

# OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

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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.*

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*Per Year*

Mailed Copy	\$100
Emailed Copy	\$50
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WAYNE COUNTY OFFICIALS

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

**Magisterial District Judges**

Bonnie L. Carney  
Ronald J. Edwards  
Ted Mikulak

**Court Administrator**

Linus H. Myers

**Sheriff**

Mark Steelman

**District Attorney**

Janine Edwards, Esq.

**Prothonotary, Clerk of The Court**

Edward “Ned” Sandercock

**Chief Public Defender**

Scott Bennett, Esq.

**Commissioners**

Brian W. Smith, *Chairman*  
Wendall R. Kay  
Jonathan Fritz

**Treasurer**

Brian T. Field

**Recorder of Deeds, Register of Wills**

Ginger M. Golden

**Coroner**

Edward Howell

**Auditors**

Carla Komar  
Judy O’Connell  
Kathleen A. Schloesser

**Jury Commissioners**

Judith M. Romich  
Patricia Biondo

## CRIMINAL CASES

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*The following cases were addressed by the Raymond L. Hamill, President Judge, Wayne County on February 27, 2014*

**MATTHEW A. NOVIS**, age 44 of Honesdale, PA was sentenced to the Wayne County Correctional Facility for a period of not less than 100 days nor more than 23 ? months for one count of Terroristic Threats-Violent Crime With Intent to Terrorize, graded as a Misdemeanor of the 1st Degree. He was also ordered to pay all Court costs, undergo a drug and alcohol evaluation and comply with all recommendations for treatment, continue with mental health treatment and perform 50 hours of community service. The incident occurred on July 6, 2013, in Honesdale Borough when Novis threatened to kill a female victim.

**NICHOLE C. STRASBURGER**, age 33 of Waymart, PA was sentenced to the Wayne County Correctional Facility for a period of not less than 15 days nor more than 23 ? months for one count of Endangering Welfare of Children: As Parent/Guardian, graded as a Misdemeanor of the 1st Degree. She was also ordered to pay all Court costs, undergo a mental health evaluation together with a drug and alcohol evaluation and comply with all recommendations for treatment, and obtain part time employment. The incident occurred on August 3, 2013, in Waymart Borough when Waymart Borough Police were called to investigate the report of a baby crying. At that time Strasburger was under the influence of alcohol.

**MARK L. COURTRIGHT**, age 49 of Canadensis, PA was sentenced to the Wayne County Correctional Facility for a period of not less than 6 months nor more than 23 ? months for one count of Fleeing or Attempting to Elude a Police Officer, graded as a Misdemeanor of the 2nd Degree, one count of Possession of Controlled Substance, an ungraded Misdemeanor and one count of DUI or Controlled Substance, also an ungraded Misdemeanor. He was also ordered to pay all Court costs, pay a fine in the amount of \$1,300.00, attend and complete an alcohol highway safety program, undergo a drug and alcohol evaluation and comply with all recommendations for treatment, perform 50 hours of community service and obtain full time employment. The incident occurred on September 7, 2013, in Lehigh Township when Lehigh Township Police observed Courtright traveling at a high rate of speed. At that time he was under the influence of alcohol and cocaine.

**SHAQUANA CLAYBORN**, age 22 of Scranton, PA was sentenced to the Wayne County Correctional Facility for a period of not less than 10 days nor more than 12 months for one count of Recklessly Endangering Another Person, graded as a Misdemeanor of the 2nd Degree. She was also ordered to pay all Court costs, pay restitution in the amount of \$128.69 and undergo a drug and alcohol evaluation and comply with all recommendations for treatment. The incident occurred on September 1, 2013, in Dreher Township when Clayborn removed a male child from foster care.

**ALEXANDER C. SHOCK**, age 32 of Hawley, PA was sentenced to a State Correctional Facility for a period of not less than 5 months nor more than 24 months for one count of Unsworn Falsification to Authorities, graded as a Misdemeanor of the 2nd Degree. He was also ordered to pay all Court costs. The incident occurred on April 20, 2013, in Palmyra Township when provided false information on a firearm purchase application.

**MARK L. DELADE**, age 22 of Honesdale, PA was sentenced to the Wayne County Correctional Facility for a period of not less than 7 months nor more than 36 months for one count of Theft By Unlawful Taking or Disposition, graded as a Misdemeanor of the 1st Degree, one count of Burglary, graded as a Felony of the 1st Degree, and one count of Theft From A Motor Vehicle, graded as a Misdemeanor of the 3rd Degree. He was also ordered to pay all Court costs, pay a fine in the amount of \$1,000.00, pay restitution in the amount of \$1,659.00, submit to the drawing of a DNA sample and pay \$250.00 for the cost of the sample, undergo a drug and alcohol evaluation and comply with all recommendations for treatment, and obtain full time employment. The incidents occurred September 8, 2013, and September 23, 2013, in Honesdale Borough and Texas Township.

**GARY HAUN**, age 56 of Honesdale, PA was placed on probation for a period of 6 months for one count of Accident Involving Damage to Attended Veh/Property, graded as a Misdemeanor of the 3rd Degree. He was also ordered to pay all Court costs, pay a fine in the amount of \$500.00, and undergo a drug and alcohol evaluation and comply with all recommendations for treatment. The incident occurred on September 22, 2013, in Honesdale Borough when Haun struck another vehicle.

**JOSEPH L. SHIELDS**, age 53 of Honesdale, PA was sentenced to the Wayne County Correctional Facility for a period of not less than 180 days nor more than 5 years for one count of DUI-Highest Rate, graded as a Misdemeanor of the 1st Degree and one count of Driving While Operating Privilege Suspended/Revoked, graded as a Summary offense. He was also ordered to pay all Court costs, pay a fine in the amount of \$2,500.00, undergo a drug and alcohol evaluation and comply with all recommendations for treatment and attend and complete an alcohol highway safety program. The incident occurred on September 12, 2013, in Lebanon Township when Pennsylvania State Police observed Shields traveling with an expired inspection sticker. His BAC was .190%.

**BARBARA J. SIZEMORE**, age 39 of Hawley, PA was placed on probation for a period of 12 months for one count of Criminal Conspiracy-Possession of Controlled Substance, an ungraded Misdemeanor. She was also ordered to pay all Court costs, pay a fine in the amount of \$500.00, undergo a drug and alcohol evaluation and comply with all recommendations for treatment, perform 50 hours of community service and obtain full time employment. The incident occurred on December 7, 2012, in Hawley Borough when Sizemore conspired to possess Heroin.

**JOHN CORBETT**, age 58 of Newfoundland, PA was sentenced to the Wayne County Correctional Facility for a period of not less than 48 hours nor more than 6 months for

one count of DUI, an ungraded Misdemeanor. He was also ordered to pay all Court costs, pay a fine in the amount of \$500.00, undergo a drug and alcohol evaluation and comply with all recommendations for treatment, and complete an alcohol highway safety program. The incident occurred on July 12, 2013, in Lehigh Township when Lehigh Township Police observed Corbett cross the double yellow lines. His BAC was .151%.

**JOSHUA C. HUPPERTEREZ**, age 25 of Hawley, PA was placed on probation for a period of 12 months for one count of Possession of Controlled Substance, an ungraded Misdemeanor. He was also ordered to pay all Court costs, undergo a mental health evaluation together with a drug and alcohol evaluation and comply with all recommendations for treatment and obtain full time employment. The incident occurred on July 4, 2013, in Waymart Borough when Hupperterez was discovered to be in possession of Marijuana.

**THOMAS W. DUBIEL**, age 54 of Honesdale, PA was placed on the Accelerated Rehabilitative Disposition Program for a period of 6 months related to DUI. He was also ordered to pay all Court costs, attend and complete an alcohol highway safety program, perform 40 hours of community service, and have his operator's license suspended for a period of 60 days. The incident occurred on November 22, 2013, in Honesdale Borough when Honesdale Borough Police observed Dubiel fail to dim his head lights. His BAC was .222%.

**EILEEN FLEMMING**, age 47 of Lake Ariel, PA was placed on the Accelerated Rehabilitative Disposition Program for a period of 6 months related to DUI. She was also ordered to pay all Court costs, perform 40 hours of community service, complete an Alcohol Highway Safety Program and have her operator's license suspended for a period of 60 days. The incident occurred on July 6, 2013, in Salem Township when Pennsylvania State Police observed Flemming swerve off the roadway. Her BAC was .160%.

**ANTHONY PALAZZOLO**, age 75 of Pocono Lake, PA was placed on the Accelerated Rehabilitative Disposition Program for a period of 6 months related to DUI. He was also ordered to pay all Court costs, perform 40 hours of community service, complete an alcohol highway safety program and have his operator's license suspended for a period of 30 days. The incident occurred on July 13, 2013, in Lehigh Township when Lehigh Township Police observed Palazzolo traveling at a high rate of speed. His BAC was .159%.

**RANDY R. SIEDEL**, age 55 of Emmaus, PA was placed on the Accelerated Rehabilitative Disposition Program for a period of 6 months related to BUI. He was also ordered to pay all Court costs and perform 40 hours of community service. The incident occurred on August 25, 2013, in Paupack Township when Pennsylvania Boat and Fish Commission Officers observed Siedel traveling above the no wake speed limit. His BAC was .147%.

**RICHARD J. BERGMANN**, age 41 of Moscow, PA was placed on the Accelerated Rehabilitative Disposition Program for a period of 6 months related to DUI. He was

also ordered to pay all Court costs, perform 40 hours of community service, complete an alcohol highway safety program, and have his operator's license suspended for a period of 60 days. The incident occurred on September 25, 2013, in Salem Township when Pennsylvania State Police observed Bergmann traveling with a broken tail light. At that time Bergmann refused to provide a blood sample for chemical testing.

**THOMAS J. SCULLIN**, age 23 of Haverford, PA was placed on the Accelerated Rehabilitative Disposition Program for a period of 6 months related to DUI. He was also ordered to pay all Court costs, perform 40 hours of community service, complete an alcohol highway safety program and have his operator's license suspended for a period of 30 days. The incident occurred on October 12, 2013, in Cherry Ridge Township when Pennsylvania State Police were called to investigate the report of an unconscious motorist. His BAC was .126%.

**PENNY WILLIAMS**, age 48 of Scranton, PA was placed on the Accelerated Rehabilitative Disposition Program related to DUI. She was also ordered to pay all Court costs, perform 40 hours of community service, complete an alcohol highway safety program and have her operator's license suspended for a period of 30 days. The incident occurred on July 26, 2013, in Prompton Township when Pennsylvania State Police observed Williams stopped in the center of a roadway. Her BAC was .138%.

**ELIZABETH M. MERRY**, age 73 of Honesdale, PA was placed on the Accelerated Rehabilitative Disposition Program for a period of 6 months related to DUI. She was also ordered to pay all Court costs, perform 40 hours of community service, complete an alcohol highway safety program, and have her operator's license suspended for a period of 60 days. The incident occurred on October 28, 2013, in Waymart Borough when Merry made a turn nearly striking a police cruiser. Her BAC was .251%.

**AMY K. RYCZAK**, age 37 of Jermyn, PA pled guilty to one count of DUI-Highest Rate, an ungraded Misdemeanor and one count of Accident Involving Damage to Attended Veh/Property, graded as a Misdemeanor of the 3rd Degree. The incident occurred on December 9, 2012, in Sterling Township when Pennsylvania State Police were called to investigate the report of a driver traveling eastbound in a westbound lane. Her BAC was .27%. She is scheduled to be sentenced on May 1, 2014.

**ANNE K. PRIEBE**, age 28 of Honesdale, PA pled guilty to one count of DUI-Highest Rate, graded as a Misdemeanor of the 1st Degree. The incident occurred on February 18, 2013, in Hawley Borough when Pennsylvania State Police were called to investigate the report of a one vehicle crash. Her BAC was .341%. She is scheduled to be sentenced on April 17, 2014.

**MONTI JAMES MANN**, age 26, of Syracuse, NY pled guilty to one count of Theft By Unlawful Taking or Disposition, graded as a Misdemeanor of the 2nd Degree. The incident occurred between April 30, 2012, and May 1, 2012, in Preston Township. He is scheduled to be sentenced on April 17, 2014.

**JOHN J. BATES**, age 25 of Honesdale, PA pled guilty, in two separate cases, to one count of DUI, an ungraded Misdemeanor and one count of Theft By Unlawful Taking or Disposition, graded as a Felony of the 3rd Degree. The first incident occurred on April 21, 2013, in Waymart Borough when Pennsylvania State Police observed Bates swerving in his lane of travel. His BAC was .158%. The second incident occurred between October 2013, and November 2013, in Honesdale Borough. He is scheduled to be sentenced on April 17, 2014.

**TRACY L. WILLIAMS**, age 22 of Honesdale, PA pled guilty to one count of Possession of Controlled Substance, and ungraded Misdemeanor. The incident occurred on March 28, 2013, in Berlin Township. She is scheduled to be sentenced on May 1, 2014.

**ROBERT A. MCQUONE**, age 51 of Gouldsboro, PA pled guilty, in two separate cases, to two counts of DUI-Highest Rate, ungraded Misdemeanors. The incident occurred on July 13, 2013, and August 10, 2013, in Lehigh Township. His BAC was .170% during the first incident and .179% during the second incident. He is scheduled to be sentenced on May 1, 2014.

**KENNETH J. MISZLER**, age 62 of Honesdale, PA pled guilty to one count of DUI-Highest Rate, an ungraded Misdemeanor. The incident occurred on June 29, 2013, in Berlin Township. His BAC was .165%. He is scheduled to be sentenced on April 17, 2014.

**GLENN SMITH**, age 47 of Covington Twp, PA pled guilty to one count of DUI-Highest Rate, an ungraded Misdemeanor and one count of Follow Too Closely, graded as a Summary offense. The incident occurred on May 19, 2013, in Lehigh Township. His BAC was .248%. He is scheduled to be sentenced on April 17, 2014.

**WILLIAM H. MOTZ**, age 23 of Lake Ariel, PA pled guilty to one count of Theft By Unlawful Taking or Disposition, graded as a Misdemeanor of the 3rd Degree. The incident occurred between February 1, 2013, and September 7, 2013, in Paupack Township. He is scheduled to be sentenced on April 17, 2014.

**JOHN W. YERMAL**, AGE 39 OF Moscow, PA pled guilty to one count of Simple Assault, graded as a Misdemeanor of the 2nd Degree and one count of Recklessly Endangering Another Person, also graded as a Misdemeanor of the 2nd Degree. The incident occurred on October 14, 2013, in Salem Township. He is scheduled to be sentenced on April 3, 2014.

**DENNIS E. KING**, age 49 of Honesdale, PA pled guilty to one count of Simple Assault, graded as a Misdemeanor of the 2nd Degree. The incident occurred on November 11, 2013, in South Canaan Township. He is scheduled to be sentenced on April 3, 2014.

**SEAN STINNARD**, age 22 of Honesdale, PA pled guilty to one count of Receiving Stolen Property, graded as a Misdemeanor of the 1st Degree. The incident occurred on October 16, 2013, in Dyberry Township. He is scheduled to be sentenced on April 24, 2014.



**RICHARD A. HAGER**, age 36 of Jefferson Twp, PA pled guilty to DUI-Highest Rate, graded as a Misdemeanor of the 1st Degree and one count of Driving While Operating Privilege Suspended/Revoked, graded as a Summary offense. The incident occurred on August 14, 2013, in Salem Township. He is scheduled to be sentenced on April 17, 2014.

**SCOTT P. FREETHY**, age 22 of Lakeville, PA pled guilty to one count of Delivery of Controlled Substance, an ungraded Felony. The incident occurred on November 28, 2013, in Palmyra Township. He is scheduled to be sentenced on April 17, 2014.

**GEORGE H. BOWEN**, age 55 of Honesdale, PA pled guilty to one count of Disorderly Conduct-Engage in Fighting, graded as a Misdemeanor of the 3rd Degree. The incident occurred on December 3, 2013, in Honesdale Borough. He is scheduled to be sentenced on April 17, 2014.

**ALLEN J. EATON**, age 31 of Newfoundland, PA pled guilty to one count of Theft By Unlawful Taking or Disposition, graded as a Misdemeanor of the 2nd Degree and one count of Defiant Trespass, graded as a Summary offense. The incident occurred on October 23, 2013, in Dreher Township. He is scheduled to be sentenced on April 17, 2014.

**NEELY A. GARVEY**, age 43 of Madison Twp, PA pled guilty to one count of DUI, an ungraded Misdemeanor. The incident occurred on October 3, 2013, in Sterling Township. Her BAC was .135%. She is scheduled to be sentenced on April 24, 2014.

**MARVIN JAQUISH**, age 24 of Carbondale, PA pled guilty to one count of DUI-Cont Sub-Impaired Ability/1st Offense, an ungraded Misdemeanor. The incident occurred on December 7, 2013, in Salem Township. He is scheduled to be sentenced on May 1, 2014.

**BETSY L. ARNOLD**, age 35 of Honesdale, PA pled guilty to one count of Possession of Drug Paraphernalia, an ungraded Misdemeanor. The incident occurred on November 6, 2013, in Texas Township. She is scheduled to be sentenced on April 17, 2014.

**LEGAL NOTICES**

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

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**ESTATE NOTICES**

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

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**EXECUTRIX NOTICE**

Estate of WILLIAM WEISS  
Late of Lake Township  
Executrix  
PAMELA J. WEISS  
200 KEYSTONE ROAD  
LAKE ARIEL, PA 18436  
Attorney  
NICHOLAS A. BARNA  
831 COURT STREET  
HONESDALE, PA 18431

3/7/2014 • 3/14/2014 • 3/21/2014

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**ESTATE NOTICE**

Notice is hereby given, that Letters Testamentary have been granted Kathryn E. Rowedder, Executrix of the Estate of Douglas A. Rowedder, late of Damascus, Wayne County, Pennsylvania who died on February 21, 2014. 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 Executrix Kathryn E. Rowedder c/o Mark R Zimmer,

Esquire, 1133 Main Street,  
Honesdale, PA 18431.

3/7/2014 • 3/14/2014 • 3/21/2014

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**EXECUTOR NOTICE**

Estate of HUGH GEORGE HAYS  
AKA HUGH G. HAYS  
Late of Mount Pleasant Township  
Executor  
JOHN D. HAYS  
109 BRIANT PARK DRIVE  
SPRINGFIELD, NJ 07081-2161

3/7/2014 • 3/14/2014 • 3/21/2014

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**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

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**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**

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**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**

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**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**

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**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**

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**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**

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**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

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**OTHER NOTICES**

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**NOTICE**

TAKE NOTICE THAT THE FOLLOWING ACCOUNT HAS BEEN FILED TO THE COMMON PLEAS COURT OF WAYNE COUNTY AND WILL BE PRESENTED FOR CONFIRMATION ON MARCH 20, 2014 AT 9:15 A.M. IN COURT ROOM # 2, WAYNE COUNTY COURT HOUSE, HONESDALE, PA.

FIRST AND FINAL ACCOUNT OF DIANNE S. ROMANO EXECUTOR FOR ESTATE OF ELEANOR S. YOUNG

NO. 180 O.C.D. 2014.

STEPHEN JENNINGS, ESQUIRE  
JENNINGS & JENNINGS, LLC

3/7/2014 • 3/14/2014

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**NOTICE OF DECREE NISI**

TAKE NOTICE THAT THE FOLLOWING ACCOUNT HAS BEEN FILED TO THE COMMON PLEAS COURT OF WAYNE

COUNTY AND WILL BE PRESENTED FOR CONFIRMATION ON MARCH 27, 2014 AT 9:15 A.M. IN COURT ROOM #2, WAYNE COUNTY COURT HOUSE, HONESDALE, PA.

FIRST AND FINAL ACCOUNTING OF PATRICIA S. ECK, ADMINISTRATRIX OF THE ESTATE OF FREDRICK N. ECK, Deceased, No. 20 O.C.D. 2014

3/7/2014 • 3/14/2014

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**NOTICE OF FILING OF FICTITIOUS NAME**

TAKE NOTICE THAT a Fictitious Name was filed with the Department of State. The name of the Fictitious Name is Basin and Main at The Sullum's Building. This Fictitious Name has been organized under the provision pursuant to 54 Pa. C.S. 311. Solicitor: Matthew L. Meagher, Esquire, 1018 Church Street, Honesdale, Pennsylvania 18431

3/7/2014

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**NOTICE OF REGISTRATION OF FICTITIOUS NAME**

NOTICE IS HEREBY GIVEN, pursuant to the provisions of the Acts of Assembly approved May 24, 1945, as amended, that on February 7, 2014, a certificate for the conduct of business under the fictitious name of 3 Stones Healing, with its principal place of business at Bethany, Pennsylvania, was filed with the Department of State. The name of the entity

owning or interested in said business is New Horizons Farm & Sanctuary, Inc.

Attorney Nicholas A. Barna  
831 Court Street  
Honesdale, PA 18431

3/7/2014

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

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

**SHERIFF'S SALE  
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 Clift's farm; thence West by land of said Clift 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 HONESDALE PA 18431  
Theresa A. Martin 355 Beach Lake Highway, Bldg. C HONESDALE 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**

**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  $\hat{A}$ 3/4 DEGREES EAST 125 FEET TO A STAKE; THENCE SOUTH 75  $\hat{A}$ 3/4 DEGREES EAST 100 FEET TO A STAKE; THENCE SOUTH 14  $\hat{A}$ 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**

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**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, 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.

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

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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 KaliinT. 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 HONESDALE 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**

**SHERIFF'S SALE  
APRIL 2, 2014**

By virtue of a writ of Execution instituted NationStar Mortgage LLC D/B/A Champion Mortgage Company issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 2nd day of April,

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 Those Certain Parcels Of Land Situate In The Township Of Buckingham, Wayne County, Pennsylvania, Bounded And Described As Follows:

Beginning At An Iron Pin Driven In The Ground Which Pin Is Located At The Southeast Corner Of The Diamond Lot And Said Pin Also Being On The Westerly Bounds Of Myrick Dirt Road, So Called; Thence Running In A Straight Line In A Southerly Direction Along The West Bounds Of The Myrick Dirt Road, So Called, For A Distance Of 100 Feet To An Iron Pin; Thence At Right Angles Running In A Westerly Direction For A Distance Of 180 Feet To An Iron Pin, Said Pin Being Located At The Southeasterly Bounds Of The Harlow Kingsbury Lot; Thence Running In A Straight Line In A Northeasterly Direction For A Distance Of 100 Feet To An Iron Pin, Said Pin Being Located On The South Bounds Of The Diamond Lot; Thence Running In An Easterly Direction In A Straight Line For A Distance Of 150 Feet Along The South Bounds Of The Diamond Lot To An Iron Pin, Which Pin Being The Place Of Beginning Be The Same More Or Less.

Being A Portion Of The Premises Conveyed From V.S. Whitaker To Andy & Maude Myrick By A Deed

Dated In Approximately The Year  
1922 Or 1923.

And Being The Same Land That  
Andy Myrick And Maude Myrick  
By Deed Dated March 18, 1955  
And Recorded In Deed Book 189,  
Page 419 Granted And Conveyed  
To Jack Clinton Teetor And Lucille  
May Teetor, The Said Jack Clinton  
Teetor Died.

Second Parcel: Beginning At An  
Iron Pin Driven In The Ground In  
The Westerly Bounds Of A Dirt  
Road At The Southerly Corner Of  
Lands Of Teetor And Running  
Thence In A Westerly Direction  
Along The Southerly Line Of  
Teetors Land 190 Feet, More Or  
Less, To An Iron Pin Corner;  
Thence Running In A Southerly  
Direction Along The Easterly  
Bounds Of Lands Of Kingsbury, 90  
Feet More Or Less To A Corner;  
Thence Running In An Easterly  
Direction Along The Northerly Line  
Of Land Of Carley Brook And  
Myrick 210 Feet, More Or Less, To  
A Point In The Westerly Bounds Of  
A Dirt Road; Thence Running In A  
Northerly Direction Along Said Dirt  
Road 60 Feet, More Or Less, To  
The Point Or Place Of Beginning,  
Be The Same More Or Less.

Tax Parcel, Number(S): 03-0-0001-  
0010, 03-0-0001-0011

BEING KNOWN AS: 35 Myrick  
Road, Starlight, PA,18461

Seized and taken in execution as  
property of:  
UNKNOWN HEIRS OF

FREDRICK SPENCER 35  
MYRICK ROAD STARLIGHT PA  
18461

Execution No. 445-Civil-2013  
Amount Due: \$111,699.33 Plus  
additional costs

January 23, 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**

.Jill P. Jenkins Esq.

**3/7/2014 • 3/14/2014 • 3/21/2014**

**SHERIFF'S SALE  
APRIL 2, 2014**

By virtue of a writ of Execution  
instituted 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 2nd day of April, 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, lying and being in the Borough of Honesdale, County of Wayne and Commonwealth of Pennsylvania, and more particularly bounded and described as follows:

BEGINNING at a concrete D & H monument at the northeast corner of land now or formerly of Robert Hessling, thence along said Robert Hessling line South seventy (70) degrees eighteen (18) minutes ten (10) seconds west eighty-nine and fifty-two one hundredths (89 52) feet to the easterly line of Terrace Street; thence along the said easterly line of Terrace Street the following three courses (1) North eleven (11) degrees eight (08) minutes East two hundred thirty-three and twenty-four one-hundredths (233 24) feet, (2) along the arc of a curve to the right seventy-two and sixty-two one-hundredths (72 62) feet, said arc having a radius of thirty-one and forty-three one-hundredths (31 43) feet and subtended by a chord North seventy-seven (77) degrees nineteen (19) minutes forty-five (45) seconds East fifty-seven and fifty-one one-hundredths (57 51) feet, (3) South thirty-six (36) degrees twenty-eight (28) minutes

thirty (30) seconds East one and two-hundredths (1 02) feet, thence along line of land now or formerly of Wayne Motors, Inc. South thirteen (13) degrees forty-four (44) minutes East three hundred eight and seventy-four one-hundredths (308 74) feet to the westerly line of Pennsylvania Route 191, thence along said westerly line of Pennsylvania Route 191 the following three courses and distances (1) along the arc of a curve to the left seventy-four and seventy-three one-hundredths (74 73) feet, said arc having a radius of one hundred and ninety (190 0) feet and subtended by a chord South seven (7) degrees thirty-seven (37) minutes five (05) seconds West seventy-four and twenty-five one-hundredths (74 25) feet, (2) along the arc of a curve to the left one hundred five and twenty-seven one-hundredths (105 27) feet, said arc having a radius of seven hundred sixty-six and eighteen one-hundredths (766 18) feet and subtended by a chord South seven (7) degrees thirty-five (35) minutes ten (10) seconds East one hundred five and eighteen one-hundredths (105 18) feet, (3) South eleven (11) degrees thirty-one (31) minutes twenty (20) seconds East one hundred eighty-three and thirty one-hundredths (183 30) feet to the easterly line of Erie Street, thence along the said easterly line of Eric Street North twenty-five (25) degrees thirty-nine (39) minutes twenty (20) seconds West two hundred eighty-seven and forty-eight one hundredths (287 48) feet and North thirty (30) degrees fifty-

seven (57) minutes forty (40) seconds West seventy-six and eighty-five one-hundredths (76 85) feet to the line of land now or formerly of Robert Hessling, thence along land now or formerly of Robert Hessling and along an old hedgerow North sixty-three (63) degrees sixteen (16) minutes East sixty-six and twenty-eight one-hundredths (66 28) feet, North three (3) degrees twenty-one (21) minutes fifty (50) seconds East twenty-three and fifty-two one-hundredths (23 52) feet and North twenty-two (22) degrees twelve (12) minutes West seventy-four and five-hundredths (74 05) feet to the point of BEGINNING.

CONTAINING within said bounds one and eight-hundredths (1 08) acres All bearings are true bearing as surveyed by Elmer C Zapp, R S , and plotted upon a map entitled "Map of Property at Honesdale Boro, Wayne County, Pennsylvania, surveyed for George Bresset, June 13, 1967, Scale 1" = 30' ".

Being the same premises conveyed by Ramesh A Patel and Jyoti R Patel, his wife, to the mortgagors herein by deed bearing even date herewith and duly intended to be recorded simultaneously with the recording of this mortgage.

Address: 100 Terrace Street,  
Honesdale, PA 18431

TRACT II

ALL that certain piece or parcel of land with the buildings and

improvements thereon erected, situate in the Borough of Honesdale, County of Wayne and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point sixty-six and ninety-one hundredths (66 91) feet from an established angle iron corner on the Southerly side of Fourth Street, thence South eleven (11) degrees East, two hundred twenty-three (223) feet more or less to an iron pin for a corner, said iron pin being in the sidewalk on the Westerly side of the main shop building, West Bay, thence South seventy-nine (79) degrees West, one hundred forty-nine and twenty-five hundredths (149 25) feet to an iron pin for a corner, thence North eleven (11) degrees West two hundred twenty (220) feet more or less to an iron pin for a corner, thence North seventy-seven (77) degrees seventeen (17) minutes East, one hundred forty-eight and sixteen hundredths (148 16) feet more or less to a point and place of BEGINNING CONTAINING 0 8 acres, be the same more or less.

EXCEPTING AND RESERVING THEREFROM AND THEREOUT, a right of way to the Erie-Lackawanna Railroad Company, being twenty-five (25) feet in width and cutting through the entire Westerly side of the above said property, and shown on Drawing No 3010 by Arthur R Goerlitz, R P E , dated August 14, 1962.

TOGETHER WITH unto the Grantees herein, their heirs and

assigns, of a perpetual easement for the maintenance of utilities and underground cables on abutting lands of the Grantor situate in the Borough of Honesdale, County of Wayne and State of Pennsylvania and bounded and described as follows, to wit:

BEGINNING at a point West three (3) feet from the Northwestern corner of the Main Shop Building, West Bay, said corner being the Southeastern most corner of lands being conveyed by Irving Fox, et ux, to Nanbo, Inc, thence South eleven (11) degrees East, thirty-two (32) feet to a corner, thence South seventy-nine (79) degrees West, seventy and forty hundredths (70 40) feet to a corner on the Eastern Right of Way of the Erie-Lackawanna Railroad, thence along said Right of Way, North nine (9) degrees five (5) minutes West, thirty-two and sixteen hundredths (32 16) feet to a corner, thence North seventy-nine (79) degrees East, sixty-nine and seventy-five hundredths (69 75) feet to the point and place of BEGINNING.

TOGETHER WITH unto the Grantees herein, their heirs and assigns, of the right of ingress, egress and regress in and upon the said aforementioned described premises for the purpose of repairing, replacement, reconstruction and maintenance of the existing utilities and underground cables now situate thereon and servicing the premises conveyed by the Grantors and the Grantees.

EXCEPTING AND RESERVING unto the Grantors, its successors and assigns, in common however with the Grantees, their heirs and assigns, of the right for pedestrian passageway only to the use of the concrete sidewalk situate on the eastern side of the office building located on the premises heretofore conveyed and extending from Fourth Street in a Southeasterly direction to the factory buildings owned by Irving Fox.

Subject to the right of public user in abutting public highways and streets.

Subject to a utility right of way as set forth in Wayne County Record Book 2067 at Page 77.

Being the same premises conveyed by John J Weidner and Dorothy Weidner, his wife, to Stephen M Putzi and Suzanne Putzi, his wife, by deed dated May 29, 2003, and recorded in Wayne County Record Book 2244 at

Seized and taken in execution as property of:  
American Real Estate Investment Holdings I, Inc. 100 4th Street HONESDALE PA 18431  
American Real Estate Investment Holdings, Inc. 100 4th Street HONESDALE PA 18431  
Stephen M. Putzi 100 4th Street Honesdale PA 18431  
Suzanne S. Putzi a/k/a Suzanne Putzi 100 4th Street HONESDALE PA 18431

Execution No. 632-Civil-2013  
Amount Due: \$803,240.44 Plus  
additional costs

January 23, 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.**

Kimberly D. Martin Esq.

**3/7/2014 • 3/14/2014 • 3/21/2014**

**SHERIFF'S SALE  
APRIL 2, 2014**

By virtue of a writ of Execution instituted  
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 2nd day of April, 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 or parcel of land lying, situate and being in the Borough of Honesdale, County of Wayne and State of Pennsylvania, bounded and described as follows:

**BEGINNING** at the southeast corner of land now or formerly of Putzi and along the west side of the railroad track right of way line; thence along the west side of the railroad track right of way line, south 12 degrees 50 minutes 09 seconds east 99.58 feet and south 13 degrees 44 minutes 42 seconds east 91.24 feet to a found monument; thence along land now or formerly of Jurgensen Limited Partnership, south 76 degrees 15 minutes 18 seconds west 90.00 feet to a found monument and north 11 degrees 48 minutes 15 seconds west 350.65 feet to a corner; thence along land now or formerly of the Pennsylvania Department of Transportation, north 76 degrees 18 minutes 40 seconds east 24.72 feet to a corner; thence partly along land now or formerly of the Pennsylvania Department of Transportation and mostly along land now or formerly of Putzi, south 13 degrees 55 minutes 16 seconds east 159.79 feet to a corner near a light pole; thence along land now or formerly of Putzi, north 76 degrees 04 minutes 44 seconds east 54.49 feet to the place of

BEGINNING.

CONTAINING 0.48 acres as surveyed by James B. Rutherford, R.P.L.S. and depicted on a map of said survey dated June 9, 2010.

TAX PARCEL NO.: 11-12-78.2.-

PARCEL 2:

ALL THAT CERTAIN piece or parcel of land lying, situate and being in the Borough of Honesdale, County of Wayne and Commonwealth of Pennsylvania, bounded and described in accordance with the Preliminary/Final Subdivision Plan prepared by Cornerstone Consulting Engineers & Architectural, Inc., dated 6/1/11 and recorded on the 11th day of January 2013, in Bk 118, Page 19 as follows:

Beginning at a point at the dividing line between Lot 75 (lands now or formerly of Putzi) and the herein described parcel, thence along said dividing line north 76 degrees 03 minutes 46 seconds east 69.76 feet to a point at the dividing line between Proposed Lot 'B' and the herein described parcel, thence along said dividing line the following three courses: (1) south 13 degrees 55 minutes 16 seconds east 83.55 feet, (2) south 57 degrees 07 minutes 15 seconds east 12.02 feet, and (3) south 13 degrees 55 minutes 16 seconds east 36.35 feet to a corner at Proposed Lot 'B', thence along Proposed Lot 'B' and along a portion of the southerly line of Proposed Lot 'A'

north 76 degrees 22 minutes 22 seconds east 257.92 feet to a point; thence south 75 degrees 03 minutes 21 seconds east 22.11 feet to a point along the west bank of the Lackawaxen River; thence along the west bank of the Lackawaxen River {with the flow} the following four courses: (1) south 15 degrees 10 minutes 20 seconds west 279.56 feet, (2) south 12 degrees 16 minutes 01 seconds west 322.42 feet, (3) south 35 degrees 32 minutes 53 seconds east 9.33 feet, and (4) south 04 degrees 09 minutes 36 seconds west 79.45 feet to a point, thence crossing a private railroad track siding, South 76 degrees 14 minutes 57 seconds West 46.00 feet to a corner on the East side of the railroad track right of way line; thence along the East side of the railroad track right of way line, the following three courses: (1) north 13 degrees 38 minutes 40 seconds west 194.29 feet, (2) north 13 degrees 44 minutes 42 seconds west 490.06 feet, and (3) north 12 degrees 50 minutes 09 seconds west 99.65 feet to the point and place of Beginning.

ALL THAT CERTAIN piece or parcel of land lying, situate and being in the Borough of Honesdale, County of Wayne and Commonwealth of Pennsylvania, bounded and described in accordance with the Preliminary/Final Subdivision Plan prepared by Cornerstone Consulting Engineers & Architectural, Inc., dated 6/1/11 and recorded on 11th day of



January 2013, in Bk 118, Page 19, as follows:

Beginning at a point on the southerly right-of-way line of Fourth St. said point lying a distant north 73 degrees 56 minutes 55 seconds east 81.83 feet from the terminus of the fourth course of the description of tax parcels 11-12-76, 11-12-77 and 11-12-78 on page 4 as recorded in deed book 4141 page 065, thence along the westerly line of Proposed Lot A (CVS Lot) south 13 degrees 55 minutes 16 seconds east 348.12 feet to a point along a portion of the northerly line of Lot 78, Remaining Lands, thence along said remaining lands the following three courses: south 76 degrees 22 minutes 22 seconds west 138.28 feet, north 13 degrees 55 minutes 16 seconds west 36.35 feet, and north 57 degrees 07 minutes 15 seconds west 12.02 feet; to a corner in the same thereof, thence still along a portion of remaining lands and along the easterly line of Lot 75 (T.M.P. #11-0-0012-0075, lands n/f Putzi) north 13 degrees 55 minutes 16 seconds west 310.67 feet to a point on the southerly right-of-way line of Fourth Street, thence the following three courses along the southerly line of Fourth Street: north 76 degrees 04 minutes 11 seconds east 64.73 feet, south 13 degrees 55 minutes 49 seconds east 11.42 feet and south 73 degrees 56 minutes 55 seconds west 81.83 feet to the point and place of beginning.

BEING Lot 'B' on the above

referenced Plan.

Containing 51,028 square feet (1.1714 acres) plane surface measure.

Subject to an access easement across other lands of American Real Estate Investment Holding III, Inc., In favor of Proposed Lot 'A' (CVS Lot) and more particularly described as follows:

Commencing at the beginning point of the entire tract above; thence south 13 degrees 55 minutes 16 seconds east 297.32 feet along a portion of the last course of the entire tract above to a point in the same thereof, thence north 84 degrees 43 minutes 19 seconds west 11.84 feet thence, south 76 degrees 04 minutes 44 seconds west 33.32 feet thence, north 13 degrees 55 minutes 16 seconds west 182.46 feet thence, south 76 degrees 04 minutes 44 seconds west 2.42 feet, thence north 13 degrees 55 minutes 16 seconds west 109.23 feet to a point on the southerly right-of-way line of Fourth Street thence north 73 degrees 56 minutes 55

Seized and taken in execution as property of:

American Real Estate Investment Holdings III, Inc. 100 4th Street HONESDALE PA 18431  
Stephen Putzi 100 4th Street HONESDALE PA 18431  
Suzanne S. Putzi a/k/a Suzanne Putzi 100 4th Street HONESDALE PA 18431

Execution No. 633-Civil-2013  
Amount Due: \$51,634.82 Plus  
additional costs

January 23, 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.**

Kimberly D. Martin Esq.

**3/7/2014 • 3/14/2014 • 3/21/2014**

**SHERIFF'S SALE  
APRIL 2, 2014**

By virtue of a writ of Execution HSBC Bank USA, N.A. as Trustee for Sequoia Mortgage Trust 2007-3 by its servicer 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 2nd day of April, 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 parcel of land situated in the Township of Salem, County of Wayne, Commonwealth of Pennsylvania, being known and designated as Lot 629, Section 7 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 Page 62 and 63; March 24, 1971 in Plat Book 5, Page 66; May 10, 1971 in Plat Book 5, Pages 71 and 72; March 14, 1972 in Plat Book 5, Pages 76, 79 through 84 and 86; May 26, 1972 in Plat Book 5, Pages 93 through 95; September 26, 1972 In Plat Book 5, Pages 96, 97 and 100 through 104; March 9, 1973 in Plat Book 5, Page 108; March 23, 1973 in Plat Book 5, Pages 107; April 3, 1973 in Plat Book 5, Pages 108 through 110; May 18, 1973 in Plat Books 5, Pages 111 Through 119.

Premises being 1645 The Hideout, 629 Lake View Drive, Lake Ariel, PA 18436

Parcel no. 22-0-0023-0103

BEING the same premises which Frank Gingerelli and Carol Ann Gingerelli, his wife, by Deed dated April 12, 1997 and recorded April 17, 1997 in the Office of the Recorder of Deeds in and for Wayne County in Deed Book 1234 Page 155, granted and conveyed unto Stephen Matlin.

Seized and taken in execution as Stephen Matlin 1645 The Hideout, 629 Lake View Dr LAKE ARIEL PA 18436  
Diane Matlin 1645 The Hideout 629 Lake View DR LAKE ARIEL PA 18436

Execution No. 547-Civil-2013  
Amount \$210,202.61 Plus additional

January 16, 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.**

Andrew Marley, Esq.

**3/7/2014 • 3/14/2014 • 3/21/2014**

**CLE Courses**

**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](http://pbi.org)

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

**MORTGAGES AND DEEDS**

*RECORDED FROM FEBRUARY 24, 2014 TO FEBRUARY 28, 2014  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

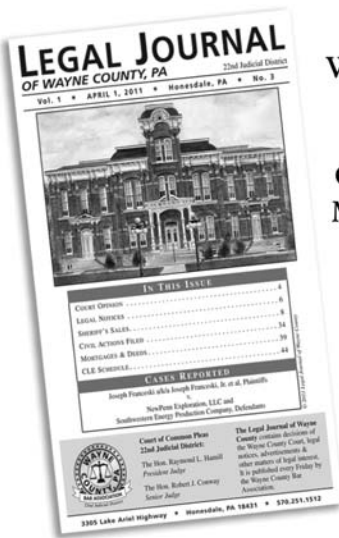
<b>GRANTOR</b>	<b>GRANTEE</b>	<b>LOCATION</b>	<b>AMOUNT</b>
Dyson John C Jr	Wayne Bank	Hawley Borough	8,000.00
Wayne County Y M C A	Wayne Bank	Honesdale Borough	40,000.00
Dereamer Jamie	Dime Bank	Berlin Township	
Dereamer Amy			338,000.00
Briarwood Manor	Dime Bank	Dreher Township	300,000.00
Wilson William	Honesdale National Bank	Salem Township	63,000.00
Smith & Morris Holdings L L C	Dime Bank	Honesdale Borough	100,000.00
Morris Michael Chris	Dime Bank	Berlin Township	100,000.00
Swartz Harry D	Wayne Bank	Honesdale Borough	32,000.00
Cavanaugh Joseph P	Wells Fargo Bank	Texas Township	
Cavanaugh Maryann			228,000.00
Gray John J	Mortgage Electronic Registration Systems	Dreher Township	
Gray Margaret M			87,237.00
Mosher Scott N	E S S A Bank & Trust	Hawley Borough	
Mosher Darlene		Hawley Boro & Palmyra Twp Palmyra Township	17,000.00
		Palmyra Twp & Hawley Boro	17,000.00
Price Scott R	Wayne Bank	Damascus Township	
Price Kelly A			20,000.00
Muha Robert S	Tobyhanna Federal Credit Union	South Canaan Township	73,000.00
Perri Ronald G	First National Bank Of Pa	Mount Pleasant Township	10,000.00
Benitez Sergio	Fatzinger Edward C Est	Lehigh Township	
Benitez Staci			72,000.00
Juran Erwin F	P S E C U	Berlin Township	25,000.00
Wallingford Christopher B	Wayne Bank	Honesdale Borough	
Wallingford Marissa			40,000.00
Gelatt Marissa			
Fogle Jeremy	T & T Development	Honesdale Borough	
Fogle Jessica			215,000.00
Feldman Steven B	Dime Bank	Dyberry Township	
Feldman Elisabeth P			57,217.00
Pons Luis E	Bank Of America	Canaan Township	
Pons Maria E			116,108.00
Heslop Diana	Mortgage Electronic Registration Systems	Palmyra Township	
Heslop Ray			88,775.00
Bodie Randon C	Dime Bank	Honesdale Borough	
Bodie Debra F			230,000.00
Bodie Randon C	Dime Bank	Honesdale Borough	
Bodie Debra F			230,000.00

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

Bodie Randon C	Hafner Margaret F	Honesdale Borough	
Bodie Debra F			50,000.00

**DEEDS**

GRANTOR	GRANTEE	LOCATION	LOT
Goodwin William R	Goodwin William R E R Linde Construction Corp	Palmyra Township	Lot 1
Hatiras Spiridon Shook Gwendolyn E AKA Hatiras Gwendolyn Shook AKA Shookhatiras Gwendolyn AKA Hatiris Gwendolyn Shook AKA Shookhatiris Gwendolyn AKA	Wilson William	Salem Township	Lots 327 & 328
Caporali Michael Jr	Caporali Michael Caporali Kathleen	Clinton Township 2	Lot 1
Lamkin Veronica M	Lamkin Veronica M	Lebanon Township	Lot A
Lamkin Veronica M	Lamkin Veronica M	Lebanon Township	Lot B
Adams William R Adams Helen M	Adams Dean E	Damascus Township	
Adams William R Adams Helen M	Adams William Karl Adams Penny Lynn	Damascus Township	
Cicalese Lucinda Miranda Exr Mirandacicalese Lucinda Exr Kowalski Theresa Exr Miranda Thomas Ralph Est AKA Miranda Thomas R Est AKA	Cicalese Lucinda Miranda Mirandacicalese Lucinda Cicalese Gary T	Mount Pleasant Township	
Burke William Burke Penny	Hill Aneta	Lehigh Township	
Masonic Hall Association Williams Nancy	Central Wayne Regional Authority Williams Nancy Williams Tony L	Honesdale Borough Palmyra Township	Lot 2
Federal Home Loan Mortgage Corporation McCabe Weisberg & Conway	Peregrine Property Group	Damascus Township	
Hoff Edna Exr Hoff Engel U Est	Hoff Edna May Frances	Lake Township	Lot 2222
Carracino Tracey D	Fogle Jeremy Fogle Jessica	Cherry Ridge Township	Lot 2
U S Bank National Association Tr By Af Oewen Loan Servicing Af Bank Of New York Mellon Tr By Af Bank Of America Af	Champonnois Laurent Bickhart Philip E	Manchester Township Dreher Township	
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