

# OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 1 ★ FEBRUARY 10, 2012 ★ Honesdale, PA ★ No. 48



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## CASES REPORTED

Com.  
v.  
Barry Eli Williams

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

The Hon. Raymond L. Hamill  
*President Judge*

The Hon. Robert J. Conway  
*Senior Judge*

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

*The Official Legal Publication of Wayne County, Pennsylvania*



Legal Journal of Wayne County

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

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

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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.

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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
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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
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*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*

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Ted Mikulak

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**Sheriff**

Mark Steelman

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**Chief Public Defender**

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**Coroner**

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**Auditors**

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Judy O’Connell  
Kathleen A. Schloesser

**Jury Commissioners**

Judith M. Romich  
Patricia Biondo

**COURT OPINION**

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*Edited by Ronnie J. Fischer, Esq.*

*Provided by Ronnie J. Fischer, Esq.*

**Com.**

**v.**

**Barry Eli Williams**

**No. 205 - 2001 - Criminal**

Attorney for the Commonwealth: Michael Lehutsky, Esq.  
Barry Eli Williams, pro se

Decided by: Raymond L. Hamill, P.J.

**Summary of the Case**

This case came before the Court as a result of a pro se omnibus pre-trial motion filed by the defendant, Barry Eli Williams, who has been charged with aggravated assault as a result of allegedly punching a correctional officer at SCI Waymart. After a hearing held on this motion, the Court filed an Opinion and Order on January 12, 2012.

The Court divided the issues raised in the defendant's omnibus motion into three categories of issues. The first category involved the defendant's assertion of a notice of insanity/mental infirmity defense. The assertion of this defense is governed by Pa.R.Crim.P. 568, which requires a defendant to file a formal notice of his intention to assert this defense no later than the time the defendant is required to file an omnibus pretrial motion. Subsection (b) of this Rule requires a defendant asserting this defense to include in the notice specific available information regarding the nature and extent of the alleged insanity or mental infirmity, the time period that the defendant allegedly suffered from the alleged insanity or mental infirmity, and the names and addresses of those witnesses (expert or otherwise) who the defendant intends to call to establish this defense. The issue regarding the defendant's assertion of this defense centers around the sufficiency of the notice provided by the defendant, as the Commonwealth moved to strike the defendant's notice on the grounds that it failed to conform to Pa.R.Crim.P. 568(b). It is not clear from the Opinion exactly what the notice filed by the defendant did (or did not) say in relation to the defendant's insanity/mental infirmity defense. The Court denied the Commonwealth's motion, stating (for unspecified reasons) that it did not find the defendant's notice to be so inherently defective that dismissal was warranted, and granting the defendant 30 days to file an amended notice to correct the presumed deficiencies.

The second issues involve the defendant's request for discovery from the Commonwealth. The defendant argued that he was entitled, pursuant to Rule Pa.R.Crim.P. 573, to receive the names of other inmates present at the time of the alleged incident, his mental health records from the Department of Corrections, the criminal records of any witnesses, and SCI Waymart records. The Court cites to language in the Superior Court decision of Com. v. Collins, 598 Pa. 397, 957 A.2d 237 (Pa.Super. 2008) indicating that the Commonwealth does not violate Pa.R.Crim.P. 573 by failing to disclose evidence to the defense that it does not possess and is not aware of, but that if the undisclosed evidence is Brady material (favorable to the accused), the Commonwealth is charged with possessing it even if the evidence is in policy custody. This discussion suggests that the Commonwealth claimed that the evidence sought by the defendant was not in its possession, and that the primary issue before Court centered around whether the subject discovery constitutes Brady material. The Court found that none of the discovery sought by the defendant was Brady material with the exception of records pertaining to any *crimen falsi* convictions of Commonwealth witnesses. Because the Court did not consider the defendant's mental health records from SCI or the Department of Corrections to be Brady material, the Court concluded that the Commonwealth was not required to seek out these records that were not in its possession. The Court observed that the proper procedure to obtain these records would be for the defendant to subpoena them from the third parties.

The third and final issues involve the defendant's request for a court-appointed psychiatrist and private investigator to assist him in preparing his defense. The Court found the defendant's motion for a psychiatrist moot, as at the omnibus hearing the defendant stated that he did not need a psychiatrist if he were able to obtain copies of the psychiatric evaluation performed on him by the Department of Corrections. Observing that the defendant's incarcerated status impinges upon the defendant's ability to obtain discovery and access witnesses, the Court granted the defendant's request to appoint a private investigator, and appointed Frank Golden, with a cost not to exceed \$500.00.

The Court noted that the defendant had raised other issues in his omnibus motion but failed to either brief or argue these issues, and that therefore the Court declined to address these issues and denied them.



**LEGAL NOTICES**

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

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**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.*

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**ESTATE NOTICE**

Notice is hereby given, that Letters of Administration have been granted to Donald F. Bock, Executor of the Estate of Ronald Bock a/k/a Ron Bock, late of Honesdale, Wayne County, Pennsylvania who died on January 14, 2012. 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 Executor, Donald F. Bock c/o Mark R. Zimmer, Esquire, 1133 Main Street, Honesdale, PA 18431.

**2/10/2012 • 2/17/2012 • 2/24/2012**

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**EXECUTRIX NOTICE**

Estate of NEIL A. BISCARDI  
Late of Dreher Township  
Executrix  
TINA MARIE FLORES  
271 SOUTH STERLING RD.  
SOUTH STERLING, PA 18460  
Attorney  
MICHAEL D. WALKER, ESQ

PO BOX 747  
HAMLIN, PA 18427

**2/10/2012 • 2/17/2012 • 2/24/2012**

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**EXECUTRIX NOTICE**

Estate of ROBERT A.  
CORRADETTI  
Late of Township of Paupack  
Executrix  
SUSAN A. CAPOLONGO  
51 FIELDSTONE ROAD  
SKILLMAN, NJ 08558  
Attorney  
THOMAS F. FARLEY  
402 BROAD STREET  
MILFORD, PA 18337

**2/10/2012 • 2/17/2012 • 2/24/2012**

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**ADMINISTRATRIX NOTICE**

Estate of MICHAEL MANG  
Late of Mount Pleasant Township  
Administratrix  
LESLIE MANG  
143 BEECH STREET  
HONESDALE, PA 18431  
Administratrix  
SALLY MANG  
143 BEECH STREET  
HONESDALE, PA 18431  
Attorney  
STEVEN E. BURLEIN  
307 11TH STREET  
HONESDALE, PA 18431

**2/10/2012 • 2/17/2012 • 2/24/2012**

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**EXECUTOR NOTICE**

Estate of CLIFFORD A. BLACK, SR.  
Late of Lake Ariel, PA

Executor

CLIFFORD A. BLACK, JR.  
1068 LAKE HENRY DR.  
LAKE ARIEL, PA 18436

Executrix

LILLIAN R. HAZEN  
197 CHIVERS ROAD  
LAKE ARIEL, PA 18436

Attorney

EUGENE DANIEL LUCAS  
1425 GREENRIDGE STREET  
DUNMORE, PA 18509

2/3/2012 • 2/10/2012 • 2/17/2012

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**EXECUTRIX NOTICE**

Estate of NANCY P. DIEHL  
Late of Paupack Township

Executrix

JANET DIEHL AYRES  
3 YEARLING WAY  
LUTHERVILLE, MD 21093

Attorney

ALIDA O'HARA, ESQUIRE  
P.O. BOX 190  
HONESDALE, PA 18431

2/3/2012 • 2/10/2012 • 2/17/2012

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**EXECUTOR NOTICE**

Estate of MICHAEL LOIODICE  
Late of Damascus Township

Executor

LOUIS LOIODICE  
4195 NW TOWNLINE RD  
MARCELLUS, NY 13108

Attorney

FRANCES S. CLEMENTE  
POB 866/32 LOWER MAIN ST  
CALLICOON, NY 12723

1/27/2012 • 2/3/2012 • 2/10/2012

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**OTHER NOTICES**

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**NOTICE**

**FIRST AND FINAL ACCOUNT**  
TAKE NOTE THAT THE  
FOLLOWING ACCOUNT HAS  
BEEN FILED TO THE COMMON  
PLEAS COURT OF WAYNE  
COUNTY AND WILL BE  
PRESENTED FOR  
CONFIRMATION ON  
FEBRUARY 23, 2012 AT 9:15  
A.M. IN COURT #2 WAYNE  
COUNTY COURT HOUSE,  
HONESDALE, PA.

FIRST AND FINAL ACCOUNT  
OF LORRAINE L. HARE,  
EXECUTRIX OF THE ESTATE  
OF DONALD S. HARE,  
DECEASED NO. 91-OCD-2009.  
Attorney Charles Curtin  
Rosenn Jenkins & Greenwald LLP  
Attorneys at Law:  
15 South Franklin Street  
Wilkes-Barre, PA 18711-0075.

2/10/2012 • 2/17/2012

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**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 Hi-Tech-Fencing,  
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.

2/10/2012

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**NOTICE**

IN THE COMMONWEALTH  
COURT OF THE 2zND  
JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA COUNTY OF  
WAYNE

IN RE:

Vehicle Identification Number  
JTKDEI77670183273  
2007 SCION -tC

No.3 Civil 2012

TO: Alejandra Huidobro  
Last known address  
14-53 118th Street  
College Point, NY 11356

A Petition has been filed asking the Court to put an end to all rights you, or any other interested party, have to a one (I) used 2007 SCION -tC, Vehicle Identification Number JTKDEI77670183273.

The Court has set a hearing to consider ending your rights to your this vehicle. That hearing will be held in **Courtroom No.2, Fourth Floor, Wayne County Courthouse, 925 Court Street, Honesdale, Pennsylvania 18431** on **Tuesday, February 21,2012, at 9:30 a.m.**

IF YOU DO NOT APPEAR AT THIS HEARING, THE COURT MAY DECIDE THAT YOU ARE NOT INTERESTED IN RETAINING YOUR RIGHTS TO YOUR THIS VEHICLE AND YOUR FAILURE TO APPEAR MAY AFFECT THE COURT'S DECISION ON WHETHER TO

END YOUR RIGHTS TO THIS VEHICLE. YOU ARE WARNED THAT EVEN IF YOU FAIL TO APPEAR AT THE SCHEDULED HEARING, THE HEARING WILL GO ON WITHOUT YOU AND YOUR RIGHTS TO THE VEHICLE MAYBE ENDED BY THE COURT WITHOUT YOUR BEING PRESENT.

YOU HAVE A RIGHT TO BE REPRESENTED AT THE HEARING BY A LAWYER. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LA WYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Northern Pennsylvania Legal Services  
925 Court Street  
Wayne County Courthouse  
Honesdale P A 18431  
(877) 515-7465

HOWELL, HOWELL & KRAUSE  
ALFRED G. HOWELL, ESQUIRE  
109 9th Street  
Honesdale PA 18431  
Tel.: (570) 253-2520  
Fax: (570) 253-7896

**2/10/2012**

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**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.*

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**SHERIFF'S SALE  
FEBRUARY 22, 2012**

By virtue of a writ of Execution Wayne Bank, Assignee of North Penn Savings & Loan Assoc. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 22nd day of February, 2012 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following

ALL those two certain pieces or parcels of land, lying and being In the Township of Salem, County of Wayne, and Commonwealth of Pennsylvania, bounded and described as follows:

**FIRST PARCEL:**

BEGINNING at a point in the center of Pennsylvania Route 590 said point of beginning be the common corner of lands of Grantors and Martin Kovtch; thence along the center of PA Route 590 North 57 degrees 38 minutes 42 seconds East 402.77 feet to a point for a corner; thence South 41 degrees 28 minutes 16 seconds West 478.18 feet to a point for a corner; thence South 48 degrees 31 minutes 49 seconds East 50 feet to a point for a corner; thence North 83 degrees 54 minutes 22 seconds East 370 feet to a point for a corner; thence South 43 degrees 24 minutes 04 seconds East 936.79 feet; thence South 46 degrees 35 minutes 56 seconds West 767.85 feet to a

point for a corner; thence North 43 degrees 19 minutes 40 seconds West 1,483.86 feet to a point for a corner; thence North 32 degrees 50 minutes 46 seconds West 233.81 feet to the point and place of BEGINNING. CONTAINING therein 24.701 acres more or less.

**SECOND PARCEL:**

BEGINNING at a point in the center of Pennsylvania Route 590 which point of beginning is a common corner of Parcel One described above and this parcel; thence along the center of PA Route 590 North 59 degrees 04 minutes 51 seconds East 220.09 feet to a point for a corner; thence continuing In the center of PA Route 590 North 64 degrees 20 minutes 51 seconds East 122.57 feet to a point for a corner; thence 43 degrees 05 minutes 38 seconds East 108.20 feet to a point for a corner; thence South 03 degrees two minutes 22 seconds West 409.90 feet to a point for a corner; thence South 48 degrees 31 minutes 49 seconds West 50 feet to a point for a corner; thence North 41 degrees 28 minutes 16 seconds West 474.18 feel to the point and place of BEGINNING. CONTAINING therein 2.44 acres more or less.

BEING the same premises conveyed to Edmund R. Carr by Deed from Nunzio LoBasso, by Madeline LoBasso, his Attorney in Fact, and Madeline LoBasso, his wife, Joseph LoBasso, Thomas

LoBasso and Louis LoBasso, Co-Partners, dated October 17, 1997, and recorded on 10/28/97 in the Recorder of Deeds Office of Wayne County in Book 1297, Page 315.

TAX PARCEL NUMBERS: 22-312-5.- AND 22-312-51.3-

Seized and taken in execution as Edmund R. Carr Route 590 LAKE ARIEL PA 18436  
Hamlin Car Wash Route 590 LAKE ARIEL PA 18436  
GFY Auto Sale, Inc. Route 590 LAKE ARIEL PA 18436

Execution No. 544-Civil-2011  
Amount \$729,114.60 Plus additional

December 9, 2011  
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.**

Kimberly D. Martin, Esq.

**1/27/2012 • 2/3/2012 • 2/10/2012**

**SHERIFF'S SALE  
FEBRUARY 22, 2012**

By virtue of a writ of Execution On Deck Capital issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 22nd day of February, 2012 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following

ALL that certain tract or parcel of land situated in the Township of Lake, Wayne County, Pennsylvania, known as Lot 3449 Section 33 of The Hideout, a subdivision situated in the Townships of Lake and Salem, Wayne County, Pennsylvania, according to the plats thereof recorded in the Office of the Recorder of Deeds of Wayne County, Pennsylvania April 9, 1970 in Plat Book 5, page 27; May 11, 1970 in Plat Book 5, pages 34, 37, 41 through 48 and 50; September 8, 1970 in Plat Book 5, page 57; February 8, 1971 in Plat Book 5, pages 62 and 63; March 24, 1971 in Plat Book 5, page 66; May 10, 1971 in Plat Book 5, pages 71 and 72; March 14, 1972 in Plat Book 5, pages 76, 79 through 84 and 86; May 26,

1972 in Plat Book 5, pages 93 through 95; September 26, 1972 in Plat Book 5, pages 96, 97 and 100 through 104; March 9, 1973 in Plat Book 5, page 106; March 23, 1973 in Plat Book 5, page 107; April 3, 1973 in Plat Book 5, pages 108 through 110; and May 18, 1973 in Plat Book 5, pages 111 through 119, being part of the same premises which vested in Larwin Developments, Inc. by deed from Boise Cascade Home & Land Corporation, recorded October 10, 1972 in the Office of the Recorder of Deeds of Wayne County, Pennsylvania in Deed Book 286, 129.

Also being known as 3449 Chestnut Hill Drive, Lake Ariel, Pennsylvania, 18436.

Subject to all easements, covenants, conditions and restrictions of record, including those set forth in the Declaration of Protective Covenants for The Hideout, dated as of May 11, 1970 as amended and supplemented, real estate taxes for all periods through 1975; governmental laws and regulations, and liens created or suffered by Grantee.

Together with all and singular 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 Grantor, either in law or equity, of, in and to

the same.

To have and to hold said message or tenement and lot or piece of ground above described, hereditaments and premises hereby granted, bargained and sold or mentioned, or intended to be so, with the appurtenances, unto Grantee, its heirs and assigns, to and for the only proper use and behoof of Grantee, its heirs and assigns forever.

The same premises conveyed to Grantor by Deed from Robert Wasserman U.S. Bankruptcy Court, District of New Jersey Chapter 7 Trustee, Case No. 10-35962 NLW dated March 23, 2011 and recorded in the County of Wayne Recorder of Deeds on April 13, 2011 in Deed Book 40198 at page 90.

TAX MAP NUMBER: 12-25-44.-

Seized and taken in execution as Johanna Nogrady 3449 Chestnut Hill Drive LAKE ARIEL PA 18436

Execution No. 677-Civil-2009  
Amount \$45,471.55 Plus additional

December 9, 2011  
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.

Roger Mattes, Jr., Esquire

1/27/2012 • 2/3/2012 • 2/10/2012

**SHERIFF'S SALE  
FEBRUARY 24, 2012**

By virtue of a writ of Execution PNC Bank, N.A. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 24th day of February, 2010 at 10:00 AM in the Wayne County Courthouse at the Sheriff's Office in the Borough of Honesdale the following property, viz:

All that certain piece or parcel of land, situate, and being in the Township of Texas, County of Wayne, and Commonwealth of Pennsylvania, more particularly described as follows:

BEGINNING at a point in the center of State Road (sometimes

called Shady Lane) which point is South ten (10) degrees twenty-five (25) minutes East seventy-five and four-tenths (75.4) feet from a common corner of former Grantors Williams and Dennis; thence continuing along the center of the State Road South six (6) degrees fifty-nine (59) minutes East one hundred and four-tenth (101.4) feet to a point and South sixteen (16) degrees four one-hundredths (0.04) minutes East one hundred (100) feet to a point; thence through lands of former Grantors Williams South seventy-three (73) degrees thirty (30) minutes West two hundred fifty (250) feet to a pipe for a corner; thence through lands of former Grantor Williams North fifteen (15) degrees fifteen (15) minutes West two hundred and five one-hundredths (200.05) feet to a pipe for a corner; thence following a course parallel to line of lands of Dennis and seventy-five and four-tenths (75.4) feet therefrom North seventy-three (73) degrees thirty (30) minutes East two hundred sixty-three and one-tenth (263.1) feet to the point and place of BEGINNING.

CONTAINING one and sixteen one-hundredths (1.16) acres, more or less. Description in accordance with survey map identified as "Map of Lands Surveyed for David Williams, Texas Township, Wayne County, Pennsylvania, July 13, 1972, Scale 1: = 100', George E. Ferris, R.S. Hamlin, Pennsylvania, which map is filed in Wayne County Map Book 3089 at page 55.

BEING the same premises which

Kevin J. Goodwin, by deed dated June 23, 2006, and recorded in Wayne County Deed Book 3089, page 55, conveyed to Lisa West-Goodwin.

Tax Parcel No. 27-0-0264-0196.A001

Seized and taken in execution as Lisa West-Goodwin 160 Shady Lane Honesdale PA 18431

Execution No. 705-Civil-2008  
Amount Plus additional  
October 18, 2011  
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.**

Brett A. Solomon, Esq.

**1/27/2012 • 2/3/2012 • 2/10/2012**

By virtue of a writ of Execution GMAC Mortgage, LLC issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 29th day of February, 2012 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,

ALL THAT CERTAIN LOT, piece or parcel of land, lying situate and being in the Township of Salem, County of Wayne and Commonwealth of Pennsylvania, bounded and described and being known as Lot #27 on a map of Forest Glen Estates by Harry F. Schoenagel, R.S. as the same is recorded in Wayne County Map Book 12, at Page 99 and being bounded and described as follows:

BEGINNING at an iron pin in the center of a private road known as 'Maple Lane' said point being the common corner of Lots #26, 27, 28 and 29, and being the northwesterly corner of the parcel herein described; thence along the center of the aforesaid 'Maple Lane' North 37 degrees 10 minutes East 284.36 feet to a point for a corner in the lands now or formerly owned by Wrae E.. Conklin; thence along the lands of Conklin South 52 degrees 45 minutes 00 seconds East 150.00 feet to a point for a corner; thence South 11 degrees 47 minutes 14 seconds West along the common boundary of Lots 16 and 27, 314.97 feet to an iron pin for a corner; thence North 52 degrees 45

**SHERIFF'S SALE  
FEBRUARY 29, 2012**

minutes 00 seconds West 285.00 feet along the common boundary of Lots 26 and 27 to the point and place of beginning. CONTAINING 1.42 acres more or less.

EXCEPTING AND RESERVING to the Grantors their heirs and assigns, in common however, with the Grantees, their heirs and assigns, that one-half (1/2) width of the private roadway crossing the eastern boundary of the premises herein described.

ALSO conveying the right of ingress, egress and regress over the private roadways of said tract from the Public Highways to the premises described herein.

TAX ID #: 22-0-0025-0017

BY FEE SIMPLE DEED FROM COULBY DUNN AND LYNDA DUNN AS SET FORTH IN DEED BOOK 1412, PAGE 0180 AND RECORDED ON 9/11/1998, WAYNE COUNTY RECORDS.

TITLE TO SAID PREMISES IS VESTED IN Joseph P. Dovin, by Deed from Coulby Dunn and Lynda Dunn, his wife, dated 08/21/1998, recorded 09/11/1998 in Book 1412, Page 180.

Premises being: 80 MAPLE LANE, LAKE ARIEL, PA 18436-4253

Tax Parcel No. 22-0-0025-0017

Seized and taken in execution as Joseph P. Dovin 80 Maple Lane

LAKE ARIEL PA 18436

Execution No. 298-Civil-2011  
Amount \$116,755.27 Plus  
additional

December 9, 2011  
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.**

Joshua I. Goldman, Esq.

**2/3/2012 • 2/10/2012 • 2/17/2012**

**SHERIFF'S SALE  
FEBRUARY 29, 2012**

By virtue of a writ of Execution HSBC Bank USA, National Association, as Trustee for Opteum Mortgage Acceptance Corp., Asset-Backed Pass-Through Certificates, Series 2005-2 issued out of the

Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 29th day of February, 2012 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,

ALL THAT CERTAIN piece or parcel of land with the building and improvements thereon erected, situate in the Township of Paupack, County of Wayne and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point for corner in the center line of Township Road T-395, said point being a common corner between lands of Marshall and Parcel No. 3 herein described and running; thence along the center line of Township Road T-395 North 83-52-21 E 105.73 feet to the corner of Parcel 2; thence along the division line of parcels 2 and 3 South 38-01-39 East 221.69 feet to a corner; thence along the same, South 21-14-33 West 56.05 feet to a corner in the line of parcel No. 4; thence, along the division line between parcels 4 and 3 the following two courses: 1) North 70-07-27 West 25.90 feet to a corner and 2) South 19-52-33 West 32.84 feet to a corner to the line of lands of Marshall; thence, along the lands of Marshall North 38-01-39 West 301.72 feet to the point and place of BEGINNING. COMPRISING 23,759 square feet of land, more or less.

APPROVED map recorded in Wayne County Map Book 31 at page 61.

BEING TAX NO.: 19-0-0002-0120

BEING KNOWN AS: HC 1 BOX 109 B BONE RIDGE ROAD, HAWLEY, PENNSYLVANIA 18428.

Title to said premises is vested in Patrick J. Condon by deed from ROBERT H. CALRSON AND KATHLEEN M. CARLSON dated February 9, 2005 and recorded February 18, 2005 in Deed Book Seized and taken in execution as Patrick J. Condon 542 Bone Ridge Road HAWLEY PA 18428

Execution No. 439-Civil-2011  
Amount \$93,980.65 Plus additional

December 12, 2011  
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.

Margaret Gairo, Esq.

2/3/2012 • 2/10/2012 • 2/17/2012

**SHERIFF'S SALE  
FEBRUARY 29, 2012**

By virtue of a writ of Execution Branch Banking and Trust Co. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 29th day of February, 2012 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,

ALL THAT CERTAIN piece, or parcel of land lying, situated and being in the Township of Berlin, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at the center of Township Road 423; thence North 82 degrees 07 minutes 00 seconds East 98.60 feet along the centerline of said road; thence continuing along the centerline of said road, North 84 degrees 13 minutes 40 seconds East 131.23 feet to a point; thence North 80 degrees 40 minutes 45 seconds East 142.30 feet to a point; thence North 75 degrees 14 minutes 05 seconds East 95.22 feet to a point for a

corner in a twenty (20) foot wide right of way; thence leaving the center of said road, South 00 degrees 28 minutes 39 seconds West 267.957 feet along the edge of said twenty (20) foot wide right of way to a point for a corner in the lands of Tora Va Avoda Institute; thence North 86 degrees 51 minutes 14 seconds West 476.54 feet to an iron pin found for a corner; thence North 5 degrees 53 minutes 46 seconds East 168.65 feet to the centerline of the aforesaid road, being he point or place of Beginning. Containing 2.275 acres as depicted on a survey map found at Map Book 82, Page 59. Being known and designated on the land records of Wayne County, Pennsylvania as Tax Parcel No. 01-235-61.2

TITLE TO SAID PREMISES IS VESTED IN Sheila D. VanOrden, by Deed from Kathleen M. McCollum and Sergio F. Maini, dated 06/06/2002, recorded 06/07/2002 in Book 2002, Page 190.

Premises being: 458 SLISH ROAD, HONESDALE, PA 18431-3163

Tax Parcel No. 01-0-0235-0061.0002

Seized and taken in execution as Sheila Vanorden a/k/a Sheila D. Vanorden 458 Slish Road HONESDALE PA 18431

Execution No. 463-Civil-2011  
Amount \$79,177.41 Plus additional



December 12, 2011  
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.**

William E. Miller Esq.

**2/3/2012 • 2/10/2012 • 2/17/2012**

**SHERIFF'S SALE  
FEBRUARY 29, 2012**

By virtue of a writ of Execution Bank of New York as Trustee for the Certificate Holders CWABS, Inc. Asset-Backed Certificates, Series 2006-20 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 29th day of February, 2012 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,

All that certain lot or piece of land situate, laying and being in the Township of Salem, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

Beginning in the center of the public road lending from Salem to Hawley; thence along the west side of the lane leading to the house of John W. Bidwell, South 21 degrees West, 22 Ω rods to a post; thence North 71 æ degrees West, 17 rods to a corner line of R. Simons land; thence along the same North 40 degrees East 22.4 rods to the center of the said road; thence along the same South 78 Ω degrees East 10.6 rods to the place of beginning

Containing 2 acres, be the same more or less

Being Parcel No. 22-0-0313-0055

BEING KNOWN AS: RR 6 BOX 6226, LAKE ARIEL, PENNSYLVANIA 18436.

Title to said premises is vested in Mzikayise L. Ndlovu by deed from CITIMORTGAGE INC. SUCCESSOR BY REASON OF MERGER WITH CITIFINANCIAL MORTGAGE CO. INC. dated July 13, 2006 and recorded September 5, 2006 in Deed Book 3121, Page 13 Instrument # 200600010365.

Seized and taken in execution as  
Mzikayise L. Ndlovu PO Box 8127  
NEW YORK NY 10116

Execution No. 507-Civil-2007  
Amount \$82,339.64 Plus additional

December 12, 2011  
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.**

Margaret Gairo, Esq.

**2/3/2012 • 2/10/2012 • 2/17/2012**

**SHERIFF'S SALE  
FEBRUARY 29, 2012**

By virtue of a writ of Execution Bank of America, N.A. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public

Sale, on Wednesday the 29th day of February, 2012 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,

**ALL THAT CERTAIN TRACT OR PARCEL** of land situated in the Township of Lake, Wayne County, Pennsylvania known as Lot #2701, in Section 43, of The Hideout, a subdivision situated in the Townships of Lake and Salem, Wayne County, Pennsylvania according to the plats thereof recorded in the Office of the Recorder of Deeds in and for 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.

**TITLE TO SAID PREMISES IS VESTED** IN Tatyana Gnatyshnyak and Maksim Krasnyuk, by Deed from Bruce F. Covey and Betty A.

Covey, his wife, dated 09/30/2005, recorded 10/25/2005 in Book 2898, Page 109.

Premises being: 2701 BOULDER ROAD, LAKE ARIEL, PA 18436

Tax Parcel No. 12-0-0041-0018  
Control No. 044279

Seized and taken in execution as Tatyana Gnatyshnyak 1666 The Hideout 2701 Boulder Rd. LAKE ARIEL PA 18436

Execution No. 525-Civil-2010  
Amount \$231,747.99 Plus additional

December 12, 2011  
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.**  
William E. Miller Esq.

**2/3/2012 • 2/10/2012 • 2/17/2012**

**SHERIFF'S SALE  
FEBRUARY 29, 2012**

By virtue of a writ of Execution The Bank Of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders CWABS, Inc., Asset-Backed Certificates, Series 2004-6 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 29th day of February, 2012 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,

All that certain piece or parcel of land situate in the Township of Salem, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at a point in the center of State Highway Route 63013, said point of beginning being also the southwesterly corner of lands now or formerly of John A. Stuprich, et ux., (Lot# 4) (Deed Book 331, Page 418); thence along said lands South eighty-two (82) degrees zero (00) minutes East two hundred seventy-six and eighty-five hundredths (276.85) feet to an iron pipe corner; thence South seven (7) degrees fifteen (15) minutes West one hundred sixty and zero tenths (160.0) feet to an iron pipe corner, being the northeasterly corner of

Lot# 2; thence along the northerly boundary line of Lot# 2, North eighty-two (82) degrees zero (00) minutes West two hundred seventy-seven and nine tenths (277.9) feet to a point in the center of State Highway L.R. 63013; thence along the centerline of said highway, North seven (7) degrees thirty-eight (38) minutes East one hundred sixty and zero tenths (160.0) feet to the place of beginning.

CONTAINING one and eighteen thousandths (1.018) acres, be the same more or less, and being Lot #3 of lands of Carl D. Moore as shown on Map of Survey hereinafter referred to.

The foregoing description is in accordance with Map of Survey

made by George E. Ferris, R.S. dated August 4, 1976. approved by the Wayne County Planning Commission September 27, 1976, a map of which is recorded in Wayne County Map Book 33 page 3.

UNDER AND SUBJECT to that portion of the above described premises, if any, which lies, within the right-of-way for State Highway Route L.R. 63013.

ALSO UNDER AND SUBJECT to utility lines traversing said above described premises.

ALSO UNDER AND SUBJECT to the express restriction, covenant and condition that no building erected or to be erected on said lot shall be erected within twenty-five

WAYNE COUNTY BAR ASSOCIATION



[www.waynecountylawyers.org](http://www.waynecountylawyers.org)

(25) feet of the edge of the right-of-way of L. R. 63013.

EXCEPTING AND RESERVING unto the former Grantors, their heirs and assigns forever, the right, liberty and privilege of crossing the lot herewith conveyed with electric lines, water lines, telephone lines and other public utility services, said lines to be run not more than five (5) feet from a boundary line.

BEING KNOWN AS CONTROL NUMBER: 060235 PARCEL # 22-0-0046-0018

Seized and taken in execution as Kathryn Rae, a/k/a Kathryn M. Rae 27 Red Hawk Drive WLE 1032 LAKE ARIEL PA 18436 Alexander Rae, a/k/a Alexander T. Rae a/k/a Alexander T. Rae, Jr. 27 Red Hawk Drive WLE 1032 LAKE ARIEL PA 18436

Execution No. 842-Civil-2009 Amount \$297,231.23 Plus additional

December 22, 2011 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 Jenkins, Esq.

2/3/2012 • 2/10/2012 • 2/17/2012

**SHERIFF'S SALE  
MARCH 7, 2012**

By virtue of a writ of Execution Honesdale National Bank issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 7th day of March, 2012 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following

All that certain piece or parcel of land situate, lying and being in the Township of Lebanon, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a post on the Turnpike Road, the east corner of Lot 1; thence south 60 degrees east 71 perches to a post and stones; thence south 30 degrees west 211.5 perches to a hemlock corner; thence north 60 degrees west 71

perches to a post and stones;  
thence north 30 degrees 211.5  
perches to the place of  
BEGINNING.

CONTAINING 93 acres and 136  
perches, more or less.

Excepting and reserving so much  
of the property as is used by the  
Commonwealth of Pennsylvania  
for a state road known as Route 90  
(now Route 191).

Excepting and reserving the  
following parcel of land:

BEGINNING at a post and stones  
on the Cochection and Great Bend  
Turnpike Road and the northeast  
corner of land late belonging to  
John C. Riley; thence along said  
turnpike, south 59 degrees east  
12.65 perches; thence south 31  
degrees west 25.3 perches; thence  
north 59 degrees west 12.65  
perches to the line of said John C.  
Riley perches to the line of said  
John C. Rileys land; thence along  
the said line, north 31 degrees east  
25.3 perches to the place of  
BEGINNING.

CONTAINING 2 acres, be the  
same more or less.

Being the same land which Samuel  
Mihalik, et ux., by deed dated  
March 26, 1952 and recorded in  
Wayne County Deed Book 180,  
page 310, granted and conveyed to  
Samuel Mihalik and Violet N.  
Mihalik, his wife, the said Violet  
N. Mihalik died on May 23, 1989,  
and title to the above premises

passed by operation of law to  
Samuel Mihalik as surviving tenant  
by the entireties.

The above premises are designated  
as Parcel No. 13-204-34 on the Tax  
Maps of Lebanon Township,  
Wayne County, Pennsylvania.

Excepting and reserving a parcel  
deeded to Matthew Lewis and  
Kelly Lewis and recorded on July  
17, 2002, recorded in and for  
Wayne County Recorder of Deeds  
Office at Record Book Volume  
2025 at page 66, as follows; All  
that certain piece or parcel of land  
situate in Lebanon Township,  
Wayne County, Pennsylvania,  
bounded and described as follows:

Beginning at a point in the center  
of Pa. State Route 371; said point  
being South 47 degrees 13 minutes  
15 seconds East 177.80 feet from  
the centerline intersection of Pa.  
State Route 191 and Pa. State  
Route 371; thence through the  
lands of the grantor (Gregory  
Mihalik D.B. 1534 PG. 83), the  
following 3 courses and distances:

1. South 43 degrees 33 minutes 15  
seconds West 420.52 feet to as 1/2”  
rebar found,
2. South 48 degrees 20 minutes 04  
seconds East 219.62 feet to a 1/2”  
rebar set, and
3. North 43 degrees 33 minutes 15  
seconds East 420.52 feet to a point  
in the center of Pa. Route 371;  
thence, along the center of said Pa.  
State Route 371, North 48 degrees  
20 minutes 04 seconds West  
219.62 feet to the point or place of

beginning.

Containing 2.12 acres of land as surveyed by Charles Bayly P.L.S. in accordance with map entitled "Lands of Mihalik" dated May 15, 2002 and recorded in Wayne County Map Book 97 Page 57.

Subject to any rights, exceptions, or reservations as contained in the chain of title.

Being a portion of those premises which were conveyed to Grantors in Wayne County Deed Book 1534 at page 83.

Excepting and reserving a parcel deeded to Wayleriley, LLC, dated June 18, 2004, in and for Wayne County Recorder of Deeds Office at Record Book Volume 2525 at page 108, as follows:

ALL that certain piece or parcel of land situate in Lebanon Township, Wayne County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center of Pa. State Route 371 in the line of lands of John T. & Sherry Hopkins (D.B. 396 Pg. 742); thence along said Hopkins South 39 degrees 36 minutes 06 seconds West 889.47 feet, to a 1/2" rebar set; thence through lands of the Grantors, Gregory T. And Samuel N. Mihalik (D.B. 2055 PG. 322), the following 2 courses and distances:

1. North 49 degrees 35 minutes 25 seconds West 614.66 feet to a 1/2"

rebar set, and

2. North 42 degrees 17 minutes 55 seconds East 468.97 feet to a 1/2" rebar set at the southwest corner of lands of Matthew & Kelly Lewis (D.B. 2025, PG. 66); thence, along Lewis the following two courses and distances:

1. South 49 degrees 35 minutes 25 seconds East 219.60 feet to a 1/4' rebar set, and

2. North 42 degrees 17 minutes 55 seconds East 420.52 feet to a point in the center of Pa. S.R. 371; thence along the center of Pa. S.R. 371, South 49 degrees 39 minutes 00 seconds East 353.20 feet to the point or place of BEGINNING.

Containing 10.00 acres of land as surveyed by Charles Bayly, P.L.S. in accordance with map titled "Lands of Mihalik" dated May 15, 2004 and recorded in Wayne County Map Book at Page .

Subject to any rights, exceptions or reservations as contained in the chain of title.

Being the same premises which Gregory T. Mihalik and Shelley R. Mihalik, husband and wife, and Samuel N. Mihalik and Kathleen K. Mihalik, husband and wife, granted and conveyed to Gregory T. Mihalik and Shelley R. Mihalik, husband and wife, by deed dated August 3, 2004, and recorded in Wayne County Record Book 2573 at Page 66.

Seized and taken in execution as Gregory T. Mihalik 1171 Carley



Brook Road HONESDALE PA  
18431  
Shelley Mihalik 1171 Carley  
Brook Road Honesdale PA 18431

Execution No. 683-Civil-2011  
Amount \$201,823.30 Plus  
additional

December 9, 2011  
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 J. Martin Esq.

**2/10/2012 • 2/17/2012 • 2/24/2012**

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**SHERIFF'S SALE  
MARCH 7, 2012**

By virtue of a writ of Execution  
Bank of America N.A. 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 7th day of March, 2012 at 10:00 AM in the Conference Room on the third floor of the 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 Salem, Wayne County, Pennsylvania, known as Lot No.1706, Section 15 of the Hideout, a subdivision situated in the Townships of Lake and Salem, Wayne County, Pennsylvania according to the plats thereof recorded in the Office of the Recorder of Deeds of Wayne County, Pennsylvania, April 9, 1970 in Plat Book 5, page 27; May 11, 1970 in Plat Book 5, pages 34, 37, 41 through 48 and 50; September 8, 1970 in Plat Book 5, page 57; February 8, 1971 in Plat Book 5, pages 62 and 63; March 24, 1971 in Plat Book 5, page 66; May 10, 1971 in Plat Book 5, pages 71 and 72; March 14, 1972 in Plat Book 5, pages 76, 79 through 84 and 86; May 26, 1972 in Plat Book 5, pages 93 through 95;

SUBJECT to all conditions, exceptions, restrictions, reservations, covenants and easements of record, including those set forth in the Declaration of Protective Covenants for the



Hideout, dated as of May 11, 1970 and amended and supplemented.

BEING THE SAME PREMISES BY DEED DATED 10/29/2004, GIVEN BY LISA M. FISCHETTI AND MICHAEL FISCHETTI, HER HUSBAND TO MARISTELA BORGES AND KENNETH WICOX, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND RECORDED 11/08/2004 IN BOOK 2644 PAGE 299 INSTRUMENT # 200400013751.

BEING KNOWN AS 1706 WINDMERE COURT, LAKE ARIEL PA 18436

TAX PARCEL NO: 22-0-0024-0056

Seized and taken in execution as Maristella Borges a/k/a Maristela Borges 1706 Windemere Court LAKE ARIEL PA 18436 Kenneth C. Wilcox 1706 Windmere Court LAKE ARIEL PA 18436

Execution No. 131-Civil-2010 Amount \$176,618.95 Plus additional

December 22, 2011 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.

Michael T. McKeever Esq.

2/10/2012 • 2/17/2012 • 2/24/2012

**SHERIFF'S SALE  
MARCH 7, 2012**

By virtue of a writ of Execution Coastal States Mortgage Corporation issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 7th day of March, 2012 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

All that certain piece or parcel of land situate in the Township of Salem, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at a point in the center of State Highway Route 63013,

said point of beginning being also the southwesterly corner of lands now or formerly of John A. Stuprich, et ux., (Lot# 4) (Deed Book 331, Page 418); thence along said lands South eighty-two (82) degrees zero (00) minutes East two hundred seventy-six and eighty-five hundredths (276.85) feet to an iron pipe corner; thence South seven (7) degrees fifteen (15) minutes West one hundred sixty and zero tenths (160.0) feet to an iron pipe corner, being the northeasterly corner of Lot# 2; thence along the northerly boundary line of Lot# 2, North eighty-two (82) degrees zero (00) minutes West two hundred seventy-seven and nine tenths (277.9) feet to a point in the center of State Highway L.R. 63013; thence along the centerline of said highway, North seven (7) degrees thirty-eight (38) minutes East one hundred sixty and zero tenths (160.0) feet to the place of beginning.

CONTAINING one and eighteen thousandths (1.018) acres, be the same more or less, and being Lot #3 of lands of Carl D. Moore as shown on Map of Survey hereinafter referred to.

The foregoing description is in accordance with Map of Survey made by George E. Ferris, R.S. dated August 4, 1976. approved by the Wayne County Planning Commission September 27. 1976, a map of which is recorded in Wayne County Map Book 33 page 3.

UNDER AND SUBJECT to that portion of the above described

premises, if any, which lies, within the right-of-way for Stale Highway Route L.R. 63013.

ALSO UNDER AND SUBJECT to utility lines traversing said above described premises.

ALSO UNDER AND SUBJECT to the express restriction, covenant and condition that no building erected or to be erected on said lot shall be erected within twenty-five (25) feet of the edge of the right-of-way of L. R. 63013.

EXCEPTING AND RESERVING unto the former Grantors, their heirs and assigns forever, the right, liberty and privilege of crossing the lot herewith conveyed with electric lines, water lines, telephone lines and other public utility services, said lines to be run not more than five (5) feet from a boundary line.

BEING KNOWN AS CONTROL NUMBER: 060235.

Parcel# 22-0-0046-0018

Seized and taken in execution as Elizabeth A. Roberts 16473 Gilpin Street Thonton CO 80602  
Timothy P. Roberts 16473 Gilpin Street Thornton CO 80602

Execution No. 292-Civil-2011  
Amount \$160,885.38 Plus additional

December 22, 2011  
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.

Michael T. McKeever Esq.

2/10/2012 • 2/17/2012 • 2/24/2012

**SHERIFF'S SALE  
MARCH 7, 2012**

By virtue of a writ of Execution North Pocono School District issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 7th day of March, 2012 at 10:00 AM in the Conference Room on the third floor of the 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:

Final Map of Pocono Springs Estates, Inc., Section XXII.

Being Lot No. 9, Wichita Court, (referred to as 9 Wichita Blvd., in a previous deed in the chain of title), on plot or plan of lots known as Pocono Springs Estates, Inc., dated May, 1968 and recorded in the Office of the Recorder of Deeds of Wayne County in Map Book 14,

*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

Page 189.

Wayne County Tax Map No. 14-0-0005-0123

Seized and taken in execution as  
Thomas Kostiw 9 Wichita Court  
Gouldsboro PA 18424  
Marlen Kostiw 9 Wichita Court  
Gouldsboro PA 18424

Execution No. 0742-Judgment-  
2007  
Amount \$5,498.97 Plus additional

December 22, 2011  
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.**

James R. Wood, Esq.

**2/10/2012 • 2/17/2012 • 2/24/2012**

**SHERIFF'S SALE  
MARCH 7, 2012**

By virtue of a writ of Execution US Bank N.A. Trustee for the Pennsylvania Housing Finance Agency issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 7th day of March, 2012 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THAT CERTAIN piece or parcel of land situate in the Township of Dreher, County of Wayne and Commonwealth of Pennsylvania, more particularly bounded and described as follows:

BEING Lot No. 5 as shown on map of lands of Roger and Ruth Ann Altemier, prepared by James G. Hinton, Registered Surveyor, Lake Ariel, Pennsylvania, and dated March 1983, and recorded in Wayne County Map Book 51 at Page 67 on July 21, 1983, and approved by Dreher Township on July 20, 1983.

HAVING THEREON ERECTED A DWELLING KNOWN AS 649 N. SOUTH TURNPIKE ROAD (F/K/A RR1, BOX 8746, ROUTE 196) NEWFOUNDLAND, PA 18445

PARCEL # 08-0-0361-0042.0004

BEING THE SAME PREMISES WHICH Nicholas M. Peles and

Donna Peles by deed dated 11/7/05 and recorded 11/16/05 in Wayne County Record Book 2916, Page 61, granted and conveyed unto Michael J. Lynady, Jr. and Joan M. Shafer, as joint tenants with the right of survivorship.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

Seized and taken in execution as Michael J. Lynady, Jr. 649 N. South Turnpike Road  
NEWFOUNDLAND PA 18445  
Joan M. Shafer 649 N. South Turnpike Road  
NEWFOUNDLAND PA 18445

Execution No. 1069-Civil-2009  
Amount \$142,895.56 Plus  
additional

December 22, 2011  
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.

Leon P. Haller, Esq.

**2/10/2012 • 2/17/2012 • 2/24/2012**

The Pennsylvania Bar Association's  
Legal Services to the Public Committee  
is looking for nominees for its Pro Bono Awards.  
Nominations are due by April 13th.

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<https://www.mers-servicerid.org/sis/index.jsp>

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**CIVIL ACTIONS FILED**


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*FROM JANUARY 14, 2012 TO JANUARY 20, 2012  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

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**JUDGMENTS**

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2002-20575	GETHINGS GEORGE A	1/18/2012	SATISFACTION	163,577.91
2006-21012	DAWE KEVIN	1/20/2012	SATISFACTION	4,837.22
2006-21012	DAWE HOLLY	1/20/2012	SATISFACTION	4,837.22
2010-00148	OCONNOR JESSICA	1/18/2012	WRIT OF EXECUTION	3,748.88
2010-00148	PENNS TAR BANK GARNISHEE	1/18/2012	WRIT EXEC/GARNISHEE	—
2010-00221	DENNIS CLINTON P	1/17/2012	VERDICT	—
2010-00221	DENNIS CLINTON P P A/K/A	1/17/2012	VERDICT	—
2010-00221	DENNIS CLINTON P SR P A/K/A	1/17/2012	VERDICT	—
2010-00294	ROWLES TODD J	1/17/2012	AMEND "IN REM" JUDG	104,097.53
2010-00294	ROWLES TODD M A/K/A	1/17/2012	AMEND "IN REM" JUDG	104,097.53
2010-00294	ROWLES NICOLE M	1/17/2012	AMEND "IN REM" JUDG	104,097.53
2010-00525	GNATYSHNYAK TATYANA	1/17/2012	AMEND "IN REM" JUDG	260,781.57
2010-00525	KRASNYUK MAKSIM	1/17/2012	AMEND "IN REM" JUDG	260,781.57
2010-00770	HAXHAJ ALI	1/17/2012	AMEND "IN REM" JUDG	427,470.65
2010-00770	BARDHAJ BEKIM	1/17/2012	AMEND "IN REM" JUDG	427,470.65
2010-00933	CORREA CARMEN	1/18/2012	WRIT OF EXECUTION	3,074.69
2010-00933	PENNSTAR BANK GARNISHEE	1/18/2012	WRIT EXEC/GARNISHEE	—
2010-20931	SIGNAL TOWER INC	1/19/2012	SATISFACTION	—
2011-00298	DOVIN JOSEPH P	1/17/2012	AMEND "IN REM" JUDG	126,808.55
2011-00350	DWYER JILL M	1/20/2012	VERDICT	141,905.80
2011-00350	DWYER WILLIAM J	1/20/2012	VERDICT	141,905.80
2011-00425	JONES JOHN W	1/18/2012	SATISFACTION	—
2011-00463	VANORDEN SHEILA	1/17/2012	AMEND "IN REM" JUDG	87,878.01
2011-00463	VANORDEN SHEILA D A/K/A	1/17/2012	AMEND "IN REM" JUDG	87,878.01
2011-00483	LAMBDIN JESSE	1/17/2012	REISSUE WRIT/EXECUTN	101,049.49
2011-00515	LINDSEY RUSSELL D	1/19/2012	DEFAULT JUDGMENT	402,019.71
2011-00515	LINDSEY RUSSELL D	1/19/2012	WRIT OF EXECUTION	402,019.71
2011-00692	GOLDFINGER JEFFREY	1/19/2012	FINAL JUDGMENT	—
2011-00768	TRYGAR DIANA L	1/19/2012	DEFAULT JUDGMENT	16,614.97
2011-00768	TRYGAR RICHARD	1/19/2012	DEFAULT JUDGMENT	16,614.97
2011-00770	DAVENPORT KELLIJEAN	1/19/2012	DEFAULT JUDGMENT	5,444.43
2011-20852	SETURI NINO	1/19/2012	SATISFACTION	—
2011-20852	FALISKIE THOMAS ANDREW	1/19/2012	SATISFACTION	—
2011-20924	BURKE WILLIAM	1/19/2012	SATISFACTION	—
2011-20924	BURKE PENNY	1/19/2012	SATISFACTION	—

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

2011-21057	GREEAR DEBRA	1/19/2012	WRIT OF SCIRE FACIAS	—
2011-21901	COLEMAN FRANCIS	1/17/2012	SATISFACTION	393.55
2011-21927	NAWROCKI ELDEN	1/19/2012	WRIT OF SCIRE FACIAS	—
2011-21927	NAWROCKI ELLEN	1/19/2012	WRIT OF SCIRE FACIAS	—
2012-00035	KOHUTH CRAIG F	1/19/2012	CONFESSION OF JDGMT	12,297.34
2012-20030	JAYBEES ENTERPRISES INC A CORPORATION	1/17/2012	FEDERAL TAX LIEN	913.86
2012-20030	JUNES MIDTOWN RESTAURANT	1/17/2012	FEDERAL TAX LIEN	913.86
2012-20031	HYNES CYNTHIA	1/17/2012	FEDERAL TAX LIEN	15,698.23
2012-20032	SULLIVAN JUDY	1/17/2012	FEDERAL TAX LIEN	15,425.15
2012-20032	JUDYS HAIRWAY TO HEAVEN	1/17/2012	FEDERAL TAX LIEN	15,425.15
2012-20033	KIZER KAREN	1/17/2012	FEDERAL TAX LIEN	11,390.31
2012-20033	D&K HVAC LLC D/B/A	1/17/2012	FEDERAL TAX LIEN	11,390.31
2012-20034	CORNINE THOMAS M	1/17/2012	FEDERAL TAX LIEN	3,054.06
2012-20035	MILLER THOMAS	1/17/2012	JUDGMENT NOTE	10,000.00
2012-20036	BISIO JOHN P	1/18/2012	MUNICIPAL LIEN	375.14
2012-20037	BISIO JOHN P	1/18/2012	MUNICIPAL LIEN	375.14
2012-20038	IMPELLIZZERI DOROTHY	1/18/2012	JUDGMENT NOTE	6,000.00
2012-20039	ONEIL MICHAEL V	1/18/2012	FEDERAL TAX LIEN	19,710.24
2012-20040	TELECOM INTEGRITY INC A CORPORATION	1/18/2012	FEDERAL TAX LIEN	1,755.00
2012-20041	GORMAN TRACY	1/18/2012	JP TRANSCRIPT	423.84
2012-20041	GORMAN TRACY	1/18/2012	WRIT OF EXECUTION	814.84
2012-20042	TELESE VALERIE	1/20/2012	JP TRANSCRIPT	2,526.47
2012-40002	ROGERS THOMAS F III OWNER P	1/17/2012	STIP VS LIENS	—
2012-40002	RR WILMOT INC CONTRACTOR	1/17/2012	STIP VS LIENS	—
2012-40003	CUSTREDS ELECTRICAL CONTRACTOR	1/17/2012	STIP VS LIENS	—
2012-40004	ROGERS THOMAS F III OWNER P	1/17/2012	STIP VS LIENS	—
2012-40004	DAVID DULAY INC CONTRACTOR	1/17/2012	STIP VS LIENS	—

**COMPLAINT — CONFESSION**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00035	HONESDALE NATIONAL BANK	PLAINTIFF	1/19/2012	—
2012-00035	KOHUTH CRAIG F	DEFENDANT	1/19/2012	—

**CONTRACT — DEBT COLLECTION: CREDIT CARD**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00029	DISCOVER BANK THROUGH ITS SERVICING AGENT	PLAINTIFF	1/18/2012	—
2012-00029	DB SERVICING CORPORATION	PLAINTIFF	1/18/2012	—
2012-00029	HEBERT SUSAN A	DEFENDANT	1/18/2012	—
2012-00030	DISCOVER BANK THROUGH ITS SERVICING AGENT	PLAINTIFF	1/18/2012	—
2012-00030	DB SERVICING CORPORATION	PLAINTIFF	1/18/2012	—
2012-00030	BLAINE TIMOTHY	DEFENDANT	1/18/2012	—

2012-00031	DISCOVER BANK THROUGH ITS SERVICING AGENT	PLAINTIFF	1/18/2012	—
2012-00031	DB SERVICING CORPORATION	PLAINTIFF	1/18/2012	—
2012-00031	KIZER DAVID R	DEFENDANT	1/18/2012	—
2012-00032	DISCOVER BANK THROUGH ITS SERVICING AGENT	PLAINTIFF	1/18/2012	—
2012-00032	DB SERVICING CORPORATION	PLAINTIFF	1/18/2012	—
2012-00032	HOOPER ALBERT J	DEFENDANT	1/18/2012	—

**PETITION**

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00033	WAYNE COUNTY TAX CLAIM BUREAU	PETITIONER	1/19/2012	—

**REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL**

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00028	METLIFE HOME LOANS A DIVISION OF	PLAINTIFF	1/18/2012	—
2012-00028	METLIFE BANK	PLAINTIFF	1/18/2012	—
2012-00028	YEOMANS JOHN	DEFENDANT	1/18/2012	—
2012-00028	YEOMANS JOSEPH	DEFENDANT	1/18/2012	—
2012-00028	MACK CYNTHIA	DEFENDANT	1/18/2012	—
2012-00028	YEOMANS WILLIAM	DEFENDANT	1/18/2012	—
2012-00028	KESSLER JUDAH A/K/A	DEFENDANT	1/18/2012	—
2012-00028	YEOMANS WILLIAM D DECEASED	DEFENDANT	1/18/2012	—

**TORT — MOTOR VEHICLE**

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00036	MADISON ANN MARIE	PLAINTIFF	1/20/2012	—
2012-00036	MADISON WILLIAM F	PLAINTIFF	1/20/2012	—
2012-00036	21ST CENTURY INSURANCE	DEFENDANT	1/20/2012	—
2012-00036	21ST CENTURY PREMIER INSURANCE COMPANY	DEFENDANT	1/20/2012	—
2012-00036	21ST CENTURY INDEMNITY INSURAN COMPANY	DEFENDANT	1/20/2012	—
2012-00036	21ST CENTURY PREFERRED INSURAN COMPANY	DEFENDANT	1/20/2012	—
2012-00036	FARMERS INSURANCE GROUP D/B/A	DEFENDANT	1/20/2012	—
2012-00036	FARMERS COM	DEFENDANT	1/20/2012	—

**TORT — PREMISES LIABILITY**

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00034	COER ROBERT	PLAINTIFF	1/19/2012	—
2012-00034	COER CATHERINE	PLAINTIFF	1/19/2012	—
2012-00034	NOLL NICHOLAS	DEFENDANT	1/19/2012	—
2012-00034	BALLANTINE KATHLEEN	DEFENDANT	1/19/2012	—



**MORTGAGES AND DEEDS**

*RECORDED FROM JANUARY 30, 2012 TO FEBRUARY 3, 2012  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

<b>GRANTOR</b>	<b>GRANTEE</b>	<b>LOCATION</b>	<b>AMOUNT</b>
Shokoff Carol	Honesdale National Bank	Paupack Township	179,000.00
Wilmot Anna M	Mortgage Electronic Registration Systems	Honesdale Borough	89,795.00
Price Garry L	Mortgage Electronic Registration Systems	Texas Township	
Price Doris M			236,000.00
Sadler Susan	Fifth Third Mortgage Company	Paupack Township	200,000.00
Seaman Wade	Honesdale National Bank	Texas Township	
Seaman Laura			84,000.00
Seaman Wade	Honesdale National Bank	Texas Township	
Seaman Laura			600,000.00
Reighard Robert C	A P C I Federal Credit Union	Salem Township	
Reighard Barbara A			35,000.00
Rembish Stanley	Citizens Savings Bank	Damascus Township	
Rembish Michelle Frances			130,000.00
Donegan Dennis J	Mortgage Electronic Registration Systems	Dreher Township	
Juranich Laura Jean			154,600.00
Falvo David A	Honesdale National Bank	Dyberry Township	40,000.00
Paci Salvator III	Mortgage Electronic Registration Systems	Lehigh Township	114,300.00
Burton Gary S	Pa Housing Finance Agency	Lake Township	
Czyzyk Michele A			50,000.00
Parker Stevan R	Mortgage Electronic Registration Systems	Cherry Ridge Township	
Parker Susan A			160,154.00
Weber Eric	Dime Bank	Damascus Township	
Weber Sarai			98,300.00
Bannan Francis E	Wayne Bank	Texas Township	
Bannan Heather A			305,000.00
Reitz David M	Lyons Barry S	Paupack Township	
Reitz Andrea K			90,000.00
Walker Charles G	Valley National Bank	Paupack Township	
Walker Gail V			390,000.00
Skold Lisa A	Wayne Bank	South Canaan Township	87,500.00
Wasylyk Stephen J	Wayne Bank	Clinton Township 1	
Wasylyk Sally			206,000.00
Yablon Bonnie M	Agchoice Farm Credit	Salem Township	216,000.00
Kielar Eugene T	Honesdale National Bank	Lebanon Township	35,000.00

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

Dirlam Thomas R	Honesdale National Bank	Texas Township	
Dirlam Cinda C			86,900.00
Schloesser Kathleen A	Honesdale National Bank	Bethany Borough	149,000.00
Pronesti George R	Bank Of America	Paupack Township	
Pronesti Jennifer B			787,500.00
Kellogg Allan R	Mortgage Electronic Registration Systems	Lake Township	
Kellogg Margaret L			244,672.00
Kadnar James Anthony	Wells Fargo Bank	South Canaan Township	195,000.00
Hawley Harold G III	Wells Fargo Bank	Manchester Township	
Hawley Sherry Lee			185,000.00
Lake Edward G	Honesdale National Bank	Salem Township	
Lake Ruth E			171,800.00
Rose Joseph A	First National Community Bank	Cherry Ridge Township	
Rose Elizabeth J			25,000.00
Patten Jeremy J	First National Community Bank	Berlin Township	
Patten Kimlyn			77,600.00
Carey David T	Honesdale National Bank	Lake Township	64,000.00
Celeskey Gregory	Honesdale National Bank	Honesdale Borough	
Celeskey Cheryl			36,600.00
Braz Charles J	Honesdale National Bank	Salem Township	
Braz Shirley Grace			43,500.00
Harrington Raymond V III	Honesdale National Bank	Honesdale Borough	
Harrington Laurie S			77,500.00
Kawka Wojciech	Honesdale National Bank	Cherry Ridge Township	
Kawka Marianna			20,000.00
Swingle Albert W	Honesdale National Bank	Salem Township	
Swingle Laura A Walker			25,000.00
Walkerswingle Laura A			
Makarovskiy Valeriy	Mortgage Electronic Registration Systems	Paupack Township	
Makarovskiy Nataliia			176,000.00
Smith Vernon J	Wayne Bank	Manchester Township	115,000.00
Short Gary J	Wayne Bank	Canaan Township	
Short Diane E			31,000.00
Elenz Triciann	Wayne Bank	Canaan Township	65,000.00
Leonard Frederick C	Wayne Bank	Clinton Township 1	35,000.00
Blockberger John C	Wayne Bank	Damascus Township	
Blockberger Michelle M			24,900.00
Lukan Michael R	T D Bank	Damascus Township	
Lukan Stephanie A			75,000.00
Tanner Mark W	Mortgage Electronic Registration Systems	Lehigh Township	
Tanner Kathleen L			239,000.00
Kobe Albert S	Mortgage Electronic Registration Systems	Paupack Township	
Kobe Lois			230,000.00

Strasser James C	Kohrs Timothy J	Texas Township 1 & 2	
Strasser Evelyn			120,000.00
Henneforth Bethany	Honesdale National Bank	Salem Township	57,000.00
Henneforth Bethany Marie	Honesdale National Bank	Berlin Township	57,000.00
Hiller James	Honesdale National Bank	Dyberry Township	
Hiller Lori			25,000.00
Nebzydoski Thomas	Honesdale National Bank	Mount Pleasant Township	
Nebzydoski Sharon			55,000.00
Kern Mary B	P N C Bank	South Canaan Township	
Kern Robert C			25,000.00
Stewart Charles C	Mortgage Electronic Registration Systems	Paupack Township	320,000.00
Demisch Christopher C	Wells Fargo Bank	Honesdale Borough	174,859.79
Dietz James J	Wells Fargo Bank	Paupack Township	
Dietz Doris A			56,981.86
Cooney Kevin M Tr	North Rockland Educational Federal Credit	Lake Township	
Hugh Francis Cooney Irrevocable Income Only			137,600.00
Alice C Cooney Irrevocable Income Only			
Soden Lynn	Bank Of America	Preston Township	
Soden Brigitte			74,700.00

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Hunter Jason A	Mortgage Electronic Registration Systems	Damascus Township	
Hunter Jennifer			150,534.00
Derk Ellyn	Mortgage Electronic Registration Systems	Mount Pleasant Township	
Dixon Ellyn			104,000.00
McGranahan Mark J	P N C Bank	Mount Pleasant Township	
McGranahan Carol A			140,244.00
Churmblo Curtis P	Pennstar Bank	Lake Township	
Churmblo Lacey P			115,000.00

## DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Schmidt Charles R	Schmidt Charles R	Paupack Township	
Schmidt Marcia B	Schmidt Marcia B		Parcels 19 & 20
Martin Robert A	Martin Robert A	Berlin Township	
	O'Toole Joan Mary		Lot 29
Caruth Elizabeth DeMaye	Wilmot Anna M	Honesdale Borough	
Caruth Lawrence			
Orlick Lance	Sadler Susan	Paupack Township	
Orlick Linda			Lot 29
Land Liquidator L L C	Maurisa Properties L L C	Salem Township	Lot 609
Land Liquidator L L C	Cooley William J	Lehigh Township	
Fannie Mae By Af	Kombitsakis Aris	Damascus Township	
First American Title Insurance Company Af	Fotakos Panagiota		
Foley Terrence P By Sheriff	Tigue Thomas	Salem Township	
Foley Deborah M By Sheriff			Lot 124
Wasserlauf Harold M AKA	Wasserlauf Harold M	Paupack Township	
Wasserlauf Jennifer			Lots 824 & 825
Wasserlauf Harold AKA			
Peyton Jennifer M			
Wasserlauf Jennifer M			
Lang Kenneth	Cassie Reynold	Sterling Township	Lot 71
Petschauer Erwin AKA	Petschauer Erwin F Tr	Palmyra Township	
Petschauer Erwin F AKA	Erwin F Petschauer Two Thousand Eight Trust		
Sheman Richard A Tr	Shema Richard A Tr	Paupack Township	
Audrey C Shema Trust	Shema Tamlyn Tr Shema Family Trust		
Mang Andrea	Wayne County	Oath	
Wilmington Trust Company Tr By Af	Falvo David A	Dyberry Township	
Citimortgage Inc Af			Lot 53
H S B C Bank Usa Tr By Af	Reo Distribution L L C	Damascus Township	
Ocwen Loan Servicing Af			
Defazio Robert	Weber Eric	Damascus Township	
Defazio Renee	Weber Sarai		Lots 14 & 14a

Ceaser Joseph	Mcintyre Wayne J	Manchester Township	
Ceaser Ann Walsh	Mcintyre Cheryl L		Lots 977 & 914
Walshceaser Ann			
Ceaser Joseph	Mcintyre Wayne J	Manchester Township	
Ceaser Ann Walsh	Mcintyre Cheryl L		Lot 976
Walshceaser Ann			
Clifford Joel	Clifford Suzanne	Paupack Township	
Clifford Suzanne			Lot P
Lyons Barry S	Reitz David M	Paupack Township	
	Reitz Andrea K		Lot 6B
Pisani Anna	Romano Frank	Lake Township	
	Romano Rose Marie		Lot 2339
Malkin Eugene By Sheriff	Wells Fargo Bank	Lake Township	
Malkin Todd N By Sheriff			Lot 1403
McAlarney Anna	Koteen Mark A	Lake Township	
McAlarney Maryann			Lot 4082
McAlarney Diane			
Flett Roseann			
Murphy Martha Adm	Murphy Martha	Salem Township	
Fioravanti Constance Est			Lot 468
Murphy Martha			
Fioravanti Paul			
Remillard Philip R	Yablon Bonnie	Salem Township	
Remillard Theresa			
Fitzgerald Barry J	Kadnar James Anthony	South Canaan Township	
Fitzgerald Mildred R			
Sanchez Melvin	Land Liquidator L L C	Sterling Township	
Sanchez Melvin	Land Liquidator L L C	Lehigh Township	
Bruno Cassandra L By Sheriff	G Mac Mortgage	Honesdale Borough	
Maiorana Phillip By Sheriff	U S Bank N A Tr	Salem Township	
Maiorana Veronica AKA			
By Sheriff			Lot 150
Maiorana Veronica A AKA			
By Sheriff			
Elgart Paul	Makarovskiy Valeriy	Paupack Township	
Elgart Nina	Makarovskiy Nataliia		Lot 178
Parini Patricia Alice	Patricia A Parini Irrevocable Trust	Sterling Township	
Parini Gerard J	Drake Adam Tr		Lot 9
Uva Anthony N	Strasser James C	Texas Township 1 & 2	
Uva Jean D	Strasser Evelyn		
Housing & Urban Development	Henneforth Bethany	Salem Township	Lot 2
Griffiths Daniel	Rodenberger Kevin	Salem Township	
Griffiths Sylvia	Rodenberger Barbara		
Hochstrasser Matthew Jude	Raffaele Bartolo	Sterling Township	Lot 8
Zink Pauline	Vigeant Ross Paul	Lehigh Township	
Nawrocki Ellen A	Nawrocki Ellen A	Lehigh Township	
Nawrocki Elden W			
Prussia Lacey K	Churmblo Curtis P	Lake Township	
Churmblo Lacey P	Churmblo Lacey P		
Briere Claude	Currier Susan Marie	Hawley Borough	

## CLE Courses

**February 24, 2012**

8:30 a.m.–3:30 p.m.

*Powerful Witness Preparation*

5 hours substantive / 1 hour ethics

**March 2, 2012**

9:00 a.m.–12:15 p.m.

*David Binder on PA Evidence*

3 hours substantive / 0 hour ethics

**March 9, 2012**

9:00 a.m.–4:00 p.m.

*Fundamentals of Oil & Gas Law*

5 hours substantive / 1 hour ethics

**March 13, 2012**

9:00 a.m.–4:30 p.m.

*Fundamentals of Estate Planning*

5 hours substantive / 1 hour ethics

**March 22, 2012**

8:30 a.m.–3:30 p.m.

*Trials–Tips, Tactics & Practical Tales*

6 hours substantive / 0 hour ethics

**March 23, 2012**

9:00 a.m.–12:15 p.m.

*Vehicle Stops & Searches in PA*

3 hours substantive / 0 hour ethics

**April 17, 2012**

9:00 a.m.–1:15 p.m.

*Sheriff's Sales in PA*

3 hours substantive / 1 hour ethics

**April 20, 2012**

8:30 a.m.–4:30 p.m.

*Land Use Institute 2012*

5 hours substantive / 1 hour ethics

**June 27, 2012**

8:30 a.m.–4:30 p.m.

*General Practitioners Update*

5 hours substantive / 1 hour ethics

Registration begins 8:30 a.m. for all courses, unless otherwise noted.  
Pre-register through [pbi.org](http://pbi.org).



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