

# OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 2 ★ AUGUST 31, 2012 ★ Honesdale, PA ★ No. 25



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## CASES REPORTED

Commonwealth of Pennsylvania  
v.  
Juan Manuel Torres, Defendant

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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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**Commonwealth of Pennsylvania**

**v.**

**Juan Manuel Torres, Defendant**

**Docket No.: 348-2011-Criminal**

Attorney for Commonwealth: Patrick Robinson, Esquire

Attorney for Defendant: Scott Bennett, Esquire

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

**Summary of the Case**

Before the Court was Defendant's Motion for Modification of Sentence. Defendant previously pleaded guilty to Possession of Controlled Substance, Possession of Drug Paraphernalia and Driving while Operating Privilege Suspended/Revoked. The Court sentenced Defendant to an aggregate sentence of 8-23 months, and further ordered Defendant to pay \$300.00 for the costs of the Public Defender. It was the imposition of these costs for which Defendant requested a modification, arguing that the imposition of such costs is illegal.

The Court agreed with Defendant, opining that nowhere was there any statutory authority authorizing imposition of such costs. Moreover, "[a]bsent an indication by our legislature sanctioning the assessment of counsel fees for court-appointed counsel, we decline to validate orders granting such relief to counties. Parenthetically, we note that § 3 of the Act of January 19, 1968, P.L. 984, 19 P.S. § 793, at one time provided for the reimbursement by a criminal defendant or a relative of the defendant to the county 'for compensation and expense incurred and paid to court-appointed counsel.' However, this statute has since been repealed, 1984, October 12, P.L. 959, No. 187, § 6." Commonwealth v. Verilla, 526 A.2d 398, 403 (Pa.Super. 1987).

The Court further opined that it is permissible to impose the costs of the public defender as a condition of probation, citing to Commonwealth v. Pride, 380 A.2d 1267, 1270 (Pa.Super. 1977), however it may not “redefine the reimbursement order as a condition of probation.” Id. at 1270. Inasmuch the costs of the public defender constituted an order for reimbursement as Defendant was sentenced to incarceration rather than probation, the Court determined the fee imposed was illegal.

Defendant’s sentence was therefore modified to delete the requirement that Defendant pay \$300.00 for the costs of the public defender.



**LEGAL NOTICES**

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

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**ESTATE NOTICES**

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

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

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**EXECUTRIX NOTICE**

Estate of BEULAH  
SCHWEIGHOFER AKA  
BEULAH L. SCHWEIGHOFER  
Late of Lebanon Township  
Executrix  
JOAN SCHWEIGHOFER  
1035 OREGON TURNPIKE  
HONESDALE, PA 18431  
Attorney  
NICHOLAS A. BARNA  
831 COURT STREET  
HONESDALE, PA 18431

8/31/2012 • 9/7/2012 • 9/14/2012

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**EXECUTRIX NOTICE**

Estate of MARION LOIS FITZE  
AKA LOIS FITZE  
Late of Clinton Township  
Executrix  
BONNIE LATOURETTE  
622 TORREY ROAD  
HONESDALE, PA 18431  
Executrix  
AMY THEOBALD  
1557 CREEK DRIVE  
WAYMART, PA 18472

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

8/31/2012 • 9/7/2012 • 9/14/2012

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**EXECUTRIX NOTICE**

Estate of CLAIR F. HANLON  
AKA WALTER CLAIR HANLON  
AKA WALTER HANLON  
Late of Willimantic, Connecticut  
Executrix  
DIANE HANLON LEE AKA  
DIANE HANLON  
5 HILLDALE COURT  
MILFORD, CT 06460  
Executrix  
EVELYN HANLON MORGAN  
286 NORTH STREET  
WILLIMANTIC, CT 06226  
Attorney  
MICHAEL D. WALKER, ESQ.  
P.O. BOX 747  
HAMLIN, PA 18427

8/31/2012 • 9/7/2012 • 9/14/2012

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**ADMINISTRATOR NOTICE**

Estate of THOMAS A.  
HINELINE, SR.  
Late of Sterling Township  
Administrator  
THOMAS A. HINELINE, JR. &  
JEREMY HINELINE  
330 BORTREE ROAD  
MOSCOW, PA 18444  
Administrator  
JEREMY HINELINE  
532 SPRINGHILL ROAD

MOSCOW, PA 18444

8/31/2012 • 9/7/2012 • 9/14/2012

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**ADMINISTRATRIX NOTICE**

Estate of VALOIS YOUNG, JR.  
Late of Damascus Township  
Administratrix  
JESSICA MONOKROUSSOS  
3917 EASTMONT DR  
SOUTH BEND, IN 46628-3808  
Administratrix  
TAMARA HECKER  
28535 RAFFINI LANE  
BONITA SPRINGS, FL 34135

8/31/2012 • 9/7/2012 • 9/14/2012

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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 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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**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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**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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**OTHER NOTICES**

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**ACTION TO QUIET TITLE  
TO: DOLORES J. CARLSON,**

her Heirs, Executors,  
Administrators, Successors and  
Assigns, and any and all persons  
claiming in and through her.  
**YOU ARE HEREBY NOTIFIED**  
that Hideki Yoshinari, has filed his  
Complaint in an Action to Quiet  
Title in the Court of Common  
Pleas of Wayne County to No. 569  
– CV – 2012, which you are  
required to defend, to quiet title to  
die following described parcel of  
land:

**ALL THAT CERTAIN** piece or  
parcel of land, situate in the



Township of Lake, County of Wayne and State of Pennsylvania, known as **Lot 3610, Section 34, 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, 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; as amended and supplemented.

**Reference Tax Map No.: 12-36-51.**

The Court has ordered that service of the complaint be made upon you by publication and you are hereby notified to plead to the said Complaint within **twenty (20) days** from the publication hereof. If you fail to plead to the Complaint, judgment will be entered against you and the Plaintiff will be decreed the owner in fee simple of the said premises,

and such other decrees shall be made as the Court may deem proper.

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the Court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you.

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

**NORTHEAST PA LEGAL SERVICES**

Wayne County Courthouse  
925 Court Street

Honesdale, Pennsylvania 18431

Telephone (877) 515-7465

**WALKER & WALKER, P.C.**

**BY: MICHAEL D. WALKER, ESQ.**

Attorney for Plaintiff

P.O. Box 747, S.R. 590

Hamlin, PA 18427

(570) 689-4007

**8/31/2012**

**CERTIFICATE OF ORGANIZATION**

TAKE NOTICE THAT a Certificate of Organization was filed with the Department of State.

The name of the Limited Liability Company is Open Vision Ministries, LLC. This Limited Liability Company has been organized under the provision pursuant to 15 Pa. C.S. 8913.

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

8/31/2012

**SHERIFF'S SALES**

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

**SHERIFF'S SALE  
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 Estate 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

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**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

**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**

**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**

**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 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 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.

**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 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 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 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**

**SHERIFF'S SALE  
SEPTEMBER 26, 2012**

By virtue of a writ of Execution Xceed Financial Federal Credit Union f/k/a Xerox Federal Credit Union issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 26th day of 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 plot, piece or parcel of land situated in the Township of Lake, Wayne County, Pennsylvania, known as Lot 1353 Section 13, of the Hideout a subdivision situated in the Township of Lake and Salem, Wayne County, Pennsylvania, according to the plats thereof recorded in the Office of the Recorder of Deeds of Wayne County, Pennsylvania, April 9, 1970 in Plat Book 5, pages 26 and 27; May 11, 1970 in Plat Book 5, pages 34,37,41 through 48 and 50; September 8, 1970 in Plat Book 5, page 57 and 58; February 8, 1971 in Plat Book 5, pages 59 and 61 through 63; March 24, 1971 in Plat

Book 5, pages 66 through 68; May 10, 1971 in Plat Book 5, pages 69 through 72; March 14, 1972 in Plat Book 5, pages 73 through 76, 79 through 84,86; May 26, 1972 in Plat Book 5, pages 93 through 95; September 26,1972 in Plat Book 5, pages 96 through 104; as amended and supplemented .

Subject to all easements, convents, conditions and restrictions of record, including those set forth in the Declaration of Protective Covenants fort the Hideout, dated as of May 11, 1970 as amended and supplemented.

Having erected thereon a dwelling known as 1353 Woodhill Lane, Lake Ariel, PA 18436

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Tax Map No. 12-0-0020-0102  
Control# 042272

Being the same of Rocco A. Cosica and Sarah Cosica by their deed dated 6/19/06 and recorded on 7/5/06 in the Recorder of Deeds Office of Wayne County, Pennsylvania in Deed Book Volume 3075, page 244 granted and conveyed unto Lily R. Pope.

Seized and taken in execution as Lily R. Pope 1353 Woodhill Lane, The Hideout, LAKE ARIEL PA 18436

Execution No. 87-Civil-2012  
Amount \$146,926.44 Plus additional

June 15, 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.**

Louis P. Vitti, Esq.

**8/31/2012 • 9/7/2012 • 9/14/2012**

**SHERIFF'S SALE  
SEPTEMBER 26, 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 26th 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 situate, lying and being in the Township of Paupack, County of Wayne and State of Pennsylvania, more particularly described as follows:

BEING Lot 331, Section 11, 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.

TOGETHER with all rights of way and under and subject to all covenants, reservations, restrictions and conditions of record.

**TITLE TO SAID PREMISES**



VESTED IN Angela Devivo, by Deed from Bernard Holzapfel and Alice J. Holzapfel, h/w, dated 10/09/2006, recorded 10/12/2006 in Book 3151, Page 266.

Premises being: 110 HARMONY DRIVE, LAKE ARIEL, PA 18436

Tax Parcel No. 19-0-0030-0215

Seized and taken in execution as Angela A. Devivo 110 Harmony Dr. LAKE ARIEL PA 18436

Execution No. 119-Civil-2012  
Amount \$136,422.44 Plus  
additional  
June 18, 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.

8/31/2012 • 9/7/2012 • 9/14/2012

**SHERIFF'S SALE  
SEPTEMBER 26, 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 26th 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 AND BEING IN THE BOROUGH OF HONESDALE, COUNTY OF WAYNE AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING IN THE CENTER OF VINE STREET AT THE SOUTHEAST CORNER OF LOT NO. 4, THE SAME BEING THE PROPERTY OF OTHE SAME BEING THE PROPERTY OF OROURKE; THENCE ALONG LINE OF OROURKE; THENCE ALONG LINE OF OROURKE LAND NORTH EIGHT (8) DEGREES THIRTY (30) MINUTES WEST A DISTANCE OF ONE HUNDRED FIFTEEN (115) FEET TO AN IRON PIPE CORNER; THENCE ALONG LANDS OF THE GRANTOR NORTH SEVENTY-THREE (73) DEGREES EAST A DISTANCE



OF FIFTY (50) FEET TO AN IRON PIPE CORNER; THENCE STILL BY LAND OF THE GRANTOR, SOUTH THIRTEEN (13) DEGREES EAST A DISTANCE OF ONE HUNDRED FIFTEEN (115) FEET TO A POINT IN THE CENTER OF VINE STREET; THENCE ALONG CENTER OF VINE STREET SOUTH SEVENTY (70) DEGREES WEST A DISTANCE OF THIRTY-TWO (32) FEET TO A CORNER; THENCE CONTINUING ALONG THE CENTER OF VINE STREET SOUTH EIGHTY-FIVE (85) DEGREES WEST A DISTANCE OF TWENTY-EIGHT (28) FEET TO THE PLACE OF BEGINNING. CONTAINING SIX THOUSAND FOUR HUNDRED SEVENTY-FIVE (6475) SQUARE FEET MORE OR LESS, AS SURVEYED BY L.F. BURLEIN, REGISTERED ENGINEER, MARCH 11, 1950.

ADDRESS: 223 VINE STREET, HONESDALE, PA 18431.

BEING THE SAME PREMISES WHICH THE HONESDALE NATIONAL BANK, EXECUTOR OF THE ESTATE OF OLGA MOLL, BY DEED DATED APRIL 26, 2010 AND RECORDED MAY 10, 2010 IN AND FOR WAYNE COUNTY, PENNSYLVANIA, IN DEED BOOK VOLUME 4017, PAGE 273, GRANTED AND CONVEYED UNTO KATHLEEN M. EARLEY.

TAX MAP NO. 11-0-0009-0150

Seized and taken in execution as Kathleen M. Earley 223 Vine Street HONESDALE PA 18431

Execution No. 749-Civil-2011  
Amount \$219,418.82 Plus additional

June 18, 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.

**8/31/2012 • 9/7/2012 • 9/14/2012**

**SHERIFF'S SALE  
SEPTEMBER 26, 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 26th 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 situate, lying, and being in the Township of Paupack, County of Wayne and State of Pennsylvania, more particularly described as follows, to wit:

BEING Lot 148, Section II, 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 Plot Book 14, Page 117, said map being incorporated by reference herewith as if attached hereto.

TITLE TO SAID PREMISES VESTED IN Jose Figueroa and Lucille Figueroa, his wife, by Deed from Casiano E. Penin and Marie B. Penin, his wife, dated 01/21/2004, recorded 01/29/2004 in Book 2434, Page 112.

By virtue of the death of Lucille Figueroa on 9/23/2007, Jose Figueroa became sole owner of the property, as surviving tenant by the entireties.

Premises being: 69 RED HAWK DRIVE A/K/A 148 RED HAWK, LAKE ARIEL, PA 18436

Seized and taken in execution as Jose Figueroa 148 Red Hawk LAKE ARIEL PA 18436

Execution No. 800-Civil-2011  
Amount \$163,747.58 Plus additional

June 19, 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.

**8/31/2012 • 9/7/2012 • 9/14/2012**

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**SHERIFF'S SALE  
SEPTEMBER 26, 2012**

By virtue of a writ of Execution HSBC Bank USA, N.A. as Indenture Trustee for the

Registered Noteholders of Renaissance Home Equity Loan Trust 2006-3 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 26th day of 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 BOROUGH OF HONESDALE (FORMERLY THE TOWNSHIP OF TEXAS), COUNTY OF WAYNE AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

IN FRONT BY CROOKED STREET, IN THE REAR BY PROSPECT STREET; ON THE NORTH BY THE ABANDONED PLANE OF THE DELAWARE AND HUDSON COMPANY; ON THE SOUTH BY LOT NO. 18 IN THE PLOT OF THE VILLAGE LOTS OF H.Z. RUSSELL. BEING FIFTY (50) FEET IN FRONT AND REAR, AND OF IRREGULAR DEPTH.

SUBJECT TO THE CONVEYANCE BY JOHN G. WEIDNER, GRANTOR HEREIN, FO A FOUR THOUSAND THREE HUNDRED EIGHTEEN (4,318) SQUARE FOOT PARCEL CONVEYED TO JOHN E. KIELAR AND JUDY A. KIELAR,

HUSBAND AND WIFE, BY DEED DATED JULY 6, 1995, AND MORE PARTICULARLY DESCRIBED IN WAYNE COUNTY RECORD BOOK 1047 AT PAGE 174. (SEE MAP BOOK 83, PAGE 38.)

BEING KNOWN AS: 224 BROAD STREET, HONESDALE, PA 18431

PROPERTY ID NO.: 11-0-0008-0042

TITLE TO SAID PREMISES IS VESTED IN ADORE J. MENOTTI, SINGLE BY DEED FROM JOHN G. WEIDNER, SINGLE DATED 05/29/2002 RECORDED 05/30/2002 IN DEED BOOK 1996 PAGE 142.

Seized and taken in execution as Adore J. Menotti 224 Broad street Honesdale PA 18431  
Danielle Menotti 224 Broad Street HONESDALE PA 18431

Execution No. 250-Civil-2012  
Amount \$70,693.68 Plus additional

June 21, 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.

Kassia Fialkoff Esq.

8/31/2012 • 9/7/2012 • 9/14/2012

**SHERIFF'S SALE  
SEPTEMBER 26, 2012**

By virtue of a writ of Execution OneWest Bank FSB issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 26th 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 TRACT OR PARCEL OF LAND SITUATE IN THE TOWNSHIP OF SALEM, WAYNE COUNTY, PENNSYLVANIA, KNOWN AS LOT 688 IN SECTION 7 OF THE HIDEOUT, A SUBDIVISION SITUATED IN THE TOWNSHIPS OF LAKE AND SALEM, WAYNE COUNTY, PENNSYLVANIA, ACCORDING TO THE PLATS THEREOF RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF WAYNE COUNTY,

PENNSYLVANIA APRIL 9, 1970 IN PLAT BOOK 5, PAGE 27; MAY 11, 1970 IN PLAT BOOK 5, PAGE 34, 37, 41 THROUGH 48 AND 50, SEPTEMBER 8, 1970 IN PLAT BOOK 5, PAGE 57, FEBRUARY 8, 1971 IN PLAT BOOK 5, PAGE 62 AND 63; MARCH 24, 1971 IN PLAT BOOK 5, PAGE 66; MAY 10, 1971 IN PLAT BOOK 5, PAGE 71 AND 72; MARCH 14, 1972 IN PLAT BOOK 5, PAGE 76, 79 THROUGH 84 AND 86; MAY 26, 1972 IN PLAT BOOK 5, PAGE 93 THROUGH 95; SEPTEMBER 26, 1972 IN PLAT BOOK 5, PAGE 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 BEING PART OF THE SAME PREMISES WHICH VESTED IN LARWIN DEVELOPMENTS, INC. BY DEED FROM BOISE CASCADE HOME & LAND CORPORATION, RECORDED OCTOBER 10, 1972 IN THE OFFICE OF THE RECORDER OF DEEDS OF WAYNE COUNTY, PENNSYLVANIA, IN DEED BOOK 286 AT PAGE 129.

BEING KNOWN AS : 688  
WOODRIDGE DRIVE, LAKE  
ARIEL, PA 18436

PROPERTY ID NO: 22-0-0023-  
0068

TITLE TO SAID PREMISES IS  
VESTED IN GHEORGHE

FILIMON AND RODICA  
 FILIMON, HIS WFIE BY DEED  
 FROM SHERMAN A.  
 CAMMEYER AND RONNIE  
 CAMMEYER, HIS WFIE DATED  
 10/06/1990 RECORDED  
 10/11/1990 IN DEED BOOK 528  
 PAGE 333.

Seized and taken in execution as  
 Gheorghe Filimon 40 Forest Hill  
 Road FOREST HILLS NY 11375  
 Rodica Filimon 40 Short Hill Road  
 FOREST HILLS NY 11375

Execution No. 596-Civil-2010  
 Amount \$213,703.56 Plus  
 additional

June 21, 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.

Alan M. Minato, Esq

8/31/2012 • 9/7/2012 • 9/14/2012



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**CIVIL ACTIONS FILED**


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*FROM AUGUST 4, 2012 TO AUGUST 10, 2012  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

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**JUDGMENTS**

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
1998-20319	SHAFFER RICHARD A	8/08/2012	SATISFACTION	—
1998-20319	SHAFFER DONNA	8/08/2012	SATISFACTION	—
1998-20319	SHAFFER WOOD PRODUCTS	8/08/2012	SATISFACTION	—
2003-20262	SHAFFER RICHARD	8/07/2012	SATISFACTION	—
2007-21418	TELEPO RONALD WAYNE	8/06/2012	SATISFACTION	—
2008-00658	RIVEZZI MARK D	8/10/2012	WRIT OF EXECUCUON	1,752.72
2008-00658	HONESDALE NATIONAL BANK GARNISHEE	8/10/2012	WRIT OF EXECUTION	—
2008-00658	DIME BANK GARNISHEE	8/10/2012	WRIT OF EXECUTION	—
2008-20961	SHELLYS FAMILY RESTAURANT A CORPORATION	8/06/2012	SATISFACTION	25,730.59
2008-21012	BERGOLD DOUGLAS	8/10/2012	SATISFACTION	4,115.50
2008-21012	BERGOLD KAREN	8/10/2012	SATISFACTION	4,115.50
2009-00156	CALVERT JENNIFER P	8/09/2012	VACATE JUDGMENT	—
2009-00156	CALVERT CHRISTOPHER P	8/09/2012	VACATE JUDGMENT	—
2009-20670	RIKSON HANS E	8/07/2012	SATISFACTION	—
2009-20670	RIKSON EILEEN M	8/07/2012	SATISFACTION	—
2009-20670	RIKSON HANS E	8/07/2012	SATISFACTION	—
2009-20670	RIKSON EILEEN M	8/07/2012	SATISFACTION	—
2009-21587	SHELLYS FAMILY RESTAURANT	8/06/2012	SATISFACTION	1,251.48
2009-90092	ELLSWORTH ALAN ESTATE OF	8/10/2012	WITHDRAWAL OF CLAIM	—
2009-90093	ELLSWORTH ALAN ESTATE OF	8/10/2012	WITHDRAWAL OF CLAIM	—
2010-00537	HONESDALE NATIONAL BANK GARNISHEE-DISCONT. 8-8-2012	8/08/2012	DISSOLVE ATTACHMENT	—
2010-21157	LANGE DARREN DAVID	8/06/2012	SATISFACTION	—
2010-21363	KRESGE RAYMOND JR	8/07/2012	SATISFACTION	—
2010-21388	MORACE JOSEPH A	8/07/2012	SATISFACTION	—
2011-00067	PENN SECURITY BANK GARNISHEE-DISSOLVED 08-10-2012	8/10/2012	DISSOLVE ATTACHMENT	—
2011-00436	NAISSON STEPHANIE	8/06/2012	SATISFACTION	—
2011-00436	LORE STEPHANIE A/K/A	8/06/2012	SATISFACTION	—
2011-00476	FULLER NICHOLAS	8/10/2012	MOTOR VEHICLE JDGMT	—
2011-00787	HONESDALE NATIONAL BANK GARNISHEE-SATISFIED 08-10-2012	8/10/2012	SATISFY ATTCHMT EXEC	—
2011-20014	FIGURA DAVID N	8/06/2012	SATISFACTION	—
2011-20200	PURRFECT FENCE LLC A CORPORATION	8/06/2012	SATISFACTION	9,046.54
2011-20572	COMPTON RONALD ERIC	8/05/2012	SATISFACTION	—

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

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2011-20946	KRESGE RAYMOND JR	8/07/2012	SATISFACTION	—
2011-21007	G&J TRUCKING INC	8/06/2012	SATISFACTION	—
2011-21109	PARSONS RONALD E	8/06/2012	SATISFACTION	—
2011-21109	PARSONS MARGOT B	8/05/2012	SATISFACTION	—
2011-21120	ZHURAVINSKYI GENNADII	8/07/2012	SATISFACTION	—
2011-21373	WALLS RICHARD WESLEY	8/07/2012	SATISFACTION	—
2011-21373	WALLS SANDRA KAY	8/07/2012	SATISFACTION	—
2012-00053	BORYS MARK T	8/10/2012	VACATE JUDGMENT	—
2012-00225	RAYMOND KENNETH S	8/10/2012	WRIT OF EXECUTION	131,984.54
2012-00300	OHEREN DANIEL G	8/08/2012	DEFAULT JUDGMENT	80,337.75
2012-00377	PIERCE JEFFREY W	8/10/2012	DEFAULT JUDG IN REM	69,707.81
2012-00377	PIERCE CLAUDIA L	8/10/2012	DEFAULTJUDG IN REM	69,707.81
2012-00443	RIEFLER TAMMY	8/10/2012	JUDGMENT	4,525.78
2012-20013	MITCHELL DAWN	8/08/2012	SATISFACTION	—
2012-20335	BATZEL ALLAN EDWARD	8/06/2012	SATISFACTION	—
2012-20430	KRESGE RAYMOND JR	8/07/2012	SATISFACTION	—
2012-21049	HUTCHINS KENNETH	8/05/2012	TAX LIEN	2,545.07
2012-21049	TRUNCALE BARBARA	8/06/2012	TAX LIEN	2,545.07
2012-21050	AVERY WAYNE J	8/05/2012	TAX LIEN	7,012.22
2012-21050	AVERY NANCY A	8/06/2012	TAX LIEN	7,012.22
2012-21051	SCHUTTE NATHAN A	8/06/2012	TAX LIEN	660.42
2012-21052	FRISBIE CHARLES A	8/06/2012	TAX LIEN	1,229.75
2012-21052	FRISBIE KAREN J	8/06/2012	TAX LIEN	1,229.75
2012-21053	QUAGLIA RICHARD C	8/06/2012	TAX LIEN	922.34
2012-21054	ECKARDT ORA J	8/06/2012	TAX LIEN	394.64
2012-21055	COMPTON DARRYL J	8/05/2012	TAX LIEN	621.41
2012-21055	VISION QUEST INC	8/06/2012	TAX LIEN	743.32
2012-21057	GARDNER LAUREL	8/06/2012	TAX LIEN	342.48
2012-21058	CHAPMAN JAMES D	8/06/2012	TAX LIEN	36,049.53
2012-21059	SHELLYS FAMILY RESTAURANT INCORPORATION	8/06/2012	TAX LIEN	1,298.55
2012-21060	SCOTTS CARPETING	8/06/2012	TAX LIEN	469.04
2012-21061	SVERDUK AARON M	8/06/2012	TAX LIEN	2,529.55
2012-21062	BOWDOIN CORPORATION	8/06/2012	TAX LIEN	49,623.45
2012-21053	JONES JOHN W IND AND AS PRESIDENT	8/06/2012	TAX LIEN	1,049.45
2012-21053	GREENTOWN ABSTRACT INC	8/06/2012	TAX LIEN	1,049.45
2012-21064	ASPINALL MICHAEL	8/06/2012	TAX LIEN	1,138.54
2012-21064	ASPINALL LISA	8/06/2012	TAX LIEN	1,138.64
2012-21055	DEMARCO LOUIS F	8/06/2012	TAX LIEN	1,386.26
2012-21065	ZEILER TERRY J	8/06/2012	FEDERAL TAX LIEN	30,425.32
2012-21057	CUTRONA ELIZABETH	8/06/2012	JP TRANSCRIPT	10,250.49
2012-21068	SCARLATOS TERENCE	8/07/2012	MUNICIPAL LIEN	549.95
2012-21069	VALDEZ JOSS M	8/07/2012	MUNICIPAL LIEN	567.46
2012-21070	WHITTLE CLAUDE	8/07/2012	MUNICIPAL LIEN	560.89
2012-21071	GRILL WILLIAM J	8/07/2012	MUNICIPAL LIEN	552.14
2012-21072	HUMPHREY MARY ELLEN	8/07/2012	MUNICIPAL LIEN	541.20
2012-21073	HUMPHREY MARY ELLEN	8/07/2012	MUNICIPAL LIEN	549.95



2012-21074	LODUCA GIUSEPPE	8/07/2012	MUNICIPAL LIEN	545.58
2012-21074	LO DUCA GIUSEPPE	8/07/2012	MUNICIPAL LIEN	545.58
2012-21074	LODUCA VINCENZA	8/07/2012	MUNICIPAL LIEN	545.58
2012-21074	LO DUCA VINCENZA	8/07/2012	MUNICIPAL LIEN	545.58
2012-21075	MILLS HARRY T	8/07/2012	MUNICIPAL LIEN	543.39
2012-21075	MILLS MARY E	8/07/2012	MUNICIPAL LIEN	543.39
2012-21076	MORGAN WILLIAM	8/07/2012	MUNICIPAL LIEN	560.89
2012-21076	MORGAN MICHELE	8/07/2012	MUNICIPAL LIEN	560.89
2012-21077	PRIESTLEY DAVID A	8/07/2012	MUNICIPAL LIEN	556.51
2012-21077	PRIESTLEY CAROL A	8/07/2012	MUNICIPAL LIEN	555.51
2012-21078	PLORANSKY GEORGE JOSEPH	8/07/2012	JUDGMENT	1,191.00
2012-21079	RIBBE ALAN R JR	8/07/2012	FEDERAL TAX LIEN	106,198.94
2012-21080	HARRISON LEE D	8/07/2012	FEDERAL TAX LIEN	129,283.13
2012-90044	GILSON JOHN F ESTATE	8/06/2012	ESTATE CLAIM	1,204.79
2012-90045	GENSCHOW JERYL A ESTATE	8/06/2012	ESTATE CLAIM	1,884.08

**CONTRACT — DEBT COLLECTION: CREDIT CARD**

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00554	DISCOVER BANK THROUGH ITS SERVICING AGENT	PLAINTIFF	8/07/2012	—
2012-00554	DB SERVICING CORPORATION	PLAINTIFF	8/07/2012	—
2012-00554	SNUGGS GAIL SUE	DEFENDANT	8/07/2012	—
2012-00563	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	8/10/2012	—
2012-00563	HINKLEY GLORIA	DEFENDANT	8/10/2012	—
2012-00563	HINKLEY JOB N	DEFENDANT	8/10/2012	—
2012-00564	CACH LLC	PLAINTIFF	8/10/2012	—
2012-00564	HANKINSON ELECTRIC SERVICE	DEFENDANT	8/10/2012	—
2012-00565	DISCOVER BANK THROUGH ITS SERVICING AGENT	PLAINTIFF	8/10/2012	—
2012-00565	DB SERVICING CORPORATION	PLAINTIFF	8/10/2012	—
2012-00565	FRABLE RODALYN	DEFENDANT	8/10/2012	—
2012-00565	FRABLE PALMA A	DEFENDANT	8/10/2012	—

**CONTRACT — DEBT COLLECTION: OTHER**

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00555	TD AUTO FINANCE LLC	PLAINTIFF	8/07/2012	—
2012-00555	TOMARELLI JOSEPH	DEFENDANT	8/07/2012	—
2012-00555	WALDSMITH EARL	DEFENDANT	8/07/2012	—

**CONTRACT — OTHER**

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00559	ESPOSITO ALFRED PLAINTIFF/APPELLEE	PLAINTIFF	8/09/2012	—
2012-00559	TIDD JOHN J DEFENDANT/APPELLANT	DEFENDANT	8/09/2012	—
2012-00560	ESPOSITO ALFRED PLAINTIFF/APPELLEE	PLAINTIFF	8/09/2012	—
2012-00560	TIDD JOHN J DEFENDANT/APPELLANT	DEFENDANT	8/09/2012	—



**MISCELLANEOUS — OTHER**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00552	FIRST BANK OF GREENWICH THE	PLAINTIFF	8/06/2012	—
2012-00552	SCG CAPITAL CORPORATION	DEFENDANT	8/06/2012	—

**REAL PROPERTY — EJECTMENT**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00562	FEDERAL NATIONAL MORTGAGE	PLAINTIFF	8/10/2012	—
2012-00562	MELAND KIM A OR OCCUPANTS	DEFENDANT	8/10/2012	—

**REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00550	WELLS FARGO BANK	PLAINTIFF	8/06/2012	—
2012-00550	SLIFKO MATTHEW	DEFENDANT	8/06/2012	—
2012-00550	SLIFKO JACQUELYN F A/K/A	DEFENDANT	8/06/2012	—
2012-00550	SLIFKO JACQUELYN	DEFENDANT	8/06/2012	—
2012-00551	JPMORGAN CHASE BANK	PLAINTIFF	8/06/2012	—
2012-00551	FRITSCH MATTHEW	DEFENDANT	8/06/2012	—
2012-00553	BANK OF NEW YORK MELLON FKA	PLAINTIFF	8/07/2012	—
2012-00553	BANK OF NEW YORK THE	PLAINTIFF	8/07/2012	—
2012-00553	PIWINSKA DANUTA	DEFENDANT	8/07/2012	—
2012-00557	BANK OF AMERICA SUCCESS BY MERGER TO	PLAINTIFF	8/08/2012	—
2012-00557	BAC HOME LOANS SERVICING F/K/A	PLAINTIFF	8/OB/2012	—
2012-00557	COUNTRYWIDE HOME LOANS SERVICI	PLAINTIFF	8/08/2012	—
2012-00557	DANIELS WILLIAM JOHN	DEFENDANT	8/08/2012	—
2012-00557	DANIELS SHARON	DEFENDANT	8/08/2012	—
2012-00558	DEUTSCHE BANK NATIONAL TRUST AS TRUSTEE FOR	PLAINTIFF	8/08/2012	—
2012-00558	LONG BEACH MORTGAGE	PLAINTIFF	8/08/2012	—
2012-00558	RIVERO JESUS R	DEFENDANT	8/08/2012	—

**TORT — MOTOR VEHICLE**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00556	DUKES PASKEL DENISE	PLAINTIFF	8/07/2012	—
2012-00556	PASKEL DENISE DUKES	PLAINTIFF	8/07/2012	—
2012-00556	NAHOLNIK JOHN	DEFENDANT	8/07/2012	—
2012-00561	FISCHER MARY BETH	PLAINTIFF	8/09/2012	—
2012-00561	FISCHER ROBERT	PLAINTIFF	8/09/2012	—
2012-00561	CRISCUOLA DEVIN	DEFENDANT	8/09/2012	—
2012-00561	CRISCUOLA PATRICIA	DEFENDANT	8/09/2012	—
2012-00561	LITE-NING INC	DEFENDANT	8/09/2012	—
2012-00561	LITE-NING AUTO INC	DEFENDANT	8/09/2012	—
2012-00561	KLEPADLO JAMES	DEFENDANT	8/09/2012	—
2012-00561	KLEPADLO JAMES	DEFENDANT	8/09/2012	—

## CLE Courses

**October 29, 2012 (groupcast)**

12:30 p.m.–4:45 p.m.

*Confessions 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).

WAYNE COUNTY BAR ASSOCIATION



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

**MORTGAGES AND DEEDS**

*RECORDED FROM AUGUST 20, 2012 TO AUGUST 24, 2012  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

<b>GRANTOR</b>	<b>GRANTEE</b>	<b>LOCATION</b>	<b>AMOUNT</b>
Carmody John F	Wayne Bank	Texas Township	
Carmody Tonia L		Texas & Berlin Townships	190,000.00
		Berlin Township	
		Berlin & Texas Townships	190,000.00
Tyler Bradly C	Mortgage Electronic Registration Systems	Lake Township	
Reddy Brian F			417,000.00
Mastronardi Louis J	Mortgage Electronic Registration Systems	Damascus Township	
Clark Donna P			216,727.00
Babel Bart M	Honesdale National Bank	Berlin Township	86,000.00
Nicholas Daniel M	T D Bank	Paupack Township	
Nicholas Dawn M			400,000.00
Menotti Terrance P	Tobyhanna Federal Credit Union	Cherry Ridge Township	
Menotti Sandra M			60,000.00
Miller Raymond C Jr	Wells Fargo Bank	Salem Township	
Miller Dolores			160,000.00
McConeghy Thomas R Jr	Honesdale National Bank	South Canaan Township	
McConeghy Marianne			135,000.00
McConeghy Thomas R Jr	Honesdale National Bank	South Canaan Township	
McConeghy Marianne			114,600.00
Schiffmacher Charles A Jr	Honesdale National Bank	Paupack Township	
Schiffmacher Victoria J			30,000.00
Schiffmacher Charles A Jr	Honesdale National Bank	Paupack Township	
Schiffmacher Victoria J			30,000.00
Hoffmann Justin G	Wayne Bank	Paupack Township	
Hoffmann Alison T			175,000.00
Hoffmann Glenn			
Hoffmann Victoria			
Lakerun Corporation	Wayne Bank	Palmyra Township	320,000.00
Padula Donald J Jr	Fidelity Deposit & Discount Bank	Salem Township	150,000.00
Stein Hal	Huebner Steve	Berlin Township	10,000.00
Cornerstone Bible Church Of Forest City Pa	Honesdale National Bank	Clinton Township 2	57,500.00
Bidwell Randall J	Wayne Bank	Dyberry Township	
Bidwell Amy S			140,000.00
Bouselli Joseph	Honesdale National Bank	Paupack Township	
Bouselli Susan			153,000.00

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

Loverde Frank	Honesdale National Bank	Lake Township	
Loverde Aurora			87,800.00
Gillott Joseph	Mortgage Electronic Registration Systems	Clinton Township	
Gillott Kimberly J			244,300.00
Erb Edward K	Mortgage Electronic Registration Systems	Honesdale Borough	
Erb Susan S			130,833.00
Soto Elena A Tr	Penn Security Bank & Trust Company	Lehigh Township	
Two Zero Zero Nine Elena A Soto Revocable			100,000.00
Weber Mark A	Penn Security Bank & Trust Company	Paupack Township	
Weber Charles A Weber Joan Adele			196,000.00
Bruno Peter J	P N C Bank	Paupack Township	
Glass Kevin			25,000.00
Ferraro Anthony	Wells Fargo Bank	Cherry Ridge Township	163,600.00
Dunnigan Jed E	Mortgage Electronic Registration Systems	Damascus Township	171,462.00
Selvaggio Stephen F	E S S A Bank & Trust	Sterling Township	
Selvaggio Teresa A AKA Selvaggio Teresa AKA			500,000.00
Henkel Joseph	Mortgage Electronic Registration Systems	Lake Township	190,587.00
Reese William L	Dime Bank	Dreher Township	
Reese Genevieve N			140,400.00
Sadak Susan R	Honesdale National Bank	Cherry Ridge Township	92,500.00
Sadak Susan R	Honesdale National Bank	Cherry Ridge Township	30,000.00
Peterson Corey	Mortgage Electronic Registration Systems	Texas Township 3	138,775.00
Crapanzano Dawn M	Mortgage Electronic Registration Systems	Salem Township	124,020.00
Ross Michael D	P N C Mortgage	Lehigh Township	
Ross Jennifer J			306,801.00
Hessling Michelle R	Mortgage Electronic Registration Systems	Manchester Township	115,787.00
Allen Gregory M	First National Bank Of Pa	Scott Township	
Allen Theresa M		Scott & Preston Townships	25,000.00
		Preston Township	
		Preston & Scott Townships	25,000.00
Butovich Nicholas	Mortgage Electronic Registration Systems	Lake Township	
Bulger Jane M			167,000.00
Gustafson Robert H	Dime Bank	Damascus Township	
Gustafson Megan F			94,000.00

## DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Anderson Donna E By Agent Barish David I Agent	Three Seven Enterprises	Damascus Township	
Hineline Thomas A Jr Adm	Hineline Jeremy	Sterling Township	
Hineline Jeremy Adm	Hineline Brandy L		
Hineline Thomas A Sr Est AKA Hineline Thomas Est AKA			
Urrego Jeanette By Sheriff	J P Morgan Chase Bank	Paupack Township	
Stachel Charles P	Palmer Thomas J Jr	Lake Township	Lots 15 & 19
Dassatti Michael B	Mercado David	Dreher Township	
Dassatti Lisa	Mercado Lorraine		Lots 142 & 143
Land Liquidator L L C	Mostoller Larry L	Sterling Township	
Land Liquidator L L C	Mostoller Larry L	Sterling Township	
Semenetz Gregg	Mastronardi Louis J	Damascus Township	
Semenetz Bridget	Clark Donna P		
Nayfield Judith	Kelly Judith Nayfield	Lake Township	
Kelly Judith Nayfield	Kelly Thomas W II		Lot 17
Conway Timothy Brian	Albright Arlan R	Salem Township	
Aiello Antoinette	Hidalgo Nicole	Paupack Township	Lot 298
McGuire Marie Theres AKA Tr	Miller Raymond C Jr	Salem Township	
McGuire Marie Theres Ernestine AKA Tr	Miller Dolores		Lot 55
McGuire Family Revocable Trust Agreement			
Carlo Michael R	Coutts James D	Palmyra Township	
Carlo Cecelia	Coutts Maria T		Lot 39
Conti Frederick	Terracino Anthony	Dreher Township	
Conti Maria K	Terracino Beth		
Shaffer Marlyn L	Wayneewood Association	Salem Township	Lot 32
Kirschenbaum Kenneth Tr	MacDowell Kenneth Michael	Paupack Township	
Macdowell Kenneth Michael			Lot 67
Wells Fargo Bank	Cornerstone Bible Church Of Forest City Pa	Clinton Township 2	
Fielding John	Fielding John	Salem Township	
	Fielding Michelle A		Lot 640
Fielding John	Lets Go To The Poconos	Salem Township	
Shields John			Lot 694
Land Liquidator L L C	Usher Victoria A	Cherry Ridge Township	
Haack Roy A	Brown Justin	Dreher Township	
Haack Norma I			
Big Bass Lake Inc	Potts William M	Lehigh Township	
	Potts Robin E		Lot 152
Viola Vincenza	Caldiero Randy	Lehigh Township	Lots 177 & 178
Denino Peter A	Surace Francis M	Lake Township	
	Surace Maria		Lot 3250
Jonas Sally E	Jonas Sally E	Lebanon Township	
Jonas Edwin P	Jonas Edwin P		
Jonas William J	Jonas William J		
Jonas David P	Jonas Coldspring Farm		

Hancock Jane AKA	Williams Carrie Ann	Sterling Township	
Hancock Jane F AKA	Williams John H		Lot 1
Morse Edwin W	Morse Edwin W Tr	Damascus Township	
Morse Joanne O	Morse Joanne O Tr		
	Morse Living Trust		
Krezonis Bruce	Blaslov Marc A	Lehigh Township	
Brennan Melinda	Botero Diana		Lots 227 & 228
Lynott Philip David	Katchur Audrey Fulkerson	Preston Township	Lot C 19
Bohannan Joseph P	Nesti Kathryn A	Starrucca Borough	
Nesti Kathryn A			
Sheehan Mary V	Russo Ronald J	Dreher Township	Lot 49
Fidelity Deposit & Discount Bank	Fieramosca Edward J	Salem Township	
Tolve Thomas	Tolve Nicole Tr	Palmyra Township	
Tolve Joanne	Tolve Thomas P Tr		Lot 39
	Tolve Family Irrevocable Trust		
Bates Daniel A By Af	Peterson Corey	Texas Township 3	
Lavenduski Nancy Af			
Rader Gary	Crapanzano Dawn M	Salem Township	
Rader Evelyn			Lot 59
McGlory Jeffrey D	Ross Michael D	Lehigh Township	
McGlory Krista M Simm	Ross Jennifer J		Lot 27
Simmcglory Krista M			
Davey Timothy	Federal National Mortgage Association	Honesdale Borough	
Davey Wendy S Jennings			
Jenningsdavey Wendy S			
Dutch Flats Corporation	Patuto James P	Sterling Township	
	Patuto Barbara A		Lot 6
Prin Iwan T Exr	Prin Maria A	Damascus Township	
Prin Maria Est			
Huber Stephen	Marino Anthony	South Canaan Township	
Huber Joan			
Blankshine Frederick			
Blankshine Carol			
Trezza Michael			
Trezza Joan			
Jaeger Mary	Kropf Joanne	Oregon Township	
	Kropf Vicki		
Kropf Joanne	Kropf Joanne	Oregon Township	
Kropf Vicki	Kropf Vicki		
Housing & Urban Development	Piper Creek Inc	Honesdale Borough	
Federal Home Loan			
Mortgage Corporation AKA	Gustafson Robert H	Damascus Township	
Freddie Mac AKA	Gustafson Megan F		
George Enice M	Weyandt Mark A	Lehigh Township	
Rusticus Adrian W	Weyandt Barbara A		Lot 293



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