

OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 3 ★ JULY 5, 2013 ★ Honesdale, PA ★ No. 17



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CASES REPORTED

Commonwealth of Pennsylvania
v.
Eric Frederick Skinner

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**Court of Common Pleas
22nd Judicial District:**

The Hon. Raymond L. Hamill
President Judge

The Hon. Robert J. Conway
Senior Judge

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

The Official Legal Publication of Wayne County, Pennsylvania



Legal Journal of Wayne County

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

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

www.waynecountylawyers.org

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

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

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

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

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

MESSAGE FROM THE WAYNE COUNTY BAR ASSOCIATION



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

PRICING & RATES

Notice Pricing

One time Insertions

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

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

Subscription Rates

Per Year

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

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

WAYNE COUNTY OFFICIALS

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

Magisterial District Judges

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Jane E. Farrell
Ronald J. Edwards
Ted Mikulak

Court Administrator

Linus H. Myers

Sheriff

Mark Steelman

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Judy O'Connell
Kathleen A. Schloesser

Jury Commissioners

Judith M. Romich
Patricia Biondo

COURT OPINION

COMMONWEALTH OF PENNSYLVANIA

v.

ERIC FREDERICK SKINNER

No. 462-2011-Criminal

Attorney for Defendant: Pro Se

Summary of the Case

At issue was Defendant's appeal of the Court's Order dismissing Defendant's PCRA Petition. Defendant originally pleaded guilty to Possession of Drug Paraphernalia (M) and Receiving Stolen Property (M-1). He was sentenced to a state correctional facility for a total of 19 - 72 months. On November 5, 2012, Defendant filed a pro se Motion for Post Conviction Collateral Relief and Oressa P. Campbell, Esquire, was appointed to representation. Attorney Campbell thereafter filed a Motion to Withdraw in conjunction with a Turner/Finley no merit letter on January 17, 2013. On March 18, 2013, the Court filed an Opinion and Order dismissing Defendant's PCRA. Defendant raised five issues on appeal:

1. Was Defendant's first court appointed trial counsel deficient, which in the circumstances of the particular case, so undermined the truth-determining process that no reliable adjudication of guilt or innocence could have taken place?
2. Was Defendant's second privately obtained trial counsel deficient, which in the circumstances of the particular case, so undermined the truth-determining process that no reliable adjudication of guilt or innocence could have taken place? In conjunction with above, was a plea of guilty unlawfully induced where the circumstances make it likely that the inducement caused petitioner to plead guilty and the petitioner is innocent?
3. Was court appointed PCRA counsel deficient for failing to review the PCRA petition in person with the Defendant, discuss points of merit, and revise the Defendant's PCRA petition?
4. Defendant complains of misconduct on the part of law enforcement officers during his arrest.
5. Defendant complains of biasness of Judge Hamill during unspecified "court proceedings."

The Post Conviction Relief Act provides that in order to be eligible for post-

conviction relief, a defendant must establish that the allegation of error has not been waived. 42 Pa.C.S. § 9543(a)(3). A claim is waived if a defendant could have raised the issue at trial, on appeal, or in a prior post-conviction proceeding but failed to do so. 42 Pa.C.S. § 9544(b). See *Commonwealth v. Peterkin*, 649 A.2d 121, 124 (Pa.1994); *Commonwealth v. Robinson*, 682 A.2d 831, 834 (Pa.Super. 1996)(ineffectiveness claims of trial counsel not argued on appeal deemed waived).

A decision to forego a direct appeal constitutes a waiver of all claims that could have been raised on direct appeal. A defendant must establish that counsel was ineffective in advising him not to pursue direct appeal in order to have the claims reviewed in a PCRA proceeding. *Commonwealth v. Eaddy*, 614 A.2d 1203, 1207-08 (Pa.Super. 1992). Claims of error alleging a constitutional violation, and a claim that a guilty plea was unlawfully induced are subject to the waiver rule. 42 Pa.C.S. § 9543(a)(2)(iii).

The Court opined that Defendant failed to raise the issue of ineffective assistance of counsel on direct appeal, and also made no statement in his PCRA as to whether or not he received advice about pursuing a direct appeal. The Court determined that Defendant's claim of ineffective assistance of his privately retained counsel was therefore waived. In addition, Defendant's claim of ineffective assistance of his court appointed counsel and the allegations of law enforcement misconduct was also waived as neither was addressed in Defendant's PCRA nor on direct appeal.

In regards to Defendant's claim of ineffective assistance of PCRA counsel, the Court set forth the relevant standard. "[I]t long has been clear that counsel for a criminal defendant may withdraw at any stage of collateral proceedings if he, in the exercise of his professional judgment, determines that the issues raised in those proceedings are meritless and the post-conviction court concurs with his assessment." *Commonwealth v. Bishop*, 645 A.2d 274, 275 (Pa.Super. 1994). "The post-conviction petitioner then may proceed pro se, by privately retained counsel, or not at all." *Id.* "Before a request to withdraw may be granted counsel must file a 'no-merit' letter detailing the nature and extent of his review and listing each issue which the petitioner wished to raise." *Id.* at 275-76. "In addition, the letter must include an explanation as to why those issues lack merit." *Id.* at 276. Thereafter, "there must be an independent judicial determination that the various issues support no grant of relief." *Id.*

The Court determined that PCRA counsel made a diligent effort to assess the merits of Defendant's PCRA Motion and the no merit letter thoroughly addressed each issue raised by Defendant in his PCRA Motion. The Court therefore ruled that Defendant's claim of ineffective assistance of PCRA counsel was without merit.

Finally, Defendant failed to set forth any specific instances of judicial bias and found nothing in the record to indicate bias and the court determined Defendant's final issue was also without merit. The Court therefore requested that Superior Court find no merit in Defendant's appeal.



LEGAL NOTICES

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

ESTATE NOTICES

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

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

EXECUTRIX NOTICE

Estate of CHARLES T.
RICHARDSON, JR.
Late of Hawley Borough
Executrix
RACHEL RICHARDSON
310 KEYSTONE ST.
HAWLEY, PA 18428
Attorney
JOHN F. SPALL
2573 ROUTE 6
HAWLEY, PA 18428

7/5/2013 • 7/12/2013 • 7/19/2013

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

OTHER NOTICES

LEGAL NOTICE

RE: 222-Civil-2013
Action to Quiet Title

BARBARA J. WILLIS, ROBERT
B. SPENCER, and
CHARLES A. SPENCER
Plaintiffs

VS.

DENISON P. HINE, JOHN W.
LEWIS, EDWIN W. HINE and
MARY HINE, his wife, their heirs,
executors, administrators, assigns,
and any and all other persons
claiming any right, title or interest
in or to the herein-described real
property other than plaintiff, whose
identity is known
Defendants

**ORDER FOR ENTRY OF
DEFAULT JUDGMENT TO
QUIET TITLE**

AND NOW, this 27th day of June,
2013, upon consideration of
plaintiffs' Motion for Default
Judgment to Quiet Title pursuant to
Pa.R.C.P. 1066(a), it is hereby
ORDERED that a judgment by
default be entered against
defendants DENISON P. HINE,
JOHN W. LEWIS, EDWIN W.
HINE and MARY HINE, his wife,
their heirs, executors,
administrators, assigns, and any
and all other persons claiming any
right, title or interest in or to the
real property described in
plaintiffs' Complaint that is
inconsistent with the interest or

claim of plaintiffs as set forth in the Complaint, unless the defendants file an answer or other responsive pleading to plaintiffs' Complaint within thirty (30) days of the date of this Order.

Plaintiffs are required to publish this Order once in the Wayne Independent and Wayne County Legal Journal and file proof of publication of same with the Court. Upon praecipe of the plaintiffs after the expiration of thirty (30) days from the date of this Order, the Prothonotary shall enter final judgment against the defendants named herein as set forth above, provided that the defendants do not take any action of record within thirty (30) days of the date of this Order.

/s/ Robert J. Conway, Sr. J.

Nicholas A. Barna, Esq.
Attorney for Plaintiffs
831 Court Street
Honesdale, PA 18431
570-253-4921

7/5/2013

NOTICE OF PUBLIC HEARING

NOTICE is hereby given that Mount Pleasant Township Supervisors will conduct a public hearing to consider pursuant to section 147F of the United States Internal Revenue Code the approval of a borrowing by Pleasant Mount Emergency Services, Inc. from Honesdale National Bank pursuant to section 147F of the United States Internal Revenue Code. Said resolution will

be considered at a meeting to be held on the 15th day of July, 2013 at 7:00 PM in the Mount Pleasant Township building. A full copy of said proposed ordinance can be reviewed by contacting the borough secretary or the law firm of Fields & Bianco.

Eleanor McGraw, Secretary
David F. Bianco, Solicitor
for Mount Pleasant Township

7/5/2013

NOTICE OF FILING OF ARTICLES OF INCORPORATION

Notice is hereby given that Article of Incorporation have been filed with the Commonwealth of Pennsylvania, Department of State at Harrisburg, PA on June 14, 2013, for the purpose of obtaining a Certificate of Incorporation.

The name of the corporation, organized under the Commonwealth of Pennsylvania Business Corporation Law of 1988, is **C Family Homes, Inc.** The corporation is incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

HUGH RECHNER, ESQUIRE
924 Church Street
Honesdale, PA 18431

7/5/2013

NOTICE OF FILING OF CERTIFICATE OF ORGANIZATION

TAKE NOTICE THAT Certificate of Organization was filed with the Department of State. The name of

the Limited Liability Company is 1744 East Street, LLC. This Limited Liability Company has been organized under the provision pursuant to 15 Pa. C.S. 8913. Solicitor: Matthew L. Meagher, Esquire, 1018 Church Street, Honesdale, Pennsylvania 18431.

7/5/2013

**NOTICE OF FILING OF
CERTIFICATE OF
ORGANIZATION**

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

7/5/2013

**NOTICE OF FILING OF
ARTICLES OF
INCORPORATION**

TAKE NOTICE THAT Articles of Incorporation were filed with the Department of State. The name of the Corporation is Lakewood Lodge and Restaurant, Inc. This corporation has been incorporated under the provision of the Business Corporation Law of 1988. Solicitor: Matthew L. Meagher, Esquire, 1018 Church Street, Honesdale, Pennsylvania 18431.

7/5/2013

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 17, 2013**

By virtue of a writ of Execution NationStar Mortgage LLC D/B/A Champion Mortgage Company issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 17th day of July, 2013 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THOSE CERTAIN LOTS, PIECES OR PARCELS OF LAND SITUATE, LYING AND BEING IN THE TOWNSHIP OF LAKE, COUNTY OF WAYNE AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

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

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

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

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

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

TRACT TWO: BEGINNING AT A CORNER ON THE NORTH SIDE OF OLD PENNSYLVANIA COAL CO. LIGHT TRACT AND BEING THE EAST CORNER OF LAND OF PARTY OF THE SECOND PARTY; THENCE NORTH 22 DEGREES 50 MINUTES EAST 70 FEET TO CORNER; THENCE NORTH 67 DEGREES 10 MINUTES WEST

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

TAX PARCEL # 12-0-0292-0108

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

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

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

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

April 4, 2013
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE
NOTICE:

That all claims to the property will
be filed with the sheriff before the

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

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

Jill P. Jenkins Esq.

6/21/2013 • 6/28/2013 • 7/5/2013

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

By virtue of a writ of Execution
The Bank of New York Mellon
F/K/A/ The Bank Of New York As
Trustee for the Certificate Holders
of CWALT, Inc. Alternative Loan
Trust 2006-11CB Mortgage Pass-
Through Certificates, Series 2006-
11CB issued out of the Court of
Common Pleas of Wayne County,
to me directed, there will be
exposed to Public Sale, on
Wednesday the 17th day of July,
2013 at 10:00 AM in the
Conference Room on the third
floor of th Wayne County
Courthouse in the Borough of
Honesdale the following property,
viz:

ALL THAT CERTAIN piece, parcel or lot of land, situate, lying and being in the Township of Paupack, County of Wayne and State of Pennsylvania, more particularly described as Lot No. 437, Regency Section, Windsor Road, as shown on Map of Lands of Paupacken Lake Shores, Inc. Recorded in the Office for the Recording of Deeds in and for County of Wayne in Map Book 29, Page 37.

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

Title to said premises is vested in James J. Gravina by deed from The Estate of Frances Rizzi by Gerald Rizzo, Jr., Executor, Phillip M. Rizzo, Executor and Michael Rizzo, Executor dated November 26, 2004 and recorded December 6, 2004 in Deed Book 2668, Page 72, Instrument Number 200400015093.

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

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

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

April 4, 2013
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

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

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

Christine L. Graham, Esq.

6/21/2013 • 6/28/2013 • 7/5/2013

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

By virtue of a writ of Execution Paupacken 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

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Providing You and Your Practice with Affordable

Lawyers Professional Liability Insurance



OUR SERVICE SHINES ABOVE THE REST.

OLSOMMER-CLARKE
INSURANCE GROUP, INC.

HAMLIN OFFICE • 570-689-9600

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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/II 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 Whele, 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

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Honesdale, PA**

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 of 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
additonal

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

CIVIL ACTIONS FILED

*FROM JUNE 8, 2013 TO JUNE 14, 2013
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2006-00102	VANDERSTAD GARY JR	6/12/2013	ORDER AVOIDING JDGMT	—
2009-20855	VANDERSTAD GARY JR	6/13/2013	ORDER/AVOID JUDGMENT	—
2009-20855	VANDERSTAD DAWN JR	6/13/2013	ORDER/AVOID JUDGMENT	—
2010-20321	GRENVILLE PHIL	6/13/2013	RELEASE	—
2010-22046	LOWRY ROBERT J	6/14/2013	SATISFACTION	—
2010-22046	LOWRY RITA D	6/14/2013	SATISFACTION	—
2011-00494	MCELHANEY JONATHAN A	6/14/2013	WRIT OF EXECUTION	90,136.65
2011-00494	MCELHANEY MEGAN	6/14/2013	WRIT OF EXECUTION	90,136.65
2011-20211	GRENVILLE PHIL	6/13/2013	RELEASE	—
2011-20529	PETCH ELISABETH G	6/14/2013	SATISFACTION	—
2011-20700	BARTHEL WADE GRIFFIN	6/13/2013	SATISFACTION	—
2012-00342	GONZALEZ MARIO DEFENDANT/APPELLANT	6/12/2013	WRIT OF EXECUTION	6,386.30
2012-00342	GONZALEZ CAROLYN DEFENDANT/APPELLANT	6/12/2013	WRIT OF EXECUTION	6,386.30
2012-00733	ANTIDORMI PETER	6/14/2013	WRIT OF EXECUTION	191,888.88
2012-20050	AMILL EVELYN	6/13/2013	RELEASE	—
2012-20597	GRENVILLE PHIL	6/13/2013	RELEASE	—
2012-20666	WATSON FRANCES S	6/13/2013	SATISFACTION	782.42
2012-20937	AMILL EVELYN	6/13/2013	RELEASE	—
2012-21304	MASTRACOLA ANTHONY	6/13/2013	RELEASE	—
2012-21685	CURTIS WILLIAM D	6/13/2013	REISSUE WRIT REVIVAL	—
2013-00134	ROTHERHAM DONALD A	6/14/2013	DEFAULT JUDG IN REM	139,064.17
2013-00150	WOOD SYLVIA C	6/14/2013	DEFAULT JUDGMENT	74,547.97
2013-00150	WOOD DAVID	6/14/2013	DEFAULT JUDGMENT	74,547.97
2013-00176	PENHA DINIS B	6/14/2013	DEFAULT JUDG IN REM	583,713.97
2013-00176	DEOLIVEIRA GERALDA	6/14/2013	DEFAULT JUDG IN REM	583,713.97
2013-00199	VALENTIN IVAN	6/14/2013	DEFAULT JUDGMENT	130,003.55
2013-00199	vALENTIN GERARDO	6/14/2013	DEFAULT JUDGMENT	130,003.55
2013-00199	VALENTIN IVAN	6/14/2013	WRIT OF EXECUTION	130,003.55
2013-00199	VALENTIN GERARDO	6/14/2013	WRIT OF EXECUTION	130,003.55
2013-00291	SCHOONOVER MARY DECEASED PERSON	6/11/2013	QUIET TITLE	—
2013-00291	SCHOONOVER ISSAC E DECEASED PERSON	6/11/2013	QUIET TITLE	—
2013-00291	SCHOONOVER ELLEN DECEASED PERSON	6/11/2013	QUIET TITLE	—
2013-00291	SCHOONOVER JOHN R DECEASED PERSON	6/11/2013	QUIET TITLE	—
2013-00291	SCHOONOVER CHARLES K DECEASED PERSON	6/11/2013	QUIET TITLE	—

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

2013-20278	WAYNE BANK GARNISHEE	6/13/2013	GARNISHEE/JUDGMENT	1,768.59
2013-20491	SHELYS FAMILY RESTAURANT A CORPORATION	6/13/2013	WITHDRAWAL FED LIEN	525.43
2013-20598	PATEL ATUL R	6/13/2013	SATISFACTION	877.60
2013-20696	CHIANG CHING CHIM TRUSTEE LKO FAMILY TRUST	6/10/2013	MUNICIPAL LIEN	359.90
2013-20697	KAEMPF RICKY	6/10/2013	MUNICIPAL LIEN	359.90
2013-20698	KANAMURA SEIJI	6/10/2013	MUNICIPAL LIEN	344.58
2013-20699	KHAN KAMINI	6/10/2013	MUNICIPAL LIEN	351.14
2013-20700	KHAN KAMINI	6/10/2013	MUNICIPAL LIEN	353.33
2013-20701	KHOLIF GOMAA	6/10/2013	MUNICIPAL LIEN	359.90
2013-20702	LITTLE CHRISTINE J	6/10/2013	MUNICIPAL LIEN	359.90
2013-20703	MATHUR RAKESH K	6/10/2013	MUNICIPAL LIEN	359.90
2013-20703	MATHUR SHABHRA S	6/10/2013	MUNICIPAL LIEN	359.90
2013-20704	MATTER VERNON	6/10/2013	MUNICIPAL LIEN	359.90
2013-20704	MATTER ELVIRA	6/10/2013	MUNICIPAL LIEN	359.90
2013-20705	MATTER VERNON	6/10/2013	MUNICIPAL LIEN	359.90
2013-20705	MATTER ELVIRA	6/10/2013	MUNICIPAL LIEN	359.90
2013-20706	HOFFMAN STEWART	6/12/2013	FEDERAL TAX LIEN	38,986.75
2013-20706	HOFFMAN SHARON	6/12/2013	FEDERAL TAX LIEN	38,986.75
2013-20707	POLITI JOSEPH L	6/13/2013	JUDGMENT	1,136.00
2013-20708	GRUDESKI RICHARD JR	6/13/2013	JP TRANSCRIPT	2,280.50
2013-20709	STEWART AVERILL R	6/13/2013	FEDERAL TAX LIEN	49,072.66
2013-20710	NYE VIRGINIA	6/13/2013	JP TRANSCRIPT	6,722.26
2013-20711	HOFFMAN CAROL	6/13/2013	TAX LIEN	2,012.56
2013-20712	VANSICKLE CLIFFORD	6/13/2013	JP TRANSCRIPT	4,592.18
2013-20713	DWYER BRAD	6/13/2013	JP TRANSCRIPT	6,779.94
2013-20714	VICARI JOHN S	6/13/2013	MUNICIPAL LIEN	1,339.59
2013-20714	VICARI NATALIE	6/13/2013	MUNICIPAL LIEN	1,339.59
2013-20715	SPINELLO MICHAEL	6/13/2013	MUNICIPAL LIEN	1,303.38
2013-20715	SPINELLO JUNE	6/13/2013	MUNICIPAL LIEN	1,303.38
2013-20716	LATOURNOUS FAWN	6/13/2013	MUNICIPAL LIEN	409.97
2013-20717	LATOURNOUS PATRICK	6/13/2013	MUNICIPAL LIEN	480.12
2013-20717	LATOURNOUS FAWN	6/13/2013	MUNICIPAL LIEN	480.12
2013-20718	SMITH JOLENE	6/13/2013	MUNICIPAL LIEN	1,644.14
2013-20719	DEUTSCHE BANK NATIONAL TRUST CO	6/13/2013	MUNICIPAL LIEN	1,820.19
2013-20720	DOTY MARY A	6/13/2013	MUNICIPAL LIEN	1,026.57
2013-20721	NASSER JOSEPH G	6/13/2013	MUNICIPAL LIEN	1,264.11
2013-20722	ROSARIO JOSE	6/13/2013	MUNICIPAL LIEN	677.47
2013-20723	COX CHRISTINE	6/13/2013	MUNICIPAL LIEN	677.47
2013-20724	BELKNAP JEFFERY P	6/14/2013	JUDGMENT	2,099.50
2013-20725	GENUINO GERALD	6/14/2013	MUNICIPAL LIEN	910.28
2013-20725	GENUINO MARY JANE	6/14/2013	MUNICIPAL LIEN	910.28
2013-20726	COSTELLO DAVID V	6/14/2013	MUNICIPAL LIEN	717.02
2013-20727	LOISELE PATRICIA D	6/14/2013	MUNICIPAL LIEN	962.89
2013-20728	KEARNS BRIAN	6/14/2013	MUNICIPAL LIEN	738.54

2013-20729	ALEVIS KENNETH	6/14/2013	MUNICIPAL LIEN	677.47
2013-20730	PILIPPIE STEFANI-LEE	6/14/2013	MUNICIPAL LIEN	2,519.03
2013-20731	GADEMAN JEANNE	6/14/2013	MUNICIPAL LIEN	700.07
2013-20732	FEDERAL NATIONAL MORTGAGE ASSOCIATI	6/14/2013	MUNICIPAL LIEN	1,219.07
2013-20733	BOUCHARD KEVIN	6/14/2013	MUNICIPAL LIEN	677.47
2013-20734	HYLAND ROBERT E	6/14/2013	MUNICIPAL LIEN	920.88
2013-20735	RAJKUMAR JUNIOR B	6/14/2013	MUNICIPAL LIEN	1,330.23
2013-20735	RAJKUMAR JUDy	6/14/2013	MUNICIPAL LIEN	1,330.23
2013-20736	NEELY SCOTT	6/14/2013	MUNICIPAL LIEN	1,334.13
2013-20737	GAVICH ALLEN	6/14/2013	MUNICIPAL LIEN	1,330.23
2013-20738	MAZZARIELLO JOSEPH J	6/14/2013	MUNICIPAL LIEN	1,058.29
2013-20739	SORENSEN MATTHEW J	6/14/2013	MUNICIPAL LIEN	1,330.23
2013-20739	SORENSEN DINA M	6/14/2013	MUNICIPAL LIEN	1,330.23
2013-20740	NIENSON MICHAEL	6/14/2013	MUNICIPAL LIEN	1,303.59
2013-20740	NIENSON JACQUELINE	6/14/2013	MUNICIPAL LIEN	1,303.59
2013-20741	CORRIGAN CREATIVE CUSTOMS LLC	6/14/2013	TAX LIEN	474.65
2013-20742	AMERICAN REAL ESTATE INVESTMENT HOLDINGS I INC	6/14/2013	TAX LIEN	693.05
2013-20743	ARIEL SCREEN ARTS LLC	6/14/2013	TAX LIEN	792.50
2013-20744	SHELLYS FAMILY RESTAURANT INCORPORATION	6/14/2013	TAX LIEN	2,282.06
2013-20745	POZZA GARY J	6/14/2013	TAX LIEN	619.80
2013-20746	WELSH ROBERT JR	6/14/2013	TAX LIEN	10,516.33
2013-20747	BARNUM WAYNE B	6/14/2013	TAX LIEN	2,747.65
2013-20747	BARNUM SHERRI A	6/14/2013	TAX LIEN	2,747.65
2013-20748	STEFANOV MICHAEL L	6/14/2013	TAX LIEN	2,820.15
2013-20749	LEVONCHUK NICHOLAS	6/14/2013	TAX LIEN	2,817.09
2013-20750	SMITH SEAN L	6/14/2013	TAX LIEN	706.28
2013-20750	SMITH ELIZABETH T	6/14/2013	TAX LIEN	706.28
2013-20751	ROGERS DAVID M	6/14/2013	TAX LIEN	1,231.87
2013-20751	ROGERS CATHY M	6/14/2013	TAX LIEN	1,231.87
2013-20752	EHRlich JIMMIE R	6/14/2013	TAX LIEN	3,881.96
2013-20752	OBRIENEHRlich JEAN M	6/14/2013	TAX LIEN	3,881.96
2013-20753	BAUMANN JEFFREY H	6/14/2013	TAX LIEN	1,118.02
2013-20754	EHRlich JIMMIE R	6/14/2013	TAX LIEN	3,046.37
2013-20754	EHRlich JEAN M OBRIEN	6/14/2013	TAX LIEN	3,046.37
2013-20754	OBRIEN JEAN M EHRlich	6/14/2013	TAX LIEN	3,046.37
2013-40034	KROMKO JUSTIN OWNER	P 6/11/2013	STIP VS LIENS	—
2013-40034	KROMKO CASEY OWNER	P 6/11/2013	STIP VS LIENS	—
2013-40034	AUGELLO EXCAVATING INC CONTRACTOR	6/11/2013	STIP VS LIENS	—

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00292	FIA CARD SERVICES	PLAINTIFF	6/11/2013	—
2013-00292	SKELTON DENNIS A	DEFENDANT	6/11/2013	—

CONTRACT — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00295	JIM MELLON GENERAL CONTRACTING D/B/A	PLAINTIFF	6/12/2013	—
2013-00295	MELLON CERTIFIED RESTORATION	PLAINTIFF	6/12/2013	—
2013-00295	HAWLEY AMBULANCE & RESCUE CO	DEFENDANT	6/12/2013	—

PETITION

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00297	1989 TALBERT TOW TRAILER VIN 40FS04223K3008266	PETITIONER	6/13/2013	—
2013-00297	BOOTHES ERIK A/K/A	PETITIONER	6/13/2013	—
2013-00297	BOOTHES ERIC	PETITIONER	6/13/2013	—
2013-00297	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	RESPONDENT	6/13/2013	—

REAL PROPERTY — EJECTMENT

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00298	US BANK NATIONAL ASSOCIATION	PLAINTIFF	6/13/2013	—
2013-00298	DAILEY TIMOTHY G OR OCCUPANTS	DEFENDANT	6/13/2013	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00293	OCWEN LOAN SERVICING	PLAINTIFF	6/11/2013	—
2013-00293	KIGANIIS KALIIN T	PLAINTIFF	6/11/2013	—
2013-00294	DEUTSCHE BANK NATIONAL TRUST	PLAINTIFF	6/11/2013	—
2013-00294	MARTIN ROBERT A	DEFENDANT	6/11/2013	—
2013-00294	OTOOLE JOAN MARY	DEFENDANT	6/11/2013	—
2013-00299	WELLS FARGO BANK	PLAINTIFF	6/14/2013	—
2013-00299	FONTANO ANTHONY JR	DEFENDANT	6/14/2013	—

REAL PROPERTY — QUIET TITLE

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00291	ANTONIOLLI HENRY	PLAINTIFF	6/11/2013	—
2013-00291	SCHOONOVER MARY DECEASED PERSON	DEFENDANT	6/11/2013	—
2013-00291	SCHOONOVER ISSAC E DECEASED PERSON	DEFENDANT	6/11/2013	—
2013-00291	SCHOONOVER ELLEN DECEASED PERSON	DEFENDANT	6/11/2013	—
2013-00291	SCHOONOVER JOHN R DECEASED PERSON	DEFENDANT	6/11/2013	—
2013-00291	SCHOONOVER CHARLES K DECEASED PERSON	DEFENDANT	6/11/2013	—

TORT — MOTOR VEHICLE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00290	FERENCZI JOSEPH	PLAINTIFF	6/10/2013	—
2013-00290	LIBERTY MUTUAL FIRE INSURANCE T/A	PLAINTIFF	6/10/2013	—
2013-00290	LIBERTY MUTUAL	PLAINTIFF	6/10/2013	—

TORT — OTHER

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00296	CHEMERYS ROBERT T ADMINISTRATOR	PLAINTIFF	6/13/2013	—
2013-00296	CHEMERYS WENDY LYNN ESTATE	PLAINTIFF	6/13/2013	—
2013-00296	SEAMAN WADE AI KIA	DEFENDANT	6/13/2013	—
2013-00296	SEMAN WADE L	DEFENDANT	6/13/2013	—
2013-00296	KOPICH GREGORY D/B/A	DEFENDANT	6/13/2013	—
2013-00296	SEAMAN AND KOPICH PARTNERSHIP A/K/A	DEFENDANT	6/13/2013	—
2013-00296	SEMAN AND KOPICH PARTNERSHIP	DEFENDANT	6/13/2013	—
2013-00296	TWIN WILLOWS CAR & TRUCK WASH	DEFENDANT	6/13/2013	—



MORTGAGES AND DEEDS

*RECORDED FROM JUNE 24, 2013 TO JUNE 28, 2013
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Liptak Maria	N B T Bank	South Canaan Township	
Liptak Thomas M			58,500.00
Sexton Wayne	Pennstar Bank	Salem Township	
Sexton Cathy			50,000.00
Kappler Karen D	Pennstar Bank	Preston Township	
Kappler Kevin F			75,000.00
Burrell Andrew G	Dime Bank	Dyberry Township	
Burrell Justine			60,000.00
Neer Michael D	Dime Bank	Manchester Township	
Neer Merri E			58,550.00
Schmalzle Verna Mae	Dime Bank	Dreher Township	
Clare Kim Susan			7,250.00
Packer Gary	Dime Bank	Damascus Township	86,000.00
Edwards Janine	Dime Bank	Honesdale Borough	
Tietjen Cinda			30,000.00
Motichka James	Honesdale National Bank	Dyberry Township	
Motichka Anna Ciraolo Ciraolomotichka Anna			237,500.00
Condran Thomas K	Penn Security Bank & Trust Company	Lehigh Township	
Condran Diane J			45,000.00
Katz Benjamin E	First National Bank Of Pa	Paupack Township	
Katz Deborah S			74,700.00
Gonda Donna M AKA	First National Bank Of Pa	Dyberry Township	
Jarusik Donna M AKA			25,000.00
McMyne James C	Ranieri Robert A Jr	Damascus Township	227,500.00
Murawski Jan	Mortgage Electronic Registration Systems	Damascus Township	
Murawska Barbara B			230,000.00
Navatta Sharon Tilove	Mortgage Electronic Registration Systems	Lake Township	
Tilovenavatta Sharon Navatta James			185,000.00
Kiernan Anne B	Wells Fargo Bank	Paupack Township	
Kiernan Brian M			341,000.00
Kubenik Eric	Jeff Bank	Damascus Township	85,000.00
Hirshon Ethel	Bank Of America	Salem Township	
Hirshon Ronald			116,000.00
Jaworska Edyta Knobloch	Polish & Slavic Federal Credit Union	Paupack Township	108,000.00

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

Roy Genevieve Alexandria	Mortgage Electronic Registration Systems	Paupack Township	122,448.00
Spencer Robert B Spencer Kathleen A	Honesdale National Bank	Preston Township	77,000.00
Sorochynskij Mark	Mortgage Electronic Registration Systems	Damascus Township	
Sorochynskij Nina			145,604.00
Safhay David M	Mortgage Electronic Registration Systems	Paupack Township	
Safhay Elizabeth P			137,000.00
Giese Linda	Citizens Savings Bank	Damascus Township	57,000.00
Gerhardt Larry	J P Morgan Chase Bank	Dyberry Township	
Gerhardt Barbara			48,005.00
Hibbs Jason G	Wayne County Redevelopment Authority	Hawley Borough	17,510.00
Roe Michael	Wayne County Redevelopment Authority	Hawley Borough	23,875.00
Gotthardt Daniel E Gotthardt Miranda L	Wayne Bank	Buckingham Township	75,000.00
Pierson Jeremy	Mortgage Electronic Registration Systems	Salem Township	
Pierson Jessica			165,000.00
Blum Maxine G	Penn Liberty Bank	Lehigh Township	350,000.00
Mohr J Gary	Wayne Bank	Paupack Township	
Mohr Elinor A			107,200.00
Mercado Christian	Mortgage Electronic Registration Systems	Paupack Township	74,330.00
Kobylski Gerald C	Wells Fargo Bank	Paupack Township	
Kobylski Trudy Yavorek			393,000.00
Resino Kevin P	Fairway Consumer Discount Company	Palmyra Township	
Johnson Paulette G			200,000.00
Ackourey Peter P	Mortgage Electronic Registration Systems	Salem Township	
Ackourey Christine M			125,000.00
Elfstrom Robert Q	First National Community Bank	Clinton Township	62,500.00
Reed Gregory Stephen	First National Community Bank	Dyberry Township	104,000.00
Nelson Joseph W Sr	Beneficial Mutual Savings Bank	Lake Township	
Nelson Sonia			105,000.00
McAdams Ronald R	Mortgage Electronic Registration Systems	Salem Township	
McAdams Meryl A			97,226.00
Murphy George C	Mortgage Electronic Registration Systems	Canaan Township	
Murphy Margaret Thonnesen			499,910.00
Mason Lillian	Poppo Theresa Est	Preston Township	241,667.00
Ferguson Rita	Mortgage Electronic Registration Systems	Paupack Township	
Ferguson Frank G			84,000.00

Kriefski Rebecca J	Penn Security Bank & Trust Company	Salem Township	150,000.00
Diehl Alan M	Honesdale National Bank	Oregon Township	44,175.00
Kelleher Bruce Robert AKA Kelleher Robert AKA Kelleher Carol A Demianovich	Honesdale National Bank	Mount Pleasant Township	60,000.00
Resti Sherri Lynn	Honesdale National Bank	Buckingham Township	42,000.00
Eisenhard Raymond E III	Mortgage Electronic Registration Systems	Salem Township	
Eisenhard Donna M			161,500.00
Grandjean Cecile Frances Tr Grandjean Bruce L Tr John James Granojean Trust Cecile Frances Granojean Trust	Grandjean Bruce L Grandjean Kathleen	Paupack Township	100,000.00
Keller Michael A A	Bank Of America	Damascus Township	100,000.00
Waxman Joan P	Valley National Bank	Scott Township	
Waxman William R			167,000.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Beyer Julia R	Glover David M Glover Elizabeth S	Preston Township	
Kendall Jeffrey A	Land Liquidator L L C	Sterling Township	Lot 26
Eco Pacific L L C	Land Liquidator L L C	Lehigh Township	Lot 7
Wenger Brian	Sotelo Dixie	Sterling Township	
Wenger Brian	Sotelo Dixie	Sterling Township	
Wenger Brian	Sotelo Dixie	Sterling Township	
Yutz Robert Leonard	Chait Mark Chait Cindy	Berlin Township	
Dowling Dennis Jr Dowling Kathleen L	Baldwin Wayne	Sterling Township	Lot 11
Polnywindgassen Barbara Windgassen Barbara Polny	Polnywindgassen Barbara Windgassen Barbara Polny Polny Stefan	Damascus Township	
Reynolds Robert M Reynolds Patricia Xenos	Hickey Robert L Sr Hickey Linda L	Dreher Township	
Maynard Roland	Haggerty Raymond C III Haggerty Sally M	Paupack Township	Lots 553 & 552
Myers Aleatha Exr Scott Billy C Est	Bogacki Edward Michael	Paupack Township	Lot C
Ranieri Robert A Jr Weisenfeld J Jeffrey Weisenfeld Susan	McMyne James C Murawski Jan Murawska Barbara B	Damascus Township Damascus Township	Lots 1 & 2
Rivero Jesus R By Sheriff	Deutsche Bank Trust Company Tr	Honesdale Borough	Lot 24
Klepadlo Joseph B By Sheriff Klepadlo Rebecca L By Sheriff	Federal National Mortgage Association	Lake Township	Lot 1247
Rae Kristyn By Sheriff Campbell Robert By Sheriff	Federal Home Loan Mortgage Corporation	Paupack Township	Lot 14a

Rosenbergen George By Sheriff	Federal National Mortgage Association	Salem Township	
Edlund Linda By Sheriff			Lot 8
Javitz Michael J By Sheriff	H S B C Bank Usa Tr	Berlin Township	Lots 15 & 24
Wayne County	Wayne County	Bond	
Novotny Ilse M	Novotny John	Cherry Ridge Township	
Carden Margaret	Carden Michele Strong Martin L	Mount Pleasant Township	
Cunningham Kenneth	Hirshon Ronald	Salem Township	
Cunningham Nancy	Hirshon Ethel		Lot 386
Mahon Joseph F	Jaworska Edyta Knobloch	Paupack Township	
Mahon Selena G Griffin			Lot 397
Hamed Lucy	Perez Jeffrey	Lake Township	
Kokakis George Angelo	Perez Bryan A		Lot 4064
Sickler Lori	Roy Genevieve Alexandria	Paupack Township	
Sickler Ernest H III			Lot 125
Jones Glenn S	Smith Dennis	Salem Township	
Jones Kathryn I			Lot 12
Dallas Debra	Spencer Robert B	Preston Township	
Zawacki Debbie	Spencer Kathleen A		Lot 108
Sperduto Gregory			
Wood Cheryl D	Sorochynskij Mark Sorochynskij Nina	Damascus Township	
Galonis Alma Exr	Peeters Chandra	Cherry Ridge Township	
Bush Ann Kathryn Est AKA	Peeters Leonard F		
Bush Anna K Est AKA			
Bush Ann Est AKA			
King Josephine	Giese Linda	Damascus Township	Lot 74
Kelly Warren P	Kelly Warren P	Salem Township	Lot 244R
Fannie Mae AKA	Stamm Geoffrey G	Salem Township	
Federal National Mortgage Association AKA	Purcell Barbara A		Lot 542
Phelan Hallinan L L P			
Wolfe Daniel H	Counterman Carey Counterman Shane	Preston Township	
Stevens Elsie I	Stevens Elsie I Stevens Steven A Stevens Richard G	Sterling Township	
Gotthardt Daniel AKA	Gotthardt Daniel E	Buckingham Township	
Gotthardt Daniel E AKA	Gotthardt Miranda L		
Malinski Miranda			
Gotthardt Miranda L			
Powell George E Tr	Shriver Realty Partnership	Salem Township	
Powell Kathy L Tr			
Geroge E Powell Revocable Living Trust			
Kathy L Powell Revocable Living Trust			
Blum Maxine G	Blum Maxine G	Lehigh Township	Lot 145
Christman Donald Robert	Christman Donald Robert	Clinton Township 1	
Christman Kimberly Romance			Lot B2
Tittle Ronald Jr	Young Richard	Berlin Township	Lot 7

Shelly John M	Mercado Christian A	Paupack Township	
Shelly Ellen C			
Tompkins Realty & Development Co	Mirch Michael R Mirch William F Mirch Richard J	Buckingham Township	
Mirch Michael R	Mirch Richard J	Buckingham Township	
Mirch Melissa			
Corey Charles J	Corey Kenneth R	Lake Township	
Corey Robin L	Corey Debra		Lot 2
Denoie Bayard J III	Brown Steven	Cherry Ridge Township	
Denoie Marl Nicole	Brown Michael A		Lot B2
Stephan Vincent Sr	Stephan Vincent Jr	Berlin Township	
Freis Maria F	Ackourey Peter P	Salem Township	
Freis James H	Ackourey Christine M		Lot 12
Noble Jeffrey	Galano Vincent	Palmyra Township	
Bates Leonard			Lot 75
Bates Patricia			
Poppo Theresa Est	Mason Lillian	Preston Township	
Poppo Jerry Exr AKA			
Poppo Gerard A Sr Exr AKA			
Shifler Glen	Aston Kevin	Canaan Township	
Shifler Caroline			
Mitchell George	Ferguson Frank G	Paupack Township	
Mitchell Ellen	Ferguson Rita		Lot 365
Coyle Catherine T	Coyle Catherine T	Salem Township	
	Scibelli Susan		Lot 7
	Coyle James		
	Groves Maureen		
	Coyle Joseph		
Veltri John A Jr Est	John A Veltri Jr Irrevocable Grantor Trust	Salem Township	
Riccardo Andrea Exr	Anna Veltri Irrevocable Grantor Trust Opeil William P Jr Tr		
Veltri John A Jr Est	John A Veltri Jr Irrevocable Grantor Trust	Salem Township	
Riccardo Andrea Exr	Anna Veltri Irrevocable Grantor Trust Opeil William P Jr Tr		
Veltri John A Jr Est	John A Veltri Jr Irrevocable Grantor Trust	Salem Township	
Riccardo Andrea Exr	Anna Veltri Irrevocable Grantor Trust Opeil William P Jr Tr		
Armour Wendy L	Armour Wendy L	Paupack Township	Lot 64C
Loscig Margaret Est	Loscig Robert Arthur Jr	Honesdale Borough	
Loscig Robert Arthur Jr Exr	Loscig Robert A III		
Loscig Anthony James Exr			

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