

OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 3 ★ MAY 10, 2013 ★ Honesdale, PA ★ No. 9



IN THIS ISSUE

CRIMINAL CASES	4
LEGAL NOTICES	5
SHERIFF'S SALES	8
CIVIL ACTIONS FILED	34
MORTGAGES & DEEDS	38

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Court of Common Pleas 22nd Judicial District:

The Hon. Raymond L. Hamill
President Judge

The Hon. Robert J. Conway
Senior Judge

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

The Official Legal Publication of Wayne County, Pennsylvania



Legal Journal of Wayne County

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

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

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

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

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

MESSAGE FROM THE WAYNE COUNTY BAR ASSOCIATION



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

PRICING & RATES

Notice Pricing

One time Insertions

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

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

Subscription Rates

Per Year

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

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

WAYNE COUNTY OFFICIALS

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Raymond L. Hamill, *President Judge*
Robert J. Conway, *Senior Judge*

Magisterial District Judges

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Ted Mikulak

Court Administrator

Linus H. Myers

Sheriff

Mark Steelman

District Attorney

Janine Edwards, Esq.

Prothonotary, Clerk of The Court

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Chief Public Defender

Scott Bennett, Esq.

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Jonathan Fritz

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Ginger M. Golden

Coroner

Edward Howell

Auditors

Carla Komar
Judy O'Connell
Kathleen A. Schloesser

Jury Commissioners

Judith M. Romich
Patricia Biondo

CRIMINAL CASES

The following criminal cases were heard by President Judge Raymond L. Hamill on April 25, 2013:

Frank Camp, 22 of Hawley, was sentenced to 48 hours–6 months for one count of DUI (M). He was ordered to pay all court costs, a fine of \$500.00, restitution of \$2,000.60, to complete the alcohol highway safety program and complete 50 hours of community service. The incident occurred on September 21, 2012, in Honesdale Borough when PA State Police were called to investigate the report of a two vehicle crash. His BAC was .127%.

Steven Gorman, 28 of Waymart, was sentenced to 6 months–23 1/2 months for two counts of Endangering Welfare of Children (M1). He was ordered to pay all court costs, a fine of \$1,000.00, undergo a mental health evaluation, undergo sexual offender evaluation, to have no contact with the victims and to have no contact with any person under the age of 18. The incidents occurred between August 1, 2012, and September 22, 2012, in Damascus Township.

Michael Zayatz, 20 of Lakeville, was sentenced to 1–12 months for one count of Possession of Drug Paraphernalia (M). He was ordered to pay all court costs, a fine of \$500.00, and to undergo a drug and alcohol evaluation. The incident occurred on March 22, 2012, in Paupack Township when Zayatz was discovered to be in possession of a digital scale.

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.

ESTATE NOTICE

NOTICE IS HEREBY GIVEN, that Letters Testamentary have been issued in the Estate of Gary Botens, who died on February 23, 2013, late resident of 18 Gallick Road, Waymart, PA 18472, to Lee C. Krause, Executor of the Estate, residing at 389 Laurel Drive, Honesdale, PA 18431. 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

5/10/2013 • 5/17/2013 • 5/24/2013

EXECUTOR NOTICE

Estate of JOHN R. BONHAM, SR.
AKA JOHN R. BONHAM AKA
JOHN BONHAM

Late of Dyberry Township
Executor
JOHN R. BONHAM, JR.
197 HAINES SCHOOL RD.
HONESDALE, PA 18431
Attorney
NICHOLAS A. BARNA
831 COURT STREET
HONESDALE, PA 18431

5/10/2013 • 5/17/2013 • 5/24/2013

EXECUTOR NOTICE

Estate of GERARD E. PEPPER
Late of Honesdale Borough
Co-Executor
DALE PEPPER
18 WALLENPAUPACK DRIVE
LAKE ARIEL, PA 18436
Co-Executor
SUSAN KNICKERBOCKER
1235 WESTSIDE AVENUE
HONESDALE, PA 18431
Attorney
MATTHEW L. MEAGHER,
ESQUIRE
1018 CHURCH STREET
HONESDALE, PA 18431

5/10/2013 • 5/17/2013 • 5/24/2013

EXECUTRIX NOTICE

Estate of ROSS THOMAS
TURNER
Late of Clinton Township
Executrix
EILEEN TERESA TURNER
194 N. SMITH ROAD
WAYMART, PA 18472
Attorney
MATTHEW L. MEAGHER,

ESQUIRE
1018 CHURCH STREET
HONESDALE, PA 18431

5/10/2013 • 5/17/2013 • 5/24/2013

ESTATE NOTICE

Notice is hereby given, that Letters Testamentary have been granted to Sandra W. French and John A. Propeack, Co-Executors of the Estate of Francis David Williams a/k/a Francis D. Williams, Sr., late of Honesdale, Wayne County, Pennsylvania who died on March 12, 2013. All persons indebted to said Estate are required to make payment and those having claims or demands to present the same without delay to the Co-Executors, Sandra W. French and John A. Propeack c/o Mark R Zimmer, Esquire, 1133 Main Street, Honesdale, PA 18431.

5/3/2013 • 5/10/2013 • 5/17/2013

EXECUTOR NOTICE

Estate of MARTHA E. FRANCO
Late of Bethany Borough
Executor
DAVID R. WRIGHT
1247 BRIDGE STREET
HONESDALE, PA 18431
Attorney
FRANCES GRUBER, ESQ.
214 NINTH STREET
HONESDALE, PA 18431

4/26/2013 • 5/3/2013 • 5/10/2013

EXECUTOR NOTICE

Estate of EDWARD L. DRAKE
Late of Paupack Township
Executor
DANIEL E. DRAKE

109 CABIN RIDGE ROAD
HAWLEY, PA 18428
Attorney
STEVEN R. GUCCINI
8 SILK MILL DRIVE, SUITE 215
HAWLEY, PA 18428

4/26/2013 • 5/3/2013 • 5/10/2013

EXECUTOR'S NOTICE

ESTATE OF James H. Wilkinson,
a/k/a James Howland Wilkinson,
a/k/a James Wilkinson, late of
Clinton Township, Wayne County,
Pennsylvania. Any person or
persons having claim against or
indebted to the estate present same
to Patricia Ellen Beam, 1082 Creek
Drive, Prompton, PA 18456. Sally
N. Rutherford, Esq., 921 Court St.,
Honesdale, PA 18431, Attorney for
the Estate.

4/26/2013 • 5/3/2013 • 5/10/2013

EXECUTOR NOTICE

Estate of JOHN PAUL TALLMAN
SR.
Late of Oregon Township, Wayne
County, PA
Executor
BERNARD M TALLMAN
117 SMITH HILL RD.
HONESDALE, PA 18431
Attorney
THOMAS F. KILROE
918 CHURCH ST.
HONESDALE, PA 18431

4/26/2013 • 5/3/2013 • 5/10/2013

EXECUTOR NOTICE

Estate of KENNETH L.
MAUDLIN
Late of Mt. Pleasant Township
Executor

HUGH RECHNER, ESQ.
924 CHURCH ST.
HONESDALE, PA 18431
Attorney
ASHLEY G. ZIMMERMAN
924 CHURCH ST.
HONESDALE, PA 18431

4/26/2013 • 5/3/2013 • 5/10/2013

EXECUTOR NOTICE

Estate of WILLIAM A. SALAK
AKA WILLIAM SALAK
Late of Canaan Township
Executor
JAMES T. SALAK
P.O. BOX 484
WAYMART, PA 18472
Attorney
NICHOLAS A. BARNA
831 COURT STREET
HONESDALE, PA 18431

4/26/2013 • 5/3/2013 • 5/10/2013

EXECUTOR NOTICE

Estate of JOHN ALLEN
ROBACKER
Late of Dreher Township
Executor
GEORGE W. LONG III
102 SECOND STREET, P.O. BOX
787
BELINGTON, NY 26250
Attorney
WALKER & WALKER P.C.
P.O. BOX 747
HAMLIN, PA 18427

4/26/2013 • 5/3/2013 • 5/10/2013

EXECUTOR NOTICE

Estate of LENORE T. ZEGLEN
AKA LENORE THERESA
ZEGLEN
Late of Palmyra Township

Executor
ARTHUR F. ZEGLEN M.D.
74 ROCKY RUN ROAD
HAWLEY, PA 18428

4/26/2013 • 5/3/2013 • 5/10/2013

OTHER NOTICES

**NOTICE OF FILING OF
CERTIFICATE OF
ORGANIZATION**

TAKE NOTICE THAT a
Certificate of Organization was
filed with the Department of State.
The name of the Limited Liability
Company is Blue Slate Farm, LLC.
This Limited Liability Company
has been organized under the
provision pursuant to 15 Pa. C.S.
8913. Solicitor: Matthew L.
Meagher, Esquire, 1018 Church
Street, Honesdale, Pennsylvania
18431.

5/10/2013

**NOTICE OF FILING OF
CERTIFICATE OF
ORGANIZATION**

TAKE NOTICE THAT a
Certificate of Organization was
filed with the Department of State.
The name of the Limited Liability
Company is Basin and Main @ Lot
21, LLC. This Limited Liability
Company has been organized under
the provision pursuant to 15 Pa.
C.S. 8913. Solicitor: Matthew L.
Meagher, Esquire, 1018 Church
Street, Honesdale, Pennsylvania
18431.

5/10/2013

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 22, 2013**

By virtue of a writ of Execution US Bank National Association As Trustee For Citigroup Mortgage Loan Trust, Inc. 2007-AHL 1, Asset-Backed Pass-Through Certificates Series 2007-AHL 1 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 22nd 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 in the Township of Salem, County of Wayne and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the southern corner of land now or formerly of the Philena B. Hathrell Estate in the middle of the public road leading from Hollisterville to J.P. Mitchells and running thence along lands of the said Hathrell Estate north twenty-nine degrees west twenty rods to a corner;

Thence along lands now or

formerly of John P. Hollister north sixty-two degrees east sixteen rods to a corner;

Thence along said land now or formerly of John P. Hollister south twenty-nine degrees east twenty rods to the middle of the said public road;

Thence along the middle of said public road south sixty-two degrees west sixteen rods to the place of beginning.

EXCEPTING AND RESERVING there from a part of said premises described as follows:

BEGINNING in the center of Highway Route 590 leading from Drinker to Hollisterville, and North 68 degrees east 154 feet from a point in the center of the above said Highway and on line now or formerly of Glen Tallman's property line;

THENCE along the center of said Highway North 68 degrees East 110 feet to a center on line now or formerly of Grover Conklin's property line;

Thence along the same line North 21 degrees 04 minutes West 225 1/5 feet to an iron pin;

THENCE through land now or formerly of Glen Tallman South 68 degrees West 110 feet to a stake corner and South 21 degrees 04 minutes East 225 1/2 feet to the place of BEGINNING.

Reserving unto the Pennsylvania Department of Highways 25 feet as a right-of-way for Highway purposes.

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

TITLE TO SAID PREMISES VESTED IN Gary Swingle, married man, by Deed from Gary Swingle and Nancy Swingle, his wife, dated 11/12/2003, recorded 11/19/2003 in Book 2390, Page 115.

Premises being: 81 HAMLIN HIGHWAY, AKA RR 8 BOX 8611, MOSCOW, PA 18444

Improvements thereon:
RESIDENTIAL DWELLING

Tax Parcel No. 22-0-0034-0015

Improvements thereon:
RESIDENTIAL DWELLING

Seized and taken in execution as Gary Swingle 579 Neville Rd MOSCOW PA 18444

Execution No. 317-Civil-2012
Amount \$121,319.94 Plus
additional

February 22, 2013
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE
NOTICE:**

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

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

Meredith Wooters Esq.

4/26/2013 • 5/3/2013 • 5/10/2013

**SHERIFF'S SALE
MAY 22, 2013**

By virtue of a writ of Execution HSBC Bank USA, National Association as Trustee for Merrill Lynch Alternative Note Asset Trust, Series 2007-A2 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 22nd 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,

parcels or tracts of land situate in Dreher Township, Wayne County, Pennsylvania, bounded and described as follows:

BEING known as Tract No. 1, Section 2, Plan of Sherwood Forest, Plan No. 190, being Lots 87, 88, and 89 recorded in Map Book 18, Page 190-R.

BEING THE SAME PREMISES WHICH Castle Windsor Realty, Ltd. by Deed dated and recorded December 31, 1990 in Deed Book 530, Page 970 in the Office of the Recorder of Deeds in and for Wayne County, Pennsylvania, granted and conveyed unto Rose Marie Mebus, Grantor herein.

ALSO, ALL THAT CERTAIN lot, parcel, or tract of land situate in Dreher Township, Wayne County, Pennsylvania being known as Tract No. 1, Section No. 2, being Lot No. 86, recorded in Map Book 18, Page 190-R, bounded and described as follows:

BEGINNING at a point in the southeast line of a Fifty (50) feet wide private street, said point being the division line between Lots 86 and 87; thence North Eighty-Two (82) degrees Forty-Eight (48) minutes Fourteen (14) seconds East along the southeastern line of said Fifty (50) feet wide street the distance of One Hundred Forty-Seven and Thirty-Five Hundredths (147.35) feet to a point; thence northeastwardly along the southeastern line of said Fifty (50) feet wide street on a radius of

Three Hundred Ten (310) feet curving to the left the arc distance of Seventy-Six and Twenty-Eight Hundredths (76.28) feet to the division line between Lots 85 and 86; thence South Twenty-One (21) degrees Seventeen (17) minutes Forty-Two (42) seconds East along the division line between Lots 85 and 86 the distance of One Hundred Six and Eighty-Eight Hundredths (106.88) feet to a corner common to Lots 85, 86 and 89; thence South Seventy-Eight (78) degrees Fifty-Four (54) minutes Thirty-Five (35) seconds West along the division line between Lots 86 and 89 and Lots 86 and 88 the distance of One Hundred Fifty-Two and Thirty-Six Hundredths (152.36) feet to a corner common to Lots 86, 87, and 88; thence North Fifty-Five (55) degrees Seven (7) minutes Twenty-Nine (29) seconds West along the division line between Lots 86 and 87 the distance of One Hundred Thirty and Fifty-Two Hundredths (130.52) feet to a point; thence North Seven (7) degrees Eleven (11) minutes Forty-Six (46) seconds West along the division line between Lots 86 and 87 the distance of Seventeen and Twenty-Two Hundredths (17.22) feet to the southeast line of said Fifty (50) feet wide private street, the point and place of BEGINNING.

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

TITLE TO SAID PREMISES
VESTED IN Rose Marie Mebus,
single woman, by Deed from Rose
Marie Mebus, single woman, dated
01/23/2004, recorded 02/04/2004
in Book 2438, Page 67.

Premises being: 53
HUNTINGDON DRIVE,
NEWFOUNDLAND, PA 18445

Tax Parcel No. 08-0-0012-0086,
08-0-0012-0087, 08-0-0012-0088,
08-0-0012-0089

Improvements thereon:
RESIDENTIAL DWELLING

Seized and taken in execution as
Rose Marie Mebus 53 Huntingdon
Drive NEWFOUNDLAND PA
18445

Execution No. 355-Civil-2012
Amount \$288,460.06 Plus
additional

February 22, 2013
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE
NOTICE:

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

schedule of distribution need be
given.
ANY SUCCESSFUL BIDDER
MUST HAVE 10% DOWN
PAYMENT AT DATE OF SALE.
BALANCE DUE THIRTY (30)
DAYS FROM DATE OF SALE.
FAILURE TO PAY BALANCE
WILL FORFEIT DOWN
PAYMENT.

John Michael Kolesnik Esq.

4/26/2013 • 5/3/2013 • 5/10/2013

**SHERIFF'S SALE
MAY 22, 2013**

By virtue of a writ of Execution JP
Morgan 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 22nd 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 or those certain
lot or lots situate in the Township
of Paupack, County of Wayne and
State of Pennsylvania, being part of
a lot development designated as
Woodlyn Shore, a map of which is
recorded in Wayne County Map
Book 2, page 189, said lots being
bounded and described as follows:

BEGINNING at the southeasterly
corner of Lot No. 14, Second Tier,
Woodlyn Shore; thence along the
easterly line of Lot No. 14 North
18 degrees 16 minutes west 132.7
feet to the southerly line of lot No.

15; thence along the same north 71 degrees 44 minutes east 46 feet to the road; thence along the road the following courses and distances to the place of beginning: south 58 degrees 39 minutes east 64.35 feet; south 12 degrees 17 minutes east 32 feet; south 40 degrees 17 minutes west 98.85 feet.

Being Lot No. 16, Second Tier, Woodlyn Shore.

The said lots herewith conveyed are subject to the following restrictions, covenants and conditions which bind the said lots herewith conveyed in the hands of any and all grantees, their heirs and assigns aforesaid and mutually bind all lots conveyed subject to the said restrictions, covenants and conditions.

1. The land herewith conveyed may not be used for any commercial purpose, nor is any structure for any commercial purpose to be erected thereon including any inn, boarding house, tavern, hotel, public camp or tourist camp, store, gas station, roadstand, school, hospital, institution, billboard or advertising sign.

2. No more than one cottage or residence building with one outbuilding may be erected on any one lot without written approval of the grantors. Any and all cottages or residences erected must be of a type of construction and design approved by the grantors. Recreational facilities for common use, such as tennis courts,

children's playgrounds, civic and religious buildings, recreational buildings, or other buildings for common occupancy may be allowed at the discretion of the within grantors as they appear to the grantors to be for the best interest of the community. Tents and temporary structures shall not be permitted, except in emergencies, upon approval of the grantors. Stores for the sale of foods and merchandise as may be required in the area will be permitted on lots facing and bordering on State Highways on application to the grantors. All building plans and locations for such buildings shall be specifically approved by the said grantors.

3. No building, garage or kitchen shall be erected on any lot unless there is first erected thereon a main front bungalow.

4. Each cottage must dispose of all sewage through means of a septic tank which may be individually or jointly owned.

5. No portion of any dwelling (except for entrance steps) shall be located less than ten (10) feet from the Pennsylvania Power and Light Company Project Line, nor less than fifteen (15) feet from any line of common right of way or road.

6. All lot owners at Woodlyn Shore shall be entitled to use the areas located on the recorded map of Woodlyn Shore as roads in common with other lot-holders and a reasonable number of guests and

other licensees. Ingress and egress to Lake Wallenpaupack over these roads shall be limited to such lot-holders and a reasonable number of guests and licensees.

7. After a majority of the lots of Woodlyn Shore have been sold, individual lot-holders shall be responsible for maintenance of the public road in front of each individual lot unless and until a plan is devised by said lot-holders for common maintenance.

8. Raising of poultry, livestock and farm animals is not permitted on Woodlyn Shore lots.

All lot owners who are entitled to use community docks shall be entitled to maintain not more than two (2) boats in the waters of Lake Wallenpaupack, which the Pennsylvania Power and Light Company allocates to Woodlyn Shore development. All lot owners of lakefront lots not assigned community dock space shall be entitled to maintain not more than three (3) boats in the said waters. Both these provisions are subject to any limitations imposed by the Pennsylvania Power and Light Company.

9. It is hereby agreed that the use and maintenance of roads, docks and common use facilities shall be the grantees' and users' responsibility and that the 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 or right of ways, and the grantees will indemnify and save harmless the grantors from any and all claim, loss, damage or injury growing out of such exercise.

10. And the said party of the second part accepts this conveyance subject to the easements, restrictions and conditions above set forth for himself, his heirs and assigns, covenants to and with the parties of the first part, their heirs and assigns, that the said parties of the second part, will, and their heirs and assigns, shall forever faithfully observe and perform said several restrictions and conditions, and each of them. And if the said parties of the second part, or any persons claiming under them shall at any time violate or attempt to violate or shall omit to perform or observe any one of the foregoing restrictions and conditions, it shall be lawfully for any person owning a lot in Woodlyn Shore, which is subject to the same restrictions or conditions in respect to which the default is made, to institute and prosecute appropriate proceedings at law or in equity for the wrong done or attempted. This provision applies to and only to lots sold with the preceding conditions and restrictions attached.

11. The grantors reserve the right to cross the lots herewith conveyed with electric lines, water lines, telephone lines and other public utility services; said lines to be run not more than ten (10) feet from a boundary line.

Seized and taken in execution as
Everett H. Abicht 153 Primrose
Lane HONESDALE PA 18431
Patricia S. Abicht 153 Primrose
Lane HONESDALE PA 18431

Execution No. 587-Civil-2012
Amount \$143,308.74 Plus
additional

February 22, 2013
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE
NOTICE:**

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

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

Meredith Wooters Esq.

4/26/2013 • 5/3/2013 • 5/10/2013

**SHERIFF'S SALE
MAY 22, 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 22nd 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 situate in the Township of Lehigh, County of Wayne, and State of Pennsylvania., bounded and described as follows, to wit:

BEGINNING at a point, being the intersection of the southern right-away of L.R. 1002-B from Tobyhanna to Dunmore and the eastern edge of the Lehigh River, thence along the southern right-away line of L.R. 1002-B, South 49 degrees 29 minutes 59 seconds East for 600.45 feet to a point on the Wayne and Monroe County Line, thence along said County Line, South 89 degrees 14 minutes 58 seconds West for 354.23 feet to a point in line of lands about to be conveyed to Leor Hornsby, thence along lands of Leo Hornsby, North 29 degrees 23 minutes 55 seconds West for 79.41 feet to a pipe, thence along the same, North 63 degrees 26 minutes 39 seconds West for 166.19 feet to a point on the eastern edge of the Lehigh River, thence along the eastern

edge of the Lehigh River, North 18 degrees 43 minutes 33 seconds East for 265.52 feet to the point of beginning.

CONTAINING 2.206 acres.

UNDER AND SUBJECT to the restrictions and conditions contained in Deed Book 264, page 651.

TOGETHER with and under and subject to all the rights, obligations and responsibilities as set forth in the Restrictive Covenants as appear in the chain of title.

UNDER AND SUBJECT TO all the rights, privileges, easements, covenants, conditions and restrictions which shall run with the land as appear in the chain of title.

TITLE TO SAID PREMISES VESTED IN Paul Diandriola, by Deed from Elizabeth L. Leary, dated 05/28/2007, recorded 06/14/2007 in Book 3315, Page 59.

Premises being: 1543 COOLBAUGH ROAD A/K/A RR 2 BOX 2620, GOULDSBORO, PA 18424

Tax Parcel No. 14-0-0370-0017.0003

Improvements thereon:
RESIDENTIAL DWELLING

Seized and taken in execution as Paul Diandriola 1543 Coolbaugh Road A/K/A RR 2 BOX 2620

GOULDSBORO PA 18424

Execution No. 776-Civil-2011
Amount \$108,850.25 Plus
additional

February 21, 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.

John Michael Kolesnik Esq.

4/26/2013 • 5/3/2013 • 5/10/2013

**SHERIFF'S SALE
MAY 22, 2013**

By virtue of a writ of Execution
JPMorgan Chase Bank, N.A.
S/B/M Chase Home Finance, LLC,
S/B/M To Chase Manhattan
Mortgage Corporation issued out
of the Court of Common Pleas of

Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 22nd 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 lying, situate and being in the Township of Texas, County of Wayne and State of Pennsylvania bounded and described as follows:

BEGINNING at a point in the southerly side of a 50 foot wide roadway, being an extension of Country Road, and in line of lands of the Grantors herein, said point being South 79 degrees 33 minutes 12 seconds East 104.37 feet from the northeastern corner of lands of John Walch; thence from said point of beginning, through lands of the Grantors herein North 10 degrees 26 minutes 48 seconds East 397.53 feet to an iron pipe on the north side of the old abandoned D & H Railroad right of way; thence along said abandoned D & H Railroad right of way the following three courses and distances: North 75 degrees 31 minutes 27 seconds West 190.00 feet to an iron pipe corner along a curve to the right having a radius of 462.62 feet, an arc distance of 24.58 feet, the chord of which bears North 41 degrees 20 minutes 22 seconds West 24.58 feet to an iron pipe corner and North 39 degrees 49 minutes 31 seconds West 155.14

feet to an iron pipe corner; thence South 49 degrees 51 minutes 46 seconds West 214.00 feet and South 15 degrees 49 minutes 48 seconds West 361.49 feet to a corner in line of lands of John Walch and on the southern side of the aforesaid 50 foot roadway being an extension of Country Road; thence along the southern side of said roadway and in line of lands of John Walch and the Grantors herein South 79 degrees 33 minutes 12 seconds East 497.96 feet to the place of BEGINNING. CONTAINING 4.768 acres as surveyed by Karl A. Hennings, R.S. on July 23, 1976. An approved map of said survey is intended to be herewith recorded in Wayne County Map Book No. 34, Page 34.

ALSO granting and conveying to the Grantees herein, their heirs and assigns the right to use, in common with others, the old abandoned D & H Railroad right of way and also the 50 foot easement running along the southern line of the property herein conveyed being the proposed extension of Country Road as a means of ingress, egress and regress from Township Route T444 to the premises herein conveyed.

SUBJECT however to an easement in favor of the Grantors herein their heirs and assigns, to be enjoyed in common with the Grantees, herein, their heirs and assigns over so much of the abandoned D & H Railroad right of way as lies within the description of the premises

herein conveyed and also over so much of the 50 foot wide proposed extension of Country Road as lies within the description of the premises herein conveyed, all as depicted on the aforesaid map made by Karl A. Hennings, R.S.

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 John D' Amore, by Deed from John D' Amore and Lori-Beth D' Amore, dated 09/18/1997, recorded 10/01/1997 in Book 1289, Page 34.

Premises being: 66 STATION

HILL ROAD, PROMPTON, PA 18456

Tax Parcel No. 27-0-0013-0017

Improvements thereon:
RESIDENTIAL DWELLING

Seized and taken in execution as John D'Amore 66 Station Hill Road PROMPTON PA 18456

Execution No. 1091-Civil-2009
Amount \$252,106.28 Plus additional

February 22, 2013
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

That all claims to the property will

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

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

Melissa J. Cantwell, Esq.

4/26/2013 • 5/3/2013 • 5/10/2013

**SHERIFF'S SALE
MAY 29, 2013**

By virtue of a writ of Execution JP Morgan Chase Bank, National Association, S/B/M To Chase Home Finance, issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 29th 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 Salem,

County of Wayne and Commonwealth of Pennsylvania, being more particularly Lot 337 (Tan Ft.) of Indian Rocks at Lake Wallenpaupack, being bounded and described as follows:

BEGINNING at a point on the edge of a forty (40) foot road known as Deerfoot Road, said point being a common corner of Lots 337 and 338; thence along the edge of Deerfoot Road South eighteen (18) degrees forty-five (45) minutes East a distance of seventy-five (75) feet to a point, said point being a common corner of Lot 336 and 337; thence along the common division line between Lots 336 and 337 South seventy-one (71) degrees forty-five (45) minutes West a distance of one hundred twenty-five and one-tenths (125.1) feet to a point; thence along the common division degrees and forty-five (45) minutes West a distance of seventy-five (75) feet to a point, said point being a common corner of Lots 337 and 338; thence along the common division line between Lots 337 and 338 North seventy-one (71) degrees forty-five (45) minutes East a distance of one hundred twenty-five and one-tenths (125.1) feet to the point and place of BEGINNING.

BEING all of Lot 337 and CONTAINING nine thousand three hundred eighty (9,380) square feet, being the same more or less.

THE aforesaid description being taken from a map entitled, 'Map of Lots at Indian Rocks, Inc., Tanners Point Development, Salem Township, Wayne County, Pennsylvania,' dated July 21, 1970, as drawn by George E. Ferris, R.S.

TITLE TO SAID PREMISES VESTED IN Kathleen Lamay, by Deed from Kim E. Culver and Michael Culver, her husband, dated 03/30/2007, recorded 04/05/2007 in Book 3267, Page 253.

Premises being: LOT 337
DEERFOOT ROAD A/K/A 123
DEERFOOT ROAD, LAKE
ARIEL, PA 18436

Tax Parcel No. 22-0-0005-0069

Seized and taken in execution as Kathleen Lamay 123 Deerfoot Road LAKE ARIEL PA 18436

Execution No. 306-Civil-2009
Amount \$122,257.14 Plus
additional

February 28, 2013
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE
NOTICE:**

That all claims to the property will be filed with the sheriff before the sale and all claims to the proceeds before distribution; That a sheriff's schedule of distribution will be in his office on a date specified by him, not later than thirty (30) days after sale; and that distribution will be made in accordance with the schedule unless exceptions are filed

within ten (10) days thereafter. No further notice of filing of the schedule of distribution need be given.

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

Allison F. Zuckerman Esq.

5/3/2013 • 5/10/2013 • 5/17/2013

**SHERIFF'S SALE
MAY 29, 2013**

By virtue of a writ of Execution Wayne Bank issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 29th 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 lying, being and situate in the Township of Lake, County of Wayne and State of Pennsylvania, bounded and described as follows:

BEGINNING in the intersection of stone wall at a stake; thence along Stone wall north 27 degrees east 142 feet to a stake in stone wall; thence along lands of said grantors (Mary and Stanley Kobski) south 43 degrees

east 325 feet to the center of public road; thence along center of same south 21 degrees 30 minutes west 142 feet to a point in center of road and on center line of stone wall; thence along center line in same north 43 degrees 30 minutes west 337.7 feet to the place of BEGINNING. CONTAINING one (1) acre of land.

EXCEPTING AND ERSERVING 15,980 square as conveyed to Alice Reynolds by deed recorded in Wayne County Deed Book 182 at page 451 and as more fully depicted in Wayne County Map Book 2 at page 204.

BEING the same lands which George W. Case and Mabel D. Case granted and conveyed unto Mabel D. Case by deed dated March 16, 1946 and recorded in Wayne County Deed Book 163, page 249.

TAX MAP NO.: 12-0-0056-0002.-

Seized and taken in execution as Joseph Phillips 1547 Easton Turnpike LAKE ARIEL PA 18436

Execution No. 478-Civil-2012
Amount \$24,917.78 Plus additional

February 27, 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.

Jeffrey S. Treat, Esq.

5/3/2013 • 5/10/2013 • 5/17/2013

**SHERIFF'S SALE
MAY 29, 2013**

By virtue of a writ of Execution U.S. Bank Trust National Association, Not in its Individual Capacity but Solely as Delaware Trustee and U.S. Bank National Association, not in its Individual Capacity but Solely as Co-Trustee for Government Loan Securitization Trust issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 29th 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 the following described lot or parcel of land situate, lying and being in the Township of Dreher, in the development of THE LOOKOUT, County of Wayne and State of Pennsylvania, to wit:

Lot #11, Block A and Lot #12, Block A as shown on the survey made by a registered surveyor and of record in the Recorder of Deeds Office of Wayne County, Pennsylvania, in Map Book 16, at page 39, and Book 306, pages 027 and 028, reference being thereto for a more particular description of the Lot or Lots hereinbefore described and herein conveyed.

UNDER AND SUBJECT to the covenants, conditions and restrictions of record.

TITLE TO SAID PREMISES VESTED IN Frank R. Cortino and Patricia M. Cortino, his wife and Francis L. Kerwick, by Deed from Katherine Napolitano, Executrix of the Estate of Robert A. DeFlice, Sr., dated 07/11/2002, recorded

08/21/2002 in Book 2046, Page 129.

Premises being: BOX 19 LOT 11 & 12, NE, A/K/A 198 NEVIN ROAD, NEWFOUNDLAND, PA 18445

Tax Parcel No. 1: 08-0-0019-0011.A

Tax Parcel No. 2: 08-0-0019-0012.A

Improvements thereon:
RESIDENTIAL DWELLING

Seized and taken in execution as Frank R. Cortino 198 Nevin Road NEWFOUNDLAND PA 18445
Patricia M. Cortino 198 Nevin Road Newfoundland PA 18445
Francis L. Kerwick 198 Nevin Road Newfoundland PA 18445

Execution No. 615-Civil-2012
Amount \$96,262.73 Plus additional

February 27, 2013
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE
NOTICE:

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Kip J. Odell
Certified
Machinery & Equipment
Appraiser

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Honesdale, PA

That all claims to the property will be filed with the sheriff before the sale and all claims to the proceeds before distribution; That a sheriff's schedule of distribution will be in his office on a date specified by him, not later than thirty (30) days after sale; and that distribution will be made in accordance with the schedule unless exceptions are filed within ten (10) days thereafter. No further notice of filing of the schedule of distribution need be given. ANY SUCCESSFUL BIDDER MUST HAVE 10% DOWN PAYMENT AT DATE OF SALE. BALANCE DUE THIRTY (30) DAYS FROM DATE OF SALE. FAILURE TO PAY BALANCE WILL FORFEIT DOWN PAYMENT.
John Michael Kolesnik Esq.

5/3/2013 • 5/10/2013 • 5/17/2013

**SHERIFF'S SALE
JUNE 5, 2013**

By virtue of a writ of Execution JPMorgan Chase Bank, N.A., s/b/m to Chase Home Finance, 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 5th day of June, 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 THE FOLLOWING

described piece or parcel of land situate, laying and being in the Borough of Honesdale, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

ON the West fifty (50) feet by the Eastern line of East Street; on the North one hundred and twenty-five (125) feet by the Southern line of Thirteenth Street; on the East by a line parallel to and one hundred and twenty-five (125) feet Eastward from the Eastern line of East Street fifty (50) feet; on the Southern by a line one hundred and twenty-five (125) feet long parallel with the Southern line of Thirteenth Street and fifty (50) feet Southward there from being a lot fifty (50) feet in front and one hundred and twenty-five (125) feet deep.

TITLE TO SAID PREMISES VESTED IN Martin L. Hedgelon and Rachel M. Hedgelon, his wife, by Deed from Joshua D. Rickard, dated 07/03/2006, recorded 07/03/2006 in Book 3075, Page 64.

Premises being: 1239 EAST STREET, HONESDALE, PA 18431

Improvenets thereon:
RESIDENTIAL DWELLING

Seized and taken in execution as Martin L. Hedgelon 1239 East Street HONESDALE PA 18431 Rachel M. Hedgelon 1239 East Street HONESDALE PA 18431

Execution No. 484-Civil-2012
Amount \$170,207.67 Plus
additional

March 4, 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.**

John Michael Kolesnik Esq.

5/10/2013 • 5/17/2013 • 5/24/2013

**SHERIFF'S SALE
JUNE 5, 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 5th day of June, 2013 at 10:00 AM in the Conference Room on the third

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

PARCEL ONE:

ALL the surface or right of soil of and in that certain parcel of land situated in the Township of Clinton II, County of Wayne and State of Pennsylvania.

FIRST PIECE: distinguished as lot number 5 in block 7, as described and designated on a map of building lots on land in the said town of Browndale, being in front forty feet, and in rear forty feet, and one hundred forty four and 7/10 feet deep, and being bounded as follows: being on the northwesterly side of Main Street; on the westerly side of lot 4, block 7, on the easterly side of lot 6, block 7, and in the rear by lot 13, block 11.

SECOND PIECE: distinguished as part of lot no. 6 in block 7, as described and designated on a map of building lots for the village of Browndale, and bounded and described as follows:

BEGINNING at a point on Main Street designated as the southwest corner of lot no. 6, in block 7; thence in a northerly direction along lot no. 5 in block 7, sixty-three feet; thence at right angles, in an easterly direction two feet; thence at right angles in a southerly direction parallel with line of lot no. 5, sixty-three feet to the Main

Street line; thence along Main Street in a westerly direction two feet to the place of beginning. Comprising a strip of land two feet in front and rear and sixty-three feet deep, and being carved out of lot no. 6 in block 7, having a frontage of two feet on Main Street and extending along the easterly boundary of lot no. 5 in said block no. 7.

EXCEPTING AND RESERVING all the coal and mineral rights as excepted and reserved in prior deeds in the chain of title.

EXCEPTING a strip of land 2 feet by 85 feet as conveyed by Joseph Hervatin by Wayne county deed book 109 at page 381 in 1917.

PARCEL TWO:

ALL the surface or right of soil in that certain piece or parcel of land situate in the Village of Browndale, Clinton Township #2, County of Wayne and State of Pennsylvania, and being distinguished as Lot #6 in Block #7 on the map of lots prepared for the Village of Browndale, being in front and rear, 40 feet and 148 feet deep and being bounded on the South by Main Street; on the East by Maple Street, on the north by Lot #14 in Block #11, and on the West by Lot #5 in Block #7.

EXCEPTING AND RESERVING from this deed a strip of land two feet in front and rear and sixty-three feet deep on the western boundary of the hereinbefore

described land conveyed to Joseph Harvatine.

ALSO all of the surface or right of soil of and in that certain piece or parcel of land situate in the village of Browndale, county and state aforesaid, bounded and described as follows:

BEGINNING at the northeasterly corner of said lot #5, and thence in a southerly direction eighty-five feet, thence at right angles in a westerly direction two feet; thence at right angles in a northerly direction eighty five feet to the northerly boundary of said lot #5, thence in an easterly direction two (2) feet to the place of beginning.

COMPRISING a strip of land two feet in front and rear and eighty-five feet deep and being carved out of lot #5, block #7 and extending along the westerly line of said lot #6 in said block #7 hereinbefore described.

TITLE TO SAID PREMISES VESTED IN Kathleen Hoban, by Deed from Charles M. Davis and Claudia Davis, his wife, dated 02/02/2006, recorded 02/13/2006 in Book 2974, Page 270.

Seized and taken in execution as Kathleen Hoban 1453 Main Street BROWDALE PA 18421

Execution No. 528-Civil-2012
Amount \$73,770.87 Plus additional

March 1, 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.

5/10/2013 • 5/17/2013 • 5/24/2013

**SHERIFF'S SALE
JUNE 5, 2013**

By virtue of a writ of Execution U.S. Bank, N.A., as Trustee for the Structured Asset Investment Loan Trust, issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 5th day of June, 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 of parcel of land situate, lying and being in the Township of Sterling, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at the most easterly corner of the lands of Carlyle A. Stevens, said point being located in the center of Pennsylvania Legislative Route No. 63004;

THENCE along the centerline of the said public highway North Sixty-three (63) degrees Twenty-three (23) minutes east Five Hundred Eighty-two and Two tenths (582.2) feet to a corner located at the point of intersection with the centerline of an abandoned Township Road;

THENCE along the center of the said abandoned Township Road, the following two courses and distances:

(1) North Forty-three (43) degrees Fifty-four (54) minutes west Four Hundred Fifteen and Seven tenths (415.7) feet to a corner; and

(2) North Forty-three (43) degrees Eight (8) minutes Thirty (30) seconds west Four Hundred Seventy and Ninety-one Hundredths (470.91) feet to a corner;

THENCE through the lands now or formerly of Clifford B. Malsom the following three courses and distances:

(1) South Sixty-four (64) degrees Eight (8) minutes Fifty (50) seconds west Three Hundred Twenty and Ninety-eight Hundredths (320.98) feet to a corner;

(2) South Fifty-six (56) degrees Fifty-three (53) minutes Fifty (50) seconds west One Hundred Sixty-eight and Thirty-five Hundredths (168.35) feet to a corner; and

(3) South Forty-nine (49) degrees Nine (9) minutes Thirty (30) seconds west Two Hundred Ninety-three and Six tenths (293.6) feet to a corner in the line of lands of Wilbur Beers;

THENCE along the lands of Beers South Thirty (30) degrees Forty-five (45) minutes east Seven Hundred Sixty-four and Ninety-five Hundredths (764.95) feet to a corner in the center of Pennsylvania Legislative Route Number 63004;

THENCE along the centerline of the said public highway North Sixty-three (63) degrees Ten (10) minutes east Twenty-seven and Seventy-five Hundredths (27.75) feet to a corner;

THENCE along the lands of Donald Woodside North Twenty-six (26) degrees Fifty (50) minutes west Two Hundred Thirty-five and Sixty-five Hundredths (235.65) feet to a corner and North Sixty-three (63) degrees Ten (10) minutes east Two Hundred (200) feet to a

corner;

THENCE along the lands of Carlyl A. Stevens the following two courses and distances:

(1) North Sixty-one (61) degrees Fourteen (14) minutes east One Hundred Sixty-five and One Tenth (165.1) feet to a corner; and

(2) South Twenty-six (26) degrees Fifty (50) minutes east Two Hundred Forty-one and Two Tenths (241.2) feet to the point and place of BEGINNING.

BEARINGS of the magnetic meridian and CONTAINING Fourteen and Seventy-three Hundredths (14.73) acres of land, be the same more or less.

EXCEPTING AND RESERVING subject to public highway purposes that portion of the right-of-way of Pennsylvania Legislative Route Number 63004 along the southeasterly side of the above described premises.

SUBJECT to the right of the adjoining property owners to the use of the abandoned Township Road, and granting to the Grantees herein, their heirs and assigns, the right to use, in common with the same adjoining property owners the said abandoned Township Road.

TITLE TO SAID PREMISES VESTED IN Clifford J. King, Jr., by Deed from Barbara F. King, dated

Seized and taken in execution as
Clifford J. King, Jr. 7 Autumn
Drive A/K/A RR1 Box 1557
MOSCOW PA 18444
Barbara F. King a/k/a Barbara M.
King 7 Autumn Drive, MOSCOW
PA 18444

Execution No. 774-Civil-2011
Amount \$205,042.77 Plus
additional

March 4, 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.**

John Michael Kolesnik Esq.

5/10/2013 • 5/17/2013 • 5/24/2013

WAYNE COUNTY BAR ASSOCIATION



www.waynecountylawyers.org

**SHERIFF'S SALE
JUNE 5, 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 5th day of June, 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, County of Wayne and Commonwealth of Pennsylvania, known as Lot 1864 in Section 16 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, pages 57; February 8, 1971 in Plat Book 5, pages 62 and 63; March 24, 1971 in Plat Book 5, pages 66; May 10, 1971 in Plat Book 5, pages 71 and 72; March 14, 1972 in Plat Book 5 pages 76, 79 through 84 and 86, May 26, 1972 in Plat Book 5, pages 93 through 95, September 26, 1972 in Plat Book 5, pages 96, 97 and 100 through 104; March 9, 1973 in Plat Book 5, page 106; March 23, 1973 in Plat Book 5, page 107; April 3, 1973 in Plat Book 5, pages 108 through 110; May 18, 1973 in Plat Book 5, pages 111 through

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

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

Wayne County Reference Tax Map No.: 12-25-88

Lot 1864, Section 16 of The Hideout, Lake Ariel, Pennsylvania is recorded in Plat Book 5, page 45, recorded on May 11, 1970.

UNDER AND SUBJECT to the same conditions, exceptions, restrictions, easements, rights-of-way and reservations as are contained in all prior deeds forming he property's chain of title within Wayne County, Pennsylvania.

BEING the same premises which by Grace Bronczyk and Artur Bronczyk, her husband, by Deed dated November 29, 2004 and recorded November 30, 2004 in Record Book 2663, Page 72 with the Office of the Recorder of Deeds Office of Wayne County, granted and conveyed unto Vivian A. Owens and Reinee A. Stewart as joint tenants with right of survivorship and not as tenants in common.

Being known as: 1864
CRESTWOOD COURT, 1445
THE HIDEOUT, LAKE ARIEL,

PA 18436

Improvements: RESIDENTIAL
DWELLING

Seized and taken in execution as
Reinee A. Stewart 1445 The
Hideout LAKE ARIEL PA 18436
Vivian A. Owens 1445 The
Hideout LAKE ARIEL PA 18436

Execution No. 642-Civil-2012
Amount \$294,331.67 Plus
additional

March 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.**

Kristine M. Anthon, Esq.

5/10/2013 • 5/17/2013 • 5/24/2013

**SHERIFF'S SALE
JUNE 5, 2013**

By virtue of a writ of Execution
Wells Fargo Bank, N.A. Successor
by Merger to Wells Fargo Bank
Minnesota, N.A., F/K/A Norwest
Bank Minnesota, N.A., Soley as
Trustee for Structured Asset
Mortgage Investments II Inc. Bear
Sterns Mortgage Funding Trust
2006-AR5, et. issued out of the
Court of Common Pleas of Wayne
County, to me directed, there will
be exposed to Public Sale, on
Wednesday the 5th day of June,
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 lying, situate and being in the
Township of Texas, County of
Wayne and Commonwealth of
Pennsylvania, bounded and
described as follows:

BEGINNING at a railroad spike
set for a corner located in the
western line of lands of Alberta
Siepiela, Trustee of the Alberta
Siepiela Living Trust Agreement
(R.B. 2314, P. 149; M.B. 60 P 84)
said point being further described
as being located in the center of an
existing 50' wide right of way
known as "Kiddy Lane II and
being the southern most corner of
the lands herein conveyed; thence
along the center of an existing 40'
private roadway and along the line
of lands of Wayne Highlands
School District (R.B. 960, P. 76)

North 70 degrees 24 minutes 31 seconds West a distance of 293.26 feet to an iron pin corner set; thence departing from said road and continuing along the line of lands of the aforementioned Wayne Highlands School District North 03 degrees 01 minutes 29 seconds East a distance of 118.93 feet to an iron pin corner set; South 70 degrees 24 minutes 31 seconds East a distance of 120.00 feet to an iron pin corner set; and South 86 degrees 14 minutes 51 seconds East a distance of 125.10 feet to a point for a corner located in the center of an existing 33' wide private roadway known as "Gray Farm Road"; thence along the center of the existing 33' wide private roadway North 16 degrees 30 minutes 48 seconds West a distance of 15.20 feet to a point for a corner said point being the southwestern corner of lands of Ronald & Grace M. Fullem (D.B. 288, P.158; M.B. 9, P.101); thence departing from said roadway and along the southern line of lands of said Fullem North 78 degrees 52 minutes 31 seconds East a distance of 190.50 feet to an iron pin corner set and South 58 degrees 39 minutes 20 seconds East a distance of 105.00 feet to a point for a corner in the western line of lands of John L. Southerton (D.B. 440, P.443; M.B. 08, P.190) said point being further described as being located North 44 degrees 54 minutes 38 seconds West 0.41 feet from an iron pipe found; thence along the western line of lands of the aforementioned Southerton, the western line of lands of Ronald J.

Gardas, John H. Gardas, Jeffrey R. Gardas and James M. Gardas (R.B. 2137, P.62) and along the boundary line between Texas Township and Honesdale Borough South 07 degrees 24 minutes 19 seconds West a distance of 39.60 feet to a point for a corner said point being the northeastern corner of lands of the aforementioned Siepiela; thence along the northern line of lands of the aforementioned Siepiela North 87 degrees 00 minutes 48 seconds West a distance of 247.00 feet to a point for a corner located in the center of the aforementioned existing 33' wide private roadway; thence along the center of same and along the western line of lands of the aforementioned Siepiela South 04 degrees 26 minutes 38 seconds East a distance of 138.88 feet to the point or place of BEGINNING. BEING Resultant lot A-B-C as shown on the subdivision survey map hereinafter referred to and containing 53,027.24 square feet or 1.2173 acres of land inclusive of that area occupied by all utilities easements and rights of way. Map recorded in Wayne County Map Book 105 at Page 85.

TAX PARCEL # 27-0-0254-0119

Seized and taken in execution as Anita E. Decker 67 Old State Road HONESDALE PA 18431
 Christopher L. Decker 67 Old State Road HONESDALE PA 18431

Execution No. 803-Civil-2012
 Amount \$353,248.19 Plus additional

March 8, 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.

Salvatore Filippello Esq.

5/10/2013 • 5/17/2013 • 5/24/2013

**SHERIFF'S SALE
JUNE 5, 2013**

By virtue of a writ of Execution Bank of America, N.A. successor by merger to BAC Home Loans Servicing, LP issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 5th day of June, 2013 at 10:00 AM in the Conference Room on the third floor of th Wayne County

Courthouse in the Borough of Honesdale the following property, viz:

ALL that certain lot, piece or parcel of land situate, lying and being in the Township of Lake, County of Wayne and State of Pennsylvania, more particularly described as follows, to wit:

Known as Lot 4085, Section 47 of The Hideout, a Subdivision, situated in the Township 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; and September 24, 1973, in Plat Book 5, Pages 120 through 123.

SUBJECT to all easements, covenants, conditions and

restrictions of record, including those set forth in the Declarations of Protective Covenants for the Hideout, dated as of May 11, 1970, as amended and supplemented.

TITLE TO SAID PREMISES VESTED IN Gustavo Lopez, by Deed from Frank Valentin and Nydia Valentin, his wife and Carmen Valentin, dated 02/06/2004, recorded 2/10/2004 in Book 2441, Page 87, Instrument # 200400001505.

Premises being: 4085 SOUTH FAIRWAY DRIVE, LAKE ARIEL, PA 18436

Improvements thereon:
RESIDENTIAL DWELLING

Tax Parcel No. 12-0-0044-0017

Seized and taken in execution as Gustavo Lopez 4085 South Fairway Drive LAKE ARIEL PA 18436

Execution No. 977-Civil-2010
Amount \$145,742.99 Plus additional

March 4, 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.

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Lauren R. Tabas, Esq.

5/10/2013 • 5/17/2013 • 5/24/2013

**SHERIFF'S SALE
JUNE 5, 2013**

By virtue of a writ of Execution Chase Home Finance LLC, s/b/m/t to Chase Manhattan Mtg. Corp. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 5th day of June, 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 2745, Section 43, of The Hideout, a subdivision 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, page 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; Map 10, 1971 in Plat Book 5, pages 62 and 63; March 24, 1971 in Plat Book 5, page 66; Map 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 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; September 24, 1973 in Plat Book 5, pages 20 through 123; as amended and supplemented.

BEING the same premises which Rose Ann Senatore, by deed dated December 13, 2005 and recorded in Wayne County Record Book 2941 page 337, granted and conveyed unto Joseph Di Martino and Karen Montella, as joint tenants with right of survivorship and not as tenants in common.

Improvements thereon:
RESIDENTIAL DWELLING

Being known as: 2745 BOULDER ROAD, LAKE ARIEL, PA 18436

Seized and taken in execution as Joseph DiMartino 30 Fountain Street HICKSVILLE NY 11801
Karen Montella 30 Fountain Street HICKSVILLE NY 11801

Execution No. 77-Civil-2010
Amount \$201,037.74 Plus additional

March 14, 2013
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

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Kristine M. Anthon, Esq.

5/10/2013 • 5/17/2013 • 5/24/2013

CIVIL ACTIONS FILED

*FROM APRIL 13, 2013 TO APRIL 19, 2013
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2006-21145	BREIDENSTEIN KAREN E	4/15/2013	SATISFACTION	4,739.32
2006-21685	METZGER DEENA N	4/16/2013	SATISFACTION	.00
2007-20529	PROCTOR TERRI L	4/15/2013	SATISFACTION	14,043.53
2008-20200	KUHN RICHARD M	4/15/2013	SATISFACTION	31,185.26
2008-20200	KUHN CAROL M	4/15/2013	SATISFACTION	31,185.26
2008-20206	FLYNN JAMES A	4/15/2013	SATISFACTION	16,974.72
2008-20623	KILLAM MICHAEL	4/16/2013	SATISFACTION	.00
2009-21270	KRUG WILLIAM C INDIVIDUALLY	4/18/2013	SATISFACTION	.00
2009-21270	KRUG WILLIAM C III T/A	4/18/2013	SATISFACTION	.00
2010-01141	GARDNER KAREN A	4/18/2013	JDGMT BY COURT ORDER	18,150.52
2010-20125	BONILLA JAMES	4/17/2013	SATISFACTION	1,160.50
2010-21448	BONILLA JAMES	4/17/2013	SATISFACTION	563.15
2011-20291	BIGLIN DAVID	4/15/2013	SATISFACTION	478.04
2011-20291	BIGLIN CAROL	4/15/2013	SATISFACTION	478.04
2011-20449	HILLER WILLIS JR	4/15/2013	SATISFACTION	393.02
2011-20449	HILLER LORRAINE	4/15/2013	SATISFACTION	393.02
2011-21461	VITALE JOAN I	4/15/2013	SATISFACTION	.00
2011-21461	LOCH CATHY E	4/15/2013	SATISFACTION	.00
2011-21537	MAPLE CITY TRANSIT INC	4/17/2013	REASSESSED DAMAGES	2,853.70
2012-00623	RASTELLO KERRI	4/15/2013	DEFAULT JUDG IN REM	143,565.39
2012-20049	MOROZ VIKTOR	4/17/2013	SATISFACTION	823.09
2012-20049	MOROZ SUSANNA	4/17/2013	SATISFACTION	823.09
2012-20828	ROTTKAMP DIANE C	4/17/2013	SATISFACTION	881.99
2012-20828	LOCH CATHY	4/17/2013	SATISFACTION	881.99
2012-20936	MOROZ VIKTOR	4/17/2013	SATISFACTION	663.88
2012-20936	MOROZ SUSANNA	4/17/2013	SATISFACTION	663.88
2012-21084	TUCKER AKITO D	4/19/2013	SATISFACTION	.00
2012-21187	LOCH CATHY E	4/15/2013	SATISFACTION	.00
2012-21187	VITALE JOAN L	4/15/2013	SATISFACTION	.00
2012-21320	ZIESEMER MARK	4/16/2013	WRIT OF EXECUTION	.00
2012-21320	HONESDALE NATIONAL BANK THE GARNISHEE	4/16/2013	GARNISHEE/WRIT EXEC	.00
2012-21595	CORRIGAN BRIAN N	4/15/2013	SATISFACTION	279.88
2012-21595	CORRIGAN PATRICE	4/15/2013	SATISFACTION	279.88
2013-00052	GOODWIN WILLIAM R	4/15/2013	WRIT OF EXECUTION	712,204.12
2013-00053	HOWLAND JULIE A	4/15/2013	DEFAULT JUDGMENT	109,737.89
2013-00062	MORRIS SHEILA L	4/15/2013	WRIT OF EXECUTION	225,839.87

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

2013-00122	HONESDALE COTTAGE CAFE INC	4/15/2013	WRIT OF EXECUTION	131,842.65
2013-00122	TJ MAHER LLC	4/15/2013	WRIT OF EXECUTION	131,842.65
2013-00122	MAHER THOMAS F	4/15/2013	WRIT OF EXECUTION	131,842.65
2013-00122	NAHER JAMIE L	4/15/2013	WRIT OF EXECUTION	131,842.65
2013-20285	LUDWIG DANIEL	4/19/2013	SATISFACTION	.00
2013-20329	KILE MARION N	4/18/2013	SATISFACTION	84.00
2013-20341	STEPHENS LAURENE	4/15/2013	JP TRANSCRIPT	1,886.37
2013-20342	RJS WOOD PRODUCTS INC A CORPORATION	4/15/2013	FEDERAL TAX LIEN	26,551.63
2013-20343	HORST MICHAEL V	4/15/2013	FEDERAL TAX LIEN	1,236.50
2013-20343	MICHAEL HORST QUALITY PAINTING	4/15/2013	FEDERAL TAX LIEN	1,236.50
2013-20344	MOUNTAINEER HARDWOODS INC A CORPORATION	4/15/2013	FEDERAL TAX LIEN	37,432.18
2013-20345	THOMAS JOSEPH J	4/15/2013	FEDERAL TAX LIEN	26,516.79
2013-20345	THOMAS MYRNA	4/15/2013	FEDERAL TAX LIEN	26,516.79
2013-20346	MOULTON MARK E	4/15/2013	FEDERAL TAX LIEN	19,345.93
2013-20347	PERROTTI ANTHONY	4/16/2013	MUNICIPAL LIEN	3,964.02
2013-20347	PERROTTI MARY	4/16/2013	MUNICIPAL LIEN	3,964.02
2013-20348	PERROTTI ANTHONY	4/16/2013	MUNICIPAL LIEN	3,966.24
2013-20348	PERROTTI MARY	4/16/2013	MUNICIPAL LIEN	3,966.24
2013-20349	RON GLORIA FORNES	4/16/2013	MUNICIPAL LIEN	243.65
2013-20349	FORNES GLORIA RON	4/16/2013	MUNICIPAL LIEN	243.65
2013-20350	YOUNG CHRISTOPHER	4/18/2013	JUDGMENT	1,500.50
2013-20351	KINGSLEY ROBERT	4/18/2013	JP TRANSCRIPT	5,830.95
2013-20352	KINGSLEY ROBERT D	4/19/2013	JP TRANSCRIPT	3,184.98
2013-20353	BOYER JASON T	4/19/2013	JP TRANSCRIPT	5,223.87
2013-20354	VONSON ROBERT M	4/19/2013	JUDGMENT	5,836.00
2013-20355	HEINZ JAMES J SR	4/19/2013	JUDGMENT	1,832.50
2013-20356	RYAN SCOTT	4/19/2013	JUDGMENT	1,828.00
2013-90045	HEBERLING DOUGLAS F ESTATE	4/15/2013	ESTATE CLAIM	28,040.19

CIVIL APPEALS — AGENCIES: DEPT. OF TRANSPORTATION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00185	BOUMIL ROBERT M	PLAINTIFF	4/17/2013	.00
2013-00185	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	DEFENDANT	4/17/2013	.00

CONTRACT — BUYER PLAINTIFF

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00191	STRASSER JOSEPH	PLAINTIFF	4/19/2013	.00
2013-00191	CHRYSLER GROUP LLC	DEFENDANT	4/19/2013	.00

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00178	CITIBANK	PLAINTIFF	4/16/2013	.00
2013-00178	ROMICR ROBERT J	DEFENDANT	4/16/2013	.00
2013-00180	CITIBANK	PLAINTIFF	4/16/2013	.00
2013-00180	MATERN DENISE A	DEFENDANT	4/16/2013	.00
2013-00186	JEFERSON CAPITAL SYSTEMS	PLAINTIFF	4/17/2013	.00
2013-00186	HAFNER .CARL	DEFENDANT	4/17/2013	.00

CONTRACT — DEBT COLLECTION: OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00181	NATIONAL COLLEGIATE STUDENT LO	PLAINTIFF	4/16/2013	.00
2013-00181	REHNERT STEPHANIE	DEFENDANT	4/16/2013	.00
2013-00181	STINNARD EARLENE	DEFENDANT	4/16/2013	.00
2013-00182	NATIONAL COLLEGIATE STUDENT LO	PLAINTIFF	4/16/2013	.00
2013-00182	REHNERT STEPHANIE	DEFENDANT	4/16/2013	.00
2013-00182	STINNARD EARLENE	DEFENDANT	4/16/2013	.00
2013-00183	NATIONAL COLLEGIATE STUDENT LO	PLAINTIFF	4/16/2013	.00
2013-00183	MANEELY JOHN	DEFENDANT	4/16/2013	.00
2013-00183	MANEELY NORMAN	DEFENDANT	4/16/2013	.00
2013-00189	OUR LADY OF LOURDES MEMORIAL	PLAINTIFF	4/18/2013	.00
2013-00189	DELIA JOSEPH	DEFENDANT	4/18/2013	.00
2013-00189	DELIA SARA	DEFENDANT	4/18/2013	.00
2013-00196	HONESDALE NATIONAL BANK	PLAINTIFF	4/19/2013	.00
2013-00196	BENOLERAO TOM D	DEFENDANT	4/19/2013	.00
2013-00196	USARES LORA JEAN	DEFENDANT	4/19/2013	.00

CONTRACT — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00184	CUTAJAR JOSEPH	PLAINTIFF	4/16/2013	.00
2013-00184	CUTAJAR MARIELLA	PLAINTIFF	4/16/2013	.00
2013-00184	MARTIN GEORGE E	DEFENDANT	4/16/2013	.00
2013-00184	MARTIN THERESA A	DEFENDANT	4/16/2013	.00

PETITION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00188	PIPER ARROW PA 28R 200	PETITIONER	4/18/2013	.00
2013-00188	TML AIRCRAFT INC	PETITIONER	4/18/2013	.00
2013-00190	2002 RACEMASTER TRAILER	PETITIONER	4/19/2013	.00
2013-00190	HAUENSTEIN LEONARD R	PETITIONER	4/19/2013	.00

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00177	BANK OF NEW YORK MELLON F/K/A	PLAINTIFF	4/16/2013	.00
2013-00177	BANK OF NEW YORK SUCCESSOR TRUSTEE TO	PLAINTIFF	4/16/2013	.00
2013-00177	JPMORGAN CHASE BANK	PLAINTIFF	4/16/2013	.00
2013-00177	PEPPARD BLAYLOCK A	DEFENDANT	4/16/2013	.00
2013-00177	PEPPARD JOANNE R	DEFENDANT	4/16/2013	.00
2013-00177	UNITED STATES OF AMERICA	DEFENDANT	4/16/2013	.00
2013-00187	BANK OF AMERICA SUCCESSOR BY MERGER TO	PLAINTIFF	4/18/2013	.00
2013-00187	BAC HOME LOANS SERVICING F/K/A	PLAINTIFF	4/18/2013	.00

2013-00187	COUNTRYWIDE HOME LOANS SERVICE	PLAINTIFF	4/18/2013	.00
2013-00187	GOBLE LARRY	DEFENDANT	4/18/2013	.00
2013-00192	BANK OF NEW YORK MELLON TRUST F/K/A	PLAINTIFF	4/19/2013	.00
2013-00192	BANK OF NEW YORK TRUST CO SUCCESSOR TO	PLAINTIFF	4/19/2013	.00
2013-00192	JPMORGAN CHASE BANK S/B/M	PLAINTIFF	4/19/2013	.00
2013-00192	BANK ONE NATIONAL ASSOCIATION	PLAINTIFF	4/19/2013	.00
2013-00192	RAJKUMAR JUNIOR B	DEFENDANT	4/19/2013	.00
2013-00192	RAJKUMAR JUDY	DEFENDANT	4/19/2013	.00
2013-00193	WELLS FARGO BANK S/B/M	PLAINTIFF	4/19/2013	.00
2013-00193	WELLS FARGO HOME MORTGAGE INC	PLAINTIFF	4/19/2013	.00
2013-00193	YOUNG FLORENCE D A/K/A	DEFENDANT	4/19/2013	.00
2013-00193	YOUNG FLORENCE	DEFENDANT	4/19/2013	.00

REAL PROPERTY — PARTITION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00179	STELLAS CHRISTINE EXECUTRIX	PLAINTIFF	4/16/2013	.00
2013-00179	COLLIER HAROLD J ESTATE	PLAINTIFF	4/16/2013	.00
2013-00179	COLLIER H JOHN	PLAINTIFF	4/16/2013	.00
2013-00179	COLLIER HAROLD	PLAINTIFF	4/16/2013	.00
2013-00179	DUBIN PATRICIA A	DEFENDANT	4/16/2013	.00

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

MORTGAGES AND DEEDS

*RECORDED FROM APRIL 29, 2013 TO MAY 3, 2013
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Holloway Jeffrey R	Honesdale National Bank	Damascus Township	73,300.00
Armstrong Michael J	Honesdale National Bank	South Canaan Township	
Armstrong Shawna L			126,000.00
One I L Inc	Dime Bank	Preston Township	
Independent Lake Camp			4,429,000.00
Gould Daniel E By Af			
Gould S Anne Ricker By Af			
Bianco David F Af			
James Milton Jr	Honesdale National Bank	Lake Township	100,000.00
Perri Ronald	First National Bank Of Pa	Waymart Borough	80,000.00
Kozlik Brian	Mortgage Electronic Registration Systems	Paupack Township	
Kozlik Monica			71,200.00
Seeuwen Daniel	Citizens Savings Bank	Dreher Township	
Mennicucci Natalie J			160,000.00
Richardson John S AKA	Honesdale National Bank	Clinton Township	
Richardson John Steven AKA			156,000.00
Richardson Kathleen J AKA			
Richardson Kathleen AKA			
McMorrow Michael P	J P Morgan Chase Bank	Salem Township	
McMorrow Angela S			49,750.00
Ghartey Joseph K	Mortgage Electronic Registration Systems	Damascus Township	417,000.00
Kenny Teresa M	R B S Citizens	Salem Township	
Kenny Lawrence			258,000.00
Aiken Bernadette C	Superior Credit Union	South Canaan Township	
Borowiec Maria			95,000.00
C & E Investors Inc	Tobyhanna F C U	Sterling Township	450,000.00
C & E Investors Inc	Tobyhanna F C U	Sterling Township	350,000.00
Penaskovic Damian	Mortgage Electronic Registration Systems	Lake Township	84,000.00
Swartz Gregory R	Dime Bank	Damascus Township	
Kowalchuk Tannis C			188,000.00
Smith Janet E	Mortgage Electronic Registration Systems	Paupack Township	50,000.00
Bright Denise S	First National Community Bank	South Canaan Township	395,000.00
Gerhard James O	Citizens Bank Of Pa	Salem Township	
Gerhard Paulette C			100,000.00
Kanopka Kimberly L	Mortgage Electronic Registration Systems	Paupack Township	105,000.00

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

Aragona Paul	Honesdale National Bank	Lake Township	
Aragona Doreen			66,000.00
Kempey Eugene	Mortgage Electronic Registration Systems	Paupack Township	
Kempey Jeanne			153,600.00
Cabel George P	Hoegen & Associates P C	Palmyra Township	
Cabel Janet			400,000.00
Cook Norman A	Honesdale National Bank	Paupack Township	
Cook Kimberly			460,000.00
Hobbs Willard S	Dime Bank	Clinton Township	151,000.00
Fudal Margaret	Pennstar Bank	Paupack Township	40,000.00
Katzmann Kenneth E	Dime Bank	Damascus Township	
Katzmann Ibis			165,000.00
Wydro Robert F	Wayne Bank	Mount Pleasant Township	98,000.00
Nolan Michael	Wayne Bank	Clinton Township	
Nolan Margaret P			135,000.00
Polifrone Bryan	Young Martin Young Jenny	Honesdale Borough	75,000.00
Barnes Gerard	Horst Walter H	Paupack Township	207,500.00
Palazzo Joseph D Jr	Mortgage Electronic Registration Systems	Sterling Township	
Palazzo Kelly C			220,000.00
Coyle Andrew	Wells Fargo Bank	Salem Township	
Coyle Ellyn A Trickey			80,000.00
Depietro David A	Penn Security Bank & Trust Company	Canaan Township	130,000.00
Witreich Erich	J P Morgan Chase Bank	Lake Township	
Witreich Kim			92,133.00
Neal Larry Dean Jr	Mortgage Electronic Registration Systems	Damascus Township	158,000.00
Alecci Samuel	Pennstar Bank	Paupack Township	
Alecci Jill			375,000.00
Scarfalloto Salvatore	Dime Bank	Prompton Borough	
Scarfalloto Diane R			271,800.00
Murray Joseph C	Wayne Bank	Cherry Ridge Township	
Murray Meegan L			263,000.00
Levin Jan Etta	Mortgage Electronic Registration Systems	Lake Township	
Levin Alex			108,000.00
Rechner Christine	Rechner Hugh	Cherry Ridge Township	
Fowler Jeanne R	Rechner Carol A		110,000.00
Wilcox John R	Fidelity Deposit & Discount Bank	Lake Township	
Wilcox Mary Ann T			124,000.00
Shnitkind Lev	Citizens Savings Bank	Lake Township	
Shnitkind Irene			160,000.00
Plunkett Susan M	Mortgage Electronic Registration Systems	Texas Township	60,850.00

Jurewicz Richard	Mortgage Electronic Registration Systems	Lake Township	
Jurewicz Michele			195,000.00
Tedesco Joshua	Citizens Savings Bank	Clinton Township	242,500.00
Stempky Christopher Michael	Mortgage Electronic Registration Systems	Lake Township	122,000.00
Vandermejde Paul J	Valley National Bank	Lake Township	118,000.00
Vidunas Helen M	Mortgage Electronic Registration Systems	Salem Township	99,000.00
Camacho Milagros	Mortgage Electronic Registration Systems	Paupack Township	
Gardner Donald L			310,000.00
Squatrino Enza Exr	Pennstar Bank	Salem Township	
Squatrino John Est			166,293.84
Neville William E	Pennstar Bank	Salem Township	100,000.00
Kilhullen Chad D	Honesdale National Bank	Oregon Township	
Kilhullen Tracy L			130,800.00
Canfield Dorothy	Honesdale National Bank	Dyberry Township	116,400.00
Rocklin Robert T	Baxter Credit Union	Salem Township	
Rocklin Gail A			53,500.00
Tillger Michael Z	E S S A Bank & Trust	Paupack Township	
Tillger Cynthia M			202,500.00
Lee Benjamin	Mortgage Electronic Registration Systems	Scott Township	
Lee Christie Marie Jimenez			90,400.00
Jimenezlee Christie Marie			
Swaika Arthur J	Bank Of America	Honesdale Borough	223,000.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Roman John A	Roman John A	Lake Township Lake & South Canaan Twps South Canaan Township South Canaan & Lake Twps	
Norton Erin L	Perrri Ronald	Waymart Borough	
Norton Robert			Lot 13
Aquilar Daniel	Kozlik Brian	Paupack Township	
Aquilar Marianne	Kozlik Monica		Lot 144
Lajca John K	Lajca Elizabeth A	Paupack Township	
Lajca Elizabeth A			Lot 42
Fannie Mae AKA Federal National Mortgage Association AKA	Seeuwen Daniel Mennicucci Natalie J	Dreher Township	
Phelan Hallinan			
Silverman Kenneth P Tr	Garnock Andrew C	Damascus Township	
Brito Francisco H Sr			
Brito Marie L			

Zaidi Beth	Werner David G	Cherry Ridge Township	
Zaidi Sohail N	Werner Michelle A		
Figura Thelma Ann	Figura Brian M	Preston Township	Lot 1
Goodrich Bette L	Penaskovic Damian	Lake Township	
Poplaski Edward Exr			Lot 3308
Willshaw Frances Est			
Mollberg Kris Exr	Mollberg Kris	Lake Township	
Mollberg Ferner C Est			Lot 1789
McAllister William B Adm	Jurgensen Limited Partnership	Cherry Ridge Township	
Gleason Marie Est AKA			Lot 1
Gleason Marie Znak Est AKA			
Hoeweler Alan E	Brown Jeffrey S	Manchester Township	
Hoeweler Arleen A	Brown Jennifer B		
Fitzpatrick Darlene AKA			
By Sheriff	Federal National Mortgage Association	Paupack Township	
Fuller Darlene AKA By Sheriff			Lot 14
Booths James P	Booths Joseph F Sr	Lake Township	
Booths Gail E			Lot 1
Booths James P	Booths Joseph F Sr	Lake Township	
Booths Gail E			Lot 3 E
Moglia Laura	Kanopka Kimberly L	Paupack Township	
Lyons Andrew			Lot 108
Lyons Matthew			
Murphy Bernadette Tr	Aragona Paul	Lake Township	
John W Murphy Revocable			
Living Trust	Aragona Doreen		Lot 4320
Bernadette Murphy Revocable			
Living Trust			
Zummo Andrew D	Kempey Eugene	Paupack Township	
Zummo Cindy A	Kempey Jeanne		Lot 174
Lyons Thomas B	Cook Norman A	Paupack Township	
Lyons Allene S	Cook Kimberly		
Lyons John W III			
Dehaven Kathleen L			
Dehaven Harold A			
Krych Alexander M	Fudal Margaret	Paupack Township	
Krych Carol			Lot 516
Gerchman Linda	Howell Randy L	Clinton Township 2	
Gerchman Francis R	Gerchman Linda		Lots 9 & 10
Notchick Christine	Polifrone Bryan	Honesdale Borough	
Horst Walter H	Barnes Gerard	Paupack Township	
Horst Judith A			
Mion Donald R	Mion Donald R	Paupack Township	
Mion Michael J			
Mion Anthony J			
Gardner Kevin L	Gardner Kevin L	Starrucca Borough	
	Gardner Carol Ann		

Brett James W Brett Lorraine Brett Dolores A Implicito Dolores A	Coyle Andrew Coyle Ellyn A Trickey	Salem Township	Lot 523
Murphy George W Jr Stimatz Sallie B E AKA Kerns Sallie B E AKA Elder Damon R Jr Kehler Jane E AKA Elder Jane E AKA	Murphy George W Jr	Paupack Township	
Byers George W AKA By Agent Byers George AKA By Agent Byers Joseph Agent	Alecci Samuel Alecci Jill	Paupack Township	
Gonda Stephen Gonda Donna M AKA Jarusik Donna M AKA	Gonda Donna M AKA Jarusik Donna M AKA	Dyberry Township	
Price David R Price James A	Price James A Price James A Price Veronica	Oregon Township Oregon Township	Lot A Lot A
Denoto Michael P Denoto Barbara	Levin Alex Levin Janetta	Lake Township	Lot 2677
Rechner Hugh Rechner Carol A	Rechner Christine Fowler Jeanne R	Cherry Ridge Township	
Booths Joseph F Sr Booths Mary Ann	Booths Eric C Booths Angela D	Lake Township	Lot 1
Booths Joseph F Sr Booths Mary Ann	Booths Eric C Booths Angela D	Lake Township	Lot 3E
Padwa Carol E	Bianco David F Bianco Janette Young	Mount Pleasant Township	
Bianco David F Bianco Janette Young	Bianco David F Bianco Janette Young	Mount Pleasant Township	
Drop Michael A Drop Kathleen A	Drop Patrick John Drop Katherine Marie Drop Michael Joseph	Preston Township	Lot 5
Davis Charles M Davis Claudia	Ogozaly Andrew Zuidema Lisa Lynn	Clinton Township 2	Lot 11
Hart Jon Hart Brenda	Bilansky Anthony Morrissey Lisa	Paupack Township	Lot 14A
Dinger Howard Jr Dinger Judith	Kaminsky Stephen Kaminsky Marquita	Paupack Township	Lot 8A
Jarowicz Gerald J	Borton Christopher Borton Karen	Paupack Township	Lot IW3
Rebhun Marie Anna Roudi William Jr Roudi Julia	Stempky Christopher Michael Jurewicz Thomas James	Lake Township Lehigh Township	Lot 3764
Fitzsimmons Beverly J Fitzsimmons Jeffrey E	Fitzsimmons Jeffrey E Fitzsimmons Patrick Fitzsimmons Daniel	Clinton Township 2	
Gutierrez Lain Camacho Milagros Gutierrez Milagros Camacho	Camacho Milagros Gardner Donald L	Paupack Township	Lot 143

Reynoso Quisqueya	Rapone Karen Christianson Christiansonrapone Karen Rapone John	Honesdale Borough	
Wenger Brian	Harzold Frank Harzold Yanna	Lehigh Township	Lot 119
Davis Lee W Davis Claire J Davis Neal M Davis Susan M	Davis Lee W Davis Claire J	Preston Township	
Davis Lee W Davis Claire J Davis Neal M Davis Susan M	Davis Neal M Davis Susan M	Preston Township	
Ciulli Jennifer Heaney Exr Ciulli Russell H Est	Ciulli Jennifer Heaney	Lake Township	Lot 3373
Cruz Gerardo Cruz Nidia	Cruz Sheena	Lehigh Township	Lots 168 & 169
Big Bass Lake Inc	Big Bass Lake Community Association	Lehigh Township	
Kwiatkowski Mark E Kwiatkowski Sandra N	Kwiatkowski Sandra N	Paupack Township	Lot 469
Kwiatkowski Mark E Kwiatkowski Sandra N	Kwiatkowski Sandra N	Paupack Township	Lot 354
Black Robert A Black Farrah R	Tillger Michael Z Tillger Cynthia M	Paupack Township	Lot N 6
Blasi Glenn Blasi Laura	Lee Benjamin Lee Christie Marie Jimenez Jimenezlee Christie Marie	Scott Township	



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