State Trailer Park, South 51° 51' West, 818.53 feet to a found pile of stones; thence along lands intended to be conveyed by the Estate of Frederick Faigle to Louis Bergman, South 16° 4' East 1059.1 feet to a set iron pin; thence along line of lands formerly conveyed by the Estate of Frederick Faigle to Gong Chin, et. al., North 51° 30' 30" East, 1502.1 feet to the place of BEGINNING.

CONTAINING 26.43 acres more or less.

BEING THE SAME PREMISES which James DeProspro, by Deed dated October 17, 2002 and recorded October 21, 2002 in the Office of the Recorder of Deeds in and for Wayne County in Deed Book Volume 2086, Page 214, granted and conveyed unto Harold J. Young.

BEING KNOWN AS: 1985 Autumn Leaves Road a/k/a 598 Autumn Leaves Road, Starlight, PA 18461

TAX PARCEL NO.: 03-0-0112-0073.0001-

Seized and taken in execution as Harold J. Young 1985 Autumn Leaves Road A/K/A 598 Autumn Leaves Road STARLIGHT PA 18461

Execution No. 367-Civil-2012 Amount \$103,852.06 Plus additional

February 20, 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.

Gregory Javardian, Esq.

4/19/2013 • 4/26/2013 • 5/3/2013

**SHERIFF'S SALE
MAY 15, 2013**

By virtue of a writ of Execution Nationwide Advantage Mortgage Company issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 15th day of May, 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 or tract of land lying, situate and being in the Township of Berlin, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point or corner, located in the center of the cartway of PA L.R. 63030 (State Route 1019), being the Southeast corner of Lot I, as depicted on a certain plan of lots of R.A.M. Partners, recorded in Wayne County Map

Book 79 at Page 23; THENCE along the center of the cartway of the aforementioned highway, South 01 degrees 18 minutes 40 seconds West, 218.59 feet and South 01 Degrees 26 Minutes 02 Seconds West, 72.00 feet to a point of corner; THENCE departing from said highway and through lands of R.A.M. Partners (Record Book 773 at Page 214), North 85 Degrees 32 Minutes 05 Seconds West, 1034.49 feet to an iron pin corner set, located on the Easterly shore of Chestnut Lake; THENCE along the Easterly shore of said Chestnut Lake, along lines of lands of Howard Small and Robert Small (Deed Book 524 at Page 269), North 06 Degrees 48 Minutes 18 Seconds West, 68.79 feet to a point or corner and North 20 Degrees 49 Minutes 00 Seconds West, 114.69 feet to a wood stake and iron pipe corner found; THENCE departing from the Easterly shore of said Chestnut Lake and continuing along lines of lands of the aforesaid Howard Small and Robert Small, South 80 Degrees 27 Minutes 30 Seconds East, 219.20 feet to an iron pipe corner found and North 09 Degrees 46 Minutes 45 Seconds East, 660.00 feet to a cut (x) set, located in a pointer stone in stones corner found, being the Southwest most corner of lands of Andrew E. and Catherine W. Smith (Record Book 751 at Page 337); THENCE along the Southern line of lands of the aforesaid Smith, South 81 Degrees 22 Minutes 45 Seconds East, 552.99 feet to an iron pin set, located at the base of a fence post corner

found, being the Northwest corner of lands of James Robbins, et al (Deed Book 342 at Page 122); THENCE along the Western line of lands of the aforesaid James Robbins, et al, South 01 Degrees 15 Minutes 39 Seconds East, 302.67 feet to an iron pin corner set, being the Southwest corner of lands of the aforesaid James Robbins, et al, and being located on the North line of the aforesaid Lot 1 as depicted on a certain plan of lots of R.A.M. Partners; THENCE along lines of said Lot 1, South 88 Degrees 20 Minutes, 21 Seconds West, 121.83 feet to an iron pin corner set, South 01 Degrees 39 Minutes 39 Seconds East, 200.00 feet to an iron pin corner set and North 88 Degrees 20 Minutes 21 Seconds East, 321.51 feet to the place of BEGINNING.

CONTAINING, within bounds, 12.7043 acres of land, more or less, inclusive of that area occupied by public highway and utility companies, easements and rights of way, supporting various improvements and being designated as Lot 2 on accompanying plan.

The restrictive covenants for the Chestnut Lake Estates do not apply to the foregoing Lot 2 and said lot is not part of the Chestnut Lake Estates subdivision.

BEING the same premises which William M. Bluff, Sheriff of Wayne County, granted and conveyed unto Barnett Mortgage Co. by Sheriff's Deed dated October 31, 1997 and

recorded October 31, 1997 in
Wayne County Record Book 1299
at Page 10.

ADDRESS BEING: 135 Butternut
Flats, Beach Lake, PA 18405

PARCEL IDENTIFICATION NO:
01-0-0020-0016.- CONTROL
#: 109187

Seized and taken in execution as
The Estate of Stanishlav V
Svoboda a/k/a Stanislav Svoboda,
Deceased 145 Butternut Flats
BEACH LAKE PA
Olga Lacny, Executrix of the Estate
of Stanislav V. Svoboda a/k/a
Stanisalav Svoboda Deceased 485
East 38th

IMPROVEMENTS: Residential
dwelling Street PATERSON NJ
07504
All Known and Unknown Heirs of
Stanislav V. Svoboda a/k/a
Stanislav Svoboda, Deceased 145
Butternut Flats BEACH LAKE PA
18405

Execution No. 451-Civil-2012
Amount \$119,815.85 Plus
additional

February 20, 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.**

Heather Riloff, Esq.

4/19/2013 • 4/26/2013 • 5/3/2013

**SHERIFF'S SALE
MAY 15, 2013**

By virtue of a writ of Execution
Deutsche Bank National Trust Co.,
as Trustee of the Home Equity
Mortgage Loan Asset-Backed Trust
Series INABS 2006-E, Home
Equity Mortgage Loan Asset-
Backed Certificates, Series INABS
2006-E Under the Pooling and
Servicing Agreement Dated Dec. 1,
2006 issued out of the Court of
Common Pleas of Wayne County,
to me directed, there will be
exposed to Public Sale, on
Wednesday the 15th day of May,
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 Township of

Berlin, County of Wayne,
Commonwealth of Pennsylvania,
and being more particularly
described as follows:

BEGINNING at an iron pin located in the boundary line of Lot#3, and being the Northeastern corner of other lands of Roland Mill (Deed Book 290, Page 212) and the Northeastern corner of the parcel herein described; thence along the lands of Roland Mill, South 3 degrees 48 minutes 35 seconds West 271.97 feet to an iron pin for a corner, being the common corner of the parcel herein described and lands now or formerly owned by DePasquale; thence along the boundary line of DePasquale South 74 degrees 35 minutes 53 seconds West 209.84 feet to an iron pin; thence continuing along lands of DePasquale and along a cul-de-sac having a radius of 40 feet and length of 125.66 feet to an iron pin as shown on the aforementioned map; thence continuing along the lands of DePasquale, South 74 degrees 35 minutes 53 seconds West 165.00 feet to an iron pin for a corner in the line of lands of LoPresti (Deed Book 227, Page 1105); thence along the lands of LoPresti North 24 degrees 01 minutes 40 seconds East 275.71 feet to an iron pin for a corner; thence along the boundary line of Lot# 3, North 76 degrees 56 minutes 30 seconds East 293.86 feet to an iron pin located in the center of a private road; thence North 75 degrees 20 minutes 00 seconds East 292.09 feet to the point and place of BEGINNING.

CONTAINING 3.2 acres, more or less, and being Lot 2.

For an approved map showing the above-described parcel, see a map by M.R. Zimmer and Associates dated September 26, 1975, and recorded in Wayne County Map Book 34, Page 32.

ALSO GRANTING AND CONVEYING unto the Grantees, their heirs and assigns to use in common with the Grantors, their heirs and assigns a private roadway leading from Township Route 480 throughout the property herein described as the same is shown on the aforementioned map and more particularly bounded and described as follows:

BEGINNING at a point in the center of Township Road 480, this point being the Northeast corner of land of Friedrich (Deed Book 253, Page 494, and 304, page 838) and the Southeast corner of land of Roland Mill (Deed Book 173, Page 76); thence leaving the road, generally along the center line of a dirt lane, and along the line of said Friedrich, South 68 degrees minutes 50 seconds West approximately 530.00 feet to a point in the center of a small bridge over a small stream: thence through the land of Roland Mill (Deed Book 289, Page 751) South 66 degrees 43 minutes 55 seconds West 126.5 feet to a point on the south side of this 50 foot right of way, across the right of way North 23 degrees 16 minutes 05 seconds

West 50.00 feet to a point on the west side of a 40.00 foot right of way, and along this 40.00 foot right of way North 08 degrees 48 minutes 32 seconds West 154.39 feet to a point on the division line of the Roland Mill property (Deed Book 290, Page 212 and Deed Book 173, Page 76); thence through lands of Mill (Deed Book 173, Page 76) North 19 degrees 32 minutes 04 seconds West 169.85 feet and North 25 degrees 51 minutes 51 seconds West 422.70 feet; thence through lands of Mill for a very short distance and then through former lands of Mill (conveyed to Castellano, Deed Book 313, Page 025) North 55 degrees 34 minutes 18 seconds West 184.50 feet to a point; continuing through said Castellano and then a lot conveyed to Olver on a radius of 280.00 feet to the left 278.56 feet; continuing through said Olver South 67 degrees 25 minutes 42 seconds West 109.98 feet to a point in a lot to be conveyed shown on a map by Karl Hennings, R.S. and on a map of M.R. Zimmer, R.S. to be filed ; continuing through lands Mill (Deed Book 290, Page 212) and along the edge of this right-of-way South 76 degrees 57 minutes 02 seconds West 482.24 feet to a point and on a radius of 358.45 feet to the right 208.19 feet, North 69 degrees 46 minutes 19 seconds West 144.80 feet, on a radius of 20.00 feet to the left of 42.52 feet, South 11 degrees 35 minutes 43 seconds East 250.00 feet, South 18 degrees 09 minutes 17 seconds East 284.56 feet, South 25 degrees 42

minutes 36 seconds East 299.67 feet, and South 3 degrees 50 minutes 02 seconds 253.09 feet East to a point on the edge of a planned cul-de-sac; on a radius of 40.00 feet to the left the following three courses: 39.55 feet to a set iron pipe corner, 125.66 feet to a set iron pipe corner, and 43.70 feet to a point on the other edge of the aforementioned 40.00 foot right of way; thence along this edge of the right of way North 3 degrees 50 minutes 02 seconds West 251.4 feet, North 25 degrees 42 minutes 36 seconds West 294.58 feet, North 18 degrees 09 minutes 17 seconds West 289.49 feet, North 11 degrees 35 minutes 43 seconds West 252.29 feet, on a radius of 60.00 feet to the right 127.57 feet, South 69 degrees 46 minutes 19 seconds East 144.80 feet, on a radius of 318.45 feet and North 76 degrees 57 minutes 02 seconds East 478.91 feet to a point in the aforementioned lot to be conveyed; thence through the aforementioned Olver lot, North 67 degrees 25 minutes 43 seconds East 106.64 feet to a point and on a radius of 430.00 feet to the right 318.35 feet to a point in the aforementioned Castellano lot, South 55 degrees 34 minutes 18 seconds East 186.49 feet, South 52 degrees 43 minutes 15 seconds East 138.56 feet to a point in Mill land (Deed Book 173, Page 76) continuing through this land of Mill and on the edge of the 40 foot right of way South 25 degrees 32 minutes 04 seconds East 175.81 feet, South 8 degrees 47 minutes 32 seconds East 150.00 feet to a point on the north side of

the aforementioned 50.00 foot right of way; thence along the 50 foot right of way North 66 degrees 43 minutes 55 seconds East 85.18 feet to a point, and North 68 degrees 0 minutes 50 seconds East approximately 539 feet to the center of Township Road 480. This description is better illustrated on a map filed in the Wayne County Register and Recorder's Office, Map Book 30, Page 27.

SUBJECT to the use of the former Grantors, their heirs and assigns, that part of the aforementioned road that lies within the premises herein conveyed.

Seized and taken in execution as
Dennis Eisloeffel 130 Saddleback
Path HONESDALE PA 18431
Susan Eisloeffel 130 Saddback
Path HONESDALE PA 18431

Execution No. 583-Civil-2012
Amount \$180,881.11 Plus
additional

February 20, 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.**

Christopher DeNardo Esq.

4/19/2013 • 4/26/2013 • 5/3/2013

**SHERIFF'S SALE
MAY 15, 2013**

By virtue of a writ of Execution Citimortgage Inc S/B/M ABN AMRO Mortgage GROUP Inc. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 15th day of May, 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 lots, tracts, parcels and pieces of land lying and being situate in Paupack Township, Wayne County, Pennsylvania, as laid out and plotted upon a map of 'Paupack Point Development' surveyed November 1, 1928, by Fred C. Schoenagel, R.S., more particularly described as follows:

BEGINNING at a point on the Southerly side of Seventh Street at the Northeasterly corner of Lot No.

166 on the aforementioned map; thence along the edge of Seventh Street, North sixty-nine (69) degrees forty-five (45) minutes East one hundred (100) feet to a corner, said corner being the Southwesterly corner of Lot No. 172; thence along the common line of Lots Nos. 170 and 172, South twenty-seven (27) degrees seventeen minutes East one hundred fifty (150) feet to a corner, said corner being a common corner of Lots Nos. 170, 172, 152 and 153; thence South sixty-nine (69) degrees forty-five (45) minutes West along the common line of Lots Nos. 170 and 168 with Lots Nos. 156 and 154, one hundred (100) feet to a corner; said corner being a common corner of Lots 166, 168, 152 and 154; thence along a common line dividing Lots Nos. 166 and 168, North twenty-five (25) degrees fifteen (15) minutes West one hundred fifty (150) feet to the point or place of BEGINNING.

COMPRISING within said boundaries Lots Nos. 168 and 170 of Paupack Point (a Map of said tract is recorded in Wayne County Map Book 2, at page 98).

TOGETHER with such rights and reservations as are contained in a certain deed in the chain of title to the premises hereby conveyed and the right to enforce the limitations upon the Grantees, their heirs and assigns.

EXCEPTING AND RESERVING unto the prior Grantor, his heirs

and assigns, agents or workmen, the right of entry on the above described premises for the purpose of repairing, maintaining, laying and re-laying a pipeline or lines in, on, or under the above described premises.

EXCEPTING AND RESERVING unto the prior Grantor, his heirs and assigns, the right at any time to erect upon a strip of land five (5) feet in width, upon the said premises, a pole or poles for the installation of utility services and maintenance. The erection of any utility services shall not, however, be placed on the lot so as to interfere with any building or buildings now or later to be erected thereon.

TITLE TO SAID PREMISES VESTED IN James Ciszak, a married man, by Deed from Janet Ciszak, dated 05/05/2008, recorded 08/12/2008 in Book 3573, Page 25.

Premises being: 1 PAUPACK POINT 7TH STREET, A/K/A 18 7TH STREET, HAWLEY, PA 18428-4589

Seized and taken in execution as James Ciszak 1 Paupack Point 7th Street a/k/a 18 7th Street HAWLEY PA 18428

Execution No. 869-Civil-2009 Amount \$151,124.50 Plus additional

February 20, 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 datespecified by him, not later than thirty (30) days after sale; and that distribution will be made in accordance with the schedule unless exceptions are filed within ten (10) days thereafter. No

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

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

Melissa J. Cantwell, Esq.

4/19/2013 • 4/26/2013 • 5/3/2013

CIVIL ACTIONS FILED

*FROM MARCH 23, 2013 TO MARCH 29, 2013
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2006-00394	DEXHEIMER MELANEY	3/26/2013	SATISFACTION	—
2007-21102	SWENDSEN LOUISE M	3/27/2013	SATISFACTION	—
2009-21398	DEREAMER REBECCA E	3/28/2013	SATISFACTION	1,988.47
2010-00531	PRINGLE CHRISTOPHER R	3/28/2013	WRIT OF EXECUTION	8,446.53
2010-00531	NET FED CR UNION GARNISHEE	3/28/2013	WRIT EXEC/GARNISHEE	—
2010-20786	DEREAMER REBECCA E	3/28/2013	SATISFACTION	923.86
2010-22078	ALECKNA DAVID	3/28/2013	WRIT OF EXECUTION	—
2011-00052	DILASCIO ANGELO	3/28/2013	REASSESS JGMT IN REM	169,103.74
2011-00052	BELLOISE KERI	3/28/2013	REASSESS JGMT IN REM	169,103.74
2011-00099	GRAVINA JAMES J	3/28/2013	WRIT OF EXECUTION	93,743.47
2011-00099	UNITED STATES OF AMERICA	3/28/2013	DEFAULT JUDGMENT	—
2011-00099	UNITED STATES OF AMERICA	3/28/2013	WRIT OF EXECUTION	93,743.47
2011-00720	GROPPER JAMES M	3/28/2013	WRIT OF EXECUTION	237,627.93
2011-00720	GROPPER JAMES A/K/A	3/28/2013	WRIT OF EXECUTION	237,627.93
2011-00720	GROPPER CHRISTINA M	3/28/2013	WRIT OF EXECUTION	237,627.93
2011-20078	DEREAMER REBECCA E	3/28/2013	SATISFACTION	971.16
2011-20263	WILLIAMSON MICHAEL	3/27/2013	SATISFACTION	441.57
2011-20356	DELLAQUILA ALDO	3/27/2013	SATISFACTION	—
2011-20495	TYLER JACOB PAUL	3/26/2013	SATISFACTION	—
2011-20846	ZATOR PATRICK M	3/28/2013	SATISFACTION	—
2011-20846	ZATOR SHARON L	3/28/2013	SATISFACTION	—
2011-20846	ZATOR PATRICK M	3/28/2013	SATISFACTION	—
2011-20846	ZATOR SHARON L	3/28/2013	SATISFACTION	—
2011-21450	DOUGHERTY MARY A	3/28/2013	SATISFACTION	—
2011-21450	DOUGHERTY MARY A	3/28/2013	SATISFACTION	—
2012-00475	OSTRANDER DANIEL R	3/28/2013	WRIT OF EXECUTION	13,900.49
2012-00475	WOODFOREST NATIONAL BANK GARNISHEE	3/28/2013	WRIT EXEC/GARNISHEE	—
2012-00475	FIRST NATIONAL COMMUNITY BANK GARNISHEE	3/28/2013	WRIT EXEC/GARNISHEE	—
2012-00603	WOOD ROSEANNE	3/28/2013	WRIT OF EXECUTION	1,161.91
2012-00603	WOODFOREST NATIONAL BANK GARNISHEE	3/28/2013	WRIT EXEC/GARNISHEE	—
2012-00622	VELEHOSKI-SCHNEIDER JANET A/KIA	3/28/2013	WRIT OF EXECUTION	202,259.73
2012-00622	SCHNEIDER JANET VELEHOSKI	3/28/2013	WRIT OF EXECUTION	202,259.73
2012-00622	SCHNEIDER LONNIE	3/28/2013	WRIT OF EXECUTION	202,259.73

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

2012-00678	KNAPP BERNARD L JR		3/28/2013	WRIT OF EXECUTION	164,349.85
2012-00678	HICKEY MARY A/K/A		3/28/2013	WRIT OF EXECUTION	164,349.85
2012-00678	HICKEY MARY E		3/28/2013	WRIT OF EXECUTION	164,349.85
2012-00815	DOLAN RYAN J		3/28/2013	DEFAULT JUDGMENT	23,842.84
2012-20135	WAYNE BANK GARNISHEE		3/27/2013	DISSOLVE ATTACHMENT	—
2012-20804	TORSIELLO MICHAEL		3/25/2013	SATISFACTION	—
2012-20804	TORSIELLO GERI		3/25/2013	SATISFACTION	—
2012-21158	PETERS JILL		3/28/2013	SATISFACTION	—
2012-21158	PETERS JILL		3/28/2013	SATISFACTION	—
2012-21576	ORLOWSKI AMANDA		3/28/2013	SATISFACTION	4,080.34
2012-21576	CARITE CORINA ANN		3/28/2013	SATISFACTION	4,080.34
2013-00001	CONDI MICHAEL	P	3/26/2013	JUDGMENT NON PROS	—
2013-00001	CONDI TRACY	P	3/26/2013	JUDGMENT NON PROS	—
2013-00006	MOLINARO PAUL A/K/A		3/28/2013	DEFAULT JUDGMENT	6,047.43
2013-00006	MOLINARO PAUL T		3/28/2013	DEFAULT JUDGMENT	6,047.43
2013-00006	BLUE MOUNTAIN PROMOTIONS		3/28/2013	DEFAULT JUDGMENT	6,047.43
2013-00058	MILLS FRANK P		3/28/2013	DEFAULT JUDGMENT	245,367.19
2013-00058	ROSSI MILLS ROXANE		3/28/2013	DEFAULT JUDGMENT	245,367.19
2013-00058	MILLS ROXANE ROSSI		3/28/2013	DEFAULT JUDGMENT	245,367.19
2013-00058	MILLS FRANK P		3/28/2013	WRIT OF EXECUTION	245,367.19
2013-00058	ROSSI MILLS ROXANE		3/28/2013	WRIT OF EXECUTION	245,367.19
2013-00058	MILLS ROXANE ROSSI		3/28/2013	WRIT OF EXECUTION	245,367.19
2013-20089	MAHER THOMAS F		3/28/2013	SATISFACTION	279.31
2013-20089	MAHER JAMIE L		3/28/2013	SATISFACTION	279.31
2013-20101	TJ MAHER LLC		3/28/2013	SATISFACTION	279.31
2013-20136	MARTINO DANTE		3/28/2013	SATISFACTION	—
2013-20136	MARTINO KATHLEEN		3/28/2013	SATISFACTION	—
2013-20136	MARTINO DANTE		3/28/2013	SATISFACTION	—
2013-20136	MARTINO KATHLEEN		3/28/2013	SATISFACTION	—
2013-20185	GONZALEZ MARIANO		3/27/2013	SATISFACTION	279.31
2013-20197	GMAC MORTGAGE		3/28/2013	SATISFACTION	279.31
2013-20241	BENNETT ROBERT DANIEL		3/25/2013	JUDGMENT	3,149.50
2013-20242	DAVIS STEVEN M		3/25/2013	JUDGMENT	1,404.00
2013-20243	KNECHT BRANDON		3/25/2013	JUDGMENT	3,785.31
2013-20244	GALVIN STEVEN LEE		3/25/2013	JUDGMENT	1,854.00
2013-20245	SZANTO KURT THOMAS		3/25/2013	JUDGMENT	2,425.50
2013-20246	CROSSMAN HANNAH LOUISE		3/25/2013	JUDGMENT	918.00
2013-20247	CROSSMAN HANNAH LOUISE		3/25/2013	JUDGMENT	7,679.57
2013-20248	CROSSMAN HANNAH LOUISE		3/25/2013	JUDGMENT	684.50
2013-20249	LAUTENSCHLAGER JAMES		3/25/2013	JP TRANSCRIPT	2,000.00
2013-20249	LAUTENSCHLAGER MARY		3/25/2013	JP TRANSCRIPT	2,000.00
2013-20250	SWINGLE JEANETTE K		3/25/2013	JP TRANSCRIPT	8,464.90
2013-20251	HOLLISTER MARLENE L		3/25/2013	JP TRANSCRIPT	3,658.11
2013-20252	WARE MICHAEL J		3/25/2013	FEDERAL TAX LIEN	124,189.58
2013-20253	KLEBE CHRISTIAN F		3/25/2013	FEDERAL TAX LIEN	11,459.51
2013-20253	KLEBE DONNA R		3/25/2013	FEDERAL TAX LIEN	11,459.51
2013-20254	GIANNONE CARMINE		3/26/2013	JUDGMENT	1,331.50

2013-20255	LAUBACH JUSTIN GARRETT	3/26/2013	JUDGMENT	1,426.00
2013-20256	MCGINNIS JEANNE	3/26/2013	JUDGMENT	1,059.50
2013-20257	ROSS WILLIAM JAMES	3/26/2013	JUDGMENT	418.50
2013-20258	ROSS WILLIAM JAMES	3/26/2013	JUDGMENT	599.50
2013-20259	LEE WILLIAM R	3/26/2013	JUDGMENT	642.50
2013-20260	NEGLIA FRANK	3/26/2013	JUDGMENT	4,657.00
2013-20261	GREGORY QUITMAN	3/26/2013	JUDGMENT	1,358.00
2013-20262	MICHKO LAUREN E	3/27/2013	MUNICIPAL LIEN	287.74
2013-20262	MICHKO CARL A	3/27/2013	MUNICIPAL LIEN	287.74
2013-20263	BREIDENSTEIN PETER J ESTATE OF	3/27/2013	MUNICIPAL LIEN	292.83
2013-20264	DASILVA SYLVIA	3/27/2013	MUNICIPAL LIEN	320.01
2013-20264	DASILVA GEORGE	3/27/2013	MUNICIPAL LIEN	320.01
2013-20265	STALKER ELAINE SUE	3/27/2013	MUNICIPAL LIEN	388.78
2013-20266	MANOY JAMES R	3/27/2013	MUNICIPAL LIEN	391.52
2013-20266	MANOY KIM	3/27/2013	MUNICIPAL LIEN	391.52
2013-20267	MENOTTI ROBERT J ESTATE OF	3/27/2013	MUNICIPAL LIEN	488.01
2013-20268	ZIRPOLI FREDERICK S	3/27/2013	MUNICIPAL LIEN	608.87
2013-20269	DORSEY MARK EXECUTOR	3/27/2013	MUNICIPAL LIEN	264.07
2013-20269	DORSEY REVA ESTATE	3/27/2013	MUNICIPAL LIEN	264.07
2013-20270	MCELHANEY JONATHAN	3/27/2013	MUNICIPAL LIEN	269.47
2013-20270	MCELHANEY MEGAN	3/27/2013	MUNICIPAL LIEN	269.47
2013-20271	WEIDNER PETER J	3/27/2013	MUNICIPAL LIEN	270.46
2013-20272	DIETERICH MICHELE	3/27/2013	MUNICIPAL LIEN	271.07
2013-20273	WEIDNER PETER J	3/27/2013	MUNICIPAL LIEN	271.27
2013-20274	PHILLIPS PHYLLIS	3/27/2013	MUNICIPAL LIEN	280.35
2013-20275	MERRIHEW LEIGH ANN	3/27/2013	MUNICIPAL LIEN	282.79
2013-20276	REYNOLDS DANIEL	3/27/2013	JUDGMENT	6,794.00
2013-20277	CLEMO RYAN S	3/27/2013	JUDGMENT	2,289.50
2013-20278	SCHNEIDER CATHERINE	3/27/2013	JP TRANSCRIPT	1,631.93
2013-20279	HOLLAND STEPHEN J JR	3/27/2013	JUDGMENT	334.50
2013-20280	PUTZI STEPHEN M	3/28/2013	MUNICIPAL LIEN	625.95
2013-20280	PUTZI SUZANNE S	3/28/2013	MUNICIPAL LIEN	625.95
2013-20281	KOSMACZEWSKI MICHAEL J	3/28/2013	JP TRANSCRIPT	1,828.51
2013-20282	COWGER CHRISTINA	3/28/2013	JP TRANSCRIPT	2,594.76
2013-90027	MCCONNELL JEANNE ESTATE	3/25/2013	WITHDRAW CLAIM	—

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00142	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	3/26/2013	—
2013-00142	ROVNAVNIK LAURA	DEFENDANT	3/26/2013	—
2013-00143	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	3/26/2013	—
2013-00143	LEIDI JOHN	DEFENDANT	3/26/2013	—
2013-00145	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	3/26/2013	—
2013-00145	MAY GLENN	DEFENDANT	3/26/2013	—
2013-00152	CITIBANK	PLAINTIFF	3/28/2013	—
2013-00152	BARRY JASON J	DEFENDANT	3/28/2013	—

PETITION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00141	2001 VOLKSWAGON JETTA VIN 3VWSK69M71M106176	PETITIONER	3/26/2013	—
2013-00141	KIZER KAREN	PETITIONER	3/26/2013	—
2013-00141	KIZER NICOLE	PETITIONER	3/26/2013	—
2013-00141	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	RESPONDENT	3/26/2013	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00144	DIME BANK	PLAINTIFF	3/26/2013	—
2013-00144	FAATZ FRANCES J	DEFENDANT	3/26/2013	—
2013-00146	JPMORGAN CHASE BANK NATIONAL	PLAINTIFF	3/26/2013	—
2013-00146	LARSEN FREDERICK M	DEFENDANT	3/26/2013	—
2013-00147	BANK OF NEW YORK MELLON TRUST F/K/A	PLAINTIFF	3/28/2013	—
2013-00147	BANK OF NEW YORK TRUST COMPANY SUCCESSOR TO	PLAINTIFF	3/28/2013	—
2013-00147	JPMORGAN CHASE BANK	PLAINTIFF	3/28/2013	—
2013-00147	ALLEGRETTA NICOLA	DEFENDANT	3/28/2013	—
2013-00148	BANK OF AMERICA SUCCESSOR BY MERGER TO	PLAINTIFF	3/28/2013	—
2013-00148	BAC HOME LOANS SERVICING	PLAINTIFF	3/28/2013	—
2013-00148	JANNER SKELTON TRACY	DEFENDANT	3/28/2013	—
2013-00148	SKELTON TRACY JANNER	DEFENDANT	3/28/2013	—
2013-00148	SKELTON GLENN A JR	DEFENDANT	3/28/2013	—
2013-00149	WELLS FARGO BANK	PLAINTIFF	3/28/2013	—
2013-00149	RODRIGUEZ ROXANNE	DEFENDANT	3/28/2013	—
2013-00150	WELLS FARGO BANK	PLAINTIFF	3/28/2013	—
2013-00150	WOOD SYLVIA C	DEFENDANT	3/28/2013	—
2013-00150	WOOD DAVID	DEFENDANT	3/28/2013	—

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 \$36 billion in economic impact from the 172 million annual
 visitors to the Commonwealth. For more information about
 Pocono region tourism, visit www.800poconos.com.**

MORTGAGES AND DEEDS

*RECORDED FROM APRIL 8, 2013 TO APRIL 12, 2013
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Hook Gerald L Jr	Wayne Bank	Damascus Township	
Hook Christine A			400,000.00
Kaulfers Howard A	Honesdale National Bank	Lake Township	
Kaulfers Ellen M			94,000.00
Logoskiy Jessie	Wells Fargo Bank	Honesdale Borough	142,373.00
OLEary Terence	Citizens Savings Bank	Lehigh Township	
OLEary Catherine			169,000.00
Urian Kenneth	Mortgage Electronic Registration Systems	Lake Township	170,634.00
Hudak Joann M	Penn East Federal Credit Union	Dreher Township	
Hudak Joseph D			68,000.00
Hicks Edward	First National Community Bank	Oregon Township	
Hicks Rose			170,000.00
Coacci Thomas	First National Community Bank	Damascus Township	
Coacci Cecelia AKA			151,000.00
Coacci Cecilia AKA			
Marshall John E AKA	Wayne Bank	Berlin Township	
Marshall John AKA			1,250,000.00
Marshall Marjorie L			
Marshall John E AKA	Wayne Bank	Berlin Township	
Marshall John AKA			1,250,000.00
Capolongo Albert	Citizens Savings Bank	Dreher Township	
Capolongo Jeanette			130,000.00
Gilbert Cody W	Wayne Bank	Honesdale Borough	
Gilbert Julie Murray			140,000.00
Poppo Gerard A Sr	Wayne Bank	Preston Township	132,000.00
Weinstein Jeffrey L	Mortgage Electronic Registration Systems	Damascus Township	
Weinstein Francine		Damascus & Manchester Twps Manchester Township Manchester & Damascus Twps	237,600.00 237,600.00
Vrona Roberta J	Wells Fargo Bank	Oregon Township	
Lichtenstein Richard			230,000.00
Millington Leslie G	Mortgage Electronic Registration Systems	Lake Township	87,780.00
Cousins Brian	Honesdale National Bank	Berlin Township	
Cousins Hilary			20,000.00
Faro William A	Honesdale National Bank	Paupack Township	
Faro Karen A			33,000.00

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

Byrne Cornelius J	J P Morgan Chase Bank	Salem Township	
Byrne Patricia A			78,714.00
Esposito Richard	Mortgage Electronic Registration Systems	Paupack Township	126,400.00
Knash Stephen J	Wayne Bank	Oregon Township	
Knash Cassandra M			66,000.00
Skinner Edgar L Jr	Mortgage Electronic Registration Systems	Buckingham Township	
Skinner Clare A			80,000.00
Shakoore Abu	Mortgage Electronic Registration Systems	Lake Township	
Shakoore Kaniz Fatema			73,000.00
Sondike Carole Ind & Tr	J P Morgan Chase Bank	Lake Township	
Carole Sondike Revocable Trust Agreement			99,200.00
Dorn Robert R	J P Morgan Chase Bank	Cherry Ridge Township	
Dorn Elizabeth A			113,000.00
Reinfurt William C	Honesdale National Bank	Cherry Ridge Township	100,000.00
Taylor Kitura Devonne	Mortgage Electronic Registration Systems	Scott Township	134,763.00
Kober Joseph Peter Jr	Mortgage Electronic Registration Systems	Lake Township	
Kober Colleen Ann			119,600.00
Turner William Joseph			
Turner Mary Patricia			
Olver Kyle	Mortgage Electronic Registration Systems	Berlin Township	
Olver Jesse			211,961.00
Hauser Ethan	Mortgage Electronic Registration Systems	Manchester Township	78,203.00
Marks Lynn S II	Wayne Bank	Cherry Ridge Township	
Marks Claire		Cherry Ridge & Canaan Twps Canaan Township Canaan & Cherry Ridge Twps	75,000.00 75,000.00
Dodson Matthew C	Wayne Bank	Berlin Township	50,000.00
Kelly Daniel J	Mortgage Electronic Registration Systems	Lake Township	
Kelly Padraic			412,000.00
OMalley Eugene P	Honesdale National Bank	South Canaan Township	
OMalley Corissa			155,200.00
Tabasso Michael J	Mortgage Electronic Registration Systems	Paupack Township	
Tabasso Melissa D			487,500.00
Declerck Kevin	Citizens Savings Bank	Paupack Township	
Declerck Mary			300,000.00
Meyer Jeffrey	Dime Bank	Damascus Township	
Meyer Kimberly			196,500.00
McDonough Donald H	P N C Bank	Waymart Borough	
McDonough Cheryl A			130,000.00

Fylstra Robert J	Valley National Bank	Paupack Township	
Fylstra Karen			82,850.00
Beetsch Joel W	E S S A Bank & Trust	Lehigh Township	
Beetsch Erin Huffman			266,000.00
Mizgerd John S	Mizgerd Patricia R	Paupack Township	100,000.00
Semple Jill M	Mortgage Electronic Registration Systems	Palmyra Township	
Semple Brian D			182,089.00
Wind Zarrus D	Bank Of America	Prompton Borough	
Carver Paul S			156,200.00
Tolve Thomas	Valley National Bank	Palmyra Township	
Tolve Joanne			187,000.00
Delahoz Dawn	Mortgage Electronic Registration Systems	Paupack Township	
Delahoz Manuel			224,125.00
Ujobai John S	N B T Bank	Lake Township	
Ujobai Julann			17,000.00
Avery Rose Marie	Pennstar Bank	Paupack Township	75,000.00
Salvati Robert M	Pennstar Bank	Lake Township	
Salvati Gladys P			52,000.00
Wilson Michael A	Honesdale National Bank	Dreher Township	
Wilson Myra C			100,400.00
Ludewig Viena Stafa	Pennstar Bank	Salem Township	
Stafaludewig Viena			110,000.00
Ludewig Wayne			
Shepstone Patrick J	Honesdale National Bank	Damascus Township	
Shepstone Cherie			58,000.00
Nebzydoski Henry	First National Bank Of Pa	Mount Pleasant Township	
Nebzydoski Jean			210,000.00
Bennett Daniel L	Mortgage Electronic Registration Systems	Scott Township	
Bennett Nicole M			218,762.00
Vecerkauskas Geralyn C Meehan	Fidelity Deposit & Discount Bank	Paupack Township	
Vecerkauskas Paul J			138,000.00
Walsh Bonnie	Wayne Bank	Texas Township	16,000.00
Gutherz Philip C	Mortgage Electronic Registration Systems	Clinton Township	
McDowell Kathleen A			108,850.00
Langone Carmine W	Mortgage Electronic Registration Systems	Damascus Township	
Langone Christianna			184,693.00
Green Apple Farm	Wayne Bank	South Canaan Township	200,000.00
Wilson Edward R	Valley National Bank	Salem Township	
Wilson Patricia M			150,000.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
OMalley Roger P	Kubrak Anthony	Lake Township	
OMalley Mary L	Kubrak Louisa-C	Lake & Salem Townships	Lot 7
		Salem Township	
		Salem & Lake Townships	Lot 7
Romano Dianne S Exr	Logoskiy Jessie	Honesdale Borough	
Young Eleanor S Est			
Rouch Michael Ray	Rouch Michael Ray	Paupack Township	
Rouch Duane Anthony			Lot 18
Fuchs Michael	Stoner Thomas R	Paupack Township	
Fuchs Lorraine	Stoner Suzanne F		Lot 78
Urian Kenneth	Urian Kenneth	Lake Township	Lot 38
Dereamer Rebecca By Sheriff	J P Morgan Chase Bank	Honesdale Borough	
Fioreda Dorothy A By Sheriff	U S Bank National Association Tr	Lake Township	Lot 4239
Lakeview Estates International Corporation	Lake Watawga Homeowners Association	Lehigh Township	
Lakeview Estates International Corp	Lake Watawga Homeowners Association	Lehigh Township	
Fannie Mae AKA	Capolongo Albert	Dreher Township	
Federal National Mortgage Association AKA	Capolongo Jeanette		Parcel A
K M L Law Group			
Lach Virginia M	McHugh Thomas J	Salem Township	Lot 532
Casella Thomas Adm	Casella Thomas F	Damascus Township	
Melhus Catherine E Est AKA			Lot 5
Melhus Catherine Est AKA			
Melhus Albert			
Rudloff Frederick	Root Creek Associates Inc	Berlin Township	
Rudloff Frederick	Root Creek Associates Inc	Berlin Township	
Poppo Theresa Est	Poppo Gerard A Sr	Preston Township	
Poppo Jerry Exr AKA			
Poppo Gerard A Sr Exr AKA			
Davis Stacy	Ingenito Matthew	Texas Township 1 & 2	
Wass Joseph	Engelson Michael H	Salem Township	
Wass Sharon	Engelson Tina		Lot 72
Einhorn Sharon			
Plastaras Brian Patrick By Sheriff	Citizens Savings Bank	Berlin Township	
Plastaras Yvonne D By Sheriff			

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

Saylor Angela	Skinner Edgar L Jr	Buckingham Township	
Saylor Stephen H	Skinner Clare A		
Saylor Stephen A			
Saylor Anthony M			
Derrick Christopher J	Derrick Christopher J	Waymart Borough	
Derrick Sierra S			
McGrath Brad W	Taylor Kitura Devonne	Scott Township	
Pardee Teresa K			
Clauss Kathryn	Kober Joseph Peter	Lake Township	
Acculto Marl Clauss	Kober Colleen Ann		Lot 1599
Acculto John	Turner William Joseph		
Clauss James J Jr	Turner Mary Patricia		
Clauss Louise			
Wick Rebecca Clauss			
Wick David			
Neumann Neil A	Olver Kyle	Berlin Township	
Neumann Maria	Olver Jesse		Lot 7
Novak Gregory M	OMalley Eugene P	South Canaan Township	
	OMalley Corissa		
Bank Of New York Mellon Trust Company By Af	Peregrine Property Group	Damascus Township	
Residential Funding Company Af			
Rutherford Jack E	Tabasso Michael J	Paupack Township	
Rutherford Claudia S	Tabasso Melissa D		Lot 9
Wert Jeffrey R	Declerck Kevin	Paupack Township	
Wert Gail A	Declerck Mary		Lot 11
Doyle Joseph H	Richman Dennis B	Lehigh Township	
	Richman Regina Ann		Lots 9 & 10
Pocono Ranchettes Inc	Kuester Michael	Lehigh Township	
	Kuester Debbie		Lot 2
	Kuester Eric		
Krempasky Kate Ellen	Krempasky Joseph A	Cherry Ridge Township	
	Krempasky Amy C		
Gill James E	Gill Benjamin	Dyberry Township	
Gill Bette L	Gill Erin		Lot 28
Hector Glenn	Hector Glenn	Berlin Township	
Hector Alice			Lot 1
Alexander C Meredith	J T L Realty Inc	Dyberry Township	
Alexander Helen L			Lot 88
Hess Joann S Exr	Federal Home Loan Mortgage Corporation	Damascus Township	
Hess Roger Est AKA			
Hess Roger R Est AKA			
Stafa Ervin	Ludewig Wayne	Salem Township	
Jaho Ermonela	Ludewig Vienna Stafa		Lot 512
	Stafaludewig Vienna		
Bennett Daniel L	Bennett Daniel L	Scott Township	
Bennett Nicole M	Bennett Nicole M		
Bekanich Nicole			
Chuilli Steven	Freedgood Adam	Manchester Township	

Dominguez Gaspar P By Sheriff	Federal Home Loan Mortgage Corporation	Hawley Borough	Lot 3
Moroe Susanna By Sheriff	Federal National Mortgage Association	Salem Township	
Moroz Viktor By Sheriff			Lot 775
Pedersen Eugene	Langone Carmine W	Damascus Township	
Pedersen Audrey	Langone Christianna		
Bannan Thomas C	Green Apple Farm	South Canaan Township	
Ordnung William Adm	Abicht Ernest J	Honesdale Borough	
Ordnung Vera K Est AKA			
Ordnung Vera Est AKA			
Henderson Jeffrey L	Henderson Jeffrey L	Damascus Township	
	Henderson Deborah Ann		
Price Bonnie J	Mountain Laurel Real Estate	Honesdale Borough	
Abromovitz Marc			
Fava Steven R	Chance John	Lake Township	
	Chance Grace		Lot 4084
Fannie Mae AKA	Adamitis Diane	Damascus Township	
Federal National Mortgage Association AKA			
Phelan Hallinan L L P			
Kunkel Michael	Wilson Edward R	Salem Township	
Kunkel Susan	Wilson Patricia M		Lot 225



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