

OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 4 ★ MARCH 28, 2014 ★ Honesdale, PA ★ No. 3



IN THIS ISSUE

COURT CALENDAR	4
COURT OPINION	8
CRIMINAL CASES	10
ARTICLE: CERTIFICATES OF INSURANCE	15
LEGAL NOTICES	16
SHERIFF'S SALES	21
CIVIL ACTIONS FILED	33
MORTGAGES & DEEDS	36
CLE SCHEDULE	40

CASES REPORTED

Frank A. Barone, Plaintiff
v.
Gilma Posada Barone, Defendant

© 2014 Legal Journal of Wayne County



**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

Christine Rechner, Esq., Editor
rechnerc@ptd.net

Publisher:
Bailey Design and Advertising
3305 Lake Ariel Highway
Honesdale, PA 18431

P: 570-251-1512
F: 570-647-0086

www.waynecountylawyers.org

**Submit advertisements to
baileyd@ptd.net**

OFFICERS

President
Janine Edwards, Esq.

Vice-President
Matthew Meagher, Esq.

Secretary
Ronnie Bugaj Fischer, Esq.

Treasurer
Christine Rechner, Esq.

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

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

WAYNE COUNTY OFFICIALS

Judge of the Court of Common Pleas

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

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

COURT CALENDAR

Monday, March 31, 2014

Time 9:00 AM - 9:30 AM
Subject Fox v Zintel
Location 135-2011-DR Pl Except to Mster Report
Farrell/Bugaj

Time 9:30 AM - 10:00 AM
Subject Name Change: Maes
Location 67-2014-CV
Pro se

Time 10:00 AM - 10:30 AM
Subject Magdits v Magdits
Location 61-2012-DR Def Exceptions to Custody Master's Report
Pro se/Brown

Time 10:30 AM - 11:00 AM
Subject Frisbie v Frisbie
Location 497-2013-DR Motion to Compel
Bugaj/Pro se

Time 11:00 AM - 11:30 AM
Subject Raymond v Raymond
Location 49-14-dr Def Prelim Objections to Custody Complaint
Brown/Ellis

Time 11:30 AM - 12:00 PM
Subject Re: A.A.
Location 2-2014-DP Dispositional Review (Judge)
Rechner/Anderson/Henry

Time 1:30 PM - 2:00 PM
Subject RE: K.D.
Location 12-2013-DP Permanency Hearing (Master Hendrix)
Rechner/Anderson/borden/Campbell

Time 1:30 PM - 2:00 PM
Subject Schutte v Wylie
Location 386-13-DR Contempt of Custody
Pro se

Time 2:00 PM - 2:30 PM
Subject Comm v Pirrotta
Location 7-14-SA Exceed 35 mph
DA/Pirrotta/Fuschino

Time 2:30 PM - 4:00 PM
Subject Palyo v. Palyo
Location Sp. Rel. Cust-140-12DR
Sal/Anderson/Martin

Tuesday, April 01, 2014

Time 9:00 AM - 9:30 AM
Subject Motions Court

Time 9:30 AM - 10:00 AM
Subject Giraldo v. Giraldo
Location GAL withdraw 325-10DR
Brown/Davison/Rechner(GAL)

Time 10:00 AM - 10:30 AM
Subject Tonkin: Name Change
Location 88-2014-CV
Minor child/Mother petitioner/pro se

Time 10:30 AM - 11:00 AM
Subject RE: D.R.
Location 15-2013-dP Goal Change/Permanency Review (Judge Hamill)
Pam Wilson/Errol Flynn/Brendan Ellis/Rich Henry

Time 11:00 AM - 11:30 AM
Subject Re; R.S.
Location Invol. Term 1-14AD
Rechner/Campbell

Time 11:30 AM - 12:00 PM
Subject REggie v Reggie
Location 46-14-DR Petition for Contempt of Divorce Settlement
Cali/Conaboy/Reggie

Time 1:30 PM - 2:00 PM
Subject RE: A.C.
Location 23-2004-DP Permanency Hearing (Master HEndrix)
Wilson/Campbell

Time 2:00 PM - 2:30 PM
Subject RE: E.F.
Location 38-2008-DP Permanency Hearing (Master Hendrix)
Rechner/Campbell

Time 2:30 PM - 3:30 PM
Subject Comm v Leidner
Location 8-14-sA/9-14-SA/10-14-SA/11-14-SA
DA/Leidner/Cprl.Felsman

Wednesday, April 02, 2014

Time 9:00 AM - 9:30 AM
Subject CENTRAL COURT
Location 3RD FLOOR MAIN COURTROOM

Time 9:00 AM - 9:30 AM
Subject PFA Court
Weber v Bojnoski 59-14-DR

Time 9:30 AM - 10:00 AM
Subject RE: Poltanis Deborah
Location Permanent Guardianship Hearing
Lehutsky/Brown

Time 10:00 AM - 11:00 AM
Subject Return Day
DISCOVER BANK NO. 714-CIVIL-2013 William Molczan
Plaintiff
VS
SCOTT B. BRADBURY Salvatore Nardozzi
Defendant
Def's PO's to PI's Complaint
Janine M. Popick v Christopher Popick, Leslie Popick-Shustak and John
Klemeyer No. 711-13-CV
Snyder/Weber/Ehrhart
Def's PO'S to PI Complaint
Ronald Egan v USAA 7-14-CV Treat/Kwitoski
Def PO's to Plaintiff's Declaratory Judgment Complaint

Time 2:00 PM - 4:00 PM
Subject Goodwin v Cabel
Location 619-2013-CV Preliminary Injunction
John Dean/james Tressler
Cont from 3/24 per Tressler
Boyd/Howell

Thursday, April 03, 2014

Time 9:00 AM - 9:30 AM
Subject Motions Court
Recurrence Occurs every Tuesday and Thursday effective 4/1/2014 until 4/3/2014 from
9:00 AM to 9:30 AM.
Categories Judges, Conway

Time 9:30 AM - 12:00 PM
Subject Commonwealth Matters
Sentencings

Time 11:00 AM - 11:30 AM
Subject In re: M.R.T. 7-14-juv
Location Finding of Fact - Judge
Henry

Time 1:30 PM - 3:00 PM
Subject Commonwealth Matters
Pleas
Contempt (C&F)

Time 2:30 PM - 4:30 PM
Subject Com v. Fawcett
Location Enforce plea agreement 103-11
Robinson/Campbell

Friday, April 04, 2014

Time 1:30 PM - 2:00 PM
Subject RE: R.H.
Location 3-13-DP Permanency Review hearing (Master Hendrix)
Rechner/Anderson

COURT OPINION

**Frank A. Barone
Plaintiff**

v.

**Gilma Posada Barone, a/k/a Maria G. Barone, Individually,
as Officer and Shareholder of J.P. Barone Properties, Inc.,
as Officer and Shareholder of Barone Properties, Inc., and
as Officer and Shareholder of Barone Properties II, Inc.
Defendant**

No. 394-2012-Civil

**Attorney for Plaintiff: John T. Zelinka, Esq.
Attorney for Defendant: Mark R Zimmer, Esq.**

Summary of the Case

Before the Court was Defendant's Motion for Judgment on the Pleadings brought in an *in rem* action commenced by Plaintiff in May 2012. Plaintiff alleged unjust enrichment and was seeking a remedy in the form of a constructive trust.

Plaintiff alleged in his Complaint that from 1978-1992, Plaintiff and his brother jointly purchased, operated and sold certain parcels of commercial real property in New York., and acted as equal partners in the real estate business. The property in dispute is located in Manchester Township, Wayne County. The deed to the property was in brother's name alone and Plaintiff alleged it was purchased jointly as part of their commercial business portfolio.

Brother died in 1992 and all of the properties held by him were passed to Defendant. Thereafter, Plaintiff and Defendant continued to operate, manage and conduct the business as equal partners. However, in January 2012, Defendant unilaterally terminated the partnership and retained many of the commercial properties, including the Manchester Township property. Defendant's motion for Judgment on the Pleadings asserts: 1) Plaintiff has failed to state a claim upon which relief can be granted; 2) Plaintiff's suit is barred by 42 Pa.C.S.A. § 5526 and 3) the Pennsylvania Dead Man's Act will render Plaintiff and other witnesses incompetent to testify as to any contract with decedent Brother.

Pa.R.C.P. 1034(a) provides that "after pleadings are closed, but within such time as not to delay trial, any party may move for judgment on the pleadings." A judgment on

the pleadings is appropriate in cases where the moving party's right to succeed is "certain" and the "case is clear and free from doubt." Jones v. Travelers Ins. Co., 514 A.2d 576, 578 (Pa.Super. 1996). It is rare that an equitable remedy, especially a constructive trust, can be decided as a matter of law; "[o]nly after all the facts are before a court, can it in most cases properly determine the issue." Id. at 127. In the instant matter, Defendant cannot prevail on her motion if Plaintiff: 1) has alleged facts in the pleadings sufficient to support a constructive trust claim and 2) such a claim is timely. Defendant alleged that even if elements justifying the imposition of a constructive trust are present, an action seeking to have such a trust imposed is barred by the applicable statutes of limitation.

A constructive trust is not really a trust at all but rather is an equitable remedy, and, as such, it is the "formula through which conscience of equity finds expression." Buchanan, 320 A.2d at 127. Such trusts arise when property has been acquired in such circumstances that the holder of legal title may not in good conscience retain the beneficial interest. Gee v. Eberle, 420 A.2d 1050 (Pa.Super. 1980). To introduce the issue of a constructive trust, a plaintiff need only allege that 1) the putative trustee has legal title to the property in question and 2) that should he or she retain it, he or she would be unjustly enriched. Id. at 687. In this case, the Court determined that Plaintiff met the requirements to allege a claim for constructive trust.

In regards to timeliness of the claim, generally the date upon which a constructive trust is legally deemed to arise relates back in time to when the original conveyance and underlying fraud or wrong occur. Kern v. Kern, 829 A.2d 1 (Pa.Super. 2005). The Court then determined that there was allegedly an understanding between the parties which was fostered by Defendant that the parties were equal partners and owners. It was not until 2012 when the partnership was unilaterally terminated by Defendant that Plaintiff had any reason to believe Defendant was not honest in her previous representations of equality in the partnership. Therefore, Plaintiff's claim was not time barred because it was likely, based on the pleadings, that the cause of action did not arise until 2012 and Defendant's possible fraud and active concealment would have also tolled the statute of limitations.

The Court then opined that this was not a clear case where imposition of a judgment based only on the pleadings was warranted, and Defendant failed to meet her burden of establishing there were no genuine issues of material fact making her entitled to judgment as a matter of law. The Court therefore denied Defendant's Motion.



CRIMINAL CASES

The following cases were addressed by the Raymond L. Hamill, President Judge, Wayne County on March 6, 2014

MAUREEN LORE, age 47 of Waymart, PA was sentenced to a State Correctional Facility for a period of not less than 1 year nor more than 5 years for one count of DUI-Highest Rate, graded as a Misdemeanor of the 1st Degree. She 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 January 1, 2013, in Salem Township when Pennsylvania State Police observed Lore traveling with a broken brake light. Her BAC was .224%. Lore has six prior DUI convictions.

DOMINIC B. GERAGHTY, age 30 of Mayfield, PA was sentenced to the Wayne County Correctional Facility for a period of not less than 3 months nor more than 6 months for one count of DUI, an ungraded Misdemeanor and one count of Driving While Operating Privilege Suspend/Revoked, graded as a Summary offense. He was also ordered to pay all Court costs, pay a fine in the amount of \$700.00, undergo a drug and alcohol evaluation and comply with all recommendations for treatment, complete an alcohol highway safety program and obtain full time employment. The incident occurred on February 20, 2010, in Waymart Borough when Pennsylvania State Police observed Geraghty traveling at a high rate of speed. His BAC was .109%.

TYLER WILLIAMS, age 22 of Wilkes-Barre, PA was sentenced to the Wayne County Correctional Facility for a period of not less than 8 months nor more than 23 1/2 months for one count of Bad Checks, graded as a Misdemeanor of the 2nd Degree. He was also ordered to pay all Court costs, perform 50 hours of community service and continue with mental health treatment. The incident occurred on October 27, 2012, in Honesdale Borough when Williams issued a check, written on a closed account, to a local business.

ANITA M. STANGER, age 50 of Lake Ariel, PA was sentenced to the Wayne County Correctional Facility for a period of not less than 72 hours nor more than 6 months for one count of DUI-Highest Rate, an ungraded Misdemeanor. She was also ordered to pay all Court costs, pay a fine in the amount of \$1,000.00, undergo a drug and alcohol evaluation and comply with all recommendations for treatment, complete an alcohol highway safety program and obtain full time employment. The incident occurred on May 19, 2012, in Lake Township when Pennsylvania State Police were called to investigate the report of a one vehicle crash. Her BAC was .240%.

THOMAS J. ROBINSON, age 43 of Honesdale, PA was sentenced to the Wayne County Correctional Facility for a period of not less than 6 months nor more than 36 months for one count of Manufacture of Controlled Substance, an ungraded Felony. He

was also ordered to pay all Court costs, undergo a drug and alcohol evaluation and comply with all recommendations for treatment and submit to the drawing of a DNA sample and pay \$250.00 for the cost of the sample. The incident occurred on July 26, 2013, in Cherry Ridge Township when Robinson was discovered to be growing Marijuana plants.

MELISSA ABRAMS, age 42 of Scranton, PA was sentenced to a State Correctional Facility for a period of not less than 24 months nor more than 72 months for one count of Delivery of Controlled Substance, an ungraded Felony. She was also ordered to pay all Court costs. The incident occurred on November 15, 2012, in Salem Township when Abrams delivered Cocaine to a confidential informant.

RYAN FLANNERY, age 18 of Lake Ariel, PA was sentenced to pay all Court costs, for one count of Criminal Mischief-Damage Property, graded as a Summary offense. He was also ordered to pay a fine in the amount of \$300.00, and pay restitution in the amount of \$847.99. The incident occurred on October 23, 2013, in Lake Township when Flannery shot a bb gun at a private residence.

BRIAN MICHAEL HERDMAN, age 52 of Dingman's Ferry, PA was sentenced to the Wayne County Correctional Facility for a period of not less than 3 months 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, complete an alcohol highway safety program and obtain fully time employment. The incident occurred on August 18, 2013, in Honesdale Borough when Honesdale Borough Police were called to investigate the report of an erratic driver. His BAC was .109%.

EDWARD P. MERBEDONE, age 51 of Madison Twp, PA was sentenced to the Wayne County Correctional Facility for a period of not less than 30 days nor more than 6 months for one count of DUI-Highest Rate, an ungraded Misdemeanor. He was also ordered to pay all Court costs, pay a fine in the amount of \$1,000.00, undergo a drug and alcohol evaluation and comply with all recommendations for treatment, complete an alcohol highway safety program and obtain full time employment. The incident occurred on April 13, 2013, in Lehigh Township when Lehigh Township Police observed Merbedone traveling at a high rate of speed. His BAC was .213%.

MICHAEL LEONAWICZ, age 27 of Dingman's Ferry, PA was placed on the Accelerated Rehabilitative Disposition Program for a period of 6 months related to Counterfeit Documents. He was also ordered to pay all Court costs and perform 40 hours of community service. The incident occurred on August 2, 2013, in Texas Township when Leonawicz altered a vehicle inspection sticker.

TIMOTHY A. HART, age 21 of Hawley, PA was placed on the Accelerated Rehabilitative Disposition Program for a period of 6 months related to Possession of

Drug Paraphernalia. He was also ordered to pay all Court costs and perform 40 hours of community service. The incident occurred on November 1, 2013, in Hawley Borough when Hart was discovered to be in possession of Marijuana.

ROBERT M. ROSE, age 21 of Hampden, MA pled guilty to one count of Theft By Unlawful Taking or Disposition, graded as a Misdemeanor of the 1st Degree, one count of Criminal Trespass-Break Into Structure, graded as a Felony of the 2nd Degree, one count of Criminal Trespass-Break Into Structure, graded as a Felony of the 3rd Degree, one count of Fleeing or Attempting to Elude a Police Officer, graded as a Misdemeanor of the 2nd Degree, one count of Resisting Arrest or Other Law Enforcement, graded as a Misdemeanor of the 2nd Degree, one count of Possession of Drug Paraphernalia, an ungraded Misdemeanor, and one count of Criminal Mischief, graded as a Misdemeanor of the 3rd Degree. The incident occurred on March 20, 2013, in Dyberry Township when Rose stole an ATV, broke into two private residences, and was in possession of Marijuana. He is scheduled to be sentenced on May 1, 2014.

VICTOR ROSADO, age 39 of Honesdale, PA pled guilty, in two separate cases, to one count of DUI-Highest Rate, an ungraded Misdemeanor and one count of DUI, an ungraded Misdemeanor. The first incident occurred on May 16, 2013, in Honesdale Borough. His BAC was .157%. The second incident occurred on July 20, 2013, in Honesdale Borough. His BAC was .254%. He is scheduled to be sentenced on April 24, 2014.

RYAN E. CARROLL, age 38 of Equinunk, PA pled guilty to one count of Possession of Controlled Substance, an ungraded Misdemeanor. The incident occurred on September 23, 2013, in Damascus Township. He is scheduled to be sentenced on April 24, 2014.

ASHTON HANNEL, age 28 of Honesdale, PA pled guilty to one count of Criminal Mischief, graded as a Summary, one count of Public Drunkenness, also graded as a Summary and one count of Simple Assault, graded as a Misdemeanor of the 2nd Degree. The incident occurred on October 16, 2013, in Honesdale Borough. She is scheduled to be sentenced on April 24, 2014.

FRANK C. ORTIZ, age 32 of Hawley, PA pled guilty, in two separate cases, to one count of Simple Assault, graded as a Misdemeanor of the 2nd Degree, one count of Recklessly Endangering Another Person, also graded as a Misdemeanor of the 2nd Degree and one count of Bad Checks, graded as a Misdemeanor of the 3rd Degree. The incidents occurred between January 29, 2013, and July 24, 2013, in Hawley Borough. He is scheduled to be sentenced on

SHANE SMITH, age 28 of Susquehanna, PA pled guilty to one count of Theft By Unlawful Taking or Disposition, graded as a Misdemeanor of the 2nd Degree. The incident occurred between July 2, 2013, and July 29, 2013, in Scott Township. He is

scheduled to be sentenced on April 24, 2014.

STEVEN E. ESTUS, age 28 of Moscow, PA pled guilty to one count of Access Device Fraud: Using Credit Card Belonging to Another, graded as a Misdemeanor of the 1st Degree. The incident occurred between November 5, 2013, and November 6, 2013, in Salem Township. He is scheduled to be sentenced on May 8, 2014.

KYLE C. EDELMANN, age 24 of Lake Ariel, PA pled guilty to one count of Possession of Controlled Substance With Intent to Deliver, an ungraded Felony. The incident occurred on November 14, 2012, in Salem Township. He is scheduled to be sentenced on May 8, 2014.

The following cases were addressed by the Raymond L. Hamill, President Judge, Wayne County on March 7, 2014

KYLE A. ZUVIC, age 20 of Lakeville, PA pled guilty to one count of Fleeing or Attempting to Elude a Police Officer, graded as a Misdemeanor of the 2nd Degree, one count of Driving Without Lights to Avoid Identification/Arrest, graded as a Summary Offense, and one count of Careless Driving, also graded as a Summary Offense. The incident occurred on October 27, 2013, in Honesdale Borough. He is scheduled to be sentenced on May 8, 2014.

CHARLES F. RYAN, age 31 of Newfoundland, PA pled guilty to one count of Receiving Stolen Property, graded as a Felony of the 3rd Degree and one count of Driving While Operating Privilege Suspended/Revoked, graded as a Summary Offense. The incident occurred on June 9, 2013, in Honesdale Borough. He is scheduled to be sentenced on May 1, 2014.

MedReturn

Drug Collection Unit



WANTED:

Unwanted, unused & expired prescription and over-the-counter medications

1 in 5
high school students
have abused
prescription drugs.

Every day
2,500
kids abuse
prescription
drugs for the
first time.

75%
of people who abuse
prescription pain relievers say
they got them from friends or
relatives.

Don't let unwanted or expired medicines add to the startling statistics. If you have prescriptions or over-the-counter and other unused medicines, PA MedReturn drop boxes are a safe, effective and environmentally-friendly way to dispose of them.

FREE AND ANONYMOUS

Products Accepted

Prescription and over-the-counter solid medications, tablets and capsules, liquid medications, inhalers, creams, ointments, nasal sprays, and pet medicines

Products NOT Accepted

Intravenous solutions, injectables and needles

Where

Wayne County Courthouse Vestibule
925 Court Street
Honesdale, PA 18431

A project of the
Wayne District Attorney's Office, Janine Edwards, DA
with the support of



CERTIFICATES OF INSURANCE

Business transactions frequently require the valuable protection provided by insurance. A Certificate of Insurance is a document that is often requested as proof that adequate insurance exists. A certificate is not the same as a policy and certificates do not affect the coverage provided by a particular insurance policy. Therefore, requests to "endorse the certificate of insurance" are inappropriate and misleading. A certificate is a separate document that is used to comply with a common contract requirement to verify certain types and amounts of insurance.

Certificate holders, the entity or party requiring the certificate, often demand that they appear as "additional insureds." This requires an endorsement (change) to the policy and it gives them coverage for injury or damage resulting from the contract.

Example: Tenant A leases a building from Property Owner B. Property Owner B demands that the tenant changes its insurance policy to also show the property owner as an additional insured. If a tenant's customer is injured on the premises and sues both the property owner and the tenant, the tenant's liability policy would provide coverage for both parties.

Construction contracts require certain forms of insurance, certain insurance limits, a hold harmless agreement and the inclusion on insurance policies as additional insureds. A "hold harmless" agreement is a contract provision that states how much responsibility each party accepts for damages arising out of the agreement.

A certificate of insurance can confirm that the appropriate policies were issued and that other requirements were also met. It is important to have a system for monitoring receipt of certificates BEFORE any sub-contractors are allowed to begin work. If certificates are not obtained or kept up-to-date, when the contractor's Workers Compensation and General Liability policies are audited, the payroll for the sub-contractors without Certificates will be included with the contractor's resulting in an additional premium charge.

Ask your insurance agent to help determine if you should be obtaining or providing certificates of insurance in conjunction with your business. In addition, when you're required to provide a Certificate, send your agent a copy of the contract. The contract allows the agent to assist you in determining what liabilities you are accepting and what can be done to modify your insurance program to best protect your financial well-being.

LEGAL NOTICES

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

ESTATE NOTICES

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

EXECUTRIX NOTICE

Estate of EDNA R. HILL AKA
EDNA HILL
Late of Paupack Township
Executrix
DOROTHY HILL
591 PURDYTOWN TPKE.
LAKEVILLE, PA 18438
Attorney
NICHOLAS A. BARNA
831 COURT STREET
HONESDALE, PA 18431

3/28/2014 • 4/4/2014 • 4/11/2014

EXECUTOR NOTICE

Estate of MARILYN SCHIAVO
Late of Berlin Township
Executor
CHRISTIAN SCHIAVO
56 2ND STREET
BEACH LAKE, PA 18405
Executrix
LISA WALCZYK
308 CATHOLIC CHURCH RD.

BEACH LAKE, PA 18405
Attorney
NICHOLAS A. BARNA
831 COURT STREET
HONESDALE, PA 18431

3/28/2014 • 4/4/2014 • 4/11/2014

EXECUTRIX NOTICE

Estate of WALTER ADOLF VOGT
AKA WALTER VOGT AKA
WALTER A. VOGT
Late of Palmyra Township
Executrix
ILUMINADA VOGT
PO BOX 403 – 20 SUTTER
COURT
HAWLEY, PA 18428
Attorney
RICHARD B. HENRY, ESQUIRE
1105 COURT STREET
HONESDALE, PA 18431

3/21/2014 • 3/28/2014 • 4/4/2014

ESTATE NOTICE

Notice is hereby given that Letters Testamentary in the Estate of Ruth A. Hott a/k/a Ruth Hott, (d/o/d December 24, 2013) late of South Canaan Township, Wayne County, Pennsylvania were granted to Memorie Burnham, Executrix, on February 26, 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 Memorie

Burnham, Executrix, c/o Scott B. Bennett, Esq., 308 Tenth Street, Honesdale, PA 18431.

3/21/2014 • 3/28/2014 • 4/4/2014

EXECUTOR NOTICE

Estate of GLENN W. HECTOR
AKA GLENN HECTOR AKA
GLENN WILLIAM HECTOR
Late of Berlin Township

Executrix

JOANNE N. DANIELS

55 DANIELS RD.

HONESDALE, PA 18431

Executor

GLENN R. HECTOR

1112 MERRIBROOK LANE

PEARLAND, TX 77581

Attorney

NICHOLAS A. BARNA

831 COURT STREET

HONESDALE, PA 18431

3/21/2014 • 3/28/2014 • 4/4/2014

EXECUTOR NOTICE

Estate of ROBERT N. HESSLING
Late of the Borough of Honesdale,
PA

Executor

WILLIAM S. HESSLING

509 KEYSTONE STREET

HAWLEY, PA 18428

Attorney

THOMAS F. KILROE

918 CHURCH ST.

HONESDALE, PA 18431

3/21/2014 • 3/28/2014 • 4/4/2014

EXECUTOR NOTICE

Estate of BETTY L. BOCZAR
AKA BETTY BOCZAR

Late of Manchester Township
Executor

JOHN J. BOCZAR

599 TILLIE SCOTT COURT

GREENSBORO, NC 27455

3/21/2014 • 3/28/2014 • 4/4/2014

EXECUTRIX NOTICE

Estate of HAROLD K. BATES

AKA HAROLD KENNETH

BATES

Late of Texas Township

Executrix

SHERRY ANN MACDAVITT

1650 HEMLOCK FARMS

HAWLEY, PA 18428

Attorney

STEVEN E. BURLEIN, ESQ.

307 11TH STREET

HONESDALE, PA 18431

3/21/2014 • 3/28/2014 • 4/4/2014

EXECUTRIX NOTICE

Estate of EVELYN R.

MACDOWALL

Late of Oregon Township

Executrix

SHARON L. GILL

138 GILLS HILL ROAD

EQUINUNK, PA 18417

Attorney

STEVEN E. BURLEIN, ESQ.

307 11TH STREET

HONESDALE, PA 18431

3/21/2014 • 3/28/2014 • 4/4/2014

ESTATE NOTICE

**RE: ESTATE OF
DOROTHY K. RELPH**

Date of Death: January 11, 2014
NOTICE IS HEREBY GIVEN that Letters Testamentary in the Estate of **DOROTHY K. RELPH**, late of Sterling Township, Wayne County, Pennsylvania, have been granted to the undersigned. All persons indebted to said estate are required to make immediate payment and those having claims shall present them for settlement to:

DAVID E. RELPH, EXECUTOR
C/O NICHOLAS D. LUTZ,
ESQUIRE

MARSHALL, PARKER &
WEBER, LLC

1065 Highway 315 – Suite 402
Wilkes-Barre, PA 18702

3/21/2014 • 3/28/2014 • 4/4/2014

EXECUTOR NOTICE

Estate of LOUISE SHERWOOD
AKA LOUISE G. SHERWOOD
Late of Cherry Ridge Township
Executor

DAVID SHERWOOD
2272 LAKE ARIEL HWY.
HONESDALE, PA 18431
Attorney

JEFFREY S. TREAT
ATTORNEY AT LAW
926 COURT STREET
HONESDALE, PA 18431

3/21/2014 • 3/28/2014 • 4/4/2014

ESTATE NOTICE

Estate of Annaliese Winterle, late of Paupack Township, Wayne County, Pennsylvania.

Letters Testamentary on the above estate having been granted to Monika Chapman, all persons indebted to the said estate are requested to make payment, and those having claims to present the same without delay to her attorney, Joseph Kosierowski, Esq. of Ridley, Chuff, Kosierowski & Scanlon, P.C., 400 Broad Street, Milford, PA 18337.

3/14/2014 • 3/21/2014 • 3/28/2014

ESTATE NOTICE

Notice is hereby given, that Letters Testamentary have been granted to Patrick Johannes, Executor of the Estate of Jerome Francis Johannes, Jr., a/k/a Jerome F. Johannes, Jr., late of Cherry Ridge Township, Wayne County, Pennsylvania who died on February 3, 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 Executor, Patrick Johannes c/o Mark R Zimmer, Esquire, 1133 Main Street, Honesdale, PA 18431.

3/14/2014 • 3/21/2014 • 3/28/2014

OTHER NOTICES

NOTICE OF NAME CHANGE

IN THE COURT OF COMMON
PLEAS OF THE 22ND JUDICIAL
DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
WAYNE COUNTY

IN RE: CHANGE OF NAME OF:
Hunter Matthew Smales,
No. 120-2014-Civil

ORDER FOR PUBLICATION

And now, this 11th day of March 2014, upon motion of Tiffany Jack, Petitioner, it is ORDERED and DECREED that the Petition be heard on the 30th day of April 2014 at 9:00 a.m. before the Honorable Raymond L. Hamill and that notice of the filing of the within Petition and of the aforesaid date of hearing be published in the Official Legal Journal of Wayne County, PA and The Wayne Independent at least thirty (30) days before the hearing.

It is FURTHER ORDERED that if only one parent joins the petition, the non-petitioning parent must be provided with notice of the filing of the within Petition and the aforesaid date of hearing.

By the Court:
/s/ Raymond L. Hamill
RAYMOND L. HAMILL
PRESIDENT JUDGE,

3/28/2014 • 4/4/2014

NOTICE OF NAME CHANGE

IN THE COURT OF COMMON
PLEAS OF THE 22ND JUDICIAL
DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
WAYNE COUNTY

IN RE: CHANGE OF NAME OF:
Amber Grace Smales,
No. 122-2014-Civil

ORDER FOR PUBLICATION

And now, this 11th day of March 2014, upon motion of Tiffany Jack, Petitioner, it is ORDERED and DECREED that the Petition be heard on the 30th day of April 2014 at 9:00 a.m. before the Honorable Raymond L. Hamill and that notice of the filing of the within Petition and of the aforesaid date of hearing be published in the Official Legal Journal of Wayne County, PA and The Wayne Independent at least thirty (30) days before the hearing.

It is FURTHER ORDERED that if only one parent joins the petition, the non-petitioning parent must be provided with notice of the filing of the within Petition and the aforesaid date of hearing.

By the Court:
/s/ Raymond L. Hamill
RAYMOND L. HAMILL
PRESIDENT JUDGE,

3/28/2014 • 4/4/2014

NOTICE OF NAME CHANGE

IN THE COURT OF COMMON
PLEAS OF THE 22ND JUDICIAL
DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
WAYNE COUNTY

IN RE: CHANGE OF NAME OF:
Carter Russell Smales,
No. 123-2014-Civil

ORDER FOR PUBLICATION

And now, this 11th day of March 2014, upon motion of Tiffany Jack, Petitioner, it is ORDERED and DECREED that the Petition be heard on the 30th day of April 2014 at 9:00 a.m. before the Honorable Raymond L. Hamill and that notice of the filing of the within Petition and of the aforesaid date of hearing be published in the Official Legal Journal of Wayne County, PA and The Wayne Independent at least thirty (30) days before the hearing.

It is FURTHER ORDERED that if only one parent joins the petition, the non-petitioning parent must be provided with notice of the filing of the within Petition and the aforesaid date of hearing.

By the Court:
/s/ Raymond L. Hamill
RAYMOND L. HAMILL
PRESIDENT JUDGE,

3/28/2014 • 4/4/2014

NOTICE OF NAME CHANGE

IN THE COURT OF COMMON
PLEAS OF THE 22ND JUDICIAL
DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
WAYNE COUNTY

IN RE: CHANGE OF NAME OF:
Skylar Jean Smales,
No. 121-2014-Civil

ORDER FOR PUBLICATION

And now, this 11th day of March 2014, upon motion of Tiffany Jack, Petitioner, it is ORDERED and DECREED that the Petition be heard on the 30th day of April 2014 at 9:00 a.m. before the Honorable Raymond L. Hamill and that notice of the filing of the within Petition and of the aforesaid date of hearing be published in the Official Legal Journal of Wayne County, PA and The Wayne Independent at least thirty (30) days before the hearing.

It is FURTHER ORDERED that if only one parent joins the petition, the non-petitioning parent must be provided with notice of the filing of the within Petition and the aforesaid date of hearing.

By the Court:
/s/ Raymond L. Hamill
RAYMOND L. HAMILL
PRESIDENT JUDGE,

3/28/2014 • 4/4/2014

**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
APRIL 16, 2014**

By virtue of a writ of Execution instituted The Bank of New York Mellon f/k/a The Bank Of New York As Trustee for the Certificate Holders of CWALT, Inc. Alternative Loan Trust 2006-11CB Mortgage Pass-Through Certificates, Series 2006-11CB issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 16th 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, parcel or lot of land, situate, lying and being in the Township of Paupack, County of Wayne and State of Pennsylvania, more particularly described as Lot No. 437, Regency Section, Windsor Road, as shown on Map of Lands of Paupacken Lake Shores, Inc. Recorded in the Office for the Recording of Deeds in and for County of Wayne in Map Book 29, Page 37.

TOGETHER WITH unto the grantee herein, his heirs and assigns, all rights, rights of way, and privileges and under and subject to all conditions, restrictions, reservations, covenants, easements and exceptions as set forth in a deed from Great American Land Corp., to James A. Petrenes, et. ux., dated September 27, 1975, and recorded, as aforesaid, in Deed Book Volume 324, at page 1061. Reference may be had to said deed 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 is vested in James J. Gravina by deed from The Estate of Frances Rizzi by Gerald Rizzo, Jr., Executor, Phillip M. Rizzo, Executor and Michael Rizzo, Executor dated November 26, 2004 and recorded December 6, 2004 in Deed Book 2668, Page 72.

BEING TAX NO.: 19-0-0047-0437

BEING KNOWN AS: 437
WINDSOR ROAD, LAKEVILLE,
PENNSYLVANIA 18438.

Seized and taken in execution as property of:
James J. Gravina 13170 Central
Avenue SE, Suite B Apartment SE
PMB 218 ALBUQUERQUE NM
87123

Execution No. 99-Civil-2011
Amount Due: \$93,743.47 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.

Marc S. Weisberg, Esq.

3/21/2014 • 3/28/2014 • 4/4/2014

**SHERIFF'S SALE
APRIL 16, 2014**

By virtue of a writ of Execution instituted U.S. Bank National Association as Trustee for RASC 2006KS3 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 16th 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 or tract of land situate in the Township of Lake, Wayne County, Commonwealth of Pennsylvania, known as Lot 2621, Section 42, of the Hideout, a subdivision situated in the Township of Lake and Salem, Wayne County, Commonwealth of Pennsylvania, according to the plats thereof recorded in the Office for the Recorder of Deeds of Wayne County, Pennsylvania on 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; and May 18, 1973 in Plat Book 5, Pages 111 through 119.

TITLE TO SAID PREMISES IS VESTED IN Robert F. Infante and Patricia A. Infante, husband and wife, tenants by the entireties given by Robert F. Infante and Patricia A.

Infante, his wife, dated 04/17/2001,
recorded 05/03/2001 in Volume
1777 Page 326.

Tax Parcel: 12-0-0039-0028

Premises Being: 2621 BOULDER
ROAD THE HIDEOUT, LAKE
ARIEL, PA 18436

Improvements thereon:
RESIDENTIAL DWELLING

Seized and taken in execution as
property of:

Patricia A. Infante 2521 Boulder
Road The Hideout LAKE ARIEL
PA 18436

Robert Frances Infante 2621
Boulder Road The Hideout Lake
Ariel PA 18436

Execution No. 177-Civil-2012
Amount Due: \$249,913.24 Plus
additonal 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.

Joseph A. Dessoye Esq.

3/21/2014 • 3/28/2014 • 4/4/2014

**SHERIFF'S SALE
APRIL 16, 2014**

By virtue of a writ of Execution
instituted Deutsche Bank National
Trust Co., as Trustee for Morgan
Stanley ABS Capital I Inc. Trust
2005-HE3 Mortgage Pass-Through
Certificates, Series 2005-
HE3 issued out of the Court of
Common Pleas of Wayne County,
to me directed, there will be
exposed to Public Sale, on
Wednesday the 16th 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 lying, being and situate in the
Borough of Honesdale, County of
Wayne and Commonwealth of
Pennsylvania, bounded and
described as follows:

BEGINNING at a point in the
westerly side of Westside Avenue
100 feet southerly from the
southern corner of Westside and
Fourteenth Street; thence in a
westerly direction on a line at right

angles to Westside Avenue, being 100 feet; thence in a southerly direction on a line parallel to Westside Avenue 50 feet; thence in an easterly direction on a line at right angles to west side Avenue 100 feet to the western side of Westside Avenue; thence in a northerly direction along the west side of West side Avenue 50 feet to the place of BEGINNING.

Containing 5,000 square feet.

Together with the use of a seven foot driveway along the northern side of a said lot. The simplified and corrected description herein being in accordance with survey of said lot by C.E. Ferris, R.S., on June 16, 1951.

BEING KNOWN AS : 1316
Westside Avenue, Honesdale, PA
18431

PROPERTY ID NO.: 11-0-0003-
0120

TITLE TO SAID PREMISES IS
VESTED IN Marianne O'Brien,
individually BY DEED FROM
Philip N. Curtis and Marianne
O'Brien, husband and wife
DATED 09/20/2011 RECORDED
02/22/2012 IN DEED BOOK 4345
PAGE 91.

Seized and taken in execution as
property of:
Marianne O'Brien 1316 Westside
Ave. HONESDALE PA 18431

Execution No. 528-Civil-2013
Amount Due: \$157,129.23 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.**

Nicole LaBletta, Esq.

3/21/2014 • 3/28/2014 • 4/4/2014

**SHERIFF'S SALE
APRIL 23, 2014**

By virtue of a writ of Execution instituted OneWest Bank, FSB issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 23rd 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 in the Township of Salem, County of Wayne and State of Pennsylvania, known as Lot 399, Section 4, of The Hideout as 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, 86; May 26, 1972 in Plat Book 5, Pages 93 through 95; September 26, 1972 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; and May 18, 1973 in Plat Book 5, Pages 111 through 119; as amended and supplemented.

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.

YOUR HOMETOWN INSURANCE FRIENDS

Providing You and Your Practice with Affordable

Lawyers Professional Liability Insurance



OUR SERVICE SHINES ABOVE THE REST.

OLSOMMER-CLARKE
INSURANCE GROUP, INC.

HAMLIN OFFICE • 570-689-9600

HONESDALE OFFICE • 570-253-6330

MOSCOW OFFICE • 570-842-9600

**Representing COMPETITIVE and Highly
Rated Insurance Companies.**

Our Insurance Companies are rated by
AM Best's Insurance Company Rating Guide.

www.nepainsurance.com

BEING TAX NO.: 22-0-0018-0101.-

BEING KNOWN AS: 399 LAKEWOOD DRIVE, LAKE ARIEL, PENNSYLVANIA 18436.

Title to said premises is vested in Luther C. Casner and Stephenie A. Casner, husband and wife, by deed from BRAD A. ROBINSON AND ALISA ROBINSON F/K/A ALISA ZIMICH, HUSBAND AND WIFE dated July 3, 2008 and recorded July 14, 2008 in Deed Book 3556, Page 190.

Seized and taken in execution as property of:
Luther C. Casner 27 East Prospect Street NAZARETH PA 18064
Stephenie A. Casner 27 East Prospect Street NAZARETH PA 18064

Execution No. 730-Civil-2011
Amount Due: \$180,252.00 Plus additional costs

February 6, 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.

Marc S. Weisberg, Esq.

3/28/2014 • 4/4/2014 • 4/11/2014

**SHERIFF'S SALE
APRIL 23, 2014**

By virtue of a writ of Execution instituted ICC MAINTENANCE & RECREATION FUND INC. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 23rd 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 LOT OR PARCEL OF LAND SITUATED, LYING AND BEING IN THE TOWNSHIP OF LEHIGH IN THE DEVELOPMENT OF INDIAN COUNTRY CAMPSITES INC. COUNTY OF WAYNE AND STATE OF PA TO WIT LOT NO. 37 & 36 IN BLOCK NO. D OF SECTION NO. 3 AS SHOWN ON THE SURVEY AND THE ORIGINAL PLAN OF INDIAN COUNTRY CAMPSITES INC. MADE BY A REGISTERED

SURVEYOR AND OF RECORD
IN THE RECORDER OF DEEDS
OFFICE OF WAYNE COUNTY
IN RECORD BOOK AT PAGE.

TAX MAP NOS.: 14-14-88.- AND
14-14-87.-

Seized and taken in execution as
property of:
Carolyn Henry 28 Pow Wow Way
Indian Country Campsites
Gouldsboro PA 18424

Execution No. 1342-Judgment-
2013
Amount Due: \$3,566.00 Plus
additional costs

January 31, 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.
Pro Se - ICC Maintenance &
Recreation Fund, Inc.

3/28/2014 • 4/4/2014 • 4/11/2014

**SHERIFF'S SALE
APRIL 23, 2014**

By virtue of a writ of Execution
instituted Real Estate Mortgage
Network, Inc. issued out of the
Court of Common Pleas of Wayne
County, to me directed, there will
be exposed to Public Sale, on
Wednesday the 23rd 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 one certain piece or
parcel of land situate, lying and
being in the Township of Clinton,
County of Wayne and
Commonwealth of Pennsylvania,
bounded and described as follows,
to wit:

PARCEL 1: BEGINNING at a
point in the center of Pennsylvania
Route 241 said point being the
northeasterly corner of Lot No. 36
of the Strawn Subdivision and the
northwesterly corner of the herein
described premises; thence along
the center of State Route 247 North
89 degrees 19 minutes 08 seconds
East 36.57 feet to a point; thence
continuing along the center of State
Route 247 North 82 degrees 34
minutes 46 seconds east 82. 15 feet
to a point; thence continuing along
said Route North 76 degrees 17

minutes 24 seconds East 73. 84 feet to a point; thence continuing along said Route North 70 degrees 14 minutes 07 seconds East 120. 63 feet to a point, said point being the northeasterly corner of the herein described premises and the northwesterly corner of lot no. 38 of the Strawn Subdivision; thence along the said Lot No. 38 south 29 degrees 02 minutes 06 seconds East 2109.01 feet to a point, said point being the southwesterly corner of Lot No. 38 and the southeasterly corner of the herein described premises; thence south 66 degrees 01 minutes 29 seconds West 300 feet to a point; said point being southwesterly corner of the herein described premises and the southeasterly corner of Lot No. 26 of the Strawn Subdivision; thence along the said Lot No. 36 North 29 degrees 02 minutes 06 seconds West 2169.13 feet to the place of BEGINNING. CONTAINING 14.60 acres of land as surveyed by John E. Butler, Registered Surveyor, May 1982.

BEING Lot No. 37, Section A. Plat 1 of the Strawn Subdivision as recorded in Map Book 48, Page 123.

BEING TAX NO.: 06200190014

BEING KNOWN AS: 234 WHITE ROCK DRIVE, FOREST CITY, PENNSYLVANIA 18421.

Title to said premises is vested in Virginia Tasso by deed from JOSEPH TASSO AND VIRGINIA TASSO, HIS WIFE dated

September 27, 2002 and recorded September 30, 2002 in Deed Book 2072, Page 122.

Seized and taken in execution as property of:
Virginia Tasso 234 White Rock Drive FOREST CITY PA 18421

Execution No. 86-Civil-2012
Amount Due: \$237,691.27 Plus additional costs

February 12, 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.

Marc S. Weisberg, Esq.

3/28/2014 • 4/4/2014 • 4/11/2014

**SHERIFF'S SALE
APRIL 23, 2014**

By virtue of a writ of Execution instituted Bank of America, 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 23rd 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 tract or parcel of land situated in the Township of Salem, Wayne County, Pennsylvania, known as Lot 1689, Section 15, of The Hideout, a subdivision situated in the Townships of Lake and Salem, Wayne County, Pennsylvania, according to the plats thereof recorded in the Office of the Recorder of Deeds of Wayne County, Pennsylvania April 9, 1970, in Plat Book 5, pages 26 and 27; May 11, 1970 in Plat Book 5, pages 34, 37, 41 through 48 and 50; September 8, 1970 in Plat Book 5, pages 57 and 58; February 8, 1971 in the Plat Book 5, pages 59 and 61 through 63; March 24, 1971 in Plat Book 5, pages 66 through 68; May 10, 1971 in Plat Book 5, pages 69 through 72; March 14, 1972 in Plat Book 5, pages 73 through 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 through 104.

SUBJECT TO THE same

conditions, exceptions, reservations, easements and rights of way as are contained in the prior deeds forming the chain of title including those set forth in the Declaration of Protective Covenants of Boise Cascade Home & Land Corporation, dated as of May 11, 1970, as amended and supplemented.

Parcel No.: 22-0-0024-0123

BEING KNOWN AS: 1689 Windemere Lane, (Salem Township), Lake Ariel, PA 18436

PROPERTY ID NO.: 22-0-0024-0123

TITLE TO SAID PREMISES IS VESTED IN William Glenn Famous and Angelina Famous his wife BY DEED FROM Raymond Strohmeier and Barbara Strohmeier, his wife DATED 11/21/2002 RECORDED 12/20/2002 IN DEED BOOK 2132 PAGE 66.

IMPROVEMENTS: Residential Dwelling

Seized and taken in execution as property of:
Angela Famous A/K/A Angelina Famous 1689 Windemere Lane LAKE ARIEL PA 18436
Glenn W. Famous A/K/A William Glenn Famous 1689 Windemere Lane LAKE ARIEL PA 18436

Execution No. 543-Civil-2012
Amount Due: \$119,755.59 Plus

additional costs

February 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.

Harry B. Reese, Esq.

3/28/2014 • 4/4/2014 • 4/11/2014

**SHERIFF'S SALE
APRIL 23, 2014**

By virtue of a writ of Execution instituted SRP FUNDING TRUST 2011-5 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 23rd 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 parcel of land in Texas township, Wayne County, state of Pennsylvania as more fully described in deed book 809, page 102, ID# 27-3-8, being known and designated as metes and bounds property.

MORE FULLY DESCRIBED AS:

All That Certain Piece Or Parcel Of Land Situated In The Township Of Texas, County Of Wayne, And Commonwealth Of Pennsylvania, Bounded And Described As Follows:

Beginning At A Point In The Road Leading From Seelyville To Beech Grove Where The Stone Fence Running Along The Southerly Side Of Alberty, If Projected, Would Intersect The Center Of Beech Grove Road; Thence Along The Center Of The Road South 12 Degrees 30 Minutes East 85 Feet To A Corner; Thence Continuing Through Lands Of Horst North 81 Degrees East 155.5 Feet To A Corner; Thence North 12 Degrees 30 Minutes West 36 Feet To A Corner In The Centerline Of Stone Wall, Being The Southerly Line Of Alberty; Thence Along The Center Of Stone Wall And Alberty's, Southerly Line North 81 Degrees 30 Minutes West 166 Feet To The Place Of Beginning. Being A Lot With 85 Feet Frontage On The Beech Grove Road And 36 Feet Wide In The Rear.

TAX PARCEL # 27-0-0003-0008

BEING KNOWN AS: 1549 Beech
Grove Road, Honesdale, PA 18431

Seized and taken in execution as
property of:

PATRICIA S. O'ROURKE 1549
BEECH GROVE ROAD
HONESDALE PA 18431

Execution No. 594-Civil-2013
Amount Due: \$22,322.02 Plus
additional costs

February 10, 2014
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE
NOTICE:

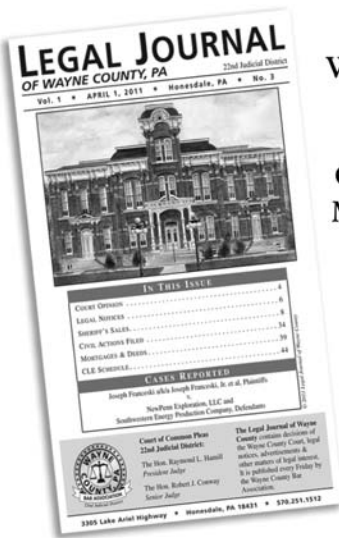
That all claims to the property will
be filed with the sheriff before the

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.

Jill P. Jenkins Esq.

3/28/2014 • 4/4/2014 • 4/11/2014



WAYNE COUNTY LEGAL JOURNAL
Official Publication of the Wayne County Bar Association

Don't Miss an Issue!
Get weekly Sheriff Sales, Estate Notices,
Mortgages, Deeds, Judgments & MORE.

Subscribe Today!

Subscription Rates Per Year – Prepay Only!

Mailed Copy \$100

Emailed Copy \$50

Mailed & Emailed \$125

Email baileyd@ptd.net or call 570-251-1512.

WAYNE COUNTY BAR ASSOCIATION



www.waynecountylawyers.org

CIVIL ACTIONS FILED

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

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2007-20580	MAY GEORGE W	3/03/2014	SATISFACTION	—
2008-21885	EISENBACH WILLIAM D III	3/03/2014	SATISFACTION	—
2010-00415	MCCARTHY CHRISTINE	3/03/2014	JUDGMENT WITHDRAWN	—
2010-00415	MCCARTHY DARREN	3/03/2014	JUDGMENT WITHDRAWN	—
2010-01096	LYONS JOHN J	3/04/2014	SATISFACTION	—
2010-20462	GALLOTTA MICHELLE	3/04/2014	REIS/WRIT OF EXEC	6,334.78
2011-00197	JOHNSON CINDY	3/04/2014	WRIT OF EXECUTION	5,043.40
2011-00197	CITIZENS SAVINGS BANK	3/04/2014	WRIT EXEC/GARNISHEE	—
2011-00201	HONESDALE NATIONAL BANK GARNISHEE-DISCONT 03-14-2014	3/04/2014	DISSOLVE ATTACHMENT	—
2011-00786	NATIONWIDE INSURANCE CO DEFENDANT/APPELLANT	3/07/2014	SATISFACTION	—
2012-00046	BRAYER JAMES C	3/03/2014	WRIT OF EXECUTION	61,064.48
2012-00747	SEPE JOSEPH	3/04/2014	MOTOR VEHICLE JDGMT	—
2012-20070	JAVITZ MICHAEL	3/07/2014	SATISFACTION	3,000.00
2012-20306	HAFLER GARY	3/06/2014	SATISFACTION	1,262.07
2013-00006	MOLINARO PAUL A/K/A	3/07/2014	SATISFACTION	—
2013-00006	MOLINARO PAUL T	3/07/2014	SATISFACTION	—
2013-00006	BLUE MOUNTAIN PROMOTIONS	3/07/2014	SATISFACTION	—
2013-00253	AMERICAN REAL ESTATE INVESTMEN	3/04/2014	WRIT OF EXECUTION	56,329.39
2013-00253	PUTZI STEPHEN	3/04/2014	WRIT OF EXECUTION	56,329.39
2013-00253	WELLS FARGO BANK N A GARNISHEE	3/04/2014	WRIT EXEC/GARNISHEE	—
2013-00253	DIME BANK GARNISHEE	3/04/2014	WRIT EXEC/GARNISHEE	—
2013-00526	MONTGOMERY WARREN A	3/04/2014	MOTOR VEHICLE JDGMT	—
2013-00561	MARTONE LAWRENCE	3/07/2014	WRIT OF EXECUTION	124,444.69
2013-00561	MARTONE MARGARET	3/07/2014	WRIT OF EXECUTION	124,444.69
2013-00561	MARTONE MARY M ESTATE A/K/A	3/07/2014	WRIT OF EXECUTION	124,444.69
2013-00561	MARTONE MARY MARGARET ESTATE	3/07/2014	WRIT OF EXECUTION	124,444.69
2013-00615	MCKOY KAREN	3/04/2014	DEFAULT JUDGMENT	1,848.75
2013-00617	MOORE HAROLD	3/04/2014	DEFAULT JUDGMENT	1,985.54
2013-00620	BOOTH MICHELE	3/04/2014	DEFAULT JUDGMENT	2,629.79
2013-00624	SPEIDEL ROBERT	3/04/2014	DEFAULT JUDGMENT	7,110.77
2013-00625	KINGSLEY FRAN	3/04/2014	DEFAULT JUDGMENT	3,630.73
2013-20579	BROOKS JEANNIE MARIE	3/04/2014	SATISFACTION	—
2013-20724	BELKNAP JEFFERY P	3/03/2014	SATISFACTION	—
2013-20941	PONGRACZ MICHELLE	3/07/2014	WRIT OF EXECUTION	1,146.20

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

2013-21366	PENN STAR BANK GARNISHEE		3/03/2014	DISSOLVE ATTACHMENT	—
2013-21451	MULLINGS STEVEN JESUS		3/06/2014	SATISFACTION	—
2014-00114	MEYERS WALTER		3/07/2014	CONFESSION OF JDGMT	101,921.86
2014-00114	MEYERS JUDITH		3/07/2014	CONFESSION OF JDGMT	101,921.86
2014-00114	MEYERS KEVIN		3/07/2014	CONFESSION OF JDGMT	101,921.86
2014-00114	MEYERS MELISSA		3/07/2014	CONFESSION OF JDGMT	101,921.86
2014-00114	TLB INDUSTRIES INC		3/07/2014	CONFESSION OF JDGMT	101,921.86
2014-20018	GODFREY ASHLEY E		3/07/2014	SATISFACTION	527.02
2014-20208	TERRY TIM E		3/04/2014	TAX LIEN	510.79
2014-20209	THOMPSON JONTHAN E		3/04/2014	TAX LIEN	879.27
2014-20210	WENTZEL CAROLE J		3/04/2014	JP TRANSCRIPT	1,294.92
2014-20211	CSI SECURITY SYSTEMS INC A CORPORATION		3/04/2014	FEDERAL TAX LIEN	3,724.63
2014-20212	Z LINE PROFESSIONAL INC		3/04/2014	MUNICIPAL LIEN	359.90
2014-20213	SOMERSET REGIONAL WATER LLC		3/04/2014	MUNICIPAL LIEN	670.55
2014-20214	SOMERSET REGIONAL WATER LLC		3/04/2014	MUNICIPAL LIEN	725.24
2014-20215	SOMERSET REGIONAL WATER LLC		3/04/2014	MUNICIPAL LIEN	755.87
2014-20216	KRESGE RAYMOND C SR		3/05/2014	JUDGMENT	1,692.50
2014-20217	KING JOSHUA J		3/05/2014	JUDGMENT	11,197.47
2014-20218	KING JOSHUA J		3/05/2014	JUDGMENT	4,236.49
2014-20219	CARROLL MICHAEL PATRICK		3/05/2014	JUDGMENT	1,396.00
2014-20220	HOWARD JOSEPH S JR		3/05/2014	JUDGMENT	1,651.00
2014-20221	FOFI JOHN MICHAEL		3/05/2014	JUDGMENT	2,401.00
2014-20222	ZHAKAROV ANTHONY		3/06/2014	JUDGMENT	1,051.00
2014-20223	WOODCOCK BROOKE A		3/06/2014	JP TRANSCRIPT	6,933.93
2014-20224	LITE-NING INC		3/07/2014	TAX LIEN	10,138.31
2014-20225	HORST MICHAEL V		3/07/2014	TAX LIEN	6,511.46
2014-20226	JAY BEES ENTERPRISE INC		3/07/2014	TAX LIEN	1,414.35
2014-20226	JUNES MIDTOWN RESTAURANT T/A		3/07/2014	TAX LIEN	1,414.35
2014-20227	CAVAGE PAUL		3/07/2014	TAX LIEN	8,956.14
2014-20227	CAVAGES COUNTRY FARM MARKET T/A		3/07/2014	TAX LIEN	8,956.14
2014-20228	TYSON BARBARA J		3/07/2014	JUDGMENT NOTE	19,619.00
2014-20229	RODRIQUEZ ORLANDO		3/07/2014	MUNICIPAL LIEN	576.46
2014-20229	RODRIQUEZ DAISY N		3/07/2014	MUNICIPAL LIEN	576.46
2014-20230	CONWAY ASHLEY N		3/07/2014	JP TRANSCRIPT	8,164.72
2014-20230	LECCE JUSTIN M		3/07/2014	JP TRANSCRIPT	8,212.10
2014-40016	DEREAMER JAMIE OWNER	P	3/03/2014	STIP VS LIENS	—
2014-40016	DEREAMER AMY OWNER	P	3/03/2014	STIP VS LIENS	—
2014-40016	NORTHEAST CABINET CENTER CONTRACTOR		3/03/2014	STIP VS LIENS	—
2014-40017	TYSON BARBARA J OWNER	P	3/07/2014	WAIVER MECHANICSLIEN	—
2014-40017	OSTRANDER STEVE CONTRACTOR		3/07/2014	WAIVER MECHANICSLIEN	—
2014-90021	CASSANITI ANTHONY ESTAE OF		3/03/2014	ESTATE CLAIM	1,773.02

COMPLAINT — CONFESSION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2014-00114	NANMARK INC	PLAINTIFF	3/07/2014	—
2014-00114	MEYERS WALTER	DEFENDANT	3/07/2014	—
2014-00114	MEYERS JUDITH	DEFENDANT	3/07/2014	—
2014-00114	MEYERS KEVIN	DEFENDANT	3/07/2014	—
2014-00114	MEYERS MELISSA	DEFENDANT	3/07/2014	—
2014-00114	TLB INDUSTRIES INC	DEFENDANT	3/07/2014	—

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2014-00108	DISCOVER BANK	PLAINTIFF	3/04/2014	—
2014-00108	HUNT BARBARA J	DEFENDANT	3/04/2014	—
2014-00112	CACH LLC	PLAINTIFF	3/06/2014	—
2014-00112	BRADY MICHAEL J	DEFENDANT	3/06/2014	—
2014-00113	MIDLAND FUNDING LLC	PLAINTIFF	3/06/2014	—
2014-00113	CARDIELLO JOHN	DEFENDANT	3/06/2014	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2014-00109	FIRST NIAGARA BANK SUCCESSOR BY MERGER TO	PLAINTIFF	3/06/2014	—
2014-00109	HARLEYSVILLE NATIONAL BANK	PLAINTIFF	3/06/2014	—
2014-00109	GOODWIN BRIAN	DEFENDANT	3/06/2014	—
2014-00109	GOODWIN TINA F	DEFENDANT	3/06/2014	—
2014-00110	WELLS FARGO BANK	PLAINTIFF	3/06/2014	—
2014-00110	BANNON DENNIS J A/K/A	DEFENDANT	3/06/2014	—
2014-00110	BANNON DENNIS	DEFENDANT	3/06/2014	—

REAL PROPERTY — OTHER

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2014-00111	RUFFED GROUSE RIDGE OWNERS AS	PLAINTIFF	3/06/2014	—
2014-00111	SCHMEDES JANET L	DEFENDANT	3/06/2014	—
2014-00111	BRIGGS JOHN C	DEFENDANT	3/06/2014	—

TORT — MOTOR VEHICLE

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2014-00107	PPL ELECTRIC UTILITIES CORP	PLAINTIFF	3/03/2014	—
2014-00107	DRONGOSKI JULIA L	DEFENDANT	3/03/2014	—

MORTGAGES AND DEEDS

*RECORDED FROM MARCH 17, 2014 TO MARCH 21, 2014
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Dileo Frank W Sr	Mortgage Electronic Registration Systems	Salem Township	93,500.00
Feller James V	Wayne Bank	Damascus Township	
Feller Mary Ann			83,000.00
Buki Eugene Jr	Citizens Bank Of Pa	Cherry Ridge Township	130,000.00
Viggiano Ralph Jill Af & Ind	Citizens Savings Bank	Starrucca Borough	
Viggiano Linda By Af			60,000.00
Whitney Susan			
Viggiano Michael J Af & Ind			
Viggiano Mindy By Af			
Viggiano Brian J			
Viggiano Jonathan J			
Dottle Melissa	Rutherford Albert G Rutherford Sally N	Mount Pleasant Township	142,000.00
Marcinkus Ann AKA By Af	Dottle Melissa	Mount Pleasant Township	
Marcinkus Ann Marie AKA By Af			60,000.00
Marcinkus David Edmund Af			
Marcinkus James Michael Af			
Marcinkus Kathryn Marie Af			
Krah William J III	Mortgage Electronic Registration Systems	Paupack Township	172,000.00
Kupferschmid John L	Mortgage Electronic Registration Systems	Paupack Township	189,050.00
Springer Richard J	Honesdale National Bank	Salem Township	50,000.00
Carey David T	Honesdale National Bank	Lake Township	10,000.00
Degroot Benjamin	Mortgage Electronic Registration Systems	Lehigh Township	43,000.00
Bataille Craig	First National Bank Of Pa	Mount Pleasant Township	25,000.00
Legere Andrew A	Bank Of America	Damascus Township	
Legere Eileen			100,000.00
Rutkowski Joel	Honesdale National Bank	Manchester Township	
Rutkowski Lauren			388,800.00
Fleming James T	Valley National Bank	Lake Township	220,000.00
Dintrono Nicole A AKA Kromko Nicole A AKA	Housing & Urban Development	South Canaan Township	5,916.61
Matisko Melissa S	Wells Fargo Bank	Salem Township	
Matisko Jason E			174,000.00

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

Korman Mark	Mortgage Electronic Registration Systems	Paupack Township	502,000.00
Olszar Lukasz	Pennstar Bank	Sterling Township	185,250.00
Getz Tracy	Pa Housing Finance Agency	Paupack Township	
Carroll Christopher			3,220.00
Roegner Thomas P	Mortgage Electronic Registration Systems	South Canaan Township	
Roegner Susan M			358,352.00
Thibault Kenneth P	Mortgage Electronic Registration Systems	Paupack Township	
Thibault Mary F			96,000.00
Hammond Garrett J	Hammond Richard T	Scott Township	
Hammond Richard T	Hammond Frances L	Scott & Buckingham Townships	432,700.00
		Buckingham Township	
		Buckingham & Scott Townships	432,700.00
Lintner Susan	First National Community Bank	Cherry Ridge Township	115,000.00
Myrthel Wade R	Tobyhanna Federal Credit Union	Sterling Township	
Duffy Maureen			22,000.00
Hemphill Carol Martini	Pennstar Bank	Sterling Township	100,000.00
American Real Estate Investment Holdings	L A Commercial Services	Honesdale Borough	400,000.00
Miss Allainious Capital Partners	Honesdale National Bank	Honesdale Borough	150,000.00
Mays Sara	Wells Fargo Bank	Lake Township	112,500.00
Tucker Harold	Mortgage Electronic Registration Systems	Clinton Township	
Tucker Joanne			115,995.00
Clark Jeffrey	Mortgage Electronic Registration Systems	Waymart Borough	
Clark Nicole			160,000.00
Chin Terry H	Wells Fargo Bank	Scott Township	
Liu Yean C			84,789.00
Dischley Michael A	Honesdale National Bank	Lake Township	
Dischley Panayiota			100,000.00
Rosen Sweet Matthew H	Honesdale National Bank	Sterling Township	
Rosensweet Kimberly A			100,000.00
Hogancamp Curt R	J P Morgan Chase Bank	Damascus Township	
Hogancamp Stephanie B			128,000.00
Verhoest Tracy A	Mortgage Electronic Registration Systems	Paupack Township	
Verhoest Leigh L			101,625.00
Welch John K	Mortgage Electronic Registration Systems	Paupack Township	198,400.00

Looking for a mortgage or assignment on MERS?

Start your search here:

<https://www.mers-servicerid.org/sis/index.jsp>

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Gregorski Albert AKA Gregorski Albert P Jr AKA	Gregorski Albert P III	Salem Township	
Dime Bank	Barrera Marcia	Honesdale Borough	
Fritz Mark	Kmieczech Barry W Kmieczech Elizabeth A	Oregon Township	
Dawe Kenneth M	Kouri Jennifer A Dawe Kevin L	Berlin Township	Parcel 7
Dennis Clinton P	Dime Bank	Dyberry Township	
Keim Richard O	Willie Brian J	Paupack Township	
Keim Kathryn M	Willie Lorrie K		Lot 43
Seelig Dolores Exr	Feller James V	Damascus Township	
Feller Victor Est	Feller Mary Ann		Lot 14
Mehalik Catherine A	Mehalik Lauren K	Salem Township	Parcel B
Strasinski Olga	Pastuszek Wasyl	Lehigh Township	
Marcinkus Ann AKA By Af Marcinkus Ann Marie AKA By Af Marcinkus David Edmund Af Marcinkus James Michael Af Marcinkus Kathryn Marie Af	Dottle Melissa	Mount Pleasant Township	Lot 1A
Krah William III AKA Krah William J III AKA	Krah William J III	Paupack Township	Lot 81
Tisano David K	Gano Judith	Preston Township	
Windy Ridge Construction	Varassee Frederick		
Pa C V S Pharmacy	Cole C V Honesdale Pa	Honesdale Borough	
Cole C V Honesdale Pa	Pa C V S Pharmacy	Honesdale Borough	
Prince David M	Prince Brian	Clinton Township 2	
Prince Mary Ellen			
Fasano Thomas	Kupferschmid John L	Paupack Township	
Fasano Suzette			Lot 322
Dinges Tony L	Schneider Frederick J Schneider Suzanne L	Clinton Township 1	Lot 10
Shipshinski Kevin Gdn Natishak Jeffrey Gdn Natishak Jennifer	Natishak Jennifer	Clinton Township 2	Lot 6
Mercogliano Mildred R	McErlean Robert McErlean Joann	Lehigh Township	Lots 245 & 246
Wallich Nancy G	Wallich Christopher L Tr Nancy G Wallich Irrevocable Trust	Damascus Township	Lot 62.3
Matisko Jason E Connolly Melissa S Matisko Melissa S	Matisko Jason E Matisko Melissa S	Salem Township	
Rudnick Jerry Rudnick Michele	Frangos Evangelos	Salem Township	
Korman Mark	Korman Mark	Paupack Township	
Korman Marianne			Lot 120
Seana Lillian Seana Thomas	Seana Thomas Seana Janet M	Clinton Township 2	Lot 1

Lake Kenneth W	Olszar Lukasz	Sterling Township
Lake Betty Ann		
Hanlon Patricia Exr	Hanlon Patricia	Paupack Township
Loch Leonard F Sr Est AKA		
Loch Leonard F Est AKA		
Gill Richard S	Gill Patrick A	Manchester Township
Gill Sharon A	Gill Amy M	
Lazzari Kenneth	Thibault Kenneth P	Paupack Township
Hunt Daniel	Thibault Mary F	Lot 110
Hammond Richard T	Hammond Garrett J	Scott Township
Hammond Frances L	Hammond Richard T	Scott & Buckingham Townships Buckingham Township Buckingham & Scott Townships
Tomazic Margaret	Katmarber	Mount Pleasant Township
Franceski Bernadette		
Painter Kathleen		
Nebzydoski Francis Michael		
Jimenez Hector M	Villarrol Claudio	Salem Township
Jimenez Carmen		Lot 563
Fannie Mae AKA	Strausser William	Lehigh Township
Federal National Mortgage Association AKA	Strausser Heather	
Phelan Hallinan		
Wandel Keith D Wandel Jr By Agent	Pa State Employees Credit Union	Lake Township
Wandel Mary E Agent		Lot 1516
Terrell Hazel AKA	Schwab Fred L	Damascus Township
Terrell Hazel L AKA	Schwab Glennie E	
Olson Christopher R	Strasser Mark	Palmyra Township
Olson Kellie		Lot 10 2 A
Olson Tanum E AKA		
Osius Tanum E AKA		
Taber James		
Olson Deborah A Est		
Scott Alice J	Lyons Adam Christopher	Manchester Township Manchester & Damascus Twps Lot B Damascus Township Damascus & Manchester Twps Lot B
Lyons Adam Christopher	Lyons Adam Christopher	Manchester Township Manchester & Damascus Twps Lot A B Damascus Township Damascus & Manchester Twp Lot A B

**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.**

Benning John G	Marasciulo Bart V	Buckingham Township	
Benning Mary Jane	Marasciulo Maria Rose		
Bank Of New York Mellon Tr By Af	Mikhlyn Vadim	Paupack Township	
Resurgent Capital Services Af	Mikhlyn Inga		Lot 23 B
Resurgent Mortgage Servicing Af			
Gregg William H Est	Hogancamp Curt R	Damascus Township	
Zaleski Tammy R Exr	Hogancamp Stephanie B		
Fannie Mae AKA	Edwards Ryan	Paupack Township	
Federal National Mortgage Association AKA			Lots 19 & 20
Phelan Hallinan L L P			
Wayne County Tax Claim Bureau	Eastern Overhawk L L C	Honesdale Borough	
Duley Joan			
Stinsman Jean	Mount Andrew C Mount Christine	Preston Township	
Virbitsky Marlene AKA	Virbitsky Marlene AKA	Damascus Township	
Virbitsky Hattie M AKA	Virbitsky Hattie M AKA		
Virbitsky Anthony	Virbitsky Anthony Warfield Kevin L Warfield Julie Ann		

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



Wayne County Legal Journal Subscription Form

PLEASE PRINT CLEARLY

Name _____

Address _____

City _____ State _____ Zip _____

Phone (____) _____ - _____

Email Address _____ @ _____

Subscription Options and Rates

- | | |
|---|----------------|
| <input type="checkbox"/> Mailed Copy ONLY | \$100 per year |
| <input type="checkbox"/> Emailed Copy ONLY | \$50 per year |
| <input type="checkbox"/> Mailed and Emailed | \$125 per year |

Individual copies \$5 each

Your subscription year will begin from the date your subscription form and payment are received.

WC Legal Journal is published every Friday, except for Holidays.

Please fax completed form to 570-647-0086 or email to baileyd@ptd.net

Display Advertising Available

MAKE CHECK PAYABLE TO BAILEY DESIGN AND ADVERTISING

Please call for Rates —570-251-1512 or email baileyd@ptd.net



Estate Notice Advertising Form

COST \$65 + A fee of \$10 will be added to all legal notices for the Notarized Proof of Publication. Minimum insertion fees apply.

All Notices published are Pre-Pay.

MasterCard and Visa Accepted. Make check payable to Bailey Design and Advertising.
PLEASE PRINT CLEARLY

ESTATE OF _____

A.K.A.'s _____

LATE OF TOWNSHIP/BOROUGH _____

Executor () Administrator () *Please check one.*

List names and addresses of Executors or Administrators

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

ATTORNEY

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Mail form to:
Bailey Design and Advertising
c/o WCBA/Estate Notice Advertising
3305 Lake Ariel Highway
Honesdale, PA 18431

If you would like to drop the form off, the office is located on Route 191 S before Suburban Propane on the right. Same building as the Hotel Café and Curves.
Phone: 570-251-1512 Fax: 570-647-0086
Email: baileyd@ptd.net

Wayne County LEGAL JOURNAL

3305 Lake Ariel Highway
Honesdale, PA 18431
Phone: 570-251-1512
Fax: 570-647-0086

2014 LEGAL ADVERTISING RATES

Incorporation Notices \$45

One (1) time insertion

Fictitious Name Registration \$45

One (1) time insertion

Petition for Change of Name \$45

One (1) time insertion

All other notices will be billed at \$1.90 per line.
Certain restrictions and minimum insertion fees apply.

A fee of \$10.00 will be added to all legal notices
for the Notarized Proof of Publication.

General Advertising Rates All Advertisements Are Pre-Pay

Subject to approval

Subject to space availability

Credit Cards accepted—Mastercard and Visa only.

Prices are based upon your advertisement
submitted camera-ready or via email in PDF
or JPG format.

Certain Restrictions Apply

The Wayne County Legal Journal
is published every Friday—52 issues per year.

The deadline for all advertising is 10 AM on
Monday for the Friday publication.

Contact for Advertising Details:

Phone: 570-251-1512

Fax: 570-647-0086

Email: baileyd@ptd.net

	One Insertion	Quarterly 13 Issues	Semi-Annual 26 Issues	Annual 52 Issues
Full Page	\$100	\$850	\$1,300	\$2,100
Half Page	\$75	\$525	\$795	\$1,265
Quarter Page	\$50	\$325	\$475	\$745
Eighth Page	\$35	\$195	\$275	\$435

Ad Changes subject to artwork adjustment fee, call for details

Subscription Rates

One Issue	\$5 per issue
Mailed Copy	\$100 per year
Emailed Copy	\$50 per year
Mailed & Emailed Copies	\$125 per year



Full Page:
4"W X 7"H

Half page:
4"W X 3 1/2"H

Quarter Page:
2"W X 3 1/2"H
4"W X 1 3/4"H

Eighth Page:
2"W X 1 3/4"H



Legal Journal of Wayne County
3305 Lake Ariel Highway
Honesdale, PA 18431