

OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

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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

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.

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Per Year

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

*Individual copies available for \$5 each
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Prorated subscriptions available*

WAYNE COUNTY OFFICIALS

Judge of the Court of Common Pleas

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

Magisterial District Judges

Bonnie L. Carney
Jane E. Farrell
Ronald J. Edwards
Ted Mikulak

Court Administrator

Linus H. Myers

Sheriff

Mark Steelman

District Attorney

Janine Edwards, Esq.

Prothonotary, Clerk of The Court

Edward "Ned" Sandercock

Chief Public Defender

Scott Bennett, Esq.

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Jonathan Fritz

Treasurer

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Recorder of Deeds, Register of Wills

Ginger M. Golden

Coroner

Edward Howell

Auditors

Carla Komar
Judy O'Connell
Kathleen A. Schloesser

Jury Commissioners

Judith M. Romich
Patricia Biondo

IN THE SUPREME COURT OF PENNSYLVANIA

IN RE: REESTABLISHMENT OF THE : NO. 336
MAGISTERIAL DISTRICTS WITHIN :
THE 22ND JUDICIAL DISTRICT OF : MAGISTERIAL RULES DOCKET
THE COMMONWEALTH OF :
PENNSYLVANIA :

ORDER

PER CURIAM

AND NOW, this 19th day of March, 2013, upon consideration of the Petition to Reestablish the Magisterial Districts of the 22nd Judicial District (Wayne County) of the Commonwealth of Pennsylvania, it is hereby ORDERED AND DECREED that the Petition, which provides for the elimination of Magisterial District 22-3-03, within Wayne County, to be effective January 1, 2014, is granted; and that the Petition, which provides for the realignment of Magisterial Districts 22-3-01, 22-3-02, and 22-3-04 within Wayne County, to be effective January 1, 2014, is granted.

Said Magisterial Districts shall be as follows:

Magisterial District 22-3-01
Magisterial District Judge Bonnie L. Carney

Hawley Borough
Dreher Township
Lake Township
Lehigh Township
Palmyra Township
Paupack Township
Salem Township
Sterling Township

Magisterial District 22-3-02
Magisterial District Judge Theodore J. Mikulak

Honesdale Borough
Prompton Borough
Waymart Borough
Canaan Township
Cherry Ridge Township
South Canaan Township
Texas Township

Magisterial District 22-3-04
Magisterial District Judge Ronald J. Edwards

Bethany Borough
Starrucca Borough
Berlin Township
Buckingham Township
Clinton Township
Damascus Township
Dyberry Township
Lebanon Township
Manchester Township
Mt. Pleasant Township
Oregon Township
Preston Township
Scott Township

A True Copy Patricia Nicola
As of: March 19, 2013
Attest: /s/ Patricia Nicola
Chief Clerk
Supreme Court of Pennsylvania

CRIMINAL CASES

The following cases were addressed by the Honorable Raymond L. Hamill, President Judge, Wayne County on June 13, 2013

ROSEANNE M. WOOD, age 35 of Hawley, PA was sentenced to the Wayne County Correctional Facility for a period of not less than 10 days nor more than 23 months for one count of Receiving Stolen Property, graded as a Misdemeanor of the 1st Degree. She was also ordered to pay all Court costs, pay restitution in the amount of \$11,597.24, perform 75 hours of community service and obtain full time employment upon being released from prison. The incident occurred on July 14, 2011, in Hawley Borough when Wood received items from a private residence.

ROBERT C. SCHAEFFER, age 51 of Honesdale, PA was sentenced to the Wayne County Correctional Facility for a period of not less than 30 days nor more than 6 months for one count of DUI or Controlled Substance, an ungraded Misdemeanor. He was also ordered to pay all Court costs, pay a fine in the amount of \$1,000.00, undergo a drug and alcohol evaluation and comply with all recommendations for treatment, and attend and complete an alcohol highway safety program. The incident occurred on November 24, 2012, in Berlin Township when Pennsylvania State Police observed Schaeffer traveling at a high rate of speed. At that time he refused to submit to the drawing of a blood sample for chemical testing.

BETSY LEA ARNOLD, age 34 of Honesdale, PA was placed on probation for a period of 12 months for one count of Theft By Unlawful Taking or Disposition, graded as a Misdemeanor of the 1st Degree and one count of Theft By Failure to Make Req Disp. Of Funds Received, also graded as a Misdemeanor of the 1st degree. She was also ordered to pay all Court costs, undergo a drug and alcohol evaluation and comply with all recommendations for treatment, perform 50 hours of community service and obtain full time employment upon being released from prison. The incident occurred between October 24, 2012 and November 21, 2012 when Arnold stole Oxycodone pills belonging to another. Arnold also stole monies from a local charity event.

BRONWYN D. FISCHER, age 50 of Lake Ariel, PA was sentenced to the Wayne County Correctional Facility for a period of not less than 48 hours nor more than 6 months for one count of DUI an ungraded Misdemeanor. She was also ordered to pay all Court costs, pay a fine in the amount of \$500.00, pay restitution in the amount of \$6,554.03, undergo a drug and alcohol evaluation and comply with all recommendations for treatment, attend and complete an alcohol highway safety program and perform 50 hours of community service. The incident occurred on August 7, 2012, in Texas Township when Pennsylvania State Police were called to investigate the report of a three vehicle crash. Her BAC was .104%.

ROLLAND W. WILLIAMS, age 23 of Lake Ariel, PA was sentenced to the Wayne County Correctional Facility for a period of not less than 90 days nor more than 5 years for one count of DUI-Highest Rate, graded as a Misdemeanor of the 1st Degree. He was also ordered to pay all Court costs, pay a fine in the amount of \$1,500.00, attend and complete an alcohol highway safety program, undergo a drug and alcohol evaluation and comply with all recommendations for treatment, perform 50 hours of community service and obtain full time employment upon being released from prison. 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%.

JOSEPH COSGROVE, age 42 of Carbondale, PA was sentenced to the Wayne County Correctional Facility for a period of not less than 10 days nor more than 12 months for one count of Possession of Drug Paraphernalia, an ungraded Misdemeanor. He was also ordered to pay all Court costs, pay a fine in the amount of \$500.00 and undergo a drug and alcohol evaluation and comply with all recommendations for treatment. The incident occurred on November 22, 2012, in Waymart when Cosgrove was discovered to be in possession of a controlled substance for which he did not have a valid prescription.

THOMAS M. VITALE, age 36 of Honesdale, PA was placed on probation for a period of 18 months for one count of Theft By Unlawful Taking or Disposition, graded as a Misdemeanor of the 1st Degree. He was also ordered to pay all Court costs, perform 40 hours of community service and obtain full time employment. The incident occurred on November 6, 2012, when Vitale stole radios from a local business.

JOSEPH A. PHILLIP, age 67 of Beach Lake, PA was placed on the Intermediate Punishment Program for a period of 60 months for one count of DUI-Highest Rate, graded as a Misdemeanor of the 1st Degree. He was also ordered to pay all Court costs, undergo house arrest with electric monitoring for a period of 120 days, pay a fine in the amount of \$2,000.00, pay restitution in the amount of \$2,880.00, undergo a drug and alcohol evaluation and comply with all recommendations for treatment, and attend and complete an alcohol highway safety program. The incident occurred on December 30, 2012, in Damascus Township when Pennsylvania State Police were called to investigate the report of a one vehicle crash. His BAC was .298%.

JOHN C. FERRISE, age 35 of Scranton, PA was sentenced to the Wayne County Correctional Facility for a period of not less than 1 month nor more than 18 months for one count of Resisting Arrest or Other Law Enforcement, graded as a Misdemeanor of the 2nd Degree. He was also ordered to pay all Court costs, pay a fine in the amount of \$500.00, undergo a drug and alcohol evaluation and comply with all recommendations for treatment, perform 50 hours of community service, and obtain full time employment upon being released from prison. The incident occurred on February 14, 2013, in Sterling Township while Pennsylvania State Police were attempting to serve a warrant.

WALTER T. CHASE, JR., age 47 of Honesdale, PA was sentenced to the Wayne County Correctional Facility for a period of not less than 6 months nor more than 12 months for one count of Possession of Controlled Substance, an ungraded Misdemeanor. He was also ordered to pay all Court costs, and undergo a drug and alcohol evaluation and comply with all recommendations for treatment. The incident occurred on August 1, 2012, in Texas Township when Chase was in possession of Percocet for which he did not have a valid prescription.

MATTHEW D. DELEA, age 33 of Honesdale, PA was sentenced to the Wayne County Correctional Facility for a period of not less than 6 months nor more than 12 months for one count of Controlled Substance, an ungraded Misdemeanor. He was also ordered to pay all Court costs, and undergo a drug and alcohol evaluation and comply with all recommendations for treatment. The incident occurred on September 23, 2013, in Honesdale Borough when DeLea was discovered to be in possession of Heroin.

DANIEL W. GALLAGHER, age 29 of Hawley, PA was sentenced to the Wayne County Correctional Facility for a period of not less than 6 months nor more than 12 months for one count of Possession of Controlled Substance, an ungraded Misdemeanor. He was also ordered to pay all Court costs, pay a fine in the amount of \$500.00, undergo a drug and alcohol evaluation and comply with all recommendations for treatment and obtain full time employment upon being released from prison. The incident occurred on August 15, 2012, in Paupack Township when Gallagher was discovered to be in possession of Heroin.

MARK K. KENNY, age 70 of Newfoundland, PA was placed on probation for a period of 6 months for one count of Recklessly Endangering Another Person, graded as a Misdemeanor of the 2nd Degree, one count of Disorderly Conduct-Hazardous/Offensive Cond, graded as a Misdemeanor of the 3rd Degree, and one count of Exceed Maximum Speed Limit Est by 20 MPH, graded as a Summary offense. He was also ordered to pay all Court costs, and pay a fine in the amount of \$1,075.00. The incident occurred on October 22, 2012, in Lake Township when Kenny sped away from a traffic stop endangering a Pennsylvania State Trooper.

DIRK RICHARD VANSICKLE, age 19 of Beach Lake, PA was placed on the Accelerated Rehabilitative Disposition Program for a period of 6 months related to DUI. He was also ordered to pay all Court costs, perform 40 hours of community service, attend and complete an alcohol highway safety program and have his operatorís license suspended for a period of 90 days. The incident occurred on February 10, 2013, in Berlin Township when Pennsylvania State Police were called to investigate the report of a one vehicle crash. His BAC was .175

JENNIFER ANN VANSTONE, age 38 of Honedsale, PA was placed on the Accelerated Rehabilitative Disposition Program for a period of 6 months related to DUI. She was also ordered to pay all Court costs, attend and complete an alcohol highway

safety program, perform 40 hours of community service and have her operator's license suspended for a period of 60 days. The incident occurred on December 29, 2012, in Texas Township when Pennsylvania State Police discovered VanStone sitting in a vehicle blowing the horn for no apparent reason. Her BAC was .214%.

JAMES CLYDE BOND, age 55 of Newfoundland, PA pled guilty to one count of Firearms Not To Be Carried Without a License, graded as a Misdemeanor of the 1st Degree and one count of Harassment-Strike, Shove, Kick or Other Physical Contact, graded as a Summary offense. The incident occurred on December 31, 2012, in Salem Township when Bond was discovered to be in possession of a concealed firearm. At that time Bond did not have a permit to carry a weapon. He is scheduled to be sentenced on July 22, 2013.

KENNETH LOWE URIAN, age 21 of Waymart, PA pled guilty to one count of Possession of Controlled Substance, an ungraded Misdemeanor. The incident occurred on December 4, 2012, in Waymart Borough when Urian was discovered to be in possession of a controlled substance for which he did not have a valid prescription. He is scheduled to be sentenced on August 1, 2013.

DEBRA S. MESZLER, age 50 of Honesdale, PA pled guilty to one count of Access Device Fraud: Using Credit Card Belonging to Another, graded as a Felony of the 3rd Degree. The incident occurred between August 2012, and October 2012, in various locations in Wayne, Pike and Lackawanna Counties when Meszler used a credit card belonging to another to make purchases. She is scheduled to be sentenced on August 8, 2013.

BRIAN S. DECKER, age 30 of Forest City, PA pled guilty to one count of False Identification to Law Enforcement Authorities, graded as a Misdemeanor of the 3rd Degree and one count of Driving While Operating Privilege Suspend/Revoked, graded as a Summary offense. The incident occurred on February 28, 2013, in Honesdale Borough when Decker provided a false name and date of birth to Honesdale Borough Police. He is scheduled to be sentenced on August 1, 2013.

ANGELA THERESA BOSSICK, age 24 of Waymart, PA pled guilty to one count of DUI-Controlled Substance or Metabolite-1st Offense, an ungraded Misdemeanor. The incident occurred on October 26, 2012, in Waymart Borough when Waymart Borough Police observed Bossick cross over the double yellow lines. At that time Bossick was under the influence of Heroin. She is scheduled to be sentenced on July 22, 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'S NOTICE

ESTATE OF Donald I. Gustin, Jr., a/k/a Donald Gustin, a/k/a Donald I. Gustin, late of Honesdale Borough, Wayne County, Pennsylvania. Any person or persons having claim against or indebted to the estate present same to David A. Gustin, 14 Laabs Road, Hawley, PA 18428. Sally N. Rutherford, Esq., 921 Court St., Honesdale, PA 18431, Attorney for the Estate.

6/21/2013 • 6/28/2013 • 7/5/2013

ESTATE NOTICE

NOTICE IS HEREBY GIVEN, that Letters Testamentary have been issued in the Estate of William Howard Gregg, who died on May 23, 2013, late resident of 395 Canfield Road, Damascus, PA 18415, to Tammy Zaleski, Executrix of the Estate, residing at 143 Log Tavern Road, Milford, PA 18337. 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

6/21/2013 • 6/28/2013 • 7/5/2013

EXECUTRIX NOTICE

Estate of JAMES ROBERT KLEPADLO AKA JAMES R. KLEPADLO
Late of Palmyra Township
Executrix
TARA L. KLEPADLO
188 BEECHWOOD DRIVE
HONESDALE, PA 18431
Attorney
MATTHEW L. MEAGHER,
ESQUIRE
1018 CHURCH STREET
HONESDALE, PA 18431

6/21/2013 • 6/28/2013 • 7/5/2013

EXECUTOR'S NOTICE

ESTATE OF CAMBER H. FRANKLIN, late of Damascus Township, Wayne County, Pennsylvania. Any person or persons having claim against or indebted to the estate present same to Joel D. Turner, 12 Diehl Line Drive, Damascus, PA 18415. Sally

N. Rutherford, Esq., 921 Court St.,
Honesdale, PA 18431, Attorney for
the Estate.

6/21/2013 • 6/28/2013 • 7/5/2013

ESTATE NOTICE

Notice is hereby given, that Letters
Testamentary have been granted to
Miriam Kreitner, Executrix of the
Estate of Richard L. Kreitner, late
of Honesdale, Wayne County,
Pennsylvania who died on April
22, 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 Executrix,
Miriam Kreitner c/o Mark R
Zimmer, Esquire, 1133 Main
Street, Honesdale, PA 18431.

6/14/2013 • 6/21/2013 • 6/28/2013

ESTATE NOTICE

NOTICE IS HEREBY GIVEN,
that Letters of Administration have
been issued in the Estate of Anna
Martin, who died on January 22,
2009, late resident of 31 Crestmont
Drive, Honesdale, PA 18431, to
Alice Perry, Administratrix of the
Estate, residing at 31 Crestmont
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

6/14/2013 • 6/21/2013 • 6/28/2013

EXECUTOR NOTICE

Estate of THOMAS P. GLENDON
AKA THOMAS PATRICK
GLENDON
Late of Beach Lake, Wayne
County, PA
Executor
JAMES EDWARD GLENDON
29 SECOND ST.
BEACH LAKE, PA 18405
Attorney
EDWARD A. MONSKY
425 SPRUCE STREET, 4TH FL.
SCRANTON, PA 18503

6/14/2013 • 6/21/2013 • 6/28/2013

EXECUTOR NOTICE

Estate of THEODORE S.
KELCZEWSKI
Late of Lake Township
Executor
FRANK A. KELCZEWSKI
1704 THE HIDEOUT
LAKE ARIEL, PA 18436
Attorney
JOHN F. SPALL
2573 RT. 6
HAWLEY, PA 18428

6/14/2013 • 6/21/2013 • 6/28/2013

EXECUTOR NOTICE

Estate of MARY F. BEAUTZ
Late of Mount Pleasant Township
Executor
JOSEPH A. BEAUTZ
433 PLEASANT MOUNT DRIVE
FOREST CITY, PA 18421
Attorney

FRANCES GRUBER, ESQ.
214 NINTH STREET
HONESDALE, PA 18431

6/14/2013 • 6/21/2013 • 6/28/2013

ESTATE NOTICE

Estate of Kevin James Allen late of
Lake Ariel, PA
(Died May 13, 2013)

Letters of Administration having
been granted to Nancy Allen, all
persons having claims shall
present them and all persons
indebted to decedent shall make
payment to Nancy Allen or Paul A.
Kelly, Jr., Attorney, 329 Penn
Avenue, Suite 200, Scranton, Pa.
18503

PAUL A. KELLY, JR.
Attorney for Estate

6/7/2013 • 6/14/2013 • 6/21/2013

EXECUTOR NOTICE

Estate of BARBARA H. BROWN
AKA BARBARA BROWN AKA
BARBARA ANN BROWN AKA
BARBARA HARTIG BROWN
Late of Salem Township
Executor
CHRISTOPHER J. BROWN
6523 MILLER DRIVE
NORTH RIDGEVILLE, OH 44039
Attorney
NICHOLAS A. BARNA
831 COURT STREET
HONESDALE, PA 18431

6/7/2013 • 6/14/2013 • 6/21/2013

EXECUTRIX NOTICE

Estate of MABEL M.
BATCHELOR AKA MABEL
BATCHELOR
Late of Salem Township
Executrix
LAUREL EIME
993 COPELLA RD.
BATH, PA 18014
Executrix
SUSAN BATCHELOR
KLONOSKI
1352 LEDGEDALE RD.
LAKE ARIEL, PA 18436
Attorney
NICHOLAS A. BARNA
831 COURT STREET
HONESDALE, PA 18431

6/7/2013 • 6/14/2013 • 6/21/2013

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
JULY 3, 2013**

By virtue of a writ of Execution
Bank of America, N.A., as
successor by merger to BAC Home
Loans Servicing, L.P. f/k/a
Countrywide Home Loans
Servicing, L.P. issued out of the
Court of Common Pleas of Wayne
County, to me directed, there will
be exposed to Public Sale, on
Wednesday the 3rd day of July,
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 tracts of land situate in Salem Township, Wayne County, Pennsylvania, known and described as Lots #536 and #537 in Section 2, Indian Rocks, on a Subdivision plan recorded in the Recorder's Office of Wayne County, Pa., on July 23, 1971, in Map Book Volume 16, at Page 103.

EXCEPTING AND RESERVING unto a prior Grantor, its successors and assigns, forever, an easement measuring 10 feet in width across the entire front width, along both side lengths and the rear of the lots described above, said easement to be for the installation, maintenance, repair, replacement and removal of utilities and drainage facilities; provided, however, that the reservation of the 10 foot wide easement along any side length shall not apply if the owner of the lots hereby conveyed shall also be the owner of the other lots adjoining said side length and shall build his dwelling house across the common side lot line or length.

UNDER AND SUBJECT to the Protective Covenants, Exceptions and Reservations recorded in the Recorder's Office of Wayne County, Pennsylvania, in Miscellaneous Book Volume 350, pages 183 to 202 and amended as of October 3, 1978 in Volume 351, pages 1148 to 1166 and amended

as of December 8, 1978 in Volume 354, page 505.

TITLE TO SAID PREMISES VESTED IN Joseph Miele, Jr. and Lynne Miele, his wife, by Deed from Deborah Ballard, single, dated 02/21/2000, recorded 03/03/2000 in Book 1621, Page 100.

Premises being: 125 WHITETAIL LANE, LAKE ARIEL, PA 18436-4851

Seized and taken in execution as Lynne Miele 125 Whitetail Lane LAKE ARIEL PA 18436 Joseph Miele, Jr 125 Whitetail Lane LAKE ARIEL PA 18436

Execution No. 378-Civil-2012 Amount \$261,745.38 Plus additional

March 25, 2013 Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

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

ANY SUCCESSFUL BIDDER

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

Adam H. Davis, Esq.

6/7/2013 • 6/14/2013 • 6/21/2013

**SHERIFF'S SALE
JULY 3, 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 3rd day of July, 2013 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THOSE CERTAIN PIECES
OR PARCELS OF LAND
SITUATE IN THE BOROUGH OF
WAYMART, COUNTY OF
WAYNE AND STATE OF
PENNSYLVANIA, BOUNDED
AND DESCRIBED AS
FOLLOWS:

BEGINNING AT A POINT IN
THE CENTER OF THE OLD
HONESDALE AND
CLARKSVILLE TURNPIKE
ROAD, THE POINT BEING
SOUTH SEVENTY-SEVEN (77)
DEGREES AND FIFTY (50)
MINUTES WEST NINETY-SIX
(96) FEET FROM THE
SOUTHEASTERLY CORNER OF

THE WILLIAM KELLAM
LOTS;THENCE ALONG THE
CENTER OF THE SAID
TURNPIKE, SOUTH SEVENTY-
SEVEN (77) DEGREES AND
FIFTY (50) MINUTES WEST
FIFTY AND FOUR TENTHS
(50.4) FEET TO A POINT IN THE
CENTER OF THE SAME;
THENCE ALONG THE ROY
ARNOLD LOT, NORTH FIVE (5)
DEGREES AND FIFTY-THREE
(53) MINUTES WEST TWO
HUNDRED SIXTY-THREE AND
NINE-TENTHS (263.9) FEET TO
A PIPE CORNER; THENCE
ALONG LANDS OF ALYN O.
ROCKWELL, NORTH
SEVENTY-ONE (71) DEGREES
AND FORTY-FIVE (45)
MINUTES EAST EIGHTY-
SEVEN AND THREE TENTHS
(87.3) FEET TO A PIPE
CORNER; THENCE ALONG
THE KELLAM LOT SOUTH
ONE (1) DEGREE AND
TWENTY-ONE (21) MINUTES
WEST TWO HUNDRED
SEVENTY-NINE AND THREE
TENTHS (279.3) FEET TO THE
PLACE OF BEGINNING.

CONTAINING SEVENTEEN
THOUSAND EIGHT HUNDRED
TEN (17,810) SQUARE FEET,
MORE OR LESS. THE
BEARINGS ARE MAGNETIC AS
OF 1965.

EXCEPTING AND RESERVING
ALL OF THE LANDS
CONVEYED BY JOSEPH
MITTERER AND WILMA A.
MITTERER, HIS WIFE, TO
WILLIAM H. KELLAM AND

LOUISE KELLAM, HIS WIFE,
BY DEED DATED JULY 5, 1966,
AND RECORDED IN WAYNE
COUNTY DEED BOOK 233 AT
PAGE 367, AND DESCRIBED AS
FOLLOWS:

BEGINNING AT A POINT IN
THE LINE BETWEEN JOSEPH
MITTERER, ET UX, AND
WILLIAM H. KELLAM, ET UX.,
IN THE CENTER OF THE
HONESDALE AND
CLARKSVILLE TURNPIKE;
THENCE IN A NORTHERLY
DIRECTION SEVENTY-FOUR
AND FIVE-TENTHS (74.5) FEET
TO A POINT TWO (2) FEET
DISTANT FROM THE
SOUTHEASTERLY CORNER OF
THE MITTERER GARAGE;
THENCE EXTENDING IN A
NORTHERLY DIRECTION
THEREFROM A DISTANCE OF
FIFTY-FIVE (55) FEET; THENCE
AT RIGHT ANGLE IN AN
EASTERLY DIRECTION TO
THE LINE BETWEEN
MITTERER AND KELLAM
AFOREMENTIONED; THENCE
ALONG SAID LINE IN A
SOUTHERLY DIRECTION TO
THE POINT OF BEGINNING IN
THE AFORESAID ROAD.

Tax Parcel I.D.: 28-0-0003-0016

Address: 415 Honesdale Road,
Waymart, PA 18472-9319.

BEING THE SAME PREMISES
WHICH DEUTSCHE BANK
NATIONAL TRUST COMPANY,
AS TRUSTEE FOR THE
CERTIFICATEHOLDERS OF

SOUNDVIEW HOME LOAN
TRUST 2006-OPT1, ASSET-
BACKED CERTIFICATES,
SERIES 2006-OPT1, BY ITS
ATTORNEY-IN-FACT,
AMERICAN HOME MORTGAGE
SERVICING, INC., BY DEED
DATED NOVEMBER 20, 2008
AND RECORDED JANUARY 5,
2009 IN AND FOR WAYNE
COUNTY, PENNSYLVANIA, IN
DEED BOOK VOLUME 3641,
PAGE 164, GRANTED AND
CONVEYED UNTO
CHRISTOPHER BIBALO.

Seized and taken in execution as
Christopher Bibalo 415 Honesdale
Rd WAYMART PA 18472

Execution No. 404-Civil-2012
Amount \$124,254.37 Plus
additional

March 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.

Jamie R. Ackerman, Esq.

6/7/2013 • 6/14/2013 • 6/21/2013

**SHERIFF'S SALE
JULY 3, 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 3rd day of July, 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 MOSTLY IN THE BOROUGH OF BETHANY AND PARTLY IN THE TOWNSHIP OF DYBERRY, COUNTY OF WAYNE AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING IN THE CENTER OF LEGISLATIVE ROUTE 63130 AT A POINT BETWEEN THE LANDS HEREIN DESCRIBED AND THE PROPERTY CONVEYED TO EDWARD L. DUNHOM AND DELORES C. DUNHOM, HIS WIFE, AND DESCRIBED IN WAYNE COUNTY DEED BOOK 333,

PAGE 523; THENCE NORTH 37 DEGREES 16 MINUTES 45 SECONDS WEST 55.58 FEET THROUGH AN IRON PIN SET ON THE NORTHERLY MOST SIDE OF LEGISLATIVE ROUTE 63130 TO AN IRON PIN SET; THENCE NORTH 04 DEGREES 20 MINUTES 05 SECONDS EAST 21.30 FOOT TO AN IRON PIN SET; THENCE NORTH 38 DEGREES 11 MINUTES 35 SECONDS WEST 331.66 FEET TO AN IRON PIN SET FOR CORNER ON THE LANDS OF ED RUTKOWSKY (WAYNE COUNTY DEED BOOK 245, PAGE 36); THENCE NORTH 48 DEGREES IS MINUTES 00 SECONDS EAST 149.30 FEET TO AN IRON PIN FOR A CORNER FOUND; THENCE SOUTH 48 DEGREES 56 MINUTES 00 SECONDS EAST 403.20 FEET THROUGH AN IRON PIN FOUND TO THE CORNER OF LEGISLATIVE ROUTE 63130; THENCE ALONG LEGISLATIVE ROUTE 63130 THE FOLLOWING TWO (2) COURSES AND DISTANCES: (1) SOUTH 48 DEGREES 18 MINUTES WEST 211.50 FEET; (2) SOUTH 45 DEGREES 31 MINUTES WEST 28.70 FEET TO THE PLACE OF BEGINNING.

CONTAINING 1.76 ACRES, BEING THE SAME MORE OR LESS, INCLUDING THE ROAD RIGHT OF WAY, AS SURVEYED BY M.R. ZIMMER AND ASSOCIATES, HONESDALE, PENNSYLVANIA, ON OCTOBER 27, 1976. AN APPROVED MAP

OF SAID SURVEY IS RECORDED IN WAYNE COUTY MAP BOOK 33, PAGE 101. BEARINGS ON ASSUMED TRUE MERIDIAN COMMON WITH ADJACENT LAND SURVEYS.

SUBJECT TO ANY EASEMENTS OF RECORD TO PUBLIC UTILITIES.

SUBJECT TO RIGHT OF WAY FOR SO MUCH OF LEGISLATIVE ROUTE 63033 (BEECH STREET) AS IS LOCATED WITHIN THE DESCRIPTION OF THE PREMISES HEREIN CONVEYED.

THE ABOVE PREMISES ARE DESIGNATED AS PARCEL NUMBER 02-03-03 ON THE TAX MAPS OF BETHANY BOROUGH, WAYNE COUNTY, PA. THE PREMISES ARE NOT TAXED IN DYBERRY TOWNSHIP.

TAX PARCEL I.D.: 02-0-0003-0003

ADDRESS: 56 BEECH STREET, BETHANY, PA 18431-5936.

BEING THE SAME PREMISES WHICH PATRICIA M. DUNHOM, EXECUTOR OF THE ESTATE OF DELORES C. DUNHOM, A/KA DOLORES C. DUNHOM, BY DEED DATED SEPTEMBER 23, 2005 AND RECORDED DECEMBER 7, 2005 IN AND FOR WAYNE COUNTY, PENNSYLVANIA, IN

DEED BOOK VOLUME 2931, PAGE 334, GRANTED AND CONVEYED UNTO MATTHEW KANE HAMBY AND KENDAL HAMBY, HUSBAND AND WIFE.

Seized and taken in execution as Matthew Kane Hamby 56 Beech Street Bethany PA 18431
Kendal Hamby 56 Beech Street Bethany PA 18431

Execution No. 408-Civil-2012
Amount \$193,273.00 Plus additional

March 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.

Jamie R. Ackerman, Esq.

6/7/2013 • 6/14/2013 • 6/21/2013

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

By virtue of a writ of Execution PHH Mortgage Corporation f/k/a PHH Mortgage Services issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 3rd day of July, 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 TWO (2) lots, pieces or land, with all buildings and improvements thereon located in the Lehigh Township, County of Wayne,

Commonwealth of Pennsylvania, commonly known as Lots 6 and 7 in Block C, Section 4, of Indian Country Campsites, as shown on a final survey map and subdivision map of Section 4 of Indian Country Campsites, Lehigh Township, Wayne County, Pennsylvania as recorded in the Office of the Recording of Deeds in and for Wayne County, Pennsylvania, in Map Book 13, page 106A.

TITLE TO SAID PREMISES VESTED IN Pearl A. Shay, by Deed from Tammac Corporation, dated 07/27/2005, recorded 08/02/2005 in Book 2827, Page 207.

Premises being: 23 SILVER CLOUD PATH A/K/A 6 & 7

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SILVER CLOUD WAY,
GOULDSBORO, PA 18424

Tax Parcel No. 14-0-0014-0177
and Tax Parcel No. 14-0-0014-
0176

Seized and taken in execution as
Pearl A. Shay 535 Jefferson
Avenue Apt # 310 SCRANTON PA
18510

Execution No. 488-Civil-2012
Amount \$45,691.91 Plus additional

March 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.**

Jeremy J. Kobeski, Esq.

6/7/2013 • 6/14/2013 • 6/21/2013

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

By virtue of a writ of Execution
Bank of America, N.A. issued out
of the Court of Common Pleas of
Wayne County, to me directed,
there will be exposed to Public
Sale, on Wednesday the 3rd day of
July, 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 Salem,
County of Wayne, and
Commonwealth of Pennsylvania,
bounded and described as follows,
to wit:

BEGINNING at iron pin in the
center of a stonewall, and on line
of lands now or late of Josephine
Banks, said line being South 43
degrees 15 minutes East 347 feet
from a point in the center of
Highway leading from
Hollisterville PA, to Maplewood,
PA; thence along lands now or late
of Josephine Banks, North 43
degrees 15 minutes West 347 feet
to a point in the center of above
said road or highway; thence along
the center of highway; North 18
degrees 30 minutes East 236 feet to
a point in the center of highway
opposite to an elm tree, thence
along lands now or formerly of
Seth S. Moore. South 62 degrees
15 minutes East 368 feet to an iron
pin on the northwest side of stone
row, and through lands now or

formerly of Seth S. Moore, South 28 degrees 30 minutes West 348 feet to the place of BEGINNING

CONTAINING two and thirty-four hundredths (2.34) acres of land be the same or less.

BEING TAX NO.: 22 0 0042 0012

BEING KNOWN AS: 952
MAPLEWOOD ROAD, LAKE
ARIEL, PENNSYLVANIA 18436.

Title to said premises is vested in Mica Christian and Annissa Rascona, his wife, by deed from MARILYN W. CHRISTOPHER AND JOSEPH A. CHRISTOPHER, HER HUSBAND dated December 3, 2004 and recorded December 10, 2004 in Deed Book 2672, Page 252.

Seized and taken in execution as Mica Christian 520 Oak Street EAST STROUDSBURG PA 18301 Annissa Rascona 520 Oak Street EAST STROUDSBURG PA 18301

Execution No. 713-Civil-2010
Amount \$154,268.12 Plus
additional

March 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.

Christine L. Graham, Esq.

6/7/2013 • 6/14/2013 • 6/21/2013

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

By virtue of a writ of Execution HSBC Mortgage Corporation USA issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 10th day of July, 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 LAKE, COUNTY
OF WAYNE AND STATE OF
PENNSYLVANIA, BOUNDED
AND DESCRIBED AS
FOLLOWS:

BEGINNING AT PLATE
COORDINATES
18335.436/20407.954 AS
DEPICTED ON THE APPROVED
MAP OF LOTS 20 THROUGH 42
AND 64 AT COBB'S LAKE
PRESERVE, INC. AS REVISED
MARCH 23, 1979, BY M.R.
ZIMMER AND ASSOCIATES
AND RECORDED IN WAYNE
COUNTY MAP BOOK 40, PAGE
41; THENCE THROUGH
LANDS OF COBB'S LAKE
PRESERVE, INC. NORTH 73
DEGREES 51 MINUTES 45
SECONDS WEST 230.0 FEET TO
A CORNER ON THE SIDE OF A
50 FOOT PRIVATE ROAD
KNOWN AS LAKE ROAD;
THENCE ALONG THE SIDE OF
SAID LAKE ROAD NORTH 16
DEGREES 53 MINUTES 15
SECONDS EAST 105.0 FEET TO
A CORNER; THENCE
THROUGH LANDS OF COBB'S
LAKE PRESERVE, INC. SOUTH
73 DEGREES 51 MINUTES 45
SECONDS EAST 230.0 FEET
AND SOUTH 16 DEGREES 53
MINUTES 20 SECONDS WEST
105.0 FEET TO THE PLACE OF
BEGINNING

CONTAINING 0.55 ACRES AND
BEING LOT 30 AT COBB'S
LAKE PRESERVE, INC.

PARCEL NO. 12-0-0049-0030
AS DESCRIBED IN MORTGAGE
BOOK 3365 PAGE 191

BEING KNOWN AS 30 LAKE
ROAD, COBB'S LAKE
PRESERVE, LAKE, PA 18436

TITLE TO SAID PREMISES IS
VESTED IN Angelo Dilascio, an
adult individual, and Keri Belloise,
an adult individual, as tenants by
the entirety BY DEED FROM
Carol A. Meredith, a single woman
DATED 08/17/2007 RECORDED
08/31/2007 IN DEED BOOK 3365
PAGE 188.

IMPROVEMENTS:
RESIDENTIAL DWELLING

Seized and taken in execution as
Keri Belloise 128 Gordon Avenue
Sleepy Hollow NY 10591
Angelo DiLascio 128 Gordon
Avenue Sleepy Hollow NY 10591

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Kip J. Odell
Certified
Machinery & Equipment
Appraiser

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

Execution No. 52-Civil-2011
Amount \$154,519.51 Plus
additional

March 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.**

Salvatore Carollo Esq.

6/14/2013 • 6/21/2013 • 6/28/2013

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

By virtue of a writ of Execution Wells Fargo Bank, N.A., s/b/m to Wells Fargo Home Mortgage, 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 10th day of July, 2013 at 10:00 AM

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

All those certain pieces or parcels of land lying, situated and being in the Borough of Honesdale, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

Tract No. 1:

First Parcel:

Beginning at a point in the center line of Grove Street, being also the Southwestern corner of lands now or formerly of Edward J. Kelly, et ux.; thence along the Southern line of the said Kelly land, South 82 degrees 30 minutes East 240 feet to a corner, being also the Southeastern corner of the said Kelly land; thence South 7 degrees 30 minutes West 60 feet to a corner; thence by other lands of the former grantor, North 82 degrees 30 minutes West, 240 feet to the center line of Grove Street; thence along the center line of Grove Street, North 7 degrees 30 minutes East, 60 feet to the place of beginning. Containing 14,400 square feet, be the same more or less.

Second Parcel:

Beginning at the Northeastern corner of lands now or formerly of Edward J. Kelly et ux.; thence long the Eastern Line of said Kelly land, the Eastern line of the above first parcel and other lands of the

former grantor, South 7 degrees 30 minutes West 566 feet to a corner in line of lands now or formerly of C. Erikson; thence long the Northern line of said Erikson land, South 83 degrees 10 minutes East 425 feet to a corner; thence South 7 degrees 30 minutes West, 17.3 feet to a corner in line of lands now or formerly of Dr. Clifford Mack; thence along the Northern line of said Mack land, South 79 degrees 48 minutes East, 778.5 feet to the Western edge of Pennsylvania Highway Route No. 90; thence along the Western edge of the said Pennsylvania Highway Route No. 90, North 1 degree 38 minutes West 683 feet to a corner; thence North 82 degrees 30 minutes West 167.8 feet to a corner; thence North 12 degrees 08 minutes West 222 feet to a corner; thence North 11 degrees 42 minutes West 141 feet to a corner; thence North 19 degrees 48 minutes West 102.3 feet to a corner; thence North 15 degrees 48 minutes West 118.69 feet to a corner; thence North 2 degrees 02 minutes East about 40.85 feet to a corner in the Northern line of the lands of the former grantor; thence North 82 degrees 30 minutes West about 317.5 feet to a corner; thence South 7 degrees 30 minutes West 660 feet to a corner; thence North 82 degrees 30 minutes West 420 feet to the place of beginning.

Containing about twenty acres be the same more or less.

It is expressly understood and agreed that no right is conveyed to

the grantees, his heirs and assigns to use 20 foot driveway that runs from Pennsylvania Highway Route No. 191 (formerly No. 90) Westerly along the Southern line of the Katz Underwear Company.

Excepting and Reserving from the second parcel above .7953 acres conveyed to Honesdale Consolidated Water Company by deed dated July 16, 1996 and recorded in Wayne County Record Book 1158 at page 149.

Tract No. 2:

Beginning in the center of Grove Street at the Southwestern corner of lands now or formerly owned by John J. Weidner and Ruth Weidner, his wife; thence along the center of Grove Street South 7 degrees 30 minutes West 386 feet to a corner in the line of lands now or formerly of C. Erikson; thence along the now or former Erikson line, South 83 degrees 10 minutes East 249 feet to a corner; thence North 7 degrees 30 minutes East 386 feet to a corner; thence North 82 degrees 30 minutes West 240 feet to the place of beginning. Containing 92,640 square feet, be the same more or less.

Tract No. 3:

Being a parcel fronting 120 feet on Grove Street in the Borough of Honesdale bounded on the West 120 feet by Grove Street; on the North 240 feet by land now or formerly of Wizard; on the East 120 feet by other lands now or formerly Pauline Seelig; on the South 240 feet by other lands now

or formerly of Pauline Seelig; the description of the said premises according to a survey made by L.F. Burlein, R.E. on December 31, 1957, is as follows:

Beginning in the center of Grove Street, being also the Southwesterly corner of lands now or late of E.P. Villaume; thence along the Southerly line of the said Villaume land, South 83 degrees East 240 feet to a stake in a stone for a corner; thence South 5 degrees, 41 minutes West 120 feet to a corner; thence along other lands North 83 degrees 30 minutes West 240 feet to the center of Grove Street; thence along the center of Grove Street, North 5 degrees 41 minutes East 120 feet to the place of beginning. Containing 28,800 square feet, be the same more or less.

Excepting and reserving, however, therefrom all that certain piece or parcel of land containing 1.03 acres being all of tract No. 3 above, part of the first parcel; from tract No. 1 above and part of Tract No. 2 above, granted and conveyed unto Edward J. McNichols and Michelle R. McNichols his wife by deed of John J. Weidner and Dorothy M. Weidner, his wife dated the June 21, 2002 and recorded in the office of the Recorder of Deeds of Wayne County on the June 26, 2002, in instrument no. 200200006591.

Subject to right of way for so much of Grove Street and Sunrise Avenue as lie within the description of the above premises and public utility easements

appearing of record or which an inspection of the premises would disclose.

Excepting thereout and therefrom all that certain parcel of land more accurately described in the partial release of mortgage recorded July 21, 2006, in Book 3088, Page 169, Instrument # 200600008411.

TITLE TO SAID PREMISES VESTED IN Peter J. Weidner, by Deed from Dorothy M. Weidner, by her duly appointed agent, Carolyn L. Duley, dated 09/22/2010, recorded 10/04/2010 in Book 4105, Page 74.

JOHN J. WEIDNER died on February 24, 2008, at which time title to the mortgaged premises was automatically vested in DOROTHY M. WEIDNER as surviving tenant by the entirety.

Seized and taken in execution as Subsequently, DOROTHY M. WEIDNER conveyed title to the mortgaged premises to PETER J. Dorothy Weidner 500 Grove Street HONESDALE PA 18431 WEIDNER by her duly appointed agent, CAROLYN L. DULEY, through a deed dated 09/22/2010, Peter J. Weidner, Indv. And in his capacity as Executor of the Estate of John J. Weidner 600 Queen Street, recorded 10/04/2010 in Book 4105, Page 74.#4003 HONOLULU HI 968135190

Premises being: 500 GROVE STREET, HONESDALE, PA 18431-1040

Tax Parcel No. 11-0-0013-0013

Improvements thereon:
RESIDENTIAL DWELLING

Execution No. 149-Civil-2012
Amount \$142,065.70 Plus
additional

March 25, 2013
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE
NOTICE:**

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

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

Melissa J. Cantwell, Esq.

6/14/2013 • 6/21/2013 • 6/28/2013

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

By virtue of a writ of Execution
Jestyn G. Payne, Custodian for
Lauren Lampe, a minor issued out
of the Court of Common Pleas of

Wayne County, to me directed,
there will be exposed to Public
Sale, on Wednesday the 10th day
of July, 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 Paupack, County of
Wayne and Commonwealth of
Pennsylvania, bounded and
described as follows:

BEGINNING at the southwest
corner, said corner being a found
iron pin marker along the eastern
right of way of Whitney Lake
Road;thence North 28 degrees 24
minutes 00 seconds West 160.04
feet along the eastern right of way
of Whitney Lake Road to a found
iron pin marker, thence along land
now or formerly of Kimble North
60 degrees 20 minutes 00 seconds
East 250.00 feet to a rebar marker
set; thence along lands now or
formerly of Whitney Lake
Association South 28 degrees 24
minutes 00 seconds East 160.04
feet to a rebar marker set; thence
along lands now or formerly of
Holden South 60 degrees 26
minutes 00 seconds West 250.00
feet to an iron pin to the point or
place of BEGINNING,

CONTAINING 0.92 acres of land
be the same more or less.

The intent of this Deed is to
combine lands of Harold C.

Lampe, Tax parcels, 62, 62.1, 63 and 63.1 (Deed Book 329 at page 353 and Deed Book 530 at page 796) containing 0.92 acres be the same or or less. None of these parcels may be sold separately without further approval in accordance with the applicable ordinances then in effect, as set forth on the approved map of M.R. Zimmer & Associates dated April 23, 1997 and herein recorded in Wayne County Map Book 87 at page 50.

BEING the same lands which were granted to Harold Lampe by deed recorded in Wayne County Deed Book 329 at page 353 and Deed Book 530 at page 795.

This description is created by combining the descriptions in the two aforementioned deeds.

TAX MAP PARCEL NO.: 19-20-63.-

BEING KNOWN AS: 56 Whitney Lake Road, Hawley, PA 18428

Seized and taken in execution as Harold C. Lampe, Jr. 69 Drummers Lane WAYNE PA 19087
Harold C. Lampe, III 1225 Black Rock Road PHOENIXVILLE PA 19460

Execution No. 212-Judgment-2013
Amount \$314,971.40 Plus
additional

March 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.

Barry W. Sawtelle, Esq.

6/14/2013 • 6/21/2013 • 6/28/2013

**SHERIFF'S SALE
JULY 10, 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 10th day of July, 2013 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THAT CERTAIN piece and parcel of land, situate, lying and

being in the Township of Paupack, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

PARCEL NO. 1 BEGINNING: at the northwest corner of the parcel herein described, at a common corner with Lot No. 2 in the southerly edge of Sheps Court (50' R.O.W.); thence along Sheps Court and a cul-de-sac with a radius of fifty (50) feet and an arc distance of seventy-eight and fifty-four hundredths (78.54) feet to a common corner with Lot No. 4; thence leaving Sheps Court and along the Southerly line of Lot No. 4 north eighty-nine (89) degrees fifty-five (55) minutes fifty-six (56) seconds East two hundred eighty-six and seventy-eight hundredths (286.78) feet to a corner; thence along lands now or formerly of Marston (D.B. 421 P 207) South fourteen (14) degrees zero (0) minutes forty (40) seconds East four hundred forty-three and forty-eight hundredths (443.48) feet to a corner; thence along lands now or formerly Strasser South eighty-nine (89) degrees fifty-five (55) minutes fifty-six (56) seconds West three hundred forty-nine and nineteen hundredths (349.19) feet to a common corner with Lot No. 2; thence along the easterly line of Lot No. 2 North fourteen (14) degrees zero (0) minutes forty (40) seconds West three hundred ninety-one and ninety-seven (391.97) feet to the place of BEGINNING.

CONTAINING three and three

hundred ninety eight thousandths (3.398) acres as surveyed by Karl A. Hennings, P.L.S. dated December 29, 1986 and being Lot No. 3.

BEING THE SAME PREMISES which Michael A. Schaepe and Rebecca Schaepe, by Deed dated August 31, 2005 and recorded September 1, 2005 in the Office of the Recorder of Deeds in and for Wayne County in Deed Book Volume 2850, Page 316, granted and conveyed unto REBECCA SCHAEPE and MICHAEL A. SCHAEPE.

BEING KNOWN AS: 20 SHEPS COURT, HAWLEY, PA 18428

PARCEL #19-294-25.3

IMPROVEMENTS: Residential Dwelling

Seized and taken in execution as Rebecca Schaepe 13 Deer Field Court LAKE ARIEL PA 18436 Michael A. Schaepe 20 Sheps Court HAWLEY PA 18428

Execution No. 346-Civil-2012 Amount \$355,009.77 Plus additional

March 25, 2013 Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

That all claims to the property will be filed with the sheriff before the sale and all claims to the proceeds before distribution; That a sheriff's

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

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

Richard J. Nalbandian, III, Esq.

6/14/2013 • 6/21/2013 • 6/28/2013

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

By virtue of a writ of Execution Bank of America, N.A., s/b/m to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 10th day of July, 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 920 SECTION 10 OF THE HIDEOUT, A SUBDIVISION SITUATED IN THE TOWNSHIPS OF LAKE AND SALEM, WAYNE COUNTY, PENNSYLVANIA ACCORDING TO THE PLACE 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; AND MAY 18, 1973 IN PLAT BOOK 5, PAGES 111 THROUGH 119.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD, INCLUDING THOSE SET FORTH IN THE DECLARATION OF PROTECTIVE COVENANTS FOR THE HIDEOUT DATED AS OF MAY 11, 1970 AN

AMENDED AND
SUPPLEMENTED.

BEING KNOWN AS: 920 Forest
Lane, (Township of Lake), Lake
Ariel, PA 18436

PROPERTY ID NO.: 12-0-0018-
0070

IMPROVEMENTS:
RESIDENTIAL DWELLING

TITLE TO SAID PREMISES IS
VESTED IN Lorraine Wallace,
Trustee of the Lorraine Wallace

Seized and taken in execution as
Lorraine Wallace 122 Mt. Cobb
Hwy LAKE ARIEL PA 18436

Execution No. 592-Civil-2011
Amount \$204,526.62 Plus
additional

March 25, 2013
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE
NOTICE:

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

ANY SUCCESSFUL BIDDER

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

Harry B. Reese, Esq.

6/14/2013 • 6/21/2013 • 6/28/2013

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

By virtue of a writ of Execution
NationStar Mortgage LLC D/B/A
Champion 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
17th day of July, 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,
PIECES OR PARCELS OF LAND
SITUATE, LYING AND BEING
IN THE TOWNSHIP OF LAKE,
COUNTY OF WAYNE AND
COMMONWEALTH OF
PENNSYLVANIA, BOUNDED
AND DESCRIBED AS
FOLLOWS, TO WIT:

TRACT ONE: FIRST PARCEL:
ALL THOSE CERTAIN
PARCELS OF LAND SITUATE
IN LAKE TOWNSHIP, WAYNE
COUNTY, PENNSYLVANIA,
AND BORDERING ON THE
VILLAGE OF LAKE ARIEL
KNOWN AS THE "HARRY R.

SAMSON RESIDENCE PROPERTY".

TRACT TWO: SECOND PARCEL: ALL THAT CERTAIN PIECE OR PARCEL OF LAND ADJOINING THE ABOVE DESCRIBED PARCEL, CONTAINING ABOUT THREE (3) ACRES, MORE OR LESS. INCLUDING THE RIGHT TO USE THE LAND OR DRIVEWAY ALONG THE WEST SIDE OF LAND DESCRIBED IN SECOND PARCEL ABOVE AND OTHER LAND OF SAID HARRY SAMSON FOR A DISTANCE OF ABOUT TWO HUNDRED (200) FEET BEGINNING AT THE PUBLIC ROAD AND RUNNING NORTHWARD TOWARDS THE BARN, AS SET FORTH IN ABOVE RECICTED DEED. THE ABOVE DESCRIBED LANDS ARE MORE ACCURATELY AND DEFINITELY DEPICTED AS:

TRACT ONE: FIRST PARCEL: BEGINNING AT A POINT 25 FEET FROM THE CENTER OF THE PENNSYLVANIA COAL CO. RAILROAD BED NOW ABANDONED; THENCE ALONG LANDS OF THE PENNSYLVANIA COAL COMPANY CROSSING THEIR RAILROAD BED NORTH 22 DEGREES AND 50 MINUTES EAST 50 FEET TO A POINT; THENCE SOUTH 67 DEGREES AND 10 MINUTES EAST 82.1 FEET TO A POINT; THENCE ALONG LANDS OF RUSILLA L. JONES, NORTH 22 DEGREES AND 50 MINUTES EAST 70

FEET TO A POINT; THENCE NORTH 67 DEGREES AND 10 MINUTES WEST 133.6 FEET; THENCE SOUTH 22 DEGREES AND 50 MINUTES WEST 120 FEET TO A POINT; THENCE SOUTH 67 DEGREES AND 10 MINUTES EAST 51.5 FEET TO THE PLACE OF BEGINNING, CONTAINING 11,927 SQUARE FEET, BE THE SAME MORE OR LESS.

SECOND PARCEL: BEGINNING AT A POINT 25 FEET FROM THE CENTER OF THE PENNSYLVANIA COAL COMPANY RAILROAD BED NOW ABANDONED; THENCE ALONG LANDS OF THE AFORESAID ALBERT L. JONES CROSSING THE SAID RAILROAD BED, NORTH 22 DEGREES AND 50 MINUTES EAST 50 FEET TO A POINT; THENCE SOUTH 67 DEGREES AND 10 MINUTES EAST 82.1 FEET TO A POINT; THENCE SOUTH 22 DEGREES AND 50 MINUTES WEST 50 FEET TO A POINT; THENCE NORTH 67 DEGREES AND 10 MINUTES WEST 82.1 FEET TO THE PLACE OF BEGINNING. CONTAINING MORE OR LESS.

TRACT TWO: BEGINNING AT A CORNER ON THE NORTH SIDE OF OLD PENNSYLVANIA COAL CO. LIGHT TRACT AND BEING THE EAST CORNER OF LAND OF PARTY OF THE SECOND PARTY; THENCE NORTH 22 DEGREES 50 MINUTES EAST 70 FEET TO

CORNER; THENCE NORTH 67 DEGREES 10 MINUTES WEST 133.6 FEET TO CORNER; THENCE BY LAND OF PARTY OF THE FIRST PART, NORTH 22 DEGREES 50 MINUTES EAST 288 3/4 FEET TO LAND OF STOCK FARM THENCE SOUTH 44 DEGREES 30 MINUTES EAST 470 FEET TO AN IRON POST 25 FEET FROM THE CENTER LINE OF AFORESAID PENNSYLVANIA COAL CO. LIGHT TRACT; THENCE BY SAID TRACT AND 25 FEET FROM THE CENTERLINE THEREOF 389 2/5 FEET TO PLACE OF BEGINNING, CONTAINING ABOUT 71,260 SQUARE FEET OF LAND, BE THE SAME MORE OR LESS.

TAX PARCEL # 12-0-0292-0108

BEING KNOWN AS: 1463 Lake Ariel Highway, Lake Ariel, PA 18436

Seized and taken in execution as Frank P. Mills 1164 Woodridge Drive, The Hideout, LAKE ARIEL PA 18436

Roxane Rossi-Mills 1164 Woodridge Drive, The Hideout, LAKE ARIEL PA 18436

Execution No. 58-Civil-2013
Amount \$245,367.19 Plus
additional

April 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.

Jill P. Jenkins Esq.

6/21/2013 • 6/28/2013 • 7/5/2013

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

By virtue of a writ of Execution The Bank of New York Mellon F/K/A/ The Bank Of New York As Trustee for the Certificate Holders of CWALT, Inc. Alternative Loan Trust 2006-11CB Mortgage Pass-Through Certificates, Series 2006-11CB issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 17th day of July, 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 lot of land, situate, lying and being in the Township of Paupack, County of Wayne and State of Pennsylvania, more particularly described as Lot No. 437, Regency Section, Windsor Road, as shown on Map of Lands of Paupacken Lake Shores, Inc. Recorded in the Office for the Recording of Deeds in and for County of Wayne in Map Book 29, Page 37.

TOGETHER WITH unto the grantee herein, his heirs and assigns, all rights, rights of way, and privileges and under and subject to all conditions, restrictions, reservations, covenants, easements and exceptions as set forth in a deed from Great American Land Corp., to James A. Petrenes, et. ux., dated September 27, 1975, and recorded, as aforesaid, in Deed Book Volume 324, at page 1061. Reference may be had to said deed or the record thereof for any and all purposes in connection with this conveyance with the same force and effect as if the same were more fully and at large set forth herein.

Title to said premises is vested in James J. Gravina by deed from The Estate of Frances Rizzi by Gerald Rizzo, Jr., Executor, Phillip M. Rizzo, Executor and Michael Rizzo, Executor dated November 26, 2004 and recorded December 6, 2004 in Deed Book 2668, Page

72, Instrument Number 200400015093.

BEING TAX NO.: 19-0-0047-0437

Seized and taken in execution as James J. Gravina 13170 Central Avenue SE, Suite B Apartment SE PMB 218 ALBUQUERQUE NM 87123

Execution No. 99-Civil-2011
Amount \$93,743.47 Plus additional

April 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.

Christine L. Graham, Esq.

6/21/2013 • 6/28/2013 • 7/5/2013

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

By virtue of a writ of Execution Paupackan Lakes Association, 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 17th day of July, 2013 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

All that certain piece, parcel and tract of land situate, lying and being in the Township of Paupack, County of Wayne, State of Pennsylvania more particularly described as Lot 410 Windsor Road, Regency Section, as shown on map of lands of Paupackan Lake Shores, Inc. and recorded in the Office for the Recorder of Deeds in and for the County of Wayne in Map Book 29, page 27.

BEING the same premises which Beth K. Leonard and Gerald D. Reigle, by their certain deed dated September 21, 1996 and recorded October 1, 1996 and recorded in Wayne County Deed Book 1181 page 135, granted and conveyed unto Jack E. Evans and Dorothy Evans, his wife and George Phillips.

TOGETHER WITH rights and privileges UNDER AND SUBJECT to the covenants, conditions, and restrictions as set forth in Schedule "A" at Deed Book 321 page 535.

SAID premises further identified as taxable # 19-42-410.

ADDRESS being: 69 Windsor Road, Lakeville, PA 18438

Seized and taken in execution as Gladys Chesky 69 Windsor Road LAKEVILLE PA 18438
Gregory Chesky 69 Windsor Road LAKEVILLE PA 18438

Execution No. 137-Judgment-2013
Amount \$7,694.75 Plus additional

April 3, 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.**

Anthony J. Magnotta, Esq.

6/21/2013 • 6/28/2013 • 7/5/2013

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

By virtue of a writ of Execution U.S. Bank, N.A., as trustee for JP Morgan Alternative Loan Trust 2007-SI issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 17th day of July, 2013 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

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

BEING Lot Number 3, Street Mohawk Trail on the plot or plan of lots known as 'Pocono springs Estates, Inc.', as laid out for Pocono Springs Estates, Inc. by R.N. Harrison, Civil Engineer, Hackettstown, New Jersey, dated May 1968, and recorded in the Office of the recorder of Deeds in and for Wayne County in Map Book 14, Page 189.

Reference Tax Map Number: 14-30-76

TITLE TO SAID PREMISES VESTED IN Janet Velehoski-Schneider and Lonnie Schneider, her husband, by Deed from Janet Velehoski, nbm Janet Velehoski-Schneider, dated 01/19/2007,

recorded 01/25/2007 in Book 3222, Page 49.

Premises being: 3 MOHAWK TRAIL, GOULDSBORO, PA 18424

Tax Parcel No. 14-0-0030-0076

Improvements thereon:
RESIDENTIAL DWELLING

Seized and taken in execution as Janet Velehoski-Schneider A/K/A Janet Velehoski Schneider 3 Mohawk Trail GOULDSBORO PA 18424

Lonnie Schneider 3 Mohawk Trail GOULDSBORO PA 18424

Execution No. 622-Civil-2012
Amount \$202,259.73 Plus additional

April 3, 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.

6/21/2013 • 6/28/2013 • 7/5/2013

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

By virtue of a writ of Execution
JPMorgan Chase Bank, N.A. S/I/I
by Purchase from the FDIC as
Receiver of
Washington Mutual Bank f/k/a
Washington Mutual Bank, F.A.
issued out of the Court of Common
Pleas of Wayne County, to me
directed, there will be exposed to
Public Sale, on Wednesday the
17th day of July, 2013 at 10:00 AM
in the Conference Room on the
third floor of th Wayne County
Courthouse in the Borough of
Honesdale the following property,
viz:

ALL THOSE CERTAIN pieces or
parcels of land lying, situate and
being in the Township of Palmyra,
County of Wayne and
Commonwealth of Pennsylvania,
bounded and described as follows,
to wit:

FIRST: BEING Lots numbered 10
and 11, as laid out and plotted
upon a map of property of Edward
T. Sieler, surveyed by Julius
Friend, November 22, 1922, said
lots each having a frontage of 50
feet on Arnold Street and extending
at right angles to said Street a

depth of 120 feet.

SECOND: BEING land laid out
and plotted upon a plan of property
of the Grantors (prior Grantors,
Edward T. Seiler) in prior deed
during November 22, 1922, by J.
Friend, E.M. described as follows:

BEGINNING at a point on the
westerly side of Arnold Street at
the northerly corner of property of
the grantee (Ernest C. Swinyer);
thence along the westerly side of
Arnold Street 765 feet to a corner;
thence in a general southwesterly
direction along line of land of
Vogler 630 feet to a corner; thence
in a general southeasterly direction
along the rear line of lots of
Wheele, Wright, Frisbee, 628 feet
to line of land of one Pabst; thence
in a general southeasterly direction
along the line of said Pabst land 65
feet to a corner in line of land of
the Grantee herein named (Ernest
C. Swinyer); thence along line of
lands of the Grantee herein named
(Ernest C. Swinyer) in a general
easterly direction 120 feet to the
place of BEGINNING.

EXCEPTING AND RESERVING
from Parcel Second above
described a lot or parcel containing
0.7844 acres conveyed by Ellen
Swinyer, Widow, to Harry C.
Sterling, et ux., by deed dated
October 26, 1967 and recorded in
Wayne County Deed Book No. 240
page 527.

FURTHER EXCEPTING
THEREOUT AND THEREFROM
ALL that certain piece or parcel of

land which Mary Head and Ronald Head, husband and wife, by their Deed dated the 18th day of September, 1969 and recorded in the Office of the Recorder of Deeds in and for Wayne County, Pennsylvania, in Deed Book 252 page 69, did grant and convey unto Robert L. West and Mary P. West, husband and wife, as more particularly set forth as follows:

BEGINNING at an iron pin located in the westerly line of Ridge Street, said place of BEGINNING being the northeasterly corner of a lot conveyed by Ellen Swinyer, widow, to Harry C. Stirling, et us., by deed dated October 26, 1967 and recorded in Wayne County Deed Book 240 page 527; thence along said Stirling lot South 89 degrees 35 minutes west 369 feet to an iron pipe in a stone wall, being the northwesterly corner of the Stirling lot; thence in a northwesterly direction along the line of said stone wall 250 feet more or less to a stone wall corner; thence in a northeasterly direction along the line of the stone wall 650 feet more or less to the westerly line of Ridge Street; thence in a southerly direction along the westerly line of Ridge Street 515 feet more or less to the place of BEGINNING. CONTAINING approximately four and one-half (4 1/2) acres.

THIS PROPERTY is improved by a residence and also be a mobile home that is attached to the land and is being conveyed with the above-described property.

TITLE TO SAID PREMISES VESTED IN Mary Hickey and Bernard L. Knapp, Jr., mother and son, by Deed from Leena E. Mergen-Head, single, dated 10/03/2007, recorded 12/10/2007 in Book 3427, Page 215.

Premises being: 363 RIDGE AVENUE, HAWLEY, PA 18428-4529

Tax Parcel No. 18-0-0285-0117

Seized and taken in execution as Bernard L. Knapp, Jr. 118 Hendricks Road HAWLEY PA 18428
Mary Hickey A/K/A Mary E. Hickey 614 Court Street HONESDALE PA 18431

Execution No. 678-Civil-2012
Amount \$164,349.85 Plus additional

April 3, 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.

6/21/2013 • 6/28/2013 • 7/5/2013

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

By virtue of a writ of Execution Green Tree Consumer Discount Company issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 17th day of July, 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 Paupack, County of Wayne, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEING Lot number 28 as shown on a subdivision plan of Hidden Lake Estates, prepared for Patten Corporation Mid-Atlantic by Reimer and Fisher Engineering, Inc., dated March 24, 1987, revised November 18, 1987, and recorded December 14, 1987 in the Office of the Recorder of Deeds in and for

Wayne County, Pennsylvania in Map Book 63, Page 7.

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

TITLE TO SAID PREMISES VESTED IN James M. Gropper and Christina M. Gropper, his wife, as tenants by the entirety, by Deed from Corey C. Confer and Wesli M. Confer, his wife, dated 10/13/2005, recorded 10/20/2005 in Book 2895, Page 203.

Premises being: 1024 BEAR CREEK COURT, A/K/A LOT 28 OF HIDDEN LAKE ESTATES F/K/A 28 BEAR CREEK COURT, HAWLEY, PA 18428-8310

Tax Parcel No. 19-0-0052-0028

Improvements thereon:
RESIDENTIAL DWELLING

Seized and taken in execution as James M. Gropper a/k/a James Gropper 1024 Bear Creek Court, Hidden Lakes Estates HAWLEY PA 18428

Christina M. Gropper 1024 Bear Creek Court A/K/A Lot 28 of Hidden Lake Estates HAWLEY PA 18428

Execution No. 720-Civil-2011
Amount \$237,627.93 Plus
additional

April 3, 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.

6/21/2013 • 6/28/2013 • 7/5/2013



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CIVIL ACTIONS FILED

*FROM MAY 25, 2013 TO MAY 31, 2013
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2006-00303	UPDIKE CHARLES L	5/31/2013	WRIT OF EXECUTION	11,679.64
2006-00303	NULL CHARLES L CHARLES UPDIKE	5/31/2013	WRIT OF EXECUTION	11,679.64
2006-00303	WAYNE BANK GARNISHEE	5/31/2013	WRIT EXEC/GARNISHEE	—
2007-90080	EMANUELE ERNEST ESTATE OF	5/31/2013	STRICKEN	—
2008-00928	WILLIAMS THEODORE R	5/31/2013	WRIT OF EXECUTION	7,610.30
2008-00928	DIME BANK GARNISHEE	5/31/2013	WRIT EXEC/GARNISHEE	—
2008-00928	HONESDALE BANK GARNISHEE	5/31/2013	WRIT EXEC/GARNISHEE	—
2009-21644	KRUG WILLIAM C	5/28/2013	SATISFACTION	—
2010-20707	KRUG WILLIAM C	5/28/2013	SATISFACTION	—
2011-00631	DAMATO DEBRA	5/30/2013	JUDGMENT "IN REM"	296,288.82
2012-00177	INFANTE ROBERT F A/K/A	5/31/2013	DEFAULT JUDG IN REM	279,812.02
2012-00177	INFANTE ROBERT FRANCIS	5/31/2013	DEFAULT JUDG IN REM	279,812.02
2012-00583	EISLOEFFEL DENNIS	5/28/2013	VACATE JUDGMENT	—
2012-00583	EISLOEFFEL SUSAN	5/28/2013	VACATE JUDGMENT	—
2012-00723	GOODWIN WILLIAM R	5/31/2013	WRIT OF EXECUTION	1,208,167.16
2012-00723	CABEL GEORGE A GARNISHEE	5/31/2013	WRIT EXEC/GARNISHEE	—
2012-00723	CABEL PROPERTIES LLC GARNISHEE	5/31/2013	WRIT EXEC/GARNISHEE	—
2012-00723	CABEL ASSOCIATES LLC GARNISHEE	5/31/2013	WRIT EXEC/GARNISHEE	—
2012-20692	CONTAFIO MARY LOU JONES	5/30/2013	REISSWRITSCIREFACIAS	—
2012-20692	JONES MARY CONTAFIO	5/30/2013	REISSWRITSCIREFACIAS	—
2012-20692	DURKAN ANN A JONES	5/30/2013	REISSWRITSCIREFACIAS	—
2012-20692	JONES ANN A DURKAN	5/30/2013	REISSWRITSCIREFACIAS	—
2012-20692	JONES ARTHUR ROBERT	5/30/2013	REISSWRITSCIREFACIAS	—
2012-20861	SERFASS CHESTER M	5/30/2013	REISSWRITSCIREFACIAS	—
2012-20861	SERFASS OLIVE M	5/30/2013	REISSWRITSCIREFACIAS	—
2012-21125	LEMECH MICHELLE A	5/30/2013	REISSWRITSCIREFACIAS	—
2012-21127	LEMECH MICHELLE A	5/30/2013	REISSWRITSCIREFACIAS	—
2012-21128	LEMECH MICHELLE A	5/30/2013	REISSWRITSCIREFACIAS	—
2012-21522	GOODWIN BILL	5/30/2013	SATISFACTION	1,817.80
2012-21522	BILL GOODWIN LOGGING & EXCAVATING D/B/A	5/30/2013	SATISFACTION	1,817.80
2013-00054	EARLEY SCOTT W	5/31/2013	JUDGMENT "IN REM"	144,154.74
2013-00061	WEIST BRIAN P	5/30/2013	WRIT OF EXECUTION	189,528.00
2013-00061	WEIST SUZAN L.	5/30/2013	WRIT OF EXECUTION	189,528.00

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

2013-00080	CREMONA JOSEPH P	5/31/2013	DEFAULT JUDG IN REM	201,216.13
2013-00080	CREMONA MARILYN	5/31/2013	DEFAULT JUDG IN REM	201,216.13
2013-00101	BAKER RONALD	5/31/2013	DEFAULT JUDGMENT	4,018.61
2013-00107	DWELL JOSHUA	5/31/2013	DEFAULT JUDG IN REM	128,638.89
2013-00107	DWELL CHRISTINE SPADEA	5/31/2013	DEFAULT JUDG IN REM	128,638.89
2013-00107	DWELL JOSHUA	5/31/2013	WRIT OF EXECUTION	133,611.32
2013-00107	DWELL CHRISTINE SPADEA	5/31/2013	WRIT OF EXECUTION	133,611.32
2013-00143	LEIDI JOHN	5/31/2013	DEFAULT JUDGMENT	4,049.86
2013-20027	SALKO GREGORY J	5/29/2013	SATISFACTION	—
2013-20027	SALKO DONNA M	5/29/2013	SATISFACTION	—
2013-20027	PHOENIX HEATH CARE GROUP INC	5/29/2013	SATISFACTION	—
2013-20027	MALLARD MEADOWS RESIDENTIAL CENTER INC	5/29/2013	SATISFACTION	—
2013-20027	OSPREY RIDGE HEALTHCARE CENTER INC	5/29/2013	SATISFACTION	—
2013-20027	WHITES CROSSING MEDICAL GROUP INC	5/29/2013	SATISFACTION	—
2013-20027	REFLECTION LIFECARE GROUP INC	5/29/2013	SATISFACTION	—
2013-20027	CRESCENT COURT SENIOR LIVING COMMUNITY INC	5/29/2013	SATISFACTION	—
2013-20121	FEINBERG MICHAEL W	5/28/2013	JUDGMENT ON REVIVAL	2,713.00
2013-20130	SCHULZ KATHRYN L	5/29/2013	WRIT OF EXECUTION	2,597.81
2013-20130	WAYNE BANK GARNISHEE	5/29/2013	GARNISHEE/WRIT EXEC	2,597.81
2013-20622	SPENCER TYLER	5/28/2013	JUDGMENT	1,260.00
2013-20623	SPENCER TYLER	5/28/2013	JUDGMENT	5,466.50
2013-20624	WOODMANSEE CY JOHN	5/28/2013	JUDGMENT	8,959.10
2013-20625	EISENHAUER MELINDA ANN	5/28/2013	JUDGMENT	7,399.12
2013-20626	HANLEY ROBERT M	5/28/2013	JUDGMENT	1,763.50
2013-20627	KIZER ROBBIN	5/28/2013	JP TRANSCRIPT	3,322.47
2013-20628	KCDONALD MICHAEL G	5/28/2013	FEDERAL TAX LIEN	22,399.23
2013-20629	BARNETT JAMES D	5/28/2013	JUDGMENT	1,466.50
2013-20630	GORMAN STEVEN ANDREW	5/28/2013	JUDGMENT	2,184.50
2013-20631	CAMP FRANK B	5/28/2013	JUDGMENT	2,887.60
2013-20632	ZAYATZ MICHAEL J	5/29/2013	JUDGMENT	1,434.50
2013-20633	CIMINO RICHARD F	5/29/2013	JUDGMENT	6,929.81
2013-20634	SCARLATOS TERENCE	5/30/2013	MUNICIPAL LIEN	569.64
2013-20635	MONEYSMITH INC	5/30/2013	MUNICIPAL LIEN	534.90
2013-20636	TRANS CON CON LLC	5/30/2013	MUNICIPAL LIEN	534.90
2013-20637	TRANS CON CON LLC	5/30/2013	MUNICIPAL LIEN	534.90
2013-20638	AMORE CHRISTOPHER	5/30/2013	MUNICIPAL LIEN	534.90
2013-20639	ARBUCCI CHRIS	5/30/2013	MUNICIPAL LIEN	534.90
2013-20640	AVSHAYEV GHENGIS	5/30/2013	MUNICIPAL LIEN	534.90
2013-20641	BOLLER PATRICIA S	5/30/2013	MUNICIPAL LIEN	534.90
2013-20642	BOLLER PATRICIA S	5/30/2013	MUNICIPAL LIEN	534.90
2013-20643	FILER ERIC	5/30/2013	JUDGMENT	2,939.50
2013-20644	KROEGMAN FREDERICK P	5/30/2013	JUDGMENT	1,251.50
2013-20645	AIKEN TROY C	5/30/2013	JUDGMENT	1,936.00
2013-20646	AIKEN TROY C	5/30/2013	JUDGMENT	1,593.50
2013-20647	ROBERTSON CASSANDRA D	5/30/2013	JUDGMENT	1,109.50

2013-20648	JAVITZ MATTHEW	5/30/2013	JUDGMENT	651.00
2013-20649	JOHNS RUDE CHRISTOPHER D	5/30/2013	JUDGMENT	1,157.50
2013-20650	HENNE FORTH JOHN JR	5/30/2013	JUDGMENT	934.50
2013-20651	HENNEFORTH JOHN JR	5/30/2013	JUDGMENT	1,399.50
2013-20652	HENNE FORTH JOHN JR	5/30/2013	JUDGMENT	1,759.50
2013-20653	HENNEFORTH JOHN JR	5/30/2013	JUDGMENT	2,233.00
2013-20654	TURANO MICHAEL A	5/30/2013	WRIT OF REVIVAL	3,647.04
2013-20655	KILHULLEN MELISSA S	5/30/2013	WRIT OF REVIVAL	4,049.59
2013-20656	CHUPLYGIN ALEXANDER	5/30/2013	JP TRANSCRIPT	1,753.03
2013-20657	VANLEUVEN MOON SHADOW	5/30/2013	JUDGMENT	2,214.55
2013-20658	CASTELLANO CHRISTOPHER M	5/30/2013	JUDGMENT	14,352.74
2013-20659	CASTELLANO CHRISTOPHER M	5/30/2013	JUDGMENT	2,162.00
2013-20660	TRETOLA DEBRA	5/30/2013	JP TRANSCRIPT	1,813.89
2013-20661	LOWE DAVID	5/30/2013	JP TRANSCRIPT	1,328.85
2013-20662	JUS KEY ERIC STANLEY	5/31/2013	JUDGMENT	1,694.00
2013-40028	GILLOW BRIAN C OWNER P	5/31/2013	STIP VS LIENS	—
2013-40028	GILLOW CHRISTINA M OWNER P	5/31/2013	STIP VS LIENS	—
2013-40028	GILLOW CONSTRUCTION INC CONTRACTOR	5/31/2013	STIP VS LIENS	—
2013-90078	WITKOWSKI JOAN ESTATE	5/28/2013	ESTATE CLAIM	4,317.79

CIVIL APPEALS — AGENCIES: DEPT. OF TRANSPORTATION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00270	VENNIE KATHRYN	PLAINTIFF	5/29/2013	—
2013-00270	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	PLAINTIFF	5/29/2013	—

CONTRACT — BUYER PLAINTIFF

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00269	BENJAMIN LEEANN	PLAINTIFF	5/29/2013	—
2013-00269	NISSAN NORTH AMERICA INC	DEFENDANT	5/29/2013	—

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00273	AMERICAN EXPRESS CENTURION BANK, UTAH STATE CHARTERED	PLAINTIFF	5/30/2013	—
2013-00273	NEWMAN WALTER	DEFENDANT	5/30/2013	—
2013-00274	DISCOVER BANK	PLAINTIFF	5/31/2013	—
2013-00274	JUICE LORI	DEFENDANT	5/31/2013	—

CONTRACT — DEBT COLLECTION: OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00268	NATIONAL COLLEGIATE STUDENT LOAN TRUST 2006-4	PLAINTIFF	5/29/2013	—
2013-00268	HOLLIDAY TRACY	DEFENDANT	5/29/2013	—
2013-00271	NATIONAL COLLEGIATE STUDENT LOAN TRUST 2005-1	PLAINTIFF	5/29/2013	—
2013-00271	RANZE COLE	DEFENDANT	5/29/2013	—
2013-00271	RANZE TRACEY	DEFENDANT	5/29/2013	—

CONTRACT — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00272	DISCOVER BANK PLAINTIFF/APPELLEE	PLAINTIFF	5/30/2013	—
2013-00272	DECKER SAMPSON NATALIE T DEFENDANT/APPELLANT	DEFENDANT	5/30/2013	—
2013-00272	SAMPSON DECKER NATALIE T DEFENDANT/APPELLANT	DEFENDANT	5/30/2013	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00265	BANK OF AMERICA SUCCESSOR BY MERGER TO	PLAINTIFF	5/28/2013	—
2013-00265	BAC HOME LOANS SERVICING F/K/A	PLAINTIFF	5/28/2013	—
2013-00265	COUNTRYWIDE HOME LOANS SERVICI	PLAINTIFF	5/28/2013	—
2013-00265	HAGGERTY KEVIN J	DEFENDANT	5/28/2013	—
2013-00265	HAGGERTY DENISE T	DEFENDANT	5/28/2013	—
2013-00266	OCWEN LOAN SERVICING LLC	PLAINTIFF	5/28/2013	—
2013-00266	THOMPSON WAYNE A	DEFENDANT	5/28/2013	—
2013-00266	THOMPSON JOANNA M	DEFENDANT	5/28/2013	—

TORT — PREMISES LIABILITY

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00267	ASCHOFF RACHEL	PLAINTIFF	5/29/2013	—
2013-00267	ASCHOFF MICHAEL	PLAINTIFF	5/29/2013	—
2013-00267	ASCHOFF SARAH MINOR	PLAINTIFF	5/29/2013	—
2013-00267	ASCHOFF KAITLYN MINOR	PLAINTIFF	5/29/2013	—
2013-00267	WAYNE COUNTY REDEVELOPMENT AUT	DEFENDANT	5/29/2013	—
2013-00267	EDWARD GROSSMAN CONSTRUCTION	DEFENDANT	5/29/2013	—
2013-00267	GROSSMAN EDWARD CONSTRUCTION	DEFENDANT	5/29/2013	—

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 JUNE 10, 2013 TO JUNE 14, 2013
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Pugliese Patrick Dale	Mortgage Electronic Registration Systems	Paupack Township	
Pugliese Paula Mary			292,000.00
Lyle Eugene W	Honesdale National Bank	Dyberry Township	
Lyle Amalia			167,000.00
Heraghty John	Honesdale National Bank	Lake Township	
Heraghty Kelly			170,000.00
Gerlach James E	Mortgage Electronic Registration Systems	Paupack Township	
Nebzydowski Nicholas T	Mortgage Electronic Registration Systems	Preston Township	
Nebzydowski Kristin			196,000.00
Woodmansee Kristin			
Scheck Gary W	Wells Fargo Bank	Palmyra Township	
Scheck Pamela J			300,000.00
Snyder Lynn M	Mortgage Electronic Registration Systems	Manchester Township	
Queipo Ramon M	Bank Of America	Lake Township	
Queipo Linda K			100,000.00
Woodward Jane M	Honesdale National Bank	Honesdale Borough	
Goehringer Gladys A	E S S A Bank & Trust	Salem Township	
Asay Derek L	E S S A Bank & Trust	Paupack Township	
Asay Jennifer L			205,000.00
Minogue Christopher	Dime Bank	Palmyra Township	
Minogue Karen			326,200.00
Dube Irving	Mortgage Electronic Registration Systems	Lake Township	
Dube Arlene			111,900.00
Klipp Richard J	Wells Fargo Bank	Paupack Township	
Klipp Susan C			250,000.00
Szezorak Gary E	Kowalczyk Karen	Lake Township	
Szezorak Darlene L			10,000.00
Sheard Jonathan G	Honesdale National Bank	Damascus Township	
Sheard Lorie F			224,000.00
Cilento Christopher F	Mortgage Electronic Registration Systems	Paupack Township	
Carroll Mark	Wayne Bank	South Canaan Township	
Amorine Ronald Anthony	Citizens Savings Bank	South Canaan Township	
Amorine Kimberly Ann			60,000.00
MacPeck Charles T Jr	Wayne Bank	Damascus Township	
			47,248.79

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

Antonette Russell	Pennstar Bank	Lake Township	
Fischer Pauline			10,000.00
Laboranti John J III	Pennstar Bank	Lehigh Township	
Laboranti Charlene A			150,000.00
Cole Lindsay A Jr	Mortgage Electronic Registration Systems	Damascus Township	
Cole Grace			223,500.00
Cole Lindsay A Jr	Housing & Urban Development	Damascus Township	
Cole Grace			223,500.00
Kuhar Andrew S	Mortgage Electronic Registration Systems	Waymart Borough	
Kuhar Donna			214,725.00
Savani Donna			
Hubert Gary L	Wayne Bank	Scott Township	
Hubert Amy Renee			19,000.00
Dixon Michele	Housing & Urban Development	Salem Township	
Dixon Eugene M			29,129.32
Tuite Kevin	Housing & Urban Development	Lake Township	
Tuite Michele			4,425.49
Sheard Lucille Anne	Mortgage Electronic Registration Systems	Damascus Township	100,000.00
Drelich Thomas	Mortgage Electronic Registration Systems	Lake Township	149,400.00
Kominski Allan D	Honesdale National Bank	Dyberry Township	111,500.00
Colletti Robert F	Mortgage Electronic Registration Systems	Scott Township	247,500.00
Colletti Robert F	Housing & Urban Development	Scott Township	247,500.00
Dobitsch Christopher J Sr	Community Bank	Paupack Township	22,000.00
Tintle Ronald Paul	Dime Bank	Berlin Township	
Tintle Jeanne Lee			91,100.00
Otway Dennis B	Dime Bank	Salem Township	175,200.00
Donato Nicholas III	Mortgage Electronic Registration Systems	Clinton Township 2	94,999.00
Niles John P	Dime Bank	Berlin Township	
Niles Teresa			220,000.00
Niles John P	Dime Bank	Berlin Township	
Niles Teresa			500,000.00
Galant Mary	Wayne Bank	Lebanon Township	75,000.00
Sandercock Edward G	Wayne Bank	Cherry Ridge Township	20,000.00
Tregaskis David	Wayne Bank	South Canaan Township	
Tregaskis Rosemary			55,000.00
Sava Rosemarie V	Mortgage Electronic Registration Systems	Lake Township	
Sava Michael J			123,250.00
Kliwinski Connie M	Financial Resources Federal Credit Union	Lake Township	88,000.00
Freeman Elizabeth L	U S Bank	Lehigh Township	
Freeman Scott G			392,630.00

Oddo Ronald	Mortgage Electronic Registration Systems	Lebanon Township	
Oddo Odile Anderson			215,500.00
Solotoff Steven	Mortgage Electronic Registration Systems	Paupack Township	
Solotoff Georgia			384,550.00
Delemarre Edward	Meagher Maurice	Berlin Township	
Delemarre Bridget Malakin	Meagher Jean		100,000.00
Mullican James Richard II	Honesdale National Bank	Scott Township	96,000.00
Shorten James R	Fidelity Deposit & Discount Bank	Salem Township	
Shorten Betty			175,000.00
Martin Alice M	Honesdale National Bank	Salem Township	25,000.00
Lawlor Joshua J	Honesdale National Bank	Lake Township	
Lawlor Bethany J			117,000.00
Ursino Diego D	Honesdale National Bank	Clinton Township	
Ursino Teresa Fritz			50,000.00
Valerio Anna	Mortgage Electronic Registration Systems	Oregon Township	
Martinez Eduardo			193,808.00
Pfeiffer Frederick J	Corning Federal Credit Union	Paupack Township	
Pfeiffer Marion			40,000.00
Sligh Michael J	Mortgage Electronic Registration Systems	Honesdale Borough	
Sligh Lisa M			92,391.00
E J Holdings	Dime Bank	Honesdale Borough	124,900.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Scotidas John J	Golden Timothy G	Berlin Township	
Scotidas Marie S	Golden Ann R		Lot 1
Lagраста Mary	Phillips Jason L	Paupack Township	
Miller Ralph W	Pugliese Patrick Dale	Paupack Township	
Miller Phyllis M	Pugliese Paula Mary		
McFerron Peggy C	Cavage Allyson A	Canaan Township	
Fox Louis			
Lawn Richard J AKA	Dixon Gerald E	Lake Township	
Lawn Richard L AKA			Lot 30A
Lawn Susan Barbara			
Heraghty John	Heraghty John	Lake Township	
Swingle Kelly	Heraghty Kelly		
Heraghty Kelly			
Bokrowe Kristen L	Rowe Eric S	Lake Township	
Rowe Kristen L Boki			Lot 73
Erdody John R	Gerlach James E	Paupack Township	
Erdody Martha B			Parcel LC 802
Wells Fargo Bank	Housing & Urban Development	Dreher Township	

Veterans Affairs	McDonough Desiree Ann	Clinton Township 1	Lot 4
Chiarchiaro Melissa By Sheriff	Volt Two Zero One Two N P L One	Salem Township	
Baggitt Melissa Chiarchiaro By Sheriff			Lot 275
Chiarchiarobaggitt Melissa By Sheriff			
Hensel Millard I Jr	Asay Derek L	Paupack Township	
Hensel Susan B	Asay Jennifer L		Lot 5B
Sauer William C			
Sauer Laura J			
Federal Home Loan			
Mortgage Corporation	Dube Irving	Lake Township	
Powers Kim & Javardian	Dube Arlene		Lot 4220
Gursahaney Naren	Klipp Richard J	Paupack Township	
Gursahaney Judith	Klipp Susan C		Lot 11
Beskovoyno Gerard T Sr	Beskovoyno Gerard Jr	Paupack Township	Lot 140
Yackoski Kathy A	Four Six Seven Lakewood Limited Liability	Lake Township	Lot 467
Wilcox Dorothy Marie	Varcoe Barbara M	Honesdale Borough	
	Robbins Mary Dorothy		
Kowalczyk Karen	Szezorak Gary E	Lake Township	
	Szezorak Darlene L		
Cain Anthony	Cain Tommie K	Salem Township	
Cain Tommie K			Lot 1686
Painter David J	Painter David J Tr	Paupack Township	
	Painter Carol B Tr		Lot 60A
	David Painter Revocable Trust		
	Carol Painter Revocable Trust		
Halloran Charles	Cilento Christopher F	Paupack Township	
Halloran Leah			Parcel 11
Phillips Howard A	Phillips Heath A	Sterling Township	
Phillips June B			Lot 8
Phillips Howard A	Phillips Heath A	Sterling Township	
Phillips June B			Lot 4
Carroll Mark	Carroll Mark	South Canaan Township	
Matthews Lyn M			Lot 27R
Carroll Lyn M			
Bellotti Francis	Hubert Gary L	Scott Township	
Bellotti Ann	Hubert Amy Renee		Lot 26
Ryan Patrick J	Kulick Edmund F	Clinton Township 1	
Ryan Joanne	Kulick Theresa A		
Ryan Margaret			
Sepp Margaret			
Sepp Harry			
Kulick Edmund F	Ryan Patrick J	Clinton Township 1	
Kulick Theresa A	Ryan Joanne		
Ryan Patrick J	Sepp Harry		
Ryan Joanne	Sepp Margaret		
Sepp Harry			
Sepp Margaret			
Robertiello Antonio	Drelich Thomas	Lake Township	
Tornillo Christine			Lot 16

Geeza Janet A AKA	Geeza Janet M	Lake Township	
Geeza Janet M AKA	Maier Jeffrey A		
Maier Jeffrey A	Maier John A Jr		
Critelli Tyler By Sheriff	Bank Of America	Lake Township	
Opalka Karen By Sheriff			Lot 567
Colletti Dora M	Colletti Robert F	Scott Township	
Colletti Robert F			
Ryan Dennis M	Ryan Dennis M	Paupack Township	
Ryan Carmela			Lot 842
Ricciardiyan Carmela			
Ryan Carmela Ricciardi			
Richards David M	Donato Nicholas III	Clinton Township 2	
Richards Robert W			Lot 1a
Richards James A			
Harris Theodore J By Sheriff	Pa Game Commission	Lake Township	
Banas Ronald	Banas Ronald	Berlin Township	
Banas Karen	Banas Karen		
Desimone James C	Sava Rosemarie V	Salem Township	
Desimone Janet L	Sava Michael J		Lot 1381
Brown Laurel Anne Exr	Kliwinski Connie M	Lake Township	
Brown Emma C Est			Lot 834
Seland Ruth E Adm	Seland Ruth E	Honesdale Borough	
Seland Lizbeth A Est			
Fritz Charles	Fritz Charles	Cherry Ridge Township	
Fritz George P	Fritz George P	Cherry Ridge & Texas 1 & 2	
Ridd Susan	Ridd Susan	Texas Township 1 & 2	
		Texas 1 & 2 & Cherry Ridge	
Parker David E	S J P Rentals	Honesdale Borough	
Parker Dale E			
Haag Robert E	Frank John J	Dreher Township	
Haag Ellen	Frank Susan M		
Kohrs Timothy AKA	Kohrs Timothy	Dyberry Township	
Kohrs Tim AKA	Harvey Jan M		
Harvey Jan M			
Meagher John By Agent	Delemarre Edward	Berlin Township	
Meagher Kathryn By Agent	Delemarre Bridget Malakin		
Meagher Maurice Agent			
Nazareth Rachel Tr	Martinez Eduardo	Oregon Township	
Feldman Jeffrey Tecosky Tr	Valerio Anna		
Tecoskyfeldman Jeffrey Tr			
Feldman Irrevocable Grantor Trust			
Meyer Cord Clarence	Meyer Cord Clarence	Damascus Township	
	Meyer Suzanne M		
Schloesser Karl	Schloesser Karl	Honesdale Borough	
Schloesser Katherine	Schloesser Katherine		
Badgley June	E J Holdings	Honesdale Borough	



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