

OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

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CASES REPORTED

Donna L. Ferko-Fox, Plaintiff
v.
Jonathan P. Fox, Defendant

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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

Christine Rechner, Esq., Editor
rechnerc@ptd.net

Publisher:
Bailey Design and Advertising
3305 Lake Ariel Highway
Honesdale, PA 18431

P: 570-251-1512
F: 570-647-0086

www.waynecountylawyers.org

**Submit advertisements to
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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.

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COURT OPINION

Donna L. Ferko-Fox
Plaintiff

v.

Jonathan P. Fox
Defendant

**Appeal from the Order Entered November 21, 2011
in the Court of Common Pleas of Lancaster County
Civil Division at No: CI-11-02825**

**Superior Court of Pennsylvania
No. 2257 MDA 2011**

Summary of the Case

In this case, Husband appealed from the lower court's order granting a final protection from abuse order in favor of Wife. Wife originally filed a Petition for Protection from Abuse and was granted a Temporary Protection from Abuse order on March 22, 2011. While Husband raised four issues for Superior Court review, of notable interest was the following issue he raised pro se: "There was no Ex-Parte Proceeding as required by 23 Pa.C.S. § 6107(b) and no immediate and present danger requiring Ex Parte Relief to be granted before the March 28, 2011 Hearing nor continued beyond the March 28, 2011 Court appearance."

Husband argued § 6107(b) of the Protection from Abuse Act requires a trial court to conduct an ex parte hearing before issuing a temporary PFA and a "simple review of a verified petition" is inappropriate. He opined that allegations leveled in a verified PFA are insufficient to sustain a finding of an immediate and present danger of abuse until a trial court tests the veracity of the assertions during an ex parte proceeding.

The Court went on to state "the purpose of the [PFA act] is to protect victims of domestic violence from the perpetrators of that type of abuse and to prevent domestic violence from occurring." citing Scott v. Shay, 928 A.2d 312, 314 (Pa.Super. 2007). In In re Penny, 509 A.2d 338, 340 (Pa.Super. 1986), the Court explained that "to meet the special exigencies of abuse cases, acceptable procedures have been fashioned which

suspend, temporarily, the due process rights of the alleged abuser and provid[e] for summary procedures for implementation of orders.”

Following determination that this was a case of first impression, the Court opined that procedural due process is not a fixed precept but rather, a flexible concept that “calls for such procedural protections as the particular situation demands.” Morrissey v. Brewer, 408 U.S. 471, 481 (Pa. 2011). The Court then cited to a Supreme Court case which identified the relevant considerations as:

Determining what process is due in a particular situation generally requires consideration of three distinct factors: [f]irst, the private interest that will be affected by the official action; second, the risk of an erroneous deprivation of such interest through the procedures used, and the probable value, if any, of additional or substitute procedural safeguards; and finally, the Government’s interest, including the function involved and the fiscal and administrative burdens that the additional or substitute procedural requirement would entail.

Mathews v. Eldridge, 424 U.S. 319, 335, 96 S.Ct. 893, 47 L.Ed.2d 18 (1976). The question in the case at bar concerning the deprivation of a respondent’s liberty interest was whether the pre-deprivation procedure outlined in § 6107(b) can be applied constitutionally when the trial court’s ex parte proceeding is limited to an in camera review of the PFA petition. The Court then made the determination it could not because it reduced the procedural safeguards established within the section and increased the risk of an erroneous deprivation of the respondent’s liberty.

The relevant section of the PFA Act set forth at 23 Pa.C.S. § 7107(b) provides as follows:

(b) Temporary orders.—

(1) If a plaintiff petitions for temporary order for protection from abuse and alleges immediate and present danger of abuse to the plaintiff or minor children, the court shall conduct an ex parte proceeding.

(2) The court may enter such a temporary order as it deems necessary to protect the plaintiff or minor children when it finds

they are in immediate and present danger of abuse. The order shall remain in effect until modified or terminated by the court after notice and hearing.

The PFA act permits trial courts to temporarily suspend a respondent's rights and liberties based upon the petitioner's demonstration of an immediate and present danger of abuse at an ex parte proceeding. While the statute did not set forth the nature of the required proceeding, an ex parte proceeding would be superfluous if it failed to protect, even in small measure, the respondent's due process rights. Therefore, the Court ruled that absent an exigent circumstance that prevents a petitioner's appearance, due process mandates that a trial court convene an ex parte hearing prior to entering a temporary PFA order pursuant to § 6107(b).



CRIMINAL CASES

The following cases were addressed by the Honorable Raymond L. Hamill, President Judge, Wayne County on June 20, 2013

WARREN A. MONTGOMERY, age 32 of Philadelphia, PA was sentenced to the Wayne County Correctional Facility for a period of not less than 41 days nor more than 6 months for one count of DUI-Cont Sub-Impaired Ability/1st Offense, 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, attend and complete an alcohol highway safety program and obtain full time employment. The incident occurred on September 2, 2012, in Lehigh Township when Pennsylvania State Police were called to investigate the report of a two vehicle crash. At that time Montgomery was under the influence of controlled substances.

DAVID LEE KILMER, age 30 of Clifford, PA was sentenced, in two separate cases, to the Wayne County Correctional Facility for a period of not less than 12 months nor more than 48 months for one count of Terroristic Threats-Violent Crime With Intent to Terrorize, graded as a Misdemeanor of the 1st Degree, one count of Simple Assault-Physical Menace, graded as Misdemeanor of the 2nd Degree, one count of False Imprisonment, graded as a Misdemeanor of the 2nd Degree, one count of Simple Assault, graded as a Misdemeanor of the 2nd Degree and one count Criminal Mischief-Damage Property, also graded as a Misdemeanor of the 2nd Degree. He was also ordered to pay all Court costs, pay a fine in the amount of \$1,000.00, comply with all recommendations for drug treatment, undergo a mental health evaluation and comply with all recommendations for treatment, attend and complete an anger management program and have no contact with the victim in this matter. The incidents occurred on November 1, 2012, and March 27, 2013, in Clinton Township when Kilmer assaulted a female victim.

MICHAEL L. MOON, age 44 of Hawley, 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-Highest Rate, 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, attend and complete an alcohol highway safety program, perform 50 hours of community service, and obtain full time employment. The incident occurred on January 3, 2012, in Palmyra Township when Pennsylvania State Police were called to investigate the report of an intoxicated driver. His BAC was .170%.

JACOB P. HARVEY, age 33 of Somerset, NJ was placed on probation for a period of 6 months for one count of Harassment-Communicated Lewd, Threatening Etc. Language, graded as a Misdemeanor of the 3rd Degree. He was also ordered to pay all Court costs, pay a fine in the amount of \$300.00, have no contact with the victim in this

matter and perform 20 hours of community service. The incident occurred between February 8, 2010, and March 12, 2012, in Honesdale Borough when Harvey sent inappropriate letters to a female.

SABRINA M. CAVEZZA, age 23 of Greentown, PA was placed on probation for a period of 24 months for one count of Retail Theft-Take Merchandise, graded as a Misdemeanor of the 2nd Degree. She was also ordered to pay all Court costs, pay restitution in the amount of \$51.92, and undergo a drug and alcohol evaluation and comply with all recommendations for treatment. The incident occurred on January 10, 2013, in Salem Township when Cavezza stole items from a local business.

DANNIE ALAN PICKARD, age 29 of Lake Ariel, PA was sentenced to the Wayne County Correctional Facility for a period of not less than 72 hours nor more than 6 months for one count of DUI-Highest Rate, 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 December 22, 2012, in Honesdale Borough when Honesdale Borough Police observed Pickard traveling the wrong way on a one way street. His BAC was .271%.

LEONARD T. SPYHALSKY, age 33 of Honesdale, PA was sentenced to the Wayne County Correctional Facility for a period of 45 days followed by 60 months less 45 days on the Intermediate Punishment Program. He was also ordered to pay all Court costs, undergo house arrest with electronic monitoring for a period of 90 days, pay a fine in the amount of \$2,275.00, attend and complete an alcohol highway safety program and perform 100 hours of community service. The incident occurred on December 1, 2012, in Berlin Township when Pennsylvania State Police were called to investigate the report of an ATV crash. His BAC was .319%.

STACY A. CONKLIN, age 30 of Equinunk, PA was sentenced to pay all Court costs for count of Theft By Deception-False Impression, graded as a Misdemeanor of the 3rd Degree. She was also ordered to pay a fine in the amount of \$300.00. The incident occurred on September 30, 2012, in Damascus Township when Conklin received \$400.00 in funds for a check to which she was not entitled.

GARY R. FIELDING, age 52 of Lake Ariel, 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 10 hours of community service, attend and complete an alcohol highway safety program and have his operator's license suspended for a period of 60 days. The incident occurred on January 15, 2013, in South Canaan Township when Pennsylvania State Police were called to investigate the report of a two vehicle crash. His BAC was .290%.

NATALIE K. DICKINSON, age 30 of Waymart, 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, perform 40 hours of community service,

attend and complete an alcohol highway safety program and have her operator's license suspended for a period of 60 days. The incident occurred on January 23, 2013, in Clinton Township when Pennsylvania State Police were called to investigate the report of a one vehicle crash. Her BAC was .223%.

BRENDA J. RIEFLER, age 51 of Beach Lake, 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, perform 40 hours of community service, attend and complete an alcohol highway safety program and have her operator's license suspended for a period of 30 days. The incident occurred on November 24, 2012, in Berlin Township when Pennsylvania State Police observed Riefler traveling with a broken head light. Her BAC was .035% and her blood results showed evidence of consumption of Marijuana.

SEAN P. WERTMAN, age 27 of Honesdale, PA pled guilty to one count of DUI-Highest Rate, an ungraded Misdemeanor. The incident occurred on February 6, 2013, in Texas Township when Pennsylvania State Police were called to investigate the report of a one vehicle crash. His BAC was .180%. He is scheduled to be sentenced on August 1, 2013.

LORENA M. PRUSSIA, age 31 pled guilty to one count of Access Device Fraud: Using Credit Card Belonging to Another, graded as a Misdemeanor of the 2nd Degree. The incident occurred between November 16, 2012, and February 5, 2013, in Sterling Township. She is scheduled to be sentenced on August 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 NOTICE

Estate of LESTER A. ODELL

Late of Texas Township

Executor

ROGER L. ODELL

40 LOCUST STREET

HONESDALE, PA 18431

Attorney

FRANCES GRUBER, ESQ.

214 NINTH STREET

HONESDALE, PA 18431

6/28/2013 • 7/5/2013 • 7/12/2013

EXECUTOR NOTICE

Estate of ROSEMARY T.

DODSON AKA ROSEMARY

DODSON

Late of Lake Township

Executor

CHARLES P. DODSON

346 GREELEY LAKE RD.

GREELEY, PA 18425

Attorney

NICHOLAS A. BARNA

831 COURT STREET

HONESDALE, PA 18431

6/28/2013 • 7/5/2013 • 7/12/2013

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

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 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

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

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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

DEEDSOF 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:

*Certified Equipment and Machinery Appraisals
Bankruptcy ~ Divorce Settlement ~ Acquisitions & Mergers
Estate Planning & Settlement*

Kip Odell & Company llc



Kip J. Odell
Certified
Machinery & Equipment
Appraiser

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

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 Rizzi, Jr., Executor, Phillip M. Rizzi, Executor and Michael Rizzi, 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 Freund, 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. Freund, 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

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

By virtue of a writ of Execution Federal National Mortgage Association issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 24th 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, and State of Pennsylvania, more particularly described as follows:

Lot 551, Section 1, as shown on Plan of Lots, Wallenpaupack Lake Estates, dated March 23, 1971 by VEP & Co., as recorded in the Office of the Recorder of Deeds in and for Wayne County, Pennsylvania in Plat Book 14, at Page 117, said map being incorporated by reference herewith as if absorbed hereto.

UNDER AND SUBJECT to the Restrictions listed in Schedule 'A' in a certain deed from John R. Lavrido and Karl Smergut, Trustees for Wallenpaupack Lake Estates, to Raymond L. Taylor, Jr. and Sandra R. Taylor, his wife.

BEING the same premises which John R. Lavrido and Karl Smergut, Trustees of Wallenpaupack Lake Estates, by Indenture dated

September 10, 1971 and recorded September 13, 1971 in the Office of the Recorder of Deeds in and for the County of Wayne in Deed Book 271, page 623, granted and conveyed unto Raymond L. Taylor, Jr. and Sandra R. Taylor, his wife, as tenants by the entireties.

PARCEL IDENTIFICATION NO:
19-0-0027-0052

IMPROVEMENTS: Residential dwelling

Seized and taken in execution as Robert Joseph Young 60 Lakeland Drive, WLE LAKE ARIEL PA 18436

Execution No. 64-Civil-2013
Amount \$113,267.32 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.**

Heather Riloff, Esq.

6/28/2013 • 7/5/2013 • 7/12/2013

**SHERIFF'S SALE
JULY 24, 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 24th 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 situated and being in the Borough of Honesdale, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

CONTAINING a front of fifty (50) feet eastward on West Street, bounded Southward and at right angles to West Street one hundred and twenty-five (125) feet by the Northern line of a street (which street is a continuation Westward of a part of Fourteenth Street)

Westward parallel with West Street fifty (50) feet, and Northward at right angles from West Street one hundred and twenty-five (125) feet, by other lands now or formerly of Stephen Torrey.

TITLE TO SAID PREMISES VESTED IN John Feustel, single, by Deed from Michael J. Curran and Jane M. Curran, his wife, dated 11/27/2002, recorded 11/29/2002 in Book 2116, Page 199.

Premises being: 1400 WEST STREET, HONESDALE, PA 18431-1762

Improvements thereon:
RESIDENTIAL DWELLING

Tax Parcel No. 11-0-0003-0063

Seized and taken in execution as John Feustel a/k/a John Thomas Feustel PO Box 1528 STANLEY ND 58784

Execution No. 313-Civil-2012
Amount \$98,393.01 Plus additional

April 18, 2013
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

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

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

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

Meredith Wooters Esq.

6/28/2013 • 7/5/2013 • 7/12/2013

**SHERIFF'S SALE
JULY 24, 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 Benefit of the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 24th 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 or land situate, lying and being in the Township of Paupack, County of Wayne, State of Pennsylvania, more particularly described as follows, to wit:

BEING Lot 217, Section NO. IV, as shown on plan of Lots,

Wallenpaupack Lake Estates, dated March 23, 1971 by VEP & Co. as recorded in the Office of the Recorder of Deeds in and for Wayne County, Pennsylvania, in Plat Book 14, Page 117, said map being incorporated by reference herewith as if attached hereto.

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

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

BEING TAX NO.: 19-0-0034-0143

BEING KNOWN AS: 217 DEER TRAIL ROAD, LAKE ARIEL, PA 18436

Title to said premises is vested in David A. Heckler and Joanne I. Heckler, husband and wife, by deed from PASQUALE ARPINO, BY HIS ATTORNEY-IN-FACT, ALEXANDRA ARPINO AND ALEXANDRA ARPINO, HIS WIFE dated January 6, 2000 and

recorded January 7, 2000 in Deed Book 1606, Page 179.

Seized and taken in execution as David A. Heckler 123 South 2nd Street Unit #30 PERKASIE PA 18944

Joanne I. Heckler 123 South 2nd Street Unit #30 PERKASIE PA 18944

Execution No. 117-Civil-2012
Amount \$145,981.26 Plus additional

April 18, 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.

6/28/2013 • 7/5/2013 • 7/12/2013

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

By virtue of a writ of Execution EverBank issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 24th day of 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:

PARCEL I:

ALL THAT CERTAIN lot or piece of ground situate in the suburb colloquially known as "Snufftown", being a portion of the Borough of Hawley, County of Wayne, Pennsylvania, being more particularly bounded and described as follows, to-wit:

BEGINNING at a point on the westerly side of Baisden Street, sixty (60) feet from the southerly corner of Lot Numbered 4 as the same appears on a map of land surveyed by E. Killam for J.J. And C.J. Baisden; thence north sixty-six (66) degrees west along Lot Numbered 5 one hundred twenty (120) feet to the lands of Joseph Atkinson; thence south seventeen (17) degrees west sixty (60) feet to a corner thence south sixty-six (66) degrees east to a point on said Baisden Street; thence along said street north twenty-four (24) degrees east to the place of beginning.

PARCEL II:

ALL THAT CERTAIN lot or piece of ground situate in the Borough of Hawley, County of Wayne, Pennsylvania, being all of Lot Numbered 228 as laid out and plotted upon a Map of Lots made of Frank Schorr for the Estate of Joseph Atkinson, being more particularly bounded and described as follows, to wit:

BEGINNING at a corner on the easterly side of Munich Street, being the corner of Lots number 227 and 228 on said map; thence south 57 degrees 25 minutes east 150.9 feet along the line between Lots 227 and 228 to another corner of the said lots; thence south 23 degrees 35 minutes west 48 feet to a corner of Lots Numbered 228 and 235; thence north 57 degrees 25 minutes west 153 feet along the line of the last mentioned lots to the easterly side of Munich Street 47 feet to the place of beginning.

PARCEL III:

ALL THAT CERTAIN lot or piece of ground situate in the Borough of Hawley, County of Wayne, Pennsylvania, being more particularly bounded and described as follows, to wit:

BEGINNING at a common corner of lands of Valeria McKenna and Charles and MarieMatzo; the said corner being designated as point "A" on aforementioned map; thence north 55 degrees 20 minutes 00 seconds west 114.91 feet to a point

on the western side of Woodland Avenue each, said point being further described with reference to the aforementioned map as point "B"; thence along the western edge of Woodland Avenue south 35 degrees 03 minutes 45 seconds west 16.82 feet to an iron pipe, designated with reference to the aforementioned map as point "C"; thence south 47 degrees 00 minutes 00 seconds west 116.02 feet to the point and place of beginning.

COMMONLY KNOWN AS: 432 Woodland Avenue, Hawley, PA 18428

PARCEL NO. 10-0-0006-0102 & 10-0-0006-0102.0001

BEING the same premises which Valeria C. McKenna n/k/a Valeria C. Stanton and Donald Allen Stanton, wife and husband, by Deed dated January 21, 2003 and recorded in the Wayne County Recorder of Deeds Office on February 10, 2003 in Deed Book 2164, page 91, granted and conveyed unto Valeria C. Stanton and Donald Allen Stanton, wife and husband.

Seized and taken in execution as Donald Allen Stanton 432 Woodland Avenue HAWLEY PA 18428

Valeria C. Stanton 432 Woodland Avenue HAWLEY PA 18428

Execution No. 701-Civil-2012
Amount \$182,926.00 Plus
additional

April 18, 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.**

Leonard J. Mucci, Esq.

6/28/2013 • 7/5/2013 • 7/12/2013



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The Society is named in honor of Daniel J. O'Neill, a long-time community activist. If you wish to include the Foundation in your will or other planned gift and would like to be a member of the O'Neill Society contact our office."

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Walter & Marilyn Barbe
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214 Ninth St., Honesdale, PA 18431 570.253.9993 wccf@ptd.net

CIVIL ACTIONS FILED

*FROM JUNE 1, 2013 TO JUNE 7, 2013
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2007-20568	ERRICO JOSEPH III	6/05/2013	SATISFACTION	2,583.80
2009-21278	SPENCER DOUGLAS RICHARD	6/05/2013	SATISFACTION	—
2009-21685	QUAIL GLENN L	6/05/2013	SATISFACTION	—
2010-00247	PHILLIPS HEATHER M	6/07/2013	SATISFACTION	—
2010-00987	KELLAM STEVEN D	6/03/2013	WRIT OF EXECUTION	208,967.97
2010-00987	KELLAM RENAY R	6/03/2013	WRIT OF EXECUTION	208,967.97
2010-21696	TUFARIELLO SYLVIA	6/03/2013	SATISFACTION	351.29
2010-22014	DONATO DEAN J	6/05/2013	SATISFACTION	—
2010-22014	DONATO DEBRA A	6/05/2013	SATISFACTION	—
2011-00053	PEREZ FATIMA M	6/03/2013	WRIT OF EXECUTION	96,357.88
2011-00666	WENIGER VIRGINIA G	6/06/2013	SATISFACTION	—
2011-00761	FOWLER SANDRA L A/K/A	6/06/2013	SATISFACTION	—
2011-00761	FOWLER SANDRA A	6/06/2013	SATISFACTION	—
2011-00761	FOWLER STEPHEN M A/K/A	6/06/2013	SATISFACTION	—
2011-00761	FOWLER STEVE MICHAEL	6/06/2013	SATISFACTION	—
2011-21065	THOMPSON MICHAEL A	6/05/2013	SATISFACTION	—
2011-21071	EISENHAUER STEVEN	6/05/2013	SATISFACTION	—
2011-21325	COSTANZO LOUIS J	6/05/2013	SATISFACTION	—
2012-00173	ALEVIS KENNETH	6/06/2013	VACATE JUDGMENT	—
2012-00177	INFANTE ROBERT F A/K/A	6/07/2013	JDGMT BY COURT ORDER	279,812.02
2012-00177	INFANTE ROBERT FRANCIS	6/07/2013	JDGMT BY COURT ORDER	279,812.02
2012-00205	SELVAGGIO STEPHEN F	6/07/2013	WRIT OF EXECUTION	1,022,428.80
2012-00205	SELVAGGIO TERESA	6/07/2013	WRIT OF EXECUTION	1,022,428.80
2012-00285	LUCARELLI DENIS	6/07/2013	PARTIAL RELEASE	—
2012-00809	LUCARELLI DENIS	6/03/2013	SATISFACTION	—
2012-20031	HYNES CYNTHIA	6/06/2013	SATISFACTION	15,698.23
2012-20245	LAWLOR ANNE MARIE	6/03/2013	SATISFACTION	405.18
2012-20563	ROLLISON DEBORAH	6/06/2013	ASSIGNMENT	—
2012-20977	PUNT EDWARD	6/05/2013	SATISFACTION	—
2012-21199	ZATOR PATRICK M	6/05/2013	SATISFACTION	—
2012-21199	ZATOR SHARON L	6/05/2013	SATISFACTION	—
2012-21513	ORAWAN TOTOR MS	6/05/2013	SATISFACTION	—
2013-00020	SERRANO JASON	6/03/2013	DEFAULT JUDGMENT	196,179.79
2013-00020	SERRANO JASON	6/03/2013	WRIT OF EXECUTION	196,179.79
2013-00063	HARPER RICHARD E	6/07/2013	DEFAULT JUDG IN REM	419,515.78
2013-00063	HARPER DEBORAH J	6/07/2013	DEFAULT JUDG IN REM	419,515.78

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

2013-00130	FILS AIME ALIX	6/05/2013	FINAL JUDGMENT	—
2013-00130	AI ME ALIX FILS	6/05/2013	FINAL JUDGMENT	—
2013-00130	FILS AIME MARY JANE	6/05/2013	FINAL JUDGMENT	—
2013-00130	AIME MARY JANE FILS	6/05/2013	FINAL JUDGMENT	—
2013-00152	BARRY JASON J	6/07/2013	DEFAULT JUDGMENT	7,166.57
2013-00156	DIETERICH MICHELE M	6/07/2013	DEFAULT JUDG IN REM	103,745.51
2013-00164	SHERIDAN RESTORATIONS LLC	6/07/2013	DEFAULT JUDGMENT	4,767.70
2013-20060	BLAKESLEY ARTHUR E	6/03/2013	REISSUE WRIT REVIVAL	—
2013-20069	HUMS HOWARD	6/06/2013	WRIT WAGE ATTACHMENT	3,107.50
2013-20232	FASCESKI JOSHUA EDWARD	6/03/2013	SATISFACTION	—
2013-20367	GEMEINHARDT PATRICIA E	6/03/2013	SATISFACTION	—
2013-20597	CIANCIOTTA ANTHONY	6/03/2013	SATISFACTION	790.74
2013-20597	CIANCIOTTA DONNA	6/03/2013	SATISFACTION	790.74
2013-20663	SIMON PATRICK	6/03/2013	JP TRANSCRIPT	1,419.20
2013-20664	BERWANGER DONNA	6/03/2013	JP TRANSCRIPT	2,435.52
2013-20665	RAE KATE	6/03/2013	JP TRANSCRIPT	1,137.71
2013-20666	OWENS VIVIAN	6/03/2013	JP TRANSCRIPT	6,556.22
2013-20667	REPKE SANDRA L	6/03/2013	MUNICIPAL LIEN	3,066.29
2013-20668	BRUNIUS BRIAN K	6/04/2013	MUNICIPAL LIEN	359.90
2013-20669	BRUNIUS BRIAN	6/04/2013	MUNICIPAL LIEN	359.90
2013-20670	SCARLATOS TERENCE	6/04/2013	MUNICIPAL LIEN	394.64
2013-20671	BARR BRADLEY G	6/04/2013	MUNICIPAL LIEN	386.15
2013-20671	MCKITTRICK ANNE	6/04/2013	MUNICIPAL LIEN	386.15
2013-20671	MC KITTRICK ANNE	6/04/2013	MUNICIPAL LIEN	386.15
2013-20672	BARR BRADLEY G	6/04/2013	MUNICIPAL LIEN	388.34
2013-20672	MCKITTRICK ANNE	6/04/2013	MUNICIPAL LIEN	388.34
2013-20672	MC KITTRICK ANNE	6/04/2013	MUNICIPAL LIEN	388.34
2013-20673	BARR BRADLEY G	6/04/2013	MUNICIPAL LIEN	379.59
2013-20673	MCKITTRICK ANNE	6/04/2013	MUNICIPAL LIEN	379.59
2013-20673	MC KITTRICK ANNE	6/04/2013	MUNICIPAL LIEN	379.59
2013-20674	RUSSELL ALAN	6/04/2013	MUNICIPAL ILEN	386.15
2013-20674	RUSSELL NICOLETTA	6/04/2013	MUNICIPAL ILEN	386.15
2013-20674	PERFILIO NICHOLAS	6/04/2013	MUNICIPAL ILEN	386.15
2013-20674	PERFILIO ERIN	6/04/2013	MUNICIPAL ILEN	386.15
2013-20675	PENA JOVANNY	6/04/2013	MUNICIPAL LIEN	390.53
2013-20675	RENDON ANNA	6/04/2013	MUNICIPAL LIEN	390.53
2013-20676	HELLER DAN	6/04/2013	MUNICIPAL LIEN	386.15
2013-20676	WEBER DAWNA	6/04/2013	MUNICIPAL LIEN	386.15
2013-20677	MACCARTY JOHN P	6/05/2013	JUDGMENT	6,353.49
2013-20678	BENEZRA HANON	6/05/2013	JUDGMENT	1,357.50
2013-20679	NOBLE JESSICA	6/05/2013	JP TRANSCRIPT	4,967.96
2013-20680	YATSONSKY JAMES	6/05/2013	JP TRANSCRIPT	6,642.14
2013-20681	FULLER JOSHUA	6/05/2013	JP TRANSCRIPT	1,880.18
2013-20682	TREAT THOMAS G	6/06/2013	JUDGMENT	1,784.50
2013-20683	MILLS FRANK P	6/06/2013	JUDGMENT	817.50
2013-20684	NOVATNAK SARAH J	6/06/2013	JUDGMENT	9,828.10
2013-20685	NOVATNAK SARAH J	6/06/2013	JUDGMENT	934.50
2013-20686	MAZZARELLA ANTHONY R	6/06/2013	MUNICIPAL LIEN	364.27
2013-20687	MAZZARELLA ANTHONY R	6/06/2013	MUNICIPAL LIEN	362.08
2013-20688	MAZZARELLA ANTHONY R	6/06/2013	MUNICIPAL LIEN	359.90

2013-20689	MATTER VERNON L		6/06/2013	MUNICIPAL LIEN	386.15
2013-20689	MATTER ELVIRA M		6/06/2013	MUNICIPAL LIEN	386.15
2013-20690	MAUCAILLA JOSEPH M		6/06/2013	MUNICIPAL LIEN	359.90
2013-20691	MAUCAILLA JOSEPH M		6/06/2013	MUNICIPAL LIEN	359.90
2013-20692	MAZZARELLA ANTHONY R		6/06/2013	MUNICIPAL LIEN	379.59
2013-20693	MAZZARELLA ANTHONY R		6/06/2013	MUNICIPAL LIEN	379.59
2013-20694	MAZZARELLA ANTHONY R		6/06/2013	MUNICIPAL LIEN	386.15
2013-20695	MAZZARELLA ANTHONY R		6/06/2013	MUNICIPAL LIEN	375.21
2013-40029	COOK NORMAN A OWNER	P	6/03/2013	WAIVER OF LIENS	—
2013-40029	COOK KIMBERLY OWNER	P	6/03/2013	WAIVER OF LIENS	—
2013-40029	ESTEMERWALT LUMBER PRODUCTS LLC CONTRACTOR		6/03/2013	WAIVER OF LIENS	—
2013-40030	COOK NORMAN A OWNER	P	6/03/2013	WAIVER OF LIENS	—
2013-40030	COOK KIMBERLY OWNER	P	6/03/2013	WAIVER OF LIENS	—
2013-40030	LESTER LOG HOMES INC CONTRACTOR		6/03/2013	WAIVER OF LIENS	—
2013-40031	KROMKO JUSTIN OWNER	P	6/07/2013	STIP VS LIENS	—
2013-40031	KROMKO CASEY OWNER	P	6/07/2013	STIP VS LIENS	—
2013-40031	SHORTEN HOMES INC CONTRACTOR		6/07/2013	STIP VS LIENS	—
2013-40032	KROMKO JUSTIN OWNER	P	6/07/2013	STIP VS LIENS	—
2013-40032	KROMKO CASEY OWNER	P	6/07/2013	STIP VS LIENS	—
2013-40032	BURDICK DONALD CONTRACTOR		6/07/2013	STIP VS LIENS	—
2013-40033	KROMKO JUSTIN OWNER	P	6/07/2013	STIP VS LIENS	—
2013-40033	KROMKO CASEY OWNER	P	6/07/2013	STIP VS LIENS	—
2013-40033	JACK ZIEGLER WELL DRILLING INC CONTRACTOR		6/07/2013	STIP VS LIENS	—
2013-90081	SKINN DIANE L ESTATE		6/07/2013	ESTATE CLAIM	11,302.61

CIVIL APPEALS — AGENCIES: DEPT. OF TRANSPORTATION

CASE NO.	INDEXED PARTY		TYPE	DATE	AMOUNT
2013-00279	BRENNAN JAMES LEO JR		PLAINTIFF	6/04/2013	—
2013-00279	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION		DEFENDANT	6/04/2013	—

COMPLAINT — CONFESSION

CASE NO.	INDEXED PARTY		TYPE	DATE	AMOUNT
2013-00282	DIME BANK		PLAINTIFF	6/06/2013	—
2013-00282	RIVARDO MARY		DEFENDANT	6/06/2013	—

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY		TYPE	DATE	AMOUNT
2013-00275	PORTFOLIO RECOVERY ASSOCIATES		PLAINTIFF	6/03/2013	—
2013-00275	POTTS RONALD W		DEFENDANT	6/03/2013	—
2013-00284	CITIBANK		PLAINTIFF	6/06/2013	—
2013-00284	VOGT JOHN W		DEFENDANT	6/06/2013	—
2013-00288	PORTFOLIO RECOVERY ASSOCIATES		PLAINTIFF	6/07/2013	—
2013-00288	BYRNE RUTH		DEFENDANT	6/07/2013	—

PETITION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00277	ELLIS BRENDAN R	PETITIONER	6/04/2013	—
2013-00281	COLLINS LINDSEY	PETITIONER	6/06/2013	—
2013-00286	1970 GAZ 21 VIN 282391	PETITIONER	6/07/2013	—
2013-00286	OHMAN VIKTOR	PETITIONER	6/07/2013	—
2013-00286	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	RESPONDENT	6/07/2013	—

REAL PROPERTY — EJECTMENT

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00280	SHELTON DONNA R	PLAINTIFF	6/05/2013	—
2013-00280	BROWN PAULA	DEFENDANT	6/05/2013	—
2013-00280	SHELTON RANDY ESTATE	DEFENDANT	6/05/2013	—
2013-00283	LOANCARE A DIVISION OF	PLAINTIFF	6/06/2013	—
2013-00283	FNF SERVICING INC	PLAINTIFF	6/06/2013	—
2013-00283	PRIOLEAU AVA A/K/A	DEFENDANT	6/06/2013	—
2013-00283	PRIOLAU AVA A/K/A	DEFENDANT	6/06/2013	—
2013-00283	SAWYER AVA	DEFENDANT	6/06/2013	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00285	US BANK NATIONAL ASSOCIATION SUCCESSOR IN INTEREST TO	PLAINTIFF	6/06/2013	—
2013-00285	BANK OF AMERICA NATIONAL ASSOC SUCCESSOR BY MERGER TO	PLAINTIFF	6/06/2013	—
2013-00285	LASALLE BANK NATIONAL ASSOCIAT	PLAINTIFF	6/06/2013	—
2013-00285	MCMURRAY JAY C	DEFENDANT	6/06/2013	—

TORT — MOTOR VEHICLE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013- 0287	SCHWARTZ LEONARD S	PLAINTIFF	6/07/2013	—
2013- 0287	SCHWARTZ MARGER Y	PLAINTIFF	6/07/2013	—
2013- 0287	FALLETTA JUSTIN M	DEFENDANT	6/07/2013	—

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 17, 2013 TO JUNE 21, 2013
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Morea Vincent	Mortgage Electronic Registration Systems	Manchester Township	
Morea Juli			175,500.00
Morea Joseph Jr			
Morea Milissa M			
Haxaire Christophe	Honesdale National Bank	Honesdale Borough	
Sklar Jayme			30,800.00
Saro Vidal A	P N C Bank	Paupack Township	125,000.00
Pizzuti Mark J	P N C Bank	Lehigh Township	
Pizzuti Sandy L			74,000.00
Barnett Joseph W	Honesdale National Bank	Sterling Township	
Barnett Marcy			141,500.00
Nebzydoski Daniel J	Mortgage Electronic Registration Systems	Mount Pleasant Township	159,200.00
Weiss Larry M	Mortgage Electronic Registration Systems	Paupack Township	
Weiss Laura M			104,000.00
Poltanis Gwen H	Mortgage Electronic Registration Systems	Clinton Township	
Poltanis William L			174,100.00
Jackson Aaliyah	Mortgage Electronic Registration Systems	Lake Township	211,121.00
Harlin Margie A Murphy	Mortgage Electronic Registration Systems	Salem Township	
Murphyharlin Margie A			75,800.00
Harlin Greg J AKA			
Harlin Gregory J AKA			
Leggiero Michael P	J P Morgan Chase Bank	Lehigh Township	
Leggiero Maureen M			126,089.00
Rapp David F	Dime Bank	Buckingham Township	185,000.00
Rapp David F	Dime Bank	Buckingham Township	185,000.00
Yusim Mikhail	J P Morgan Chase Bank	Paupack Township	
Yusim Galina			414,300.00
Hunt Roland J Jr	Dime Bank	Berlin Township	
Hunt Catherine T			145,000.00
Riefler William H	Dime Bank	Oregon Township	120,000.00
Moore Michael A	Pa Housing Finance Agency	Salem Township	10,000.00
Rocca Margaret	Citizens Savings Bank	Paupack Township	197,600.00
Comart Carl B	Agchoice Farm Credit	Scott Township	600,000.00
Casper Marie L	First National Bank Of Pa	South Canaan Township	75,000.00

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

Ymalay Wendell T	Mortgage Electronic Registration Systems	Canaan Township	165,000.00
Garing Shawn P	Honesdale National Bank	Honesdale Borough	
Garing Rebecca L			100,000.00
Becker Amy	Dime Bank	Damascus Township	
Singer Adam			180,000.00
Sauer William C	Wayne Bank	Paupack Township	
Sauer Laura J			315,000.00
Hensel Millard I Jr			
Hensel Susan B			
Damico John	Mortgage Electronic Registration Systems	Paupack Township	
Damico Lisa By Af			372,000.00
Damico John Af			
Jones Erin	Mortgage Electronic Registration Systems	Lehigh Township	141,530.00
McDonnell Michael D	Honesdale National Bank	Lake Township	
McDonnell Emalee H			106,000.00
Forgione William	Pennstar Bank	Salem Township	
Forgione Jolie			75,000.00
Mistishin John J	First National Community Bank	Canaan Township	
Mistishin Janice D			50,000.00
Machana Associates Inc	First National Community Bank	Lebanon Township	
Seneca Lake Camp			108,876.60
Mosher Scott N	E S S A Bank & Trust	Hawley Borough	
Mosher Darlene		Hawley Boro & Palmyra Twp	126,000.00
		Palmyra Township	
		Palmyra Twp & Hawley Boro	126,000.00
Saar Jeffrey A	E S S A Bank & Trust	Lake Township	
Saar Deborah E			154,000.00
Laird William R	P & G Mehoopany Employees Federal Credit	Preston Township	
Laird Suzanne			30,000.00
Vrlaku Michael AKA	Mortgage Electronic Registration Systems	Salem Township	
Vrlaku Muhamed			110,400.00
Locklin Richard G Jr	Wayne Bank	Salem Township	140,000.00
Hettes Richard A	Dime Bank	Lake Township	
Hettes Nicole L Waters			167,600.00
Watershettes Nicole L			
Weist Andrew W Jr	Dime Bank	Paupack Township	
Weist Tamara L			88,000.00
Epstein Marian	Wells Fargo Bank	Paupack Township	75,000.00
Newhouse David	Mortgage Electronic Registration Systems	Paupack Township	
Newhouse Tammy			85,000.00
Kyzer Jason L	Honesdale National Bank	Lake Township	
Kyzer Kelly J			75,000.00
Gearhart Ryan	Honesdale National Bank	Cherry Ridge Township	
Gearhart Mollie			168,000.00

Delbuono Lucy	Wayne Bank	Hawley Borough	47,000.00
Glodek David S	Wayne Bank	Hawley Borough	
Glodek Kimberly J			30,000.00
Carmody John F	Wayne Bank	Texas Township	
Carmody Tonia L		Texas & Berlin Townships	30,000.00
		Berlin Township	
		Berlin & Texas Townships	30,000.00
Ott Brian K	Wayne Bank	Manchester Township	40,000.00
Jensen Deborah A	Honesdale National Bank	Mount Pleasant Township	
Jensen Edward W			75,000.00
Grossman Edward R	Honesdale National Bank	Honesdale Borough	
Grossman Amy C			145,000.00
Ochis Kevin	J P Morgan Chase Bank	Paupack Township	93,230.00
Bianco Mara	Mortgage Electronic Registration Systems	Lake Township	
Bianco Joseph			100,450.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Hoffman Steward W AKA	Morea Vincent	Manchester Township	
Hoffman Stewart W AKA	Morea Juli		
Hoffman Sharon M	Morea Joseph Jr Morea Milissa M		
Fannie Mae AKA	Haxaire Christophe	Honesdale Borough	
Federal National Mortgage Association AKA	Sklar Jayme		
K M L Law Group			
Dicarlantonio Joseph	Dobitsky Christopher	Salem Township	Lot 432
Botjer David J	Badin David	Lake Township	
Polay Michael S By Sheriff	Bank Of New York Mellon Tr	Honesdale Borough	
Seland Ruth E	Seland William R Jr	Honesdale Borough	
Dennis Ellen B	Ludwig Julie A Tr Dennis Irrevocable Grantor Trust	Damascus Township	
Young Harold J By Sheriff	Rapp David F	Buckingham Township	
Zantowsky Lauretra Lynn Exr	Zantowsky Lauretra Lynn	Waymart Borough	
Maddage Joseph Fest			Lot 8
Young Harold J	Rapp David F	Buckingham Township	
Big Bear Property Owners Association Inc	Tisdale Lori	Paupack Township	Lot 63
Kaminsky Stephen S	Yusim Mikhail	Paupack Township	
Kaminsky Marquita	Yusim Galina		Lots 5 & 6
Riefler William H	Riefler William H	Oregon Township	
Riefler Tammy L			
Krug William C III	Wood Michael C	Damascus Township	
Montelione Krug Wendy Z	Wood Amy O		
Krug Wendy Z Montelione			
Napolitano Louis N AKA	Napolitano Mary Ann	Berlin Township	
Napolitano Louis AKA			
Napolitano Mary Ann			

Bayview Loan Servicing	Exeter Aileen	Lehigh Township	
Bank Of New York Mellon Tr By Af	Barucky Paul J Jr	Lehigh Township	
Bank Of America Af	Barucky Jennifer		Lot 28
Fulton James Louis	Fulton James F	Dreher Township	
Fulton Mardell Barnes			
Schupp Ludwig	Cioffi Michael	Paupack Township	
Schupp Madeline	Cioffi Amelia		Lot 6
Dimmitt Doreen B Tr	Bambera Joseph C Tr	Damascus Township	
Dimmitt Richard R Tr	Saint John Evangelist Roman Catholic Parish		Parcel D
Doreen B Dimmitt Revocable Trust			
Bambera Joseph C Tr	Dimmitt Doreen B Tr	Damascus Township	
Saint John Evangelist Roman Catholic Parish	Dimmitt Richard R Tr Doreen B Dimmitt Revocable Trust		
Schneider Kurt W	Schneider Kurt W Tr Kurt W Schneider Two Zero One Three Trust	Starrucca Borough	
Kenny Thomas M	Star Two Six Four	Preston Township Preston & Scott Townships Scott Township Scott & Preston Townships	
Korb Jerome A	Topaz Enterprises Inc	Texas Township 1 & 2	
Korb Robin J			
Senecal Julie	Parrish Terrance R	Lake Township	
Parrish Terrance R			Lot 3583
Veterans Affairs	Piper Creek Inc	Bethany Borough	
Moylan Francis P	Moylan Francis P	Salem Township	
Moylan Lorraine			
Rooney William F	Rooney William F Martello Kristen L Rooney William F Jr	Salem Township	Lot 626
Jellett Elizabeth M By Agent	Wells Judith N	Preston Township	
Jellett Carol Agent			Lots 3 & 4
Watts Donald J	Watts Donald J	Lehigh Township	
Watts Lorraine D	Watts Lorraine D		
Pallay John	Pallay Justin M	Palmyra Township	
Pallay Elizabeth			Lot 25
Sweeney May D	Rocca Margaret	Paupack Township	Lot 90
Putzi Stephen M	Rogue Investments	Honesdale Borough	
Putzi Suzanne AKA By Agent			
Putzi Suzanne S AKA By Agent			
Putzi Stephen M Agent			
Graham William P	Sabo Michelle	Paupack Township	
Graham Venetia	Sabo Lewis		Lot 68
Sampson Thomas A Sr	Sampson Thomas A Jr	Preston Township	
Sampson Alice M	Sampson Mary E		Lot 1
Sampson Thomas A Sr	Sampson Gloria	Preston Township	
Sampson Alice M		Preston & Mt Pleasant Twps Mount Pleasant Township Mt Pleasant & Preston Twps	Lot 3 Lot 3

Ott Andrew	Ott Brian K	Manchester Township
Hamby Michael J	Hamby Marie	Berlin Township
Garing Shawn P	Garing Shawn P	Honesdale Borough
	Garing Rebecca L	
Rechner Hugh Exr	Gustofson Thomas	Manchester Township
Maudlin Kenneth Lest	Gustofson Lynn	Lots 1319 & 1320
Krug William C III	Montelionekrug Wendy Z	Damascus Township
Krug Wendy Z Montelione	Krug William C III	
Montelionekrug Wendy Z	Krug Wendy Z Montelione	
Avant Grady M	Singer Adam	Damascus Township
	Becker Amy	
Garing Benjamin F Jr	Garing Shawn P	Cherry Ridge Township
	Garing Rebecca L	Lot 3
Garing Benjamin F Jr	Garing Walter J	Cherry Ridge Township
	Garing Nancy Jane	Lot 1
Wayne County Tax Claim Bureau Barone Salvatore	Munson Alfred G	Manchester Township
Wayne County Tax Claim Bureau Barone Salvatore	Munson Alfred G	Manchester Township
Wayne County Tax Claim Bureau Torres Jose A	Munson Alfred G	Manchester Township
Torres Carmen		
Wayne County Tax Claim Bureau Serafino Frank R	Czeczuga Kenneth E	Manchester Township
Serafino Florence E	Stupar Matthew	
	Giovagnoli John	
Wayne County Tax Claim Bureau Warren James Sr	Tisdale Lori	Paupack Township
Warren Kaitlyn		
Wayne County Tax Claim Bureau Wilson Walter	Geary Edith B	Paupack Township
Wayne County Tax Claim Bureau Newman Max Est	Cioffi Michael	Salem Township
Newman Claire Est	Cioffi Amelia	
Wayne County Tax Claim Bureau Carollo Anthony	Cioffi Michael	Salem Township
Wayne County Tax Claim Bureau G C Marketing Inc	Cioffi Amelia	
Wayne County Tax Claim Bureau Serfass Thomas N Jr	Jordon Holdings L L C	Dreher Township
Wayne County Tax Claim Bureau Kuenvik Rudy	Fowler Wayne	Lehigh Township
Kuenvik Grace A	Fowler Laura	
Wayne County Tax Claim Bureau Muth Albert J	Mooney Jane E	Lehigh Township
Muth E Gladys		
Wayne County Tax Claim Bureau Muth Albert J Tr	Berish Gary	Lehigh Township
Wayne County Tax Claim Bureau Davidson Charles A	Borges Bobbi Jo	Manchester Township
	Borges Sally	

Wayne County Tax Claim Bureau	Borges Bobbi Jo	Manchester Township	
Davidson Charles A	Borges Sally		
Wayne County Tax Claim Bureau	Borges Bobbi Jo	Manchester Township	
Courain Gerald J	Borges Sally		
Courain Lora A			
Wayne County Tax Claim Bureau	Berrios Daniel J	Manchester Township	
Carlson Rosemary Gerken			
Wayne County Tax Claim Bureau	Boettger Nancy	Manchester Township	
Reflection Lakes P O A	Boettger Michael		
Sorbello Fred A	Hensel Millard I	Paupack Township	
Sorbello Cheryl	Hensel Susan B		Lot 15
	Sauer William C		
	Sauer Laura J		
Farber Robert W	Damico John A	Paupack Township	
Farber Roxanne	Damico Lisa A		Lot 13
Lofaso Carmine F	Jones Erin	Lehigh Township	
Arcangel Melissa			Lot 214
Lofaso Linda J			
Arcangel Geronimo			
Houck Gary L	Houck Gary L	Paupack Township	
Houck Karen Owens	Houck Karen Owens		Lots 106 & 107
Carroll Thomas P	Carini Joseph C	Lehigh Township	
	Carini Mary T		
Conzone Gregg	Vrlaku Michael	Salem Township	
Conzone Tina Marie			Lot 883
Locklin Richard G Jr	Locklin Richard G Jr	Salem Township	
Locklin Cindy J			
Hubbard Cindy J			
Warfield Richard	Warfield Kevin L	Manchester Township	
	Warfield Julie Ann		
Hein Peter	Camenisch Susan	Oregon Township	Lot 2B
Iturrey Carmen I	Iturrey Juan A Jr	Scott Township	
Epstein Daniel D By Af	Epstein Marian	Paupack Township	
Epstein Ellen S Af			Lots 15 & 17
Epstein Ellen			
Epstein Daniel D By Af	Epstein Marian	Paupack Township	
Epstein Ellen S Af			Lot 16
Epstein Ellen			
Wayne Bank	Glodek David	Hawley Borough	
	Glodek Kimberly]		Lots 49 & 50
First Northern Bank & Trust Co	Golf Park Properties Inc	Salem Township	
Federal Home Loan			
Mortgage Corporation	Newhouse David	Paupack Township	
McGovern Daniel A	Newhouse Tammy		
Altman Donald I	Altman Donald I	Lebanon Township	
Altman Mary Elizabeth	Altman Mary Elizabeth		
Wenger Brian	Wise Timothy D	Sterling Township	Lots 60 & 62
Projan Premier Modular Homes	Gearhart Ryan	Cherry Ridge Township	
	Gearhart Mollie		Lot 38

Kulick Michael	Kulick Michael Tr	Sterling Township	
Kulick Carol	Kulick Carol A Tr		Lot 6
	Michael Kulick Revocable Trust Agreement		
	Carol A Kulick Revocable Trust Agreement		
Doney Robert W Tr	Miller Richard	Lehigh Township	
Doney Maella R Tr			Lots 2 & 3
Robert W Doney Revocable Living Trust			
Maella R Doney Revocable Living Trust			
Phillips John R Est AKA	Nichols Elaine	Manchester Township	
Phillips John Rand Est AKA			Lots 2R & 1 BR
Nichols Elaine Exr & Ind			
Iturrey Juan A Jr By Agent	Bauer William Jr	Scott Township	
Iturrey Carmen I Agent			
Pugliese Stephen J	Bullions Michael C	Berlin Township	
Pugliese Laura C	Bullions Danielle		Lot 4
Wallace Raymond Lee	Wallace Raymond Lee	Dyberry Township	
Leonardi Charlene	Leonardi Charlene		
Dimmitt Doreen B Tr	Dimmitt Doreen B Tr	Damascus Township	
Dimmitt Richard R Tr	Dimmitt Richard R Tr		
Doreen B Dimmitt Revocable Trust	Doreen B Dimmitt Revocable Trust		
Dimmitt Doreen B Tr	Dimmitt Doreen B Tr	Damascus Township	
Dimmitt Richard R Tr	Dimmitt Richard R Tr		
Doreen B Dimmitt Revocable Trust	Doreen B Dimmitt Revocable Trust		
Bambera Joseph C Tr	Saint John Evangelist Roman Catholic Parish	Damascus Township	
Saint John Evangelist Roman Catholic Parish	Bambera Joseph C Tr		

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