

# OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 2 ★ AUGUST 24, 2012 ★ Honesdale, PA ★ No. 24



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## CASES REPORTED

In Re: Adoption of A.P.K. a/k/a P.I.H.

Docket No. 15-2011-Adoption

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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

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

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Jane E. Farrell  
Ronald J. Edwards  
Ted Mikulak

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Linus H. Myers

#### *Sheriff*

Mark Steelman

#### *District Attorney*

Janine Edwards, Esq.

#### *Prothonotary, Clerk of The Court*

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#### *Chief Public Defender*

Scott Bennett, Esq.

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#### *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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**In Re: Adoption of A.P.K. a/k/a P.I.H.**

**Docket No. 15-2011-Adoption**

Attorney for Petitioners: Chester M. Bestrycki, Jr., Esquire

Attorneys for Respondent Father: Pamela Wilson, Esquire

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

**Summary of the Case**

Petitioners are the proposed adoptive parents of A.P.K. In furtherance of the proposed adoption, Petitioners filed a Petition for Involuntary Termination of Parental Rights, as to the natural father of the child, A.H. The natural mother was in agreement with voluntary termination of her parental rights and did not appear before the Court. The hearing on the Involuntary Termination Petition was held on June 26, 2012, at which time telephone contact was initiated with A.H. as he is currently incarcerated at SCI Rockview in Bellefonte, PA. A.H. refused to participate in the hearing and instead hung up prior to the start of the hearing. At the conclusion of the hearing, in which his appointed counsel participated, the Court entered a decree involuntarily terminating A.H.'s parental rights.

A.H. filed a Children's Fast Track appeal to Superior Court in accordance with the Rules of Appellate Procedure, and the Court issued its Statement of Reasons, noting initially that A.H. raised nine (9) errors by the Court as follows: 1) its failure to enter an Adjudication and Decree Nisi, 2) its failure to enter conclusions of law and discussion with the Decree, 3) its error in concluding that Petitioners met their burden by clear and convincing evidence, 4) its error in concluding that Respondent failed to perform his parental duties, 5) its failure to indicate how it analyzed the developmental, physical and emotional needs and welfare of the child, 6) its error in finding it was in the child's best interest to have A.H.'s rights terminated, 7) its error in failing to consider that A.H. did not have knowledge of the child's location, 8) its error in failing to consider the likelihood of severe detriment to the child who will no longer have contact with her biological sister; and 9) its error in failing to consider that A.H. has maintained a close relationship with his other daughter while he has been incarcerated.

As to the first two issues, the Court determined that neither the Pennsylvania Rules of Civil Procedure nor the Orphans' Court Rules require the issuance of an Adjudication, Decree Nisi nor conclusions of law and discussion when the Court renders a decision.

As to the third through ninth issues, the Court determined that Petitioners met the requirements of 23 Pa.C.S.A. § 2511(a)(1) which required "by conduct continuing for a period of at least six months immediately preceding the filing of the petition [the parent] either has evidenced a settled purpose of relinquishing parent claim to a child or has refused or failed to perform parental duties." The Court opined that Petitioners presented clear and convincing evidence that the natural father did not contact the child since her placement with Petitioners in June 2011, nor did he mail her any money, gifts, letters, or postcards since that time.

In addition, the Court was not persuaded that A.H. was unaware of where A.P.K. was located until the time the Petition for Involuntary Termination was filed in January 2012. However, a Report of Intention to Adopt was filed earlier on October 13, 2011, and A.H. should have then known where A.P.K. was but he still failed to contact her after that time. Further, the Court determined that the bond and relationship A.H. has with his other daughter has no bearing on whether his parental rights to A.P.K. should be terminated.

Finally, the Court determined that credible evidence was presented regarding the developmental, physical and emotional needs of A.P.K., and that those needs are being met by Petitioners. In addition, Petitioners have also offered A.P.K. love, comfort, security and stability. A.P.K. has bonded with Petitioners' other children as well.

The Court opined that there was no error made in entering a decree terminating the parental rights of the natural father. Therefore, the Court requested that the Superior Court find no merit in A.H.'s appeal.



**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 ELEANOR A.

RICHARDS

Late of Clinton Township

Executor

DAVID M. RICHARDS

804 DELAWARE STREET

FOREST CITY, PA 18421

Attorney

DAVID F. BIANCO, ESQUIRE

707 MAIN STREET, P.O. BOX 84

FOREST CITY, PA 18421

**8/24/2012** • 8/31/2012 • 9/7/2012

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**EXECUTRIX NOTICE**

Estate of HAROLD E. MANG, JR.

Late of Cherry Ridge Township

Executrix

BETTY J. MANG

2542 A LAKE ARIEL HIGHWAY

HONESDALE, PA 18431

Attorney

JEFFREY S. TREAT, ESQ.

926 COURT STREET

HONESDALE, PA 18431

**8/24/2012** • 8/31/2012 • 9/7/2012

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**EXECUTOR NOTICE**

Estate of ELIZABETH NESPOR

AKA ELIZABETH V. NESPOR

Late of Salem Township

Executor

BRUCE ORTWINE

119 ROSE ROAD

LAKE ARIEL, PA 18436

Attorney

MICHAEL D. WALKER, ESQ.

P.O. BOX 747

HAMLIN, PA 18427

**8/24/2012** • 8/31/2012 • 9/7/2012

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**EXECUTRIX NOTICE**

Estate of BRUCE ALLEN

DRAKE, SR.

Late of Honesdale Borough

Executrix

LAURA DRAKE

37 GLASGOW STREET

ROCHESTER, NY 14608

Attorney

ASHLEY G. ZIMMERMAN, ESQ.

RECHNER LAW OFFICE

924 CHURCH STREET

HONESDALE, PA 18431

**8/24/2012** • 8/31/2012 • 9/7/2012

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**EXECUTRIX NOTICE**

Estate of DOUGLAS FAIRBANK

HEBERLING AKA DOUGLAS F.

HEBERLING

Late of Lake Ariel

Executrix

JULIA HEBERLING

213 OLD SCHOOLHOUSE RD

GREENTOWN, PA 18426

Attorney  
TIMOTHY B. FISHER II, ESQ.  
525 MAIN STREET, PO BOX 396  
GOULDSBORO, PA 18424

**8/24/2012 • 8/31/2012 • 9/7/2012**

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**ADMINISTRATRIX NOTICE**

Estate of ESTHER J. DUNN AKA  
ESTHER DUNN

Late of Berlin Township  
Administratrix

DEBORAH DECKER  
117 GLENDALE ROAD  
PITTSTON, PA 18640

Administratrix  
TAMARA HECKER  
28535 RAFFINI LANE  
BONITA SPRINGS, FL 34135

Attorney  
ERROL C. FLYNN, ESQUIRE  
926 COURT ST.  
HONESDALE, PA 18431

**8/17/2012 • 8/24/2012 • 8/31/2012**

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**ESTATE NOTICE**

**NOTICE IS HEREBY GIVEN,**  
that Letters of Administration have  
been issued in the Estate of  
Elizabeth I. Reed, who died on  
February 10, 2012, late resident of  
3 Long Meadow Drive, Honesdale,  
PA 18431, to Janet R. Kane,  
Administratrix of the Estate,  
residing at Belmont Street, PO Box  
83, Waymart, PA 18472, and  
Nancy Utter, Co-Administrator of  
the Estate, residing at 3 Long  
Meadow Drive, Honesdale, PA  
18431. 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, ESQUIRE  
ATTORNEY FOR THE ESTATE

**8/17/2012 • 8/24/2012 • 8/31/2012**

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**EXECUTOR'S NOTICE**

ESTATE OF ELIZABETH C.  
DENNIS, a/k/a ELIZABETH  
DENNIS, late of Berlin Township,  
Wayne County, Pennsylvania. Any  
person or persons having claim  
against or indebted to the estate  
present same to Dennis C.  
Freiermuth, 216 Wade Road,  
Liberty, New York, 12754 or  
Donna A. Piscitelli, 3439 Center  
Road, Moravia, New York, 13118.  
Sally N. Rutherford, Esq., 921  
Court St., Honesdale, PA 18431,  
Attorney for the Estate.

**8/17/2012 • 8/24/2012 • 8/31/2012**

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**ADMINISTRATRIX NOTICE**

Estate of THOMAS N. ROGERS  
AKA THOMAS NOEL ROGERS

Late of Palmyra Township  
Administratrix

ROSE EHNAT  
88 RIVERSIDE DRIVE  
WHITE MILLS, PA 18473

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

**8/10/2012 • 8/17/2012 • 8/24/2012**

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**OTHER NOTICES**

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**NOTICE OF FILING OF  
ARTICLES OF  
INCORPORATION**

Notice is hereby given that Article of Incorporation have been filed with the Commonwealth of Pennsylvania, Department of State at Harrisburg, PA on August 6, 2012, for the purpose of obtaining a Certificate of Incorporation. The name of the corporation, organized under the Commonwealth of Pennsylvania Business Corporation Law of 1988, is **GRAVITY AUTO SALES, INC.** The corporation is incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.  
HUGH RECHNER, ESQUIRE  
924 Church Street  
Honesdale, PA 18431

**8/24/2012**

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**LEGAL NOTICE**

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

LOCAL RULE 6.12B

NO. 63-OCD-1996

**ORDER**

AND NOW, to wit, this 1st day of August, 2012, the Local Rules of Civil Procedure are amended, effective thirty (30) days after publication in the *Pennsylvania Bulletin*, as follows:

1. Local Civil Rule 6.12B is rescinded in its entirety. The Court Administrator of Wayne County shall file or submit certified copies of this Order as follows:
  - A. One (1) certified copy with the Administrative Office of Pennsylvania Courts;
  - B. Two (2) copies and a CD ROM to the Legislative Reference Bureau, for publication in the *Pennsylvania Bulletin*;
  - C. One (1) copy to *The Wayne County Legal Journal*; and
  - D. One (1) copy shall be kept continuously available for public inspection and copying at the Clerk of Courts Office.

BY THE COURT:

/s/ Raymond L. Hamill  
RAYMOND L. HAMILL  
PRESIDENT JUDGE,  
22nd JUDICIAL DISTRICT

**8/24/2012**

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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  
SEPTEMBER 5, 2012**

By virtue of a writ of Execution Diane Harris issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 5th day of September, 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

Gary R. Colantonio – 2717 Boulder Road, Lake Ariel, PA 18436 – Tax Map No. 12-41-2 – Control No. 044263

ALL THAT CERTAIN piece or parcel of land, situate in the Township of Lake, Wayne County, Pennsylvania, known as Lot 2717, Section 43 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 for the Recording of Deeds, etc., in and for the County of Wayne County, at Honesdale, Pennsylvania, on April 9, 1970, in Plat Book 5, page 27; May 11, 1970, in Plat Book 5, pages 34, 37, 41 through 48 and 50; September 8, 1970, in Plat Book 5, page 57; February 8, 1971, in Plat Book 5, pages 62 and 63; March 24, 1971 in Plat Book 5, page 66; May 10, 1971 in Plat Book 5, pages 71 and 72; March 14, 1972, in Plat Book 5, pages 76, 79 through 84 and 86; May 26, 1972 in Plat Book 5, pages 93 through 95; September 26, 1972, in Plat Book 5, pages 96, 97 and 100 through 104; March 9, 1973 in Plat Book 5, page 106; March 23, 1973, in Plat Book 5, page 107; April 3, 1973, in Plat Book 5, pages 108 through 110; and May 18, 1973 in Plat Book 5, pages 111 through 119.

Kenneth Andrews – 51 Beaver Lake Drive, Lake Ariel, PA 18436 – Tax Map No. 19-28-239 – Control No. 034637

ALL THAT CERTAIN piece, parcel or tract of land situate, lying and being in the Township of Paupack, County of Wayne and State of Pennsylvania, more particularly described as follows:

BEING Lot Number 195 Section Number 2 as shown on Plan of Lots, Wallenpaupack Lake Estates, dated march 23, 1971, by VEP & Company, as recorded in the Office of the Recorder of Deeds in and for Wayne County, Pennsylvania in Plat book Number 14, page 117, said map being

Seized and taken in execution as Gary R. Colantonio 214 Daniel Road HARDEN CT 06514 Kenneth Andrews, Garnishee 170 Quaker Drive WALLKILL NY 12589

Execution No. 807-Civil-2008 Amount \$32,599.00 Plus additional

May 31, 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.

Alfred G. Howell, Esq.

8/10/2012 • 8/17/2012 • 8/24/2012

**SHERIFF'S SALE  
SEPTEMBER 5, 2012**

By virtue of a writ of Execution HSBC Mortgage Corporation USA issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 5th day of September, 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

ALL THAT CERTAIN PIECE OR PARCEL OF LAND LYING, SITUATE AND BEING IN THE TOWNSHIP OF LAKE, COUNTY OF WAYNE AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT PLATE COORDINATES  
18335.436/20407.954 AS

DEPICTED ON THE APPROVED MAP OF LOTS 20 THROUGH 42 AND 64 AT COBBMAP OF LOTS 20 THROUGH 42 AND 64 AT COBBS LAKE PRESERVE, INC. AS REVISED MARCH 23, 1979, BY M.R. ZIMMER AND ASSOCIATES AND RECORDED IN WAYNE COUNTY MAP BOOK 40, PAGE 41; THENCE THROUGH LANDS OF COBB40, PAGE 41; THENCE THROUGH LANDS OF COBBS LAKE PRESERVE, INC. NORTH 73 DEGREES 51 MINUTES 45 SECONDS WEST 230.0 FEET TO A CORNER ON THE SIDE OF A 50 FOOT PRIVATE ROAD KNOWN AS LAKE ROAD; THENCE ALONG THE SIDE OF SAID LAKE ROAD NORTH 16 DEGREES 53 MINUTES 15 SECONDS EAST 105.0 FEET TO A CORNER; THENCE THROUGH LANDS OF COBBTHENCE THROUGH LANDS OF COBBS LAKE PRESERVE, INC. SOUTH 73 DEGREES 51 MINUTES 45 SECONDS EAST 230.0 FEET AND SOUTH 16 DEGREES 53 MINUTES 20 SECONDS WEST 105.0 FEET TO THE PLACE OF BEGINNING

CONTAINING 0.55 ACRES AND BEING LOT 30 AT COBBCONTAINING 0.55 ACRES AND BEING LOT 30 AT COBBS LAKE PRESERVE, INC.

PARCEL NO. 12-0-0049-0030

AS DESCRIBED IN MORTGAGE BOOK 3365 PAGE 191

BEING KNOWN AS 30 LAKE ROAD, COBB  
BEING KNOWN AS 30 LAKE ROAD, COBBS LAKE PRESERVE, LAKE, PA 18436

TITLE TO SAID PREMISES IS VESTED IN Angelo Dilascio, an adult individual, and Keri Belloise, an adult individual, as tenants by the entirety BY DEED FROM Carol A. Meredith, a single woman DATED 08/17/2007 RECORDED 08/31/2007 IN DEED BOOK 3365 PAGE 188.

**IMPROVEMENTS:  
RESIDENTIAL DWELLING**

Seized and taken in execution as Keri Belloise 128 Gordon Avenue Sleepy Hollow NY 10591  
Angelo DiLascio 128 Gordon Avenue Sleepy Hollow NY 10591

Execution No. 52-Civil-2011  
Amount \$154,519.51 Plus additional

June 5, 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.

Agnes Mombrun, Esq.

**8/10/2012 • 8/17/2012 • 8/24/2012**

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**SHERIFF'S SALE  
SEPTEMBER 5, 2012**

By virtue of a writ of Execution JPMorgan Chase Bank, NA, as Acquirer of certain Assets and Liabilities of Washington Mutual Bank from The Federal Deposit Insurance Corp. acting as Receiver F/K/A Washington Mutual 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 5th day of September, 2012 at 10:00 AM in the Conference Room on the third floor of the Wayne County Courthouse in the Borough of Honesdale the following

ALL THAT CERTAIN tract or parcel of land situate in the Township of Lake, Wayne County, Pennsylvania, known as Lot #2838 in Section 44 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; 4-9-1970, in Plat Book 5, pages 26 and 27; 5-11-1970, in Plat Book 5, pages 57 and 58; 2-8-1971 in Plat Book 5, pages 59 and 61 through 63; 3-24-1971 in Plat Book 5 pages 66 through 68; 5-10-1971 in Plat Book 5, pages 69 through 72; 3-14-1972 in Plat Book 5, pages 73 through 76, 70 through 84 and 86; 5-26-1972 in Plat Book 5, pages 93 through 95; 9-26-1972 in Plat Book 5, pages 96 through 104.

BEING KNOWN AS 2838  
ROCKWAY COURT, LAKE  
ARIEL PA 18436.

TAX PARCEL NO: 12-4-34

Seized and taken in execution as  
Patricia R. Vanyo 2838 Rockaway  
Court LAKE ARIEL PA 18436

Execution No. 184-Civil-2010  
Amount \$105,706.77 Plus  
additional

June 6, 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.**

Kristina Murtha Esq.

**8/10/2012 • 8/17/2012 • 8/24/2012**

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**SHERIFF'S SALE  
SEPTEMBER 5, 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 5th day of September, 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

**ALL THAT CERTAIN** piece, parcel or lot of land, situate, lying and being in the Township of Lake, County of Wayne and Commonwealth of Pennsylvania, known as Lot 1863 in Section 16 of The Hideout, a subdivision situated in the Township of Lake and Sale, Wayne County, Pennsylvania according to the plats thereof recorded April 9, 1970 and May 11, 1970 in the Office of the Recorder of Deeds of Wayne

County, Pennsylvania Plat Book 5, pages 26 through 50.

TITLE TO SAID PREMISES VESTED IN Evelyn Frost, a single woman, by Deed from Steven Heinrich, single, dated 04/25/2003, recorded 05/16/2003 in Book 2233, Page 200.

The said Evelyn Frost departed this life on 06/05/2008, and upon information and belief, his/her surviving heir(s) are Daniel Aviles and Michele Kilpatrick. By executed waiver, Michele Kilpatrick waived her right to be named as a defendant in the foreclosure action.

Premises being: LOT 1863 SECTION 16 CRESTWOOD COURT, A/K/A 615 THE HIDEOUT, A/K/A 1863 CRESTWOOD COURT, LAKE ARIEL, PA 18436

Tax Parcel No. 12-0-0025-0087

Improvements thereon:  
RESIDENTIAL DWELLING

Seized and taken in execution as Daniel Aviles, in his capacity as adm.and heir of the Estate of Evelyn Frost a/k/a Evelyn Patricia Frost unknown heirs, successors, assigns and all persons, firms, or associations claiming right, title or interest from or under Evelyn Frost, Deceased, 1863 Crestwood Court, The Hideout LAKE ARIEL PA 18436

Execution No. 891-g-2009

Amount \$122,094.46 Plus additional

June 5, 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.

**8/10/2012 • 8/17/2012 • 8/24/2012**

**SHERIFF'S SALE  
SEPTEMBER 15, 2012**

By virtue of a writ of Execution Wells Fargo Bank , N.A. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Saturday the 15th day of September, 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

ALL THAT CERTAIN lot, piece or parcel of land, lying, situate and being in the Township of Paupack, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at an intersection of the Pennsylvania Power and Light Company project boundary line and State Highway Route No. 590; said intersection being South nine (9) degrees forty-four (44) minutes West ninety-five and eight-tenths (95.8) feet from Pennsylvania Power and Light Company Monument No. 579 as laid out and plotted upon a map of Sunny Point, March 29, 1950 and as revised, for the Grantor herein named; thence South eighty-seven (87) degrees, fifty-two (52) minutes West four hundred sixty-four (464) feet to a point in the center of State Highway Route No. 590; thence South twenty-seven (27) degrees eighteen (18) minutes East five hundred seventy-four and five-tenths (574.5) feet to the center of an unimproved highway; thence along the center of said unimproved highway, North thirty-one (31) degrees fifty-two (52) minutes East two hundred eighty-seven (287) feet to a point on the project line of the Pennsylvania Power and Light Company; thence along said project line North nine (9) degrees, forty-four (44) minutes East, two hundred eighty-eight and three-tenths (288.3) feet to the place of beginning.

The above description includes a plot of ground previously deeded to the Grantees herein, by the Grantor, by its certain deed dated June 24, 1950 and duly recorded in Wayne County, Pennsylvania.

EXCEPTING AND RESERVING from the northerly side of the tract herein conveyed, one-half (1/2) of the width of State Highway Route No. 590 as the same now exists and EXCEPTING AND RESERVING from the southeasterly side of the lot herein conveyed, one-half (1/2) the width of the above mentioned unimproved highway as the same now exists.

This land is sold subject to the same restrictions, easements and privileges as outlined in the original deed to the Grantees herein named, dated June 24, 1950 and duly recorded in Wayne County Deed Book No. 175 page 1.

TITLE TO SAID PREMISES VESTED IN Clifton A. Davis and Helen M. Davis, h/w, as tenants by the entireties, by Deed from Lakeland Associates, Inc., a Pennsylvania Corporation, dated 08/24/1956, recorded 09/21/1956 in Book 194, Page 111.

By virtue of the death of CLIFTON A. DAVIS on 09/02/1991, HELEN M. DAVIS became sole owner of the property, as surviving tenant by the entireties. The said HELEN M.

DAVIS departed this life on 05/31/2010, leaving a Will dated 05/03/2006. Letters Testamentary were granted to CYNTHIA CHUMARD on 05/31/2010 in WAYNE COUNTY, No. 29735. Decedent's surviving heir(s) at law and next-of-kin are CYNTHIA CHUMARD, RICHARD S. DAVIS, and SCOTT A. DAVIS.

Premises being: 1100 PURDYTOWN TURNPIKE, LAKEVILLE, PA 18438

Tax Parcel No. 19-0-0067-0021

Seized and taken in execution as property, viz:Cynthia Chumard, in her capacity as Executrix and Devisee of the Est ate of Helen Davis 211 Gordon Drive Jefferson Township PA 18436 Richard S. Davis, in his capacity as Devisee of the Estate of Helen M. Davis 399 Prompton Road HONESDALE Scott A. Davis, in his capacity as Devisee of the Estate of Helen M. Davis 50 Lakeshore Drive LAKEVILLE PA

Improvements thereon:  
RESIDENTIAL DWELLING

Execution No. 751-Civil-2011  
Amount \$198,993.41 Plus  
additional

June 11, 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.

8/17/2012 • 8/24/2012 • 8/31/2012

**SHERIFF'S SALE  
SEPTEMBER 15, 2012**

By virtue of a writ of Execution Bayview Loan Servicing LLC issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Saturday the 15th day of September, 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

ALL that certain piece, parcel or tract of land lying, situate and being in the Township of Clinton, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows,

to wit:

BEGINNING at an iron bolt corner set, located in the center of the right of way (Being fifty/50 feet in width) of Township Route No. 512/Spewak Road (Road Record Book #4-No.. 231 -Page 215) and being the northern most corner of lands of Joseph G. Gulbin (R.B. 1371, P. 169; M.B. 89, P. 53- Lot 6) thence, departing from said Township Route No. 512 and along common bounds of lands of the aforesaid Gulbin:

South 84 degrees 45 minutes 05 seconds West 495.915 feet to an iron pin corner set; and South 10 degrees 20 minutes 10 seconds West 560.415 feet to an iron pin corner set; thence along the northerly bounds of lands "REPUTEDLY" of David C. And Judy A. Spewak (R.B. 1601, P. 278 & P. 283), North 82 degrees 55 minutes 21 seconds West 385.465 feet to an iron pin corner set; thence through lands of Mark R. Thomas et ux, et al (R.B. 1374, P. 0238; M.B. 09, P. 53 - Lot 5); North 05 degrees 20 minutes 19 seconds East 604.53 feet to an iron pin corner set, South 83 degrees 36 minutes 53 seconds East 430.00 feet to an iron pin corner set and North 84 degrees 45 minutes 05 seconds East 501.26 feet to a point of corner, located in the center of the right of way of the aforesaid Township Route No. 512; thence, along the center of the right of way of the same, South 06 degrees 32 minutes 20 seconds West 51.08 feet to the place of BEGINNING.

CONTAINING, within bounds, 6.307 Acres of land, inclusive of that area which may be occupied by public road and utility companies, easements and rights of way and being designated as LOT 5B on accompanying plan/plat.

UNDER and SUBJECT to the TOGETHER WITH, the common or joint RIGHT OF USE, of a certain PRIVATE DRIVEWAY, EXTENDING from a point or corner, located in the center of the right of way of Township Route No. 512, ALONG the common division line of LOT 5A and LOT 5B (Re: North/South 84 degrees 45 minutes 05 seconds East/West 501.26 feet), TO an iron pin corner set, as depicted on accompanying plan/plat. Said PRIVATE DRIVEWAY shall be twenty (20) feet in right of way width, encumbering ten (10) feet, each side of the previously referenced common division line, between LOT 5A and LOT 5B. This PRIVATE DRIVEWAY shall be used jointly or in common, by the GRANTORS and GRANTEES herein (Including their guests and others incidental to use, delivery and/or service), their heirs, successors and assigns, for the purpose of ingress, egress and regress for pedestrian and vehicular travel, costs for construction, and for maintenance, service, repair and general liability, thereafter, shall be borne and shared equally, by the GRANTORS and GRANTEES herein, their respective heirs, successors and



assigns.

UNDER AND SUBJECT TO, the Declaration of Restrictive Covenants, of Robert J. Stanton and Lillian Stanton, dated April 20, 1998, and recorded in Wayne County Record Book 1355 at page 145.

TOGETHER WITH, any and all rights, rights of way, easements, liberties and privileges and UNDER AND SUBJECT TO, any and all covenants, exceptions, reservations, restrictions, conditions, agreements, easements, right of way, encroachments, and encumbrances, either risible on, at or within the subject premises herein conveyed or contained in the chain of title.

AS SURVEYED BY, Alfred K. Bucconear, Registered Professional Land Surveyor, in August of 2000.

Seized and taken in execution as Mark R. Thomas 60 Spewak Road WAYMART PA 18472  
Eileen L. Thomas 60 Spewak Rd. WAYMART PA 18472

Execution No. 167-Civil-2012  
Amount \$399,380.82 Plus  
additional

June 12, 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.

Martin S. Weisberg Esq.

8/17/2012 • 8/24/2012 • 8/31/2012

**SHERIFF'S SALE  
SEPTEMBER 15, 2012**

By virtue of a writ of Execution HSBC Bank USA, N.A. as Trustee for the registered holders of the Renaissance Home Equity Loan Asset-Backed Certificates, Series 2004-4 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Saturday the 15th day of September, 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

ALL THAT CERTAIN PIECE,  
PARCEL OR LOT OF LAND,  
SITUATE, LYING AND BEING  
THE TOWNSHIP OF PAUPACK,

COUNTY OF WAYNE AND  
COMMONWEALTH OF  
PENNSYLVANIA, MORE  
PARTICULARLY DESCRIBED  
AS FOLLOWS:

LOT 221, FERRIS ROAD,  
REGENCY SECTION, AS  
SHOWN ON A MAP OF LANDS  
OF PAUPACKAN LAKE  
SHORES, INC., RECORDED IN  
THE OFFICE OF THE  
RECORDING OF DEEDS IN  
AND FOR THE COUNTY OF  
WAYNE IN MAP BOOK 26,  
PAGE 23.

BEING KNOWN AS: HC1 BOX  
216 D n/k/a 88 FERRIS ROAD,  
HAWLEY, PA 18428

PROPERTY ID NO: 19-42-221

TITLE TO SAID PREMISES IS  
VESTED IN RICHARD M.  
HOFFMAN BY DEED FROM  
ROBERT J. HOFFMAN AND  
DIANE HOFFMAN DATED  
02/28/2005 RECORDED  
03/14/2005 IN DEED BOOK 2726  
PAGE 298.

Seized and taken in execution as  
Richard M. Hoffman 88 Ferris  
Road HAWLEY PA 18428

Execution No. 414-Civil-2011  
Amount \$73,822.64 Plus additional

June 12, 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.

Harry B. Reese, Esq.

8/17/2012 • 8/24/2012 • 8/31/2012

**SHERIFF'S SALE  
SEPTEMBER 19, 2012**

By virtue of a writ of Execution  
Wells Fargo Bank , N.A. issued out  
of the Court of Common Pleas of  
Wayne County, to me directed,  
there will be exposed to Public  
Sale, on Wednesday the 19th day  
of September, 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

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 197, Section 4, as shown on a 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 those certain restrictive covenants applicable to all lots at Wallenpaupack Lake Estates and as the same are fully set forth in Wayne County Deed Book 277, Page 417.

TITLE TO SAID PREMISES VESTED IN Michael D'Aloia, by Deed from Richard Nasano and Roda Nasano, h/w, dated 09/20/2007, recorded 09/27/2007 in Book 3384, Page 65.

Premises being: 75 MUSTANG ROAD, LAKE ARIEL, PA 18436

Tax Parcel No. 19-0-0034-0137

Improvements thereon:  
RESIDENTIAL DWELLING

Seized and taken in execution as Michael D'Aloia 10 Elmwood Court LIVINGSTON NJ 07039

Execution No. 52-Civil-2012  
Amount \$90,954.78 Plus additional

June 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.

**8/24/2012 • 8/31/2012 • 9/7/2012**

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**SHERIFF'S SALE  
SEPTEMBER 19, 2012**

By virtue of a writ of Execution The Bank of New York Mellon Trust Company, National Association FKA The Bank of New York Trust Company, N.A. as Successor to JPMorgan Chase Bank N.A as Trustee Ramp 2006RZ4 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 19th day of September, 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

ALL THAT CERTAIN piece or parcel of land designated as Lot 43 in the Karl Neumann Development, Damascus Township, Wayne County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center of State Highway Route 106 (now Route 652) running from Narrowsburg to Beach Lake, said point being a common corner of Lots 43 and 42 as shown on map of Lots surveyed for Karl Neumann, Damascus Township, Wayne County, Pennsylvania, dated December 7, 1965, and drawn by George E. Ferris, R.S.; thence along the common division lines between Lots 43 and 42, South 12degrees 48 minutes East, a distance of 404 feet more or less to a point in a stone wall, said point being on line of lands now or late of George Kleinknecht and being a common corner of Lots 43 and 42; thence along line of lands now or late of Kleinknecht and line of Lots 43, South 84 degrees 23 minutes East, a distance of 120.8 feet to a point; thence along other lands now or late of Neumann North 12 degrees 48 minutes West, a distance of 451.7 feet more or less to a point in the center of State Highway Route 106 (now Route 652) and South 72 degrees 27 minutes West 115 feet to the place of BEGINNING.

CONTAINING 48,200 square feet, being the same more or less.

This lot is sold under and subject to the easement of State Highway Route 106 (now Route 652).

TITLE TO SAID PREMISES VESTED IN Sandra L. Fowler and Stephen M. Fowler, husband and wife, by Deed from Eaglewife, by Deed from Eagles Nest Estate, LLC, a New York Limited Liability Company, dated 06/07/2006, recorded 06/14/2006 in Book 3059, Page 263.

Premises being: 1374 BEACH LAKE HIGHWAY, BEACH LAKE, PA 18405

Tax Parcel No. 07-0-0002-0038

Seized and taken in execution as Sandra L. Fowler a/k/a Sandra A. Fowler 1007 Route 6 SHOHOLA PA 18450  
Steven M. Fowler a/k/a Steven Michael Fowler 1007 Route 6 SHOHOLA PA 18450

Execution No. 761-Civil-2011  
Amount \$189,587.55 Plus additional

June 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.

Robert W. Cusick, Esq.

8/24/2012 • 8/31/2012 • 9/7/2012

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**SHERIFF'S SALE  
SEPTEMBER 19, 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 19th day of September, 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

ALL THAT CERTAIN piece, parcel and tract of land situate, lying and being in the Township of Paupack, County of Wayne, Commonwealth of Pennsylvania, more particularly described as follows:

Lot 164, section 1, as shown on plan of lots, Wallenpaupack Lake estates, dated March 23, 1971 by VEP & Co. as recorded in the office of the recorder of deeds in and for Wayne county, Pennsylvania, in plat book 14, page 117, said map being incorporated by reference herewith as if attached hereto.

TITLE TO SAID PREMISES VESTED IN Hidelise Grace Pena, by Deed from Ronald Powell and Jacqueline Powell, his wife, dated 05/03/2004, recorded 05/13/2004 in Book 2498, Page 155.

Premises being: 8 COMMANCHE CIRCLE, LAKE ARIEL, PA 18436

Tax Parcel No. 19-0-0029-0112

Seized and taken in execution as Hidelise Grace Pena 232 88th Street, Apt. LL BROOKLYN NY 11209

Execution No. 808-Civil-2011  
Amount \$124,795.97 Plus  
additional

June 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.

Melissa J. Cantwell, Esq.

8/24/2012 • 8/31/2012 • 9/7/2012

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**SHERIFF'S SALE  
SEPTEMBER 19, 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 19th day of September, 2012 at 10:00 AM in the Conference Room on the third floor of the Wayne County Courthouse in the Borough of Honesdale the following

ALL that certain piece or parcel of land, lying, situate and being in the Township of Clinton 1, County of Wayne, and State of Pennsylvania, bounded and described as follows:

BEGINNING at a pipe corner in line of lands of Joseph Poska, being also the southeast corner of lands of Alan Bielski; thence along lands of Alan Bielski, North 09

degrees 48 minutes West 493.4 feet to a pipe corner; thence through lands of the prior Grantor (Simmons) South 63 degrees 53 minutes East 316.5 feet to a pipe corner and South 04 degrees 49 minutes West 367.75 feet to a pipe corner; thence along line of Joseph Poska, North 83 degrees 20 minutes West 170.45 feet to the place of BEGINNING.

CONTAINING 2.17 acres as surveyed September 10, 1979, by George H. Ferris, R.S., an approved map of said survey being recorded in Wayne County Map Book 42, Page 8.

ALSO granting and conveying to the Grantees herein, their heirs and assigns, to be enjoyed in common with the prior Grantor (Simmons) her heirs and assigns, an easement or right of way 50 feet in width, which is presently traversed by a driveway, leading from Township Route T510 in a general southerly direction across lands of the prior Grantor (Simmons) to the premises herein conveyed, said easement being for the purposes of ingress, egress and regress between the premises herein conveyed and Township Route T510.

The premises conveyed are under and subject to the rights of ways of all public highways and public utilities, which may be over and across the same.

TITLE TO SAID PREMISES  
VESTED IN Daniel Kudelycz and  
Geanine Kudelycz, his wife, by

Deed from Gloria P. Germaine, widow, dated 10/23/1998, recorded 10/26/1998 in Book 1430, Page 127.

Premises being: 182 B NORTH SMITH HILL ROAD, WAYMART, PA 18472

Tax Parcel No. 06-1-0231-0014.0005

Seized and taken in execution as Daniel Kudelycz 182 B North Smith Hill Road WAYMART PA 18472

Geanine Kudelycz 182 B North Smith Hill Road WAYMART PA 18472

Execution No. 858-Civil-2010  
Amount \$208,408.28 Plus

additional

June 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.

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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.

8/24/2012 • 8/31/2012 • 9/7/2012

**SHERIFF'S SALE  
SEPTEMBER 19, 2012**

By virtue of a writ of Execution  
JPMorgan Chase Bank, N.A.,  
s/b/m to Chase Home Finance,  
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 19th day of  
September, 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

ALL THE FOLLOWING  
described lots or parcels of land  
situate, lying and being in the  
Township of Lehigh in the  
development of Pocono  
Ranchettes, Inc., County of Wayne  
and State of Pennsylvania, to wit:

PARCEL I:

LOT NO. 11 IN BLOCK F OF  
SECTION NO. 2, as shown on the  
survey and original plan of Pocono  
Ranchettes, Inc., Wayne County,  
Pennsylvania, made by a  
Registered Surveyor and of record  
in the Recorder of Deeds Office of

Wayne County, Pennsylvania, in  
Map Book 13 at Page 114,  
reference being made thereto for a  
particular description of the lot or  
lots hereinbefore described and  
herein conveyed.

The said Grantors doth also convey  
unto the Grantee and her  
successors in title, a right-of-way  
in common with others for all the  
usual purposes over the roads,  
lanes, drives and recreation areas  
as shown on said plat, reserving,  
however, to the Grantors the right  
to install telephone and electric  
poles and wires, gas and water  
mains, sewer lines, or to permit the  
same to be done, in, upon and over  
the said roads, lanes, drives and  
easement areas as shown on said  
plat or annexes thereto.

UNDER AND SUBJECT TO the  
restrictions and covenants more  
particularly set forth in Wayne  
County Deed Book 431 Page 480.

PARCEL II:

LOT NO. 12 IN BLOCK NO. F  
OF SECTION NO. 2, as shown on  
the survey and original plan of  
Pocono Ranchettes, Inc., Wayne  
County, Pennsylvania, made by a  
Registered Surveyor and or record  
in the Recorder of Deeds Office of  
Wayne County, Pennsylvania, in  
Map Book 13 at Page 114,  
reference being made thereto for a  
particular description of the lot or  
lots hereinbefore described and  
herein conveyed

The said Grantor doth also convey



unto the Grantees and their successors in title, a right-of-way in common with others for all the usual purposes over all roads, lanes, drives and recreation areas as shown on said plat, reserving, however, to the said Grantor the right to install telephone and electric poles and wires, gas and water mains, sewer lines, or to permit the same to be done, in, upon and over the said roads, lanes, drives and easement areas as shown on said plat or annexes thereto.

UNDER AND SUBJECT TO the restrictions and covenants more particularly set forth in Wayne County Deed Book 497 Page 1049.

UNDER AND SUBJECT TO AND TOGETHER WITH all easements, agreements, restrictions, conditions and covenants as contained in prior deeds in the chain of title.

TITLE TO SAID PREMISES VESTED IN Marcitta A. Davis, by Deed from Mary Ann Kritak and Jane Marie Locrotondo, dated 05/11/2000, recorded 05/17/2000 in Book 1646, Page 169.

The said Marcitta A. Davis died 11/05/2007, leaving a Will dated 06/19/2007. Letters Testamentary were granted to Kevin Ronald Davis on 05/21/2008 in Wayne County, No. 29050. Decedent were granted to Kevin Ronald Davis on 05/21/2008 in Wayne County, No. 29050. Decedent's surviving heir at law and next-of-kin is Kevin Ronald Davis.

Seized and taken in execution as Kevin Ronald Davis, In his capacity as Executor and Devisee of the Estate of Marcitta A. Davis a/k/a Marcitta Davis a/k/a Marcitta Ann Davis 49 Pocono Ranchette a/k/a 81 Navaho Path GOULDSBORO PA 18424

Execution No. 1114-Civil-2009  
Amount \$63,724.18 Plus additional

June 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.

**8/24/2012 • 8/31/2012 • 9/7/2012**

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**CIVIL ACTIONS FILED**


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*FROM JULY 28, 2012 TO AUGUST 3, 2012  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

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**JUDGMENTS**

<b>NUMBER</b>	<b>LITIGANT</b>	<b>DATE</b>	<b>DESCRIPTION</b>	<b>AMOUNT</b>
2001-20580	DOLAN BRIAN A	7/30/2012	SATISFACTION	—
2007-00650	CITIZENS SAVINGS BANK GARNISHEE-DISCONT 08-02-2012	8/02/2012	DISSOLVE ATTACHMENT	—
2008-00877	BAXTER STEVEN C	7/30/2012	WRIT OF EXECUTION	16,502.81
2008-00877	HONSDALE NATIONAL BANK GARNISHEE	7/30/2012	WRIT OF EXECUTION	—
2008-21023	FITZPATRICK JASON A	7/30/2012	SATISFACTION	—
2008-21881	CONKLIN MEAGAN ASHLEY	7/30/2012	SATISFACTION	—
2009-20379	HERBERT PHILIP E	7/30/2012	SATISFACTION	—
2009-21721	ADAMITIS DAVID ANTHONY	8/03/2012	SATISFACTION	—
2009-21722	ADAMITIS DAVID ANTHONY	8/03/2012	SATISFACTION	—
2010-00S28	POLAY MICHAEL S	8/01/2012	JUDGMENT "IN REM"	181,011.10
2010-01112	KASSMAN MITCHEL P PLAINTIFF/APPELLEE	7/30/2012	JUDGMENT	10,406.00
2010-01124	LAND WILLIAM	8/02/2012	SATISFACTION	—
2011-00506	DOMINGUES GASPARD P	7/30/2012	DEFAULT JUDG IN REM	153,468.75
2011-00680	MOROE SUSANNA	7/30/2012	DEFAULT JUDG IN REM	313,583.48
2011-00680	MOROZ VIKTOR	7/30/2012	DEFAULT JUDG IN REM	313,583.48
2011-00691	PADWA CAROL	8/01/2012	SATISFACTION	—
2011-00691	PADWA CAROL	8/02/2012	SATISFACTION	—
2011-00772	ESPINEIRA RICARDO	7/30/20~2	DEFAULT JUDG IN REM	132,183.53
2011-00772	ESPINEIRA WENDY L	7/30/2012	DEFAULT JUDG IN REM	132,183.53
2011-00787	HONSDALE NATIONAL BANK GARNISHEE	7/30/2012	JUDGMENT - GARNISHEE	—
2011-20268	DANIELS RICHARD C	7/30/2012	SATISFACTION	354.91
2011-20278	LIA ENTERPRISES LLC	7/30/2012	SATISFACTION	574.53
2011-21863	DALY HELENE	7/30/2012	SATISFACTION	376.58
2011-21884	ALTEMIER RICKI LYNN	7/30/2012	SATISFACTION	294.07
2012-00081	LAPASTA DOUGLAS	8/01/2012	JUDGMENT STRICKEN	—
2012-00128	HONSDALE NATIONAL BANK GARNISHEE-DISCONT. 08-01-2012	8/01/2012	DISSOLVE ATTACHMENT	—
2012-00173	ALEVIS KENNETH	7/31/2012	DEFAULT JUDG IN REM	145,949.45
2012-00244	PEARCE AIMEE	7/30/2012	WRIT OF EXECUTION	171,967.71
2012-00380	PHILLIPS JOSEPH S	7/30/2012	JUDGMENT IN REPLEVIN	14,721.38
2012-00380	PHILLIPS JOSEPH S	7/30/2012	WRIT OF POSSESSION	—
2012-00402	HANKINSON WILLIAM J	7/30/2012	DEFAULT JUDGMENT	15,535.22
2012-00441	CRAWFORD JANET E	7/31/2012	DEFAULT JUDGMENT	48,783.08
2012-20252	CUSH THOMAS J	8/02/2012	SATISFACTION	—
2012-20252	CUSH NANCY A	8/02/2012	SATISFACTION	—
2012-20361	STHELIK JAMES	8/03/2012	SATISFACTION	—

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

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2012-20362	STHELIK JAMES		8/03/2012	SATISFACTION	—
2012-20836	BOONE HARRIET C EMANUEL		7/30/2012	SATISFACTION	411.56
2012-20836	EMANUEL HARRIET C BOONE		7/30/2012	SATISFACTION	411.56
2012-20918	HOOKER MELISSA D		8/02/2012	WRIT OF EXECUTION	2,842.18
2012-20918	PENN STAR BANK GARNISHEE		8/02/2012	GARISHHEE/WRIT EXEC	2,842.18
2012-20954	SHINN SPRING WATER		8/03/2012	SATISFACTION	—
2012-21039	DELEA MATTHEW		7/30/2012	JUDGMENT	1,211.50
2012-21040	DELEA MATTHEW D		7/30/2012	JUDGMENT	1,217.50
2012-21041	P&A FISHER OIL CO INC		7/30/2012	MUNICIPAL LIEN	8,047.89
2012-21042	JANNETTI LACEY		8/01/2012	JP TRANSCRIPT	5,896.34
2012-21042	JANNETTI LACEY		8/01/2012	WRIT OF EXECUTION	—
2012-21043	AUSTIN BENNIE L		8/01/2012	JUDGMENT	1,634.50
2012-21044	CRAWFORD MARISSA S		8/01/2012	JUDGMENT	1,358.50
2012-21045	FRAMMIGEN SARAH		8/01/2012	JUDGMENT	2,487.50
2012-21046	CAMPFIELD IDA E		8/01/2012	JUDGMENT	1,076.20
2012-21047	LAKELAND STAIR & MILLWORK		8/03/2012	JP TRANSCRIPT	987.50
2012-21048	LUPYAK KAREN		8/03/2012	JP TRANSCRIPT	3,000.00
2012-40043	BOX MATTHEW RYAN OWNER P		7/30/2012	STIP VS LIENS	—
2012-40043	WILLIAMS KORI TED LACEY OWNER P		7/30/2012	STIP VS LIENS	—
2012-40043	A&B HOMES INC CONTRACTOR		7/30/2012	STIP VS LIENS	—
2012-40044	BOX MATTHEW RYAN OWNER P		7/30/2012	STIP VS LIENS	—
2012-40044	WILLIAMS KORI TED LACEY OWNER P		7/30/2012	STIP VS LIENS	—
2012-40044	HALLORAN FARM CONTRACTOR		7/30/2012	STIP VS LIENS	—
2012-40045	BOX MATTHEW RYAN OWNER P		7/30/2012	STIP VS LIENS	—
2012-40045	WILLIAMS KORI TED LACEY OWNER P		7/30/2012	STIP VS LIENS	—
2012-40045	S R PRICE EXCAVATING INC CONTRACTOR		7/30/2012	STIP VS LIENS	—
2012-40046	PETERS KEITH A OWNER P		8/03/2012	WAIVER AGAINST LIENS	—
2012-40046	PETERS JODI A OWNER P		8/03/2012	WAIVER AGAINST LIENS	—
2012-40046	FINK TERRANCE CONTRACTOR		8/03/2012	WAIVER AGAINST LIENS	—
2012-40047	PETERS KEITH A OWNER P		8/03/2012	WAIVER AGAINST LIENS	—
2012-40047	PETERS JODI A OWNER P		8/03/2012	WAIVER AGAINST LIENS	—
2012-40047	WAGNER CHRIS CONTRACTOR		8/03/2012	WAIVER AGAINST LIENS	—
2012-40048	PETERS KEITH A OWNER P		8/03/2012	WAIVER AGAINST LIENS	—
2012-40048	PETERS JODI A OWNER P		8/03/2012	WAIVER AGAINST LIENS	—
2012-40048	GUSTASSON KURT CONTRACTOR		8/03/2012	WAIVER AGAINST LIENS	—

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

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00549	POLTERSDFORF WILLIAM	PLAINTIFF	8/03/2012	—
2012-00549	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	DEFENDANT	8/03/2012	—

**CONTRACT — DEBT COLLECTION: CREDIT CARD**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00538	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	8/01/2012	—
2012-00538	HARRIGAN THOMAS C	DEFENDANT	8/01/2012	—
2012-00539	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	8/01/2012	—
2012-00539	COWGER MARK	DEFENDANT	8/01/2012	—
2012-00540	CITIBANK	PLAINTIFF	8/02/2012	—
2012-00540	STONE MARIA	DEFENDANT	8/02/2012	—

**MISCELLANEOUS — DECLARATORY JUDGMENT**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00546	POCONO RACHETTES MAINTENANCE	PLAINTIFF	8/03/2012	—

**NAME CHANGE**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00529	HENNESSY NOAH	PETITIONER	7/30/2012	—
2012-00529	ROCKETT SARAH	PETITIONER	7/30/2012	—

**PETITION**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00530	1957 DODGE TRUCK VIN 81478971	PETITIONER	7/31/2012	—
2012-00530	ROSE JOSEPH	PETITIONER	7/31/2012	—
2012-00536	HENDRIX NICOLE JUVENILE MASTER	PETITIONER	8/01/2012	—
2012-00536	JUVENILE MASTER NICOLE HENDRIX	PETITIONER	8/01/2012	—
2012-00545	BOAT VIN PA 66 2B	PETITIONER	8/03/2012	—
2012-00545	HARTY OLIVER J	PETITIONER	8/03/2012	—

**REAL PROPERTY — EJECTMENT**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00548	DIX JOANNE	PLAINTIFF	8/03/2012	—
2012-00548	KIMMEL BRADLEY	DEFENDANT	8/03/2012	—

**REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00531	GREEN TREE CONSUMER DISCOUNT	PLAINTIFF	1/31/2012	—
2012-00531	PASCARELLO GUY	DEFENDANT	11/31/2012	—
2012-00531	PASCARELLO KIM	DEFENDANT	7/31/2012	—
2012-00532	JPMORGAN CHASE BANK	PLAINTIFF	8/01/2012	—
2012-00532	OSULLIVAN WILLIAM M	DEFENDANT	8/01/2012	—
2012-00534	JPMORGAN CHASE BANK	PLAINTIFF	8/01/2012	—
2012-00534	DEREAMER REBECCA E	DEFENDANT	8/01/2012	—
2012-00535	BANK OF AMERICA	PLAINTIFF	8/01/2012	—
2012-00535	VETRANO EDWARD	DEFENDANT	8/01/2012	—
2012-00535	UNITED STATES OF AMERICA	DEFENDANT	8/01/2012	—

2012-00537	PHH MORTGAGE CORPORATION F/K/A	PLAINTIFF	8/01/2012	—
2012-00537	CENDANT MORTGAGE CORPORATION D/B/A	PLAINTIFF	8/01/2012	—
2012-00537	CENTURY 21 MORTGAGE	PLAINTIFF	8/01/2012	—
2012-00537	CRADDOCK MONTEGO F A/K/A	DEFENDANT	8/01/2012	—
2012-00537	CRADDOCK MONTEGO	DEFENDANT	8/01/2012	—
2012-00537	CRADDOCK ALONNA LEAH	DEFENDANT	8/01/2012	—
2012-00541	FEDERAL NATIONAL MORTGAGE ASSO	PLAINTIFF	8/02/2012	—
2012-00541	BARRAL JOHN J	DEFENDANT	8/02/2012	—
2012-00543	BANK OF AMERICA SUCCESS BY MERGER TO	PLAINTIFF	8/02/2012	—
2012-00543	BAC HOME LOANS SERVICING	PLAINTIFF	8/02/2012	—
2012-00543	FAMOUS ANGELA A/K/A	DEFENDANT	8/02/2012	—
2012-00543	FAMOUS ANGELINA	DEFENDANT	8/02/2012	—
2012-00543	FAMOUS GLENN W A/K/A	DEFENDANT	8/02/2012	—
2012-00543	FAMOUS WILLIAM GLENN	DEFENDANT	8/02/2012	—
2012-00544	US BANK NATIONAL ASSOCIATION	PLAINTIFF	8/02/2012	—
2012-00544	DECKER ANITA E	DEFENDANT	8/02/2012	—
2012-00544	DECKER CHRISTOPHER L	DEFENDANT	8/02/2012	—
2012-00547	BANK OF NEW YROK MELLON FKA	PLAINTIFF	8/03/2012	—
2012-00547	BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO	PLAINTIFF	8/03/2012	—
2012-00541	JP MORGAN CHASE BANK	PLAINTIFF	8/03/2012	—
2012-00547	WARD COREY M	DEFENDANT	8/03/2012	—
2012-00547	WARD TINAVANESSA A/K/A	DEFENDANT	8/03/2012	—
2012-00547	WARD TINA VANESSA	DEFENDANT	8/03/2012	—
2012-00547	TRENTO SHIRLIANN E	DEFENDANT	8/03/2012	—

**REAL PROPERTY — LANDLORD/TENANT DISPUTE**

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00542	FASULO ROCCO PLAINTIFF/APPELLANT	PLAINTIFF	8/02/2012	—
2012-00542	ELDRIDGE VANESSA DEFENDANT/APPELLEE	DEFENDANT	8/02/2012	—

**TORT — PREMISES LIABILITY**

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00533	SUPINSKI JEFFREY M	PLAINTIFF	8/01/2012	—
2012-00533	SUPINSKI TERESA L	PLAINTIFF	8/01/2012	—
2012-00533	PAGANO BRIAN	DEFENDANT	8/01/2012	—
2012-00533	ENCORE CUSTOM BUILDERS	DEFENDANT	8/01/2012	—
2012-00533	PROJAN PROFESSIONAL CLEANING	DEFENDANT	8/01/2012	—

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**MORTGAGES AND DEEDS**

*RECORDED FROM AUGUST 13, 2012 TO AUGUST 17, 2012  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

<b>GRANTOR</b>	<b>GRANTEE</b>	<b>LOCATION</b>	<b>AMOUNT</b>
Elders Delmer Gene	Dime Bank	Sterling Township	
Elders Edith May			20,000.00
Thomas Carl	Dime Bank	Paupack Township	
Thomas Judith			22,600.00
Johnson Daniel R	Dime Bank	Honesdale Borough	
Johnson Margaret			15,000.00
Gilpin Candis	Dime Bank	Waymart Borough	
Gilpin Thomas			40,375.00
George Susann P	Dime Bank	Palmyra Township	51,700.00
Behensky Candace	Dime Bank	Clinton Township	14,000.00
Diehl Timothy G	Dime Bank	Oregon Township	
Diehl Deborah L			20,000.00
Melody James J	Dime Bank	Berlin Township	25,000.00
Gross Linda L AKA	Dime Bank	Dreher Township	
Giblin Linda L AKA			38,500.00
Giblin Mark J			
Tallman Christopher	Dime Bank	Oregon Township	47,000.00
Carfora Patrick J	Wells Fargo Bank	Paupack Township	
Carfora Denise P			125,500.00
Bradley Donna M	Wayne Bank	Damascus Township	
Schiavo Donna M			10,000.00
Reagan Robert L	Catskill Hudson Bank	Damascus Township	
Reagan Ruth Ann			129,000.00
Mendez Juan	Police & Fire Federal Credit Union	Mount Pleasant Township	
Mendez Edna			15,000.00
Sisk William T	P N C Bank	Paupack Township	
Sisk Patricia A			40,000.00
Sylvester Louis J Jr	Piper Creek Inc	South Canaan Township	40,000.00
A A I Inc	Dime Bank	Honesdale Borough	100,000.00
Jeffrey Samantha J	Honesdale National Bank	Palmyra Township	125,000.00
Strehle Henry A	Wyler Gary J	Salem Township	
Strehle Loretta E	Wyler Kim M		120,000.00
Ordnung Donna G	Dime Bank	Cherry Ridge Township	
Ordnung Clark R			150,000.00
Smith Matthew R	Honesdale National Bank	Berlin Township	
Smith Pamela E			86,000.00
Mandel Lisa M	Mortgage Electronic Registration Systems	Salem Township	
Mandel Marc C			175,000.00

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

Krajkovich John	First National Bank Of Pa	Canaan Township	
Krajkovich Courtney		Canaan Twp & Waymart Boro	60,000.00
		Waymart Borough	
		Waymart Boro & Canaan Twp	60,000.00
Hughes Casey J	Bank Of America	Salem Township	
Hughes Robert C			25,000.00
Wyckoff Richard	Wells Fargo Bank	Lehigh Township	
Wyckoff Veda D			36,071.00
Swingle Kevin	Honesdale National Bank	Dyberry Township	
Swingle Mary Ann			156,750.00
Voto Jamie G	Wells Fargo Bank	Lehigh Township	
Voto Tara L			148,000.00
Flaherty John	Mortgage Electronic Registration Systems	Dreher Township	211,105.00
Padula Donald J Jr	Fidelity Deposit & Discount Bank	Salem Township	20,000.00
Gregori Bruce J II	Wells Fargo Bank	Lehigh Township	113,500.00
Yusko Larisa	Pennstar Bank	Hawley Borough	72,420.00
Allegretta Heidi E Fuehrer	Dime Bank	Paupack Township	
Fuehrerallegretta Heidi E			108,900.00
Fuehrer Heidi Ellen			
Pettit Stephen J	Dime Bank	Paupack Township	
Pettit Donna M			170,600.00
Zawisny Mieczyslaw	Polish & Slavic Federal Credit Union	Salem Township	
Zawisny Margaret			41,940.00
Hudson Gregory	Wells Fargo Bank	Salem Township	
Hudson Mary			102,000.00
Plucknett Melvin D	Honesdale National Bank	Texas Township	
Plucknett Clara T			500,000.00
Flederbach David J	Dime Bank	Honesdale Borough	
Flederbach Sharon E			293,000.00
Flederbach David J	Dime Bank	Bethany Borough	
Flederbach Sharon E Kimble			293,000.00
Behensky Candace	Dime Bank	Clinton Township	10,000.00
Stamets Jonathan P	Dime Bank	Damascus Township	
Stamets Heather K			176,000.00
Stephens Todd J	Dime Bank	Berlin Township	
Stephens Richelle M			25,000.00
Cocodrilli Mary R	Dime Bank	Buckingham Township	80,200.00
Schmitt Douglas K	Honesdale National Bank	Lake Township	
Schmitt Vickie C			20,000.00
Seagraves Michael P	Dime Bank	Dreher Township	458,500.00
OGrady Richard J	Mortgage Electronic Registration Systems	Berlin Township	181,919.00
Conlon Vincent	J P Morgan Chase Bank	Paupack Township	
Hornsby Janine			115,500.00



T One Zero Unison Site Management L L C	Deutsche Bank Trust Company Americas	Preston Township	
T One One Unison Site Management L L C			650,000,000.00
Sutton Dennis P	Mortgage Electronic Registration Systems	Lake Township	152,000.00
McMullen Lisa J	Mortgage Electronic Registration Systems	Preston Township	
McMullen Jack J By Agent			105,000.00
McMullen Lisa J Agent			
Panessa Ashley A	P S E C U	Paupack Township	
Panessa Andrew R			15,000.00
Fiorelli Tara M	P S E C U	Cherry Ridge Township	
Fiorelli John P			25,000.00
Vinton James A	P S E C U	Paupack Township	
Vinton Karen			10,500.00
Vitiello Cheryl Ann	Fidelity Deposit & Discount Bank	Damascus Township	206,000.00
Jastrzemski John	P N C Bank	Lehigh Township	
Collier Elizabeth M AKA			25,187.00
Jastrzemski Elizabeth M AKA			
McKoy Raymond Todd	Honesdale National Bank	Damascus Township	45,000.00
Urian Kevin E	Honesdale National Bank	Canaan Township	
Urian Donna J			140,000.00
Rutledge Ryan M	First National Community Bank	Damascus Township	130,000.00
Meagher Maurice F Jr	First National Community Bank	Honesdale Borough	
Meagher Jean Marie			190,800.00
Temperton Barry C	First National Community Bank	Cherry Ridge Township	
Temperton Debra M			22,500.00
Wittenbrader Robert E	First National Community Bank	Salem Township	
Wittenbrader Harriet E		Salem & Lake Twps	75,000.00
		Lake Township	
		Lake & Salem Twps	75,000.00
Wittenbrader Robert E	First National Community Bank	Salem Township	
Wittenbrader Harriet E		Salem & Lake Twps	35,000.00
		Lake Township	
		Lake & Salem Twps	35,000.00
Slottko William	Wells Fargo Bank	Dyberry Township	
Slottko Joyce			90,000.00
Flederbach Michael	First National Bank Of Pa	Texas Township	
Flederbach Amy			50,000.00

## DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Martin Steven R	Martin Steven R	Cherry Ridge Township	
Martin Karen A	Martin Karen A		
Land Liquidator L L C	Garcia Cintra	Lehigh Township	
Land Liquidator L L C	Hullur Girsh	Sterling Township	
Land Liquidator L L C	Garcia Cintra	Lehigh Township	
Miller Gladys S	Coulton Pamela S	Paupack Township	
Coulton Pamela S Tr			Lot 160
Gladys S Miller Deed Of Trust			
Miller Gladys S	Coulton Pamela S	Paupack Township	
Coulton Pamela S Tr			Lot 159
Gladys S Miller Deed Of Trust			
Shaffer Richard A Sr AKA Est	G & L United Builders	Salem Township	
Shaffer Richard A AKA Est			
Shaffer Richard Allen AKA Est			
Shaffer Richard AKA Est			
Plunkett Lorna Shaffer Exr			
Green Patricia By Agent	Green Philip	Preston Township	
Green Philip Agent	Green John E IV		
Green John E IV Agent			
Shakkour Daniel	Demarest Joann	Hawley Borough	Lots 42 & 43
Jeffrey David J Jr	Jeffrey Samantha J	Palmyra Township	Lot 12
Wyler Gary J	Strehle Henry A	Salem Township	
Wyler Kim M	Strehle Loretta E		
Lehmann Rolf	Lehmann Karen	Mount Pleasant Township	
Lehmann Karen			
Lehmann Rolf	Lehmann Karen	Honesdale Borough	
Lehmann Karen			
Lehmann Rolf	Lehmann Karen	Honesdale Borough	
Lehmann Karen			
Smith Vincent R	Smith Matthew R	Berlin Township	
Smith Cheryl	Smith Pamela E		
S & T Properties Inc	Rutkowski Joel	Manchester Township	
	Rutkowski Lauren		
Vonderhey Joseph	Fanning Edward S	Salem Township	
Vonderhey Lynn By Agent			Lot 1
Vonderhey Joseph Agent			
Depaola Kevin	Depaola Kevin M	Manchester Township	
McManus Teresa	McManus Theresa		Lot 51
Pavlovich Joseph V AKA	Pavlovich Joseph V	Waymart Borough	
Pavlovich Joseph Valentine AKA	Pavlovich Marjorie A		
Pavlovich Marjorie A AKA			
Pavlovich Marjorie Ann AKA			
Barris Tony	Barris Tony	Lake Township	
Barris Mercedes	Barris Mercedes		Lot 582
	Barris Kevin		
Lauria James	Swingle Kevin	Dyberry Township	
Lauria Conceicao Maria	Swingle Mary Ann		

Rinker Benjamin P	Rinker Benjamin P	Lake Township	
Rinker Doris L Koehler	Rinker Doris L Koehler		Lot 1
Koehlerrinker Doris L	Koehlerrinker Doris L		
Muller William Robert	Voto Jamie G	Lehigh Township	
Muller Joan Matilda	Voto Tara L		Lot 22
Demosthene Luckner	Asemoto Wanda R	Lehigh Township	
Demosthene Rose Marie			
Wells Fargo Bank AKA	Flaherty John	Dreher Township	
Wachovia Mortgage AKA			Lot 9R
Reisert Elaine A	Torchiana Timothy L	Lehigh Township	
Torchiana Elaine A	Torchiana Matthew Torchiana Christopher Bull Aimee Torchiana		
John Lila M	Gregori Bruce J II	Lehigh Township	Lot 3
Schmidt Dorothy W	Yusko Larisa	Hawley Borough	
Baker Doris Exr	Gordon Bruce Tr	Lake Township	
Gordon Doris C Est	Gordon Brittany		
Baker Doris Exr	Gordon Bruce Tr	Lake Township	
Gordon Doris C Est	Gordon Brittany		
Jennings Patrick L	Pettit Stephen J	Paupack Township	
Jennings Alma L	Pettit Donna M		Lot 27
Pettit Stephen J			
Pettit Donna M			
Fannie Mae AKA	Zawisny Margaret	Salem Township	
Federal National Mortgage Association AKA	Zawisny Mieczyslaw		Lot 459
K M L Law Group			
Grissler Edward	Schmalzle Charles	Palmyra Township	
Grissler Lois			Lot 37
Spall John F Adm	Kothgassner Freda Tr	Buckingham Township	
Consigli Stella Est	Freda Kothgassner Trust		
Kuchak Gregory Exr	Kuchak Gregory	Lehigh Township	
Kuchak Rose Est	Kuchak Joann		
Board Of Trustees Of Susquehanna Conference United Methodist Church Susquehanna	Torrey Cemetery Association	Oregon Township	
Cimminoplaissay Vivian M	Plaissay Constantine D	Sterling Township	
Plaissay Vivian M Cimmino			
Plaissay Constantine D	Mincone Salvatore A Mincone Donna M	Sterling Township	
Hoff Gary	Kaplowitz Harvey	Salem Township	
Hoff Ingrid	Kaplowitz Aida		Lot 402
Dunning Elizabeth Ann	Dunning Elizabeth A	Dreher Township	
	Dunning Susan		Lot 1
Washburn Jonathan	Sutton Dennis P	Lake Township	
Washburn Kim Marie			Lot 4191
Rozen Karen L	Mcmullen Jack J	Preston Township	
Rozen Wayne A	Mcmullen Lisa J		Lot 4
Cochran Mary L	Hanczyc Alan S	Paupack Township	

Sikora Sandra	Schultz Lawrence	Paupack Township	Lot ILE34
Thomas John Peter	Mckoy Raymond Todd	Damascus Township	Lot 3
Sollenne Nicholas	Virginia Marie Sollenne Revocable Trust	Paupack Township	
Sollenne Virginia M	Nicola Sollenne Revocable Living Trust		Lot 2A
Kline Karol	Dirlam Roger L	Clinton Township 2	Lot 29
Kelley Quentin H Exr	Kelley Quentin H	Lehigh Township	
Crossley Francis Allen Est AKA			Lot 1
Crossley Francis A Est AKA			
Torres Sunshine By Sheriff	Big Bear Property Owners Association Inc	Paupack Township	Lot 63
OConnell Jamie M By Sheriff	Big Bear Property Owners Association Inc	Paupack Township	
OConnell Kimberly G By Sheriff			Lot 117
Berardi Michael Tr	Berardi Michael	Sterling Township	
Michael Berardi Revocable Trust			Lot 2
McAnally Robert L	Chicoski Richard	Paupack Township	
McAnally Marilyn			

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### CLE Courses

**October 29, 2012 (groupcast)**

12:30 p.m.–4:45 p.m.

*Cessions of Judgment & Deficiency  
Judgments in Pa*

4 hours substantive/0 hour ethics

\*Registration begins at 12:00 p.m.

**November 7, 2012 (groupcast)**

9:00 a.m.–1:15 p.m.

*Environmental Issues Affecting Oil and  
Gas Development*

4 hours substantive/0 hour ethics

**November 20, 2012 (groupcast)**

8:30 a.m.–2:30 p.m.

*PA's Right to Know Law*

5 hours substantive/0 hour ethics

\*Registration begins at 8:00 a.m.

**November 27, 2012 (groupcast)**

9:00 a.m.–1:15 p.m.

*The Nuts & Bolts of Running a Family  
Law Practice*

3 hours substantive/1 hour ethics

**December 21, 2012 (groupcast)**

9:00 a.m.–1:15 p.m.

*Trends in Municipal Law*

4 hours substantive/0 hour ethics

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

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



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# Wayne County LEGAL JOURNAL

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