

# OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 3 ★ FEBRUARY 14, 2014 ★ Honesdale, PA ★ No. 49



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

The Hon. Raymond L. Hamill  
*President Judge*

The Hon. Robert J. Conway  
*Senior Judge*

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

*The Official Legal Publication of Wayne County, Pennsylvania*



Legal Journal of Wayne County

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

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

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

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

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

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## MESSAGE FROM THE WAYNE COUNTY BAR ASSOCIATION



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

### PRICING & RATES

#### *Notice Pricing*

##### *One time Insertions*

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

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

#### *Subscription Rates*

##### *Per Year*

Mailed Copy	\$100
Emailed Copy	\$50
Mailed & Emailed	\$125

*Individual copies available for \$5 each  
Subscription Year: March–February  
Prorated subscriptions available*

### WAYNE COUNTY OFFICIALS

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

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

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Ronald J. Edwards  
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Mark Steelman

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Wendall R. Kay  
Jonathan Fritz

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Ginger M. Golden

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Edward Howell

#### *Auditors*

Carla Komar  
Judy O’Connell  
Kathleen A. Schloesser

#### *Jury Commissioners*

Judith M. Romich  
Patricia Biondo

**LEGAL NOTICES**

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

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**ESTATE NOTICES**

*Notice is hereby given that, in the estate of the decedents set forth below, the Register of Wills, has granted letters testamentary or of administration to the persons named. All persons having claims or demands against said estates are requested to present the same without delay and all persons indebted to said estates are requested to make immediate payment to the executors or administrators or their attorneys named below.*

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**ESTATE NOTICE**

Notice is hereby given, that Letters Testamentary have been granted William Miller, III, Executor of the Estate of Lori Ann Miller a/k/a Lori A. Miller, late of Honesdale, Wayne County, Pennsylvania who died on March 31, 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 William Miller, III c/o Mark R Zimmer, Esquire, 1133 Main Street, Honesdale, PA 18431.

**2/14/2014 • 2/21/2014 • 2/28/2014**

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**EXECUTRIX NOTICE**

Estate of JOSEPH JOHN WASHELESKI AKA JOSEPH J. WASHELESKI  
Late of Honesdale Borough  
Executrix  
PATRICIA WASHELESKI  
515 PLYMOUTH ROAD, APT. J-3  
PLYMOUTH MEETING, PA  
19462

Attorney  
FRANCES GRUBER, ESQ.  
214 NINTH STREET  
HONESDALE, PA 18431

**2/14/2014 • 2/21/2014 • 2/28/2014**

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**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**

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**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**

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**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

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**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

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**OTHER NOTICES**

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**NOTICE**

TO: DANIEL DALY  
45064 Sterling street  
St. Amant, LA 70774-4525

A petition to terminate your  
parental rights to the minor child,  
D.C.D, has been filed by Susan  
Lee A/K/A Susan Daly, in the  
Court of Common Pleas of Wayne

County, PA. This matter is set for  
hearing on December 20, 2013 at  
10:30 a.m, Court Room No. 2,  
Wayne County Courthouse,  
Honesdale, PA. Should you fail to  
file an answer to the Petition or  
show for the hearing, your parental  
rights may be terminated as to the  
minor child D.C.D.

To obtain a copy of the Petition,  
you can contact the Prothonotary  
of Wayne County, 925 Court Street  
Honesdale, PA 18431 at (570) 253-  
5970

2/14/2014

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**CERTIFICATE OF  
ORGANIZATION**

TAKE NOTICE THAT a  
Certificate of Organization was  
filed with the Department of State.  
The name of the Limited Liability  
Company is Rutledge Unlimited,  
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

2/14/2014

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**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 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

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**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

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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

**SHERIFF'S SALE  
MARCH 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 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,

ALL that certain piece, parcel and tract of land situate, lying and being in the Township of Paupack, County of Wayne, State of

Pennsylvania, more particularly described as follows:

Lot 223, Section 1, 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.

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

**TITLE TO SAID PREMISES IS VESTED IN** Beverly L. Carter, nee Beverly Kelley and Donald M. Carter, her son, by Deed from Beverly L. Carter, nee Beverly Kelley, dated 03/16/2002, recorded 05/21/2002 in Book 1991, Page 96.

Tax Parcel: 19-0-0028-0147

Premises Being: 223  
COMMANCHE CIRCLE WLE  
A/K/A 48 COMMANCHE  
CIRCLE, LAKE ARIEL, PA 18436

Improvements thereon:  
RESIDENTIAL DWELLING

Seized and taken in execution as Beverly Carter a/k/a Beverly L. Carter a/k/a Beverly Kelley 223 Commanche Circle WLE LAKE ARIEL PA 18436  
Donald M. Carter 223 Commanche Circle, WLE a/k/a 48 Commanche

Circle LAKE ARIEL PA 18436

Execution No. 48-Civil-2012  
Amount \$68,291.95 Plus additional

December 11, 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.

**2/14/2014 • 2/21/2014 • 2/28/2014**

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

By virtue of a writ of Execution U.S. Bank National Association, as Trustee for the C-Bass Mortgage Loan Asset-Backed Certificates, Series 2006-CB5 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 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,

All that certain lot, piece or parcel of land, situate, lying and being in the township of Paupack, County of Wayne and Commonwealth of Pennsylvania, known and designated as lot no. 210, as laid out and plotted upon a certain map, lot layout paradise point, Gumble Brothers Development Corp., formerly lands of Frank Kelly and Jan Stibbie, Paupack Township, Wayne County, PA., September, 1970, scale 1"=60', Harry F. Schoenagel, R.S., said map being filed in the office of the Recorder of deeds in and for Wayne County, PA., in map book volume 14, at page 56.

BEING KNOWN AS: 35 Shortcut Rd, Lakeville, PA 18438

PROPERTY ID NO.: 19-0-0003-0152

TITLE TO SAID PREMISES IS VESTED IN Michael J. Redmond and Elizabeth B. Redmond, husband and wife, as tenants by entirety BY DEED FROM Michael J. Redmond, a married man DATED 08/19/2008 RECORDED 08/27/2008 IN DEED BOOK 3582 PAGE 113.

Improvements thereon:  
RESIDENTIAL DWELLING

Seized and taken in execution as  
Elizabeth B. Redmond 35 Shortcut  
Road LAKEVILLE PA 18438  
Michael J. Redmond 35 Shortcut  
Road LAKEVILLE PA 18438

Execution No. 89-Civil-2012  
Amount \$300,635.06 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.**

David Neeren, Esq.

**2/14/2014 • 2/21/2014 • 2/28/2014**

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

By virtue of a writ of Execution The Bank of New York Mellon fka The Bank of New York, as Trustee, for the Certificateholders, CWALT, Inc., Alternative Loan Trust 2006-43CB, Mortgage Pass-Through Certificates, Series 2006-43CB 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 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,

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

BEGINNING at the common corner of Lot 8 and Lot 9, said corner being located in the centerline of Township Road T-398; thence along Lot 9 the following three (3) courses distances:

- 1) North 58 degrees 55 minutes 26 seconds West 144.74 feet to a corner;
- 2) South 31 degrees 04 minutes 35 seconds West 97.48 feet to a corner;

And

- 3) North 50 degrees 49 minutes 35 seconds West 261.57 feet to a corner; thence along the line of the lands of D. Ross & Doris M.

Brittan, North 67 degrees 33 minutes 08 seconds West 168.40 feet to a corner; thence along the line of the lands of Judyth Ann Tyler, North 24 degrees 28 minutes 01 second East 494.95 feet to a corner; thence along the line of the lands of Gertrude R. Reineke the following three (3) courses and distances:

- 1) South 64 degrees 02 minutes 13 seconds East 193.55 feet to a corner;
- 2) North 13 degrees 55 minutes 40 seconds East 355.21 feet to a corner;
- 3) South 68 degrees 43 minutes 21 seconds East 165.96 feet to a corner in the centerline of T-398; thence along the centerline T-398 the following fourteen courses and distances;

- 1) South 03 degrees 02 minutes 27 seconds West 65.17 feet to a corner;
- 2) South 00 degrees 12 minutes 09 seconds West 47.73 feet to a corner;
- 3) South 04 degrees 29 minutes 51 seconds East 49.16 feet to a corner;
- 4) South 07 degrees 17 minutes 01 seconds East 60.45 feet to a corner;
- 5) South 08 degrees 05 minutes 36 seconds East 265.67 feet to a corner;
- 6) South 04 degrees 35 minutes 53 seconds East 51.65 feet to a corner;
- 7) South 01 degrees 04 minutes 17 seconds West 53.99 feet to a corner;
- 8) South 07 degrees 09 minutes 23 seconds West 28.90 feet to a corner;
- 9) South 14 degrees 33 minutes 17

seconds West 36.59 feet to a corner;

10) South 23 degrees 39 minutes 15 seconds West 35.67 feet to a corner;

11) South 29 degrees 11 minutes 16 seconds West 65.88 feet to a corner;

12) South 30 degrees 51 minutes 01 second West 129.53 feet to a corner;

13) South 31 degrees 04 minutes 35 seconds West 17.88 feet to the point and place of BEGINNING

BEARINGS of the magnetic meridian and CONTAINING eight and thirty-six (8.36) one-hundredths acres of land to be the same more or less.

UNDER AND SUBJECT to the same covenants, conditions and restrictions as set forth as follows:

1. No house trailers, double-wide trailers or mobile homes shall be permitted upon any of the lots in the development. Modular homes are permitted so long as they comply with these covenants and restrictions and also comply with Paupack Township regulations s they may apply from time to time.
2. Lots 1 through 9 may only be subdivided one time and any such subdivision must be approved by the Paupack Township Supervisors in accord with the then applicable ordinance.
3. These covenants and restrictions may be enforced by the owners of Lots 1 through 9 and any lawfully permitted subdivision of Lots 1 through 9, their heirs, successors

and assigns. It shall not be the responsibility of Paupack Township, acting through its Board of Supervisors, to enforce these covenants and restrictions.

BEING TAX NO.: 19-0-0069-0008

Seized and taken in execution as  
Gina Hernandez PO Box 62  
YONKERS NY 10710  
Ramon Hernandez PO Box 62  
YONKERS NY 10710

Execution No. 791-Civil-2011  
Amount \$472,090.45 Plus  
additional

December 16, 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.

Marc S. Weisberg, Esq.

**2/14/2014 • 2/21/2014 • 2/28/2014**

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**CIVIL ACTIONS FILED**


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*FROM JANUARY 18, 2014 TO JANUARY 25, 2014  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

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**JUDGMENTS**

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2004-20647	BIGELOW SCOTT	1/22/2014	SATISFACTION	24,072.29
2004-20647	BIGELOW DANA	1/22/2014	SATISFACTION	24,072.29
2009-00942	SALERNO GARY	1/21/2014	AMEND "IN REM" JUDG	206,011.97
2010-20765	FREAS DONNA	1/22/2014	SATISFACTION	135.70
2010-20765	CPC ENTERPRISES	1/22/2014	SATISFACTION	135.70
2010-21620	ARIS RAYMOND	1/24/2014	SATISFACTION	—
2010-21620	ARIS PAULA A	1/24/2014	SATISFACTION	—
2010-22045	KERSTNER JEFFREY E	1/24/2014	SATISFACTION	—
2011-00510	CUZZOLINO ANTHONY	1/21/2014	AMEND "IN REM" JUDG	242,587.56
2011-00730	CASNER LUTHER C	1/22/2014	WRIT OF EXECUTION	180,252.00
2011-00730	CASNER STEPHANIE A	1/22/2014	WRIT OF EXECUTION	180,252.00
2011-20769	BBL OF DELAWARE INC	1/24/2014	SATISFACTION	—
2012-00086	TASSO VIRGINIA	1/22/2014	WRIT OF EXECUTION	237,691.27
2012-00119	DEVIVO ANGELA	1/21/2014	AMEND "IN REM" JUDG	172,118.42
2012-00537	CRADDOCK MONTEGO F A/K/A	1/21/2014	AMEND "IN REM" JUDG	164,919.54
2012-00537	CRADDOCK MONTEGO	1/21/2014	AMEND "IN REM" JUDG	164,919.54
2012-00537	CRADDOCK ALONNA LEAH	1/21/2014	AMEND "IN REM" JUDG	164,919.54
2012-00816	WESTBERRY ELIZABETH	1/21/2014	AMEND "IN REM" JUDG	174,930.89
2012-00816	HIBBS KATHIE J	1/21/2014	AMEND "IN REM" JUDG	174,930.89
2012-00816	HIBBS WILMER C	1/21/2014	AMEND "IN REM" JUDG	174,930.89
2013-00085	SMITH JOSIAH J	1/21/2014	AMEND "IN REM" JUDG	231,950.29
2013-00085	SMITH JOLENE A/K/A	1/21/2014	AMEND "IN REM" JUDG	231,950.29
2013-00085	SMITH JOLENE M	1/21/2014	AMEND "IN REM" JUDG	231,950.29
2013-00090	OHMAN LAURA ANN	1/21/2014	AMEND "IN REM" JUDG	98,165.82
2013-00105	KRINER CATHERINE	1/21/2014	AMEND "IN REM" JUDG	161,922.83
2013-00147	ALLEGRETTA NICOLA	1/21/2014	AMEND "IN REM" JUDG	205,925.66
2013-00210	HADDEN CASSANDRA C	1/22/2014	AWARD OF ARBITRATORS	12,459.23
2013-00357	GREEAR DEBRA	1/21/2014	AMEND "IN REM" JUDG	105,395.83
2013-00581	EISENHAUER SUSAN	1/22/2014	CONSENT JUDGMENT	2,272.94
2013-00585	COLE LINDA	1/22/2014	DEFAULT JUDGMENT	2,097.29
2013-00587	SMALES TIFFANY	1/22/2014	DEFAULT JUDGMENT	714.15
2013-00594	OROURKE PATRICIA S	1/22/2014	WRIT OF EXECUTION	22,322.02
2013-00623	LEIDI JOHN	1/22/2014	DEFAULT JUDGMENT	12,842.74
2013-20037	FISCHER GARY	1/24/2014	SATISFACTION	—
2013-20037	FISCHER BRONWYN	1/24/2014	SATISFACTION	—
2013-20233	SULLIVAN NATALIE B	1/24/2014	SATISFACTION	—
2013-20249	LAUTENSCHLAGER JAMES	1/24/2014	SATISFACTION	—
2013-20249	LAUTENSCHLAGER MARY	1/24/2014	SATISFACTION	—

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

2013-20471	PILOVIC NEVENKA	1/24/2014	SATISFACTION	—
2013-20572	QUAGLIANA FREDERICK G	1/24/2014	SATISFACTION	—
2013-20712	VANSICKLE CLIFFORD	1/23/2014	SATISFACTION	—
2013-21076	PENN SECURITY BANK & TRUST GARNISHEE	1/24/2014	DISCONTINUE ATTACHMT	—
2013-21342	HENRY CAROLYN E	1/21/2014	WRIT OF EXECUTION	3,566.00
2013-21366	DEGROOT WILLIAM J JR	1/23/2014	WRIT OF EXECUTION	3,514.38
2013-21366	PENN STAR BANK GARNISHEE	1/23/2014	WRIT OF EXECUTION	3,514.38
2014-00027	MONTALVAN ROY	1/23/2014	CONFESSION OF JDGMT	18,647.50
2014-00027	MONTALVAN LOUISE ANNE	1/23/2014	CONFESSION OF JDGMT	18,647.50
2014-00028	PUTZI STEPHEN M	1/23/2014	CONFORM CONFESSED JM	—
2014-00028	PUTZI SUZANNE A/K/A	1/23/2014	CONFORM CONFESSED JM	—
2014-00028	PUTZI SUZANNE S	1/23/2014	CONFORM CONFESSED JM	—
2014-20045	LAWSON MARLA K	1/22/2014	FEDERAL TAX LIEN	67,039.82
2014-20046	MANGIN MICHAEL H	1/23/2014	JP TRANSCRIPT	2,798.55
2014-20047	KELLAM ASHLEY R	1/23/2014	JP TRANSCRIPT	722.03
2014-20048	BENITEZ SERGIO	1/23/2014	JP TRANSCRIPT	4,988.69
2014-20049	COWGER MARK	1/23/2014	JP TRANSCRIPT	8,051.83
2014-20050	DEANGELIS NICK	1/23/2014	JP TRANSCRIPT	1,789.85
2014-20051	NAGEL THERESA M	1/23/2014	JP TRANSCRIPT	1,251.20
2014-20052	HOLLISTER MARLENE L	1/23/2014	JP TRANSCRIPT	1,944.05
2014-20053	LAKE LORAIN GOLF CLUB INC	1/24/2014	JP TRANSCRIPT	4,339.64
2014-20053	PHILLIPS GREGORY	1/24/2014	JP TRANSCRIPT	4,339.64
2014-20054	HINKLEY MARY ANN	1/24/2014	JP TRANSCRIPT	8,865.69
2014-20055	HINKLEY JOHN	1/24/2014	JP TRANSCRIPT	8,144.21
2014-20056	OTTO THOMAS J	1/24/2014	JUDGMENT	2,030.50
2014-20057	BOX JEREMY JOSEPH	1/24/2014	JUDGMENT	366.50
2014-20058	FERRETTI BRYAN	1/24/2014	JUDGMENT	1,300.00
2014-20059	GOULD RICKER RC	1/24/2014	JUDGMENT	2,711.99
2014-20060	WALCZYK CASEY A	1/24/2014	TAX LIEN	547.52
2014-20061	COOK EUGENE M	1/24/2014	TAX LIEN	23,618.59
2014-20061	COOK HELEN H	1/24/2014	TAX LIEN	23,618.59
2014-20062	COURTRIGHT LLEWELLYN H	1/24/2014	TAX LIEN	1,908.85
2014-20062	COURTRIGHT DAWN K	1/24/2014	TAX LIEN	1,908.85
2014-90011	EDWIN KENT ESTATE	1/24/2014	ESTATE CLAIM	3,369.30
2014-90011	KENT EDWIN ESTATE	1/24/2014	ESTATE CLAIM	3,369.30
2014-90012	KENT EDWIN ESTATE	1/24/2014	ESTATE CLAIM	1,271.08

### COMPLAINT — CONFESSION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2014-00027	A PICKETT CONSTRUCTION INC	PLAINTIFF	1/23/2014	—
2014-00027	MONTALVAN ROY	DEFENDANT	1/23/2014	—
2014-00027	MONTALVAN LOUISE ANNE	DEFENDANT	1/23/2014	—



**CONTRACT — DEBT COLLECTION: CREDIT CARD**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2014-00030	DISCOVER BANK	PLAINTIFF	1/24/2014	—
2014-00030	SMITH DANIEL W	DEFENDANT	1/24/2014	—

**MISCELLANEOUS — OTHER**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2014-00028	DIME BANK	PLAINTIFF	1/23/2014	—
2014-00028	PUTZI STEPHEN M	DEFENDANT	1/23/2014	—
2014-00028	PUTZI SUZANNE A/K/A	DEFENDANT	1/23/2014	—
2014-00028	PUTZI SUZANNE S	DEFENDANT	1/23/2014	—

**NAME CHANGE**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2014-00025	ENSLIN LINDSEY MARIE	PETITIONER	1/21/2014	—

**REAL PROPERTY — EJECTMENT**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2014-00029	KUESTER GLORIA B	PLAINTIFF	1/23/2014	—
2014-00029	NOWINSKI FAMILY TRUST	DEFENDANT	1/23/2014	—

**REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2014-00026	WELLS FARGO BANK	PLAINTIFF	1/22/2014	—
2014-00026	SALAK PAUL J JR	DEFENDANT	1/22/2014	—
2014-00026	SALAK DEBORAH A	DEFENDANT	1/22/2014	—
2014-00031	FIRST NATIONAL BANK OF PENNSYLV SUCCESSOR BY MERGER TO	PLAINTIFF	1/24/2014	—
2014-00031	COMMUNITY BANK & TRUST CO	PLAINTIFF	1/24/2014	—
2014-00031	SOSA ANTONIO I	DEFENDANT	1/24/2014	—
2014-00032	FIRST NATIONAL BANK OF PENNSYLV SUCCESSOR BY MERGER TO	PLAINTIFF	1/24/2014	—
2014-00032	COMMUNITY BANK & TRUST CO	PLAINTIFF	1/24/2014	—
2014-00032	SOSA ANTONIO I	DEFENDANT	1/24/2014	—
2014-00033	NATIONSTAR MORTGAGE LLC	PLAINTIFF	1/24/2014	—
2014-00033	LYONS JOHN J	DEFENDANT	1/24/2014	—
2014-00033	LYONS DINA M	DEFENDANT	1/24/2014	—
2014-00034	ONEWEST BANK FSB	PLAINTIFF	1/24/2014	—
2014-00034	LINDROTH KENNETH EXECUTOR	DEFENDANT	1/24/2014	—
2014-00034	LINDROTH ELIZABETH D ESTATE	DEFENDANT	1/24/2014	—
2014-00035	CITIMORTGAGE INC	PLAINTIFF	1/24/2014	—
2014-00035	MANLEY WAYNE	DEFENDANT	1/24/2014	—
2014-00039	NATIONSTAR MORTGAGE LLC	PLAINTIFF	1/24/2014	—
2014-00039	PEREZ KERRIN	DEFENDANT	1/24/2014	—

**TORT — MOTOR VEHICLE**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2014-00037	WITKOWSKI KENNETH	PLAINTIFF	1/24/2014	—
2014-00037	MARTINI ANTHONY GERALD JR	DEFENDANT	1/24/2014	—
2014-00037	BENOCOS BEEF & BREW	DEFENDANT	1/24/2014	—
2014-00038	YARONSKY JOHN	PLAINTIFF	1/24/2014	—
2014-00038	YATSONSKY LAURIE	PLAINTIFF	1/24/2014	—
2014-00038	INGLESBY KAITLYN	DEFENDANT	1/24/2014	—

**TORT — PREMISES LIABILITY**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2014-00036	MCCORMACK MICHAEL	PLAINTIFF	1/24/2014	—
2014-00036	AGOLIA MICHAEL	DEFENDANT	1/24/2014	—



**MORTGAGES AND DEEDS**

*RECORDED FROM FEBRUARY 3, 2014 TO FEBRUARY 7, 2014  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

<b>GRANTOR</b>	<b>GRANTEE</b>	<b>LOCATION</b>	<b>AMOUNT</b>
Barrett Jeffrey Michael	Wayne Bank	Buckingham Township	
Barrett Maxine Joy			40,000.00
Layton Chad	Honesdale National Bank	Salem Township	
Layton Robyn			183,000.00
Martin Trevor Charles	Mortgage Electronic Registration Systems	Lehigh Township	245,337.00
Mudalel Michael	Wayne Bank	Paupack Township	
Fuertes Jorge			82,500.00
Jensen Allen			
Viscuso John	P N C Bank	Lake Township	
Viscuso Laurie			57,472.68
Ice Event Corp	Cabel George P Cabel Janet	Paupack Township	150,000.00
Falcone John	Mortgage Electronic Registration Systems	Paupack Township	
Falcone Harriet			71,225.00
OKeefe Gwendoline By Agent	Wayne Bank	Honesdale Borough	
West Susan Okeefe Agent			28,000.00
OKeefewest Susan Agent			
Land Kathy	Mortgage Electronic Registration Systems	Waymart Borough	95,400.00
Moyer Elaine J	Mortgage Electronic Registration Systems	Lehigh Township	88,522.00
Casazza Scott	Wayne Bank	Salem Township	
Casazza Danielle			96,000.00
Glosenger Ronald B	Mortgage Electronic Registration Systems	Berlin Township	
Glosenger Shannon R			147,500.00
Dickerson Naomi	Mortgage Electronic Registration Systems	Damascus Township	104,000.00
Knipp Linda P By Af	Mortgage Electronic Registration Systems	Honesdale Borough	
Langendoerfer Teri S Af			99,489.00
Burrell Justine	Dime Bank	Dyberry Township	
Burrell Andrew G			358,800.00
Wallis Ethan G	Mortgage Electronic Registration Systems	Dyberry Township	
Wallis Brittany A			128,504.00
Lorezen Karen	Dime Bank	Lebanon Township	
Lorenzen Edward S			40,000.00

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

Kellogg Carl A	Wells Fargo Bank	Salem Township	36,873.40
Pinto Joseph J	Mortgage Electronic Registration Systems	Salem Township	
Pinto Ann A			155,268.00
Hora Terrance M	Mortgage Electronic Registration Systems	Lehigh Township	
Hora Michele K			229,100.00
Sheldon Donald A	Dime Bank	Dyberry Township	
Sheldon Nancy			25,000.00
Gordon Jonathan B	Mortgage Electronic Registration Systems	Damascus Township	198,200.00

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**DEEDS**

GRANTOR	GRANTEE	LOCATION	LOT
Kobishyn Theodore H	Kobishyn Kathleen M Barrett Jeffrey Michael Barrett Maxine Joy	Buckingham Township	
Wells Fargo Bank Tr By Af Specialized Loan Servicing Af	Martin Trevor Charles	Lehigh Township	Lot 54
Franey Daniel	OSullivan Denis J	Paupack Township	
Franey Carol			Lot 4
Cabel George P	Mudalel Michael L	Paupack Township	
Cabel Janet AKA	Fuertes Jorge		
Cabel Janet Crane AKA	Jensen Allen		
Monasky George A Exr	Monasky Ann	Clinton Township 2	
Monasky George E Est			Lot 8
Monasky George A Exr	Monasky George A	Clinton Township 2	
Monasky George E Est			Lot 9
Borowski Paul John Exr	Palkovic John M	South Canaan Township	
Borowski Gregory David Exr	Palkovic Laurie S		
Borowski Genevieve Regina Est AKA	Borowski Paul J		
Borowski Genevieve Est AKA	Borowski Frances Palkovic Michael W Jr Borowski Gregory D Borowski Rosanne C		
Borowski Paul John Exr	Palkovic Michael W Jr	South Canaan Township	
Borowski Gregory David Exr	Palkovic Karyn		Lot 1
Borowski Genevieve Regina Est AKA			
Borowski Genevieve Est AKA			
Borowski Paul John Exr	Borowski Gregory D	South Canaan Township	
Borowski Gregory David Exr	Borowski Rosanne C		Lot 1
Borowski Genevieve Regina Est AKA			
Borowski Genevieve Est AKA			

Borowski Paul John Exr	Palkovic Michael W Jr	South Canaan Township	
Borowski Gregory David Exr			Lot 2
Borowski Genevieve Regina Est AKA			
Borowski Genevieve Est AKA			
Borowski Paul John Exr	Borowski Paul J	South Canaan Township	
Borowski Gregory David Exr	Borowski Frances		Lot 3
Borowski Genevieve Regina Est AKA			
Borowski Genevieve Est AKA			
Borowski Paul John Exr	Palkovic John M	South Canaan Township	
Borowski Gregory David Exr	Palkovic Laurie S		Lot 4
Borowski Genevieve Regina Est AKA			
Borowski Genevieve Est AKA			
Borowski Paul John Exr	Palkovic Michael W Jr	South Canaan Township	
Borowski Gregory David Exr			Lot 5
Borowski Genevieve Regina Est AKA			
Borowski Genevieve Est AKA			
Borowski Paul John Exr	Palkovic John M	South Canaan Township	
Borowski Gregory David Exr	Palkovic Laurie S		
Borowski Genevieve Regina Est AKA	Borowski Paul J		
Borowski Genevieve Est AKA	Borowski Frances		
	Palkovic Michael W Jr		
	Borowski Gregory D		
	Borowski Rosanne C		
Bruce Jean Marie Exr	Reed Heather M	Salem Township	
Tucker Dora A Est	Reed Robert P		
Motisko Heather	Reed Heather	Salem Township	
Reed Heather	Reed Robert P		Lot 2
Reed Robert P			
Suchecky Joseph	Falcone John	Paupack Township	
Rieger Phyllis A	Falcone Harriet		Lot 74
Planisky Arlene	Hoyle Charles R Tr	Clinton Township 1	
Planisky Stanley M	Sophie A Chisek Revocable Trust		
Figus Francis	Hoyle Charles R Tr	Clinton Township 1	
	Sophie A Chisek Revocable Trust		
Hoyle Charles Rind & Tr	Defilippis Michael A	Clinton Township 1	
Sophie A Chisek Revocable Trust	Defilippis Jennifer N		
Gillette Rochelle A			
Hoyle Gordon S			
Henry Joan	Dickerson Naomi	Damascus Township	
Polay Michael S	Bezek Paul	Mount Pleasant Township	
	Bezek Linda		
Bezek Paul	Bezek Paul	Mount Pleasant Township	
Bezek Linda	Bezek Linda		
Brigante Salvatore Jr Exr	Guerrieri Daniel	Buckingham Township	
Brigante Salvatore C Est			

Finken Patricia	Knipp Linda P	Honesdale Borough	
Smith Karen	Wallis Ethan G	Dyberry Township	
	Wallis Brittany A		Lot A
Smith C Daniel	Stiles Kurt B	Mount Pleasant Township	
Smith Kandy J	Haynes Jeri L		
	Hartman Tracy L		
	Stiles Keith W		
Volpe Michele E	Federal Home Loan Mortgage Corporation	Dreher Township	
Strazzera Michele E			Lot 49
Fannie Mae By Af	Soto Gustavo A	Lehigh Township	
First American Title Insurance Company Af			Lots 11 & 12
Arnold Vincent AKA	Arnold Vincent R Sr Tr	Damascus Township	
Arnold Vincent R Sr AKA	Arnold Dianne Tr		Lot 19A
	Arnold Living Trust		
Leon Pamela	Little Lisa	Salem Township	Lot 395
McCullough Gloria A Est AKA	Giamanco Rebecca	Honesdale Borough	
McCullough Gloria Est AKA			
OHara Ann Exr AKA			
OHara Edith Ann Exr AKA			
OHara Ann T Exr AKA			
Manziona Dolores A	Manziona Dolores A	Paupack Township	
	Manziona Joseph		Lot 246
	Manziona John P		
Rag Apple	OREilly Lawrence T	Damascus Township	
	OREilly Thomas J		Lot 29
Gorski John Exr	Grace Evangelical Lutheran Church	Lehigh Township	
Roth Anne Est AKA			
Roth Anne G Est AKA			
Burke Catherine M By Sheriff	Schloesser Warren H	Honesdale Borough	Lots 98 & 100
Botens Gary F Est AKA	Levrock Elizabeth	Canaan Township	
Botens Gary Est AKA			
Krause Lee C Exr			
Anderson Reid W Tr	Raykher Adella	Lake Township	
Anderson Family Trust			Lot 4142
Federal National Mortgage Association By Af	Baader Molly M	Damascus Township	
Servicelink Af			
United States Marshal	Gomez Jack	Salem Township	
Gower Patricia	Gomez Stella		

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## 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

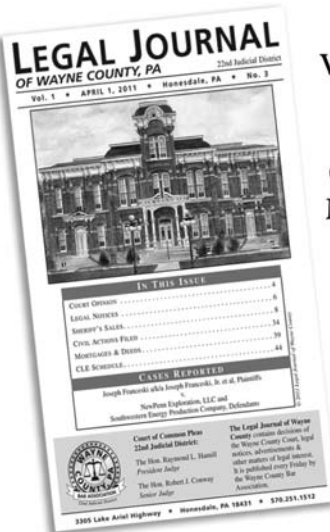
12:30 p.m.–3:45 p.m.

*The Jury Process in Criminal Cases*

3 hours substantive/0 hour ethics

Pre-register through [pbi.org](http://pbi.org)

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



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