

# OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 1 ★ FEBRUARY 17, 2012 ★ Honesdale, PA ★ No. 49



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## CASES REPORTED

Commonwealth  
v.  
Luyster

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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
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

#### *Judge of the Court of Common Pleas*

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

#### *Magisterial District Judges*

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

#### *Court Administrator*

Linus H. Myers

#### *Sheriff*

Mark Steelman

#### *District Attorney*

Janine Edwards, Esq.

#### *Prothonotary, Clerk of The Court*

Edward "Ned" Sandercock

#### *Chief Public Defender*

Scott Bennett, Esq.

#### *Commissioners*

Brian W. Smith, *Chairman*  
Wendall R. Kay  
Jonathan Fritz

#### *Treasurer*

Brian T. Field

#### *Recorder of Deeds, Register of Wills*

Ginger M. Golden

#### *Coroner*

Edward Howell

#### *Auditors*

Carla Komar  
Judy O'Connell  
Kathleen A. Schloesser

#### *Jury Commissioners*

Judith M. Romich  
Patricia Biondo

**COURT OPINION**

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*Edited by Ronnie J. Fischer, Esq.*

*Provided by Ronnie J. Fischer, Esq.*

**Commonwealth**

**v.**

**Luyster**

**No. 208 - 2007 - Criminal**

Attorney for Commonwealth: Michael P. Lehutsky, Esq.

Attorney for Defendant: Oressa P. Campbell, Esq.

**Summary of the Case**

Before the Court was Defendant Clarissa Ann Lyster's Amended Petition for Post-Conviction Collateral Relief which raised various claims of ineffective assistance of trial counsel. Defendant originally pled guilty to one count of Criminal Conspiracy graded as a felony in the first degree when she was 17 years old and received a sentence in the standard range of 15 to 30 years. Following the filing of the Amended Petition, the Court conducted an evidentiary hearing on November 30, 2011, at which time Defendant had the opportunity to present witnesses and testimony in support of her Amended Petition.

Beginning with the presumption that counsel is effective based on precedent, the Court opined that Defendant bears the burden of establishing counsel is ineffective. Commonwealth v. Smalls, 980 A.2d 594 (Pa. 2009). With that initial presumption, the Court then reviewed each of Defendant's claims of ineffective assistance of counsel in order.

Defendant first argued that trial counsel failed to file a direct appeal to Superior Court following a direct request to do so, which requires not only a request but also that counsel disregarded that request. Commonwealth v. Bath, 907 A.2d 619 (Pa.Super. 2006). In this case, two witnesses testified at the evidentiary hearing that no such request for a direct appeal was made, and failing to find any other evidence to establish such a direct request was made, the Court denied Defendant's first claim.

Defendant's second claim centered on whether trial counsel had a duty to consult with Defendant regarding the advantages and disadvantages of taking a direct appeal. The Court opined that counsel has a constitutionally-imposed duty to consult with a defendant when there is reason to think either 1) that a rational defendant would want to appeal because there are non-frivolous grounds for appeal or 2) that this particular

defendant reasonably demonstrated to counsel that he was interested in appealing. Commonwealth v. Gadsden, 832 A.2d 1082 (Pa.Super. 2003). In the instant case, Defendant would have appealed the discretionary aspects of her sentence which in the Court's estimation would have been meritless given that her sentence was in the standard range. The Court then determined that Defendant's second claim should also be denied.

Defendant's final claim was that trial counsel was ineffective for failing to appeal the Court's Order denying Defendant's Petition to Decertify. A decision regarding decertification will not be overturned absent a gross abuse of discretion. Commonwealth v. Sanders, 814 A.2d 1248 (Pa.Super. 2003). The Court stressed that in Pennsylvania persons charged with murder are to be tried as adults. Commonwealth v. Pyle, 342 A.2d 101 (Pa. 1975). A court may transfer a case to the juvenile court when the minor proves by a preponderance of the evidence that the transfer will serve the public interest. Commonwealth v. Austin, 664 A.2d 597 (Pa.Super. 1995). This Court determined that the public interest would be best served to try Defendant as an adult for the murder of her father based on all the evidence presented. Defendant failed to present any evidence of gross abuse of discretion at the PCRA hearing, nor any evidence of any merit to file an appeal of the denial of the petition to decertify. Accordingly, Defendant's final claim was also denied.

As a result, the Court denied Defendant's Amended Petition for Post-Conviction Collateral Relief in its entirety and advised Defendant of her right to appeal the decision to the Superior Court of Pennsylvania within thirty days of the date of the Court's Order.



**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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**EXECUTOR NOTICE**

Estate of ETHEL D. FAGAN AKA  
ETHEL FAGAN

Late of Dreher Township

Executor

BRIAN FAGAN

126 GILPIN RD

NEWFOUNDLAND, PA 18445

Attorney

JOHN F. SPALL

2573 RT. 6

HAWLEY, PA 18428

**2/17/2012 • 2/24/2012 • 3/2/2012**

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**NOTICE OF DECEDENT'S  
ESTATE**

**NOTICE IS HEREBY GIVEN**

that Letters Testamentary have been granted in the Estate of Xenia Weigel, Deceased, late of 23 Ellen Memorial Drive, Honesdale, PA 18431, who died on November 27, 2011. All persons indebted to the estate are requested to make payment and those having claims or demands are to present same, without delay, to the Executor, Eizens Abolins or Michael N. Krisa,

Attorney for the Estate, 3397  
Scranton/Carbondale Highway, Suite  
4, Blakely, Pennsylvania 18447.

**Michael N. Krisa, Esquire  
KRISA & KRISA, P.C.**

**2/17/2012 • 2/24/2012 • 3/2/2012**

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**EXECUTRIX NOTICE**

Estate of JEAN M. PRICE

Late of Honesdale Borough

Executrix

BONNIE J. PRICE

4 LARCH TRAIL

LAKE ARIEL, PA 18436

Attorney

RICHARD B. HENRY, ESQUIRE

1105 COURT STREET,

HONESDALE, PA 18431

**2/17/2012 • 2/24/2012 • 3/2/2012**

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**ESTATE NOTICE**

NOTICE IS HEREBY GIVEN,

that Letters Testamentary have

been issued in the Estate of Rose

C. McTiernan, who died on

January 13, 2012, late resident of

259 East Shore Drive, Paupackan

Lake Estates, Hawley, PA 18428,

to Michael J. McTiernan. 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

2/17/2012 • 2/24/2012 • 3/2/2012

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**EXECUTOR NOTICE**

Estate of JOSEPHINE BEJA  
Late of Texas Township  
Executor  
MARK COSTELLO  
269 FLOUR LANE  
LANGHORNE, PA 19047

Executor  
GREGORY BIBBO  
Attorney  
JOHN F. SPALL  
2573 RT. 6  
HAWLEY, PA 18428

2/17/2012 • 2/24/2012 • 3/2/2012

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**ESTATE NOTICE**

Notice is hereby given that Letters Testamentary have been granted in the ESTATE OF ELLEN J. MCGINNIS, late of Hawley Borough, Wayne County, Pennsylvania. All persons indebted to the Estate are requested to make payment, and those having claims or demands are to present same, without delay, to the Executor, Robert J. McGinnis, P.O. Box 249, Hawley, Pennsylvania 18428 and John F. Spall, Esquire, Attorney for the Estate, 2573 Route 6, Hawley, Pennsylvania 18428.  
JOHN F. SPALL, ESQUIRE

2/17/2012 • 2/24/2012 • 3/2/2012

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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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**OTHER NOTICES**

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**NOTICE**

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.

**2/17/2012 • 2/24/2012**

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**NOTICE OF FILING OF ARTICLES OF INCORPORATION**

Pursuant to the General Associations Act of 1988, as amended, notice is hereby given that on January 9, 2012, Articles of Incorporation for Morgan Health Services, P.C. were filed with the Department of State, Harrisburg, Pennsylvania, the said corporation being organized under the provisions of the Business Corporation Law, General Associations Act of 1988, as amended. The purposes of the corporation are: To engage in and



to do any lawful act concerning any or all business for which corporations may be incorporated under the Pennsylvania Business Corporation Law, General Associations Act of 1988, as amended and supplemented, and to do all things and exercise all power, rights and privileges which a business corporation may now or hereafter be organized or authorized to do or to exercise under the said Business Corporation Law of Pennsylvania as amended and supplemented.

NICHOLAS A. BARNA, ESQUIRE  
831 Court Street  
Honesdale, PA 18431

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 Northeast Masonry Supply, LLC. This Limited Liability Company has been organized under the provision pursuant to 15 Pa. C.S. 8913.

NICHOLAS A. BARNA, ESQUIRE  
831 Court Street  
Honesdale, PA 18431

2/17/2012

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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 29, 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 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 Slis 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 the 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 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 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. Rileyperches 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**

**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:

WAYNE COUNTY BAR ASSOCIATION



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

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 Windemere 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.

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.

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,  
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

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**CIVIL ACTIONS FILED**

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*FROM JANUARY 21, 2012 TO JANUARY 27, 2012  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

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**JUDGMENTS**

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2005-20207	TREITZ CHRISTINA	1/26/2012	SATISFACTION	—
2005-20207	POCONO BREWING COMPANY INC	1/26/2012	SATISFACTION	—
2005-20302	PULICI JILL	1/26/2012	SATISFACTION	19,990.00
2006-20900	CASTELLANO PAUL	1/26/2012	SATISFACTION	—
2007-00182	THE DIME BANK GARNISHEE	1/26/2012	SATISFY ATTACHMENT	—
2007-20170	BIBALO TIMOTHY ALLEN	1/26/2012	SATISFACTION	—
2007-20261	BANNON JAMES A	1/27/2012	SATISFACTION	—
2007-20499	WORMUTH BRIAN C	1/26/2012	SATISFACTION	—
2008-20408	HUBBARD CYNTHIA	1/26/2012	SATISFACTION	—
2009-00149	GAGLIARDI SHERRIE A	1/27/2012	SATISFACTION	—
2009-00564	GAGLIARDI BRYAN	1/27/2012	SATISFACTION	—
2009-20012	MAPLE CITY AMUSEMENTS INC A CORPORATION	1/27/2012	SATISFACTION	5,624.44
2009-21851	HUBBARD CYNTHIA E	1/26/2012	SATISFACTION	—
2011-00110	SAUL CHARLES R	1/26/2012	SATISFACTION	—
2011-00474	KENTIS CAROL M	1/26/2012	JDGMT BY COURT ORDER	6,430.89
2011-00753	NORDENHOLD ROY F	1/26/2012	DEFAULT JUDGMENT	24,670.36
2011-20271	HAZEN EDWARD J	1/24/2012	SATISFACTION	478.03
2011-21034	STODDARD PAMELA	1/26/2012	SATISFACTION	—
2011-21365	LORON INC	1/23/2012	SATISFACTION	—
2011-21365	BAILEY RONALD F	1/23/2012	SATISFACTION	—
2011-21365	CARBO LORI	1/23/2012	SATISFACTION	—
2011-2U65	LORON INC	1/23/2012	DISCONTINUED	—
2011-21365	BAILEY RONALD F	1/23/2012	DISCONTINUED	—
2011-21365	CARBO LORI	1/23/2012	DISCONTINUED	—
2011-21517	MACALPIN WILLIAM THOMAS	1/26/2012	SATISFACTION	—
2011-21732	ROON JAMES FRANK JR	1/26/2012	SATISFACTION	—
2011-21787	DEUTSCHE BANK	1/24/2012	SATISFACTION	234.09
2011-21889	HAZEN EDWARD J	1/24/2012	SATISFACTION	511.55
2012-00018	COONS MARY E	1/24/2012	QUIET TITLE	—
2012-00018	TINGLEY HENRY A	1/24/2012	QUIET TITLE	—
2012-00018	COONS GRACE M	1/24/2012	QUIET TITLE	—
2012-00018	JOHNSTON RUBY P MRS	1/24/2012	QUIET TITLE	—
2012-00018	WILLIAMS A M MRS	1/24/2012	QUIET TITLE	—
2012-00018	WOOLEY BLANCH A MRS	1/24/2012	QUIET TITLE	—
2012-00018	HOLGESSON HOWARD	1/24/2012	QUIET TITLE	—
2012-20043	RO-BECC CORPORATION THE	1/23/2012	SUGGESTION NON/PYMNT	179.27
2012-20043	RO-BECC CORP T/A	1/23/2012	SUGGESTION NON/PYMNT	179.27

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

2012-20044	CURTIS ROSE M INDIVIDUALLY	1/23/2012	SUGGESTION NON/PYMNT	1,960.68
2012~20044	JESSICAS BAGEL BIN AND DELI T/A	1/2312012	SUGGESTION NON/PYMNT	1,960.68
2012-20045	SPRING HILL CONSTRUCTION INC	1/23/2012	JUDG/LACKAWANNA CO	89,628.05
2012-20045	ROYAL CHIMNEY SUPPLY COMPANY T/A	1/23/2012	JUDG/LACKAWANNA CO	89,628.05
2012-20046	WHITMAN NICOLAS M	1/23/2012	JP TRANSCRIPT	5,437.53
2012~20047	CHIARCHIARO MELISSA	1/24/2012	MUNICIPAL LIEN	823.09
2012-20048	CASNER LUTHER C	1/24/2012	MUNICIPAL LIEN	928.22
2012-20048	CASNER STEPHANIE A	1/24/2012	MUNICIPAL LIEN	928.22
2012-20049	MOROZ VIKTOR	1124/2012	MUNICIPAL LIEN	823.09
2012-20049	MOROZ SUSANNA	1/24/2012	MUNICIPAL LIEN	823.09
2012-20050	AMILL EVELYN	1/24/2012	MUNICIPAL LIEN	823.09
2012-20051	DEVINE JOHN	1/24/2.012	MUNICIPAL LIEN	849.27
2012-20051	DEVINE LINDA	1/24/2012	MUNICIPAL LIEN	849.27
2012-20052	COSTELLO DAVID V	1/24/2012	MUNICIPAL LIEN	874.73
2012-20053	POCCIA NICHOLAS J	1/24/2012	MUNICIPAL LIEN	852.17
2012-20054	FEDERAL HOME MORTGAGE COMPANY	1/24/2012	MUNICIPAL LIEN	823.09
2012-20055	CACCAVANO JOSEPHINE	1/24/2012	MUNICIPAL LIEN	823.09
2012-20056	STINE BRIAN	1/24/2012	MUNICIPAL LIEN	905.51
2012-20056	STINE KERRY	1/24/2012	MUNICIPAL LIEN	905.51
2012-20067	HYLAND ROBERT E	1/24/2012	MUNICIPAL LIEN	823.09
2012-20058	SINGER JAMES A	1/24/2012	JUDGMENT	11,997.50
2012-20059	BISCONTINI GENE A	1/24/2012	MUNICIPAL LIEN	235.95
2012-20059	BISCONTINI STACEY	1/24/2012	MUNICIPAL LIEN	235.95
2012-20060	HAFLER GARY	1/24/2012	MUNICIPAL LIEN	541.56
2012-20060	HAFLER KATHY	1/24/2012	MUNICIPAL LIEN	541.56
2012-20061	WENIGER DONALD	1/24/2012	MUNICIPAL LIEN	757.84
2012-20062	FRITSCH MATTHEW	1/24/2012	MUNICIPAL LIEN	400.13
2012-20063	BISCONTINI GENE	1/24/2012	MUNICIPAL LIEN	242.95
2012-20063	BISCONTINI STACEY	1/24/2012	MUNICIPAL LIEN	242.95
2012-20064	FOWLER FREDERICK B	1/24/2012	MUNICIPAL LIEN	241.15
2012-20064	FOWLER HOPE	1/24/2012	MUNICIPAL LIEN	241.15
2012-20065	SAVASTANO FRANK J	1/24/2012	MUNICIPAL LIEN	234.15
2012-20065	SAVASTANO LAURA A	1/24/2012	MUNICIPAL LIEN	234.15
2012-20066	MORGAN RAYMOND	1124/2012	MUNICIPAL LIEN	234.15
2012-20066	MORGAN MARY ELLEN	1/24/2012	MUNICIPAL LIEN	234.15
2012-20067	TULEYA MICHAEL	1/24/2012	MUNICIPAL LIEN	233.65
2012-20068	STEVENS IDA M	1/25/2012	JP TRANSCRIPT	10,473.10
2012-20069	MARTINO JAMES P	1/25/2012	JP TRANSCRIPT	2,287.00
2012-20070	JAVITZ MICHAEL	1/26/2012	JP TRANSCRIPT	3,000.00
2012~20071	HECTOR ROBERT W JR	1/27/2012	JP TRANSCRIPT	3,118.28
2012-20071	HECTOR TRANSPORT	1/27/2012	JP TRANSCRIPT	3,118.28
2012-20071	HECTOR TRANSPORT	1/27/2012	JP TRANSCRIPT	31.60
2012-20072	MORRIS ROBERT D	1/27/2012	JUDGMENT	7,689.60
2012-20073	DOMINGUES GASPAR	1/27/2012	MUNICIPAL LIEN	1,460.10
2012-20074	HOWLAND JULIA	1/27/2012	MUNICIPAL LIEN	1,101.73
2012-20075	KENNEDY DAMIAN	1/27/2012	MUNICIPAL LIEN	428.35
2012-20076	MCDONNELL KATHLEEN	1/27/2012	MUNICIPAL LIEN	1,022.34

2012-20077	MESSER SCOTT	1/27/2012	MUNICIPAL LIEN	1,354.92
2012-20078	O'DONOVAN CLAIRE	1/27/2012	MUNICIPAL LIEN	2,316.05
2012-20078	ODONOVAN CLAIRE	1/27/2012	MUNICIPAL LIEN	2,316.05
2012-20079	OSBORNE LISA	1/27/2012	MUNICIPAL LIEN	1,577.00
2012-20080	Savage STEPHANIE	1/27/2012	MUNICIPAL LIEN	1,882.57
2012-20081	VALLEY PHILIP	1/27/2012	MUNICIPAL LIEN	601.25
2012-90004	NIETO BERNARD ESTATE OF	1/27/2012	ESTATE CLAIM	14,188.65

**CONTRACT — DEBT COLLECTION CREDIT CARD**

CASE NO.	INDEXED PARTY		TYPE	DATE	AMOUNT
2012-00038	CITIBANK		PLAINTIFF	1/23/2012	—
2012-00038	SCHUMACHER HORST K		DEFENDANT	1/23/2012	—
2012-00039	PRIDE ACQUISITIONS		PLAINTIFF	1/23/2012	—
2012-00039	CURTIS PAUL H		DEFENDANT	1/23/2012	—
2012-00039	CURTIS NANCY		DEFENDANT	1/23/2012	—
2012-00040	PRIDE ACQUISITIONS		PLAINTIFF	1/23/2012	—
2012-00040	DICKINSON ANDREW D		DEFENDANT	1/23/2012	—
2012-00049	UNIFUND CORPORATION		PLAINTIFF	1/25/2012	—
2012-00049	TRETOLA DEBRA J		DEFENDANT	1/25/2012	—
2012-00050	BARCLAYS BANK DELAWARE		PLAINTIFF	1/25/2012	—
2012-00050	DECKER DANIEL C		DEFENDANT	1/25/2012	—
2012-00051	BARCLAYS BANK DELAWARE		PLAINTIFF	1/25/2012	—
2012-00051	BURROWS ROBERT		DEFENDANT	1/25/2012	—
2012-00055	PORTFOLIO RECOVERY ASSOCIATES		PLAINTIFF	1/26/2012	—
2012-00055	FOLGER ROBERT JR		DEFENDANT	1/26/2012	—
2012-00056	PORTFOLIO RECOVERY ASSOCIATES		PLAINTIFF	1/26/2012	—
2012-00056	PAUL DONALD Z		DEFENDANT	1/26/2012	—
2012-00057	PORTFOLIO RECOVERY ASSOCIATES		PLAINTIFF	1/26/2012	—
2012-00057	LODINI DANIEL T		DEFENDANT	1/26/2012	—
2012-00058	PORTFOLIO RECOVERY ASSOCIATES		PLAINTIFF	1/26/2012	—
2012-00058	CARTER JIMMIE		DEFENDANT	1/26/2012	—
2012-00062	PORTFOLIO RECOVERY ASSOCIATES		PLAINTIFF	1/27/2012	—
2012-00062	DUBARRY EARL		DEFENDANT	1/27/2012	—
2012-00063	PORTFOLIO RECOVERY ASSOCIATES		PLAINTIFF	1/27/2012	—
2012-00063	LINDSEY ANDREW		DEFENDANT	1/27/2012	—
2012-00064	PORTFOLIO RECOVERY ASSOCIATES		PLAINTIFF	1/27/2012	—
2012-00064	NIEVES EDWYN		DEFENDANT	1/27/2012	—
2012-00065	PORTFOLIO RECOVERY ASSOCIATES		PLAINTIFF	1/27/2012	—
2012-00065	SOOMBIENAIME SUNITA		DEFENDANT	1/27/2012	—

**CONTRACT — OTHER**

CASE NO.	INDEXED PARTY		TYPE	DATE	AMOUNT
2012-00045	BEHNKE JEFFREY S		PLAINTIFF	1/25/2012	—
2012-00045	SALEM HEIGHTS PROPERTY OWNERS ASSOCIATION INC		DEFENDANT	1/25/2012	—
2012-00045	CARD HOWARD		DEFENDANT	1/25/2012	—
2012-00045	HOERSCHGEN WILLIAM		DEFENDANT	1/25/2012	—
2012-00045	MICKEL DONALD		DEFENDANT	1/25/2012	—
2012-00045	WEIGEL WILLIAM		DEFENDANT	1/25/2012	—

**REAL PROPERTY — EJECTMENT**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00041	DEUTSCHE BANK NATIONAL TRUST AS TRUSTEE AND CUSTODIAN FOR	PLAINTIFF	1/23/2012	—
2012-00041	EQUIFIRST MORTGAGE LOAN TRUST	PLAINTIFF	1/23/2012	—
2012-00041	DOE JOHN AND/OR TENANT/OCCUPANT	DEFENDANT	1/23/2012	—
2012-00042	WELLS FARGO AS TRUSTEE FOR	PLAINTIFF	1/23/2012	—
2012-00042	OPTION ONE MORTGAGE LOAN TRUST	PLAINTIFF	1/23/2012	—
2012-00042	TOBIN TODD C AND/OR OCCUPANTS	DEFENDANT	1/23/2012	—

**REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00037	FIRST KEYSTONE COMMUNITY BANK F/K/A	PLAINTIFF	1/23/2012	—
2012-00037	FIRST NATIONAL BANK OF BERWICK	PLAINTIFF	1/23/2012	—
2012-00037	TRESHNIK BRIAN S	DEFENDANT	1/23/2012	—
2012-00046	BROJACK MARK R	PLAINTIFF	1/25/2012	—
2012-00046	BRAYER JAMES C	DEFENDANT	1/25/2012	—
2012-00047	WELLS FARGO BANK	PLAINTIFF	1/25/2012	—
2012-00047	NORTON MICHAEL	DEFENDANT	1/25/2012	—
2012-00047	NORTON MARGARET	DEFENDANT	1/25/2012	—
2012-00048	WELLS FARGO BANK	PLAINTIFF	1/25/2012	—
2012-00048	CARTER BEVERLY A/K/A	DEFENDANT	1/25/2012	—
2012-00048	CARTER BEVERLY L A/K/A	DEFENDANT	1/25/2012	—
2012-00048	KELLEY BEVERLY	DEFENDANT	1/25/2012	—
2012-00048	CARTER DONALD M.	DEFENDANT	1/25/2012	—
2012-00052	WELLS FARGO BANK	PLAINTIFF	1/26/2012	—
2012-00052	DALOIA MICHAEL	DEFENDANT	1/26/2012	—
2012-00053	WELLS FARGO BANK	PLAINTIFF	1/26/2012	—
2012-00053	BORYS MARK T	DEFENDANT	1/26/2012	—
2012-00054	BANK OF NEW YORK MELLON AS TRUSTEE FOR	PLAINTIFF	1/26/2012	—
2012-00054	CIT MORTGAGE LOAN TRUST	PLAINTIFF	1/26/2012	—
2012-00054	BOROCHANER GLEN	DEFENDANT	1/26/2012	—
2012-00054	BOROCHANER JILL F	DEFENDANT	1/26/2012	—
2012-00059	WELLS FARGO BANK AS TRUSTEE FOR	PLAINTIFF	1/27/2012	—
2012-00059	OPTION ONE MORTGAGE LOAN	PLAINTIFF	1/27/2012	—
2012-00059	RIKER BRIAN J	DEFENDANT	1/27/2012	—
2012-00059	RIKER VICTORIA	DEFENDANT	1/27/2012	—
2012-00060	HANKIN LOUIS	PLAINTIFF	1/27/2012	—
2012-00060	JOHNSEN PATRICK S	DEFENDANT	1/27/2012	—
2012-00060	JOHNSEN MARIE T	DEFENDANT	1/27/2012	—

**REAL PROPERTY — PARTITION**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00044	INGENITO MATTHEW	PLAINTIFF	1/25/2012	—
2012-00044	DAVIS STACY	DEFENDANT	1/25/2012	—

**TORT — PREMISES LIABILITY**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00043	LAMBERTON JOAN	PLAINTIFF	1/23/2012	—
2012-00043	LAMBERTON JAMES	PLAINTIFF	1/23/2012	—
2012-00043	DAMASCUS TOWNSHIP VOLUNTEER AMBULANCE CORPS INC A/K/A	DEFENDANT	1/23/2.012	—
2012-00043	DAMASCUS TOWNSHIP VOLUNTEER AMBULANCE CORPS A/K/A	DEFENDANT	1/23/2012	—
2012-00043	DAMASCUS VOLUNTEER AMBULANCE CORP A/K/A	DEFENDANT	1/23/2012	—
2012-00043	DAMASCUS VOLUNTEER AMBULANCE CORPS	DEFENDANT	1/23/2012	—

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**MORTGAGES AND DEEDS**

*RECORDED FROM FEBRUARY 6, 2012 TO FEBRUARY 10, 2012  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

<b>GRANTOR</b>	<b>GRANTEE</b>	<b>LOCATION</b>	<b>AMOUNT</b>
Granquist Timothy C	Citizens Savings Bank	Berlin Township	
Granquist Susan T			205,000.00
Saska David J	Mortgage Electronic Registration Systems	Paupack Township	
Saska Cindee L			305,600.00
Ledges Hotel L L C	Dime Bank	Hawley Borough	50,000.00
Odell Kip J	Dime Bank	Prompton Borough	
Odell Andrea E			150,000.00
Delaney Anne Marie	Dime Bank	Palmyra Township	12,000.00
Dreher Township	Dime Bank	Dreher Township	200,000.00
Ordnung Mark A	Honesdale National Bank	Cherry Ridge Township	
Ordnung Stephanie			170,000.00
Christian Darren Z	Mortgage Electronic Registration Systems	Lehigh Township	
Christian Dayna L			169,368.00
Javitz Stanley	Bank Of America	Damascus Township	
Javitz Diane			100,000.00
Varcoe Brian L	Honesdale National Bank	Oregon Township	91,800.00
Varcoe Brian L	Honesdale National Bank	Oregon Township	30,000.00
Grunow Robert	Honesdale National Bank	Lake Township	
Grunow Christa A			26,400.00
Konan Robert Serge Jr	Citizens Savings Bank	South Canaan Township	145,000.00
Chiampou Lisa Marie	Mortgage Electronic Registration Systems	Texas Township	152,000.00
Krieger Peggy S	Mortgage Electronic Registration Systems	Dreher Township	
Krieger Gregory E			417,000.00
Hensel Millard I Jr	Mortgage Electronic Registration Systems	Paupack Township	
Hensel Susan B			215,000.00
Sauer William C			
Sauer Laura J			
Musetti Renee C	J P Morgan Chase Bank	Damascus Township	150,801.00
Dombroski John	J P Morgan Chase Bank	Clinton Township	
Dombroski Kathryn			248,000.00
Bradshaw Victoria J	Honesdale National Bank	Damascus Township	
Valliere Ronald			93,000.00
Gotsdiner Denise B AKA	Wells Fargo Bank	Preston Township	
Clibanoff Denise B AKA			217,650.00
Clibanoff Andrew AKA			
Clibanoff Andrew A AKA			

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

Maragliano John	E S S A Bank & Trust	Paupack Township	
Maragliano Melissa			108,000.00
Place Horton M II	Tobyhanna Federal Credit Union	Sterling Township	
Place Cassandra			40,000.00
Femia James V	J P Morgan Chase Bank	Lake Township	
Femia Patricia R			75,777.00
Orehek Allen J	Honesdale National Bank	Waymart Borough	
		Waymart Boro & Clinton Twp 1	600,000.00
		Clinton Township	
		Clinton Twp 1 & Waymart Boro	600,000.00
Orehek Allen J	Honesdale National Bank	Waymart Borough	
		Waymart Boro & Clinton Twp 1	50,000.00
		Clinton Township	
		Clinton Twp 1 & Waymart Boro	50,000.00
Thompson Alexander L	R B S Citizens	Lake Township	
Thompson Kathleen M			89,000.00
Henry Frances A	Mortgage Electronic Registration Systems	Lake Township	
Henry David S			177,950.00
Harvey Richard H Jr	Mortgage Electronic Registration Systems	Lehigh Township	
Harvey Cheryl L			87,000.00
Rosario Michael A	Wells Fago Bank	Berlin Township	
Rosario Haydee			177,600.00
Fritz Kevin P	Honesdale National Bank	Honesdale Borough	
Sosa Kelly J			96,000.00
Pierro John A	Mortgage Electronic Registration Systems	Paupack Township	
Pierro Fabyan			83,000.00
Vecere Maureen	E S S A Bank & Trust	Lake Township	
Vecere Rafe			106,000.00
A A I Inc	Dime Bank	Cherry Ridge Township	95,000.00

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## DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Puchmajer Liba	Petersen Carl Petersen Aida	Damascus Township	Lot 9
Mobilio Dominick J	Granquist Timothy C	Berlin Township	
Mobilio Lisa E	Granquist Susan T		Lot 6
Osenlund Richard K	Saska David J	Paupack Township	
Osenlund Joann C	Saska Cindee L		Lot 25
Buck Robert E	Buck Robert E	Starrucca Borough	
Buck Lillian	Buck Lillian	Starrucca Boro & Preston Twp	
Rhone Kirk 0	Rhone Kirk 0	Preston Township	
Rhone Alice K	Rhone Alice K	Preston Twp & Starrucca Boro	
Hering William E	Hering William E Foleyhering Lynn Hering Lynn Foley	Lehigh Township	Lot 7
Sepanak Ronald J Exr	Austin Daniel C	Honesdale Borough	
Sepanak Chester S Est AKA Sepanak Chester Est AKA	Austin Gail		
Stevens Chauncey AKA	Beer Jennifer E	Dyberry Township	
Stevens Chauncey III AKA	Stevens Jennifer E		
Piatkowski Francis Adm	Piatkowski Edward	Scott Township	
Piatkowski John Est	Piatkowski Susann Piatkowski Francis Piatkowski Donald Piatkowski Michael		
Neumann Aniko M	Idgara Ventures	Paupack Township	
Neumann Carl H			Lot 6
Hassan Mohammed M	Hassan Mahbub	Berlin Township	
Hassan Mahbub			
Hassan Mohammed	Hassan Mahbub	Mount Pleasant Township	
Hassan Mahbub			
Nauroth Judy	Melioris Christopher R	Salem Township	
Meyers Joan	Edwards Susan Ann		Lot 11
Malinski Mildred Est			
Thompson Michael P	Krieger Gregory E	Dreher Township	
Thompson Kelly J Stone	Krieger Peggy S		
Stonethompson Kelly J			
Southerton William C Est	Rossini Jeanne	Honesdale Borough	
Southerton Florence Exr			Lot 4
Southerton Bernard Exr			
Janezic Anna	Fox Eric T Julia V	Canaan Township Fox	
ODonnell Robert By Sheriff	Wells Fargo Bank	Lake Township	
ODonnell Carol A By Sheriff			
Definis Michael	Bushuk Galina	Paupack Township	Lot 186
Phillips Susan	Power Kevin Thomas Power Julieann	Paupack Township	Lot 45

Meland Kim A By Sheriff	Federal National Mortgage Association	Cherry Ridge Township	
Meland Michael M By Sheriff			Lot 11
Smith Erica L Orkin By Sheriff	Fannie Mae	Waymart Borough	
Orksmith Erica L By Sheriff			
Smith Phillip A By Sheriff			
Knecht Robert W Exr	Bertalan Jason	South Canaan Township	
Knecht Peter A Est AKA			
Knecht Peter Anton Est AKA			
Facarile Robert J	Treslar Corine	Paupack Township	
Facarile Anthony J			Lot 269
Albert Janet	Albert Janet	Paupack Township	
Baker Mary	Baker Mary		Lot 262
Aris Raymond By Sheriff	Federal Home Loan Mortgage Corporation	Paupack Township	
Aris Paula By Sheriff			Lot 45
Glassman Kathryn AKA			
By Sheriff	Veterans Affairs	Paupack Township	
Minto Kathryn AKA By Sheriff			Lots 5 & 6
Wells Fargo Bank Tr By Af	Schwarz Vincent	Paupack Township	
Ocwen Loan Servicing L L C Af			Lot 352
Tangorra Frank	Thompson Alexander L	Lake Township	
	Thompson Kathleen M		Lot 3805
Hector Sharon L By Sheriff	Manufacturers & Traders Trust Company Tr	Berlin Township	
Benton Thelma D Est	Shaedle Doris J	Lehigh Township	
Shaedle Doris J Ind & Exr	Shaedle Warren G		
Benton John E Jr			
Majofsky Nancy B			
Daniels Alice M	Daniels Scott A	Waymart Borough	Lot BB
Lavenduski Joseph J	Fritz Kevin P	Honesdale Borough	
Lavenduski Nancy	Sosa Kelly J	Lot 3	
Evers Ludwig Anton	Vecere Maureen	Lake Township	
Evers Barbara Anton	Vecere Rafe	Lot 1217	
Evers Mark			
Higgins Kathryn Evers			
Evershiggins Kathryn			
Evers Eric			
Evers Jason			
Evers Glen			
Metlife Bank By Af	A A I Inc	Cherry Ridge Township	
Single Source Property			
Solutions L L C Af			

## 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

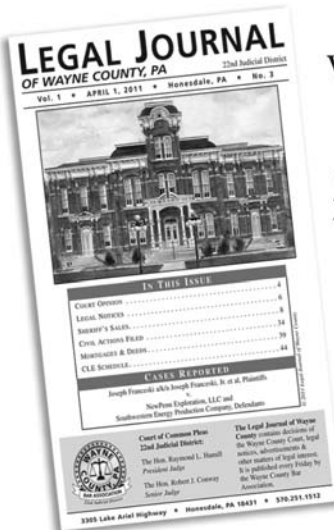
**June 27, 2012**

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.  
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