

# OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 2 ★ APRIL 20, 2012 ★ Honesdale, PA ★ No. 6



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## CASES REPORTED

Robert F. Jennings and Barbara S. Jennings, his wife, *Plaintiffs*  
v.  
Delaware & Hudson Canal Company, its successors and assigns, and all persons  
claiming any right, title or interest in the subject premises, *Defendants*

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

The Hon. Raymond L. Hamill  
*President Judge*

The Hon. Robert J. Conway  
*Senior Judge*

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

*The Official Legal Publication of Wayne County, Pennsylvania*



Legal Journal of Wayne County

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

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

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

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

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

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## MESSAGE FROM THE WAYNE COUNTY BAR ASSOCIATION



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

### PRICING & RATES

#### *Notice Pricing*

##### *One time Insertions*

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

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

#### *Subscription Rates*

##### *Per Year*

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

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

### WAYNE COUNTY OFFICIALS

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

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

#### *Magisterial District Judges*

Bonnie L. Carney  
Jane E. Farrell  
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 OPINION**

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*Edited by Chris Rechner, Esq.*

*Provided by Chris Rechner, Esq.*

**Robert F. Jennings and  
Barbara S. Jennings, his wife,  
*Plaintiffs***

v.

**Delaware & Hudson Canal Company,  
its successors and assigns, and all persons claiming any right, title  
or interest in the subject premises  
*Defendants***

**Docket No. 468-2010-CV**

Attorney for Plaintiffs: Ronald M. Bugaj, Esq.

Attorneys for Intervenors Harold and Sheila Sullum: Errol C. Flynn, Esq.

Decided by: Raymond L. Hamill, P.J.

**Summary of the Case**

In May 2011, the Court issued an Opinion and Order that Plaintiffs in this Quiet Title Action did not meet their burden in proving ownership of a 40 by 60 foot vacant lot in the Borough of Honesdale by adverse possession because their use lacked exclusivity. At that time, the Court also provided Defendants with a prescriptive easement over the vacant lot. Plaintiffs are the owners of a jewelry and photography store on Main Street and Defendants were the owners of a retail clothing store across from the vacant lot between the two parties' businesses.

As a result of the Court's determination, Plaintiffs filed post-trial motions to which Defendants filed an Answer containing a counter-motion for post-trial relief. Plaintiffs' motion was granted following argument, and the Court provided for a new trial on the issue of proving Plaintiffs' claim for fee simple title to the vacant lot by adverse possession.

The trial was held on February 6, 2012, following which the Court issued Findings of Fact. Relevant to this summary, the Court determined that neither party ever objected to the vacant lot being used for employee parking. In addition, both parties contributed to the cost of snow removal during the winter months, and Defendants contributed to the cost of blacktopping back in 1989. The Borough never maintained nor provided any service to the vacant lot, and there are no recorded documents granting either party any

ownership rights to the vacant lot. Finally, there was no objection to the use of the lot until Plaintiffs became aware that Defendant was leasing parts of the lot to third parties for parking. Following the objection, Plaintiffs also objected to Defendants' request for an easement for parking measuring twelve feet in width and their request to replace a staircase to the basement of Defendants' building within the 12 feet. Finally, Plaintiffs also objected to Defendants' request for an easement for ingress and egress from the end of their building 25 feet into the vacant lot.

The Court determined that the evidence presented by Plaintiffs once again failed to substantiate their claims for adverse possession, based on a failure to prove distinct and exclusive ownership. The elements necessary to prove adverse possession were set forth in the case of Recreation Land Corp. v. Hartzfeld, 947 A.2d 771, 774 (Pa.Super. 2008) as follows: "One who claims title by adverse possession must prove actual, continuous, exclusive, visible, notorious, distinct and hostile possession of the land for twenty-one years. Each of these elements must exist; otherwise, the possession will not confer title." In making the determination, the Court relied on Lyons v. Andrews, 313 A.2d 313, 315-16 (Pa.Super. 1973): "Thus the claimant's possession need not be absolutely exclusive; it need only be a type of possession which would characterize an owner's use."

The Court opined that Plaintiffs failed to prove any indicia of exclusivity, such as fences, chains or posting of the vacant lot. In addition, several witnesses presented by Plaintiffs actually bolstered the conclusion that Plaintiffs' use was not exclusive. For example, William Corcoran testified that as Honesdale Borough's Director of Public Works, he once utilized the vacant lot but did not believe it necessary to ask permission of Plaintiffs prior to such use. In addition, Martin Brandt testified that he used the vacant lot to receive furniture deliveries, but never asked for permission prior to such use. As a result, the Court concluded Plaintiffs were not entitled to title to the vacant lot by adverse possession.

The Court next considered Defendants' request for a prescriptive easement to use the vacant lot. A prescriptive easement is created by adverse, open, notorious, continuous and uninterrupted use for a period of twenty-one years. Hash v. Sofinowski, 487 A.2d 32 (Pa.Super. 1985). While adverse possession requires exclusivity, an easement by prescription does not. Dunlap v. Larkin, 493 A.2d 750 (Pa.Super. 1985). The Court determined that both Plaintiffs' and Defendants' use of the vacant lot was consistent with an easement like use, as both parties used the lot for deliveries, trash removal, parking and access. Further, the Court determined that since Plaintiffs failed in their claim for adverse possession, Defendants' request for a 25 foot easement must also fail because there was no testimony to define the dimensions of the predominant use.

Therefore, the Court concluded that both Plaintiffs and Defendants were entitled to a prescriptive easement over the entire 40 by 60 foot vacant lot which would attach and run with the land.



**LEGAL NOTICES**

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

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**ESTATE NOTICES**

*Notice is hereby given that, in the estate of the decedents set forth below, the Register of Wills, has granted letters testamentary or of administration to the persons named.*

*All persons having claims or demands against said estates are requested to present the same without delay and all persons indebted to said estates are requested to make immediate payment to the executors or administrators or their attorneys named below.*

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**EXECUTOR NOTICE**

Estate of ROBERT L.  
CARPENTER  
Late of Salem Township  
Executor  
ROBERT N. CARPENTER  
617 UNION STREET  
PORTSMOUTH, RI 02871

**4/20/2012 • 4/27/2012 • 5/4/2012**

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**ESTATE NOTICE**

Estate of Mae W. Reed, late of Lake Ariel, Wayne County, Pennsylvania 18436, who dies on November 21, 2011. Letters of Administration have been granted to Kurt A. Reed. All persons indebted to the Estate are required to make payment and those having claims or demands to present the same without delay to John J. Warring, Attorney for the Estate, c/o The Warring Law Firm, 417 Lackawanna Avenue, Scranton, Pennsylvania 18503.

**4/20/2012 • 4/27/2012 • 5/4/2012**

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**ESTATE NOTICE**

Estate of STEPHEN BALDUZZI, late of Lake Ariel, Wayne County, Commonwealth of Pennsylvania, deceased.

Letters of Administration in the above named Estate having been granted to Dorothy Toto-Balduzzi. All persons indebted to the Estate are requested to make immediate payment, and those having claims or demands are directed to present the same, without delay, to the attorney for the Estate, John L. Dewitsky, Jr., Esq., at 41 North Seventh Street, Stroudsburg, PA 18360.

**4/20/2012 • 4/27/2012 • 5/4/2012**

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**EXECUTRIX NOTICE**

Estate of ROBERT J. M. KNASH  
Late of Berlin Township, Wayne County, Pa  
Executrix  
ELIZABETH V. CARMODY  
715 RIDGE STREET  
HONESDALE, PA 18431  
Attorney  
THOMAS F. KILROE  
918 CHURCH ST.  
HONESDALE, PA 18431

**4/20/2012 • 4/27/2012 • 5/4/2012**

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**EXECUTOR NOTICE**

Estate of OSCAR W. HALL AKA  
OSCAR HALL AKA OSCAR  
WARREN HALL  
Late of Damascus Township  
Executor

WARREN HALL  
17 LAUREL LANE  
TYLER HILL, PA 18469  
Attorney  
NICHOLAS A. BARNA  
831 COURT STREET  
HONESDALE, PA 18431

4/20/2012 • 4/27/2012 • 5/4/2012

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**ADMINISTRATRIX NOTICE**

Estate of RUDOLF SEVCIK  
Late of Damascus Township  
Administratrix  
VERA SEVCIK  
240 CONKLIN HILL RD.  
DAMASCUS, PA 18415  
Attorney  
NICHOLAS A. BARNA  
831 COURT STREET  
HONESDALE, PA 18431

4/20/2012 • 4/27/2012 • 5/4/2012

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**ESTATE NOTICE**

Notice is hereby given, that Letters Testamentary have been granted to Ruth Ann Reagan of the Estate of Elizabeth Rozanski a/k/a Elizabeth Furlong Rozanski, late of Beach Lake, Wayne County, Pennsylvania who died on March 12, 2012. All persons indebted to said Estate are required to make payment and those having claims or demands to present the same without delay to the Executrix, Ruth Ann Reagan c/o Mark R. Zimmer, Esquire, 1133 Main Street, Honesdale, PA 18431.

4/20/2012 • 4/27/2012 • 5/4/2012

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**ADMINISTRATRIX NOTICE**

Estate of ELSA GABRIEL AKA  
ELSIE GABRIEL  
Late of Honesdale Borough  
Administratrix  
LINDA ZINTEL  
8 TWIN WILLOW DRIVE  
HONESDALE, PA 18431  
Attorney  
MATTHEW L. MEAGHER,  
ESQUIRE  
1018 CHURCH STREET  
HONESDALE, PA 18431

4/13/2012 • 4/20/2012 • 4/27/2012

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**ESTATE NOTICE**

Estate of Marian C. Verikas,  
deceased of Paupack Township,  
Wayne County, Pennsylvania.  
Letters Testamentary on the above  
estate having been granted to John  
J. Verikas, Jr. and Christine Pahlke,  
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, Anthony J.  
Magnotta, Esq., P.O. Box 408,  
Hawley, PA 18428

4/13/2012 • 4/20/2012 • 4/27/2012

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**EXECUTOR NOTICE**

Estate of BERNEDA IRENE  
CLIFT AKA BERNEDA CLIFT  
AKA BERNEDA I. CLIFT  
Late of Waymart Borough  
Executor  
WYLAND L. CLIFT AND  
SHIRLEY CLIFT  
800 ST. TIKHON'S ROAD  
WAYMART, PA 18472  
Attorney  
NICHOLAS A. BARNA

831 COURT STREET  
HONESDALE, PA 18431

**4/6/2012 • 4/13/2012 • 4/20/2012**

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**ADMINISTRATOR NOTICE**

Estate of LISA ANN PEGOSH  
AKA LISA A. PEGOSH AKA  
LISA PEGOSH

Late of Damascus Township  
Administrator

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

NICHOLAS A. BARNA  
831 COURT STREET  
HONESDALE, PA 18431

**4/6/2012 • 4/13/2012 • 4/20/2012**

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**EXECUTRIX NOTICE**

Estate of ESTHER M. SMITH  
AKA ESTHER SMITH AKA  
ESTHER MARIE SMITH  
Late of Honesdale Borough  
Executrix

SANDRA AMES  
PO BOX 307  
HONESDALE, PA 18431  
Attorney

NICHOLAS A. BARNA  
831 COURT STREET  
HONESDALE, PA 18431

**4/6/2012 • 4/13/2012 • 4/20/2012**

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**ESTATE NOTICE**

**ESTATE OF RAYMOND A.  
ONEY**, late of 1404 Golf Park  
Drive, Lake Ariel, Wayne County,  
Pennsylvania, 18436, deceased.  
Letters Testamentary in the above-  
named Estate having been granted  
to the undersigned, all persons  
indebted to the Estate are requested

to make immediate payment, and  
those having claims are directed to  
present the same, without delay, to  
the undersigned within four (4)  
months from the date hereof, and to  
file with the Clerk of the Court of  
Common Pleas of the Forty-Third  
Judicial District, Wayne County,  
Orphans' Court Division, a  
particular statement of claim duly  
verified by affidavit, setting forth an  
address within the County where  
notice may be given to claimant  
Karen Oney, Executrix  
919 Acker Road  
Stroudsburg, PA 18360

LAW OFFICES  
JAMES F. MARSH, ESQUIRE  
109 N. 7th Street  
Stroudsburg, PA 18360

**4/6/2012 • 4/13/2012 • 4/20/2012**

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**EXECUTRIX NOTICE**

Estate of AUBREY ERROL  
OFMAN AKA A. ERROL  
OFMAN AKA ERROL OFMAN  
Late of Damascus Township  
Executor

SALLY N. RUTHERFORD  
921 COURT STREET  
HONESDALE, PA 18431  
Attorney

SALLY N. RUTHERFORD  
921 COURT STREET  
HONESDALE, PA 18431

**4/6/2012 • 4/13/2012 • 4/20/2012**

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**EXECUTRIX NOTICE**

Estate of JEAN M. RICKARD  
AKA JEAN RICKARD  
Late of Cherry Ridge Township  
Executor



SUSAN RICKARD HENRY  
C/O 1105 COURT STREET  
HONESDALE, PA 18431  
Attorney  
RICHARD B. HENRY, ESQUIRE  
1105 COURT STREET,  
HONESDALE, PA 18431

4/6/2012 • 4/13/2012 • 4/20/2012

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**OTHER NOTICES**

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**NOTICE OF FILING OF  
FICTITIOUS NAME**

TAKE NOTICE THAT a Fictitious Name was filed with the Department of State. The name of the Fictitious Name is Country Roads Market. This Fictitious Name has been organized under the provision pursuant to 15 Pa. C.S. § 311. Solicitor: Matthew L. Meagher, Esquire, 1018 Church Street, Honesdale, Pennsylvania 18431

4/20/2012

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**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 Liability Company is MBK Materials, LLC. This Limited Liability Company has been organized under the provision pursuant to 15 Pa. C.S. 8913. Solicitor: John J. Martin, Esquire, 1022 Court Street, Honesdale, Pennsylvania 18431.

4/20/2012

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**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 Liability Company is Equinunk Properties, LLC. This Limited Liability Company has been organized under the provision pursuant to 15 Pa. C.S. 8913. Solicitor: John J. Martin, Esquire, 1022 Court Street, Honesdale, Pennsylvania 18431.

4/20/2012

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**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.*

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**SHERIFF'S SALE  
MAY 2, 2012**

By virtue of a writ of Execution The Dime Bank issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 2nd day of May, 2012 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL that certain piece or parcel of land situate in the Borough of Honesdale (formerly Texas Township), County of Wayne and

Commonwealth of Pennsylvania,  
bounded and described as follows:

BEGINNING at a corner in the highway leading from the Cherry Ridge Turnpike to the old Methodist Chapel and adjoining the lands now or formerly of Jeremiah Lennon on the south; thence east along the lands now or formerly of said Lennon to the lands now or formerly of Patrick Spellman; thence north along the lands now or formerly of said Spellman to a corner adjoining the lands now or formerly of Philip Ryan; thence west along the lands now or formerly of the said Ryan to the highway above described; and then south along said highway to the place of BEGINNING. CONTAINING one-quarter of an acre, more or less.

BEING the same piece or parcel which Robert J. Menotti and Angela Menotti, his wife, granted and conveyed to Robert J. Menotti by virtue of their deed dated September 26, 2003 and recorded September 26, 2003 in the Office of the Recorder of Deeds in and for Wayne County, Pennsylvania to Record Book 2345, Page 82.

UNDER AND SUBJECT to all covenants, conditions and restrictions as set forth in the chain of title.

Address Being: 439 RIDGE STREET, HONESDALE, PA 18431

Seized and taken in execution as

Deborah Jean Menotti, as  
Executrix of the Estate of Robert J. Menotti 439 Ridge Street  
HONESDALE PA 18431  
Internal Revenue Service,  
Technical Support Advisory 600  
Arch Street, Room 3259  
Philadelphia PA 19106  
United States Attorney Suite 309,  
Federal Building, North  
Washington & Linden Streets  
Scranton PA 18501  
Attorney General of the USA  
Department of Justice Washington  
DC 20005

Execution No. 459-Civil-2011  
Amount \$49,184.34 Plus additional

February 3, 2012  
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE  
NOTICE:**

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

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

PAYMENT.

David M. Gregory, Esq.

4/6/2012 • 4/13/2012 • 4/20/2012

**SHERIFF'S SALE  
MAY 2, 2012**

By virtue of a writ of Execution Bank of America, N.A. successor by merger to BAC 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 2nd day of May, 2012 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 #459, Section 5, of The Hideout, a subdivision situated in the Townships of Lake and Salem, Wayne County, Pennsylvania, according to the plats thereof recorded in the Office of the Recorder of Deeds of Wayne County, Pennsylvania April 9, 1970, in Plat Book 5, Page 27; May 11, 1970 in Plat Book 5, pages 34, 37, 41 through 48 and 50; September 8, 1970 in Plat Book 5, page 57; February 8, 1971 in Plat Book 5, pages 62 and 63; March 24, 1971 in Plat Book 5, page 66; May 10, 1971 in Plat Book 5, pages 71 and 72; March 14, 1972 in Plat Book 5, pages 76, 79 through 84 and 86; May 26,

1972 in Plat Book 5, pages 93 through 95; September 26, 1972 in Plat Book 5, pages 96, 97 and 100 through 104; March 9, 1973 in Plat Book 5, page 106; March 23, 1973 in Plat Book 5, page 107; April 3, 1973 in Plat Book 5, pages 108 through 110; May 18, 1973 in Plat Book 5 pages 111 through 119; and September 24, 1973 in Plat Book 5, pages 120 through 123.

SUBJECT TO THE same conditions, exceptions, reservations, restrictions, easements and rights-of way as are contained in the prior deeds forming the chain of title.

TITLE TO SAID PREMISES VESTED IN Alfredo Felipe and Kerry Felipe, his wife, by Deed from Daniel C. Stine, Jr. and Joann J. Giacobbe Stine, his wife, dated 07/30/2004, recorded 08/03/2004 in Book 2556, Page 276.

Premises being: 459  
UNDERWOOD LANE, LAKE  
ARIEL, PA 18436

Tax Parcel No. 22-0-0019-0014

Improvements thereon:  
RESIDENTIAL DWELLING

Seized and taken in execution as Alfredo Felipe 109 Kensington Road, Apartment 8 BRONXVILLE NY 10708  
Kerry Felipe 109 Kensington Road, Apartment 8 BRONXVILLE NY 10708

Execution No. 958-Civil-2010

Amount \$187,846.22 Plus  
additional

February 3, 2012  
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE  
NOTICE:**

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

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

Andrew J. Marley, Esq.

**4/6/2012 • 4/13/2012 • 4/20/2012**

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**SHERIFF'S SALE  
MAY 2, 2012**

By virtue of a writ of Execution LoanCare, a Division of FNF Servicing, 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 May, 2012 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 together with the buildings and improvements thereon, situate in the Township of Damascus, County of Wayne, Commonwealth of Pennsylvania, being Lots 30 and 31 as shown on the Map of Delaware Park of lots surveyed for the Tammany Realty Corporation by George E. Ferris, Registered Surveyor, August 9, 1961, and duly filed in the Wayne County Recorder's Office on March 24, 1966, in Map Book No. 7 at page 46.

SUBJECT to public highway and public utility easements of record, if any.

Together with the right to use the roadways and community beaches, in common with the owners of the other lots, upon the express condition that the grantees, their heirs, legal representatives or assigns, assume all risk of injury to the person or property and waive any and all claim or claims for damages on account of any such injury to person or property that could or might be made by reason of the use of said roadways and community beaches, and will indemnify and hold and save harmless the Tammany Realty Corporation, its successors or assigns, of and from any and all claims, loss, damage or injury arising or growing out of such use.

EXCEPTING AND RESERVING to Tammany Realty Corporation, its successors or assigns: (A) Any and all claims and recoveries against the City of New York, which have heretofore arisen or which may hereafter arise, from the acquisitions and operations of the Board of Water Supply of the City of New York, and the City of New York; (B) The right, without the jointure, release or consent of the grantees, their heirs, legal representatives or assigns to dedicate the roads and streets abutting the aforesaid property to public use, and also to grant any public utility company, municipality or water company the right to install, erect, lay, re-lay, maintain and remove poles, wires, guys, supports, conduits, water pipes, sewer pipes, gas pipes, and such other usual and customary appurtenances for electric lines, telephone and telegraph lines, TV aerial service lines, water systems, sewage systems and gas systems, in, on or over the roads and streets abutting the aforesaid property, and any and all claims for damages, by reason thereof, is hereby waived and released by the grantees, their heirs, legal representatives, or assigns.

SUBJECT to covenants and restrictions as recorded in Wayne County Deed Book 417 at page 907.

TITLE TO SAID PREMISES VESTED IN Joseph E. Verderber and Donna L. Verderber, his wife,

as tenants by the entireties, by Deed from Nancy DiScerni, dated 07/01/2004, recorded 07/19/2004 in Book 2544, Page 199.

Premises being: 9 TAMMANY FLAT ROAD, DAMASCUS, PA 18415

Tax Parcel No. 07-0-0003-0002 & 07-0-0003-0003

Improvements thereon:  
RESIDENTIAL DWELLING

Seized and taken in execution as Joseph E. Verderber PO Box 88 CALLICOON NY 12723  
Donna L. Verderber PO Box 88 CALLICOON NY 12723

Execution No. 1032-Civil-2010  
Amount \$185,884.36 Plus additional

February 7, 2012  
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

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

ANY SUCCESSFUL BIDDER

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

John Michael Kolesnik, Esq.

4/6/2012 • 4/13/2012 • 4/20/2012

**SHERIFF'S SALE  
MAY 2, 2012**

By virtue of a writ of Execution Bank of America, N.A., as successor by merger to BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 2nd day of May, 2012 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 Lake, Wayne County, Pennsylvania, known as lot #2635, Section 42, of the Hideout, a subdivision situated in the Townships of Lake and Salem, Wayne County, Pennsylvania, According to the Plats thereof recorded in the office of the recorder of deeds of Wayne County, Pennsylvania April 9, 1970, in plat Book 5, Page 27; May 11, 1970 in plat Book 5, Pages 34,37,41 through 48 and 50;

September 8, 1970 in plat Book 5, page 57; February 8,1 971 in plat Book 5, Pages 62 and 63; March 24, 1971 in plat Book 5, Page 66; May 10, 1971 in plat Book 5, Pages 71 and 72; March 14, 1972 in plat Book 5, Pages 76, 79 through 84 and 86; May 26, 1972 in plat Book 5, Pages 93 through 95; September 26, 1972 in plat Book 5, Pages 96,97 and 100 through 104; March 9, 1973 in plat Book 5 Page 106; March 23. 1973 in plat Book 5 Page 107; April 3, 1973 in plat Book 5 Pages 108 through 110; May 18, 1973 in plat Book 5, Pages 111 through 119; and September 24, 1973, in plat Book 5, Pages 120 through 123.

Being Tax No.: 12-0-0039-0042

BEING KNOWN AS: 2635  
Boulder Road, Lake Ariel,  
Pennsylvania, 18436

Title to said premises is vested in Joseph Ferris and Diane Ferris, his wife, by deed from James T. Gensler, single, dated June 21, 2005 and recorded May 18, 2006 in Deed Book 3041, Page 318.

Seized and taken in execution as Joseph Ferris 2635 Boulder Road LAKE ARIEL PA 18436  
Diane Ferris 2635 Boulder Road LAKE ARIEL PA 18436

Execution No. 879-Civil-2010  
Amount \$97,127.21 Plus additional

February 7, 2012  
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.**

Terrence J. McCabe, Esq.

**4/6/2012 • 4/13/2012 • 4/20/2012**

**SHERIFF'S SALE  
MAY 16, 2012**

By virtue of a writ of Execution Citimortgage, Inc. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 16th day of May, 2012 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**

WAYNE COUNTY BAR ASSOCIATION



[www.waynecountylawyers.org](http://www.waynecountylawyers.org)

PARCEL OF LAND LYING, BEING AND SITUATED IN THE TOWNSHIP OF STERLING, COUNTY OF WAYNE AND COMMONWEALTH OF PENNSYLVANIA, BEING LOT NUMBER 40, SHADY LANE DRIVE, AND AS MORE PARTICULARLY SET FORTH IN WAYNE COUNTY MAP BOOK 13 AT PAGE 28.

TOGETHER WITH AND SUBJECT TO ALL OF THE RIGHTS, PRIVILEGES, EASEMENTS, CONDITIONS, RESERVATIONS AND RESTRICTIONS THAT MAY BE OF RECORD AND/OR VISIBLE ON THE GROUND, INCLUDING BUT NOT LIMITED TO THOSE OF THE POCONO SPRINGS

ESTATES, WHICH ARE SET FORTH IN DEED DATED MARCH 20, 1970, AND RECORDED IN WAYNE COUNTY DEED BOOK VOLUME 354 AT PAGE 208 ET SEQ.

SUBJECT TO ALL EXCEPTIONS, RESERVATIONS AND CONDITIONS AS CONTAINED IN PRIOR DEEDS IN CHAIN OF TITLE.

TITLE TO SAID PREMISES VESTED IN EDWARD J. CAHILL, JR., BY DEED FROM CARL JOSEPH MORITZ, SINGLE, DATED 12/05/2003, RECORDED 12/11/2003 IN BOOK 2406, PAGE 221.

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Premises being: 40 SHADY LANE  
DRIVE, NEWFOUNDLAND, PA  
18445

Tax Parcel No. 26-0-0009-0035  
Seized and taken in execution as  
Edward J. Cahill Jr. 40 Shady Lane  
Drive NEWFOUNDLAND PA  
18445

Execution No. 1072-Civil-2009  
Amount \$77,558.72 Plus additional

February 14, 2012  
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE  
NOTICE:**

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

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

John Michael Kolesnik, Esq.

**4/20/2012 • 4/27/2012 • 5/4/2012**

**SHERIFF'S SALE  
MAY 16, 2012**

By virtue of a writ of Execution Bank of America, N.A., as successor by merger to BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 16th day of May, 2012 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, piece or parcel of land situate, lying and being in the Township of Lehigh, County of Wayne and State of Pennsylvania, bounded and described as follows, to wit:

Final Map of Pocono Springs Estates, Inc.

Final Map XII

Being Lot No. 24, Middle Ridge Drive, on the plot or plan or lots known as Being Lot No. 24, Middle Ridge Drive, on the plot or plan or lots known as Pocono Springs Estates, Inc., Inc., as laid out for the (prior) Grantor herein by R.N. Harrison, Civil Engineer, Hackettstown, New Jersey, dated May, 1968 and recorded in the Office of the Recorder of Deeds of Wayne County in Map Book 14, Page 189.

PARCEL NO. 14-0-0004-0030

BEING KNOWN AS: 24  
MIDDLE RIDGE DRIVE,  
GOULDSBORO, PA 18424

TITLE TO SAID PREMISES IS  
VESTED IN Christian Weeks and  
Laura Weeks by deed from JOZEF  
BARAN AND DANUTA BARAN  
dated December 3, 2005 and  
recorded December 19, 2005 in  
Deed Book 2939, page 117.

Seized and taken in execution as  
Christian Weeks 301 Elizabeth  
Street NEW YORK NY 10012  
Laura Weeks 301 Elizabeth Street  
NEW YORK NY 10012

Execution No. 1148-Civil-2010  
Amount \$124,729.01 Plus  
additional

February 14, 2012  
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.**

Terrence J. McCabe, Esq.

**4/20/2012 • 4/27/2012 • 5/4/2012**

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**SHERIFF'S SALE  
MAY 16, 2012**

By virtue of a writ of Execution  
Bank of America, N.A. successor  
by merger to BAC 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 16th day of May,  
2012 at 10:00 AM in the  
Conference Room on the third  
floor of th Wayne County  
Courthouse in the Borough of  
Honesdale the following property,  
viz:

ALL that certain piece or parcel of  
land situate, lying and being in the  
Township of Oregon, County of  
Wayne, and Commonwealth of  
Pennsylvania, bounded and  
described as follows, to-wit:

BEGINNING at a point in the  
center of an assumed fifty (50) foot  
wide right-of-way known as S.R.  
1005, said point being a common  
corner of the premises herein  
described and lands now or  
formerly of Vernon M. Hiller and  
Cathy S. Hiller (Deed Book 509,  
Page 709), and lands now or  
formerly of Richard A. Hiller and  
Nancy A. Hiller (Deed Book 419,

Page 881); thence along the common division line between the premises herein described and lands now or formerly of Vernon M. Hiller, et ux., supra, North sixty-nine (69) degrees fifty-eight (58) minutes zero (00) seconds West a distance of two hundred eighty-seven and thirty-two hundredths (287.32) feet; thence North seventy-nine (79) degrees fifty-one (51) minutes ten (10) seconds West a distance of one thousand two hundred forty-six and thirty-seven hundredths (1,246.37) feet to a point for a corner in a stone wall, said point being on line of lands now or formerly of Brill (Deed Book 215, Page 609); thence along the common division line between the premises herein described, lands now or formerly of Brill, supra, and generally along a stone wall North zero one degrees twenty-five (25) minutes twenty-five (25) seconds East a distance of two hundred eighty-six and ninety-five hundredths (286.95) feet; thence North eighty-nine (89) degrees thirty-six (36) minutes forty (40) seconds East a distance of eight hundred thirty-five and sixty hundredths (835.60) feet to a set railroad spike; thence South forty-seven (47) degrees zero four (04) minutes fifty (50) seconds East a distance of four hundred eighteen and sixty-three hundredths (418.63) feet, and South seventy-nine (79) degrees zero five (05) minutes fifteen (15) seconds East a distance of four hundred forty-seven and eighty-four hundredths (447.84) feet to a point for a corner in the center of

the aforesaid S.R. 1005; thence along the center of the aforesaid S.R. 1005 the following two courses and distances:

South twenty-two (22) degrees thirty-five (35) minutes thirty-five (35) seconds West a distance of eighty-nine and fifty-nine hundredths (89.59) feet; and

South twenty (20) degrees zero five (05) minutes thirty (30) seconds West a distance of one hundred sixty-eight and twenty-one hundredths (168.21) feet to the point and place of BEGINNING. CONTAINING 11.5 acres of land.

The aforescribed premises are depicted on a map drawn by M. R. Zimmer & Associates, dated February 11, 1992, and recorded in Wayne County Map Book 76, at Page 27.

Under & Subject to an Oil & Gas Lease dated 03/24/2010 in Volume 4013, Page 102.

TITLE TO SAID PREMISES VESTED IN Robert M. Hiller, by Deed from Vern-Vi Acres, Inc., dated 05/20/1992, recorded 06/11/1992 in Book 689, Page 36.

Premises being: 20 PDH DRIVE, HONESDALE, PA 18431-7863

Tax Parcel No. 17-0-0235-0032.0005

Seized and taken in execution as Robert M. Hiller 20 PDH Drive HONESDALE PA 18431

Execution No. 295-Civil-2010  
Amount \$85,696.14 Plus additional

February 22, 2012  
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE  
NOTICE:**

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

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

John Michael Kolesnik, Esq.

4/20/2012 • 4/27/2012 • 5/4/2012

**SHERIFF'S SALE  
MAY 16, 2012**

By virtue of a writ of Execution GMAC Mortgage, 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 16th day of May, 2012 at 10:00 AM in the Conference Room on the third

floor of th Wayne County  
Courthouse in the Borough of  
Honesdale the following property,  
viz:

ALL THAT CERTAIN PIECE OR  
PARCEL OF LAND SITUATE IN  
THE BOROUGH OF  
HONESDALE (FORMERLY  
TEXAS TOWNSHIP), COUNTY  
OF WAYNE, AND STATE OF  
PENNSYLVANIA, BOUNDED  
AND DESCRIBED AS  
FOLLOWS, VIZ:

BEGINNING AT A CORNER IN  
THE CENTER OF THE CHERRY  
RIDGE ROAD, ALSO A  
CORNER OF GEORGE  
MENNETT'S LOT; THENCE  
NORTH 62-1/2 DEGREES WEST  
53 1/12 FEET TO A IRON PIN  
FOR A CORNER; THENCE  
NORTH 49 DEGREES 48  
MINUTES WEST 79 1/2 FEET  
TO A PIN FOR A CORNER;  
THENCE NORTH 28-1/4  
DEGREES EAST 18 FEET TO A  
CORNER; THENCE SOUTH 65  
DEGREES EAST 130 FEET  
ALONG E. REAGAN'S  
PROPERTY TO A CORNER OF  
THE ROAD; THENCE SOUTH  
28-1/4 DEGREES WEST 49-1/2  
FEET TO THE PLACE OF  
BEGINNING. CONTAINING  
APPROXIMATELY 4,220  
SQUARE FEET OF LAND.

TAX PARCEL I.D.: 11-9-187

ADDRESS: 330 RIDGE STREET,  
HONESDALE, PA 18431.

BEING THE SAME PREMISES

WHICH MICHAEL J. MCELHANEY AND BARBARA K. MCELHANEY, HIS WIFE, BY DEED DATED JULY 10, 2006 AND RECORDED JULY 11, 2006 IN AND FOR WAYNE COUNTY, PENNSYLVANIA, IN DEED BOOK VOLUME 3080, PAGE 344, GRANTED AND CONVEYED UNTO JONATHAN A. MCELHANEY AND MEGAN MCELHANEY, HIS WIFE AS TENANTS BY THE ENTIRETIES.

Seized and taken in execution as Jonathan A. McElhane 330 Ridge Street HONESDALE PA 18431 Megan McElhane 330 Ridge Street HONESDALE PA 18431

Execution No. 494-Civil-2011  
Amount \$89,696.59 Plus additional

February 22, 2012  
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.**

Ashleigh L. Marin Esq.

**4/20/2012 • 4/27/2012 • 5/4/2012**

**SHERIFF'S SALE  
MAY 16, 2012**

By virtue of a writ of Execution PNC Mortgage, a division of PNC Bank, N.A., s/b/m to National City Mortgage Co., d/b/a Commonwealth United Mortgage Co., a division of National City 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 16th day of May, 2012 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 and tract of land situate, lying and being in the Township of Paupack, County of Wayne and State of Pennsylvania, more particularly described as follows: Lot 518 Section 1, as shown on the Plan of Lots, Wallenpaupack Lake Estates, dated March 23, 1971 by VEP & Co., as recorded in the Office of the Recorder of Deeds in and for Wayne County Pennsylvania, in Plat Book 14, page 117, said map being incorporated by reference herewith as if attached hereto.

UNDER AND SUBJECT to covenants, conditions and restrictions as specifically set forth in Wayne County Deed Book 285 at page 1180, 1181 and 1182 and as are contained in prior deeds forming the chain of title.

TITLE TO SAID PREMISES VESTED IN Roger Dowdell and Terrylynn Dowdell, his wife, by Deed from Arthur J. Tunell and Cynthia Tunell, his wife, dated 07/25/1998, recorded 07/28/1998 in Book 1394, Page 76. By virtue of the death of Roger S. Dowdell on 8/25/2009, Terry Lynn Dowdel a/k/a Terrylynn Dowdell became sole owner of the property as tenant by the entireties.1

Premises being: 518  
MOCKINGBIRD LANE, LAKE  
ARIEL, PA 18436

Tax Parcel No. 19-0-0027-0028

Seized and taken in execution as  
Terry Lynn Dowdell a/k/a  
Terrylynn Dowdell 518  
Mockingbird Lane LAKE ARIEL  
PA 18436

Execution No. 903-Civil-2010  
Amount \$79,496.82 Plus additional

February 22, 2012  
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE  
NOTICE:**

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

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

John Michael Kolesnik, Esq.

**4/20/2012 • 4/27/2012 • 5/4/2012**

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**CIVIL ACTIONS FILED**

*FROM MARCH 24, 2012 TO MARCH 30, 2012  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**JUDGMENTS**

<b>NUMBER</b>	<b>LITIGANT</b>	<b>DATE</b>	<b>DESCRIPTION</b>	<b>AMOUNT</b>
2007-21034	SHERWOOD CHARLES	3/30/2012	SATISFACTION	5,485.28
2009-00410	LUCAS JEFFREY ALLAN	3/27/2012	AMEND "IN REM" JUDG	113,907.16
2009-00455	WELLS FARGO BANK GARNISHEE	3/26/2012	JUDGMENT - GARNISHEE	—
2009-00891	AVILES DANIEL ADMINISTRATOR AND HEIR	3/26/2012	VACATE JUDGMENT	—
2009-00891	FROST EVELYN ESTATE OF	3/26/2012	VACATE JUDGMENT	—
2009-00891	FROST EVELYN PATRICIA ESTATE AKA	3/26/2012	VACATE JUDGMENT	—
2009-01080	FLOYD JEFFREY W	3/28/2012	WRIT OF EXECUTION	284,198.26
2009-01080	FLOYD TRACEY M	3/28/2012	WRIT OF EXECUTION	284,198.26
2009-21226	TRUMBULL CINDY	3/28/2012	SATISFACTION	1,501.92
2009-21410	MILLER DOUGLAS F	3/28/2012	SATISFACTION	1,557.50
2009-21410	MILLER TANYA	3/28/2012	SATISFACTION	1,557.50
2010-00302	WILLIAMS ABRAHAM	3/29/2012	WRIT OF EXECUTION	160,645.02
2010-00302	JONES RACHEL A	3/29/2012	WRIT OF EXECUTION	160,645.02
2010-00770	HAXHAJ ALI	3/28/2012	VACATE JUDGMENT	—
2010-00770	BARDHAJ BEKIM	3/28/2012	VACATE JUDGMENT	—
2010-20888	ROWLES TODD	3/28/2012	SATISFACTION	534.90
2010-20888	ROWLES NICHOLE	3/28/2012	SATISFACTION	534.90
2010-21015	WILK ROBERT FRANCIS	3/28/2012	SATISFACTION	—
2010-21356	EVANS RACHEL MARIE	3/27/2012	SATISFACTION	—
2010-21491	SCISSONS STEVEN L	3/48/2012	SATISFACTION	617.40
2010-21491	SCISSONS BECKI J	3/28/2012	SATISFACTION	617.40
2011-00198	STONE MARIA	3/28/2012	WRIT OF EXECUTION	12,462.80
2011-00198	PENN SECURITY BANK & TRUST GARNISHEE	3/28/2012	WRIT EXEC/GARNISHEE	12,462.80
2011-00348	WIRTH NANCY S EXECUTRIX & TRUSTEE	3/29/2012	WRIT OF EXECUTION	240,913.50
2011-00348	POLAY JANET S ESTATE	3/29/2012	WRIT OF EXECUTION	240,913.50
2011-00348	POLAY SUZANNE M DEVISEE	3/29/2012	WRIT OF EXECUTION	240,913.50
2011-00348	POLAY MICHAEL HEIR		WRIT OF EXECUTION	240,913.50
2011-00417	COLON CARMEN I	3/27/2012	AMEND "IN REM" JUDG	168,951.87
2011-00452	NIEVES MARY A	3/29/2012	WRIT OF EXECUTION	6,083.03
2011-00452	COMMUNITY BANK GARNISHEE	3/29/2012	WRIT EXEC/GARNISHEE	6,083.03
2011-00625	HAINES DAWN	3/26/2012	DEFAULT JUDGMENT	18,980.00
2011-00708	WURST STEPHEN J	3/29/2012	WRIT OF EXECUTION	129,017.00
2011-00796	ANSLINGER ALAN A	3/29/2012	DEFAULT JUDGMENT	3,125.93

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

2011-00814	DINNING CHERYL A	3/26/2012	DEFAULT JUDGMENT	5,067.48
2011-20027	WASTE LOGISTICS INCORPORATED A CORPORATION	3/30/2012	SATISFACTION	3,541.71
2011-20071	RUSSO ANTHONY V	3/28/2012	SATISFACTION	549.29
2011-20071	RUSSO MELINDA	3/28/2012	SATISFACTION	549.29
2011-20082	SCISSONS STEVEN L	3/28/2012	SATISFACTION	967.66
2011-20082	SCISSONS BEICKI J	3/28/2012	SATISFACTION	967.66
2011-20162	HONESDALE NATIONAL BANK GARNISHEE	3/26/2012	GARNISHEE/DISCON'T	—
2011-20297	MICHAUD MICHAEL G SR	3/28/2012	SATISFACTION	345.45
2011-20297	MICHAUD CHERYL	3/28/2012	SATISFACTION	345.45
2011-20299	CONSIDINE DENNIS M	3/28/2012	SATISFACTION	481.12
2011-20299	CONSIDINE ANNA M	3/28/2012	SATISFACTION	481.12
2011-20301	WHITAKER JAMIE S	3/28/2012	SATISFACTION	692.10
2011-20485	MACDONALD BARBARA	3/29/2012	SATISFACTION	—
2011-20527	WASTE LOGISTICS INCORPORATED A CORPORATION	3/30/2012	SATISFACTION	5,774.50
2011-20671	ROWLES TODD	3/28/2012	SATISFACTION	729.90
2011-20671	ROWLES NICHOLE	3/28/2012	SATISFACTION	729.90
2011-21032	BAVIER RICHARD	3/26/2012	SATISFACTION	519.37
2011-21207	KAREN KIZER AN LLC	3/30/2012	SATISFACTION	21,551.30
2011-21363	WAYNE BANK GARNISHEE	3/28/2012	DISCONTINUE ATTACHMT	—
2011-21789	ROWLES TODD	3/28/2012	SATISFACTION	392.00
2011-21789	ROWLES NICHOLE	3/28/2012	SATISFACTION	392.00
2011-21902	TOMEIO ERIC	3/26/2012	SATISFACTION	396.17
2011-21912	FERNANDEZ AFRANIO	3/26/2012	SATISFACTION	395.02
2011-21912	FERNANDEZ JULIA	3/26/2012	SATISFACTION	395.02
2011-21924	WEAVER RUSSELL A	3/28/2012	SATISFACTION	—
2012-00029	HEBERT SUSAN A	3/29/2012	DEFAULT JUDGMENT	14,489.18
2012-00032	HOOPER ALBERT J	3/29/2012	DEFAULT JUDGMENT	3,326.47
2012-00084	KEENAN RICHARD C	3/29/2012	DEFAULT JUDGMENT	3,021.22
2012-00211	HANKINSON ELECTRIC SERVICE	3/26/2012	CONFESSION OF JDGMT	59,953.73
2012-00211	HANKINSON WILLIAM	3/26/2012	CONFESSION OF JDGMT	59,953.73
2012-00221	MARTIN GEORGE E	3/27/2012	CONFESSION OF JDGMT	11,279.87
2012-00221	MARTIN THERESA A	3/27/2012	CONFESSION OFJDGMT	11,279.87
2012-20339	AURORA LOAN SERVICES	3/26/2012	JUDG/LACKAWANNA CO	75,000.00
2012-20340	GOBLE DAWN	3/26/2012	JP TRANSCRIPT	6,021.31
2012-20341	CRONIN DORIS	3/26/2012	JUDGMENT	957.50
2012-20342	CRONIN DORIS	3/26/2012	JUDGMENT	749.50
2012-20343	EHNAT JOHN	3/26/2012	JUDGMENT	1,616.50
2012-20344	EHNAT JOHN	3/26/2012	JUDGMENT	1,250.00
2012-20345	FOX JACOB M	3/26/2012	JUDGMENT	2,017.54
2012-20346	LONG DIANE D	3/27/2012	JUDGMENT	966.00
2012-20347	JEZORWSKI STANLEY R	3/27/2012	JUDGMENT	733.00
2012-20348	PONGRACZ BRIAN A	3/27/2012	JUDGMENT	2,270.00
2012-20349	BARNES BRETT	3/27/2012	JP TRANSCRIPT	1,217.48
2012-20350	KITCHEN & BATH SHOWROOM INC THE	3/27/2012	JP TRANSCRIPT	9,797.50
2012-20351	SHIRHALL KAREN	3/27/2012	JP TRANSCRIPT	2,857.14



2012-20352	HAHN VICKI R	3/27/2012	JP TRANSCRIPT	6,506.06
2012-20353	SMITH KIMILYN	3/27/2012	JP TRANSCRIPT	12,055.57
2012-20354	WENIGER JOSHUA	3/28/2012	MUNICIPAL LIEN	294.76
2012-20354	SCULLIN KINGA G	3/28/2012	MUNICIPAL LIEN	294.76
2012-20355	WEIDNER PETER J	3/28/2012	MUNICIPAL LIEN	290.46
2012-20356	MICHKO LAUREN E	3/28/2012	MUNICIPAL LIEN	292.71
2012-20356	MICHKO CARL A	3/28/2012	MUNICIPAL LIEN	292.71
2012-20357	WEIDNER PETER J	3/28/2012	MUNICIPAL LIEN	290.46
2012-20358	DORSEY MARK EXECUTOR	3/26/2012	MUNICIPAL LIEN	295.46
2012-20358	DORSEY REVA ESTATE	3/28/2012	MUNICIPAL LIEN	295.46
2012-20359	SHYLKOFOSKI FLORENCE	3/28/2012	MUNICIPAL LIEN	234.31
2012-20359	SHYLKOFOSKI EDWARD	3/28/2012	MUNICIPAL LIEN	234.31
2012-20360	SHYLKOFOSKI FLORENCE	3/28/2012	MUNICIPAL LIEN	281.46
2012-20360	SHYLKOFOSKI EDWARD	3/26/2012	MUNICIPAL LIEN	281.46
2012-20361	STHELIK JAMES	3/28/2012	MUNICIPAL LIEN	234.31
2012-20362	STHELIK JAMES	3/28/2012	MUNICIPAL LIEN	234.31
2012-20363	CONROY JOSEPH E	3/28/2012	JUDGMENT	1,804.50
2012-20364	DEFINIS MICHAEL	3/28/2012	JUDGMENT	1,313.50
2012-20366	B&R COLLISION CORP	3/29/2012	TAX LIEN	2,790.29
2012-20367	MCKEAN CONSTRUCTION	3/29/2012	TAX LIEN	734.43
2012-20368	AMERICAN REAL ESTATE INVESTMENT HOLDINGS I INC	3/29/2012	TAX LIEN	2,673.12
2012-20369	GIBLIN JEFFREY A	3/2.9/2012	TAX LIEN	446.64
2012-20370	CHERRY RIDGE EXCAVATING & EQUIPMENT REPAIRS INC	3/29/2012	TAX LIEN	464.73
2012-20371	SHELLYS FAMILY RESTAURANT INCORPORATION	3/29/2012	TAX LIEN	4,647.76
2012-20372	GENE VANORDEN EXCAVATING INC	3/29/2012	TAX LIEN	332.94
2012-20373	CURTIS CHARLES M	3/29/2012	TAX LIEN	3,100.17
2012-20314	FOLLMER MARK	3/29/2012	JP TRANSCRIPT	12,166.00
2012-20314	FOLLMER PAMELA L	3/29/2012	JP TRANSCRIPT	12,166.00
2012-20375	CLARKE TINA M	3/29/2012	JP TRANSCRIPT	2,573.13
2012-20376	FISHER BRIAN P	3/29/2012	JP TRANSCRIPT	5,662.06
2012-20377	SPENCER FREDERICK J	3/30/2012	FEDERAL TAX LIEN	10,478.25
2012-20378	HALL WESLY	3/30/2012	JP TRANSCRIPT	2,363.97

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**CIVIL APPEALS — AGENCIES: DEPT. OF TRANSPORTATION**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00226	SIEJK JOSEPH R	PLAINTIFF	3/30/2012	—
2012-00226	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	DEFENDANT	3/30/2012	—

**COMPLAINT — CONFESSION**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00211	DIME BANK	PLAINTIFF	3/25/2012	—
2012-00211	HANKINSON ELECTRIC SERVICE	DEFENDANT	3/26/2012	—
2012-00211	HANKINSON WILLIAM	DEFENDANT	3/25/2012	—
2012-00221	HONESDALE NATIONAL BANK	PLAINTIFF	3/27/2012	—
2012-00221	MARTIN GEORGE E	DEFENDANT	3/27/2012	—
2012-00221	MARTIN THERESA A	DEFENDANT	3/27/2012-	—

**CONTRACT — DEBT COLLECTION CREDIT CARD**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00208	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	3/26/2012	—
2012-00208	BLAINE TARA	DEFENDANT	3/26/2012	—
2012-00209	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	3/26/2012	—
2012-00209	GUZZO JULIE	DEFENDANT	3/26/2012	—
2012-00210	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	3/26/2012	—
2012-00210	KAUFMANN RICK	DEFENDANT	3/26/2012	—

**CONTRACT — OTHER**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00218	MARTINKOVITCH JOHN PLAINTIFF/APPELLEE	PLAINTIFF	3/27/2012	—
2012-00218	BANK CAPITAL SERVICES CORP DEFENDANT/APPELLANT	DEFENDANT	3/27/2012	—
2012-00219	POCONO WATERWORKS CO INC PLAINTIFF/APPELLEE	PLAINTIFF	3/27/2012	—
2012-00219	STAHLEY JOHN DEFENDANT/APPELLANT	DEFENDANT	3/27/2022	—
2012-00219	LOCKLIN ALFRED DEFENDANT/APPELLANT	DEFENDANT	3/27/2012	—

**PETITION**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00217	EQUIPMENT TRAILER VIN TXJ-00012-3-FFH05828	PETITIONER	3/27/2012	—
2012-00217	MORAFETIS GEORGE PETITONER	PETITIONER	3/27/2012	—

**REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00206	BANK OF AMERICA SUCCESSOR BY MERGER TO	PLAINTIFF	3/26/2012	—
2012-00206	EAC HOME LOANS SERVICING	PLAINTIFF	3/26/2012	—
2012-00206	PISKO PATRICIA N	DEFENDANT	3/26/2012	—

2012-00212	US BANK NATIONAL ASSOCIATION	PLAINTIFF	3/27/2012	—
2012-00212	HOERTEL ROBERT W	DEFENDANT	3/27/2012	—
2012-00212	HOERTEL JOANNE E	DEFENDANT	3/27/2012	—
2012-00213	PENNSTAR BANK A DIVISION OF	PLAINTIFF	3/27/2012	—
2012-00213	NBT BANK	PLAINTIFF	3/27/2012	—
2012-00213	STARNES ASHLEY ANN A/K/A	DEFENDANT	3/27/2012	—
2012-00213	STARNES ASHLEY T	DEFENDANT	3/27/2012	—
2012-00213	STARNES R JAY A/K/A	DEFENDANT	3/27/2012	—
2012-00213	STARNES RONALD JAY	DEFENDANT	3/27/2012	—
2012-00215	FIRST NATIONAL BANK OF PENNSYLV SUCCESSOR BY MERGER TO	PLAINTIFF	3/27/2012.	—
2012-00215	COMMUNITY BANK & TRUST CO	PLAINTIFF	3/27/2012	—
2012-00215	LUCARELLI DENIS	DEFENDANT	3/27/2012	—
2012-00120	WELLS FARGO BANK	PLAINTIFF	3/27/2012	—
2012-00220	BILELLA JOSEPH P JR	DEFENDANT	3/27/2012	—
2012-00220	BILELLA HAZEL	DEFENDANT	3/27/2012	—
2012-00222	CITIMORTGAGE INC S/B/M TO	PLAINTIFF	3/27/2012	—
2012-00222	ABN AMRO MORTGAGE GROUP INC	PLAINTIFF	3/27/2012	—
2012-00222	FANIZZA FRANK	DEFENDANT	3/27/2012	—
2012-00222	FANIZZA JOSEPHINE	DEFENDANT	3/27/2012	—
2012-00223	WELLS FARGO BANK	PLAINTIFF	3/28/2012	—
2012-00223	HECKER JOHN R	DEFENDANT	3/28/2012	—
2012-00223	HECKER TAMARA J	DEFENDANT	3/28/2012	—
2012-00224	BANK OF AMERICA SUCCESSOR BY MERGER TO	PLAINTIFF	3/28/2012	—
2012-00224	BAC HOME LOANS SERVICING	PLAINTIFF	3/28/2012	—
2012-00224	KRAUSE JAMES	DEFENDANT	3/28/2012	—
2012-00224	KRAUSE RENE	DEFENDANT	3/28/2012	—
2012-00225	BANK OF AMERICA SUCCESSOR BY MERGER TO	PLAINTIFF	3/30/2012	—
2012-00225	BAC HOME LOANS SERVICING	PLAINTIFF	3/30/2012	—
2012-00225	RAYMOND KENNETH S	DEFENDANT	3/30/2012	—

### CLE Courses

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**April 20, 2012**

8:30 a.m.–4:30 p.m.

*Land Use Institute 2012*

5 hours substantive / 1 hour ethics

**June 27, 2012**

8:30 a.m.–4:30 p.m.

*General Practitioners Update*

5 hours substantive / 1 hour ethics

Registration begins 8:30 a.m. for all courses, unless otherwise noted.

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

**REAL PROPERTY — OTHER**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00199	STARK DAVID L	PLAINTIFF	3/27/2012	—
2012-00199	WHITE CONSTANCE M	DEFENDANT	3/27/2012	—
2012-00199	WHITE JAMES F	DEFENDANT	3/27/2012	—

**TORT — OTHER**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00207	CABRERA MILAGROS	PLAINTIFF	3/26/2012	—
2012-00207	KNABLE ILENA D	DEFENDANT	3/26/2012	—
2012-00207	GARCIA ANDREW	DEFENDANT	3/26/2012	—
2012-00207	GARCIA NURY	DEFENDANT	3/26/2012	—

**TORT — PREMISES LIABILITY**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00214	AMBROSE JOHN JR	PLAINTIFF	3/27/2012	—
2012-00214	AMBROSE CAYLE	PLAINTIFF	3/27/2012	—
2012-00214	KOCH ANDREW	DEFENDANT	3/27/2012	—
2012-00216	HYCKEWYCZ WALTER	PLAINTIFF	3/27/2012	—
2012-00216	HYCKEWYCZ SUSAN	PLAINTIFF	3/27/2012	—
2012-00216	COVE HAVEN INC D/B/A	DEFENDANT	3/27/2012	—
2012-00216	COVE HAVEN RESORT D/B/A	DEFENDANT	3/27/2012	—
2012-00216	COVE HAVEN ENTERTAINMENT RESOR	DEFENDANT	3/27/2012	—



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**MORTGAGES AND DEEDS**

*RECORDED FROM APRIL 9, 2012 TO APRIL 13, 2012  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

<b>GRANTOR</b>	<b>GRANTEE</b>	<b>LOCATION</b>	<b>AMOUNT</b>
Bressler Howard M	Dime Bank	Damascus Township	99,800.00
Babcock Herbert A Jr	Honesdale National Bank	Waymart Borough	53,500.00
Donnini Fred A	Honesdale National Bank	South Canaan Township	
Donnini Theresa A			43,877.92
Wood William E	Honesdale National Bank	Salem Township	
Wood Mary Beth			65,000.00
Daub Randall W	Honesdale National Bank	Damascus Township	
Daub Denise			104,000.00
Gregory Troy W	Mortgage Electronic Registration Systems	Berlin Township	
Gregory Barbara A			155,739.00
Mazurowski Paul M	First National Bank Of Pa	Clinton Township	95,000.00
Smith Brian W	Honesdale National Bank	Damascus Township	
Smith Amy K			55,000.00
Bartleson Patricia A	Mortgage Electronic Registration Systems	Hawley Borough	
Bartleson Stanley D			292,500.00
Bartleson Patricia A	Housing & Urban Development	Hawley Borough	
Bartleson Stanley D			292,500.00
Hanna Gail J	Mortgage Electronic Registration Systems	Paupack Township	48,000.00
Snyder John H	Mortgage Electronic Registration Systems	Manchester Township	
Snyder Kathleen M			155,000.00
Rickard Gene Thomas	Honesdale National Bank	Cherry Ridge Township	
Rickard Melissa L By Agent			186,700.00
Rickard Gene Thomas Agent			
Manley Joseph W AKA	P S E C U	Berlin Township	
Manley Joseph W Jr AKA			117,000.00
Manley Rose Cheryl			
ONeill Thomas P	P S E C U	Dyberry Township	
ONeill Ann			15,800.00
Avenia Richard W	Wells Fargo Bank	Salem Township	
Avenia Bettine M			100,000.00
Young Annette S	Navy Federal Credit Union	Paupack Township	
Young Colin J			161,000.00
Seleznyova Irina	Mortgage Electronic Registration Systems	Paupack Township	
Seleznyov Stanislav			100,000.00
Swingle Bruce D	Liberty Bail Bonds Inc Seneca Insurance Co Inc	Lake Township	50,000.00

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

Hemmler Ricky	Pennstar Bank	Salem Township	99,000.00
Vanblarcom Derrick J	Citizens Savings Bank	Damascus Township	138,000.00
Schmitt Charles A	P S E C U	Paupack Township	65,000.00
Mitchell George	Mortgage Electronic Registration Systems	Paupack Township	
Mitchell Ellen			120,000.00
Roberts David F Jr	Honesdale National Bank	South Canaan Township	
Roberts Debra A			165,000.00
Markowski Mary L	Wayne Bank	Dyberry Township	171,000.00
Melville Peter A	Penn Security Bank & Trust Company	Sterling Township	
Melville Elizabeth M			25,000.00
Dickinson Amy L	Dime Bank	South Canaan Township	
Dickinson Kenneth C Jr			175,000.00
Hodorovich Thomas	Wells Fargo Bank	Lake Township	
Hodorovich Sara			103,759.39
Borneman James	Bethpage Federal Credit Union	Salem Township	123,000.00
Young Daniel L	Citizens Savings Bank	Honesdale Borough	
Young Linda M			35,000.00
Company Players AKA Company Players Incorporated AKA	Dime Bank	Hawley Borough	20,000.00
Hopkins William J	Dime Bank	Honesdale Borough	
Hopkins Lori S			120,000.00
Kymac L L C	Dime Bank	Berlin Township	300,000.00
Camp Starlight Inc	Dime Bank	Buckingham Township Buckingham Scott & Preston Twp Scott Township Scott Buckingham & Preston Twp Preston Township Preston Scott & Buckingham Twp	500,000.00 500,000.00
Nestor Michael	Pennstar Bank	Lake Township	
Nestor Vincetta A			75,000.00
Vaughn Sharyn	Honesdale National Bank	Dyberry Township	110,000.00
Sidote Joseph	Mortgage Electronic Registration Systems	Lake Township	56,700.00
Brown Daniel S	Dime Bank	Dyberry Township	
Loring Rebecca M			90,000.00
Barskiy Konstantin	Mortgage Electronic Registration Systems	Hawley Borough	
Vladimirova Marina			75,000.00
Gardner Joseph P	Mortgage Electronic Registration Systems	Sterling Township	
Gardner Catherine M			139,000.00
Fox Bryce J	P N C Bank	Cherry Ridge Township	
Fox Carmela J			30,000.00

Beermann Fred O	Mortgage Electronic Registration Systems	Lake Township	
Beermann Patricia A			214,473.00
Brier Patrick	Luzerne Bank	Lake Township	
Brier Kathleen			175,000.00
Hraba James A	Mortgage Electronic Registration Systems	Lake Township	
Hraba Barbara N			165,600.00
Slater Dolores	Mortgage Electronic Registration Systems	Clinton Township	
Peterka Ruth			277,500.00
Slater Dolores	Housing & Urban Development	Clinton Township	
Peterka Ruth			277,500.00
Reed Stephen E	Wayne Bank	Dyberry Township	
Reed Lucinda Anne			37,500.00
Keesler Robert E	Wayne Bank	Dyberry Township	
Keesler Ferne S			18,000.00
Hanson Regina	Wayne Bank	Salem Township	15,000.00
Tyler Corey L	Wayne Bank	Honesdale Borough	50,000.00
Reider Kerry L	Honesdale National Bank	Berlin Township	22,500.00
Fish Sharon M	Honesdale National Bank	Paupack Township	28,900.00
Curtis Adam B	Mortgage Electronic Registration Systems	Damascus Township	
Biondi Rose			220,000.00
Chesser Roy J	Ameriprise Bank	Paupack Township	74,000.00
Dickson Thomas J	Honesdale National Bank	South Canaan Township	
Swendsen Kristine E			104,000.00
Dickson Kristine E			
Castanaro Mark J	Honesdale National Bank	Sterling Township	
Castanaro Sandra			93,500.00

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## DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Quinones Wendy C Wayne County Sheriff Witkowski Kenneth	Quinones Wendy C	South Canaan Township	
Bunting Jerry Lester	Hazen Holly B	Texas Township 1 & 2	
Bunting Mary	Bunting Paul D		
Bressler Howard M Bressler Shelley Wildman Wildmanbressler Shelley	Bressler Howard M	Damascus Township	
Stella John	Moreta Rolando	Lehigh Township	
Stella Jessie	Guerrero Giovanni Santana Abad		
G M A C Mortgage	Rutledge Harold L	Damascus Township	Lot 54

Stecyk Michelle Kovtonuk Michelle Stecyk Stecykvovtonuk Michelle Kovtonuk Steve	Guest Michele Branco David	Lehigh Township	Lot 33
Keppler Richard M	Giglio Joseph Bennett Margaret	Paupack Township	Lot 12B
Stella John Stella Jessie	Moreta Rolando Guerrero Giovanni Santana Abad	Lehigh Township	Lots 340 & 341
Snyder John H Snyder Kathleen M	Snyder John H Snyder Kathleen M Hall Chris Hall Nora	Manchester Township	
Lake Daniel E Exr Niekrewicz Karl E Est	Niekrewicz Eleanor B	Honesdale Borough	
Kennedy Charles J	Barone Pasquale	Dreher Township	Lots 35 & 36
Settepani Nancy By Sheriff Settepani John V By Sheriff	Federal National Mortgage Association	Paupack Township	Lot 110
Wendt Frank D Wendt Jody L	Avenia Richard Avenia Bettine	Salem Township	Lot 1764
Taylor Charles W Jr Taylor Janet M	Seleznyova Irina Seleznyov Stanislav	Paupack Township	Lot 107
Mogerman Richard L Mogerman Lisa K	Wayne County Cooperative Agricultural Soc	Dyberry Township	
Lemon Richard	Lemon Eileen F	Bethany Borough	
Ferguson Frank G Ferguson Rita A	Mitchell George Mitchell Ellen	Paupack Township	Lot 365
Kinne Eleanor Stanger Joseph P Est AKA Stanger Joseph Est AKA Stanger Daniel Exr Stanger Joseph P IV Stanger Shawn Stanger Daniel Robert	Clemmer Andrew D Clemmer Melissa S	Buckingham Township	
Evans Edward J	Achuff Daniel	Sterling Township	Lot 5
Leonard Frederick Leonard Amy Dickinson Amy	Dickinson Amy L Dickinson Kenneth C Jr	South Canaan Township	
Ayende Lileana Hodorovich Thomas Gregory Sara Hodorovich Sara	Ayende Lileana Hodorovich Thomas Hodorovich Sara	Lehigh Township Lake Township	Lots 25R & 26R
Polifrone Steven Hessling Jill Fannie Mae AKA By Af Federal National Mortgage Association AKA K M L Law Group Af	Polifrone Steven Hessling Jill Krupa Katherine Krupa Michael	Honesdale Borough Honesdale Borough	Lots 25 & 27



Latourette Theron M Smith Chelsea B Latourette Chelsea B	Vaughn Sharyn	Dyberry Township	Lot 1
North Penn Bancorp Inc Manufacturers & Traders Trust Company Tr	Norwood Financial Corp Herrmann Edward Jr	Merger Berlin Township	
Select Portfolio Servicing Inc Federal Home Loan Mortgage Corporation	Sidote Joseph	Lake Township	Lot 1
McGovern Daniel A Af			Lot 2673
Loring Donald A Loring Susan R Sovereign Bank	Brown Daniel S Loring Rebecca M Barskiy Konstantin Vladimirova Marina	Dyberry Township Hawley Borough	
Dutch Flats Corporation	Patuto Nicholas M Patuto Susan	Sterling Township	Lot 9
Stege Ralph Stege Victoria	Asset Acceptance Group	Lake Township	Lot 4069
Gonzalez Nancy Chalacan Edison Chalacan Aldemar	Gonzalez Nancy Chalacan Edison Chalacan Aldemar	Dreher Township	
Filer Charles L Jr Filer Kathleen	Filer Charles L III	Lehigh Township	
Hamilton Jessica L Hamilton Shawn A	Hamilton Jessica L Hamilton Shawn A	Dreher Township	
White Bruce White Rosemarie	White Bruce Tr White Rosemarie Tr B & R White Trust	Damascus Township	Lot 13
Chesek George E Chesek Mary Beth	Tallman Michael Tallman Catherine	Texas Township 1 & 2	
Giotta Emil B	Muthig Frank Neset Ivar	Manchester Township	
Bakaj Leone	Mooney Joetta	Paupack Township	Lot 41

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