

OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 4 ★ JUNE 13, 2014 ★ Honesdale, PA ★ No. 14



IN THIS ISSUE

CRIMINAL CASES	4
LEGAL NOTICES	7
SHERIFF'S SALES	11
CIVIL ACTIONS FILED	27
MORTGAGES & DEEDS	31

© 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
rechncr@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

CRIMINAL CASES

The following cases were addressed by the Raymond L. Hamill, President Judge, Wayne County on June 5, 2014

ADAM Q. SONNAK, age 32 of Honesdale, PA was placed on probation for a period of 6 months for one count of Simple Assault, graded as a Misdemeanor of the 2nd Degree. He was also ordered to pay all Court costs, continue with mental health treatment and complete an anger management program. The incident occurred on November 20, 2013, in Honesdale Borough when Sonnak threw a chair at a male victim.

PRAMOD SINHA, age 57 of Allentown, PA was sentenced to the Wayne County Correctional Facility for a period of 22 days followed by 60 months less 22 days on the Intermediate Punishment Program for one count of DUI-Highest Rage, graded as a Misdemeanor of the 1st Degree. He was also ordered to pay all Court costs, pay a fine in the amount of \$2,000.00, complete an alcohol highway safety program and perform 100 hours of community service. The incident occurred on October 26, 2013, in Honesdale Borough when Sinha struck a parked vehicle. His BAC was .262%.

BOBBIE JO CRAWFORD, age 22 of Gouldsboro, PA was sentenced to the Wayne County Correctional Facility for a period of not less than 1 month nor more than 23 1/2 months for one count of Criminal Conspiracy-Theft, graded as a Felony of the 3rd Degree. She 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 January 14, 2013, in Lehigh Township when Crawford conspired with another to steal jewelry and coins.

SHANNON L. GRAHAM, age 32 of Gouldsboro, PA was placed on probation for a period of 12 months for one count of Theft of Services, graded as a Misdemeanor of the 2nd Degree. She was also ordered to pay all Court costs, pay restitution in the amount of \$1,044.39, obtain full time employment and pay \$500.00 for the cost of the public defender. The incident occurred on August 18, 2012, in Salem Township when Graham failed to pay for services she received at a local business.

BRIAN T. KERSEY, age 46 of Greentown, 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. 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, perform 50 hours of community service and complete an alcohol highway safety program. The incident

occurred on December 24, 2013, in Dreher Township when Pennsylvania State Police observed Kersey traveling with no headlights after dark. His BAC was .181%.

KEVIN FOWLER, age 19 of Prompton, PA was placed on probation for a period of 24 months for one count of Possession of Controlled Substance, an ungraded Misdemeanor and one count of Possession of Drug Paraphernalia, also an ungraded Misdemeanor. He was also ordered to pay all Court costs, pay a fine in the amount of \$200.00, 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 February 9, 2014, in Prompton Borough when Fowler was found to be in possession of Marijuana and a pipe.

ROBERT K. BODMAN, age 34 of Hawley, PA was sentenced to the Wayne County Correctional Facility for a period of 3 months followed by 60 months less 3 months on the Intermediate Punishment Program for one count of DUI-Highest Rate, graded as a Misdemeanor of the 1st Degree. He was also ordered to pay all Court costs, undergo house arrest with electronic monitoring for a period of 9 months, pay a fine in the amount of \$2,500.00, perform 100 hours of community service, obtain full time employment and complete an alcohol highway safety program. The incident occurred on July 6, 2013, in Paupack Township when Pennsylvania State Police were called to investigate the report of a motorcycle crash. His BAC was .185%.

GWENA CERRUTO, age 51 of Hawley, PA was sentenced to the Wayne County Correctional Facility for a period of not less than 30 days nor more than 12 months for one count of Retail Theft-Take Merchandise, graded as a Misdemeanor of the 1st Degree. She was also ordered to pay all Court costs, and pay a fine in the amount of \$200.00. The incident occurred between November 22, 2013, and December 1, 2013, in Texas Township when Cerruto stole items from a local department store.

MICHAEL GELDERMAN, age 44 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, 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 December 12, 2013, in Pleasant Mt. Township when Pennsylvania State Police were called to investigate the report of a one vehicle crash. His BAC was .172%.

CAROL HALLIBURTON, age 68 of Ridgewood, NJ pled guilty to one count of Disorderly Conduct- Hazardous/Physically Offensive, graded as a Misdemeanor of the 3rd Degree. The incident occurred on August 3, 2013, in Canaan Township. She is scheduled to be sentenced on July 31, 2014.

JOSEPH R. MAHN, age 21 of Honesdale, PA pled guilty to one count of Theft By Unlawful Taking or Disposition, graded as a Misdemeanor of the 1st Degree. The incident occurred between January 20, 2014, and January 26, 2014, in Cannan Township. He is scheduled to be sentenced on July 31, 2014.

JASON FASHAUER, age 35 of Carbondale, PA pled guilty to one count of Retail Theft-Take Merchandise, graded as a Misdemeanor of the 2nd Degree and one count of Disorderly Conduct-Engage in Fighting, graded as a Summary offense. The incident occurred on December 11, 2013, in South Canaan Township. He is scheduled to be sentenced on July 31, 2014.

CHRISTOHPER WILLIAMS, age 39, of Honesdale, PA pled guilty, in two separate cases, to one count of DUI: Controlled Substance Schedule 2 or 3-1st Offense, graded as a Misdemeanor of the 1st Degree, one count of Driving While operating Privilege Suspended/Revoked, graded as a Summary Offense, and two counts of Theft From a Motor Vehicle, graded as Misdemeanors of the 1st Degree. The incidents occurred between February 23, 2014, and February 24, 2014, in Honesdale Borough. He is scheduled to be sentenced on July 31, 2014.

DAWN M. GULSBY, age 32 of Honesdale, PA pled guilty to one count of Retail Theft-Take Merchandise, graded as a Misdemeanor of the 1st Degree. The incident occurred on February 27, 2014, in Texas Township. She is scheduled to be sentenced on July 31, 2014.

CURITS JAGGARS, age 26 of Honesdale, PA pled guilty to two counts of Possession of Controlled Substance, both ungraded Misdemeanors. The incident occurred between March 14, 2014, and March 19, 2014, in Hawley Borough. He is scheduled to be sentenced on July 31, 2014.

LEGAL NOTICES

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

ESTATE NOTICES

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

EXECUTOR NOTICE

Estate of SHIRLEY A. RAMIREZ
Late of Texas Township
Executor
ERNESTO G. RAMIREZ
263 BEAR SWAMP RD.
HONESDALE, PA 18431
Attorney
MATTHEW L. MEAGHER,
ESQUIRE
1018 CHURCH STREET
HONESDALE, PA 18431

6/13/2014 • 6/20/2014 • 6/27/2014

EXECUTRIX NOTICE

Estate of JOHN R. DOWSE, SR.
AKA JOHN DOWSE
Late of Salem Township
Executrix
TAMMY MARTIN
P.O. BOX 372
HAMLIN, PA 18427
Attorney
MICHAEL D. WALKER, ESQ.

PO BOX 747
HAMLIN, PA 18427

6/13/2014 • 6/20/2014 • 6/27/2014

EXECUTRIX NOTICE

Estate of ROBERT H. VON ELM
AKA ROBERT VON ELM
Late of Lake Township
Executrix
RUTHANN VON ELM
1131 THE HIDEOUT
LAKE ARIEL, PA 18436
Attorney
RICHARD B. HENRY
1105 COURT STREET
HONESDALE, PA 18431

6/6/2014 • 6/13/2014 • 6/20/2014

ESTATE NOTICE

NOTICE IS HEREBY GIVEN, that Letters Testamentary have been issued in the Estate of Maria A. Barnklau, who died on April 5, 2014, late resident of 50 Creek Road, Starlight, PA 18461, to Richard Charles Barnklau, Executor of the Estate, residing at 50 Creek Road, Starlight, PA 18461. All persons indebted to said estate are required to make payment and those having claims or demands are to present the same without delay to the law offices of HOWELL, HOWELL & KRAUSE, ATTN: ALFRED J. HOWELL, ESQUIRE, Attorney for

the Estate, at 109 Ninth Street,
Honesdale, PA 18431.

ALFRED J. HOWELL, ESQ.
HOWELL, HOWELL & KRAUSE

6/6/2014 • 6/13/2014 • 6/20/2014

ADMINISTRATRIX NOTICE

Estate of JOEL GUITTARD
Late of Lake Ariel
Administratrix
KATHLEEN GUITTARD
27 CEDAR DRIVE
LAKE ARIEL, PA 18436

Attorney
RALPH J. IORI
321 SPRUCE ST. - SUITE 201 -
BANK TOWERS
SCRANTON, PA 18503

6/6/2014 • 6/13/2014 • 6/20/2014

EXECUTOR'S NOTICE

ESTATE OF ALBERT E. VAN
LOAN, a/k/a ALBERT EDWARD
VAN LOAN, a/k/a, ALBERT VAN
LOAN, late of Scott Township,
Wayne County, Pennsylvania. Any
person or persons having claim
against or indebted to the estate
present same to (Theresa Lynn Van
Loan, 982 Pine Swamp Road,
Sidney Center, NY 13839). Sally
N. Rutherford, Esq., 921 Court St.,
Honesdale, PA 18431, Attorney
for the Estate.

6/6/2014 • 6/13/2014 • 6/20/2014

EXECUTOR'S NOTICE

ESTATE OF CHARLES D. SAAR,
a/k/a CHARLES DANIEL SAAR,
late of Ellicott City Township,
Howard County, Maryland. Any
person or persons having claim
against or indebted to the estate
present same to Jason Saar, 4834
Roundhill Road, Ellicott City, MD
21043. Sally N. Rutherford, Esq.,
921 Court St., Honesdale, PA
18431, Attorney for the Estate.

5/30/2014 • 6/6/2014 • 6/13/2014

ESTATE NOTICE

Notice is hereby given that Letters
of Administration in the Estate of
Donna Jean Bennett aka Donna J.
Bennett, (d/o/d April 27, 2014) late
of Damascus Township, Wayne
County, Pennsylvania were granted
to Paul M. Bennett, Jr.,
Administrator, on May 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
Paul M. Bennett, Jr., Administrator,
c/o Scott B. Bennett, Esq., 308
Tenth Street, Honesdale, PA 18431.

5/30/2014 • 6/6/2014 • 6/13/2014

EXECUTOR NOTICE

Estate of GLADYS M. MANG
Late of Bethany Borough
Executor
PAUL E. MANG
202 PROMPTON ROAD
HONESDALE, PA 18431
Attorney

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

5/30/2014 • 6/6/2014 • 6/13/2014

ESTATE NOTICE

NOTICE IS HEREBY GIVEN, that Letters of Administration have been issued in the Estate of Richard B. Zanroche, a/k/a Richard Zanroche, who died on April 13, 2014, late resident of 3554 Chestnut Hill Drive, Lake Ariel, PA 18436, to Sofia Constantinou, Administratrix of the Estate, residing at 3554 Chestnut Hill Drive, Lake Ariel, PA 18436. All persons indebted to said estate are required to make payment and those having claims or demands are to present the same without delay to the law offices of HOWELL, HOWELL & KRAUSE, ATTN: ALFRED J. HOWELL, ESQUIRE, Attorney for the Estate, at 109 Ninth Street, Honesdale, PA 18431.

ALFRED J. HOWELL, ESQ.
ATTORNEY FOR THE ESTATE

5/30/2014 • 6/6/2014 • 6/13/2014

ESTATE NOTICE

Notice is hereby given that Letters of Testamentary have been granted in the **ESTATE OF GEORGE V. ROHAN, SR.**, late of 1084 Tresslarville Road, Lake Ariel, Wayne County, Pennsylvania (died February 17, 2014), to Alexis Rohan, 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.

5/30/2014 • 6/6/2014 • 6/13/2014

ADMINISTRATRIX NOTICE

Estate of KATHRYN A. FRANKLIN
Late of Hawley Borough
Administratrix
MARY WHITE
PO BOX 67
HAWLEY, PA 18428
Attorney
JOHN F. SPALL
2573 ROUTE 6
HAWLEY, PA 18428

5/30/2014 • 6/6/2014 • 6/13/2014

ESTATE NOTICE

NOTICE IS HEREBY GIVEN, that Letters Testamentary have been issued in the Estate of Alexander Karachun, who died on May 4, 2014, late resident of 394 Bryn Mawr Road, Honesdale, PA 18431, to David Karachun, Executor of the Estate, residing at 5 Woods End Trail, Rockaway, NJ 07866. All persons indebted to said estate are required to make payment and those having claims or demands are to present the same without delay to the Law Offices of HOWELL, HOWELL & KRAUSE, ATTN: LEE C. KRAUSE,

ESQUIRE, Attorney for the Estate,
at 109 Ninth Street, Honesdale, PA
18431.

LEE C. KRAUSE, ESQ.
HOWELL, HOWELL & KRAUSE

5/30/2014 • 6/6/2014 • 6/13/2014

OTHER NOTICES

**NOTICE OF FILING OF
CERTIFICATE OF
ORGANIZATION**

TAKE NOTICE THAT a
Certificate of Organization was
filed with the Department of State.
The name of the Limited Liability
Company is Craig Stiles Plumbing
& HVAC, LLC. This Limited
Liability Company has been
organized under the provision
pursuant to 15 Pa. C.S. 8913.
Solicitor: Matthew L. Meagher,
Esquire, 1018 Church Street,
Honesdale, Pennsylvania 18431.

6/13/2014

**NOTICE OF FILING OF
ARTICLES OF
INCORPORATION**

Pursuant to the General
Associations Act of 1988, as
amended, notice is hereby given
that on May 9, 2014, Articles of
Incorporation for Wilson Law, P.C.
were filed with the Department of
State, Harrisburg, Pennsylvania, the
said corporation being organized
under the provisions of the
Business Corporation Law, General
Associations Act of 1988, as
amended. The purposes of the

corporation are: To engage in and
to do any lawful act concerning
any or all business for which
corporations may be incorporated
under the Pennsylvania Business
Corporation Law, General
Associations Act of 1988, as
amended and supplemented, and to
do all things and exercise all
power, rights and privileges which
a business corporation may now or
hereafter be organized or
authorized to do or to exercise
under the said Business
Corporation Law of Pennsylvania
as amended and supplemented.

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

6/13/2014

**NOTICE OF FILING OF
ARTICLES OF
INCORPORATION**

Notice is hereby given that Articles
of Incorporation have been filed
with the Commonwealth of
Pennsylvania, Department of State
at Harrisburg, PA for MMA
Properties, Inc. The corporation has
been organized pursuant to the
Pennsylvania Business Corporation
Law of 1988, as amended.

Michael P. Lehutsky, Esq.
613 Main Street
Honesdale, PA 18431
(570) 253-3800

6/13/2014

CERTIFICATE OF LIMITED PARTNERSHIP

NOTICE IS HEREBY GIVEN that a Certificate of Limited Partnership of was filed with the Department of State of the Commonwealth of Pennsylvania on May 14, 2014, and approved pursuant to 15 Pa. C.S. Section 8913 for the organization of **RICHARDS PEACE, FLP**

JEFFREY S. TREAT, ESQUIRE
Attorney

6/13/2014 • 6/20/2014

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
JUNE 25, 2014**

By virtue of a writ of Execution instituted U.S. Bank, National Association, as Trustee for J.P. Morgan Mortgage Acquisition Corporation 2005-OPT2 Asset-Backed Pass-Through Certificates Series 2005-OPT2 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 25th day of June, 2014 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of

Honesdale the following property, viz:

ALL THAT CERTAIN piece, parcel or tract of land situate in the Township of Lehigh, Village of Gouldsboro, County of Wayne and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the easterly r/w line of Second St. where the southerly curb line of Main Street(also known as Route 507), intersects same; thence along the southerly curb line of Main Street, (alsoknown as Route 507), N 82 degrees 06 minutes 40 seconds east -- 105.95 feet to a point; thence alonglands, now or formerly of Nancy J. Courtney, (D.B. 255, Pg. 553), S 00 degrees 44 minutes East --125.34 feet to a point; thence along lands of Ethel Medway (D.B. 235, Pg. 302) S 83 degrees 36 minutes34 seconds west -- 107.88 feet to a point in the easterly r/w line of Second Street, N 00 degrees 17minutes East -- 122.79 ft. to a point, the place of Beginning.

BEING KNOWN AS: Corner 2nd and Main St. n/k/a/ 540 Main Street, (Lehigh Township), Gouldsboro, PA 18424

IMPROVEMENTS: Residential Dwelling

PROPERTY ID NO.: 14-0-0019-0072

TITLE TO SAID PREMISES IS VESTED IN Richard J. Grudeski

and Jennifer A. Grudeski BY
DEED FROM John Green and
Johanna M. Green, his wife
DATED 09/06/2005 RECORDED
09/13/2005 IN DEED BOOK 2860
PAGE127.

Seized and taken in execution as
property of:

Jennifer Grudeski a/k/a Jennifer A.
Grudeski Corner 2nd & Main
Street n/k/a 540 Main Street
GOULDSBORO PA
Rich Grudeski, Jr., a/k/a Richard
Grudeski, Jr., a/k/a Richard
Grudeski, a/k/a Richard J.
Grudeski, a/k/a Richard J.
Grudeski, Jr. Corner 2nd and Main
Street n/k/a 540 Main Street
GOULDSBORO PA 18424

Execution No. 708-Civil-2013
Amount Due: \$214,907.90 Plus
additonal costs

March 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.**

Harry B. Reese, Esq.

5/30/2014 • 6/6/2014 • 6/13/2014

**SHERIFF'S SALE
JUNE 25, 2014**

By virtue of a writ of Execution
instituted Bank of America, N.A.,
Successor by Merger to BAC
Home Loans Servicing, LP FKA
Countrywide Home Loans
Servicing, LP issued out of the
Court of Common Pleas of Wayne
County, to me directed, there will
be exposed to Public Sale, on
Wednesday the 25th day of June,
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 property
situated in township of Lehigh in
the county of Wayne and
commonwealth of Pennsylvania,
being more fully described in a
dated 02/29/1996 and recorded
03/17/1996, among the land
records of the county and state set
forth above, in volume 1118 page
235.

BEGINNING at a set iron pipe in
line of lands of Lake Tammany
Estates, Inc., a common corner of
Lot No. 1 and Lot No. 2 as shown

on a plan titled, 'Subdivision of Lands of Patrick F. Trainor et ux., Lehigh Township, Wayne County, Pa.,' dated April 2, 1979, prepared by Donald J. Matthews, Registered Surveyor, Honesdale, Pa., and recorded in Plat Book 41 page 25; thence by Lot No. 1 North 49 degrees 14 minutes 18 seconds West 179.56 feet to a set iron pipe; thence by the same South 86 degrees 50 minutes 26 seconds West 360.00 feet to a set iron pipe on the easterly side of Pennsylvania Legislative Route No. 63001; thence along the easterly side of Pennsylvania Legislative Route No. 63001 North 3 degrees 09 minutes 34 seconds West 144.11 feet to a set railroad spike; thence by lands of Tighe J. Scott North 87 degrees 11 minutes 28 seconds East 594.00 feet to a found iron rebar in stones; thence by lands of Lake Tammany Estates Inc. South 18 degrees 23 minutes 18 seconds West 284.94 feet to the place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Thomas A. Bliss and Lori M. Bliss, h/w, by Deed from Patrick F. Trainor and Janet M. Trainor, h/w, dated 02/29/1996, recorded 03/12/1996 in Book 1118, Page 235.

Tax Parcel: 14-0-0371-0027

Improvements thereon:
RESIDENTIAL DWELLING

Premises Being: 126 LEHIGH ROAD, GOULDSBORO, PA 18424-8831

Seized and taken in execution as property of:
Thomas A. Bliss 126 Lehigh Road
GOULDSBORO PA 18424
Lori M. Bliss 126 Lehigh Road
GOULDSBORO PA 18424

Execution No. 71-Civil-2013
Amount Due: \$232,266.31 Plus
additional costs

March 27, 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.

5/30/2014 • 6/6/2014 • 6/13/2014

**SHERIFF'S SALE
JUNE 25, 2014**

By virtue of a writ of Execution instituted CitiBank, N.A. as Trustee for WAMU Asset-Backed Certificates, WAMU Series issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 25th day of June, 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 Preston, County of Wayne and State of Pennsylvania, bounded as follows:

BEGINNING at a point in the center of State Road No. 370 from Lakewood to Preston Center, and 131 feet toward Lakewood from the Center of the Intersection of the Township Road to Tallmanville, an iron pin and stones on the north bank of Route 370 to mark the line; THENCE along the center of Route 370 North 71 degrees West 300 feet, an iron pipe set on North Side of road to mark the line; THENCE along other lands of Willard F. and Helen Holbert North 2 1/2 degrees west 435.7 feet to an iron pin and stones corner, THENCE still along other land of said Holbert's, South 71 degrees East 300 feet to an iron pin and stones corner, THENCE still along other lands of said Holbert's, South 2 1/2 degrees East 435.7 feet to the

place of BEGINNING. CONTAINING 3 acres of land be the same more or less, subject to one-half of the road and any easements of record as to electric and telephone lines, and according to a survey made in July, 1963, by Registered Licensed Surveyor Earl T. Kingsbury of Jackson, Pennsylvania; and being a part of Parcel two in deed from Homer Brooking and Marie Brooking, his wife, to Willard F. Holbert and Helen Holbert, his wife, dated February 29, 1960, and recorded in Wayne County Deed Book 205, page 618.

PARCEL NO. 20-0-0151-0025

BEING KNOWN AS: 7 Reynolds Road, Starrucca, PA 18462 f/k/a 7 Reynolds Rd Lakewood, PA 18439

NOTICE - THIS DOCUMENT DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY

LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. (This notice is set forth in the manner provide in Section 1 of the Act of July 17, 1957 P.L., 984 as amended, and is not intended as notice of unrecorded instruments, if any).

Seized and taken in execution as property of:
Amy Brown 7 Reynolds Road
STARRUCCA PA 18462
Shirley A. Brown 7 Reynolds Road
STARRUCCA PA 18462

Execution No. 471-Civil-2013
Amount Due: \$99,179.39 Plus
additional costs

March 28, 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.**
Salvatore Filippello Esq.

5/30/2014 • 6/6/2014 • 6/13/2014

**SHERIFF'S SALE
JUNE 25, 2014**

By virtue of a writ of Execution instituted PNC BANK, N.A. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 25th day of June, 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 SITUATE IN OREGON
TOWNSHIP, WAYNE COUNTY,
COMMONWEALTH OF
PENNSYLVANIA BEING
DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT IN
THE CENTERLINE OF STATE
ROUTE 1001 (S.R.
1001)(FORMERLY LEGISLATIVE
ROUTE #63032), SAID POINT
BEING THE SOUTHWESTERLY
CORNER OF THE LOT HEREIN
CONVEYED AND A COMMON
CORNER OF LANDS NOW OR
FORMERLY OF JOSEPH
NAVARRO, AS SHOWN ON
MAPS HEREINAFTER
REFERRED TO; THENCE
ALONG THE CENTERLINE OF
S.R. 1001, NORTH THIRTY-SIX**

(36) DEGREES FOURTEEN (14) MINUTES NINETEEN (19) SECONDS EAST ONE HUNDRED SEVENTY-THREE AND SEVENTY-FOUR ONE-HUNDREDTHS (173.74) FEET TO A POINT; THENCE CONTINUING ALONG THE CENTERLINE OF S.R. 1001, NORTH FORTY-ONE (41) DEGREES FORTY-FOUR (44) MINUTES TWENTY-FOUR (24) SECONDS EAST FORTY-SIX AND FORTY-FOUR ONE HUNDREDTHS (46.44) FEET TO A POINT IN LINE OF LANDS OF MICHAEL F. FUNARO; THENCE LEAVING THE CENTERLINE OF S.R. 1001 AND ALONG LINE OF LANDS OF MICHAEL F. FUNARO, SOUTH FIFTY-TWO (52) DEGREES FIFTY-EIGHT (58) MINUTES FORTY-EIGHT (48) SECONDS EAST NINE HUNDRED SIXTY-SIX AND SIXTY-ONE ONE-HUNDREDTHS (966.61) FEET TO AN IRON PIN CORNER IN LINE OF OTHER LANDS OF THE GRANTOR, HERETO KNOWN AS LOT 15; THENCE ALONG SAID LANDS SOUTH THIRTY-SEVEN (37) DEGREES ZERO ONE (01) MINUTES TWELVE (12) SECONDS WEST TWO HUNDRED TWENTY AND NO ONE-HUNDREDTHS (220.00) FEET TO AN IRON PIN CORNER IN LINE OF LANDS OF THE AFOREMENTIONED JOSEPH NAVARRO; THENCE ALONG SAID LANDS, NORTH FIFTY-TWO (52) DEGREES FIFTY-EIGHT (58) MINUTES FORTY-EIGHT (48) SECONDS WEST

NINE HUNDRED SIXTY-EIGHT AND THIRTEEN ONE - HUNDREDTHS (968.13) FEET TO THE PLACE OF BEGINNING.

THE PREMISES ARE CONVEYED UNDER AND SUBJECT TO SUCH EASEMENTS FOR PUBLIC UTILITY PURPOSES AS MAY AFFECT THE PREMISES, OF PHYSICALLY SITUATE ON SAID PREMISES OR AS RECORDED IN WAYNE COUNTY, PENNSYLVANIA.

UNDER AND SUBJECT TO THE USE OF SAID ROADWAY IN COMMON WITH OTHER LOT OWNERS IN CARLY BROOK VIEW DEVELOPMENT, AND GRANTING AND CONVEYING TO THE GRANTEE, THEIR HEIRS AND ASSIGNS THE RIGHT TO USE OF ROADWAY KNOWN AS HORSESHOE DRIVE T AX ID/ PARCEL NO. 17-0-0002-0017

AS DESCRIBED IN MORTGAGE BOOK 3307 PAGE 38

IMPROVEMENTS: Residential Dwelling

BEING KNOWN AS: 1046 Carley Brook Road, (Oregon Township), Honesdale, PA 18431

PROPERTY ID NO.: 17-0-0002-0017

TITLE TO SAID PREMISES IS VESTED IN Byron E. Alarcon and Frances Alarcon, his wife, as tenants by the entireties BY DEED

FROM Robert J. Smith and Anna M. Smith, his wife DATED 01/13/2006 RECORDED 02/27/2006 IN DEED BOOK 2984 PAGE 40.

Seized and taken in execution as property of:

Bryon E. Alarcon 1046 Carley Brook Road HONESDALE PA 18431

Frances Alarcon 1046 Carley Brook Road HONESDALE PA 18431

Execution No. 637-Civil-2012
Amount Due: \$276,670.07 Plus additional costs

March 28, 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.
Salvatore Carollo Esq.

5/30/2014 • 6/6/2014 • 6/13/2014

**SHERIFF'S SALE
JUNE 25, 2014**

By virtue of a writ of Execution instituted HSBC Bank USA, N.A., as Trustee for Opteum Mortgage Acceptance Corp., Asset-Backed Pass-Through Certificates, Series 2005-2 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 25th day of June, 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, with the building and improvements thereon erected, situate in the Township of Paupack, County of Wayne and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point for corner in the center line of Township Road T-395, said point being a common corner between lands of Marshall and parcel No. 3 herein described and running; thence along the centerline of Township Road T-395 N 83-52-21 E 105.73 feet to the corner of parcel 2; thence along the division line of parcels 2 & 3 South 38-01-39 East 221.69 feet to a corner; thence along same, South 21-14-33West

56-05 feet to a corner in the line of parcel No. 4; thence, along the division line between parcels 4 and 3 the following two courses: 1) North 70-07-27 West 25.90 feet to a corner and 2) South 19-52-33 West 32.84 feet to a corner in the line of lands of Marshall; thence, along the lands of Marshall North 38-01-39 West 301.72 feet to the point and place of BEGINNING.

BEING KNOWN AS: HC 1 Box
109 B Bone Ridge Road n/k/a 542
Bone Ridge Rd, Hawley, PA 18428

PROPERTY ID NO.: 19-0-0002-0120

TITLE TO SAID PREMISES IS VESTED IN Patrick J. Condon BY DEED FROM Robert H. Carlson and Kathleen M. Carlson DATED 02/09/2005 RECORDED 02/18/2005 IN DEED BOOK 2714 PAGE 264.

Seized and taken in execution as property of:
Patrick J. Condon a/k/a Patrick Condon 116 Bear Run Road
HAWLEY PA 18428

Execution No. 669-Civil-2013
Amount Due: \$89,013.01 Plus
additional costs

March 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.

Jordan David, Esq.

5/30/2014 • 6/6/2014 • 6/13/2014

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

By virtue of a writ of Execution instituted Green Tree Servicing LLC issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 2nd day of July, 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 piece or parcel of land situate in the Township of South Canaan, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at a point in the center of S.R. 296, said point being the northwest corner of lot no, 3, land of Kathryn V. Lucas, D.B. 1190 P. 182, Map Book 30 P. 47; thence along the center of S.R. 296, North 1 degree 30 minutes East 203.50 feet to a point; thence within the right of way of Township Road 385, Hetzel Road, South 79 degrees, 08 minutes East 368.90 feet and South 88 degrees 34 minutes 62.60 feet to a point; thence through land of the grantor, (Kathryn V. Lucas), South 8 degrees 41 minutes West 217.80 feet to a found iron pin; thence along lot no. 3, land of the grantor, North 78 degrees 12 minutes West 405.88 feet to the point of Beginning. Containing 1.966 acres of land more or less.

PARCEL NO. 24-0-0271-0019.0004

BEING KNOWN AS: 2370 Easton Turnpike, South Canaan, PA 18459

Seized and taken in execution as property of:
Donna M Salko 45 N. Scott Street
CARBONDALE PA 18407

Execution No. 482-Civil-2013
Amount Due: \$374,820.60 Plus
additional costs

April 7, 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.

Alyk L. Oflazian, Esq.

6/6/2014 • 6/13/2014 • 6/20/2014

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

By virtue of a writ of Execution instituted JPMorgan Chase Bank, N.A. et al 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 July, 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 and improvements therein situate in the Borough of Honesdale, County of Wayne, and Commonwealth of

Pennsylvania, and designated as Parcel No. 11-0-0014-0125 and more fully described in a Deed dated April 11, 2000 and recorded April 15, 2000 in Wayne County in Deed Book 1634, Page 151, granted and conveyed unto William J. Long and Laura B. Long, husband and wife.

BEGINNING at a point in the center of Elizabeth Avenue, said point being the common corner of Lots Nos. 30 and 31 on map of Grandview Heights Development of Grantors; thence along the common line dividing Lots Nos. 30 and 31, North eighty (80) degrees twelve (12) minutes West one hundred fifty (150) feet to a point in line of Lot No. 3; thence along the common line dividing Lots Nos. 3 and 30, North nine (9) degrees forty-eight (48) minutes East one hundred (100) feet to a point in line of Lot No. 29; thence along the common line dividing Lots Nos. 29 and 30, South eighty (80) degrees twelve (12) minutes East one hundred fifty (150) feet to a point in the center of Elizabeth Avenue; thence along the center of Elizabeth Avenue South nine (9) degrees forty-eight (48) minutes West one hundred (100) feet to the place of BEGINNING.

BEING Lot No. 30 in the Development of the Grantors known as Grandview Heights.

EXCEPTING AND RESERVING thereout and therefrom twenty (20) feet crossing the easterly side of the lot herein conveyed for right of

way purposes and utility installation and maintenance.

TITLE TO SAID PREMISES IS VESTED IN Joseph Decker, Sr. and Rebecca L. Decker, his daughter, by Deed from William J. Long and Laura B. Long, his wife, dated 12/03/2007, recorded 01/18/2008 in Book 3451, Page 48.

Tax Parcel: 11-0-0014-0125

Improvements thereon:
RESIDENTIAL DWELLING

Premises Being: 18 ELIZABETH AVENUE, HONESDALE, PA 18431-1116

Seized and taken in execution as property of:
Joseph Decker Sr. 18 Elizabeth Ave
HONESDALE PA 18431
Rebecca L. Decker 18 Elizabeth
Ave HONESDALE PA 18431

Execution No. 570-Civil-20123
Amount Due: \$234,025.61 Plus
additional costs

April 4, 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.

Adam H. Davis Esq.

6/6/2014 • 6/13/2014 • 6/20/2014

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

By virtue of a writ of Execution instituted Suntrust Mortgage, 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 2nd day of July, 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 Palmyra, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin (set) said point being the northerly corner of Lot 1, (Map Book 72, Page 93) and being in the line of land of Alma Loll (Deed book 151; Page 113); THENCE from said

point of beginning South 29 degrees 39 minutes 39 seconds West 279.55 feet along said Lot 1 to an iron pin (set) at a northerly corner of Lot 3 (Map Book 72, Page 93); THENCE North 74 degrees 32 minutes 29 seconds West 312.84 feet along said Lot 3 to an iron pin (set) in the easterly bounds of the Erie Lackawanna Railroad; THENCE North 37 degrees 52 minutes 59 seconds East 360.00 feet along said Railroad bounds to an iron pipe (found) at a corner of said Loll; THENCE South 60 degrees 20 minutes 21 seconds East 251.79 feet along said Loll to the point or place of BEGINNING.

ALSO the right to use a strip of land twenty (20) feet wide for ingress and egress through said Lot 1 as recorded in Map Book 72, at Page 93.

UNDER AND SUBJECT to any easements of record to public utilities.

EXCEPTING all that portion of the above described parcel now used or previously conveyed for public highway purposes.

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.

TITLE TO SAID PREMISES IS VESTED IN Thomas N. Rogers and Rose M. Ehnat, as joint tenants

with the right of survivorship, by Deed from Thomas N. Rogers, dated 05/10/2005, recorded 05/12/2005 in Book 2766, Page 119. The said Thomas N. Rogers died on 3/30/2009, vesting sole ownership in Rose M. Ehnat as surviving joint tenant with right of survivorship.

Tax Parcel: 18-0-0275-0071.0010

Improvements thereon:
RESIDENTIAL DWELLING

Premises Being: 88 RIVERSIDE DRIVE, WHITE MILLS, PA 18473

Seized and taken in execution as property of:
Rose M. Ehnat 88 Riverside Drive
WHITE MILLS PA 18473

Execution No. 602-Civil-2013
Amount Due: \$143,331.10 Plus
additional costs

April 4, 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.

6/6/2014 • 6/13/2014 • 6/20/2014

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

By virtue of a writ of Execution instituted PennStar Bank, a Division of NBT Bank, NA, now by assignment, CNB Realty Trust 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 July, 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 THE following described lot or parcel of land situate, lying and being in the Township of Dreher, in the Development of The Lookout, County of Wayne, Pennsylvania to wit:

LOT 6, Block C as shown on the survey and original plan of The Lookout, Wayne County, Pennsylvania made by a Registered Surveyor and of Record in the Recorder of Deeds Office of Wayne County, Pennsylvania in

Map Book No. 16 at Page 39 and Book No. 306 at Page 27 and 28, reference being thereto for a more particular description of the Lot or Lots hereinbefore described and herein conveyed.

TAX PARCEL NO. 08-0-0019-0006.C

Seized and taken in execution as property of:

Pete F. Mulcahy 1245 Millcreek Road NEWFOUNDLAND PA 18445

Lisa A. Mulcahy 1245 Millcreek Road NEWFOUNDLAND PA 18445

Execution No. 650-Civil-2013
Amount Due: \$190,485.15 Plus additional costs

April 8, 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

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 Bests Insurance Company Rating Guide.

www.nepainsurance.com

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

James T. Shoemaker, Esq.

6/6/2014 • 6/13/2014 • 6/20/2014

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

By virtue of a writ of Execution instituted Federal National Mortgage Association by First National Bank of Pennsylvania, s/t Community Bank & Trust co., Agent 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 July, 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:

Bounded Eastward fifty (50) feet by the road leading from the Old Methodist Church building towards Cherry Ridge (now Ridge Street), Southward 74.3 feet by land late of Stephen Torrey, deceased Westward fifty (50) feet by the old burying ground; and Northward 76 1/2 feet by a lot

formerly owned by Henry Bears.

Also granting and conveying unto the said Grantees, their heirs, executors, administrators and assigns the right to ingress, egress and regress over that portion of parcel two in Wayne County Deed Book 457 at Page 572, the same is located to the rear of said parcel number two directly behind the house presently situated thereon.

BEING the same property which Edward J. McNichols and Pamela McNichols, his wife, granted and conveyed to Douglas M. Robbins and Kathy Robins, his wife, by Deed dated May 21, 2007 and recorded May 22, 2007, in the Recorder of Deed Office, Wayne County, Pennsylvania in Deed Book Volume 3299, Page 255.

Tax Map No.: 11-0-0008-0086.0001-

Seized and taken in execution as property of:
Kathy Robbins, by her Attorney in Fact, Douglas Robbins 206 Ridge Street HONESDALE PA 18431
Douglas Robbins 206 Ridge Street HONESDALE PA 18431

Execution No. 657-Civil-2013
Amount Due: \$114,501.53 Plus additional costs

April 8, 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.

Kristine M. Anthou, Esq.

6/6/2014 • 6/13/2014 • 6/20/2014

**SHERIFF'S SALE
JULY 9, 2014**

By virtue of a writ of Execution instituted The 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 9th day of July, 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 two certain pieces or parcels of land lying, situated and being in the Township of Berlin, County of Wayne and

Commonwealth of Pennsylvania, bounded and described as follows:

First Parcel:

Beginning in the center of the Honesdale and Narrowsburg Plank Road 63 feet west of Richard W. P. Budd and Charles W. Temtor's corner; thence east along the Plank Road 63 feet to Richard W. P. Budd and Charles W. Rampor's corner; thence south along the line of land belonging to Charles W. Temtor's to the land of George Wells; thence west by lands of George Wells 16 rods and 6 feet to a stump; thence North to the place of beginning.

Suppose to contain 1 3/4 acres, be the same more or less.

Second parcel:

Beginning in the center of the Honesdale and Delaware Plank Road to the northwest corner of a lot of land contracted by stone and drake to David Tamblyn 63 feet from the southwesterly corner of Richard W. Budd's lot; thence along the line of David Tamblyn south 24 -1/2 degrees west 28.7 perches to a post in the line of George Wells; thence North 60 degrees west along said line 4 perches to a post; thence north 24 - 1/2 degrees East along lands of said stone and drake 28.6 perches to the center of the said Plank Road; thence along the center of the same south 66 -1/2 degrees east 4 perches to the place of beginning.

Containing by estimation 2 acres and 26 perches, more or less.

TAX PARCEL NUMBERS: 1-2-61 & 1-2-61.1

BEING KNOWN AS: 52 Village Road, Beach Lake, PA 18405

Seized and taken in execution as property of:
Konstantino Erbach 52 Village Rd
BEACH LAKE PA 18405

Execution No. 646-Civil-2013
Amount Due: \$134,939.88 Plus additional costs

April 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.

Lisa Lee, Esq.

6/13/2014 • 6/20/2014 • 6/27/2014

CIVIL ACTIONS FILED

*FROM MAY 17, 2014 TO MAY 23, 2014
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2007-21596	RICHARDSON ANTHONY C F	5/20/2014	SATISFACTION	951.55
2010-21814	PARRY ROBERT CURTIS	5/21/2014	SATISFACTION	—
2011-00194	CORBETT RUDY	5/23/2014	DEFAULT JUDGMENT	45,009.32
2011-00194	CORBETT DAWN SHEMIA	5/23/2014	DEFAULT JUDGMENT	45,009.32
	KNOWN HEIR OF RUBY CORBETT,DEC			
2011-00194	UNKNOWN HEIRS SUCCESSORS ASSIG	5/23/2014	DEFAULT JUDGMENT	45,009.32
	ALL PERSONS FIRMS OR ASSOC			
2011-00194	CORBETT RUDY	5/23/2014	WRIT OF EXECUTION	45,009.32
2011-00194	CORBETT DAWN SHEMIA	5/23/2014	WRIT OF EXECUTION	45,009.32
	KNOWN HEIR OF RUBY CORBETT,DEC			
2011-00194	UNKNOWN HEIRS SUCCESSORS ASSIG	5/23/2014	WRIT OF EXECUTION	45,009.32
	ALL PERSONS FIRMS OR ASSOC			
2011-20707	SALAK PATRICIA	5/22/2014	SATISFACTION	—
2012-00792	PERRONE ROSEANN	5/23/2014	DEFAULT JUDGMENT	4,370.81
2012-20640	STIRLING PATRICIA KANE	5/21/2014	SATISFACTION	—
2013-00344	OLSON LINDA	5/22/2014	VACATE JUDGMENT	—
2013-00436	PNC BANK	5/22/2014	DISSOLVE ATTACHMENT	—
	GARNISHEE - DISCONT 05-22-2014			
2013-00436	WELLS FARGO BANK	5/22/2014	DISSOLVE ATTACHMENT	—
	GARNISHEE - DISCONT 05-22-2014			
2013-00532	FOSTER GREGGORY J	5/19/2014	WRIT OF EXECUTION	2,666.00
2013-00532	THE DIME BANK	5/19/2014	WRIT EXEC/GARNISHEE	—
	GARNISHEE			
2013-00601	CHRISITIDES JACQUELINE A	5/23/2014	DEFAULT JUDGMENT	114,548.57
2013-00601	CHRISITIDES JACQUELINE A	5/23/2014	WRIT OF EXECUTION	118,985.57
2013-00715	ALLEN ANNA M	5/22/2014	SATISFACTION	—
2013-20010	MILLER ROGER	5/20/2014	SATISFACTION	—
2013-20017	AUGHE BRIAN M	5/20/2014	SATISFACTION	—
2013-20017	AUGHE KAREN L	5/20/2014	SATISFACTION	—
2013-20225	LOHMANN ALEXANDER	5/21/2014	SATISFACTION	—
2013-20655	KILHULLEN MELISSA S	5/21/2014	SATISFACTION	4,049.59
2013-20838	MAJKA JARED A	5/20/2014	SATISFACTION	—
2013-21005	SCHROEDER JOHN	5/20/2014	SATISFACTION	—
2013-21005	SCHROEDER CORDULA	5/20/2014	SATISFACTION	—
2013-21158	WERTMAN SEAN P	5/20/2014	SATISFACTION	—
2013-21249	MARTIN DAVID M	5/20/2014	SATISFACTION	—
2013-21253	SOSA EDWARD J	5/20/2014	SATISFACTION	—
2013-21253	SOSA CASANDRA R	5/20/2014	SATISFACTION	—
2013-21319	TODD KURT O	5/19/2014	SATISFACTION	—
2013-21319	TODD CATHY J	5/19/2014	SATISFACTION	—
2013-21330	RIXNER TIM	5/21/2014	SATISFACTION	—

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

2013-21367	MECCA VINCENT JR	5/19/2014	SATISFACTION	—
2013-21367	MECCA SHEILA M	5/19/2014	SATISFACTION	—
2013-21435	LENTZ VANESSA D	5/19/2014	SATISFACTION	—
2014-00010	BORTREE JOSEPH	5/19/2014	WRIT OF EXECUTION	175,156.48
2014-00010	BORTREE MARIE	5/19/2014	WRIT OF EXECUTION	175,156.48
2014-00010	UNITED STATES OF AMERICA	5/19/2014	WRIT OF EXECUTION	—
2014-20091	MY HOUSE LLC	5/21/2014	SATISFACTION	515.58
2014-20240	BORS DAM & DOWDING INC	5/20/2014	SATISFACTION	—
2014-20460	EATON ALLEN J	5/19/2014	JUDGMENT	1,047.00
2014-20461	NEW BEGINNING MINISTRY AT KINGS A CORPORATION	5/19/2014	FEDERAL TAX LIEN	2,766.70
2014-20462	TURNER JOEL	5/19/2014	TAX LIEN	1,227.62
2014-20462	TURNER BETSY L	5/19/2014	TAX LIEN	1,227.62
2014-20463	PUTZI STEPHEN M	5/19/2014	TAX LIEN	1,136.80
2014-20463	IND AND AS PRESIDENT OF AMERICAN REAL ESTATE INVESTMENT HOL	5/19/2014	TAX LIEN	1,136.80
2014-20464	SCHRADER KEVIN	5/19/2014	TAX LIEN	3,008.24
2014-20465	CASEY GARY	5/19/2014	TAX LIEN	2,618.12
2014-20466	KRETZSCHMAR KATHY	5/19/2014	TAX LIEN	1,901.71
2014-20467	SCRIP STACY	5/20/2014	TAX LIEN	646.71
2014-20468	YATSONSKY JAMES T	5/20/2014	TAX LIEN	760.59
2014-20469	BILL GOODWIN CONSTRUCTION LLC	5/20/2014	TAX LIEN	6,342.52
2014-20470	MARCELLO LOUIS F	5/20/2014	TAX LIEN	473.86
2014-20471	NEUGEBAUER RICHARD W	5/20/2014	TAX LIEN	3,001.84
2014-20472	ANDERSON KIMBERLY A	5/20/2014	TAX LIEN	3,200.51
2014-20473	FREEDOM FROM CALLS ANSWERING SERVICE INC	5/20/2014	TAX LIEN	3,616.26
2014-20474	B&R COLLISION CORP	5/20/2014	TAX LIEN	2,587.37
2014-20475	SMITH GRIEVE INC	5/20/2014	TAX LIEN	3,534.62
2014-20476	CHAPEL SARAH K	5/20/2014	JP TRANSCRIPT	613.78
2014-20477	BENITEZ SERGIO	5/20/2014	MUNICIPAL LIEN	1,749.19
2014-20478	ZATOR PATRICK M	5/20/2014	MUNICIPAL LIEN	1,163.31
2014-20478	ZATOR SHARON L	5/20/2014	MUNICIPAL LIEN	1,163.31
2014-20479	KIMMEL JULIE	5/20/2014	MUNICIPAL LIEN	654.44
2014-20480	MARSHALL PATRICIA A	5/20/2014	MUNICIPAL LIEN	600.47
2014-20481	MARSHALL PATRICIA A	5/20/2014	MUNICIPAL LIEN	721.39
2014-20482	MOMPIE CYNTHIA D	5/20/2014	MUNICIPAL LIEN	792.65
2014-20483	PERRONE ANDREW	5/20/2014	MUNICIPAL LIEN	583.20
2014-20484	QUAGLIANA FREDERICK G	5/20/2014	MUNICIPAL LIEN	596.14
2014-20485	RANDALL MARC M	5/20/2014	MUNICIPAL LIEN	4,044.77
2014-20485	RANDALL PATRICIA A	5/20/2014	MUNICIPAL LIEN	4,044.77
2014-20486	VALANDA EDWARD C	5/20/2014	MUNICIPAL LIEN	2,420.76
2014-20486	VALANDA CHRISTINE M	5/20/2014	MUNICIPAL LIEN	2,420.76
2014-20487	DELAWARE LACKAWAXEN AND STROURBRIDGE RAILROAD	5/21/2014	MUNICIPAL LIEN	292.11
2014-20488	WELLS FARGO	5/21/2014	MUNICIPAL LIEN	318.11
2014-20489	H&R BLOCK BANK	5/21/2014	MUNICIPAL LIEN	379.73
2014-20490	GOODWIN BRIAN S	5/21/2014	MUNICIPAL LIEN	194.48
2014-20490	GOODWIN TINA	5/21/2014	MUNICIPAL LIEN	194.48

2014-20491	MOTZ WILLIAM H		5/21/2014	JUDGMENT	2,038.11
2014-20492	MAHON DENNIS E		5/22/2014	JUDGMENT	2,801.00
2014-20493	MARTIN DAVID MILLARD JR		5/22/2014	JUDGMENT	1,986.00
2014-20494	SMITH SHANE		5/22/2014	JUDGMENT	2,466.00
2014-20495	STINNARD SEAN		5/22/2014	JUDGMENT	1,000.50
2014-20496	HAMLIN INS ASSOC INC		5/23/2014	TAX LIEN	671.58
2014-20497	MERRING FREDERICK E		5/23/2014	JP TRANSCRIPT	5,524.67
2014-40032	YOUNGER JOHN A OWNER	P	5/19/2014	STIP VS LIENS	—
2014-40032	MOUNTAIN VIEW HOMES CONTRACTOR		5/19/2014	STIP VS LIENS	—
2014-40033	COLON RAFAEL PEREZ OWNER	P	5/19/2014	WAIVER MECHANICSLIEN	—
2014-40033	PEREZ TERESA ZARCONE OWNER	P	5/19/2014	WAIVER MECHANICSLIEN	—
2014-40033	ZARCONE TERESA PEREZ OWNER	P	5/19/2014	WAIVER MECHANICS LIEN	—
2014-40033	DAKAN ENTERPRISES INC CONTRACTOR		5/19/2014	WAIVER MECHANICSLIEN	—
2014-40034	STRUCK MATTHEW M OWNER	P	5/22/2014	STIP VS LIENS	—
2014-40034	STRUCK SHAYLE OWNER	P	5/22/2014	STIP VS LIENS	—
2014-40034	DAVID DULAY INC CONTRACTOR		5/22/2014	STIP VS LIENS	—
2014-40035	HOPKINS EUGENE L OWNER	P	5/22/2014	STIP VS LIENS	—
2014-40035	HOPKINS COURTNEY A OWNER	P	5/22/2014	STIP VS LIENS	—
2014-40035	PRECISION HOMES CONTRACTOR		5/22/2014	STIP VS LIENS	—

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2014-00303	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	5/23/2014	—
2014-00303	LUNNEY MERRIS	DEFENDANT	5/23/2014	—

MISCELLANEOUS — DECLARATORY JUDGMENT

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2014-00294	SHAFFER JOAN E	PLAINTIFF	5/19/2014	—
2014-00294	HUTCHINS ROBERT B	DEFENDANT	5/19/2014	—
2014-00298	STATE FARM FIRE AND CASUALTY	PLAINTIFF	5/20/2014	—
2014-00298	EZRAPOUR SHAWN EXECUTOR	DEFENDANT	5/20/2014	—
2014-00298	EZRAPOUR RODNEY ESTATE	DEFENDANT	5/20/2014	—
2014-00298	WOOD EMILY CO-EXECUTOR	DEFENDANT	5/20/2014	—
2014-00298	WOOD DENISE CO-EXECUTOR	DEFENDANT	5/20/2014	—
2014-00298	ADAMS KRISTINA SUE ESTATE	DEFENDANT	5/20/2014	—
2014-00298	ADAMS CINDY	DEFENDANT	5/20/2014	—
2014-00298	ADAMS WILLIAM KARL	DEFENDANT	5/20/2014	—
2014-00298	JOHANNES TOBY	DEFENDANT	5/20/2014	—

REAL PROPERTY — EJECTMENT

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2014-00304	MOREQUITY INC	PLAINTIFF	5/23/2014	—
2014-00304	CULLINS BART	DEFENDANT	5/23/2014	—
2014-00304	CULLINS VALERIE	DEFENDANT	5/23/2014	—
2014-00304	ANY/ALL TENANTS/OCCUPANTS	DEFENDANT	5/23/2014	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2014-00295	WEICHERT FINANCIAL SERVICES	PLAINTIFF	5/19/2014	—
2014-00295	PETROCK ELIZABETH DIANE	DEFENDANT	5/19/2014	—
2014-00295	PETROCK TONY	DEFENDANT	5/19/2014	—
2014-00296	DEUTSCHE BANKNATIONAL TRUST CO TRUSTEE FOR	PLAINTIFF	5/19/2014	—
2014-00296	HOME EQUITY MORTGAGE LOAN	PLAINTIFF	5/19/2014	—
2014-00296	EISLOEFFEL DENNIS	DEFENDANT	5/19/2014	—
2014-00296	EISLOEFFEL SUSAN	DEFENDANT	5/19/2014	—
2014-00299	M & T BANK S/B/M	PLAINTIFF	5/20/2014	—
2014-00299	FRANKLIN FIRST SAVINGS BANK	PLAINTIFF	5/20/2014	—
2014-00299	ANTIMUS MINA	DEFENDANT	5/20/2014	—
2014-00299	ANTIMUS FRED J	DEFENDANT	5/20/2014	—
2014-00305	FEDERAL NATIONAL MORTGAGE ASSO	PLAINTIFF	5/23/2014	—
2014-00305	FANNIE MAE	PLAINTIFF	5/23/2014	—
2014-00305	KELLY JOSEPH T JR	DEFENDANT	5/23/2014	—
2014-00306	CITIZENS SAVINGS BANK	PLAINTIFF	5/23/2014	—
2014-00306	DUGAN MARION	DEFENDANT	5/23/2014	—

TORT — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2014-00300	SMITH JOLENE	PLAINTIFF	5/22/2014	—
2014-00300	KRAFT & KRAFT	DEFENDANT	5/22/2014	—
2014-00302	SCHUCHMAN MARIA N	PLAINTIFF	5/22/2014	—
2014-00302	DUNNUGAN GABRIELLE	PLAINTIFF	5/22/2014	—
2014-00302	DUNNUGAN JED	PLAINTIFF	5/22/2014	—
2014-00302	OREILLY NATALIE A	DEFENDANT	5/22/2014	—

Looking for a mortgage or assignment on MERS?

Start your search here:

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

MORTGAGES AND DEEDS

*RECORDED FROM JUNE 2, 2014 TO JUNE 6, 2014
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Maslowski Linda M	N B T Bank	Lake Township	121,000.00
Tolliferreo Marcia E	Wayne Bank	Hawley Borough	64,000.00
Shibirina Regina	J P Morgan Chase Bank	Salem Township	
Shibirin Oleg			292,000.00
Tomao Joseph S	Mortgage Electronic Registration Systems	Lake Township	
Tomao Christianne C			88,000.00
Stempky Christopher Michael	Mortgage Electronic Registration Systems	Salem Township	141,750.00
Sandercock George Reed	Wayne Bank	Texas Township	
Sandercock Edward G		Texas & Cherry Ridge Twps	40,000.00
Sandercock Scott M		Cherry Ridge Township	
Sandercock Elizabeth J		Cherry Ridge & Texas Twps	40,000.00
Vangorder Elizabeth J			
Walton Troy	Mortgage Electronic Registration Systems	Salem Township	
Walton Shannon M			110,000.00
Marcellus Joseph R	N B T Bank	Lake Township	
Marcellus Theresa Q			140,800.00
OBrien John Thomas	Mortgage Electronic Registration Systems	Clinton Township	
OBrien Miriam Rios			150,200.00
Michalek Kimlyn M	Mortgage Electronic Registration Systems	Honesdale Borough	80,612.00
Kochman Louisa C	Bank Of America	Paupack Township	
Kochman Roger R			222,800.00
Culotta Salvatore	First National Community Bank	Salem Township	80,000.00
Barbieri William T II	Mortgage Electronic Registration Systems	Lake Township	
Barbieri Erica M			124,000.00
OMalley Eugene P	Wayne Bank	South Canaan Township	
OMalley Corissa			15,000.00
Franckowiak Matthew W	Mortgage Electronic Registration Systems	Canaan Township	
Franckowiak Michelle			156,000.00
Cenon Rosario	Mortgage Electronic Registration Systems	Lake Township	
Cenon Francisco Jr			91,829.00
Tucci Robert	Honesdale National Bank	Berlin Township	50,000.00

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

McClure Michael C Sr	Citadel Federal Credit Union	Salem Township	
McClure Eleanor J			116,800.00
Crawford Christopher AKA	Motorola Employees Credit Union	Buckingham Township	
Crawford Christopher N AKA			87,850.00
Betros Kenneth J	Mortgage Electronic Registration Systems	Lake Township	
Betros Ivah M			55,000.00
Wright Frederick	Mortgage Electronic Registration Systems	Paupack Township	
Wright Donna M			89,451.00
Destefano Joseph F	P N C Mortgage	Lake Township	100,500.00
Barber Timmie AKA	Wayne Bank	Cherry Ridge Township	
Barber Tim R AKA			100,000.00
Barber Ann Marie			
Crocker Eva Grace	Wayne Bank	Texas Township 1 & 2	20,000.00
Bauer Kevin	Picatunny Federal Credit Union	Paupack Township	
Bauer Wendy			24,000.00
McDonough Desiree Ann	P N C Bank	Clinton Township	120,088.00
Slyusar Vladimir	Mortgage Electronic Registration Systems	Lake Township	
Lugavtsova Maria			96,000.00
Stark Barry J	Mortgage Electronic Registration Systems	Paupack Township	
Stark Shirley			108,000.00
Vanvarick Jordan	Mortgage Electronic Registration Systems	Texas Township 1 & 2	
Klim Cassandra			125,000.00
Murray Brendan	Mortgage Electronic Registration Systems	Cherry Ridge Township	
Murray Megan L			246,938.00
Irvin William J Jr	Wells Fargo Bank	Lehigh Township	74,000.00
Walters William H	Mortgage Electronic Registration Systems	Preston Township	217,500.00
Walters William H	Housing & Urban Development	Preston Township	217,500.00
Simon Christopher E	Mortgage Electronic Registration Systems	Paupack Township	
Simon Michelle			82,400.00
Tucker Blaine	Mortgage Electronic Registration Systems	Salem Township	
Tucker Debra Ann			133,298.00
Bea John R	Bea Kathleen J Bea John H	Texas Township 3	112,000.00
Worden Deborah L	Navy Federal Credit Union	Damascus Township	
Mason William W			50,000.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Maslowski Linda	Maslowski Linda M	Lake Township	
Rallis Theodore	Stone Michael L	Damascus Township	
Rallis Susan A	Stone Yvonne L		
Federici William J	Federici Susan C	Salem Township	
Federici Susan C			Lot 571
Viscito Anthony	Tolliferreo Marcia E	Hawley Borough	
Viscito Nancy M			
Grammes Randall A	Shibirin Oleg	Salem Township	
Grammes Karen U	Shibirina Regina		Lot 645
May Karen U			
Owens Denise A AKA	Barton Robert	Lehigh Township	
Tucker Denise A Owens			Lots 30 & 31
Owenstucker Denise A			
Rusnak Ronald	Tomao Joseph S	Lake Township	
	Tomao Christianne C		Lot 818
Barke Helen Ruth	Ruthkosky Francis David	Lehigh Township	
Seal George William	Ruthkosky Karen Marie		Lots 102D & 102C
Ruthkosky Mary Lou			
Seal Charles David			
Dubranski Kathryn			
McIntyre Ann			
Fannie Mae	Stempky Christopher Michael	Salem Township	
Federal National Mortgage Association			Lot 775
First American Title Insurance Company			
Paraker Alex	Graziano Travis	Salem Township	
Paraker Theresa			Lot 562
Jayne Brian D	Mceill Harry	Manchester Township	
Jayne Dana M Trotta	Mceill Joann Bannon		
Trottajayne Dana M			
Hiller Daniel J	Michalek Kimlyn M	Honesdale Borough	
Hunt Elmer John Jr	Hunt Joseph J	Buckingham Township	
Hunt Sally Jo			
Hunt Elmer John Jr	Hunt Jason W	Buckingham Township	
Hunt Sally Jo			
Hunt Elmer John Jr	Hunt Michelle B	Buckingham Township	
Hunt Sally Jo			
Lennox John J	Culotta Salvatore	Salem Township	
Lennox Maribeth N			Lot 699
Dallojacono Louis	Barbieri William T II	Lake Township	
Dallojacono Janet D	Barbieri Erica M		Lot 3251
Novak Gregory M	OMalley Eugene P	South Canaan Township	
	OMalley Corissa		
Menconi William J Tr	Menconi William J Tr	Damascus Township	
Menconi Marylou Tr	Menconi Marylou Tr		
Marylou Menconi Trust	Menconi Family Trust		
William J Menconi Trust			

Balthaser Harrison D	Storms Kevin J	Damascus Township	
Balthaser Melody L	Storms Debra		Lot 1
Eldred Richard O Est AKA	Eldred Ronald C	Bethany Borough	
Eldred Richard Est AKA	Eldred Mary A		
Eldred Ronald Charles Exr			
Yander Jason	Franckowiak Matthew W	Canaan Township	
	Franckowiak Michelle		Parcel B C
Backo Frank III Ind & Exr	Backo Frank III	Preston Township	
Backo Kenneth Carl Est AKA	Hemak Heidi		
Backo Kenneth C Est AKA			
Hemak Heidi			
Leslie Peter W	Cenon Francisco Jr	Lake Township	
	Cenon Rosario		Lot 4253
Rose Arlene B	Scull Tammy	Damascus Township	
	Rose Robert Jr		Lot 3
	Coykendall Linda		
Glosenger Tisdell M Est AKA	Eldred Ronald C	Honesdale Borough	
Glosenger Tisdell Mills Est AKA	Eldred Mary A		
Eldred Mary A Adm & Ind			
Brown Betty	Brown David Edward	Paupack Township	
	Brown Thomas Patrick		Lot 17
	Brown Suzanne Kay		
Buxton Leonard	Schumacher Willis	Salem Township	
Buxton Loretta			Lot 194
Freet Christopher J	Federal National Mortgage Association	Honesdale Borough	
Freet Stacey L			
Dime Bank	Dime Bank	Palmyra Township	
Roberts David	Seeley Mary	South Canaan Township	
	Seeley Robert		
Augello Vincent M	Destefano Joseph F	Lake Township	
Augello Laura Ann			Lot 886
Nikolaeva Tamara	Lugavtsova Maria	Lake Township	
Kanyuk Vasyi	Sl Yusar Vladimir		Lot 3697
Petlyuk Sofia	Petl Yuk Sofia	Sterling Township	
Levin Sonya	Levin Sonya		Lots 13 & 15
Sviridchik Nikolay			
Landes Brian	Stark Barry J	Paupack Township	
Landes Heather	Stark Shirley		Lot 64
Azzato Steven A	Zeyer John	Lake Township	
Azzato April May			Lot 1600
Talarico Linda E Fichtel	Talarico Linda E Fichtel	South Canaan Township	
	Talarico Angelo O		
Eastern Overhawk	Nuzzo Michael	Lake Township	
	Filippazzo Christopher		Lot 3087
Nationstar Mortgage L L C	Housing & Urban Development	Paupack Township	Lot 189
Tigue Thomas C	Smith Christopher W	Salem Township	Lot 25
Armstrong Shawna Lee	Armstrong Michael John	South Canaan Township	
Derevjanik Milan	Strenk Pavol	Salem Township	
Derevjanikova Anna	Strenk Dagmar		Lot 1717

Diefenderfer John Philip	Diefenderfer John Philip	Lake Township	
Diefenderfer Heide Boldt			
Murray Brendan	Vanvarick Jordan	Texas Township 1 & 2	
Murray Megan	Klim Cassandra		
Lewis James Jackson	Murray Brendan	Cherry Ridge Township	
Lewis Karen Anne	Murray Megan L		Lot D
Lovelace Yvonne AKA	J P Morgan Chase Bank	Lake Township	
Lovelace Yvonne Anne Marie AKA			Lot 2406
Vennie Erin	Bea John R	Texas Township 3	Lot 2
Erbach Michael A	Erbach Kristin Erk	Cherry Ridge Township	
Erbach Kristin E			Lot 1
Erbach Michael	Erbach Kristin Erk	Oregon Township	
Erbach Kristin Erk			Lots 3 & 4

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.



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