

OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 3 ★ JANUARY 31, 2014 ★ Honesdale, PA ★ No. 47



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

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

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

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

MESSAGE FROM THE
WAYNE COUNTY BAR ASSOCIATION



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

PRICING & RATES

Notice Pricing

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Incorporation Notices	\$45
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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.

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LEGAL NOTICES

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

ESTATE NOTICES

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

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

EXECUTOR NOTICE

Estate of FRANK NEVELIK AKA
FRANK J. NEVELIK, JR.

Late of Paupack Township

Executrix

JOYCE FLIEGEL

99 FOX BOULEVARD

MERRICK, NY 11566

Executor

ALAN RONALD NEVELIK

340 N. CENTRAL AVENUE

VALLEY STEAM, NY 11580

Attorney

THOMAS F. FARLEY, ESQ.

2523 ROUTE 6, SUITE 1

HAWLEY, PA 18428

1/24/2014 • 1/31/2014 • 2/7/2014

ESTATE NOTICE

NOTICE IS HEREBY GIVEN,
that Letters of Administration CTA
have been issued in the Estate of
Nicole Rebecca Korb, who died on
December 6, 2013, late resident of
142 Laurel Hill Estates, Honesdale,
PA 18431, Texas Township, to
James E. Hoffman, Administrator

of the Estate, residing at 559 Boyds
Mills Road, Milanville, PA 18443.
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: LEE C.
KRAUSE, ESQUIRE, Attorney for
the Estate, at 109 Ninth Street,
Honesdale, PA 18431.

LEE C. KRAUSE, ESQUIRE
ATTORNEY FOR THE ESTATE

1/24/2014 • 1/31/2014 • 2/7/2014

EXECUTRIX NOTICE

Estate of CLARENCE L.

OSBORNE

Late of Honesdale Borough

Executrix

KATHERINE H. REYNOLDS

321 WATTS HILL ROAD

HONESDALE, PA 18431

Attorney

JAMES E. BROWN

303 TENTH STREET

HONESDALE, PA 18431

1/24/2014 • 1/31/2014 • 2/7/2014

EXECUTOR NOTICE

Estate of FRANK ALBERT

BAERENKLAU

Late of Bethany Village,

Honesdale, Pennsylvania

Executor

ALBERT G. BAERENKLAU

9 CASTLE HILL ROAD
BEACH LAKE, PA 18431
Attorney
JAMES E. BROWN, ESQ.
303 TENTH STREET
HONESDALE, PA 18431

1/24/2014 • 1/31/2014 • 2/7/2014

EXECUTOR NOTICE

Estate of NORA H. SHEPSTONE
AKA NORA SHEPSTONE AKA
NORA R. SHEPSTONE AKA
NORA ROSE SHEPSTONE
Late of Damascus Township
Executor
THOMAS SHEPSTONE
305 GOLDEN RD.
HONESDALE, PA 18431
Attorney
NICHOLAS A. BARNA
831 COURT STREET
HONESDALE, PA 18431

1/24/2014 • 1/31/2014 • 2/7/2014

EXECUTOR NOTICE

Estate of KENNETH E. WARGO
AKA KENNETH WARGO
Late of Salem Township
Executor
STEPHEN WARGO
3 SAVITZ ROAD
MOSCOW, PA 18444
Attorney
MICHAEL D. WALKER, ESQ.
PO BOX 747
HAMLIN, PA 18427

1/24/2014 • 1/31/2014 • 2/7/2014

ESTATE NOTICE

Notice is hereby given, that
Letters Testamentary have been
granted to Dawn Fasig of the

Estate of Charles H. Fasig a/k/a
Charles Fasig a/k/a Charles
Henry Fasig, Jr., late of Lake
Township, Wayne County,
Pennsylvania who died on
December 25, 2013. All persons
indebted to said Estate are
required to make payment and
those having claims or demands
to present the same without delay
to the Executor, Dawn Fasig c/o
Mark R Zimmer, Esquire, 1133
Main Street, Honesdale, PA
18431.

1/17/2014 • 1/24/2014 • 1/31/2014

**NOTICE OF FILING OF
SHERIFF'S SALES**

*Individual Sheriff's Sales can be
cancelled for a variety of reasons. The
notices enclosed were accurate as of
the publish date. Sheriff's Sale notices
are posted on the public bulletin board
of the Sheriff's office in Honesdale,
located at 925 Court Street.*

**SHERIFF'S SALE
FEBRUARY 12, 2014**

By virtue of a writ of Execution
U.S. Bank National Association, as
Trustee, Successor in Interest to
Wachovia Bank, National
Association, as Trustee for
GSMPS Mortgage Loan Trust
2004-3 issued out of the Court of
Common Pleas of Wayne County,
to me directed, there will be
exposed to Public Sale, on
Wednesday the 12th day of
February, 2014 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 Salem, County of Wayne and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point for a corner in present day macadam pavement of Township road t-342. Said corner being the most easterly corner of the herein described tract and common to the most southeasterly corner of lands belonging to John and Joyce Dowse.

THENCE in and along said macadam the following two (2) courses and distances (1) South 8 degrees 5 minutes 28 seconds West 226.26 feet and (2) South 22 degrees 41 minutes 36 seconds West 617.74 feet.

THENCE leaving said Highway and along lands of Thelma Myers the following two (2) courses and distances: (1) North 63 degrees 58 minutes 25 seconds West 522.70 feet to a found iron pipe corner (passing over an iron pipe placed on line at 25 feet) and (2) South 33 degrees 34 minutes 35 seconds West 354.75 feet to an iron pipe place for a corner in a stone row and in line of lands of Stanley and Mary L. Pitcavage.

THENCE along lands of said Stanley and Mary L. Pitcavage North 81 degrees 27 minutes 31 seconds West 994.5 feet to an iron pipe placed for a corner;

THENCE along lands of Lester T. and Vera G. Rogers the following two (2) courses and distances: (1) North 7 degrees 28 minutes 16 seconds East 1460.25 feet to an iron pipe placed for a corner near corner of a stone row and (2) South 81 degrees 54 minutes 32 seconds East 1367.10 feet to a found iron pipe corner the common most northwesterly corner of lands belonging to James W. and Marian Nan Robinson.

THENCE along said lands of James W. and Marian Nan Robinson the following two (2) courses and distances: (1) South 8 degrees 5 minutes 28 seconds West 275.81 feet to a placed iron pipe for a corner and (2) South 82 degrees 2 minutes 35 seconds 36.07 feet to a found iron pin for a corner the common northwesterly corner of lands of the aforesaid John and Joyce Dowse.

THENCE along lands of the said John and Jouce Dowse the following two (2) courses and distances:

(1) South 8 degrees 50 minutes 25 seconds West 208.00 feet to a placed iron pipe corner and (2) South 82 degrees 2 minutes 35 seconds East 416.00 feet to the place of BEGINNING.

Tax Parcel I.D.: 22-0-0311-0181

Address: 297 JJ Road f/k/a 1
Bookhave JJ Road, Hamlin, PA

18427.

BEING the same premises which Robert C. Hertzog, individually, and as attorney-in-fact for Joel Paritz, by Deed dated September 27, 2001 and recorded October 3, 2001 in and for Wayne County, Pennsylvania, in Deed Book Volume 1859, Page 279, granted and conveyed unto Donald Carter, single.

Seized and taken in execution as Donald Carter 297 JJ Road
HAMLIN PA 18427

Execution No. 204-Civil-2013
Amount \$74,511.05 Plus additional
November 15, 2013
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE
NOTICE:**

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

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

PAYMENT.

Jamie R. Ackerman, Esq.

1/17/2014 • 1/24/2014 • 1/31/2014

**SHERIFF'S SALE
FEBRUARY 12, 2014**

By virtue of a writ of Execution PHH Mortgage Corporation, F/K/A Cendant Mortgage Corporation, D/B/A Century 21 Mortgage issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 12th day of February, 2014 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 or tract of land situated, lying and being in the Township of Paupack, County of Wayne, and State of Pennsylvania, more particularly described as follows, to wit:

BEING Lot No. 3, Section No. III, as shown on Plan of Lots, Wallenpaupack Lake Estates, dated March 23, 1971, by VEP & Co., as recorded in the Office of the Recorder of Deeds in and for Wayne County, Pennsylvania in Plat Book No. 14, Page 117, said map being incorporated by reference herewith as if attached hereto.

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

in Book 2843 Pages 36-39.

TITLE TO SAID PREMISES IS VESTED IN Montego F. Craddock and Alonna Leah Craddock, his wife, by Deed from Montego F. Craddock, dated 08/18/2005, recorded 08/22/2005 in Book 2843, Page 36.

Tax Parcel: 19-0-0030-0013

Premises Being: LOT 3 SECTION 3, A/K/A 970 GOOSE POND ROAD, LAKE ARIEL, PA 18436-8639

Seized and taken in execution as Montego F. Craddock 970 Goose Pond Road Lake Ariel PA 18436 Alonna Leah Craddock 970 Goosed Pond Road LAKE ARIEL PA 18436

Execution No. 537-Civil-2012
Amount \$152,219.52 Plus additional

November 15, 2013
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

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

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

John Michael Kolesnik Esq.

1/17/2014 • 1/24/2014 • 1/31/2014

**SHERIFF'S SALE
FEBRUARY 12, 2014**

By virtue of a writ of Execution Wells Fargo Bank, NA, successor by merger to Wachovia Bank of Delaware, National Association formerly known as First Union National Bank of Delaware issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 12th day of February, 2014 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 THE TOWNSHIP OF LEHIGH, COUNTY OF WAYNE AND COMMONWEALTH OF PENNSYLVANIA, IN THE DEVELOPMENT OF INDIAN COUNTRY CAMPSITES, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LOT NO. 1 IN BLOCK NO. C,

OF SECTION NO.4, AS SHOWN ON THE SURVEY AND ORIGINAL PLAT OF INDIAN COUNTRY CAMPSITES, INC. , WAYNE COUNTY, PENNSYLVANIA, MADE BY A REGISTERED SURVEYOR AN OF RECORD IN THE RECORDER OF DEEDS OFFICE OF WAYNE COUNTY, PENNSYLVANIA IN MAP BOOK 13 AT PAGE I06A, REFERENCE BEING MADE THERETO FOR A MORE PARTICULAR DESCRIPTION OF THE LOT OR LOTS HEREBEFORE DESCRIBED AND HEREIN CONVEYED.

Tax Parcel I.D.: 14-0-0014-0182

Address: 1 Silver Cloud Path,
Gouldsboro, PA 18424.

BEING the same premises which AGNES M. MEYERS AND ROBERT J. MORRIS, BOTH SINGLE, by Deed dated December 21, 1988 and recorded December 22, 1988 in and for Wayne County, Pennsylvania, in Deed Book Volume 500, Page 708, granted and conveyed unto David H. Bernhauser and Cathy Bernhauser, his wife.

Seized and taken in execution as David Bernhauser a/k/a David H. Bernhauser 1 Silver Cloud Way GOULDSBORO PA 18424
Cathy Bernhauser a/k/a Cathy R. Bernhauser 1 Silver Cloud Way GOULDSBORO PA 18424

Execution No. 22-Civil-2011

Amount \$73,433.12 Plus additional

November 18, 2013
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

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

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

Ashleigh L. Marin Esq.

1/17/2014 • 1/24/2014 • 1/31/2014

**SHERIFF'S SALE
FEBRUARY 12, 2014**

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 12th day of February, 2014 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 3773, SECTION 32, 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 II, 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 III THROUGH 119; AND SEPTEMBER 24, 1973 IN PLAT

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BOOK 5, PAGES 120 THROUGH 123.

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.

Tax Parcel I.D.: 12-0-0036-0159

Address: 3773 Thornwood Terrace, Lake Ariel, PA 18436.

BEING the same premises which Joseph P. Cremona joined by Marilyn Cremona, his wife, by Deed dated December 17, 2009 and recorded December 24, 2009 in and for Wayne County, Pennsylvania, in Deed Book Volume 3921, Page 228, granted and conveyed unto Joseph P. Cremona and Marilyn Cremona, husband and wife

Seized and taken in execution as Joseph P. Cremona 1114 Bell Road LAKE ARIEL PA 18436

Execution No. 80-Civil-2013
Amount \$211,297.80 Plus
additional

November 18, 2013
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE
NOTICE:

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

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

Jamie R. Ackerman, Esq.

1/17/2014 • 1/24/2014 • 1/31/2014

**SHERIFF'S SALE
FEBRUARY 19, 2014**

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 19th day of February, 2014 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 parcel of land situate in the Township of Canaan, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows,

to wit:

BEING a parcel of land one hundred (100) feet in front on the Belmont and Easton Turnpike and one hundred (100) feet in rear and one hundred fifty (150) feet in depth; bounded on the East by the Westerly side of the Belmont and Easton Turnpike Road, bounded on the North by lands of Glenn Rollison and bounded on the West and South by other lands of Grantors.

TITLE TO SAID PREMISES IS VESTED IN Mark Ohman and Laura Ann Ohman, his wife, by Deed from Alan L. Lockwood and Christine M. Lockwood, dated 08/13/2002, recorded 08/15/2002 in Book 2042, Page 172.

By virtue of the death of MARK G. OHMAN A/K/A MARK OHMAN on 2/24/2012, LAURA ANN OHMAN became the sole owner of the mortgaged premises as surviving tenant by the entirety.

Tax Parcel: 04-0-0261-0004

Premises Being: 2953 EASTON TURNPIKE, WAYMART, PA 18472-3018

Improvements thereon:
RESIDENTIAL DWELLING

Seized and taken in execution as Laura Ann Ohman 2953 Easton Turnpike WAYMART PA 18472

Execution No. 90-Civil-2013
Amount \$86,708.18 Plus additional

November 22, 2013
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

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

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

John Michael Kolesnik Esq.

1/24/2014 • 1/31/2014 • 2/7/2014

**SHERIFF'S SALE
FEBRUARY 19, 2014**

By virtue of a writ of Execution Mark W. Olver issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 19th day of February, 2014 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 Damascus, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center line of Pennsylvania State Route 1016, said point of beginning being the Northeasterly corner of Lot 1 and the Southeasterly corner of Lot 2 as depicted on the map of survey hereinafter referred to; thence along the center of a fifty (50) foot wide right-of-way, the following three (3) courses and distances: (1) North eighty-seven (87) degrees fifty-two (52) minutes thirty-four (34) seconds West one hundred eighty-five and ninety-three one-hundredths (185.93) feet; (2) South fifty-six (56) degrees forty-four (44) minutes eleven (11) seconds West one hundred twenty-one and forty one-hundredths (121.40) feet; and (3) South thirty (30) degrees thirteen (13) minutes fifty-one (51) seconds West one hundred sixty-three and three one-hundredths (163.03) feet to a set one-half (1/2) inch rebar in line of lands now or formerly of Mark W. Olver and Frances B. Olver (Deed Book 340, Page 430, Tax Map No. 07-207-2.1); thence along said land North zero (00) degrees twelve (12) minutes twenty-seven (27) seconds East four hundred and no one-hundredths (400.00) feet to a one-half (1/2) inch set rebar; thence North eighty-four (84)

degrees twenty (20) minutes forty-six (46) seconds East three hundred seventy-one and forty-four one-hundredths (371.44) feet to a point in the centerline of Pennsylvania State Route 1016; thence along the center line of said highway, South zero (00) degrees twenty-four (24) minutes thirty-three (33) seconds West two hundred thirty-six and four one-hundredths (236.04) feet to the place of BEGINNING. CONTAINING two and one hundred thirty-five one-thousandths (2.135) acres, more or less and BEING Lot 2 on the map of survey hereinafter referred to.

ALSO, GRANTING AND CONVEYING unto the Grantee herein named, his heirs and assigns, the right, liberty or privilege of an easement for ingress, egress and regress along, over and upon a fifty (50) foot wide right-of-way as depicted upon the map of survey hereinafter referred to, in common, however, with the Grantor, his heirs and assigns, and other persons lawfully using said fifty (50) foot wide right-of-way.

EXCEPTING AND RESERVING to Frances B. Olver, her heirs and assigns, the right to use a certain fifty (50) foot wide right-of-way depicted on the aforescribed map, in common with Mark W. Olver, the Grantor herein, his heirs and assigns, as the same runs between two barns depicted on the aforesaid map of Tim A. Jones, and running between P State Route

1016 and a seventy-four and five-tenths (74.5) acre parcel of land being retained by Frances B. Olver.

UNDER AND SUBJECT to building set-back lines as depicted in the map of survey hereinafter referred to, namely front yard thirty-five (35) feet from road right-of-way line, rear and side yards thirty (30) feet from property line.

ALSO, UNDER AND SUBJECT to that portion of said above described premises which lies within the right-of-way of Pennsylvania State Route 1016.

The premises above described are known and designated as Lot 2 and are further known and designated on the assessment records of Wayne County as taxable no. 07-207-2.13.

BEING the same premises which Mark W. Olver granted and conveyed to himself by deed dated December 27, 1991 and recorded in the Office of the Recorder of Wayne County in Record Book 635 at page 51. See Map Book 75, at page 96.

Seized and taken in execution as George M. Sydlar PO Box 1312 Oneonta NY 13820

Execution No. 167-Civil-2006
Amount \$4,176.08 Plus additional

November 22, 2013
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

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

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

Scott Bennett, Esq.

1/24/2014 • 1/31/2014 • 2/7/2014

**SHERIFF'S SALE
FEBRUARY 19, 2014**

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 19th day of February, 2014 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 OF LAND SITUATE, LYING

AND BEING IN THE TOWNSHIP OF TEXAS, COUNTY OF WAYNE AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

FIRST PARCEL: BEGINNING AT A POINT FOR A CORNER IN THE NORTHERLY EDGE OR BOUNDARY OF OLD WILLOW AVENUE, THE COMMON CORNER OF LANDS OF THE FORMER GRANTORS, CHAUNCEY R. FRAZEE, ET UX, AND THOSE OF LAWRENCE HERZOG, THE SOUTHEASTERLY CORNER OF LANDS HEREINAFTER DESCRIBED; THENCE ALONG THE NORTHERLY EDGE OR BOUNDARY OF THE SAID OLD WILLOW AVENUE, NORTH 84 DEGREES 40 MINUTES WEST 78.0 FEET TO A PIPE FOR A CORNER; THENCE THROUGH OTHER LANDS OF FORMER GRANTORS, THE SAID CHAUNCEY R. FRAZEE, ET UX., NORTH 15 DEGREES 15 MINUTES EAST 93.1 FEET TO A PIPE FOR A CORNER; THENCE STILL THROUGH OTHER LANDS OF THE SAID FORMER GRANTORS, THE SAID CHAUNCEY R. FRAZEE, ET UX., SOUTH 74 DEGREES 45 MINUTES EAST 70.8 FEET TO A STAKE FOR A CORNER ON THE LINE OF LANDS OF THE HEREINBEFORE REFERRED TO LAWRENCE HERZOG; SOUTH 10 DEGREES

55 MINUTES WEST 79.9 FEET TO THE POINT OR PLACE OF BEGINNING.

THE PARCEL OF LAND CONTAINS .15 ACRES, BE THE SAME MORE OR LESS, THE DESCRIPTION THEREFOR BEING IN ACCORDANCE WITH A SURVEY THEREOF MADE BY ELMER C. ZAPP, R S., ON MAY 20, 1966.

SECOND PARCEL: BEGINNING AT A PIPE FOR A CORNER IN THE NORTHERLY EDGE OR BOUNDARY OF OLD WILLOW AVENUE, THE SOUTHWESTERLY CORNER OF OTHER LANDS OF THE FORMER GRANTEES, EDGAR M. SPANGENBERG ET UX., AND THE SOUTHEASTERLY CORNER OF THE LANDS OR PREMISES HEREINAFTER DESCRIBED; THENCE ALONG THE NORTHERLY EDGE OR BOUNDARY OF THE SAID OLD WILLOW AVENUE, NORTH 84 DEGREES 40 MINUTES WEST 15.66 FEET TO A PIPE FOR A CORNER; THENCE LEAVING THE SAID OLD WILLOW AVENUE AND THROUGH OTHER LANDS OR PREMISES OF THE FORMER GRANTOR, CHAUNCEY R. FRAZEE, NORTH 15 DEGREES 20 MINUTES 20 SECONDS EAST 394.96 FEET TO A PIPE FOR A CORNER ON THE LINE OF LANDS OF C. R. CASE & SONS; THENCE ALONG THE LINE OF LANDS OF THE SAID C. R. CASE & SONS, AND A

WIRE FENCE, SOUTH 84 DEGREES 54 MINUTES 10 SECONDS EAST 57.50 FEET TO A PIPE FOR A CORNER ON THE LINE OF LANDS OF LAWRENCE HERZOG AT THE INTERSECTION OF WIRE FENCES; THENCE ALONG THE LINE OF LANDS OF THE SAID LAWRENCE HERZOG, THE WESTERLY BOUNDARY THEREOF, AND A WIRE FENCE, SOUTH 9 DEGREES 53 MINUTES 20 SECONDS WEST 310.65 FEET TO A POINT FOR A CORNER ON THE LINE OF OTHER LANDS OF THE FORMER GRANTEES, EDGAR M. SPANGENBERG, ET UX., THE NORTHEASTERLY CORNER THEREOF; THENCE ALONG THE LINE OF SAID OTHER LANDS OF THE FORMER GRANTEES, EDGAR M. SPANGENBERG, ET UX., NORTH 74 DEGREES 45 MINUTES WEST 70.80 FEET TO A PIPE FOR A CORNER AND SOUTH 15 DEGREES 15 MINUTES WEST 93.10 FEET TO A POINT FOR A CORNER IN THE NORTHERLY EDGE OR BOUNDARY OF THE HEREINBEFORE REFERRED TO OLD WILLOW AVENUE, THE POINT OR PLACE OF BEGINNING.

CONTAINING WITHIN SAID BOUNDS 0.53 ACRES OF LAND, MORE OR LESS, THE DESCRIPTION THEREFOR BEING IN ACCORDANCE WITH A SURVEY THEREOF MADE BY M. R. ZIMMER AND

ASSOCIATES, ON MAY 1, 1973, THE MAP FOR WHICH IS RECORDED IN WAYNE COUNTY MAP BOOK 23, AT PAGE 24.

EXCEPTING AND RESERVING ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND LYING, SITUATE AND BEING IN THE TOWNSHIP OF TEXAS, COUNTY OF WAYNE AND COMMONWEALTH OF PENNSYLVANIA, WHICH IS GRANTED AND CONVEYED BY VIRTUE OF THE DEED FROM EDGAR R. SPANGENBERG AND GLENDA F. SPANGENBERG TO C. R. CASE & SONS, INC., DATED MARCH 5, 1979, AND RECORDED MARCH 6, 1979, IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR WAYNE COUNTY, PENNSYLVANIA IN DEED BOOK 356, AT PAGE 939.

ALSO GRANTING AND CONVEYING UNTO THE GRANTEES HEREIN, WATER LINES COMING FROM ROUTE 6 TO THE HOME OF THE GRANTEES AND FOR THE RIGHT OF INGRESS, EGRESS AND REGRESS FOR MAINTENANCE AND REPAIR. NO COST SHALL BE BORNE BY THE FORMER GRANTEE (C. R. CASE & SONS, INC.), THEIR HEIRS AND ASSIGNS,

TAX PARCEL I.D.: 27-0-0010-0022 & 27-0-0010-0023

ADDRESS: 619 WILLOW
AVENUE, HONESDALE, PA
18431.

Seized and taken in execution as
David French 619 Old Willow
Avenue HONESDALE PA 18431
Angela French 619 Old Willow
Avenue HONESDALE PA 18431

Execution No. 390-Civil-2012
Amount \$126,207.10 Plus
additional

November 25, 2013
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE
NOTICE:**

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

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

Jamie R. Ackerman, Esq.

1/24/2014 • 1/31/2014 • 2/7/2014

**SHERIFF'S SALE
FEBRUARY 19, 2014**

By virtue of a writ of Execution
JPMorgan Chase Bank, National
Association issued out of the Court
of Common Pleas of Wayne
County, to me directed, there will
be exposed to Public Sale, on
Wednesday the 19th day of
February, 2014 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 or tract of land situate, lying
and being in the Township of
Dreher County of Wayne and State
of Pennsylvania, bounded and
described as follows, to wit:

BEING Lot Number Four (4) as
shown on map of lands of Roger C.
and Ruth Ann Altemier, prepared
by James G. Hinton, Registered
Surveyor, Lake Ariel, Pennsylvania
and dated March 1983 and
recorded in the Office of the
Recorder of Deeds in and for
Wayne County on July 20, 1983 in
Map Book 51, page 67 and
approved by Dreher Township on
July 20, 1983.

TITLE TO SAID PREMISES IS
VESTED IN Elizabeth Westberry,
married and Wilmer C. Hibbs and
Kathie J. Hibbs, his wife, by Deed
from Janet M. Kopecki-Haswell,
single, dated 11/19/2008, recorded
12/04/2008 in Book 3631, Page 83.

Tax Parcel: 08-0-0361-0042.0005

Premises Being: RR1 BOX 875
TURNPIKE ROAD, A/K/A 639
N.S. TURNPIKE ROAD,
NEWFOUNDLAND, PA 18445

Improvements thereon:
RESIDENTIAL DWELLING

Seized and taken in execution as
Elizabeth Westberry 964 Mill
Creek Road NEWFOUNDLAND
PA 18445

Kathie J. Hibbs 964 Mill Creek
Road NEWFOUNDLAND PA
18445

Wilmer C. Hibbs 964 Mill Creek
Road NEWFOUNDLAND PA
18445

Execution No. 816-Civil-2012
Amount \$168,388.92 Plus
additional

November 25, 2013
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE
NOTICE:**

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

**ANY SUCCESSFUL BIDDER
MUST HAVE 10% DOWN
PAYMENT AT DATE OF SALE.**

**BALANCE DUE THIRTY (30)
DAYS FROM DATE OF SALE.
FAILURE TO PAY BALANCE
WILL FORFEIT DOWN
PAYMENT.**

Meredith Wooters Esq.

1/24/2014 • 1/31/2014 • 2/7/2014

**SHERIFF'S SALE
FEBRUARY 19, 2014**

By virtue of a writ of Execution Bank of America, N.A. successor by merger to BAC 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 19th day of February, 2014 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 or lot of land, situate, lying and being in the Township of Lake, Wayne County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point for a corner which point is the most Southeasterly corner of Lot No. 36 and the most Southwesterly corner of Lot No. 37, which point abuts a private drive entitled 'Sr. Colette-Fr. John Drive' which lots and private drive are set forth in a map entitled 'Ginger-Mary-Ann Acres, Lands of Margretta Murnin, Lake Township, Wayne County, Pennsylvania, May 25, 1976, Revised May 31, 1977,

Revised August 6, 1977' which map is recorded in the Office of the Recorder of Deeds of Wayne County, Pennsylvania, in Map Book 36, at page 1; thence along the common boundary lines of Lots No. 36 and 37, North eight (08) degrees fifty (50) minutes East four hundred (400) feet to a point for a corner; thence North eighty-two degrees fifteen (15) minutes West two hundred (200) feet to a point for a corner which point is the most Northwesterly corner of Lots No. 36 and the most Northeasterly corner of Lot No. 35 on said map; thence along the common boundary lines of Lots Nos. 35 and 36 on said map, South eight (08) degrees fifty (50) minutes West four hundred (400) feet to a point for a corner, which point abuts the aforesaid private drive; thence along the edge of the aforesaid private drive, South eighty-two (82) degrees fifteen (15) East two hundred (200) feet to the point or place of BEGINNING. CONTAINING therein all of Lot No. 36 as set forth on the aforesaid Map.

TOGETHER WITH an easement in right of ingress, egress or regress to be used in common with the Grantor, their heirs and assigns on the private roads leading from State Road Route 196 through the roads of the development known as "Ginger-Mary-Ann Acres", Lake Township, Wayne County Map Book 35 at page 34.

TITLE TO SAID PREMISES IS

VESTED IN Gary Salerno, by Deed from John J. McCaffrey and Carolyn A. McCaffrey, dated 07/12/2002, recorded 07/18/2002 in Book 2025, Page 348.

Tax Parcel: 12-0-0058-0018

Premises Being: 122 FATHER JOHN DRIVE, LAKE ARIEL, PA 18436-4630

Improvements thereon:
RESIDENTIAL DWELLING

Seized and taken in execution as Gary Salerno 122 Father John Drive LAKE ARIEL PA 18436

Execution No. 942-Civil-2009
Amount \$181,281.91 Plus
additional

November 22, 2013
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE
NOTICE:

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

ANY SUCCESSFUL BIDDER
MUST HAVE 10% DOWN
PAYMENT AT DATE OF SALE.

BALANCE DUE THIRTY (30)
DAYS FROM DATE OF SALE.
FAILURE TO PAY BALANCE
WILL FORFEIT DOWN
PAYMENT.

Joseph E. DeBarberie Esq.

1/24/2014 • 1/31/2014 • 2/7/2014

**SHERIFF'S SALE
FEBRUARY 19, 2014**

By virtue of a writ of Execution U.S. Bank, N.A., as Trustee for SASCO Mortgage Loan Trust 2005-RF6 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 19th day of February, 2014 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 AND BEING IN THE TOWNSHIP OF PAUPACK, COUNTY OF WAYNE AND COMMONWEALTH OF PENNSYLVANIA, MORE PARTICULARLY DESCRIBED AS LOT NO.316, TIFFANY ROAD, REGENCY SECTION, AS SHOWN ON A MAP OF LANDS OF PAUPACKAN LAKE SHORES, INC., RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR THE COUNTY OF WAYNE IN MAP BOOK 29, AT PAGE 37.

Tax Parcel I.D.: 19-0-0043-0316

Address: 316 Tiffany Road,
Lakeville, PA 18438.

BEING the same premises which DONNA M. MERCADO, by Deed dated September 30, 2004 and recorded October 13, 2004 in and for Wayne County, Pennsylvania, in Deed Book Volume 2616, Page 164, granted and conveyed unto Mary Jane Fils-Aime, as sole owner.

Seized and taken in execution as Maryjane Fils-Aime 316 Tiffany Road LAKEVILLE PA 18438

Execution No. 1075-Civil-2010
Amount \$126,610.27 Plus
additional

November 22, 2013
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE
NOTICE:**

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

**ANY SUCCESSFUL BIDDER
MUST HAVE 10% DOWN
PAYMENT AT DATE OF SALE.
BALANCE DUE THIRTY (30)**

DAYS FROM DATE OF SALE.
FAILURE TO PAY BALANCE
WILL FORFEIT DOWN
PAYMENT.

Jamie R. Ackerman, Esq.

1/24/2014 • 1/31/2014 • 2/7/2014

**SHERIFF'S SALE
FEBRUARY 26, 2014**

By virtue of a writ of Execution Bank of America, N.A., as successor by merger to BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 26th day of February, 2014 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 Wayne County, Pennsylvania, to wit:

ALL THAT certain tract or parcel of land, situated in Township of Salem, Wayne County, Pennsylvania, known as Lot 34, Section 1, 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, 1972, in Plat Book 5, Pages 62 and 63; March 24, 1971, in Plat Book 4, 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.

TITLE TO SAID PREMISES IS VESTED IN Jolene Smith, by Deed from Josiah J. Smith and Jolene Smith, dated 01/13/2011, recorded 02/18/2011 in Book 4178, Page 154.

Tax Parcel: 22-0-0015-0066

Premises Being: 34 ELMWOOD COURT, A/K/A 110 THE HIDEOUT, LAKE ARIEL, PA 18436

Seized and taken in execution as Josiah J. Smith 75 Cleveland Street SHELBY OH 44875
Jolene Smith 34 Elmwood Court, The Hideout LAKE ARIEL PA 18436

Execution No. 85-Civil-2013
Amount \$212,908.94 Plus

additional

December 3, 2013
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE
NOTICE:**

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

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

Adam H. Davis Esq.

1/31/2014 • 2/7/2014 • 2/14/2014

**SHERIFF'S SALE
FEBRUARY 26, 2014**

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 26th day of February, 2014 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 of parcel of land lying situate and being in the Township of Paupack, County of Wayne and Commonwealth of Pennsylvania, being Lot 2A as set forth on a certain map entitled "Spring Brook Estates Group Lot Consolidations" by Robert P. Kiley, PLS dated 12/06/2001 and recorded in Wayne County Plat Book 97 at page 9 and being more particularly bounded and described as follows:

BEGINNING at a point for a corner in the center of a forty (40 feet) foot wide right of way identified as Spring Brook Circle, and being the southernmost corner of the within described Lot 2A; thence along the common boundary of Lot 2A and 1A North 26 degrees 28 minutes 20 second East 290.00 feet to a point for a corner; thence along lands n/f of Richard Turrell, Jr. North 63 degrees 31 minutes 40 seconds West 336.00 feet to a point for a corner; thence along the common boundary of Lot 2A and 3A South 12 degrees 20 minutes 10 seconds West 306.86 feet to a point for a corner in the center of Spring Brook Circle; thence along the center of the said Spring Brook Circle along a curve to the right having a radius of 250 feet a distance of 61.68 feet; thence South 63 degrees 31 minutes 40 seconds East 200.00 feet to the point and place of BEGINNING.

COMPRISING within said

boundaries Lot 2A as shown on the above referenced map and CONTAINING 1.99 acres of land, be the same more or less.

TOGETHER WITH in common with others, the rights of ingress, egress and regress over and across all private roads and rights of way set forth on the above referenced map to and from the public roads known as Lake Shore Drive and Crane Road.

SUBJECT TO those setbacks, rights of way, easements, restrictions and notations set forth on the above referenced map.

SUBJECT TO the provisions of that certain Declaration of Covenants Spring Brook Estate Subdivision dated October 8, 2002 and recorded in Wayne County Record Book 2081, at page 131.

TAX PARCEL # 19-0-0022-0002

Seized and taken in execution as Robert John Tyson 33 Spring Brook Circle Lakeville PA 18438

Execution No. 511-Civil-2013

Amount \$349,669.73 Plus additional

December 3, 2013
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

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

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

Michael T. McKeever Esq.

1/31/2014 • 2/7/2014 • 2/14/2014

CIVIL ACTIONS FILED

*FROM JANUARY 4, 2014 TO JANUARY 10, 2014
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT		DATE	DESCRIPTION	AMOUNT
2010-22060	DIECK SCOTT		1/08/2014	SATISFACTION	1,895.58
2011-00763	RALPH COLM	P	1/08/2014	SUMMARY JUDGMENT	—
2011-00763	RALPH GERALDINE	P	1/08/2014	SUMMARY JUDGMENT	—
2011-21922	MCALLISTER SEAN P		1/07/2014	SATISFACTION	—
2012-21594	HEDGELON MARTIN L		1/08/2014	SATISFACTION	388.06
2012-21594	HEDGE LON RACHEL M		1/08/2014	SATISFACTION	388.06
2013-00012	EISENBACH WILLIAM DIII		1/09/2014	SATISFACTION	—
2013-00428	HUBBARD ERIN C		1/10/2014	DEFAULT JUDG IN REM	162,231.94
2013-00428	HUBBARD PETER T		1/10/2014	DEFAULT JUDG IN REM	162,231.94
2013-00484	PINTO ANTHONY		1/10/2014	DEFAULT JUDGMENT	—
2013-00504	ASARO DANIEL		1/09/2014	JDGMT BY COURT ORDER	13,254.56
2013-00632	AMERICAN REAL ESTATE INVESTMEN HOLDINGS I INC		1/06/2014	WRIT OF EX/CONF JUDG	803,240.44
2013-00632	AMERICAN REAL ESTATE INVESTMEN HOLDINGS INC		1/06/2014	WRIT OF EX/CONF JUDG	803,240.44
2013-00632	PUTZI STEPHEN M		1/06/2014	WRIT OF EX/CONF JUDG	803,240.44
2013-00632	PUTZI SUZANNE A/K/A		1/06/2014	WRIT OF EX/CONF JUDG	803,240.44
2013-00632	PUTZI SUZANNE S		1/06/2014	WRIT OF EX/CONF JUDG	803,240.44
2013-00633	AMERICAN REAL ESTATE INVESTMEN HOLDINGS III INC		1/06/2014	WRIT OF EX/CONF JUDG	51,634.82
2013-00633	PUTZI STEPHEN M		1/06/2014	WRIT OF EX/CONF JUDG	51,634.82
2013-00633	PUTZI SUZANNE S		1/06/2014	WRIT OF EX/CONF JUDG	51,634.82
2013-20425	PEREZ ANTHONY		1/07/2014	SATISFACTION	—
2013-21058	SEPE JANICE		1/08/2014	WRIT OF EXECUTION	10,602.16
2013-21599	ROSE DEAN		1/10/2014	SATISFACTIN	511.22
2014-20005	DECKER ANITA		1/06/2014	JP TRANSCRIPT	10,321.85
2014-20006	PADULA MICHAEL		1/06/2014	JP TRANSCRIPT	5,852.72
2014-20007	LANDCRAFTERS INC A CORPORATION		1/07/2014	FEDERAL TAX LIEN	3,635.79
2014-20008	FAZIO BRIAN J		1/07/2014	JUDGMENT	66,005.50
2014-20009	MASSETTI ELLE		1/07/2014	JUDGMENT	4,974.44
2014-20010	LEWIS PATRICK F		1/07/2014	JUDGMENT	474.00
2014-20011	BUNNELL JOSEPH G		1/07/2014	JUDGMENT	9,101.00
2014-20012	RICKERT JODY R		1/08/2014	JUDGMENT	2,626.00
2014-20013	FIELDING GEORGE R		1/08/2014	JUDGMENT	2,423.33
2014-20014	VANLOAN THERESA		1/08/2014	JP TRANSCRIPT	3,749.11
2014-20015	SELVAGGI MICHAEL		1/10/2014	JUDGMENT NOTE	19,800.00
2014-20015	SHUMAN KELLY		1/10/2014	JUDGMENT NOTE	19,800.00
2014-20016	AMORINE ROGER L		1/10/2014	JUDGMENT NOTE	12,300.00
2014-20016	AMORINE APRIL J		1/10/2014	JUDGMENT NOTE	12,300.00

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

2014-20017	VAIL LYNITA M		1/10/2014	JUDGMENT NOTE	20,820.00
2014-20018	GODFREY ASHLEY E		1/10/2014	JP TRANSCRIPT	527.02
2014-20019	SCEIGLE MARJORIE		1/10/2014	JP TRANSCRIPT	539.49
2014-40001	SELVAGGI MICHAEL OWNER	P	1/10/2014	WAIVER MECHANICSLIEN	—
2014-40001	SHUMAN KELLY OWNER	P	1/10/2014	WAIVER MECHANICSLIEN	—
2014-40001	TRIPLE E BUILDERS CONTRACTOR		1/10/2014	WAIVER MECHANICSLIEN	—
2014-40002	AMORINE ROGER J OWNER	P	1/10/2014	WAIVER MECHANICSLIEN	—
2014-40002	AMORINE APRIL J OWNER	P	1/10/2014	WAIVER MECHANICS LIEN	—
2014-40002	TRIPLE E BUILDERS CONTRACTOR		1/10/2014	WAIVER MECHANICSLIEN	—
2014-40003	VAIL LYNITA M OWNER	P	1/10/2014	WAIVER MECHANICSLIEN	—
2014-40003	TRIPLE E BUILDERS CONTRACTOR		1/10/2014	WAIVER MECHANICS LIEN	—

CONTRACT — DEBT COLLECTION: OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2014-00005	ACE ROBBINS INC	PLAINTIFF	1/06/2014	—
2014-00005	BILL GOODWIN CONSTRUCTION LLC	DEFENDANT	1/06/2014	—
2014-00005	GOODWIN WILLIAM R	DEFENDANT	1/06/2014	—

CONTRACT — OTHER

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2014-00007	EGAN RONALD	PLAINTIFF	1/08/2014	—
2014-00007	USAA	DEFENDANT	1/08/2014	—

MISCELLANEOUS — OTHER

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2014-00011	CURTIS DIANE ESTATE	PLAINTIFF	1/10/2014	—
2014-00011	MUSTICA EILEEN PETITIONER	PLAINTIFF	1/10/2014	—

NAME CHANGE

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2014-00003	JUNG JUN HEE	PETITIONER	1/06/2014	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2014-00001	JPMORGAN CHASE BANK NATIONAL	PLAINTIFF	1/06/2014	—
2014-00001	LOVELACE TERRANCE A/K/A	DEFENDANT	1/06/2014	—
2014-00001	LOVELACE TERRANCE MICHALL	DEFENDANT	1/06/2014	—
2014-00001	LOVELACE YVONNE A/K/A	DEFENDANT	1/06/2014	—
2014-00001	LOVELACE YVONNE AWE MARIE	DEFENDANT	1/06/2014	—

2014-00002	FAIRWAY CONSUMER DISCOUNT CO	PLAINTIFF	1/06/2014	—
2014-00002	RESINO KEVIN P	DEFENDANT	1/06/2014	—
2014-00002	JOHNSON PAULETTE G	DEFENDANT	1/06/2014	—
2014-00006	PROVIDENT FUNDING ASSOCIATES	PLAINTIFF	1/07/2014	—
2014-00006	PAGLIERI ANTHONY R	DEFENDANT	1/07/2014	—
2014-00010	US BANK NATIONAL ASSOCIATION SUCCESSOR TRUSTEE TO	PLAINTIFF	1/10/2014	—
2014-00010	BANK OF AMERICA NA SUCCESSOR TO	PLAINTIFF	1/10/2014	—
2014-00010	LASALLE BANK NA TRUSTEE FOR	PLAINTIFF	1/10/2014	—
2014-00010	MERRILL LYNCH FIRST FRANKLIN	PLAINTIFF	1/10/2014	—
2014-00010	BORTREE JOSEPH	DEFENDANT	1/10/2014	—
2014-00010	BORTREE MARIE	DEFENDANT	1/10/2014	—
2014-00010	UNITED STATES OF AMERICA	DEFENDANT	1/10/2014	—

TORT — MOTOR VEHICLE

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2014-00009	JABLONSKI JANET	PLAINTIFF	1/09/2014	—
2014-00009	VOGT JOAN	DEFENDANT	1/09/2014	—

TORT — PREMISES LIABILITY

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2014-00004	AUGUST SANDRA S	PLAINTIFF	1/06/2014	—
2014-00004	HIGH STREET CORPORATION	DEFENDANT	1/06/2014	—
2014-00004	LEEWARD CONSTRUCTION INC	DEFENDANT	1/06/2014	—
2014-00008	ZINNEL JOYCE	PLAINTIFF	1/09/2014	—
2014-00008	ZINNEL ROBERT	PLAINTIFF	1/09/2014	—
2014-00008	BIG APPLE TAVERN INC	DEFENDANT	1/09/2014	—
2014-00008	MAJKA KENNEYH T SR	DEFENDANT	1/09/2014	—

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MORTGAGES AND DEEDS

*RECORDED FROM JANUARY 21, 2014 TO JANUARY 24, 2014
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Musgrove William	Dime Bank	Honesdale Borough	
Musgrove Bernadette			51,000.00
Musgrove William	Dime Bank	Texas Township	
Musgrove Bernadette			51,000.00
Bonafede Carl			
Ocampo Pablo E	Mortgage Electronic Registration Systems	Palmyra Township	
Ocampo Edilma			182,000.00
Damico Nicholas J	P N C Bank	Sterling Township	
Damico Diana L			60,000.00
Lucy Donna M	Pennstar Bank	Lake Township	123,750.00
Vendetti Franc Ene J	Honesdale National Bank	Dyberry Township	
Vendetti John F			40,000.00
Hanley John	Mortgage Electronic Registration Systems	Lake Township	55,962.00
Grabow Charles	Mortgage Electronic Registration Systems	Salem Township	
Grabow Jennifer			148,000.00
Chechile Dominick	Mortgage Electronic Registration Systems	Lake Township	
Chechile Daniel			52,000.00
Gehlhaus Dolores F	Merck Sharp & Dohme Federal Credit Union	Salem Township	
Stuart Carl B			150,000.00
Miller Arlene B	Mortgage Electronic Registration Systems	Lake Township	
Miller Ron J Sr			164,326.00
Ball Angela	Mortgage Electronic Registration Systems	Paupack Township	92,857.00
Arcelay Alexander	Mortgage Electronic Registration Systems	Paupack Township	
Arcelay Christina			106,200.00
Livengood Thomas	Mortgage Electronic Registration Systems	Honesdale Borough	94,800.00
Grennon William	Wayne Bank	Paupack Township	
Grennon Dawn M			150,000.00
Lynn Stacey	Tobyhanna Federal Credit Union	Lake Township	55,000.00
Palmer Thomas J Jr	Tobyhanna Federal Credit Union	Lake Township	
Palmer Kathryn M			30,000.00
Giblin Ronald P	Dime Bank	Berlin Township	65,000.00

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

Gould Daniel E	Dime Bank	Preston Township	
Gould S Anne Ricker			200,000.00
Dingwell Gale L	Wayne Bank	Manchester Township	
Dingwell Hyon N			100,000.00
Clauss Robert J	Honesdale National Bank	Lake Township	90,000.00
Teeple Robert J	Honesdale National Bank	Berlin Township	
Teeple Kathleen D			200,000.00
Frisch Susan	Honesdale National Bank	Oregon Township	
Denis Susan			30,000.00
Davis James	Honesdale National Bank	Paupack Township	
Davis Mary J			100,000.00
White Kevin	Honesdale National Bank	Clinton Township	
White Kathleen Ann			12,000.00
Ratcliffe & Ratcliffe Veterinary Hospital	Honesdale National Bank	Salem Township	75,000.00
Schmitt Mark A	Mortgage Electronic Registration Systems	Oregon Township	
Schmitt Brenda J			131,800.00
Podejko Howard J	Honesdale National Bank	Texas Township	
Podejko Myrtis			135,000.00
Harkenreader Karl S	Wayne Bank	Clinton Township	
Harkenreader Mary Ann L			19,000.00
Nolan Robert G Jr	Wayne Bank	Lake Township	41,000.00
Eckes Roberta P	Wayne Bank	Honesdale Borough	
Eckes Vincent Sr			10,000.00
Billard Thomas K	Bank Of America	Berlin Township	
Billard Shawn M			38,738.00
Evans Jason P	Mortgage Electronic Registration Systems	Bethany Borough	
Evans Tara Flanagan Flanaganevans Tara			275,805.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Salko Donna	Race Kevin C	South Canaan Township	Lot 6
Hauenstein David S Jr	Hauenstein Leonard	Clinton Township 1	
Hauenstein Violet	Hauenstein David S III Hauenstein James		
Fannie Mae AKA Federal National Mortgage Association AKA K M L Law Group	Musgrove William	Honesdale Borough	

Hopkins Harold L	Hopkins Harold L	Damascus Township	
Hopkins Betty	Hopkins Betty		
	Hopkins Donald G		
	Alexander Roseanne M		
	Hopkins Mark S		
	Hopkins Jerry L		
	Hart Nancy A		
	Hopkins John T		
Hopkins Harold L AKA	Hopkins Jerry L	Damascus Township	
Hopkins Harold AKA			
Hopkins Betty A AKA			
Hopkins Betty AKA			
Blauth Carolyn Exr	Blauth Carolyn	Paupack Township	
Wohltman Anne M Est	Wohltman Ronald A		Lot 44
	Wohltman Susan A		
	Wohltman Kenneth H		
Miller Edward J Jr Tr	Miller Edward J Jr R	Lake Township	
Miller Margaret A Tr	Miller Margaret A Tr		Lot 968
Miller Family Trust	Miller Family Trust		
London Leonard Tr	Lucy Donna M	Lake Township	
Leonard London Trust			Lot 3247
Barbara London Trust			
Ferraro Edward C	J J S Pocono	Paupack Township	
Ferraro Rita			
Mortsea Theodore Exr	Mortsea Theodore	Oregon Township	
Mortsea Thomas James Est AKA			Lot 1
Mortsea Thomas J Est AKA			
Edwards Ryan	Ball Angela	Paupack Township	
Edwards Mary			Lot 503
Durn Paul R	Arcelay Alexander	Paupack Township	
Durn Billie L	Arcelay Christina		Lot J
Hottenstein Pamela L	Pamela Lois Hottenstein Trust Agreement	Preston Township	
Phipps Howard Jr	Christmas Stocking L L C	Dreher Township	
Perillo Louis	Livengood Thomas	Honesdale Borough	
Perillo Louise			
Hugues Richard	Kempton Mark	Paupack Township	
York Sharon			Lot 87
Hugues John F Jr			
Shanks William C	Grennon William	Paupack Township	
Shanks Constance Baker	Grennon Dawn M		Lot 287
Demchak Brian	Honesdale National Bank	Mount Pleasant Township	
Demchak Lisa			Lot 10
Loscig Margaret Est	Loscig Robert Arthur Jr	Honesdale Borough	
Loscig Robert Arthur Jr Exr	Loscig Robert A III		
Loscig Anthony James Exr			
Hanna Thomas	Hanna Thomas J	Salem Township	
Hanna Dorothy J	Hanna Deborah K		
Hoffmann Michael G	Hoffmann Timothy J	Manchester Township	
Hoffmann Barbara J	Hoffmann Lisa B		Lot 1

Sankiewicz Frank Adm	Annes Joan Mary Est	Lehigh Township	
Sankiewicz Emily Alvina Est			Lot 41
Loveshaw Corporation	Premark Packaging L L C	South Canaan Township	
Zarcone Francis	Perez Teresa Zarcone	Dyberry Township	
Zarcone Maria C	Colon Rafael Perez		
Ludwig Julie A Tr	Dennis Timothy E	Damascus Township	
Dennis Irrevocable Grantor Trust			
Bugliarellowondrich Frederico D	F & N Tyler Hill	Damascus Township	
Wondrich Frederico D Bugliarello			
Wondrich Nicholas L Bugliarello			
Bugliarellowondrich Nicholas L			
Bugliarellowondrich Frederico D	F & N Tyler Hill	Damascus Township	
Wondrich Frederico D Bugliarello			
Wondrich Nicholas L Bugliarello			
Bugliarellowondrich Nicholas L			
Bugliarellowondrich Frederico D	F & N Tyler Hill	Damascus Township	
Wondrich Frederico D Bugliarello			
Wondrich Nicholas L Bugliarello			
Bugliarellowondrich Nicholas L			
Federal National Mortgage			
Association AKA	Piper Creek Inc	Dyberry Township	
Phelan Hallinan			Lot 33
Fannie Mae AKA			
Honesdale National Bank	Marshall John E Marshall Marjorie L	Texas Township 1 & 2	
Tourje Steven D	Tourje Steven D	Preston Township	Lot ABC
Derrick Gerald	Derrick Joseph Gerald	Clinton Township 1	
Derrick Helen			
Derrick Joseph Gerald			
Smyth James J	Evans Jason P	Bethany Borough	
Ogarasmyth Christina J	Evans Tara Flanagan		
Smyth Christina J Ogara	Flanagan Evans Tara		
Marshall John E	Marshall John E	Berlin Township	
Marshall Marjorie L	Marshall Marjorie L		
Marshall John E	Marshall Linda	Berlin Township	
Marshall Marjorie L			

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

CLE Courses

February 26, 2014

9:00 a.m.–1:15 p.m.

Civil Practice in Magisterial District Court

3 hours substantive/1 hour ethics

April 17, 2014

8:30 a.m.–4:00 p.m.

2014 Family Law Institute

5 hours substantive/1 hour ethics

March 6, 2014

* 8:25 a.m.–3:45 p.m.

Handling the Worker's Comp Case

5 hours substantive/1 hour ethics

*Registration begins at 8:00 a.m.

April 30, 2014

12:30 p.m.–3:45 p.m.

The Jury Process in Criminal Cases

3 hours substantive/0 hour ethics

Pre-register through pbi.org

Registration to begin 1/2 hour prior to beginning of class
if allowable with Courthouse hours.

WAYNE COUNTY BAR ASSOCIATION



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