

# OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 2 ★ MARCH 1, 2013 ★ Honesdale, PA ★ No. 51



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## CASES REPORTED

Commonwealth of Pennsylvania  
v.  
Paul Oscar Altmann

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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
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Subscription Year: March–February  
Prorated subscriptions available*

WAYNE COUNTY OFFICIALS

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Robert J. Conway, *Senior Judge*

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Jane E. Farrell  
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Ted Mikulak

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Mark Steelman

**District Attorney**

Janine Edwards, Esq.

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**Chief Public Defender**

Scott Bennett, Esq.

**Commissioners**

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Jonathan Fritz

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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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**Commonwealth of Pennsylvania**

**v.**

**Paul Oscar Altmann**

**Docket No.: 419-2011-Criminal**

Attorney for Commonwealth: Adam Bompadre, Esquire

Attorney for Defendant: Pro Se

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

**Summary of the Case**

Defendant was found guilty following a jury trial of the following charges: Aggravated Assault - Serious Bodily Injury (Count 1), Aggravated Assault - Deadly Weapon (Count 3), Simple Assault - Bodily Injury with Deadly Weapon (Count 5). At the sentencing conducted on April 12, 2012, Defendant was sentenced to 60 - 120 months on Count 1 and 12 - 60 months on Count 3, to run concurrently with Count 1. Count 5 merged with Count 3 for sentencing purposes.

Defendant appealed his conviction and appeal and the matter before the Court was a Statement of Reasons to support the Court's decision. Defendant raised 12 issues on appeal - the first 5 requested a new trial as relief, and the last 7 requested dismissal of the charges as relief. Not all issues were individually addressed by the Court.

**Issue: Whether the Court erred in allowing Defendant to go to trial pro se and failed to conduct a legally sufficient colloquy pursuant to Pa.R.Crim.P. 121.** "When a defendant seeks waiver of his right to counsel, he clearly manifests his intentions to proceed pro se, requiring the trial court to conduct a thorough, on the record colloquy to ascertain whether the waiver is knowing, voluntary, and intelligent." Commonwealth v. Patterson, 931 A.2d 710, 715 (Pa.Super. 2007). In Patterson, the Court reviewed the following 6 elements that must be communicated to the defendant in order to properly waive the right to counsel:

- the right to representation/free counsel if indigent
- defendant understands the nature and elements of the charges

- defendant is aware of sentence ranges and fines
- defendant is bound by the rules of procedure
- the loss of rights if defenses not timely raised
- other rights may be lost if not timely raised

The Court determined that the on record colloquy met the 6 requirements, and concluded that Defendant knowingly waived his right to counsel. In addition, the Court noted that Defendant had been advised of his right to representation two separate times prior to the start of the trial, and on each occasion, Defendant decided to continue representing himself. Finally, the Court appointed stand by counsel, and Defendant conferred with that counsel several times during the time of trial.

**Issue: Whether evidence at trial was contrary to the weight of the evidence presented with respect to the offense of Aggravated Assault as charged in the Criminal Information.** “[T]he weight of the evidence is ‘exclusively for the finder of fact who is free to believe all, part, or none of the evidence and to determine the credibility of the witnesses.’” Commonwealth v. Kim, 888 A.2d 847, 841 (Pa.Super. 2005) (citing Commonwealth v. Champney, 574 Pa. 435, 444 (2003)). “When reviewing a challenge to the weight of the evidence, the verdict may be reversed only if it is so contrary to the evidence as to shock one’s sense of justice.” Commonwealth v. Davidson, 860 A.2d 575, 582 (Pa.Super. 2004), *aff’d*, 595 Pa. 1 (2007).

The Court identified the charge of Aggravated Assault in this case as: “The Defendant attempted to cause serious bodily injury to Andrew Hawkins, or caused such injury intentionally, knowingly or recklessly under the circumstances manifesting extreme indifference to the value of human life, that is to say, the Defendant repeatedly slashed the victim’s face with a knife, punching and kicking him, causing severe injuries to his face, in violation of 18 Pa.C.S. ’ 2702(a)(1). In support of the allegations, the Commonwealth presented the testimony of seven witnesses consisting of five eyewitnesses, the trooper who responded to the scene and the victim. Also introduced were photographs of the victim’s injuries and photos from the scene.

The five eyewitnesses all testified that Defendant was the aggressor in the physical altercation with the victim, using a knife to slash the victim’s face which caused deep and extensive lacerations that left him with nerve damage and permanent scarring on his face. Based on the testimony and photos of the injuries taken at the hospital, the Court determined that the guilty verdict was not so contrary to the evidence as to shock one’s sense of justice.

**Issue: Whether the Commonwealth failed to prove beyond a reasonable doubt that Defendant attempted to cause or intentionally, knowingly and/or recklessly caused “serious bodily injury” to the victim sufficient to sustain a conviction for Aggravated Assault.** “In reviewing the sufficiency of evidence, the test applied is

‘whether the evidence and all reasonable inferences deducible therefrom, viewed in the light most favorable to the Commonwealth as verdict winner, are sufficient to establish all the elements of the offense beyond a reasonable doubt.’” Commonwealth v. Davalos, 779 A.2d 1190, 1193 (Pa.Super. 2001). The Court determined that the Commonwealth’s evidence was sufficient to establish all the elements of Aggravated Assault - Serious Bodily Injury, which is statutorily defined as “bodily injury which creates a substantial risk of death or which causes serious, permanent disfigurement, or protracted loss or impairment of the function of any bodily member or organ.” The Court noted that the injuries sustained by the victim included a laceration to his forehead that required 40 stitches and one near his mouth that required 20 stitches. The victim sustained permanent damage and scarring and therefore the evidence was sufficient to establish beyond a reasonable doubt that Defendant caused serious bodily injury to the victim.

**Issue: Whether the Commonwealth failed to present sufficient evidence to establish that Defendant did not act with justification and/or in self defense thereby relieving him of criminal liability.** “Where the defendant raises self defense, the Commonwealth has the burden to disprove such a defense beyond a reasonable doubt.” Commonwealth v. Samuel, 527 Pa. 298, 303 (1991). The Commonwealth sustains this burden if “it establishes at least one of the following: 1) the accused did not reasonably believe that he was in danger of death or serious bodily injury; or 2) the accused provoked or continued the use of force; or 3) the accused had a duty to retreat and the retreat was possible with complete safety.” Commonwealth v. McClendon, 874 A.2d 1223, 1230 (Pa.Super. 2005). “It remains the province of the jury to determine whether the accused belief was reasonable, whether he was free of provocation, and whether he had no duty to retreat.” Id. at 1230.

The Court thereafter determined that the Commonwealth sufficiently established that Defendant provoked and continued the use of force against the victim by initiating the physical altercation and then taking advantage of the victim being restrained to assault him again. Moreover, Defendant slashed the victim while the fight was being broken up by bystanders which the Court identified as the use of deadly force at a time when Defendant did not reasonably believe he was in danger of death or serious bodily injury.

Therefore, the Court found no issue to merit an appeal of Defendant’s conviction and sentence and requested that Superior Court do the same.



**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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**EXECUTRIX NOTICE**

Estate of MARIA JAKLITSCH  
Late of Hawley, Palmyra Township  
Executrix

GERDA E. PALMENTERI  
20 GARDEN HILL ROAD  
HAWLEY, PA 18428

Attorney  
KLEMEYER, FARLEY &  
BERNATHY, LLC  
2523 ROUTE 6, SUITE 1  
HAWLEY, PA 18428

3/1/2013 • 3/8/2013 • 3/15/2013

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**ESTATE NOTICE**

**NOTICE IS HEREBY GIVEN,** that Letters Testamentary have been issued in the Estate of Barbara A. LaRocca, who died on December 21, 2012, late resident of 6 Warring Road, Honesdale, PA 18431, to Robert Barsanti, Executor of the Estate, residing at 28 Oakview Lane, PO Box 185, South Canaan, PA 18459. 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

3/1/2013 • 3/8/2013 • 3/15/2013

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**EXECUTOR NOTICE**

Estate of ELIZABETH D.  
LINDROTH  
Late of Dreher Township  
Executor  
KENNETH LINDROTH  
70 BONEFISH AVE.  
KEY LARGO, FL 33037

3/1/2013 • 3/8/2013 • 3/15/2013

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**EXECUTRIX NOTICE**

Estate of HILDA RAUCH AKA  
HULDA RAUCH  
Late of Hawley Borough  
Executrix  
JOANNE IGOE  
541 BONE RIDGE ROAD  
HAWLEY, PA 18428  
Attorney  
ERROL C. FLYNN, ESQUIRE  
926 COURT ST.  
HONESDALE, PA 18431

3/1/2013 • 3/8/2013 • 3/15/2013

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**EXECUTRIX NOTICE**

Estate of PAUL GATELY  
Late of Buckingham Township  
Executrix  
ANDREA M. GATELY  
2322 CROSSTOWN HIGHWAY  
STARLIGHT, PA 18461  
Attorney  
JAMES E. BROWN  
303 TENTH STREET  
HONESDALE, PA 18431

2/22/2013 • 3/1/2013 • 3/8/2013

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**EXECUTRIX NOTICE**

Estate of ELIZABETH FIGURA  
NAROSKI AKA BETTY FIGURA  
Executrix  
ANN FIGURA  
19 WELLERVILLE ROAD  
LAKEWOOD, PA  
Attorney  
THOMAS F. KILROE  
918 CHURCH ST.  
HONESDALE, PA 18431

2/22/2013 • 3/1/2013 • 3/8/2013

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**EXECUTRIX NOTICE**

Estate of THOMAS E. BRADY  
Late of Paupack Township  
Executrix  
MAUREEN MADROW  
397 NEWARK POMPTON PARK  
POMPTON PLAINS, NJ 07444  
Attorney  
JOHN F. SPALL  
2573 RT. 6  
HAWLEY, PA 18428

2/22/2013 • 3/1/2013 • 3/8/2013

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**EXECUTOR NOTICE**

Estate of JOSEPH A. KNELLER  
Late of Honesdale Borough

Executrix  
AMY C. AUSTIN  
706 PENNSYLVANIA AVENUE  
PALMYRA, NJ 08065  
Executor  
MATTHEW J. KNELLER  
31934 COTTONWOOD DRIVE  
TEMECULA, CA 92592  
Attorney  
MATTHEW L. MEAGHER,  
ESQUIRE  
1018 CHURCH STREET  
HONESDALE, PA 18431

2/22/2013 • 3/1/2013 • 3/8/2013

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**ESTATE NOTICE**

ESTATE OF ARTHUR J. HEARNS,  
SR. LATE OF PAUPACK TWP., PA  
(DIED DECEMBER 17, 2012).  
EXECUTRIX LAURA BEERS C/O  
JOHN G. DEAN, ATTORNEY  
FOR THE ESTATE, ELLIOTT  
GREENLEAF & DEAN, 39  
PUBLIC SQUARE, SUITE 1000,  
WILKES-BARRE, PA 18701.

2/15/2013 • 2/22/2013 • 3/1/2013

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**ESTATE NOTICE**

**Dennis Galamb, late, of the Lake  
Ariel, Wayne County,  
Pennsylvania, died October 8,  
2012.** Notice is hereby given that  
Letters of Administration on the  
above Estate have been issued to  
Maggie Rosario, Executrix of the  
Estate. All persons indebted to said  
Estate are required without delay to  
make payment, and those having  
claims or demands to present the  
same without delay to the  
Executrix named above at the  
following address of the Personal  
Representative of the Estate:



**CHRISTOPHER E. FARRELL,**  
**ESQUIRE, P.O. BOX 312,**  
**WAYMART, PA 18472**

**2/15/2013 • 2/22/2013 • 3/1/2013**

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**ESTATE NOTICE**

NOTICE IS HEREBY GIVEN that Letters of Administration were granted to Administratrix, Elizabeth Ann Sulzer of the Estate of Charles F. Sulzer, III, aka Charles Sulzer, late of Lake Ariel, PA who died on September 1, 2012.

ALL persons indebted to the Estate must make payment to the Estate; those having claims or demands must present them without delay to:

Elizabeth Ann Sulzer,  
Administratrix  
C/O Alan Brian Jones, Esquire  
P.O. Box 627  
Lake Ariel, PA 18436-0627

**2/15/2013 • 2/22/2013 • 3/1/2013**

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**EXECUTRIX NOTICE**

Estate of DANIEL  
MAKULOWICH AKA DANIEL  
E. MAKULOWICH

Late of Waymart Borough  
Executrix

BARBARA HORST  
P.O. BOX 206  
WAYMART, PA 18472

Attorney  
MATTHEW L. MEAGHER,  
ESQUIRE  
1018 CHURCH STREET  
HONSDALE, PA 18431

**2/15/2013 • 2/22/2013 • 3/1/2013**

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**EXECUTRIX NOTICE**

Estate of ELIZABETH THERESA  
CHMURA AKA ELIZABETH T.  
CHMURA

Late of Waymart Borough  
Executrix

LINDA ABATE  
527 BIGELOW LAKE ROAD  
MOUNT PLEASANT, PA 18453

Attorney  
CHARLES J. CONTURSO  
63 WEST TRENTON AVENUE  
MORRISVILLE, PA 19067

**2/15/2013 • 2/22/2013 • 3/1/2013**

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**EXECUTRIX NOTICE**

Estate of DIANE E. RUTLEDGE  
AKA DIANE RUTLEDGE  
Late of Honesdale Borough

Executrix  
KIMBERLY A. SPEED  
1812 VALLEY DRIVE  
SYRACUSE, NY 13207

Attorney  
JAMES EDGAR BROWN  
303 TENTH STREET  
HONSDALE, PA 18431

**2/15/2013 • 2/22/2013 • 3/1/2013**

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**EXECUTOR'S NOTICE**

ESTATE OF John Paul Knash, a/k/a, John Knash, a/k/a, John P. Knash, late of Texas Township, Wayne County, Pennsylvania. Any person or persons having claim against or indebted to the estate present same to Kimberly Ann Kiegler, 4765 Lovers Lane, Slatington, PA 18080. Sally N. Rutherford, Esq., 921 Court St., Honesdale, PA 18431, Attorney for the Estate.

**2/15/2013 • 2/22/2013 • 3/1/2013**

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**OTHER NOTICES**

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**NOTICE OF REGISTRATION  
OF FICTITIOUS NAME**

Please take notice that Mark LaTourette, Bonnie LaTourette, Philip Hartman and Kristi LaTourette registered the fictitious name “Cabin Brook Farm” with the Pennsylvania Corporation Bureau on February 4, 2013. The address of the principal place of business to be carried on under this fictitious name is 622 Torrey Road, Honesdale, PA 18431.

Warren Schloesser, Esq.  
214 Ninth Street  
Honesdale, PA 18431  
(57) 253-3745

**3/1/2013**

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**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 Hauensteins Orchard 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

**3/1/2013**

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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  
MARCH 13, 2013**

By virtue of a writ of Execution Citimortgage, Inc. s/b/m to ABN AMRO Mortgage Group, Inc. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 13th day of March, 2013 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property,

ALL THAT CERTAIN tract or parcel of land, situated in the Township of Lake, Wayne County, Pennsylvania, known as Lot 2413, Section 21, of The Hideout, a Subdivision, situated in the Townships of Lake and Salem, Wayne County, Pennsylvania, according to the plate 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, Page 62 and 63; March 24, 1971, in Plat Book 5, Page 66; May 10, 1971, in Plat Book 5, Pages 71 and 72; March

14, 1972, in Plat Book 5, Pages 76, 79 through 84 and 86; May 26, 1972, in Plat Book 5, Pages 93 through 95; September 26, 1972, in Plat Book 5, Pages 96, 97 and 100 through 104; March 9, 1973, in Plat Book 5, Page 106; March 23, 1973, in Plat Book 5, Page 107; April 3, 1973, in Plat Book 5, Pages 108 through 110; and May 18, 1973 in Plat Book 5, Pages 111 through 119.

**SUBJECT** to all easements, covenants, conditions and restrictions of record, including those set forth in the Declaration of Protective Covenants for the Hideout, dated as of May 11, 1970, as amended and supplemented.

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

**TITLE TO SAID PREMISES VESTED IN** Frank Fanizza and Josephine Fanizza, his wife, by Deed from Louis Reale and Dolores Reale, his wife, dated 05/16/2001, recorded 05/29/2001 in Book 1789, Page 336.

Seized and taken in execution as Frank Fanizza 104 The Hideout 2413 Crestview Road LAKE ARIEL PA 18436  
Josephine Fanizza 104 The Hideout 2413 Crestview Road LAKE ARIEL PA 18436

Execution No. 222-Civil-2012  
Amount \$73,916.15 Plus additional

November 28, 2012  
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE NOTICE:**

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

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

John Michael Kolesnik Esq.

**2/15/2013 • 2/22/2013 • 3/1/2013**

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**SHERIFF'S SALE  
MARCH 13, 2013**

By virtue of a writ of Execution JPMorgan Chase Bank, N.A. S/I/I by Purchase from the FDIC as Receiver of Washington Mutual Bank f/k/a Washington Mutual Bank, F.A. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 13th day of March, 2013 at 10:00 AM in the

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

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 SPRING ESTATES, INC., Section XII

Being Lot No. 260 Street Pocono Drive on the plot of lots known as "Pocono Spring Estates," as laid out for the grantor by R.N. Harrison, Civil Engineer, Hackettstown, NJ dated May 1968 and recorded in the Office of the Recorder of Deeds of Wayne County in May Book 14 Page 189.

Parcel# 14-0-0005-0116

Property address: 260 Pocono Drive, Gouldsboro, PA 18424

Seized and taken in execution as Glenn S. Borochnan 501 Windmere Way NEW HOPE PA 18938

Execution No. 448-Civil-2010  
Amount \$109,048.49 Plus additional

November 28, 2012  
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.

**2/15/2013 • 2/22/2013 • 3/1/2013**

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**SHERIFF'S SALE  
MARCH 13, 2013**

By virtue of a writ of Execution Green Tree Consumer Discount Company issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 13th day of March, 2013 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property,

ALL THAT CERTAIN piece, parcel and tract of land situate, lying and being in the Township of Paupack, County of Wayne, State of Pennsylvania more particularly

described as follows, to wit:

Lot 353, Section 1, as shown on Plan of Lots, Wallenpaupack Lake Estates, dated 3/23/1971 by VEP & Co. as recorded in the Office of the Recorder of Deeds in and for Wayne County, Pennsylvania, in Plat Book 14, Page 117, said map being incorporated by reference herewith as if attached hereto.

TAX PARCEL #:19-0-0028-0062

BEING KNOWN AS: 36 Indian Drive, Lake Ariel, PA 18436

Seized and taken in execution as Guy Pascarello 19 Millridge Road SECAUCUS NJ 07094  
Kim Pascarello 19 Millridge Road SECAUCUS NJ 07094

Execution No. 531-Civil-2012  
Amount \$137,355.98 Plus additional

November 28, 2012  
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.

Jay E. Kivitz, Esq.

**2/15/2013 • 2/22/2013 • 3/1/2013**

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**SHERIFF'S SALE  
MARCH 13, 2013**

By virtue of a writ of Execution First National Bank Of Pennsylvania successor by merger to Community Bank & 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 13th day of March, 2013 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property,

ALL THAT PIECE OR PARCEL OF LAND, SITUATE IN SCOTT TOWNSHIP, WAYNE COUNTY, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF PLEASANT VALLEY ROAD (PA. SR #4012), THIS POINT BEING A NORTHEAST CORNER OF CHRISTIAN (DB 253 P 103) TAX MAP 132 PARCEL #3; THENCE ALONG THE CENTER OF THIS

ROAD THE FOLLOWING COURSES S. 63° 56' 35" E. - 58.46 FT., S. 60° 28' 00" E. - 105.38 FT. S. 54° 29' 10" E. -79.84 FT., AND S. 49° 46' 50" E. - 119.51 FT. TO A POINT IN THE CENTER OF THIS ROAD. THENCE LEAVING THE ROAD AND THROUGH LANDS OF THE GRANTOR, GATELY, ET AL S. 02° 22' 10" W. -252.36 FT. TO A SET REBAR MARKER AND N. 80° 21' 20" W. -398.42 FT. TO A SET REBAR MARKER ON THE LINE OF THE AFOREMENTIONED CHRISTIAN. THENCE ALONG CHRISTIAN N. 14° 53' 15" E. 400.00 FT. TO THE PLACE OF BEGINNING. CONTAINING 2.8 ACRES AS SHOWN ON THE SURVEY OF M.R. ZIMMER & ASSOCIATES RECORDED IN WAYNE CO. MAP BOOK 84 PAGE 35. ALL BEARINGS ON COMMON MERIDIAN WITH THE ZIMMER SURVEY OF CHRISTINA TAX PARCEL 3.1, DATED 10/28/87.

BEGINNING AT A POINT ON THE EASTERN LINE OF LOT "A" THIS POINT BEING 75.0 FT N. 2° 22' 10" E. OF THE SOUTHEAST CORNER OF THIS 2.8 ACRE LOT; THENCE THROUGH THE LAND OF PAUL AND LINDA GATELY, EDWARD DANIEL AND ELSIE GATELY (DB 408 P 129) S. 40° 49' 35" E. - 248.56 FT., N. 85° 14' 50" E. - 81.04 FT., N. 79° 31' 35" E. -80.26 FT., S. 82° 30' 00" E. -76.45 FT. N. 79° 34' 50" E. -43.63 FT., N. 54° 14' 35" E. -234.61 FT., AND

N. 45° 50' 15" E. -82.55 FT. TO A POINT IN THE CENTER OF PLEASANT VALLEY ROAD (PA. SR #4012). THIS DESCRIPTION FOLLOWS THE METES & BOUNDS ILLUSTRATED ON THE AFOREMENTIONED RECORDED MAP.

HAVING ERECTED THEREON A DWELLING KNOWN AND NUMBERED AS BOX 47 PLEASANT VALLEY ROAD, STARLIGHT, PA 18461.

BEING KNOWN AND NUMBERED AS PARCEL #23-0-0132-0005.0002

BEING THE SAME PREMISES WHICH EDWARD DANIEL GATELY AND ELSIE A. GATELY, HIS WIFE AND PAUL GATELY, INDIVIDUALLY AND AS SURVIVING SPOUSE OF LINDA GATLEY, DECEASED, BY DEED DATED APRIL 26, 1996 AND RECORDED ON MAY 20, 1996 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR WAYNE COUNTY, IN DEED BOOK 1139, PAGE 0187 GRANTED AND CONVEYED UNTO ROMONA F. BURROWS AND MICHAEL J. FERRIS, AS JOINT

Seized and taken in execution as Michael J. Ferris Box 47, Pleasant Valley Road Starlight PA 18461 Romona F. Burrows Box 47, Pleasant Valley Road Starlight PA 18461

Execution No. 666-Civil-2012

Amount \$7,425.80 Plus additional

November 28, 2012  
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.**

Scott A. Dietterick, Esq.

**2/15/2013 • 2/22/2013 • 3/1/2013**

**SHERIFF'S SALE  
MARCH 20, 2013**

By virtue of a writ of Execution Wells Fargo Bank , N.A. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 20th day of March, 2013 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of

Honesdale the following property,

ALL those certain pieces or parcels of land situate, lying and being in the Township of Paupack, County of Wayne, and Commonwealth of Pennsylvania, bounded and described as follows:

**I. FIRST PARCEL:**

BEGINNING at an iron pin corner on the Easterly side of West Shore Drive on the Westerly side of Paupackan Lake, said corner being the northwesterly corner of Lot No. 18;

THENCE along the said Drive North forty-nine degrees and thirty-three minutes West (N. 49 degrees 33 minutes W.) Seventy feet (70ft) to an iron pin corner;

THENCE North forty-one degrees and six minutes East (N. 41 degrees 6 minutes E.) eighty-seven and twenty one-hundredths feet (87.20 ft) to an iron pin corner on the shore of the said Lake;

THENCE along the same South sixty degrees and thirty-five minutes East (S. 60 degrees 35 minutes E.) seventy-one and fifty one-hundredths feet (71.50 ft) to an iron pin corner;

THENCE South forty-one degrees and six minutes West (S. 41 degrees 6 minutes W.) One hundred and ninety one-hundredths feet (100.90 ft) to the place of BEGINNING.

CONTAINING six thousand four hundred thirty-eight (6,438) square feet more or less. Comprising Lot No. 19 of Section 1 as shown on Plan of Land of Paupackan Lake Shores, Inc., by George E. Ferris, Registered Surveyor. Said map recorded in Map book 7 page 55.

EXCEPTING AND RESERVING to Paupackan Lake Shores, Inc., its successors and assigns, a strip of land one (1) foot wide out of the land hereby conveyed measured along the line of said lot fronting on said Lake.

RESERVING to Paupackan Lake Shores, Inc., its successors and assigns, the right to flow the lands hereby conveyed by raising the water of Paupackan Lake one (1) foot above the level of water of April 21, 1959.

## II. SECOND PARCEL:

BEGINNING at an iron pin corner on the Easterly side of West Shore Drive on the Westerly side of Paupackan Lake, said corner being the Northwesterly corner of Lot No. 19;

THENCE along the said Drive North forty-nine degrees and thirty-three minutes West (N. 49 degrees 33 minutes W.) eighty-one and twenty one-hundredths feet (81.20 ft) to a point in the center of a sluice pipe across the said Drive.

THENCE along Lot No. 22 North forty-one degrees and six minutes East (N. 41 degrees 06 minutes E.)

eighty-five and fifty one-hundredths feet (85.50 ft) to an iron pin corner on the Shore of said Lake.

THENCE along the same South fifty degrees and forty-one minutes East (S. 50 degrees 41 minutes E.) eighty-one and twenty one-hundredths feet (81.20 ft) to an iron pin corner;

THENCE along Lot No. 19 South forty-one degrees and six minutes West (S. 41 degrees 6 minutes W.) eighty-seven and twenty one-hundredths (87.20 feet) feet to the place of BEGINNING.

CONTAINING seven thousand (7,000) square feet more or less. Comprising Lot No. 20 of Section of Plan of Subdivision of Paupackan Lake Shores, Inc., dated March 28, 1959, by George E. Ferris, Registered Surveyor. Said map recorded in Map Book 7, page 55.

SUBJECT to the same exceptions, reservations, restrictions, conditions, easements, rights-of-way and instruments of title as the same may appear in the chain of title or by a visible inspection of the premises.

Seized and taken in execution as Mark T. Borys 396 Harvard Avenue HILLSIDE NJ 07205

Execution No. 53-Civil-2012  
Amount \$113,307.25 Plus  
additional



December 7, 2012  
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.**

Andrew J. Marley, Esq.

**2/22/2013 • 3/1/2013 • 3/8/2013**

**SHERIFF'S SALE  
MARCH 20, 2013**

By virtue of a writ of Execution Bank of America, N.A. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 20th day of March, 2013 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property,

ALL that certain tract or parcel of land situated in the Township of Salem, Wayne County, Pennsylvania, known as Lot 359, in Section 4, 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; May 18, 1973 in Plat Book 5, pages 111 through 119; and September 24, 1973, in Plat Book 5, Pages 120 through 123; as amended and supplemented.

Subject to all easements, covenants, conditions and restrictions of record, including those set forth in the Declaration of Protective Covenants of The Hideout, dated as of May 11, 1970, as amended and supplemented.

Lot 359, Sec. 4 of The Hideout, Lake Ariel, PA 18436, is recorded in Wayne County Plat Book 5, page 70 recorded on 05/10/1971

The property address is known as 359 Cedarwood Terrace, of The Hideout, Lake Ariel, PA 18436.

Subject to the same conditions, exceptions, restrictions, easements, rights-of-way and reservations as are continued in prior deeds forming the chain of title.

Together with all rights of way and Under and Subject to all covenants, reservations, restrictions and conditions of record, as found in the chain of title.

BEING TAX NO.: 22-0-0018-0089

BEING KNOWN AS: 359 CEDARWOOD TERRACE, LAKE ARIEL, PENNSYLVANIA 18436.

Title to said premises is vested in Susan Golden by deed from EUGENIA S. ORELLANA dated July 6, 2006 and recorded July 26, 2006 in Deed Book 3090, Page 184.

Seized and taken in execution as Susan P. Golden 1622 The Hideout 359 Cedarwood Terrace LAKE ARIEL PA 18436

Execution No. 309-Civil-2012  
Amount \$171,625.91 Plus  
additional

December 10, 2012  
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE NOTICE:**

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

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

Christine L. Graham, Esq.

**2/22/2013 • 3/1/2013 • 3/8/2013**

**SHERIFF'S SALE  
MARCH 20, 2013**

By virtue of a writ of Execution The Bank of New York Mellon F/K/A The Bank of New York as Trustee for the Certificateholders CWABS, Inc. Asset-Backed Certificates, Series 2005-14 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 20th day of March, 2013 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of

Honesdale the following property,

ALL THAT CERTAIN lot, parcel or tract of land situate in the Township of Lake, Wayne County, Pennsylvania, more particularly bounded and described as follows:

BEING Lot No. 1478, Section 14, 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, Pages 26 and 27; May 11, 1970 in Plat Book 5, Pages 26 and 27, 34, 27, 41 through 48, and 50; September 8, 1970 in Plat Book 5, Pages 57 and 58; February 8, 1971 in Plat Book

5, Pages 59 and 61 through 63; March 24, 1971 in Plat Book 5, pages 66 through 68; May 10, 1971 in Plat Book 5, Pages 69 through 72; March 14, 1972 in Plat Book 5, Pages 73 through 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 through 104.

BEING THE SAME PREMISES WHICH Gerard T. Beskovoyne by Deed dated November 29, 2001 and recorded December 4, 2001 in Deed Book 1894, Page 304 in the Office of the Recorder of Deeds in and for Wayne County, Pennsylvania, granted and conveyed unto Heather M. Trautz and Debra Bogdan, Grantors herein.

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UNDER and subject to any and all covenants, conditions, reservations, restrictions, limitations, right-of-ways, objections, easements, agreements, etc., as they appear of record.

BEING TAX NO.: 12-0-0021-0097

BEING KNOWN AS: 1478  
WOODCREST DRIVE, LAKE  
ARIEL, PENNSYLVANIA 18436.

Title to said premises is vested in Timothy A. Hayes a/k/a Timothy Hayes by deed from HEATHER M. TRAUTZ, SINGLE WOMAN, AND DEBRA BOGDAN, SINGLE WOMAN dated July 22, 2004 and recorded August 12, 2004 in Deed Book 2564, Page 32.

Seized and taken in execution as Timothy A. Hayes 1478 Woodcrest Drive 252 The Hideout Lake Ariel PA 18436

Execution No. 444-Civil-2012  
Amount \$142,864.49 Plus  
additional

December 10, 2012  
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.**

Terrence J. McCabe, Esq.

**2/22/2013 • 3/1/2013 • 3/8/2013**

**SHERIFF'S SALE  
MARCH 27, 2013**

By virtue of a writ of Execution JPMorgan Chase 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 27th day of March, 2013 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property,

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

BEING all of Lot 14A, containing 3.05 acres, be the same more or less which lot is shown on survey of Harry F. Schoenagel, R.S., recorded in Wayne County Map Book 28, at page 36, entitled 'Map

showing lands of Jos. M. Russell, Jr. et al, Paupack Twp., Wayne County, Pennsylvania', (also known as Ruffed Grouse Ridge), dated December 1972, and subsequently subdivided in April 1975, which subdivision was approved by the Supervisors of the Township of Paupack on April 23, 1975, and May 12, 1976.

TITLE TO SAID PREMISES VESTED IN Robert Campbell and Kristyn Rae, as joint tenants with rights of survivorship, by Deed from Judith Bookin and Andrew Bookin, her husband, dated 04/27/2005, recorded 05/03/2005 in Book 2759, Page 337.

Premises being: 14A BEAR PAW DRIVE A/K/A 58 BEAR PAW DRIVE, LAKEVILLE, PA 18438

Tax Parcel No. 19-0-0060-0035

Improvements thereon:  
RESIDENTIAL DWELLING

Seized and taken in execution as  
Kristyn Rae 32350 Bayshore Drive  
MILLSBORO DE 19966

Robert Campbell 32350 Bayshore  
Drive MILLSBORO DE 19966

Execution No. 496-Civil-2012  
Amount \$242,303.95 Plus  
additional

December 18, 2012  
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**

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*Kip Odell & Company llc*



**Kip J. Odell**  
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WILL FORFEIT DOWN  
PAYMENT.

Allison F. Wells, Esq.

3/1/2013 • 3/8/2013 • 3/15/2013

**SHERIFF'S SALE  
MARCH 27, 2013**

By virtue of a writ of Execution Bank of America, N.A. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 27th day of March, 2013 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property,

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

BEGINNING at the southwest corner of the parcel herein described in the centerline of State Road Number 3008 (Goose Pond Road), also being the southeast corner of lands now or formerly Arnone (D.B. 508 P 1103); thence leaving said road and along lands now or formerly Arnone (D.B. 508 P 1103) North 07 degrees 10 minutes 59 seconds East 297.35 feet to a rebar corner found; thence North 80 degrees 59 minutes 57 seconds West 145.00 feet to an iron pipe found; thence North 39 degrees 10 minutes 16 seconds East 280.26 feet to a rebar corner set; thence South 15 degrees 05

minutes 19 seconds East 389.14 feet to a rebar corner set; thence South 06 degrees 59 minutes 40 seconds West 178.20 feet to a corner in the centerline of State Road Number 3008 (Goose Pond Road), thence the following course and distance along the centerline of the aforementioned road North 83 degrees 19 minutes 37 seconds West 151.61 feet to a place of BEGINNING.

CONTAINING 1.65 acres as illustrated on a survey plat prepared by Rutherford Surveying dated May 16, 2006 ad recorded in Wayne County Map Book 106 at page 64.

Granting and conveying and under and subject to a 25' shared driveway located along the first 25' from State Road Number 3008 and centered on the lot common to Lots 1 and 2. Lots 1 and 2 will share equally in the construction, maintenance and upkeep of said shared 25' driveway. Any projected roadwork along the 25' shared driveway will require notice of the owner of Lot 2.

SUBJECT to the same conditions, exceptions, restrictions and reservations as are contained in prior deeds forming the chain of title.

BEING the same premises conveyed from Frank Verdugo and Melaie Verdugo, his wife, to Patricia Vetrano, by Deed dated August 4, 2006 and recorded in the Office of the Recorder of Deeds in

and  
for Wayne County, Pennsylvania,  
in Deed Volume 3101, Page 1.

Tax Parcel I.D. Number: 22-313-  
91.1-

BEING KNOWN AS: 375 Goose  
Pond Road, Lake Ariel, PA 18436

Improvements thereon:  
RESIDENTIAL DWELLING

TITLE TO SAID PREMISES IS  
VESTED IN Edward Vetrano,  
single, of Lake Ariel, and  
Commonwealth of Pennsylvania  
BY DEED FROM Patricia Vetrano  
and Edward Vetrano, her husband,  
of Lake Ariel, and Commonwealth  
of Pennsylvania DATED  
02/09/2007 RECORDED  
02/13/2007 IN DEED BOOK 3236  
PAGE 67.

Seized and taken in execution as  
Edward Vetrano 16 Club House  
Drive, Unit 3H Fishkill NY 12521

Execution No. 535-Civil-2012  
Amount \$163,985.18 Plus  
additional

December 18, 2012  
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE  
NOTICE:

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

after sale; and that distribution will  
be made in accordance with the  
schedule unless exceptions are filed  
within ten (10) days thereafter. No  
further notice of filing of the  
schedule of distribution need be  
given.

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

Salvatore Carollo Esq.

3/1/2013 • 3/8/2013 • 3/15/2013

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**SHERIFF'S SALE  
MARCH 27, 2013**

By virtue of a writ of Execution  
Bank Of America , N.A. Successor  
By Merger To Bac Home Loans  
Servicing, LP FKA Countrywide  
Home Loans Servicing, LP issued  
out of the Court of Common Pleas  
of Wayne County, to me directed,  
there will be exposed to Public  
Sale, on Wednesday the 27th day  
of March, 2013 at 10:00 AM in the  
Conference Room on the third  
floor of th Wayne County  
Courthouse in the Borough of  
Honesdale the following property,

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



Beginning at a nail corner found, located within the travel way of a certain public highway, designated as Pa. L.R. 63125/State Route 1007/Daniels Road and being a common corner of Lot 'A' and Lot 'D', as depicted on a certain plan/plat of lots of William John Daniels and Joanne N. Daniels, recorded in Wayne County Map Book Volume 107 at Page 72; thence along and within the travel way of the aforesaid public highway, the following three (3) chord courses and distances (as per Number reference set forth on Accompanying Plan/Plat-Typical) 19. North 46 degrees 06 minutes 34 seconds East 59.26 feet to a point or corner 20. North 46 degrees 06 minutes 34 seconds East 112.42 feet to a nail corner found and 21, North 43 degrees 25 minutes 14 seconds East 128.32 feet to a nail corner found; thence departing from said public highway and along common bounds of lands of Heath & Jamie Crum, his wife (Record Book 2533, Page 239; Map Book 99, Page 108, Lot 'B'), the following two (2) courses and distances: South 42 degrees 39 minutes 36 seconds East passing through an iron pin witness found at 14.28 feet, 325.00 feet to an iron pin corner set and South 87 degrees 47 minutes 35 seconds East 262.88 feet to an iron pin corner set; thence, along lands (Along evidence of possession Generally, along the center of a stone wall) of Lore L. Kratz (Deed Book 211, Page 417-The First Parcel), the following two (2) courses and distances: South 00

degrees 00 minutes 28 seconds West 380.89 feet to an iron pin corner set and South 52 degrees 55 minutes 34 seconds West 197.22 feet to an iron pin corner set; thence, through lands of William John Daniels and Joanne N. Daniels (Deed Book 412, Page 205-Parcel One), along common bounds of lands and the aforesaid Lot 'D', the following two courses and distances: North 45 degrees 02 minutes 26 seconds West 434.51 feet to an iron pin corner set and North 45 degrees 02 minutes 26 seconds West (Passing through an iron pin witness found at 309.23 feet) 325.00 feet to the place of BEGINNING.

Containing within bounds 5.8161 acres of land, more or less, inclusive of that area occupied by public highway and utility companies, easements and rights of way, supporting various improvements and being designated as Resulting Composite Parcel 'A-C' on accompanying plan/plat.

Lot 'A' (2.1745 acres; being a lot of record recorded in Wayne County Map Book Volume 42 at Page 63) and Lot 'C' (3.6416 acres) of Resulting Composite Parcel 'A-C'.

Under and subject to all notes and notations set forth on accompanying plan/plat, prepared by Alfred K. Bucconear, Registered Professional Land Surveyor, recorded in Wayne County, Map Book 107, Volume at Page 72 with Special Attention to Note 18: Lot



Summary: thereon, which addresses the combination/consolidation to the subject premises herein conveyed.

Together with, any and all rights, rights of way, easements, liberties and privileges and UNDER AND SUBJECT TO any and all covenants, exceptions, reservations, conditions, agreements, easements, rights of way, encroachments and encumbrances, either visible on, at or within the Resulting subject premises herein conveyed OR contained in the Chain of Title.

As surveyed by Alfred K. Bucconear, Registered Professional Land Surveyor, in June of 2003 and September 2006. Bearings are on a Magnetic Meridian of 1996. A plan/plat, depicting a survey of the Resulting subject, premises herein conveyed, is recorded in Wayne County Map Book Volume 107 at Page 72.

IF the mineral estate has been severed from the above-described real property, this document shall/may not sell, convey, transfer, include or insure the title to the coal and rights of support underneath the land described or referred herein, and the owner or owners of such coal may have the complete legal right to remove all such coal and , in that connection, damage may result to the surface of the land and any house, building or other structure on or in such land. Then inclusion of this notice does not enlarge, restrict or modify any legal rights or estates otherwise

created, transferred, excepted or reserved by this instrument.

SUBJECT TO any Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record; Together with all and singular the tenements, hereditaments and appurtenances, thereunto belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantor, as well at law as in equity, of, in, and to the same.

TITLE TO SAID PREMISES VESTED IN William John Daniels and Sharon Daniels, husband and

Seized and taken in execution as William John Daniels 66 Daniels Road HONESDALE PA 18431 Sharon Daniels 66 Daniels Road HONESDALE PA 18431

Execution No. 557-Civil-2012 Amount \$228,995.42 Plus additional

December 18, 2012 Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

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

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

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

Melissa J. Cantwell, Esq.

3/1/2013 • 3/8/2013 • 3/15/2013

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**SHERIFF'S SALE  
MARCH 27, 2013**

By virtue of a writ of Execution Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2005-WL1 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 27th day of March, 2013 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property,

ALL that certain lot, piece or parcel of land situate in Borough of Honesdale, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the easterly edge of Maplewood Drive, said point being the northwestern corner of Lot #24 herein conveyed

and the southwestern comer of Lot #23; thence along the common line dividing Lots #23 and #24 South seventy-two (72) degrees twelve (12) minutes twenty-six (26) seconds East one hundred twenty-one and thirty one-hundredths (121.30) feet to a point; thence along the common line dividing Lots #16 and #24 South fourteen (14) degrees thirty-nine (39) minutes West eighty (80) feet to a point; thence along the common line dividing Lots #24 and #25 North seventy-four (74) degrees twenty-seven (27) minutes fifty-seven (57) seconds West one hundred sixteen and nineteen one-hundredths (116.19) feet to a point in the easterly edge of Maplewood Drive; thence along the easterly edge of Maplewood Drive North eleven (11) degrees nineteen (19) minutes East eighty-five (85) feet to the place of BEGINNING. CONTAINING 9,720 square feet, more or less, and being Lot #24 in Crestmont Subdivision in the Borough of Honesdale, Wayne County, Pennsylvania.

The premises conveyed UNDER AND SUBJECT to a Declaration of Restrictive Covenants, which is recorded in the Office of the Recorder of Deeds of Wayne County, Pennsylvania.

The premises are conveyed UNDER AND SUBJECT to the following easements on the premises herein conveyed to be used as rights of way for public utilities installation upon, over and/or underground, which usages

by said public utilities shall always be subject to the developer's permission. Said easements shall include the rights to trim and cut any and all trees and bushes upon said easement or overhanging said easements. The easements are described as follows:

A ten (10) foot easement along the lot line on the road side of said land.

The use of said easement by public utilities shall not be an unreasonable hindrance as to the rights of lot owners to the use of the remaining part of the land not covered by the easements.

TAX PARCEL # 11-0-0011-0001-0012

BEING KNOWN AS: 107  
Maplewood Drive, Honesdale PA  
18431

Seized and taken in execution as  
Jesus R. Rivero 107 Maplewood  
Drive Honesdale PA 18431

Execution No. 558-Civil-2012  
Amount \$186,225.57 Plus  
additional

December 18, 2012  
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.**

Thomas Puleo Esq.

**3/1/2013 • 3/8/2013 • 3/15/2013**

**SHERIFF'S SALE  
MARCH 27, 2013**

By virtue of a writ of Execution The Honesdale National Bank, ISAOA issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 27th day of March, 2013 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, parcel and tract of land situate, lying and being in the Township of Paupack, County of Wayne, and State of Pennsylvania, more particularly described as follows:

Lot 14, Section 3, as shown on Plan of Lots, Wallenpaupack Lake

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

Together with and under and subject to the same conditions, exceptions, reservations, restrictions, easements and rights-of-way as are contained in the prior deeds forming the chain of title.

TAX PARCEL # 19-0-0030-0024

BEING KNOWN AS: 1008 Goose Pond Road, Lake Ariel PA 18436

Seized and taken in execution as Darlene Fitzpatrick A/K/A Darlene Fullem 1008 Goosepond Road LAKE ARIEL PA 18436

Execution No. 641-Civil-2012  
Amount \$107,935.00 Plus  
additional

December 24, 2012  
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE NOTICE:**

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

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

Jill P. Jenkins Esq.

**3/1/2013 • 3/8/2013 • 3/15/2013**

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**CIVIL ACTIONS FILED**


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*FROM FEBRUARY 2, 2013 TO FEBRUARY 8, 2013  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

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**JUDGMENTS**

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
1997-20757	COWGER CHARLES	2/05/2013	SATISFACTION	670.97
1997-20757	COWGER DAWN	2/05/2013	SATISFACTION	670.97
1999-20212	KLEM JOHN	2/07/2013	SATISFACTION	.00
1999-20575	KENYON CHAUNCEY RAYMOND	2/07/2013	SATISFACTION	.00
2000-20337	HIRSCH PAUL A	2/04/2013	SATISFACTION	.00
2001-20299	SPELL KEITH	2/08/2013	SATISFACTION	.00
2002-20391	SCHUMANN LUKE PETER	2/07/2013	SATISFACTION	.00
2004-20069	SNYDER CRAIG RONALD	2/07/2013	SATISFACTION	.00
2004-20337	SEITZ LEWIS	2/07/2013	SATISFACTION	.00
2004-20348	REINBOLD SCOTT	2/06/2013	SATISFACTION	.00
2006-20107	HARLOS COLLEEN	2/05/2013	SATISFACTION	.00
2006-21018	RIVERA JASON	2/07/2013	SATISFACTION	.00
2007-20411	WOOD DONALD A	2/05/2013	SATISFACTION	2,508.43
2007-20411	WOOD MARGARET H	2/05/2013	SATISFACTION	2,508.43
2007-20523	COWGER DAWN M	2/05/2013	SATISFACTION	3,442.82
2008-00299	COLLINS KEITH D	2/05/2013	AMEND "IN REM" JUDG	242,881.59
2008-00299	COLLINS GAIL P	2/05/2013	AMEND "IN REM" JUDG	242,881.59
2008-00846	HONESDALE NATIONAL BANK GARNISHEE-DISCONT. 02-05-2013	2/05/2013	DISSOLVE ATTACHMENT	.00
2008-00905	BEACH BRADLEY	2/07/2013	SATISFACTION	.00
2008-20401	HERNANDEZ LEOPOLDO	2/04/2013	SATISFACTION	.00
2008-20491	COWGER DAWN M	2/05/2013	SATISFACTION	1,099.44
2008-20629	RAKOSNIK SHANE JUSTIN	2/07/2013	SATISFACTION	.00
2008-21732	HNATKO JOHN GERALD	2/04/2013	SATISFACTION	.00
2008-21756	BROOKING FREDERICK FRANCIS	2/07/2013	SATISFACTION	.00
2009-00345	TARTELLA COLLIN R	2/07/2013	WRIT OF EXECUTION	90,684.17
2009-00345	TARTELLA COLLIN AKA	2/07/2013	WRIT OF EXECUTION	90,684.17
2009-00345	TARTELLA MARCY A	2/07/2013	WRIT OF EXECUTION	90,684.17
2009-00345	TARTELLA MARCY AKA	2/07/2013	WRIT OF EXECUTION	90,684.17
2009-21238	WYDEEN ESTHER	2/05/2013	SATISFACTION	965.66
2009-21568	COWGER DAWN M	2/05/2013	SATISFACTION	1,700.77
2010-00077	DIMARTINO JOSEPH	2/08/2013	WRIT OF EXECUTION	201,037.74
2010-00077	MONTELLA KAREN	2/08/2013	WRIT OF EXECUTION	201,037.74
2010-00977	LOPEZ GUSTAVO	2/08/2013	WRIT OF EXECUTION	145,742.99
2010-00979	KLEPADLO JOSEPH B	2/05/2013	AMEND "IN REM" JUDG	122,946.11
2010-00979	KLEPADLO REBECCA L	2/05/2013	AMEND "IN REM" JUDG	122,946.11
2010-20773	COWGER DAWN M	2/05/2013	SATISFACTION	749.10
2011-00275	TUTTLE FARON D	2/08/2013	SATISFACTION	.00
2011-00506	DOMINGUES GASPAR P	2/05/2013	AMEND "IN REM" JUDG	185,721.70

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

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2011-00666	WENIGER VIRGINIA G	2/05/2013	AMEND "IN REM" JUDG	152,078.70
2011-00720	GROPPER JAMES M	2/08/2013	JDGMT BY COURT ORDER	237,627.93
2011-00720	GROPPER JAMES A/K/A	2/08/2013	JDGMT BY COURT ORDER	237,627.93
2011-00720	GROPPER CHRISTINA M	2/08/2013	JDGMT BY COURT ORDER	237,627.93
2011-00760	ROSENBERGEN GEORGE	2/05/2013	AMEND "IN REM" JUDG	273,386.13
2011-00760	EDLUND LINDA	2/05/2013	AMEND "IN REM" JUDG	273,386.13
2011-00774	KING CLIFFORD J JR	2/07/2013	WRIT OF EXECUTION	205,042.77
2011-00774	KING BARBARA F A/K/A	2/07/2013	WRIT OF EXECUTION	205,042.77
2011-00774	KING BARBARA M	2/07/2013	WRIT OF EXECUTION	205,042.77
2011-00819	STEHLIK PAUL JR	2/05/2013	RELEASE LIS PENDENS	.00
2011-00819	PUMA-STEHLIK SUZY	2/05/2013	RELEASE LIS PENDENS	.00
2011-00819	STEHLIK SUZI PUMA	2/05/2013	RELEASE LIS PENDENS	.00
2011-20062	COWGER DAWN M	2/05/2013	SATISFACTION	860.22
2011-20283	MILLAR HAROLD W	2/05/2013	SATISFACTION	815.12
2011-20283	MILLAR ELLEN J	2/05/2013	SATISFACTION	815.12
2011-21605	WENGLER JOSHUA	2/05/2013	SATISFACTION	324.74
2011-21605	SCULLIN KINGA G	2/05/2013	SATISFACTION	324.74
2012-00076	SAMPSON JOSEF E	2/05/2013	AMEND "IN REM" JUDG	177,207.68
2012-00076	SAMPSON NATALIE T A/K/A	2/05/2013	AMEND "IN REM" JUDG	177,207.68
2012-00076	DECKER SAMPSON NATALIE TONWEN	2/05/2013	AMEND "IN REM" JUDG	177,207.68
2012-00149	WEIDNER DOROTHY	2/08/2013	JUDGMENT "IN REM"	142,065.70
2012-00149	WEIDNER PETER J	2/08/2013	JUDGMENT "IN REM"	142,065.70
2012-00149	WEIDNER JOHN J ESTATE	2/08/2013	JUDGMENT "IN REM"	142,065.70
2012-00223	HECKER JOHN R	2/05/2013	AMEND "IN REM" JUDG	130,304.20
2012-00223	HECKER TAMARA J	2/05/2013	AMEND "IN REM" JUDG	130,304.20
2012-00314	RICHARDSON RACHEL R	2/08/2013	JDGMT/ARBTRS/AWARD	1,371.33
2012-00348	SLOMIAN JEFFREY J	2/05/2013	AMEND "IN REM" JUDG	79,074.00
2012-00348	SLOMIAN JILL ANN	2/05/2013	AMEND "IN REM" JUDG	79,074.00
2012-00378	MIELE LYNNE	2/07/2013	JUDGMENT "IN REM"	261,745.38
2012-00378	MIELE JOSEPH JR	2/07/2013	JUDGMENT "IN REM"	261,745.38
2012-00406	TRANCHINA CHRISTINE	2/05/2013	AMEND "IN REM" JUDG	222,630.40
2012-00430	AYALA JOSEPH I A/K/A	2/05/2013	AMEND "IN REM" JUDG	133,514.39
2012-00430	AYALA JOSE I	2/05/2013	AMEND "IN REM" JUDG	133,514.39
2012-00432	PETERS ROBERT J	2/05/2013	AMEND "IN REM" JUDG	173,131.62
2012-00484	HEDGELON MARTIN L	2/07/2013	WRIT OF EXECUTION	170,207.67
2012-00484	HEDGELON RACHEL M	2/07/2013	WRIT OF EXECUTION	170,207.67
2012-00489	PENN WILLIAM S	2/06/2013	SUMMARY JUDGMENT	.00
2012-00504	GREEN MICHELLE	2/05/2013	AMEND "IN REM" JUDG	147,213.77
2012-00528	HOBAN KATHLEEN	2/07/2013	WRIT OF EXECUTION	73,770.87
2012-00563	HINKLEY GLORIA	2/08/2013	DEFAULT JUDGMENT	6,609.43
2012-00563	HINKLEY JOHN	2/08/2013	DEFAULT JUDGMENT	6,609.43
2012-00596	NIELSEN JOSEPH	2/06/2013	OPEN JUDGMENT	.00
2012-00596	NIELSEN NIEL	2/06/2013	OPEN JUDGMENT	.00
2012-00626	MAZZARIELLO JOSEPH J JR	2/08/2013	DEFAULT JUDGMENT	57,280.42
2012-00626	MAZZARIELLO CHRISTINE K	2/08/2013	DEFAULT JUDGMENT	57,280.42

2012-00642	STEWART REINEE A	2/07/2013	WRIT OF EXECUTION	294,331.67
2012-00642	OWENS VIVIAN A	2/07/2013	WRIT OF EXECUTION	294,331.67
2012-00658	OSTRANDER DIANE	2/06/2013	SUMMARY JUDGMENT	7,123.83
2012-00688	BROGENSKI JOSEPH J JR	2/07/2013	DEFAULT JUDG IN REM	367,750.47
2012-00688	BROGENSKI COLLEEN	2/07/2013	DEFAULT JUDG IN REM	367,750.47
2012-00736	CHRISTIAN MICHAEL	2/07/2013	PRELIMINARY JUDGMENT	.00
2012-00736	CHRISTIAN JENNIE	2/07/2013	PRELIMINARY JUDGMENT	.00
2012-00803	DECKER ANITA E	2/08/2013	DEFAULT JUDGMENT	353,248.19
2012-00803	DECKER CHRISTOPHER L	2/08/2013	DEFAULT JUDGMENT	353,248.19
2012-00803	DECKER ANITA E	2/08/2013	WRIT OF EXECUTION	353,248.19
2012-00803	DECKER CHRISTOPHER L	2/08/2013	WRIT OF EXECUTION	353,248.19
2012-00809	LUCARELLI DENIS	2/08/2013	DEFAULT JUDGMENT	252,119.63
2012-00809	LUCARELLI DENIS	2/08/2013	WRIT OF EXECUTION	256,058.03
2012-20065	SAVASTANO FRANK J	2/05/2013	SATISFACTION	234.15
2012-20065	SAVASTANO LAURA A	2/05/2013	SATISFACTION	234.15
2012-20135	DEGROAT MICHAEL	2/04/2013	WRIT OF EXECUTION	1,870.33
2012-20135	WAYNE BANK GARNISHEE	2/04/2013	GARNISHEE-WRIT EXEC	1,870.33
2012-20751	VAIL CARA ANN	2/07/2013	SATISFACTION	.00
2012-21028	HORST MICHAEL	2/06/2013	WRIT OF EXECUTION	5,919.40
2012-21028	MICHAEL HORST QUALIT PAINTING & MORE D/B/A	2/06/2013	WRIT OF EXECUTION	5,919.40
2012-21028	WAYNE BANK GARNISHEE	2/06/2013	GARNISHEE/WRIT EXEC	5,919.40
2012-25361	MARKS LYNN S II	2/06/2013	SATISFACTION	.00
2012-25361	MARKS CLAIRE	2/06/2013	SATISFACTION	.00
2013-20111	ROBERTS TERRY L	2/04/2013	JP TRANSCRIPT	4,337.86
2013-20112	BROWNING LISA E	2/05/2013	JP TRANSCRIPT	9,587.25
2013-20112	MITCHELL LISA	2/05/2013	JP TRANSCRIPT	9,587.25
2013-20113	SHELLYS FAMILY RESTAURANT A CORPORATION	2/05/2013	FEDERAL TAX LIEN	4,192.01
2013-20114	KOSINSKI BERNARD	2/05/2013	FEDERAL TAX LIEN	59,170.03
2013-20115	SEELEY JOSEPH J	2/05/2013	JP TRANSCRIPT	1,504.02
2013-20116	MARONNA JOHN A	2/05/2013	JP TRANSCRIPT	2,890.54
2013-20117	TURIANO THOMAS	2/05/2013	JP TRANSCRIPT	1,428.83
2013-20118	SHREK CORISSA C	2/05/2013	JP TRANSCRIPT	2,566.46
2013-20119	FAATZ VALERIE	2/06/2013	JP TRANSCRIPT	330.18
2013-20120	KRETZSCHMAR AMANDA	2/06/2013	JP TRANSCRIPT	646.76
2013-20121	FEINBERG MICHAEL W	2/08/2013	WRIT OF REVIVAL	2,713.00
2013-20122	SALAK PATRICIA	2/08/2013	JP TRANSCRIPT	2,623.58
2013-20123	RANSOM ERIC	2/08/2013	JP TRANSCRIPT	2,073.57
2013-20123	REID PATRICIA L	2/08/2013	JP TRANSCRIPT	2,073.57
2013-20124	CACCIATORE ANTHONY	2/08/2013	JP TRANSCRIPT	12,143.00
2013-20125	HIRT CAROLINE	2/08/2013	JP TRANSCRIPT	1,392.26
2013-40008	LUSARDI VINCENT OWNER	2/04/2013	STIP VS LIENS	.00
2013-40008	DAVID DULAY HOMES INC CONTRACTOR	2/04/2013	STIP VS LIENS	.00



2013-40009	BERNER DONALD OWNER	P	2/06/2013	STIP VS LIENS	.00
2013-40009	BETH VAIL ARCHITECT CONTRACTOR		2/06/2013	STIP VS LIENS	.00
2013-40010	TENNESSEE GAS PIPELINE COMPANY LLC CONTRACTOR		2/06/2013	MECHANICS LIEN CLAIM	1,184,141.51

**CONTRACT — DEBT COLLECTION: CREDIT CARD**

CASE NO.	INDEXED PARTY		TYPE	DATE	AMOUNT
2013-00057	DISCOVER BANK THROUGH ITS SERVICING AGENT		PLAINTIFF	2/05/2013	.00
2013-00057	DB SERVICING CORPORATION		PLAINTIFF	2/05/2013	.00
2013-00057	DERRICK THOMAS W		DEFENDANT	2/05/2013	.00
2013-00065	PRECISION RECOVERY ANALYTICS PLAINTIFF/APPELLANT ASSIGNEE		PLAINTIFF	2/08/2013	.00
2013-00065	GE MONEY BANK/LOWE'S VIS PLATI PLAINTIFF/APPELLANT		PLAINTIFF		.00
2013-00065	SNEATH DONALD DEFENDANT/APPELLEE		DEFENDANT	2/08/2013	.00

**CONTRACT — OTHER**

CASE NO.	INDEXED PARTY		TYPE	DATE	AMOUNT
2013-00059	PAUL WILLIAM		PLAINTIFF	2/06/2013	.00
2013-00059	DRC FINS INC		DEFENDANT	2/06/2013	.00

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**REAL PROPERTY — EJECTMENT**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00060	FEDERAL NATIONAL MORTGAGE ASSO	PLAINTIFF	2/07/2013	.00
2013-00060	MCDEVITT THOMAS OR OCCUPANTS	DEFENDANT	2/07/2013	.00

**REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00058	NATIONSTAR MORTGAGE D/B/A	PLAINTIFF	2/05/2013	.00
2013-00058	CHAMPION MORTGAGE COMPANY	PLAINTIFF	2/05/2013	.00
2013-00058	MILLS FRANK P	DEFENDANT	2/05/2013	.00
2013-00058	ROSSI MILLS ROXANE	DEFENDANT	2/05/2013	.00
2013-00058	MILLS ROXANE ROSSI	DEFENDANT	2/05/2013	.00
2013-00061	LOANCARE DIVISION OF	PLAINTIFF	2/07/2013	.00
2013-00061	FNF SERVICING INC	PLAINTIFF	2/07/2013	.00
2013-00061	WEIST BRIAN P	DEFENDANT	2/07/2013	.00
2013-00061	WEIST SUZAN L.	DEFENDANT	2/07/2013	.00
2013-00062	DIME BANK	PLAINTIFF	2/07/2013	.00
2013-00062	MORRIS SHEILA L	DEFENDANT	2/07/2013	.00
2013-00063	CENTRAL MORTGAGE COMPANY	PLAINTIFF	2/08/2013	.00
2013-00063	HARPER RICHARD E	DEFENDANT	2/08/2013	.00
2013-00063	HARPER DEBORAH J	DEFENDANT	2/08/2013	.00
2013-00064	FEDERAL NATIONAL MORTGAGE ASSO	PLAINTIFF	2/08/2013	.00
2013-00064	YOUNG ROBERT	DEFENDANT	2/08/2013	.00

**TORT — MOTOR VEHICLE**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00056	JOHNSON CORRINE	PLAINTIFF	2/04/2013	.00
2013-00056	WHITE COURTNEY	DEFENDANT	2/04/2013	.00
2013-00056	WHITE LINDA	DEFENDANT	2/04/2013	.00

Senator Baker announced the addition of direct email updates for those interested in receiving the latest information regarding legislative, revenue, veteran affairs and other constituent news. Go to [www.senatorbaker.com/e-mail.htm](http://www.senatorbaker.com/e-mail.htm) for more information.

**MORTGAGES AND DEEDS**

*RECORDED FROM FEBRUARY 19, 2013 TO FEBRUARY 22, 2013  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

<b>GRANTOR</b>	<b>GRANTEE</b>	<b>LOCATION</b>	<b>AMOUNT</b>
Hickey Donald C	Community Bank	Clinton Township	60,000.00
Peoples Eric R	Honesdale National Bank	Dyberry Township	
Peoples Joyce			226,000.00
Haramis Michael W	Citizens Savings Bank	Berlin Township	
Haramis Dawn E			196,000.00
Belavitz Thomas James	R B S Citizens	South Canaan Township	
Belavitz Maryann			155,000.00
Meilan Omar	Honesdale National Bank	Berlin Township	96,000.00
Wargo Stephen	Honesdale National Bank	Salem Township	
Wargo Jennifer			110,000.00
Haser George F	Honesdale National Bank	Cherry Ridge Township	
Haser Deanna			80,000.00
Roney Donald R	First National Bank Of Pa	Preston Township	
Roney Regine V AKA			50,000.00
Roney Regine U AKA			
Huber Thomas J	Mortgage Electronic Registration Systems	South Canaan Township	
Huber Joanne M			175,600.00
Wharton Harry A	Aspire Federal Credit Union	Preston Township	
Wharton Beth A			30,000.00
Borowski Andrew	Mortgage Electronic Registration Systems	Paupack Township	
Borowski Elizabeth Johnson			333,000.00
Johnsonborowski Elizabeth			
Long Jaime L	Honesdale National Bank	Clinton Township	
Long Brian R			144,000.00
Chadwick Kenneth R	Mortgage Electronic Registration Systems	Damascus Township	
Chadwick Carole Ann			168,000.00
Pagan George	Mortgage Electronic Registration Systems	Salem Township	
Pagan Ivelise			110,235.00
Williams Clark J	Dime Bank	Berlin Township	
Williams Amy P			119,400.00
Burke Michael J	Rowe Ronald E	Dyberry Township	
Burke Rozalyn M	Rowe Rebecca A		149,000.00
Gilleeny John R	Dime Bank	Paupack Township	85,500.00
Eisenhart William	Citizens Savings Bank	Paupack Township	
Eisenhart Maryann			134,000.00

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

Fasceski Alex E	Dime Bank	Lebanon Township	
Fasceski Joan A			86,700.00
Ilvento Joseph	Mortgage Electronic Registration Systems	Paupack Township	
Ilvento Tracy			304,000.00
Murphy George W III Ind & Af	Dime Bank	Paupack Township	
Murphy Lu Ann R By Af			33,700.00
Lavland L L C	First National Bank Of Pa	Buckingham Township	300,000.00
Krehel John	Honesdale National Bank	Lake Township	
Krehel Carol J			100,000.00
Deantonio Nicholas M	Penn East Federal Credit Union	Salem Township	120,000.00
Hinz Henry J	Tobyhanna F C U	Salem Township	
Hinz Christina			100,000.00
Gumpper Debra	Wayne Bank	Texas Township	
Gumpper John W			60,000.00
Rutherford James B	Wayne Bank	Honesdale Borough	
Rutherford Dawn A			16,460.38
Roberts Raymond J	Wayne Bank	Waymart Borough	36,000.00
Heller Corey C	Mortgage Electronic Registration Systems	Paupack Township	181,440.00
Knecht Nancy A	Bank Of America	Berlin Township	
Porcaro Joseph			155,697.00
Lynch Thomas	Honesdale National Bank	Paupack Township	
Lynch Lisa			144,000.00
Koup Richard F	Wells Fargo Bank	Paupack Township	
Koup Carol A			100,000.00
Brandis Leonid	J P Morgan Chase Bank	Lake Township	
Gantman Yevgeniya			94,145.00
Lang Christoher	J P Morgan Chase Bank	Lake Township	
Lang Kathleen K			49,391. 00
Garofalo Michael A	Mortgage Electronic Registration Systems	Salem Township	118,150.00

## DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Mays Matthew	Cintron Dalila	Manchester Township	
Waite Jessica A	Cintron George D	Manchester Township	
Murphy Edward J	Murphy Gerard E	Paupack Township	Lot 320
Rutledge Roger L	Rutledge Jason L	Preston Township	
Rutledge Delores M	Rutledge Michelle		
Jones James H	Jones James H Tr	South Canaan Township	
Jones Charlene R	Jones James R Tr James H Jones Two Zero One Two Trust		
Jones James H	Jones James R Tr	South Canaan Township	
Jones Charlene R	Jones Lori K Tr Charlene R Jones Two Zero One Two Trust		
Canfield Joseph K	Canfield Joseph K	Damascus Township	
Canfield Rachel E	Canfield Rachel E		

Canfield Joseph K	Canfield Joseph K	Damascus Township	
Canfield Rachel E	Canfield Rachel E		
Canfield Joseph K	Canfield Joseph K	Damascus Township	
Canfield Rachel E	Canfield Rachel E		
Nuzzo Laurie Exr	Nuzzo Laurie	Lake Township	
Nuzzo Gerald Richard Est			Lot 2637
Labita Robin AKA	Mazzeo Lawrence S	Paupack Township	
Labita Robin K AKA	Mazzeo Elizabeth T Tirrell Matthew S Tirrell Elizabeth M		Lot 27
Davenport Tonilynn A	Vidra Joseph	Manchester Township	
Bank Of America	Housing & Urban Development	Paupack Township	Lot 5
Cohen Sherman	Cohen Lee Tr Sherman Cohen Irrevocable Trust	Dyberry Township	Lot 14A
Oshea Brenda Joyce By Sheriff	Citimortgage Inc	Palmyra Township	
Vitale Joan I By Sheriff	Federal Home Loan Mortgage Corporation	Paupack Township	
Loch Cathy E By Sheriff			Lot 35R
Floyd Jeffrey W By Sheriff	Wells Fargo Bank Tr	Texas Township 1 & 2	
Floyd Tracey M By Sheriff			Lot 3
Davis Kevin Ronald Exr By Sheriff	Federal National Mortgage Association	Lehigh Township	
Davis Marcitta A Est AKA By Sheriff			Lots 11 & 12
Davis Marcitta Est AKA By Sheriff			
Davis Marcitta Ann Est AKA By Sheriff			
Pena Hidalise Grace By Sheriff	Federal Home Loan Mortgage Corporation	Paupack Township	Lot 164
Boyer Linda	Boyer Linda Boyer Brent	Clinton Township 1	
Arnaud Robin AKA	Haggett Steven H	Buckingham Township	
Arnaud Robin L AKA	Haggett Laurie A		
Haggett Laurie A AKA			
Haggett Laurie AKA			
Fagan Christopher F	Fagan Christopher F	Damascus Township	
Fagan Anna S	Fagan Anna S		Lot A
Savoca Sebastian F	Savoca Frank S Tr Savoca Robert Tr Sebastian F Savoca Irrevocable Living Trust	Buckingham Township	
King Rory J	King Rory J	Lehigh Township	
Hunter Richard P			
Mackey Henry T	Chadwick Kenneth R	Damascus Township	
Mackey Susan A	Chadwick Carole Ann		
Wakuluk William Jr	Wakuluk William Jr Berkowitz Tricia A	Lake Township	Lot 4166
Ohlandt Herbert C	J T L Realty Inc	Dyberry Township	
Ohlandt Carol W			Lot 86
Linde Gary F	Linde Gary F Linde Valerie	Honesdale Borough	Lot 15

Dalov Sasho AKA By Af	R A K O Farm	Paupack Township	
Dalov Sasho A AKA By Af			
Lovetcheva Rossitza P Af			
Lapenna Robert	Tigue Wayne	Paupack Township	Lot 23
Rowe Ronald E	Burke Michael J	Dyberry Township	
Rowe Rebecca A	Burke Rozalyn M		Lot A
Rowe Ronald E	Rowe Ronald E	Dyberry Township	
Rowe Rebecca A	Rowe Rebecca A	Dyberry & Oregon Townships	
		Oregon Township	
		Oregon & Dyberry Townships	
Hirsch Kurt By Af	Hirsch Jennifer	Salem Township	
Hirsch Jennifer Af	Morris Margaret Hirsch		
Carroll Tony	Carroll Tony	Paupack Township	
Carroll Catherine	Carroll Catherine		Lot 9F-R
Hoertel Robert W	Ilvento Joseph	Paupack Township	
Hoertel Joanne E	Ilvento Tracy		Lot 13
Schubach Richard P	Murphy George W III	Paupack Township	
	Murphy Lu Ann R		Lot 11A
Short Gary J	Burkhardt Michael F	Canaan Township	
Short Diane E	Burkhardt Carol A		Lot 2
Cornish Maria E	Ulmer John L	Palmyra Township	
	Ulmer Carol A		Lot 15
Penha Dinis	Deantonio Nicholas M	Salem Township	
Deoliveira Geralda AKA			Lot 6
Deoliveira Geralda AKA			

WAYNE COUNTY BAR ASSOCIATION





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Phipps Mary Stone	Marys Falls L L C	Dreher Township	
Hauenstein Dwight F Est AKA	Hauenstein Nancy	Mount Pleasant Township	
Hauenstein Dwight Sr Est AKA	Clay Esther		
Clay Esther Exr	Hauenstein Dwight F Jr		
Dillon Joseph M	Trapp Erin M	Manchester Township	Lot 529
Curley Frank	Curley Brian K	Mount Pleasant Township	
	Curley Kimberly L		
Fannie Mae AKA	Flederbach Richard	Cherry Ridge Township	
Federal National Mortgage Association AKA	Flederbach Carol		Lot 1
K M L Law Group			
Rankosky Jean	Melnick John	Sterling Township	
	Melnick Barbara		
Wright Rhonda L	Garofalo Michael A	Salem Township	
Wright Daniel C			
Williams Shirley Johnson	Johnson James T	South Canaan Township	
	Johnson John Allen III		Lot 66R

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