

OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

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IN THIS ISSUE

CRIMINAL CASES	4
LEGAL NOTICES	6
SHERIFF'S SALES	8
CIVIL ACTIONS FILED	32
MORTGAGES & DEEDS	35
CLE SCHEDULE	39

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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.

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

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

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

MESSAGE FROM THE WAYNE COUNTY BAR ASSOCIATION



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

PRICING & RATES

Notice Pricing

One time Insertions

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

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

Subscription Rates

Per Year

Mailed Copy	\$100
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WAYNE COUNTY OFFICIALS

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Robert J. Conway, *Senior Judge*

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Edward Howell

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Judy O’Connell
Kathleen A. Schloesser

Jury Commissioners

Judith M. Romich
Patricia Biondo

CRIMINAL CASES

The following cases were addressed by the Raymond L. Hamill, President Judge, Wayne County on January 30, 2014

JOSHUA JOSEPH KING, age 19 of Lake Ariel, PA was sentenced, in two separate cases, to the Wayne County Correctional Facility for a period of not less than 10 months nor more than 36 months for one count of Burglary, graded as a Felony of the 1st Degree, one count of Criminal Trespass-Enter Structure, graded as a Felony of the 3rd Degree, and one count of Theft By Unlawful Taking or Disposition, graded as a Misdemeanor of the 1st Degree. He was also ordered to pay all Court costs, pay a fine in the amount of \$500.00, pay restitution in the amount of \$12,775.46, undergo a drug and alcohol evaluation and comply with all recommendations for treatment and submit to the drawing of a DNA sample and pay \$250.00 for the cost of the sample. The incidents occurred between March 7, 2013, and April 17, 2013, in Salem and Lake Townships when King burglarized houses and stole several checks.

ANTHONY J. GRACIA, age 24 of Sterling, PA was sentenced, in three separate cases, to a State Correctional Facility for a period of not less than 27 months nor more than 72 months for one count of Burglary, graded as a Felony of the 1st Degree, one count of Receiving Stolen Property, graded as a Misdemeanor of the 1st Degree and one count of Identity Theft, also graded as a Misdemeanor of the 1st Degree. He was also ordered to pay all Court costs, pay restitution in the amount of \$4,650.00 and submit to the drawing of a DNA sample and pay \$250.00 for the cost of the sample. The incidents occurred between November 2012, and June 8, 2013, in Salem and Sterling Townships when Gracia removed items from a private residence. Gracia also stole a purse from a female victim at a local grocery store.

ALLEN CANGAS, age 27 of Greentown, PA was sentenced to the Wayne County Correctional Facility for a period of not less than 1 month nor more than 12 months for one count of Theft By Unlawful Taking or Disposition, graded as a Misdemeanor of the 1st Degree. He was also ordered to pay all Court costs, pay a fine in the amount of \$300.00, undergo a mental health evaluation and comply with all recommendations for treatment, and obtain full time employment upon being released from prison. The incident occurred on November 19, 2012, in Salem Township when Cangas stole items from a private residence.

RAYMOND C. KRESGE, age 70 of Moscow, PA was placed on the Intermediate Punishment Program for a period of 6 months for one count of DUI: Controlled Substance/Combination Alcohol-1st Offense, an ungraded Misdemeanor. He was also ordered to pay all Court costs, pay a fine in the amount of \$1,000.00, undergo house arrest with electronic monitoring for a period of 15 days, undergo a drug and alcohol evaluation and comply with all recommendations for treatment, and complete an alcohol highway safety program. The incident occurred on August 3, 2013, in Sterling Township when Pennsylvania State Police were called to investigate the report of a one vehicle crash. His BAC was .16%.

JONATHAN D. DANIELS, age 23 of Simpson, PA was sentenced to the Wayne County Correctional Facility for a period of not less than 48 hours nor more than 6 months for one count of DUI or Controlled Substance, an ungraded Misdemeanor. He was also ordered to pay all Court costs, pay a fine in the amount of \$500.00, undergo a drug and alcohol evaluation and comply with all recommendations for treatment, attend and complete an alcohol highway safety program, perform 50 hours of community service and obtain full time employment. The incident occurred on June 22, 2013, in Canaan Township when Waymart Borough Police were called to investigate the report of a one vehicle crash. His BAC was .100%.

IRIS J. FINOCCHIARO, age 53 of Honesdale, PA was sentenced to pay all Court costs for one count of Disorderly Conduct, graded as a Summary offense. She was also ordered to pay a fine in the amount of \$20.00. The incident occurred on October 13, 2012, in Texas Township.

CHRISTOPHER VROMAN, age 18 of New Milford, PA was sentenced to the Wayne County Correctional Facility for a period of not less than 10 days nor more than 12 months for one count of Theft By Unlawful Taking or Disposition, graded as a Misdemeanor of the 2nd Degree. He was also ordered to pay all Court costs, undergo a drug and alcohol evaluation and comply with all recommendations for treatment and perform 50 hours of community service. The incident occurred on August 11, 2013, in Lehigh Township when Vroman stole money from a local restaurant while serving as an employee.

NICHOLAS M. DANIELS, age 21 of Hawley, PA was placed on the Accelerated Rehabilitative Disposition Program for a period of 6 months related to DUI. He was also ordered to pay all Court costs, perform 40 hours of community service, complete an alcohol highway safety program and have his operator's license suspended for a period of 30 days. The incident occurred on June 9, 2013, in Palmyra Township when Pennsylvania State Police observed Daniels traveling at a high rate of speed. His BAC was .109%.

GABRIELLE HUNT, age 22 of Browndale, PA was placed on the Accelerated Rehabilitative Disposition Program for a period of 6 months related to DUI. She was also ordered to pay all Court costs, perform 40 hours of community service, complete an alcohol highway safety program and have her operator's license suspended for a period of 60 days. The incident occurred on July 17, 2013, in Clinton Township when Pennsylvania State Police were called to investigate the report of a one vehicle crash. Her BAC was .18%.

BARBARA J. SIZEMORE, age 39 of Hawley, PA pled guilty to one count of Criminal Conspiracy-Possession of Controlled Substance, an ungraded Misdemeanor. The incident occurred on December 7, 2012, in Hawley Borough when Sizemore conspired to possess Heroin. She is scheduled to be sentenced on February 27, 2014.

LEGAL NOTICES

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

ESTATE NOTICES

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

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

EXECUTRIX NOTICE

Estate of JANET L.
GAARDSMOE
Late of Clinton Township
Executrix
AMANDA GAARDSMOE HART
600 LORI DR.
ARCHBALD, PA 18403
Attorney
MATTHEW L. MEAGHER,
ESQUIRE
1018 CHURCH STREET
HONESDALE, PA 18431

2/7/2014 • 2/14/2014 • 2/21/2014

EXECUTOR NOTICE

Estate of ALBERT J.
SCHARIEST, SR. AKA ALBERT
J. SCHARIEST
Late of Palmyra Township
Executor
ALBERT J. SCHARIEST, JR.
1943 ROUTE 590
HAWLEY, PA 18428
Attorney
JOHN F. SPALL

2573 RT. 6
HAWLEY, PA 18428

2/7/2014 • 2/14/2014 • 2/21/2014

ADMINISTRATRIX NOTICE

Estate of JIMMIE R. EHRlich
AKA JIMMIE RAY EHRlich
AKA JIMMIE EHRlich
Late of Canaan Township
Administratrix
JEAN M. O'BRIEN-EHRlich
3 DAVITT ROAD
HONESDALE, PA 18431
Attorney
NICHOLAS A. BARNA
831 COURT STREET
HONESDALE, PA 18431

2/7/2014 • 2/14/2014 • 2/21/2014

EXECUTRIX NOTICE

Estate of CATHERINE V. PALKO
Late of Canaan Township
Executrix
ROSE ROBERTS
125 PROSPECT ST.
WAYMART, PA 18472
Attorney
ERROL C. FLYNN, ESQUIRE
926 COURT STREET
HONESDALE, PA 18431

2/7/2014 • 2/14/2014 • 2/21/2014

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

OTHER NOTICES

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

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

2/7/2014

NOTICE

NOTICE IS HEREBY GIVEN that on the 21st day of January, 2014, the Petition for Change of Name, filed by Petitioner, Lindsey Marie Enslin, was filed in the Court of Common Pleas of Wayne County, Pennsylvania, praying for a decree to change her name to Lindsey Marie Reed.

The Court has fixed March 24,

2014, at 2 o'clock p.m., as the date and time for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said petition should not be granted.

Lindsey Marie Enslin
335 Old Gravity Road
Lake Ariel, PA 18436

2/7/2014

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 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 Northeastly corner of Lot 1 and the Southeastly 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 aforesdescribed 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

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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 o n 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

**SHERIFF'S SALE
MARCH 5, 2014**

By virtue of a writ of Execution Green Tree Servicing, LLC issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 5th day of March, 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, viz:

ALL THAT CERTAIN piece or parcel of land, situate in the Township of Lake, County of Wayne and State of Pennsylvania, known as Lot 3959, Section 46, 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, Page 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 Kenneth Kriner and Catherine Kriner, his wife, by Deed from Edward P. Walkley and Monica Walkley, his wife, dated 06/08/1993, recorded 06/15/1993 in Book 815, Page 202.

By virtue of the death of KENNETH KRINER on 04/23/2011, CATHERINE KRINER became the sole owner of the mortgaged premises as surviving tenant in the entirety.

Tax Parcel: 1200430005

Premises Being: 1453 THE HIDEOUT, LAKE ARIEL, PA 18436-9553

improvements thereon:
RESIDENTIAL DWELLING

Seized and taken in execution as

Catherine Kriner 10 SMITH
FARM ROAD HONESDALE PA
18431

Execution No. 105-Civil-2013
Amount \$142,613.33 Plus
additional

December 4, 2013
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE
NOTICE:**

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

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

Meredith Wooters Esq.

2/7/2014 • 2/14/2014 • 2/21/2014

**SHERIFF'S SALE
MARCH 5, 2014**

By virtue of a writ of Execution Citimortgage Inc issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on

Tuesday the 5th 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, viz:

ALL THAT CERTAIN piece or parcel of land situate in the Borough of Honesdale, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING in the Bethany Turnpike at a point in distant 240 feet Northerly from the division line of lands of Kelsey K. Oliver, thence 20 degrees 40 minutes West 90 feet to a corner; thence North 69 degrees 20 minutes East 150 feet to a corner; thence South 20 degrees 40 minutes minutes West 150 to the place of the BEGINNING.

BEING THE SAME PREMISES which Scott E. Myers and Tracy L. Myers, by Deed dated 8/3/06 and recorded 8/8/06 in the Office of the Recorder of Deeds in and for Wayne County in Deed Book Volume 3100, Page 339, granted and conveyed unto WILLIAM KNEE and TRACY KNEE.

BEING KNOWN AS: 1875 ELM PLACE, HONESDALE, PA 18431

PARCEL #11-1-30

Improvements thereon:
RESIDENTIAL DWELLING

Seized and taken in execution as

William D. Knee 1875 Elm Place
HONESDALE PA 18431
Tracy Knee 1875 Elm Place
HONESDALE PA 18431

Execution No. 202-Civil-2013
Amount \$128,111.46 Plus
additional

December 4, 2013
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE
NOTICE:**

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

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

Richard J. Nalbandian, III, Esq.

2/7/2014 • 2/14/2014 • 2/21/2014

**SHERIFF'S SALE
MARCH 5, 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 5th day of March,
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,
viz:

ALL THAT CERTAIN piece,
parcel or tract of land lying, situate
and being in the Township of
Paupack, County of Wayne and
State of Pennsylvania, bounded and
described as follows: Lot #95,
Section 2, as shown on Plan of
Lots, Wallenpaupack Lake Estates,
dated March 23, 1971, by VEP &
Co. as recorded in the Office of the
Recorder of Deeds in and for
Wayne County, Pennsylvania, in
Plat Book 14, Page 117, said map
being incorporated by reference
herewith as if attached hereto.

TITLE TO SAID PREMISES IS
VESTED IN Christine Tranchina,
single, by Deed from John P.
Tranchina and Christine Tranchina,
dated 02/13/2001, recorded
03/02/2001 in Book 1750, Page
242.

Tax Parcel: 19-0-0030-0135

Premises Being: 121 HARMONY
DRIVE, LAKE ARIEL, PA 18436-
8502

Improvements thereon:
RESIDENTIAL DWELLING

Seized and taken in execution as
Christine Tranchina 32 Arbor Way
Ocean NJ 07712

Execution No. 406-Civil-2012
Amount \$222,630.40 Plus
additional

December 4, 2013
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE
NOTICE:**

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

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

Jonathan Lobb, Esq.

2/7/2014 • 2/14/2014 • 2/21/2014

**SHERIFF'S SALE
MARCH 5, 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 5th day of
March, 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,
viz:

All that certain tract of parcel of
land situated in the Township of
Salem, Wayne County,
Pennsylvania, known as Lot 388,
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, Pages 26 and
27; May 11, 1970, in plat Book 5,
Pages 34,37,41, through 48 and 50;
September 8, 1970, in Plat Book 5,
Pages 59 and 61 through 63, 1
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 93 through 95;
September 26, 1972, in Plat Book
5, Pages 96 through 104.

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 1, 1970,
as amended and supplemented.

Together with all rights of way and
under and subject to all covenants,
reservation, restrictions and

conditions of record, as found in the Chain of Title.

Together with all and singular the buildings, improvements, ways, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said parties of the first part, in law, equity or otherwise, howsoever, in and to the same and every part thereof.

TITLE TO SAID PREMISES IS VESTED IN Virginia Brown and Roderick Brown, her husband, by Deed from Virginia Ward, now known by marriage as Virginia Brown and Roderick Brown, her husband, dated 05/04/2001, recorded 05/14/2001 in Book 1782, Page 249.

Tax Parcel: 22-0-0018-0103

Premises Being: 388 LAKEWOOD DRIVE A/K/A 267 THE HIDEOUT, LAKE ARIEL, PA 18436

Improvements thereon:
RESIDENTIAL DWELLING

Seized and taken in execution as Virginia Brown 267 The Hideout 388 Lakewood Drive LAKE ARIEL PA 18436 Roderick Brown 267 The Hideout 388 Lakewood Drive LAKE

ARIEL PA 18436

Execution No. 457-Civil-2012
Amount \$238,161.10 Plus
additional

December 4, 2013
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE
NOTICE:**

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

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

Meredith Wooters Esq.

2/7/2014 • 2/14/2014 • 2/21/2014

**SHERIFF'S SALE
MARCH 5, 2014**

By virtue of a writ of Execution PNMAC Mortgage Opportunity Fund Investors, LLC issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public

Sale, on Wednesday the 5th day of March, 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, viz:

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

BEGINNING at a pipe corner, being the northeasterly corner of lands of Cosgrove thence long lands of Darrel Shelkey south 69 degrees 16 minutes east 541.16 feet to a pipe corner; thence along lands of the Hideout south 17 degrees 24 minutes West 507.73 feet to a pipe in a stone wall for a corner; thence through lands of the grantors north 85 degrees 30 minutes west 586.85 feet to an iron pin corner; thence through lands of the same north 12 degrees 17 minutes east 223.53 feet to a pipe corner; thence through lands of the same north 69 degrees 16 minutes west 331.17 feet to a point in the center of the State Road L.R. 63010; thence along the center of the same north 23 degrees 39 minutes east 300.4 feet to a point in the center of the said road; thence along lands of Cosgrove south 69 degrees 16 minutes east 333.0 feet to a pipe corner; thence along lands of the same north 24 degrees 00 minutes east 150 feet to the place of BEGINNING.

CONTAINING 10.022 acres of

land, more or less. Map Book #55, Page 119.

TITLE TO SAID PREMISES IS VESTED IN Ryan J. Flannery and Sandra M. Flannery, his wife, both of whom are adult, competent individuals, as tenants by the entireties, by Deed from The Estate of Alfred G. Groschang, by and through the executors, Alfred Gerald Groschang and Karen Groschang Bach, both of whom are adult, competent individuals, dated 09/27/2005, recorded 09/28/2005 in Book 2873, Page 319.

Tax Parcel: 22-0-0055-0009

Premises Being: 906 GOLF PARK DRIVE, LAKE ARIEL, PA 18436-4828

Improvements thereon:
RESIDENTIAL DWELLING

Seized and taken in execution as Ryan J. Flannery 906 Golf Park Drive LAKE ARIEL PA 18436 Sandra M. Flannery 906 Golf Park Dr LAKE ARIEL PA 18436

Execution No. 465-Civil-2012
Amount \$294,916.52 Plus
additional

December 4, 2013
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE
NOTICE:

That all claims to the property will be filed with the sheriff before the sale and all claims to the proceeds before distribution; That a sheriff's

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

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

Meredith Wooters Esq.

2/7/2014 • 2/14/2014 • 2/21/2014

**SHERIFF'S SALE
MARCH 5, 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 5th day of March, 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, viz:

ALL that certain piece and parcel of land lying, being, and situate, in the Township of Damascus, County of Wayne and Commonwealth of Pennsylvania, being Lot No. 2 in the Development known as "Beaver Lake Estates" bounded

and described as follows:

BEGINNING in the center of a 50 foot wide road or right-of-way known as Lakeview Drive on the boundary line of Lot No.10; thence along the common boundary between Lots 2 and 3 South 24 degrees 21 minutes 34 seconds East 287.00 feet to the shoreline of Beaver Lake; thence generally following the shoreline of Beaver Lake South 75 degrees 55 minutes 59 seconds West 27.31 feet; South 35 degrees 50 minutes 11 seconds West 78.50 feet and South 71 degrees 21 minutes 49 seconds West 122.26 feet to a common corner of Lots 1 and 2; thence along the common boundary line between Lots 1 and 2 North 04 degrees 35 minutes 7 seconds East 324.30 feet to the centerline of the aforementioned 50 foot wide road or right-of-way known as Lakeview Drive; thence along the centerline of Lakeview Drive and being a common boundary line with Lots 12, 11, and 10 North 71 degrees 25 minutes 20 seconds East 50.58 feet; North 77 degrees 22 minutes 26 seconds West 154.93 feet and North 88 degrees 52 minutes 10 seconds East 53.56 feet to the point or place of BEGINNING. CONTAINING therein 1.4 acres be the same more or less and being Lot No. 2.

The above description being in accordance with the survey of the above captioned development recorded in Wayne County Map Book 30, page 77.

UNDER AND SUBJECT to covenants, conditions, and restrictions running with the land as appear of record and as are more specifically set forth in the Declaration of Restrictive Covenants recorded in Wayne County Deed Book 270, at page 658.

TAX PARCEL # 97-0-0033-0017

BEING KNOWN AS: 36 Lakeview Drive, Damascus, PA 18415

Seized and taken in execution as Allan R. Altman 36 Lakeview Drive DAMASCUS PA 18415

Execution No. 562-Civil-2013
Amount \$277,247.68 Plus additional

December 4, 2013
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

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

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

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

Jill P. Jenkins Esq.

2/7/2014 • 2/14/2014 • 2/21/2014

**SHERIFF'S SALE
MARCH 5, 2014**

By virtue of a writ of Execution Deutsche Bank National Trust Company, as Trustee under Pooling and Servicing Agreement dated as of May, 1, 2007. Securities Asset-Backed Receivables, LLC Trust 2007-BR3 Mortgage Paass-Through Certificates, Series 2007-BR3 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 5th day of March, 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, viz:

PARCEL #1
ALL THAT CERTAIN piece, parcel or lot of land, situate, lying and being in the Township of Lake, County of Wayne and Commonwealth of Pennsylvania, more particularly Lot No. 540 Hummingbird Lane, Paupackan Lake Estates, as shown on a Map of Lands of Paupackan Lake Shores, Inc., recorded in the Office of the Recorder Of Deeds in and for the County of Wayne in Map Book 29, Page 83. Also identified

as Tax Parcel #12-0-0054-0540 and Control #045407.

The premises is the same described in a deed from Great American Land Corp. ro Barry Ira Kaplan and Catherine Y. Kaplan, husband and wife dated February 24, 1976, Wayne County Deed Book 325 at page 320.

BEING the same premises, which Brian D. Semple and Jill M. Semple, his Wife, by their Deed dated April 13, 2004, and recorded in Wayne County Record Book 2483 at Page 180, granted and conveyed unto Kacper Fiutek and Michelle Fiutek, his Wife.

TOGETHER with the rights and privileges and UNDER and SUBJECT to the covenants, conditions, and restrictions as contained in Schedule "A" of the prior deed from Great American Land Corporation to Barry Ira Kaplan, et ux.

PARCEL #2

ALL THAT CERTAIN piece, parcel or lot of land, situate, lying and being in the Township of Lake, County of Wayne, and Commonwealth of Pennsylvania, more particularly Lot No. 538 Hummingbird Lane, Paupackan Lake Estates. Also identified as Tax Parcel #12-0-0054-0538 and Control #045403.

BEING the same premises which Brian D. Semple and Jill M. Semple, his wife, by their Deed dated May 25, 2006, and recorded

in Wayne County Record Book 3049 at Page 374, granted and conveyed unto Kacper Fiutek and Michelle Fiutek, his wife.

TOGETHER with all and singular ways, waters, watercourses, rights, liberties, privileges, hereditaments, and appurtenances whatsoever, thereunto belonging, or in anywise appertaining, and all the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title interest, property, claim and demand whatsoever of Great American Land Corp. in law, equity, or otherwise howsoever, of, in and to the same and every party thereof.

Address Being: 540
HUMMINGBIRD LANE,
HAWLEY, PA 18431

Seized and taken in execution as
Barbara Vickery 540 Hummingbird
Lane HAWLEY PA 18428
Brooks Vickery 540 Hummingbird
Lane HAWLEY PA 18428

Execution No. 1113-Civil-2009
Amount \$83,144.73 Plus additional

December 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.

Chandra M. Arkema, Esq.

2/7/2014 • 2/14/2014 • 2/21/2014

WAYNE COUNTY BAR ASSOCIATION



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CIVIL ACTIONS FILED

*FROM JANUARY 11, 2014 TO JANUARY 17, 2014
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2008-21660	ALEX PAUL T	1/15/2014	SATISFACTION	609.46
2010-20686	ALEX PAUL T	1/15/2014	SATISFACTION	2,162.61
2011-00099	GRAVINA JAMES J	1/17/2014	WRIT OF EXECUTION	93,743.47
2011-00099	UNITED STATES OF AMERICA	1/17/2014	WRIT OF EXECUTION	—
2011-21313	JOHNSTONE CELIA M	1/15/2014	SATISFACTION	381.79
2011-21313	JOHNSTONE KEVIN D	1/15/2014	SATISFACTION	381.79
2012-00177	INFANTE PATRICIA A A/K/A	1/17/2014	WRIT OF EXECUTION	249,913.24
2012-00177	INFANTE PATRICIA ANNE	1/17/2014	WRIT OF EXECUTION	249,913.24
2012-00177	INFANTE ROBERT F A/K/A	1/17/2014	WRIT OF EXECUTION	249,913.24
2012-00177	INFANTE ROBERT FRANCIS	1/17/2014	WRIT OF EXECUTION	249,913.24
2012-20657	JOHNSTONE CELIA M	1/15/2014	SATISFACTION	610.72
2012-20657	JOHNSTONE KEVIN D	1/15/2014	SATISFACTION	610.72
2012-21600	HOUMAN BENJAMIN	1/13/2014	SATISFACTION	—
2013-00528	OBRIEN MARIANNE	1/17/2014	DEFAULT JUDGMENT	157,129.23
2013-00528	OBRIEN MARIANNE	1/17/2014	WRIT OF EXECUTION	157,129.23
2013-00618	ROSSIGNOL GERALD J	1/17/2014	DEFAULT JUDGMENT	2,810.11
2013-20007	DAY EDWIN	1/13/2014	SATISFACTION	9,468.56
2013-20007	DAYS BAKERY	1/13/2014	SATISFACTION	9,468.56
2013-20596	DENAULT MICHELLE	1/15/2014	SATISFACTION	647.34
2013-20734	HYLAND ROBERT E	1/15/2014	SATISFACTION	920.88
2013-21202	VELTRI FRANCIS	1/15/2014	SATISFACTION	458.67
2013-21202	VELTRI MICHELE	1/15/2014	SATISFACTION	458.67
2013-21214	WRANGEN WARD	1/15/2014	SATISFACTION	457.23
2013-21214	WRANGEN ELYSE	1/15/2014	SATISFACTION	457.23
2013-21400	EISENBACH WILLIAM III	1/13/2014	SATISFACTION	5,187.50
2014-20020	KASSEM PRESTON	1/13/2014	JP TRANSCRIPT	6,146.50
2014-20021	SHELLY PATRICK	1/13/2014	JP TRANSCRIPT	2,404.85
2014-20022	SAUD EVA PROPERTIES LLC	1/14/2014	FEDERAL TAX LIEN	4,532.12
2014-20022	DJIYA EMMA MBR	1/14/2014	FEDERAL TAX LIEN	4,532.12
2014-20023	HECTOR ROGER	1/14/2014	FEDERAL TAX LIEN	96,649.17
2014-20024	GOMBAS JARROD	1/15/2014	MUNICIPAL LIEN	498.29
2014-20024	GOMBAS JACQUELINE	1/15/2014	MUNICIPAL LIEN	498.29
2014-20025	ALBANESE MARIA	1/15/2014	MUNICIPAL LIEN	502.93
2014-20026	PEARSON CARL W	1/15/2014	MUNICIPAL LIEN	541.27
2014-20027	ALEX PAUL T	1/15/2014	MUNICIPAL LIEN	495.84
2014-20028	BROWN JONATHAN P	1/15/2014	MUNICIPAL LIEN	495.84
2014-20029	BIANCO ROBERT	1/15/2014	MUNICIPAL LIEN	497.11

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

2014-20030	FOOTE BRUD M	1/15/2014	MUNICIPAL LIEN	506.15
2014-20030	FOOTE EILEEN H	1/15/2014	MUNICIPAL LIEN	506.15
2014-20031	SECRETARY OF VETERANS AFFAIRS	1/15/2014	MUNICIPAL LIEN	998.50
2014-20032	CITIMORTGAGE INC	1/15/2014	MUNICIPAL LIEN	1,279.61
2014-20033	KEPPER KARL	1/15/2014	MUNICIPAL LIEN	1,013.65
2014-20034	COONEY MICHAEL	1/15/2014	MUNICIPAL LIEN	872.88
2014-20034	COONEY DEBRA	1/15/2014	MUNICIPAL LIEN	872.88
2014-20035	SKINN DIANE L ESTATE OF	1/15/2014	MUNICIPAL LIEN	1,396.95
2014-20036	FITZGERALD WILLIAM	1/16/2014	MUNICIPAL LIEN	1,008.44
2014-20036	FITZGERALD LINDA	1/16/2014	MUNICIPAL LIEN	1,008.44
2014-20037	BART WILLIAM P	1/16/2014	MUNICIPAL LIEN	982.49
2014-20038	GENUINO GERALD	1/16/2014	MUNICIPAL LIEN	708.31
2014-20038	GENUINO MARY JANE	1/16/2014	MUNICIPAL LIEN	708.31
2014-20039	TREZZA ANGELO	1/16/2014	MUNICIPAL LIEN	982.49
2014-20040	MIGLIARO MICHAEL A	1/16/2014	MUNICIPAL LIEN	954.90
2014-20041	BROWN JERRY	1/16/2014	JP TRANSCRIPT	2,918.96
2014-20042	LAUERSEN KOREY	1/16/2014	JUDGMENT NOTE	14,000.00
2014-20043	COAR MATTHEW G	1/16/2014	JUDGMENT NOTE	4,000.00
2014-20044	STRAUSSER MICHELE L	1/17/2014	JP TRANSCRIPT	7,746.50

CONTRACT — DEBT COLLECTION: OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2014-00014	SELECTIVE INSURANCE COMPANY	PLAINTIFF	1/14/2014	—
2014-00014	NORTHEASTERN FOAM & FIBER INSU D/B/A	DEFENDANT	1/14/2014	—
2014-00014	NORTHEASTERN FOAM & FIBER INC	DEFENDANT	1/14/2014	—
2014-00014	NORTH EAST INSULATION CO INC T/A	DEFENDANT	1/14/2014	—
2014-00014	NORTHERN FOAM & FIBER INSULATI	DEFENDANT	1/14/2014	—

CONTRACT — EMPLOYMENT DISPUTE: OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2014-00012	FRIGOLETTO MICHELE INDIVIDUALLY AND D/B/A	PLAINTIFF	1/13/2014	—
2014-00012	MICKS BARBER SHOP	PLAINTIFF	1/13/2014	—
2014-00012	MAGALSKI MEGAN INDIVIDUALLY AND D/B/A	DEFENDANT	1/13/2014	—
2014-00012	BELMONT BARBER AND BEAUTY SHOP	DEFENDANT	1/13/2014	—

CONTRACT — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2014-00015	MCNAIR PAULINE	PLAINTIFF	1/15/2014	—
2014-00015	MARGETON JOSEPH	PLAINTIFF	1/15/2014	—
2014-00015	FALLETTA MICHAEL D/B/A	DEFENDANT	1/15/2014	—
2014-00015	MICHAEL FALLETTA BUILDER	DEFENDANT	1/15/2014	—
2014-00015	IKO MANUFACTURING INC	DEFENDANT	1/15/2014	—

PETITION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2014-00021	1975 HONDA XL125	PETITIONER	1/17/2014	—
2014-00021	FERGUSON JOHN	PETITIONER	1/17/2014	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2014-00013	WEICHERT FINANCIAL SERVICES	PLAINTIFF	1/13/2014	—
2014-00013	SALTZ VERONICA W	DEFENDANT	1/13/2014	—
2014-00016	WELLS FARGO BANK NA	PLAINTIFF	1/15/2014	—
2014-00016	SMITH STANLEY	DEFENDANT	1/15/2014	—
2014-00017	MOREQUITY INC	PLAINTIFF	1/15/2014	—
2014-00017	MAHER THOMAS F JR	DEFENDANT	1/15/2014	—
2014-00017	MAHER JAMIE L	DEFENDANT	1/15/2014	—
2014-00022	BANK OF AMERICA	PLAINTIFF	1/17/2014	—
2014-00022	CAMACHO ALIDA	DEFENDANT	1/17/2014	—
2014-00023	JPMORGAN CHASE BANK NATIONAL S/B/M TO	PLAINTIFF	1/17/2014	—
2014-00023	CHASE HOME FINANCE A/B/M TO	PLAINTIFF	1/17/2014	—
2014-00023	CHASE MANHATTAN MORTGAGE CORP	PLAINTIFF	1/17/2014	—
2014-00023	LOVETCHEVA ROSSITZA ADMINISTRATRIX AND HEIR TO	DEFENDANT	1/17/2014	—
2014-00023	DALOV SASHO A DECEASED	DEFENDANT	1/17/2014	—
2014-00024	EVERBANK	PLAINTIFF	1/17/2014	—
2014-00024	DAVIS MELODY	DEFENDANT	1/17/2014	—

TORT — MOTOR VEHICLE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2014-00018	MATHEWS EILEEN	PLAINTIFF	1/16/2014	—
2014-00018	MATHEWS CHARLES	PLAINTIFF	1/16/2014	—
2014-00018	JACOBSEN PATRICIA	DEFENDANT	1/16/2014	—
2014-00019	PPL ELECTRIC UTILITIES CORP	PLAINTIFF	1/16/2014	—
2014-00019	FITZGERALD FRANCIS M II	DEFENDANT	1/16/2014	—
2014-00020	PPL ELECTRIC UTILITIES CORP	PLAINTIFF	1/16/2014	—
2014-00020	CICHINSKY RICHARD	DEFENDANT	1/16/2014	—

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MORTGAGES AND DEEDS

*RECORDED FROM JANUARY 27, 2014 TO JANUARY 31, 2014
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Curtis Jason W	Mortgage Electronic Registration Systems	Damascus Township	
Curtis Amy M			149,489.00
Porreca Walter Jr	Mortgage Electronic Registration Systems	Texas Township	
Porreca Brenda			77,200.00
Snuggs Cindy Sue	First National Community Bank	Salem Township	20,000.00
Stang Eric D	Bryn Mawr Trust Company	Paupack Township	
Stang Ellen L			310,000.00
Brady Jessica L	Krug William C III Krug Wendy Z Montelione Montelionekrug Wendy Z	Damascus Township	166,000.00
Gogan Barbara	Mortgage Electronic Registration Systems	Buckingham Township	45,524.00
Fries Randal	Honesdale National Bank	Prompton Borough	
Fries Sharon E			100,000.00
Fiorelli John P AKA	Mortgage Electronic Registration Systems	Cherry Ridge Township	
Fiorelli John AKA			205,840.00
Fiorelli Tara M			
Thoden John	D & D Homes Inc	Lake Township	
Thoden Roberta			182,800.00
Dawe Thomas J	Mortgage Electronic Registration Systems	Honesdale Borough	
Dawe Kelly A			135,675.00
Bryant Timothy	Mortgage Electronic Registration Systems	Honesdale Borough	77,000.00
Walshaw Harold W	Mortgage Electronic Registration Systems	Lake Township	120,000.00
Walshaw Harold W	Housing & Urban Development	Lake Township	120,000.00
Maiocco Lance	Mortgage Electronic Registration Systems	Lake Township	
Maiocco Joann			266,000.00
Benson Craig	Fidelity Deposit & Discount Bank	South Canaan Township	
Benson Karen			135,000.00
Schloesser Karl	Dime Bank	Cherry Ridge Township	
Schloesser Katherine			560,000.00
Schloesser Karl	Mermell Robert H	Cherry Ridge Township	
Schloesser Katherine	Mermell Henriette G		100,000.00

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

Semon Jeffrey J Semon Kiersten A	Honesdale National Bank	South Canaan Township	148,800.00
Gallagher James Gallagher Michelle Riggi Michelle	Honesdale National Bank	Lake Township	100,000.00
Zach Kenneth M	Oceanside Christopher Federal Credit Union	Lake Township	40,000.00
Anthony Christopher R	Mortgage Electronic Registration Systems	Salem Township	144,897.00
McDonnell John J McDonnell Linda M	Wells Fargo Bank	Lake Township	265,000.00
Sellers James J	Mortgage Electronic Registration Systems	Oregon Township	236,634.00
Sellers Christina M			

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
May George W Vangaasbeck Judy Ann Vangaasbeck Donald	Vangaasbeck Juoy Ann Vangaasbeck Donald H	Sterling Township	Lot 20
Peregrine Property Group	Curtis Jason W Curtis Amy M	Damascus Township	Lot 43
Nolan Leona E AKA Nolan Leona H AKA Nolan Thomas G By Agent Nolan Leona H Agent	Nolan Leona H	Clinton Township 1	
Zunno Peter Zunno Maryrose Zunno Peter J	Zunno Peter Zunno Maryrose	Lehigh Township	Lot 19
Teresi Philip F Sciarrino Salvatore Sciarrino Concetta	Gournelos George Sciarrino Salvatore Jr Tr Scimeme Linda Tr Salvatore Sciarrino Trust Concetta Sciarrino Trust	Mount Pleasant Township Buckingham Township	Lots 15 & 16
Froese Kevin R Froese Amy A	Froese Amy A	Lehigh Township	
Hull Barbara J	Hull Barbara J Hull Debra Marie	Lehigh Township	
Ridd William J Jr	Ridd William J Jr	Oregon Township Oregon & Dyberry Twps Dyberry Township Dyberry & Oregon Twps	
Kendrick Darlene Exr Proctor Linda Exr Sharrie Dorothy Est	Kendrick Howard Kendrick Darlene Kendrick Michael Kendrick Mark	Lehigh Township	Lots 56 & 57

Rhone Frederick R	Starrucca Cemetery Association Inc	Starrucca Borough	
Rhone Kirk O			
Rhone Alice K			
Buck Robert E			
Buck Lillian S			
Haynes Helen			
Sampson Thomas			
Sampson Alice			
Sampson Evelyn			
Levchak Charles			
Walker Donald			
Coleman Lynette			
Starrucca Cemetery Association Inc	Starrucca Cemetery Association Inc	Starrucca Borough	
Stalker Elaine Sue	Eastern Overhawk L L C	Honesdale Borough	
Wayne County Tax Claim Bureau			
Ineson John	Ineson John	Lake Township	
Ineson Patricia	Ineson Patricia		Lot 1272
	Ineson Brian M		
	Ineson John C		
	Ineson Sean J		
	Ineson Steven T		
Gadekar Gail A Est By Sheriff	Federal National Mortgage Association	Sterling Township	
Bloxom Graham K Jr By Sheriff			Lot 25
Stetch Joseph J Jr	Stetch Nikolas A	Lehigh Township	
Stetch Sally R			Lots 380 & 381
Kuester Gloria Blanche			
Ind & Exr	Kuester Gloria Blanche	Berlin Township	
Kuester Robert W Est AKA	Kuester Kayla Rose		Lot F
Kuester Robert Est AKA	Kuester Karl Joseph		
Kuester Robert William Est AKA	Kuester Robert William		
Kuester Kayla Rose			
Kuester Karl Joseph			
Kuester Robert William			
Kuester Gloria Blanche			
Ind & Exr	Kuester Gloria Blanche	Berlin Township	
Kuester Robert W Est AKA			Lot H
Kuester Robert Est AKA			
Kuester Robert William Est AKA			
Kuester Kayla Rose			
Kuester Karl Joseph			
Kuester Robert William			
Kuester Gloria Blanche			
Ind & Exr	Kuester Karl Joseph	Berlin Township	
Kuester Robert W Est AKA			Lot J
Kuester Robert Est AKA			
Kuester Robert William Est AKA			
Kuester Kayla Rose			
Kuester Karl Joseph			
Kuester Robert William			

Kuester Gloria Blanche Ind & Exr	Kuester Robert William	Berlin Township	
Kuester Robert W Est AKA			Lot G
Kuester Robert Est AKA			
Kuester Robert William Est AKA			
Kuester Kayla Rose			
Kuester Karl Joseph			
Kuester Robert William			
Kuester Gloria Blanche Ind & Exr	Kuester Gloria Blanche	Berlin Township	
Kuester Robert W Est AKA	Kuester Kayla Rose		
Kuester Robert Est AKA	Kuester Karl Joseph		
Kuester Robert William Est AKA	Kuester Robert William		
Kuester Kayla Rose			
Kuester Karl Joseph			
Kuester Robert William			
Kuester Gloria Blanche Ind & Exr	Kuester Kay La Rose	Berlin Township	
Kuester Robert W Est AKA			Lot A
Kuester Robert Est AKA			
Kuester Robert William Est AKA			
Kuester Kayla Rose			
Kuester Karl Joseph			
Kuester Robert William			
Jones David W	Jones David W	Berlin Township	
	Jones Diane M		Lot B
Shadow Sky D	Rodriguez Miguel	Dreher Township	Lot 122
Suntrust Mortgage Inc	Dischley Michael A	Lake Township	
	Dischley Panayiota		Lot 2026
Losinno John A	Jones David W	Berlin Township	
Losinno Rita	Jones Diane M		Lot 1
Owen Paul	Owen Geoffrey	Damascus Township	
Owen Wendy			
Michaels Richard W	Paupackan Lake Association Inc	Paupack Township	
Michaels Shirley J			Lot 1EE31
Mermell Robert H	Schloesser Karl	Cherry Ridge Township	
Mermell Henriette G	Schloesser Katherine		
Grunza Michael S Jr	Semon Jeffrey J	South Canaan Township	
Grunza Jaclyn A			

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.

Funaro Michael F By Sheriff	Federal National Mortgage Association	Oregon Township	
Stephens Patrick O	Stephens Patrick O Stahl Stephanie A	Berlin Township	Lot 21
Uzar John	Prescott Luther	Lehigh Township	
Uzar Janina			Lot 71
Uzar John	Prescott Luther	Sterling Township	
Uzar Janina			Lot 2
Uzar John	Prescott Luther	Lehigh Township	
Uzar Janina			Lot 34
Uzar John	Prescott Luther	Sterling Township	
Uzar Janina			Lot 71
Fenton John T Exr	Fenton Patrick J	Lebanon Township	
Fenton Camilla A Est	Fenton Joseph T Wiles Maryellen Fenton John T Fenton Thomas F Jr Fenton Eugene P		
Federal National Mortgage Association	Anthony Christopher R	Salem Township	
McCabe Weisberg & Conway			Lots 47 & 47A
Schappert Carolyn	McDonnell John	Lake Township	
Marter Robert	McDonnell Linda		Lot 2027
Davis Vincent A AKA	Sellars James J	Oregon Township	
Davis Vincent AKA	Sellars Christina M		
Davis Lorraine			

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.



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