

OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 3 ★ FEBRUARY 28, 2014 ★ Honesdale, PA ★ No. 51



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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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Publisher:
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3305 Lake Ariel Highway
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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
Emailed Copy	\$50
Mailed & Emailed	\$125

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Subscription Year: March–February
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Robert J. Conway, *Senior Judge*

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Patricia Biondo

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.

ESTATE NOTICE

Notice is hereby given that Letters Testamentary have been granted in the Estate of Robert J. Bressler, Jr. aka Robert Bressler late of Wayne County, Pennsylvania, on February 19, 2014 to Robert J. Bressler. All persons indebted to said estate are required to make payment, and those having claims or demands to present the same without delay to David F. Bianco, Esquire, 707 Main Street, P.O. Box 84, Forest City, PA 18421.

DAVID F. BIANCO, ESQUIRE
Attorney for the Estate

2/28/2014 • 3/7/2014 • 3/14/2014

**ESTATE OF
OLGA D. HERRNKIND**

ESTATE OF Olga D. Herrnkind of Waymart, Wayne County, Pennsylvania (died March 29, 2012). Notice is hereby given that

Letters Testamentary for the Estate of Olga D. Herrnkind have been issued to James T. Mulligan Jr., Esquire, as Administrator of the Estate. All those having claims or demands against this Estate or indebtedness owed to Estate shall present claims or remit payment without delay to the Administrator, James T. Mulligan, Jr., Attorney for the Estate, 941 Moosic Road, Old Forge, PA 18518.

2/28/2014 • 3/7/2014 • 3/14/2014

EXECUTOR NOTICE

Estate of FLORENCE I. WEAVER
Late of Hawley Borough
Executor
GERALD R. MESSER
48 DEER PARK LANE
HAWLEY, PA 18428
Attorney
JOHN F. SPALL
2573 ROUTE 6
HAWLEY, PA 18428

2/28/2014 • 3/7/2014 • 3/14/2014

EXECUTRIX NOTICE

Estate of GLEN VICTOR
COMMEAU AKA GLEN V.
COMMEAU
Late of Dreher Township
Executrix
SANDRA GITTO COMMEAU
42 E. STERLING ROAD
NEWFOUNDLAND, PA 18445
Attorney
WARREN SCHLOESSER, ESQ.

214 NINTH STREET
HONESDALE, PA 18431

2/28/2014 • 3/7/2014 • 3/14/2014

EXECUTRIX NOTICE

Estate of GRACE M. SAMPSON
AKA GRACE SAMPSON
Late of Dyberry Township
Executrix
LINDA D. OAKLEY
2620 LAKE ARIEL HWY. BLDG B
HONESDALE, PA 18431
Attorney
NICHOLAS A. BARNA
831 COURT STREET
HONESDALE, PA 18431

2/21/2014 • 2/28/2014 • 3/7/2014

NOTICE

COURT OF COMMON PLEAS
OF THE TWENTY-SECOND
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA-WAYNE
COUNTY
ORPHANS COURT DIVISION,
No. 145-2013-OCD

NOTICE IS HEREBY GIVEN that a petition was filed in the above named Court, praying for an Order permitting the granting of Letters of Administration of the Estate of Joseph A. Venetucci. The late Mr. Venetucci, of 135 Prospect Avenue, Brooklyn, New York died, intestate, August 4, 1982. The deceased is a 1/3 owner of property located in Paupack Township, Wayne County, PA. Petitioners are seeking the appointment of an administrator for the sole purpose of perfecting title to the property located in Paupack

Township, Wayne County, PA. Pursuant to 20 Pa. C.S. §3512, as Mr. Venetucci died more than twenty-one years ago, a Court order is required in order for the Register of Wills to issue Letters of Administration.

Elizabeth A. Bolster, Esq.
Attorney for Petitioners, Brian McCarron and Carmelo Marrero
e.bolster@bolsterandbruder.com
168 Prospect Plains Road
Monroe Twp, NJ 08831
609-655-3200

2/21/2014 • 2/28/2014

EXECUTRIX NOTICE

Estate of THOMAS RALPH
MIRANDA AKA THOMAS R.
MIRANDA
Late of Mount Pleasant Township
Executrix
LUCINDA MIRANDA-
CICALESE
2824 BETHANY TURNPIKE
PLEASANT MOUNT, PA 18453
Executrix
THERESA KOWALSKI
10 ZINNIA DRIVE
GLENWOOD, NJ 07418
Attorney
DAVID F. BIANCO, ESQ.
707 MAIN STREET, P.O. BOX 84
FOREST CITY, PA 18421-0084

2/21/2014 • 2/28/2014 • 3/7/2014

ESTATE NOTICE

Notice is hereby given that Letters of Testamentary have been granted in the **ESTATE OF JOSEPH F. ROMEO a/k/a JOSEPH FRANCIS ROMEO**, late of 68

Huckleberry Road Newfoundland, Wayne County, Pennsylvania (died October 3, 2013), to Andrea Romano, Executrix. All persons indebted to the said Estate are required to make payment and those having claims to present the same without delay to the Executrix named above in c/o Tammy Lee Clause, Esquire, P.O. Box 241, Newfoundland, PA 18445.

2/21/2014 • 2/28/2014 • 3/7/2014

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

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

OTHER NOTICES

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 • 2/21/2014 • 2/28/2014

**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
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 as 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

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

By virtue of a writ of Execution The Dime 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 19th 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 and lying in

Mt. Pleasant and Clinton Townships, Wayne County, Pennsylvania, bounded and described as follows:

Commencing at a stone corner; being the southwest corner of the John Cox farm; thence South by land of Rosenbaum, seventy-five (75) rods to a stone corner; thence East Two Hundred Six and a half (206-1/2) rods to a corner; thence North by land of Abraham N. Bonham, Seventy-five (75) rods to a hemlock tree, said tree being the South east corner of James Cliff's farm; thence West by land of said Cliff and Miron Rude and by the said Cox farm Two hundred and two (202) rods to the place of BEGINNING. CONTAINING Ninety-five (95) acres and Fifty-eight and three quarter (58-3/4) rods.

ALSO GRANTING AND CONVEYING all of the grantor's right, title and interest in a certain road laid out and approved in connection with the proceeding filed to #227 in the Court of Quarter Sessions of September, 1870, the record of which is set forth at Road Record 5, page 183 and which is captioned in the matter of a Road in Clinton Township.

EXCEPTING AND RESERVING thereout and therefrom all that certain piece or tract of land lying, situate and being partly in Mount Pleasant Township and partly in Clinton Township, Wayne County, Pennsylvania, which George E. Martin and Theresa A. Martin, his

wife, granted and conveyed to Milan C. Bull and Cathy O. Bull, his wife, by virtue of their Deed dated May 13, 1993 and recorded on March 14, 1993 in the Office of the Recorder of Deeds in and for Wayne County, Pennsylvania to Record Book 803, Page 252, which comprised approximately 81.82 acres of land.

EXCEPTING AND RESERVING thereout and therefrom all that certain piece or tract of land lying, situate and being in Mount Pleasant Township Wayne County, Pennsylvania, which George E. Martin and Theresa A. Martin, his wife, granted and conveyed to Michael P. Hughes and Donna M. Hughes, his wife, by virtue of their Deed dated November 12, 1993 and recorded on November 18, 1993 in the Office of the Recorder of Deeds in and for Wayne County, Pennsylvania to Record Book 874, Page 337, which comprised approximately 4.01 acres of land.

EXCEPTING AND RESERVING thereout and therefrom all that certain piece or tract of land lying, situate and being in Mount Pleasant Township, Wayne County, Pennsylvania, which George E. Martin and Theresa A. Martin, his wife, granted and conveyed to David B. Duncan and Sandra J. Duncan, his wife, by virtue of their Deed dated February 3, 1994 and recorded on February 3, 1994 in the Office of the Recorder of Deeds in and for Wayne County, Pennsylvania to Record Book 902, Page 221, which comprised

approximately 3.23 acres of land.

EXCEPTING AND RESERVING thereout and therefrom all that certain piece or tract of land lying, situate and being in Mount Pleasant Township, Wayne County, Pennsylvania, which George E. Martin and Theresa A. Martin, granted and conveyed to Mark T. Duffy and James S. Duffy, by virtue of their Deed dated August 31, 1994 and recorded on September 1, 1994 in the Office of the Recorder of Deeds in and for Wayne County, Pennsylvania to Record Book 965, Page 329, which comprised approximately 4.11 acres of land.

The remaining lands, subsequent to all of the exceptions and reservations more specifically identified above, consist of a 4.15 acre parcel of property identified as Lot 1 and the 3.96 acre parcel of property identified as Lot 2 more specifically identified on the survey map prepared by James F. Knash, PE Consulting Engineers and Surveyors dated July 19, 1991, and which is duly recorded in the Office of the Recorder of Deeds in and for Wayne County, Pennsylvania in Map Book 74, Page 44. Thus, the remaining acreage identified herein consists of 8.11 acres of property, and any and all improvements thereon, and which are identified as Lots 1 and 2 of the subdivision more specifically identified on the Map referenced above.

BEING a portion of the lands which Adolph Kotar, et al. granted

and conveyed to George E. Martin

Seized and taken in execution as
George E. Martin 355 Beach Lake
Highway, Bild. C HONSDALE
PA 18431

Theresa A. Martin 355 Beach Lake
Highway, Bldg. C HONSDALE
PA 18431

Execution No. 335-Civil-2012
Amount \$339,129.94 Plus
additional

January 13, 2014
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 M. Gregory, Esq.

2/21/2014 • 2/28/2014 • 3/7/2014

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

By virtue of a writ of Execution instituted MICHAEL S. CLEMENTI 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 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, situated and being in the Borough Of Honesdale. County of Wayne and State of Pennsylvania, being more particularly bounded and described as follows:

Beginning at a spike set in the center line of a forty foot right-of-way; thence along the center of said right-of-way North 1 degree 25 minutes West 125.7 feet to corner in the center line of said right-of-way; thence through the land of now or former grantor; and along Lot No. 13, South 89 degrees 25 minutes East 241.1 feet to an iron pin for a corner next to a stone fence; continuing through lands of the now or former grantor and long the stone fence South 5 degrees 40 minutes East 52.7 feet to an iron pin for a corner; continuing through lands of the now or former grantor South 7 degrees 50 minutes West 73.2 feet to an iron pin for a corner; continuing through lands of the now or former grantor and along Lot No. 11, North

89 degrees 25 minutes West 233.5 feet to the place of Beginning.

Being Lot No. 12, containing 0.7 acres as shown of the map of the Behrens Development. All bearings are magnetic as of 1960 meridian as surveyed by Mark R. Zimmer, R.S., April 12, 1967.

Being the same that John Behrens and Miene Behrens, his wife, n a deed dated April 27, 1967 and recorded in Wayne County Deed book No. 237 at page 155 granted and conveyed to Richard A. Varcoe and Marjorie B. Varcoe, his wife, the said Richard A. Varcoe, departed this life on January 21, 1985, and by operation of law, title was vested to Marjorie B. Varcoe, thence Marjorie B. Varcoe conveyed said premises by deed dated October 5, 1987 to Frederick A. Terrell and Victoria Terrell by deed recorded in Wayne County Deed Book 0474 at page 0742.

Being the same premises conveyed by Frederick A. Terrell and Victoria Terrell, now known as Victoria Cavallary to Victoria Cavallary and to be recorded in Wayne County Deed Book simultaneously herewith.

The Above Premises is designated as parcel number 11-0-0017-0032 on the tax maps of the Borough of Honesdale, County of Wayne, in the Commonwealth of Pennsylvania. The said premises herewith conveyed is subject to the restrictions, covenants and conditions which bind said lot herewith conveyed in the hands of

any and all Grantees, their heirs and assigns forever and mutually bind all lots conveyed. Subject to the said restrictions, covenants and conditions as are more particularly set out in Wayne County Deed Book No. 0237 at Page 0155, except that restriction No. 11, therein, does not apply. See Map Book 08 at page 08.

This property having an address of 109 Beechnut Road, Honesdale, PA 18431.

TAX PARCEL NUMBER 11-0-0017-0032

Seized and taken in execution as property of:
CYNTHIA BLAIR 109
BEECHNUT ROAD
HONESDALE PA 18431

Execution No. 568-Civil-2013
Amount Due: \$39,260.77 Plus
additional costs

January 24, 2014
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.

Steven E. Burlein, Esq.

2/21/2014 • 2/28/2014 • 3/7/2014

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

By virtue of a writ of Execution EverBank 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 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 LOTS,
PIECES OR PARCELS OF LAND
SITUATE, LYING AND BEING
IN THE TOWNSHIP OF LAKE,
COUNTY OF WAYNE AND
COMMONWEALTH OF
PENNSYLVANIA BOUNDED
AND DESCRIBED AS
FOLLOWS:

FIRST PARCEL: BEGINNING AT
THE MIDDLE OF THE PUBLIC
ROAD LEADING FROM ARIAL
TO GRAVITY; THENCE ALONG
LINE OF LANDS OF M.M.
BELCHER, IN THE PRIOR
CHAIN OF TITLE, SOUTH 43
DEGREE AND 5 MINUTES
EAST 84 1/2 FEET TO A POST

FOR A CORNER; THENCE BY OTHER LANDS OF SUSAN S. SANDERCOCK, IN THE PRIOR CHAIN OF TITLE, NORTH 70 DEGREES AND 40 MINUTES WEST 68 1/10 FEET TO A CORNER IN THE MIDDLE OF THE SAID PUBLIC ROAD; THENCE ALONG THE MIDDLE OF THE SAID ROAD, NORTH 9 DEGREES AND 28 MINUTES EAST 39 4/10 FEET TO THE PLACE OF BEGINNING.

SECOND PARCEL: BEGINNING IN THE LINE OF LOT 153 OF CALWALLEDAR WILSON ALLOTMENT ON THE EAST SIDE OF THE PUBLIC ROAD LEADING FROM ARIEL TO GRAVITY; THENCE ALONG THE EAST SIDE OF SAID ROAD NORTH 14 3/4 DEGREES EAST 125 FEET TO A STAKE; THENCE SOUTH 75 3/4 DEGREES EAST 100 FEET TO A STAKE; THENCE SOUTH 14 3/4 DEGREES WEST 157 8/10 FEET TO APOST ON LINE OF LANDS OF SUSAN S. SANDERCOCK, IN THE PRIOR CHAIN OF TITLES; THENCE ALONG SAID LINE NORTH 77 DEGREES AND 35 MINUTES WEST 130 FEET TO A STAKE; THENCE ALONG PARTY TO FIRST PART'S LAND (MARTIN DELCHER, IN THE PRIOR CHAIN OF TITLE), NORTH 50 DEGREES WEST 84 3/2 TO THE PLACE OF BEGINNING. AS DESCRIBED IN MORTGAGE BOOK 3307 PAGE 200

BEING KNOWN AS: 148 Maple

Avenue, Lake Ariel, PA 18436

PROPERTY ID NO.: 12-0-0006-0013

Improvements thereon:
RESIDENTIAL DWELLING

TITLE TO SAID PREMISES IS VESTED IN GLENN A. SKELTON JR. BY DEED FROM IMC 97-7 REFI CO., LLC BY SELECT PORTFOLIO SERVICING INC., F/K/A FAIRBANKS CAPITAL CORPORATION BY IT'S ATTORNEY IN FACT BY POWER OF ATTORNEY RECORDED SIMULTANEOUSLY HEREWITH DATED 12/22/2005 RECORDED 01/13/2006 IN DEED BOOK 2957 PAGE 116 OR AT INSTRUMENT NUMBER .

Seized and taken in execution as Tracy Janner Skelton 148 Maple Avenue Lake Ariel PA 18436 Glenn A. Skelton 148 MAPLE AVE LAKE ARIEL PA 18436

Execution No. 148-Civil-2013
Amount \$110,030.76 Plus
additional

January 15, 2014
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.

Nicole LaBletta, Esq.

2/28/2014 • 3/7/2014 • 3/14/2014

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

By virtue of a writ of Execution The Bank of New York Mellon Trust Company, N.A. FKA The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank N.A. SBM BANK ONE NATIONAL ASSOC AS TRUSTEE FOR RASC 2001 KS1 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 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 tract or parcel of land situated in the Township of Salem Wayne County, Pennsylvania, known as Lot#28,

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, 1971 in Plat Book 5, pages 62 and 63; March 24, 1971 in Plat Book 5, page66; May 10,1971 in Plat Book 5, pages 71and 72; March 14, 1972 in Plat Book 5, pages 76,79 through 84 and86; May26, 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 Book5, 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, pages111 through 119 and September 24, 1973 in Plat Book 5 pages 120 through 123.

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

TITLE TO SAID PREMISES IS VESTED IN Junior B. and Judy Rajkumar, husband and wife by Key Group, Inc., A Florida Corporation, dated 05/11/1991, recorded 05/15/1991 in Book 563

Page 159.

Tax Parcel: 22-0-0015-0060

Premises Being: 28 ELMWOOD COURT, LAKE ARIEL, PA 18436

Improvements thereon:
RESIDENTIAL DWELLING

Seized and taken in execution as
Junior B. Rajkumar 1235
Schenectady Avenue BROOKLYN
NY 11203
Judy Rajkumar 1235 Schenectady
Avenue BROOKLYN NY 11203

Execution No. 192-Civil-2013
Amount \$113,441.73 Plus
additional

January 13, 2014
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.

2/28/2014 • 3/7/2014 • 3/14/2014

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

By virtue of a writ of Execution Ocwen Loan 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 26th 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 THOSE CERTAIN pieces and parcels of land, situated in the Township of Damascus, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING: at a point in the centerline of Pennsylvania Legislative Route 652 (PA L.R. 335); thence through lands now or formerly of prior Grantors through a set iron pipe located at or near the southern edge of the right-of-way of the aforementioned State Route 652, south 05 degrees 11 minutes 09 seconds west 562.53 feet to a set iron pipe; thence north 84 degrees 48 minutes 51 seconds west 251.04 feet to a set chiseled 'x' in the center of a stone wall, said point also being on a common line of lands of the prior Grantors and that now or formerly of Barnes

(Deed Book 479, Page 154); thence along that now or formerly of Barnes as aforementioned, now or formerly Barnes (Deed Book 429, page 924), and now or formerly Cortese (Deed Book 478, page 307) north 04 degrees 44 minutes 11 seconds east 511.50 feet through a found iron pipe at or near the edge of the aforementioned right-of-way of State Route 652 to a point in the centerline of State Route 652; thence along the centerline of State Route 652 the following four (4) courses and distances:

- 1) North 87 degrees 26 minutes 21 seconds east 31.42 feet; and
- 2) North 85 degrees 58 minutes 19 seconds east 27.76 feet; and
- 3) North 84 degrees 18 minutes 24 seconds east 58.37 feet; and
- 4) North 82 degrees 29 minutes 38 seconds east 142.68 feet to the point and place of BEGINNING.

CONTAINING 3.108 acres, more or less, as shown on a map of Donald J. Matthews, PLS, dated September 20th, 1992, revised December 19th, 1992, and recorded in Wayne County Map Book 78 at page 30.

TITLE TO SAID PREMISES IS VESTED IN Kaliin T. Ki'Ganiis, by Deed from Paul V. Gilbert and Jody E. Gilbert, his wife, dated 05/16/2002, recorded 05/17/2002 in Book 1989, Page 241.

Tax Parcel: 07-0-0034-0004.-

Premises Being: 1518 BEACH

LAKE HIGHWAY, BEACH
LAKE, PA 18405-4063

Seized and taken in execution as Kaliin T. Ki'Ganiis 1518 Beach Lake Highway BEACH LAKE PA 18405

Execution No. 293-Civil-2013
Amount \$132,158.76 Plus
additional

January 14, 2014
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.

2/28/2014 • 3/7/2014 • 3/14/2014

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

By virtue of a writ of Execution Ocwen Loan 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 26th 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, The following real property situate in the Borough of Honesdale, County of Wayne, Commonwealth of Pennsylvania, to wit:

Beginning at a point on the northwesterly line of Broad Street, being distant 71.00 feet northeasterly of the northerly line of Stone Street; thence along the land of Walter Jackson, north 61 degrees, 30 minutes west, 94.00 feet to a corner; thence along the lands of William F. Coons, north 28 degrees, 30 minutes east, 40.10 feet to a corner; thence still along lands of Coons, north 56 degrees, 45 minutes west, 51.50 feet to a corner in the southeasterly line of Union Street; thence along said southeasterly line of Union Street, north 35 degrees, 38 minutes east 83.37 feet to a corner; thence along lands now or formerly of L.R. and C.L. Weidner, south 61 degrees, 30 minutes east 133.89 feet to a corner in the northwesterly line of Broad Street; thence along the said northwesterly line of Broad Street, south 28 degrees, 30 minutes west, 125.00 feet to the point and place of the beginning. Comprising

within boundaries 38,438 square feet.

More commonly known as 106 Broad Street, Honesdale, Pennsylvania.

Tax ID # 11-9-74

Together with unto the mortgagee herein, its successors and assigns, all rights, liabilities, and privileges and under and subject to all conditions, restrictions, reservations and exceptions as set forth in the chain of title. Reference may be had to said deeds or the record thereof for any and all purposes in connection with this conveyance with the same force and effect as if the same were more fully and at large set forth herein.

Title to said Premises vested in James R. Tosto, an individual by Deed from Joseph B. Rust and Christina M. Rust, his wife, as joint tenants with rights of survivorship dated 06/06/2005 and recorded 06/08/20058 in the Wayne County Recorder of Deeds in Volume 2784, Page 311.

Being known as 106 Broad Street, Honesdale, PA 18431

Seized and taken in execution as James R. Tosto 106 Broad Street HONSDALE PA 18431

Execution No. 438-Civil-2013
Amount \$107,036.26 Plus
additional

January 13, 2014
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.**

Robert W. Williams Esq.

2/28/2014 • 3/7/2014 • 3/14/2014

**SHERIFF'S SALE
MARCH 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 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 in the Township of Damascus, County of Wayne and State of Pennsylvania, bounded and described as follows, to-wit:

Parcel 1

BEGINNING at a point in the center of Township Road T-504, being the common corner of Lot Nos. 21, 22, 2 and 3; thence along Lot No. 22, North 85° 28' 40" East 1201.03 feet to an iron pipe for a corner; thence North 14° 29' 10" West 119.59 feet to an iron pin and corner of Lot No. 20; thence North 89° 48' 55" West 1182.35 feet to the center of Township Road T-504; thence along the center of Township Road T-504 the following courses and distances: (1) South 35° 42' 40" East 29.23 feet; (2) South 20° 44' 25" East 39.37 feet; (3) South 09° 04' 10" East 35.82 feet; (4) South 00° 46' 30" West 35.40 feet; (5) South 12° 48' 10" West 55.84 feet; (6) South 17° 11' 50" West 29.87 feet to a corner in the center of Township Road T-504, being the point and place of beginning. Containing 4.44 acres, more or less. Being Lot No. 21 on map of Woodland Acres dated May 21, 1975 and recorded in map book 28, at page 80.

Parcel Tax # 07-0-0026-0019

Parcel 2

ALL that certain piece or parcel of land situate in the Township of Damascus, County of Wayne and State of Pennsylvania, bounded and described as follows, to-wit:
BEGINNING at a point in the

center of Township Road T-504, being the common corner of Lot Nos. 2, 3, 21 and 22; thence along Lot No. 21, North 85° 28' 40" East 1,201.03 feet to an iron pipe for a corner; thence South 14° 29' 10" East 152.30 feet to an iron pipe for a corner; thence along Lot No. 23 South 85° 28' 40" West 1,247.29 feet to the center of Township Road T-504; thence along the center of Township Road T-504 the following courses and distances: (1) North 7° 11' 25" West 3.40 feet; (2) North 00° 14' 25" West 102.56 feet; (3) North 09° 52' 30" East 38.30 feet; (4) North 17° 11' 50" East 7.78 feet to a corner in the center of Township Road T-504, being the point and place of beginning. Containing 4.23 acres, more or less. Being Lot No. 22 on map of Woodland Acres dated May 21, 1975 and recorded in Map Book 28 at page 80.

Parcel Tax # 07-0-0026-0021

Seized and taken in execution as Frank Morgan Berrian 242 Steep Hill Road BEACH LAKE PA 18405

Execution No. 459-Civil-2013
Amount \$16,488.70 Plus additional

January 15, 2014
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

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

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

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

John J. Martin, Esq.

2/28/2014 • 3/7/2014 • 3/14/2014

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

By virtue of a writ of Execution The Dime 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 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 those certain pieces or parcels of land located in the Township of Damascus, County of Wayne, Commonwealth of Pennsylvania, and being more particularly described as follows:

BEGINNING at a point in the centerline of T-677, said point also

being a common corner of a 19 138 acre parcel, thence North 05 degrees 58' 36" West 749 985 feet to a corner, thence North 82 degrees 06' 41" East 1402 50 feet to a corner, thence South 19 degrees 09' 28" East 709 50 feet to a corner, thence South 18 degrees 24' 28" East 321 30 feet to a point in the center of the north branch of Calkins Creek, thence along same the following ten (10) courses and distances:

1. North 63 degrees 14' 38" West 29 75 feet
2. South 78 degrees 47' 06" West 46 38 feet
3. South 78 degrees 47' 06" West 70 24 feet
4. South 89 degrees 40' 14" West 55 21 feet
5. North 83 degrees 43' 04" West 56 08 feet
6. North 51 degrees 41' 45" West 62 405 feet
7. North 17 degrees 01' 02" West 36 83 feet
8. North 72 degrees 14' 06" West 39 62 feet
9. South 59 degrees 29' 07" West 98 61 feet
10. South 44 degrees 21' 46" West 147 18 feet to a point on a bridge over aforementioned creek, said point also being in the right-of-way of T-677, thence near and/or along the centerline of T-677 the following thirteen (13) courses and distances:

1. South 80 degrees 09' 08" West 21 045 feet
2. North 76 degrees 18' 52" West 187 89 feet

3. North 69 degrees 27' 52" West 86 63 feet
4. North 59 degrees 39' 22" West 79 14 feet
5. North 60 degrees 39' 32" West 108 26 feet
6. North 70 degrees 27' 42" West 68 86 feet
7. North 79 degrees 43' 51" West 70 66 feet
8. North 84 degrees 47' 15" 165 54 feet
9. South 89 degrees 37' 15" West 83 92 feet
10. South 74 degrees 42' 55" West 69 31 feet
11. South 65 degrees 11' 45" West 91 97 feet
12. South 66 degrees 23' 55" West 77 03 feet
13. South 76 degrees 11' 05" West 60 11 feet to the place of BEGINNING.

CONTAINING 29 350 acres as shown on map recorded in Map Book 78 at page 76, and subject to the terms and conditions as set forth on said map.

BEING the same premises which Robert N. Herkimer granted and conveyed to Robert Kent by deed dated February 28, 2005 and recorded in Wayne County Record Book 2722 at page 62.

The above land is sold under and subject to the covenants running with the land that in the event that the Grantee, his heirs and assigns should subdivide the property, no parcel shall be less than three (3) acres.

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

ADDRESS BEING: 129 Brook Road, Tyler Hill, PA 18469

TAX MAP #07-0-0216-0038

Seized and taken in execution as property of:
Robert Kent 37 Riverdale Avenue
OAKDALE NY 11769

Execution No. 116-Civil-2013
Amount \$55,806.88 Plus additional

January 10, 2014
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 M. Gregory, Esq.

2/28/2014 • 3/7/2014 • 3/14/2014

CIVIL ACTIONS FILED

*FROM FEBRUARY 1, 2014 TO FEBRUARY 7, 2014
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2008-01041	AMOS ALEXANDER	2/04/2014	WRIT OF EXECUTION	14,070.03
2008-01041	PENNSTAR BANK GARNISHEE	2/04/2014	WRIT EXEC/GARNISHEE	—
2009-00884	SUTLIFF EDWARD	2/05/2014	WRIT OF EXECUTION	155,876.07
2009-00884	SUTLIFF JUDY	2/05/2014	WRIT OF EXECUTION	155,876.07
2011-00786	NATIONWIDE INSURANCE CO DEFENDANT/APPELLANT	2/06/2014	VERDICT	7,983.00
2011-21929	MAGIE PATRICIA L	2/03/2014	SATISFACTION	22,741.79
2012-00084	KEENAN RICHARD C	2/04/2014	SATISFACTION	—
2012-00151	VENEROSO DIANNE ADMINISTRATRIX	2/05/2014	WRIT OF EXECUTION	89,533.40
2012-00497	OSTRANDER DIANE	2/05/2014	AWARD OF ARBITRATORS	26,270.29
2013-00071	BLISS THOMAS A	2/06/2014	JUDGMENT "IN REM"	232,266.31
2013-00071	BLISS LORI M	2/06/2014	JUDGMENT "IN REM"	232,266.31
2013-00187	GOBLE LARRY	2/03/2014	DEFAULT JUDGMENT	115,813.70
2013-00369	SHUMAN TONIA S	2/05/2014	WRIT OF EXECUTION	15,583.60
2013-00369	WAYNE BANK GARNISHEE	2/05/2014	WRIT EXEC/GARNISHEE	15,583.60
2013-00427	HEBERT TED G	2/04/2014	WRIT OF EXECUTION	3,518.12
2013-00428	HUBBARD ERIN C	2/03/2014	WRIT OF EXECUTION	162,231.94
2013-00428	HUBBARD PETER T	2/03/2014	WRIT OF EXECUTION	162,231.94
2013-00520	DOUGLAS PAUL	2/05/2014	DEFAULT JUDGMENT	5,743.32
2013-00561	MARTONE LAWRENCE	2/04/2014	CONSENT JUDGMENT	124,444.69
2013-00561	MARTONE MARGARET	2/04/2014	CONSENT JUDGMENT	124,444.69
2013-00561	MARTONE MARY M ESTATE A/K/A	2/04/2014	CONSENT JUDGMENT	124,444.69
2013-00561	MARTONE MARY MARGARET ESTATE	2/04/2014	CONSENT JUDGMENT	124,444.69
2013-00576	KIZER KAREN	2/05/2014	WRIT OF EXECUTION	167,416.81
2013-00576	KIZER DANIEL J	2/05/2014	WRIT OF EXECUTION	167,416.81
2013-00612	THOMAS ERAN	2/05/2014	DEFAULT JUDG IN REM	205,052.56
2013-00612	THOMAS BETH	2/05/2014	DEFAULT JUDG IN REM	205,052.56
2013-00641	BALLAD CHRISTOPHER ESTATE	2/07/2014	DEFAULT JUDGMENT	15,647.36
2013-00641	C A BALLAD & COMPANY INC	2/07/2014	DEFAULT JUDGMENT	15,647.36
2013-00676	STORMS MARK	2/05/2014	DEFAULT JUDGMENT	1,476.90
2013-00676	STORMS LISA	2/05/2014	DEFAULT JUDGMENT	1,476.90
2013-90163	REYNOLDS LYNN GEORGE ESTATE	2/07/2014	LIS PENDENS	—
2014-00068	MULLADY STEVEN K	2/07/2014	QUIET TITLE	—
2014-00068	MULLADY KRISTINE	2/07/2014	QUIET TITLE	—
2014-20101	JUFER ROBERT GEORGE	2/03/2014	JUDGMENT	35,323.60
2014-20102	RILEY MARNITA J	2/03/2014	FEDERAL TAX LIEN	26,787.04

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

2014-20103	SG PRINTING INC A CORPORATION		2/03/2014	FEDERAL TAX LIEN	316,867.37
2014-20104	BOTJER DAVID J		2/04/2014	FEDERAL TAX LIEN	47,699.24
2014-20105	ALEXANDER RONALD		2/04/2014	MUNICIPAL LIEN	1,036.39
2014-20105	ALEXANDER TONIANN		2/04/2014	MUNICIPAL LIEN	1,036.39
2014-20106	BRUSSELL DEBRA M		2/04/2014	TAX LIEN	539.56
2014-20107	VAN VALKENBURG JASON		2/06/2014	JUDGMENT	347.50
2014-20107	VANVALKENBURG JASON		2/06/2014	JUDGMENT	347.50
2014-20108	TOBIN AMY M		2/06/2014	JP TRANSCRIPT	5,995.39
2014-20108	ARIEL SCREEN ARTS LLC		2/06/2014	JP TRANSCRIPT	5,995.39
2014-20109	RECK JOHN PAUL PETER		2/07/2014	JUDGMENT	631.00
2014-20110	TEMPLETON NICHOLAS R		2/07/2014	JUDGMENT	1,096.00
2014-40005	LAYTON CHAD OWNER	P	2/03/2014	STIP VS LIENS	—
2014-40005	LAYTON ROBYN OWNER	P	2/03/2014	STIP VS LIENS	—
2014-40005	HAVILAND BUILDING & REMODELING CONTRACTOR		2/03/2014	STIP VS LIENS	—

CIVIL APPEALS — AGENCIES: OTHER

CASE NO.	INDEXED PARTY		TYPE	DATE	AMOUNT
2014-00060	THALMANN WAYNE		PLAINTIFF	2/06/2014	—
2014-00060	THALMANN LORI EXECUTRIX		PLAINTIFF	2/06/2014	—
2014-00060	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION		DEFENDANT	2/06/2014	—

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY		TYPE	DATE	AMOUNT
2014-00063	PORTFOLIO RECOVERY ASSOCIATES		PLAINTIFF	2/07/2014	—
2014-00063	MUNN MAUREEN E		DEFENDANT	2/07/2014	—
2014-00064	PORTFOLIO RECOVERY ASSOCIATES		PLAINTIFF	2/07/2014	—
2014-00064	DRUTHEROSKY LOIS J		DEFENDANT	2/07/2014	—

CONTRACT — OTHER

CASE NO.	INDEXED PARTY		TYPE	DATE	AMOUNT
2014-00059	BESKOVYOYNE GERARD PLAINTIFF/APPELLEE		PLAINTIFF	2/04/2014	—
2014-00059	SILVA MARCUS DEFENDANT/APPELLANT		DEFENDANT	2/04/2014	—
2014-00065	WAYCO CO		PLAINTIFF	2/07/2014	—
2014-00065	WARNER PAVING AND EXCAVATING		DEFENDANT	2/07/2014	—

MISCELLANEOUS — REPLEVIN

CASE NO.	INDEXED PARTY		TYPE	DATE	AMOUNT
2014-00061	VANDERBILT MORTGAGE & FINANCE		PLAINTIFF	2/07/2014	—
2014-00061	COUSE FRANK H		DEFENDANT	2/07/2014	—
2014-00061	TENANTS/OCCUPANTS		DEFENDANT	2/07/2014	—

NAME CHANGE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2014-00067	MAES JOHN MICHAEL	PETITIONER	2/07/2014	—

REAL PROPERTY — EJECTMENT

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2014-00058	RODIC ANTE	PLAINTIFF	2/04/2014	—
2014-00058	RODIC GLENDA	PLAINTIFF	2/04/2014	—
2014-00058	SUMMIT CAMP ACQUISITION CO	DEFENDANT	2/04/2014	—
2014-00062	FEDERAL NATIONAL MORTGAGE ASSO	PLAINTIFF	2/07/2014	—
2014-00062	HOUMAN BENJAMIN S	DEFENDANT	2/07/2014	—
2014-00062	OCCUPANTS	DEFENDANT	2/07/2014	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2014-00066	NATIONSTAR MORTGAGE LLC	PLAINTIFF	2/07/2014	—
2014-00066	DE OLIVEIRA GERALDA	DEFENDANT	2/07/2014	—

REAL PROPERTY — PARTITION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2014-00057	HENDEL JANE	PLAINTIFF	2/04/2014	—
2014-00057	HENDEL MICHAEL D	DEFENDANT	2/04/2014	—

REAL PROPERTY — QUIET TITLE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2014-00068	EASTERN OVERHAWK LLC	PLAINTIFF	2/07/2014	—
2014-00068	MULLADY STEVEN K	DEFENDANT	2/07/2014	—
2014-00068	MULLADY KRISTINE	DEFENDANT	2/07/2014	—

Tourism supports more than 452,000 jobs and generates \$36 billion in economic impact from the 172 million annual visitors to the Commonwealth. For more information about Pocono region tourism, visit www.800poconos.com.

MORTGAGES AND DEEDS

*RECORDED FROM FEBRUARY 18, 2014 TO FEBRUARY 21, 2014
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Orloski Sara Lynn	Wayne Bank	Salem Township	
Orloski John S			15,000.00
Rutledge Unlimited	Faigle Ronald V	Damascus Township	
	Faigle Carol		109,000.00
	Faigle Justin M		
	Faigle Rita		
Thoden John	Mortgage Electronic Registration Systems	Lake Township	
Thoden Roberta			182,800.00
Ives Keith R	First National Bank Of Pa	Sterling Township	12,000.00
Roloson Wayne	Wayne Bank	Manchester Township	
Roloson Wilma			11,500.00
Jones Allan	Wayne Bank	Canaan Township	
Jones Carol			20,000.00
Cobb John P	Wayne Bank	Canaan Township	20,000.00
Langman Robert	Mortgage Electronic Registration Systems	Honesdale Borough	
Langman Trisha M			175,610.00
Dishong Cheryl	Honesdale National Bank	Clinton Township 2	
Dishong John H III			111,815.00
Barone Jeffrey	Fidelity Deposit & Discount Bank	Lake Township	
Barone Marilee			208,000.00
Pickel J Gregory	National Penn Bank	Paupack Township	
Pickel Joanne			60,000.00
Wagner Alfred	Dime Bank	Honesdale Borough	
Wagner Jo Ann			122,100.00
McGroary William	P N C Bank	Lebanon Township	
McGroary Nancy			200,000.00
Volpe Bruce	Treat Jeffrey S	Paupack Township	
Volpe Corrine E			1500.00
Volpe Jeannette M			
Depalma Thomas	Housing & Urban Development	Oregon Township	42,615.24
Shencavitz George James	Mortgage Electronic Registration Systems	Manchester Township	
Shencavitz Angelica			98,188.00
Coppola Michael J	Dime Bank	Berlin Township	67,100.00
Mani John R	Wells Fargo Bank	Lake Township	
Mani Lisa M			88,300.00

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

Bialoglow Robert	Mortgage Electronic Registration Systems	Lehigh Township	56,400.00
Graf Allison E			
Galvin James F Jr	Mortgage Electronic Registration Systems	Cherry Ridge Township	
Galvin Carol S			165,750.00
Conway Patrick	Mortgage Electronic Registration Systems	Lake Township	
Conway Debra			116,400.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Heverly D Ross	Three Griffins Enterprises Inc	Salem Township	
Three Griffins Enterprises Inc	Orloski John S	Salem Township	
	Orloski Sara Lynn		
Gregorski Albert P Jr	Gregorski Albert P III	Salem Township	
Faigle Ronald V	Rutledge Unlimited	Damascus Township	
Faigle Carol			
Faigle Justin M			
Faigle Rita			
Poska Ronald	Doyle John F	Clinton Township 1	
Poska Kathryn	Doyle Rhonda E		Lot 2
Hildebrand Gertrude	Hildebrand Barry	Dreher Township	
	Hildebrand Glenn		Lot 34
	Thompson Karen		
Pitti David J	Hickey Robert L	Dreher Township	
Pitti Kathleen M	Hickey Linda L		Lots 165 & 175
Daly Robert E	Nagengast John	Lake Township	
Daly Lynn K	Nagengast Diane M		Lot 2627
Federal Home Loan Mortgage Corporation	Niles Ruth F	Palmyra Township	
McGovern Daniel A	Smith Veronica E		Lots 10 & 11
Goldstein Lois	Daly Robert E	Lake Township	
	Daly Lynn K		Lot 2612
Housing & Urban Development	Hoppas Nicolas	Berlin Township	
	Hoppas Elpida		Parcel 1 3B 4
Rivardo Mary	Missing Pieces	Honesdale Borough	
Federal National Mortgage Association AKA Fannie Mae AKA Udren Law Offices	Ajrulla Duka	Honesdale Borough	
Federal National Mortgage Association AKA Fannie Mae AKA Servicelink	Kaja Holdings Two	Lehigh Township	
			Lot 6
Mellinger Glenn D	Gawthrop Douglas	Paupack Township	
Mellinger Donna N	Gawthrop Leslie		Lot 204

Bayly Charles	Carlile Eric	Berlin Township	
Dennis Christopher	Fabian Charles Michael	Lehigh Township	
Dennis Deborah	Fabian Sandra Miller		Lot 122
Ferrone James M	Cooper Robert H	Lehigh Township	
	Barnes Rebekah L		Lot 22
Fannie Mae AKA Federal National Mortgage Association AKA	Dishong John H III	Clinton Township 2	
K M L Law Group Housing & Urban Development	Dishong Cheryl		Lot 30
Wagner Alfred	J P Homes Inc	Starrucca Borough	
Wagner Joanne AKA	Wagner Alfred	Honesdale Borough	
Wagner Jo Ann AKA	Wagner Jo Ann		
Donaldson Dale A	McNamara Cornelius	Paupack Township	
	McNamara Margaret		Lot 257
Volpe Corrine E Adm	Volpe Bruce	Paupack Township	
Volpe Doris T Phelan Est AKA	Volpe Corrine E		Lot 1
Volpe Doris Est AKA	Volpe Jeannette M		
Volpe Doris T Est AKA			
J P Morgan Chase Bank	Housing & Urban Development	Honesdale Borough	
Glasgow Donald M	Shencavitz George James	Manchester Township	
	Shencavitz Angelica		
Viglorolo Lisa M	Britt Randy J	Mount Pleasant Township	
Nejjar Lisa	Britt Michele M		Lot 24
Spaeth Deborah A AKA			
Spaeth Debra AKA			
Viglorolo Deborah AKA			
Viglorolo Lisa M	Nejjar Lisa	Mount Pleasant Township	
Nejjar Lisa			Lot 19
Spaeth Deborah A AKA			
Spaeth Debra AKA			
Viglorolo Deborah AKA			
Yaklic Robert	Christensen Joe	Clinton Township 2	Lot 15
Sumerano Daniela	Smith James P	Lehigh Township	
	Smith Mary Lou		
Sheets Guy	Bialoglow Robert P	Lehigh Township	
Sheets Karen	Graf Allison E		Lot 7
Seeman Robert J Sr	Scalone Lawrence	Lehigh Township	
Seeman Patricia			
Livolsi Leopold P II	Olsen Robert	Lake Township	
Livolsi Rosann V	Nebenzahl Jennifer C		Lot 2979
Lyons John J	Galvin James F Jr	Cherry Ridge Township	
Lyons Dina M	Galvin Carol S		Lot 10
Wickkiser Robert D	Brookfield Global Relocation Services	Lake Township	
Wickkiser Megan			Lot 4145
Brookfield Global Relocation Services	Conway Patrick	Lake Township	
	Conway Debra		Lot 4145

CLE Courses

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 17, 2014

8:30 a.m.–4:00 p.m.

2014 Family Law Institute

5 hours substantive/1 hour ethics

April 30, 2014

12:30 p.m.–3:45 p.m.

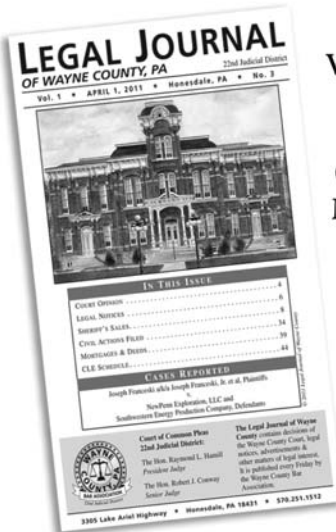
The Jury Process in Criminal Cases

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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