

# LEGAL JOURNAL

OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 1 ★ DECEMBER 30, 2011 ★ Honesdale, PA ★ No. 42



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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.



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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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Judy O'Connell  
Kathleen A. Schloesser

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Judith M. Romich  
Patricia Biondo

**LEGAL NOTICES**

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

**ESTATE NOTICES**

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

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

**EXECUTRIX NOTICE**

Estate of CHARLES A. CORNISH  
AKA CHARLES CORNISH.

Late of Palmyra Township

Executrix

MARIA E. CORNISH

62 MOONBEAM CIRCLE

HAWLEY, PA 18428

Attorney

NICHOLAS A. BARNA

831 COURT STREET

HONESDALE, PA 18431

12/30/2011 • 1/6/2012 • 1/13/2012

**ESTATE NOTICE**

In Re: Estate of EVELYN R.  
SCHWEINSBURG, late of Lake  
Ariel, Pennsylvania (Dies February  
14, 2011).

Notice is hereby given that  
Letters Testamentary on the above  
Estate have been granted on  
September 15, 2011 to Frederick  
R. Schweinsburg.

All persons indebted to the said  
estate are required to make  
payment and those having claims

to present the same without delay  
to the Executor named above or to  
Eugene Daniel Lucas, Esquire,  
1425 Green Ridge Street,  
Dunmore, PA 18509.

EUGENE DANIEL LUCAS,  
Attorney for the Estate.

12/30/2011 • 1/6/2012 • 1/13/2012

**ESTATE NOTICE**

Take notice that the following  
account has been filed to the  
Common Pleas Court of Wayne  
County and will be presented for  
confirmation on January 19, 2012  
at 9:15 a.m., in Courtroom #2,  
Wayne County Courthouse,  
Honesdale, PA.

Amended first and final account of  
Edward Wezowicz, Executor of the  
Estate of Carla Dolittle, Deceased,  
No. 67 O.C.D. 2011.

12/30/2011 • 1/6/2012 • 1/13/2012

**EXECUTOR NOTICE**

Estate of ANTIMO PEZZULLO  
AKA ANTIMO JOHN  
PEZZULLO

Late of Paupack Township

Executor

JOHN M. PEZZULLO

140 MUD MILLS ROAD

MIDDLETOWN, NY 10940

Executrix

CAROL M. GILES

PO BOX 12

POYNTELLE, PA 18454

Attorney

P. CHRISTOPHER COTRONZI  
81 MAIN STREE, STE 205  
WHITE PLAINS, NY 10601

12/23/2011 • 12/30/2011 • 1/6/2012

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**ADMINISTRATRIX NOTICE**

Estate of WILLIAM S.  
HARRIOTT AKA WILLIAM  
HARRIOTT  
Late of Paupack Township  
Administratrix  
BESS H. HARRIOTT  
17 RIDGE CREST DRIVE  
LAKEVILLE, PA 18438  
Attorney  
NICHOLAS A. BARNA  
831 COURT STREET  
HONESDALE, PA 18431

12/23/2011 • 12/30/2011 • 1/6/2012

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**ESTATE NOTICE**

NOTICE IS HEREBY GIVEN,  
that Letters Testamentary have  
been issued in the Estate of Milda  
L. Sebris, who died on November  
18, 2011. Letters Testamentary  
have been granted to Lee C.  
Krause, Esq., 109 Ninth Street,  
Honesdale, PA 18431, Executor.  
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 Executor named herein  
or to Alfred J. Howell, Esquire,  
Howell, Howell & Krause, 109  
Ninth Street, Honesdale, PA 18431.  
ALFRED J. HOWELL, ESQ.  
HOWELL, HOWELL & KRAUSE

12/16/2011 • 12/23/2011 • 12/30/2011

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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  
JANUARY 11, 2012**

By virtue of a writ of Execution  
PNC Bank, N.A. issued out of the  
Court of Common Pleas of Wayne  
County, to me directed, there will  
be exposed to Public Sale, on  
Wednesday the 11th day of  
January, 2012 at 10:00 AM in the  
Conference Room on the third  
floor of th Wayne County  
Courthouse in the Borough of  
Honesdale the following property,

ALL that certain piece or parcel of  
land, situate in the Township of  
Lehigh, County of Wayne, and  
Commonwealth of Pennsylvania, in  
the development of Indian Country  
Campsites, Inc.

LOTS Nos. 47-52, Block G of  
Section No. 1, as shown on the  
survey and original plan of Indian  
Country Campsites, Inc., Wayne  
Country, Pennsylvania, made by  
Registered Surveyor of land, of  
record in the Office for Recording  
of Deeds of Wayne Country, in  
Wayne Country Map Book 9 at  
Page 114, reference being made  
thereto for a more particular  
description of the lot or lots  
hereinbefore described and herein  
conveyed.

TOGETHER WITH THE SUBJECT to all of the rights, privileges, easements, conditions, reservations, that my be of record and/or visible on the ground, including those of Indian Country Campsites

The precise address being Route 507, Indian Country, Gouldsboro, PA 18424 a/k/a 6 Hemlock Lane, Indian Country, Gouldsboro, PA 18424

BEING the same premises which Mildred J. Myers a/k/a Mildred J. Meyers, widow, by deed dated February 1, 1988, and recorded February 3, 1988 in Wayne County Deed Book 482, page 857, conveyed to Kenneth Kapson and Florence Kapson, his wife.

Tax Parcel No. 14-10-54.-

Seized and taken in execution as Florence Kapson 6 Hemlock Lane GOULDSBORO PA 18424

Execution No. 18-Civil-2011  
Amount \$104,411.35 Plus  
additional

November 17, 2011  
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.**

Brett A. Solomon, Esq.

**12/16/2011 • 12/23/2011 • 12/30/2011**

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**SHERIFF'S SALE  
JANUARY 18, 2012**

By virtue of a writ of Execution LA Bank, National Association, now by merger, Pennstar Bank, a division of N.B.T Bank, National Association issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 18th day of January, 2012 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property,

ALL THAT CERTAIN piece or parcel of land, situate, lying and being in the Township of Salem, County of Wayne and State of Pennsylvania, being more particularly Lot 124, Bear Tract of Indian Rocks at Lake Wellenpaupack, being bounded and described as follows, formerly

known as Lot 124 and westerly one-half of Lot 125:

BEGINNING at a point in the center of a forty foot road known as Cub Road said point being a common corner of Lots 123, 223, 224 and 124; thence along the center of Cub Road South 40 degrees 41 minutes East, a distance of 75 feet to a point; thence South 49 degrees 19 minutes West 126.75 feet, said course being the common division line between Lot 124 and 126; thence North 39 degrees 57 minutes West, a distance of 75 feet to a point, said point being a common corner of Lots 123 and 124; thence along the common division line between Lots 123 and 124 North 49 degrees 19 minutes East, a distance of 125.8 feet to the point and place of beginning.

BEING all of Lot 124 in Bear Tract Development as shown on Revised Map of Lots 124, 126 and 127 at Indian Rocks, Bear Tract, Salem Township, Wayne County, PA, drawn by George E. Ferris, R.S. dated November 23, 1962.

UNDER AND SUBJECT to conditions and easement of record.

BEING the same premises which Robert L. Grote and Donna M. Grote, his wife, granted and conveyed to Terrence P. Foley and Deborah M. Foley, his wife, by virtue of their deed dated September 1, 1987 and recorded on September 3, 1987 in the Office of the Recorder of Deeds in and for Wayne County, Pennsylvania in

Deed Book 471, Page 611.

TAX MAP NO.: 22-2-334.-

ADDRESS BEING: 124 Cub Road, Indian Rocks, Lake Ariel, PA 18436

Seized and taken in execution as Terrence P. Foley 124 Cub Road Indian Rocks LAKE ARIEL PA 18436

Deborah M. Foley 124 Cub Road Indian Rocks LAKE ARIEL PA 18436

Execution No. 1111-Civil-2010  
Amount \$5,345.88 Plus additional

November 17, 2011  
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

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

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

PAYMENT.

David M. Gregory, Esq.

12/23/2011 • 12/30/2011 • 1/6/2012

**SHERIFF'S SALE  
JANUARY 18, 2012**

By virtue of a writ of Execution Honesdale National Bank issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 18th day of January, 2012 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property,

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

Beginning in the center of Ladywood Lane at an iron pin at the intersection of said lane by a westerly extension of Bridge Alley; thence by the South line of Bridge Alley North 81 degrees East 133.5 feet to the center of Cottage Lane; thence South 9 degrees East 37.1 feet to a corner; thence South 81 degrees West 133.5 feet to the center of Ladywood Lane to an iron pin; and thence along the center of said lane North 9 degrees West 37.1 feet to the place of Beginning, be the same more or less.

Being the same premises which Rolf Lehmann and Karen Lehmann

by their deed dated March 2, 2007 and recorded on March 2, 2007 at Record Book 3246, Page 174 conveyed to Jesse Lambdin.

The premises above described are known as 299 Riverside Drive, Honesdale, Pennsylvania 18431, and are further known on the assessment records of Wayne County as Tax Parcel 11-10-79.

Seized and taken in execution as Jesse Lambdin 339 Riverside Dr. Apt. 3 HONESDALE PA 18431

Execution No. 483-Civil-2011  
Amount \$101,409.49 Plus  
additional

November 18, 2011  
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 J. Martin Esq.

12/23/2011 • 12/30/2011 • 1/6/2012

**SHERIFF'S SALE  
JANUARY 18, 2012**

By virtue of a writ of Execution Bank of American N.A., s/b/m to Countrywide Home Loans, Corporation, 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 18th day of January, 2012 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property,

ALL THAT CERTAIN tract or parcel of land situated in the Township of Salem, Wayne County, Pennsylvania known as Lot 331, Section 4, of the Hideout, as subdivision situated in the Township of Lake and Salem, Wayne County, Pennsylvania according to the plats thereof recorded in the Office of Recorder Deeds of Wayne County, Pennsylvania, April 9, 1970 in Plat Book 5, page 27; May 11, 1970 in Plat Book 5, pages 34 and 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 though 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 111 through 119 and September 24, 1973 in Plat book 5, pages 120 through 123.

TAX PARCEL# 22-0-0018-0069

BEING KNOWN AS: 331  
Cedarwood Terrace, Lake Ariel, PA  
18436

Seized and taken in execution as  
Ronald Alexander 331 Cedarwood  
Terrace 642 The Hideout Lake  
Ariel PA 18436  
Toniann Alexander a/k/a Toni Ann  
Alexander 331 Cedarwood Terrace  
LAKE ARIEL PA 18436

Execution No. 1061-Civil-2008  
Amount \$166,472.53 Plus  
additional

November 23, 2011  
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.

Michael T. McKeever Esq.

12/23/2011 • 12/30/2011 • 1/6/2012

**SHERIFF'S SALE  
JANUARY 25, 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 25th day of January, 2012 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property,

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATE IN THE TOWNSHIP OF LAKE, WAYNE COUNTY, PENNSYLVANIA, KNOWN AS LOT 4348, SECTION 50, OF THE HIDEOUT, A SUBDIVISION SITUATED IN THE TOWNSHIPS PF 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,

PAGERS 34, 37, 41 THROUGH 48 AND 50; SEPTEMBER 8, 1970 IN PLAT BOOK 5, PAGE 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, PAGES PLAT BOOK 5, PAGE 107; APRIL 3, 1973 IN PLAT BOOK 5, PAGE 108 THROUGH 110 AND 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.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD, INCLUDING THOSE SET FORTH IN THE DECLARATION OF PROTECTIVE COVENANTS OF AND FOR THE HIDEOUT DATED AS OF MAY 11, 1970 AS AMENDED AND SUPPLEMENTED.

BEING KNOWN AS: 4348 North Fairway Drive, Lake Ariel, PA 18436

PROPERTY ID NO.: 12-0-0045-0001 CONTROL NO.: 044641

TITLE TO SAID PREMISES IS VESTED IN BRYAN GAGLIARDI AND SHERRI GAGLIARDI, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETIES OF A ONE-HALF (1/2) INTEREST, AND JANICE GAGLIARDI, A ONE-HALF INTEREST. EACH ONE-HALF INTEREST SHALL BE HELD AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP AS TO THE OTHER ONE-HALF INTEREST BY DEED FROM WILLIAM E. CULLEY AND EILEEN CULLEY, HUSBAND AND WIFE DATED 07/31/2007 RECORDED 08/03/2007 IN DEED BOOK 3348 PAGE 253.

Seized and taken in execution as

Bryan Gagliardi 1515 The Hide Out, 4348 North Fairway Drive LAKE ARIEL PA 18436  
Sherrie Gagliardi 1515 The Hideout, 4348 North Fairway Drive Lake Ariel PA 18436  
Janice Gagliardi 19 Cooper Avenue SOMERSET NJ 08873

Execution No. 71-Civil-2011  
Amount \$233,972.10 Plus additional

November 25, 2011  
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

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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.**

Lee Schohenfeld Esq.

12/30/2011 • 1/6/2012 • 1/13/2012

**SHERIFF'S SALE  
JANUARY 25, 2012**

By virtue of a writ of Execution M&T 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 25th day of January, 2012 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property,

ALL THAT CERTAIN plot, piece or parcel of land situated in the Township of Salem, Wayne County, Pennsylvania, known as Lot 526, Section 6, of The Hideout a subdivision situated in the Townships of Lake and Salem, Wayne County, Pennsylvania, according to the plats thereof

recorded in the Office of the Recorder of Deeds of Wayne County, Pennsylvania, April 9, 1970 in Plat Book 5, pages 26 and 27; May 11, 1970 in Plat Book 5, pages 34, 37, 41 through 48 and 50; September 8, 1970 in Plat Book 5, pages 57 and 58; February 8, 1971 in 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; and September 26, 1972 in Plat Book 5, pages 96 through 104; as amended and supplemented.

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

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

BEING TAX NO.: 22 20 78

BEING KNOWN AS: 526 CEDAR TERRACE, LAKE ARIEL, PENNSYLVANIA 18436.

Title to said premises is vested in William Sears and Kathleen Thorsland Sears, as Tenants in Common, by deed from WILLIAM

SEARS AND KATHLEEN THORSLAND SEARS dated July 9, 2008 and recorded July 21, 2008 in Deed Book 3560, Page 309.

Seized and taken in execution as William Sears 312 The Hideout 526 Cedarwood Terrace LAKE ARIEL PA 18436  
Kathleen Sears 526 Cedar Wood Terrace, 312 The Hideout Lake Ariel PA 18436

Execution No. 244-Civil-2011  
Amount \$88,581.36 Plus additional

November 25, 2011  
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.**

Kevin McQuail, Esq.

12/30/2011 • 1/6/2012 • 1/13/2012

**SHERIFF'S SALE  
JANUARY 25, 2012**

By virtue of a writ of Execution Bank of America, N.A. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 25th day of January, 2012 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property,

All that certain plot, piece or parcel of land, with the building and improvements thereon erected, situate, lying and being In the Township of Paupack, County of Wayne and State of Pennsylvania, and more particularly described as Lot No. 307, Tiffany Road, Regency Section, as shown on a map of lands of Paupackan Lake Shores, Inc., recorded in the Office of the Recorder of Deeds in and for the County of Wayne in Map Book 26, page 23.

Subject to covenants, restrictions and agreements of record.

TAX PARCEL NO: 19-0-0043-0307

BEING KNOWN AS: 120 Tiffany Road, Hawley, PA 18428

Seized and taken in execution as William Robert Hartman 506 Central Avenue #1 HARRISON NJ 07029

Execution No. 298-Civil-2010  
Amount \$70,306.00 Plus additional

November 25, 2011  
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.**

Michael T. McKeever Esq.

**12/30/2011 • 1/6/2012 • 1/13/2012**

**SHERIFF'S SALE  
JANUARY 25, 2012**

By virtue of a writ of Execution Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 25th day of January, 2012 at 10:00 AM in the Conference Room on the third

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

ALL THAT CERTAIN piece, parcel or lot of land, situate, lying and being in the Township of Lake, County of Wayne and State of Pennsylvania more particularly described as Lot(s) No (s). 534, Humming Bird Lane, as shown on a Map of Lands of Paupaokan Lake Shores, Inc., recorded in the Office for the Recording of Deeds in and for the County of Wayne in Map Book 29, page 83.

BEING TAX NO.: 12 54 534

BEING KNOWN AS: 534  
HUMMINGBIRD LANE,  
LAKEVILLE, PENNSYLVANIA  
18438.

Title to said premises is vested in Anthony Larosa and Bridget Ann Larosa, his wife, by deed from ROBERT DELGADO AND RAQUEL M. DELGADO, HIS WIFE dated June 5, 1995 and recorded July 25, 1995 in Deed Book 1052, Page 151.

Seized and taken in execution as Anthony Larosa 534 Hummingbird Lane LAKEVILLE PA 18438  
Bridget Ann Larosa 534 Hummingbird Lane LAKEVILLE PA 18438

Execution No. 406-Civil-2011  
Amount \$127,103.46 Plus  
additional

November 25, 2011

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.**

Margaret Gairo, Esq.

**12/30/2011 • 1/6/2012 • 1/13/2012**

**SHERIFF'S SALE  
JANUARY 25, 2012**

By virtue of a writ of Execution One West 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 25th day of January, 2012 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property,

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 bounded and described as follows:

Lot 256, Section 3, 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.

BEING TAX NO.: 19 30 300

BEING KNOWN AS: 256 GREEN VALLEY CIRCLE, LAKE ARIEL, PENNSYLVANIA 18436.

Title to said premises is vested in Dawn M. Leon and Alejandro Leon, husband and wife, by deed from DAWN M. LEON, A MARRIED WOMAN, dated July 3, 2006 and recorded July 20, 2006 in Deed

Seized and taken in execution as Alexander Leon a/k/a Alejandro Leon 831 8th Street SECAUCUS NJ 07094

Dawn Leon 831 8th Street SECAUCUS NJ 07094

Execution No. 647-Civil-2009  
Amount \$164,408.27 Plus  
additional

November 25, 2011  
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.**

Margaret Gairo, Esq.

**12/30/2011 • 1/6/2012 • 1/13/2012**

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**SHERIFF'S SALE  
JANUARY 25, 2012**

By virtue of a writ of Execution Deutsche Bank National Trust Company, as Trustee for NovaStar Mortgage Funding Trust, Series 2006-4 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 25th day of January, 2012 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property,

ALL THAT CERTAIN lot, piece or parcel of land, situate, lying and being in the Township of Lake, County of Wayne and Commonwealth of Pennsylvania, known as Lot Number 1816, in Section 16, of The Hideout, a subdivision, situated in the Townships of Lake and Salem, County of Wayne and Commonwealth of Pennsylvania, according to the plats thereof recorded in the Office of the Recorder of Deeds of Wayne County, Pennsylvania.

SUBJECT to all easements, covenants, conditions and restrictions of record, including those set forth in the Declaration of Protective Covenants for The Hideout, dated as of May 11, 1970, as amended and supplemented.

TOGETHER with all rights of way and UNDER AND SUBJECT to all covenants, reservations, restrictions and conditions of record, as found in the chain of title.

BEING TAX NO.: 12 0 0025 0009

BEING KNOWN AS: 1816 LAKEVIEW DRIVE, LAKE ARIEL, PENNSYLVANIA 18436.

Title to said premises is vested in Hugh Tague, III and Carolyn Tague, his wife, by deed from PENELOPE R. PORTER, UNMARRIED AND EVADNE E. PORTER, UNMARRIED dated June 23, 2005 and recorded June 28, 2005 in Deed Book 2800,



Page 16.

Seized and taken in execution as  
Hugh Tague a/k/a Hugh Tague, III  
1475 The Hideout 1816 Lakeview  
Drive LAKE ARIEL PA 18436  
Carolyn Tague 1475 The Hideout  
1816 Lakeview Drive LAKE  
ARIEL PA 18436

Execution No. 654-Civil-2010  
Amount \$152,293.33 Plus  
additional

November 25, 2011  
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.**

Kevin McQuail, Esq.

12/30/2011 • 1/6/2012 • 1/13/2012

**SHERIFF'S SALE  
JANUARY 25, 2012**

By virtue of a writ of Execution Bank of America, N.A., s/b/m to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 25th day of January, 2012 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property,

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

BEGINNING at iron pin in the center of a stonewall, and on line of lands now or late of Josephine Banks, said line being South 43 degrees 15 minutes East 347 feet from a point in the center of Highway leading from Hollisterville PA, to Maplewood, PA; thence along lands now or late of Josephine Banks, North 43 degrees 15 minutes West 347 feet to a point in the center of above said road or highway; thence along the center of highway; North 18 degrees 30 minutes East 236 feet to a point in the center of highway opposite to an elm tree, thence along lands now or formerly of Seth S. Moore. South 62 degrees 15 minutes East 368 feet to an iron

pin on the northwest side of stone row, and through lands now or formerly of Seth S. Moore, South 28 degrees 30 minutes West 348 feet to the place of beginning.

BEING TAX NO.: 22 0 0042 0012

BEING KNOWN AS: 952  
MAPLEWOOD ROAD, LAKE  
ARIEL, PENNSYLVANIA 18436.

Title to said premises is vested in Mica Christian and Annessa Rascona, his wife, by deed from MARILYN W. CHRISTOPHER AND JOSEPH A. CHRISTOPHER, HER HUSBAND dated December 3, 2004 and recorded December 10, 2004 in Deed Book 2672, Page 252.

Seized and taken in execution as Mica Christian 952 Maplewood Road LAKE ARIEL PA 18436 Annessa Rascona 952 Maplewood Road LAKE ARIEL PA 18436

Execution No. 713-Civil-2010  
Amount \$154,268.12 Plus  
additional

November 28, 2011  
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

WAYNE COUNTY BAR ASSOCIATION



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

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.

Kevin McQuail, Esq.

12/30/2011 • 1/6/2012 • 1/13/2012

**SHERIFF'S SALE  
JANUARY 25, 2012**

By virtue of a writ of Execution Bac Home Loans Servicing , LP f/k/a Country Home Loans Servicing LP issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 25th day of January, 2012 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property,

ALL THAT CERTAIN piece, parcel or tract of land lying, situate and being in the Township of Cherry Ridge, County of Wayne, Commonwealth of Pennsylvania, bounded and described as follows,.  
To wit:

BEGINNING at a point or corner

located in the centerline of Pennsylvania Legislative Route No. 943, (S.R. 3028), being the southern most corner of lands of Alfred L. Jr. and Sandra Ann Kowalczyk (Deed Book 289 Page 428); thence departing from said roadway and along the line of lands of said Kowalczyk, North 56 degrees 41 minutes 38 seconds East 180.00 feet to an iron bar corner found; thence through lands of Helen L. Clemo (Deed Book 216 Page 433), the following two courses and distances: South 26 degrees 55 minutes 10 seconds East 317.81 feet to an iron pin corner set and South 81 degrees 55 minutes 43 seconds West 216.27 feet to a point or corner, located in the centerline of the same, the following two courses and distances: North 21 degrees 23 minutes 25 seconds West 95.00 feet and North 19 degrees 48 minutes 25 seconds West 134.40 feet to the place of BEGINNING.

CONTAINING within bounds, 1.213 acres of land, inclusive of that area occupied by public road and utilities, easements and rights of way, supporting a dwelling and a barn and being designed as Lot No. 1 on accompanying draft.

BEING TAX NO.: 05 0 0274 0064

BEING KNOWN AS: R. R. 2  
BOX 2515 OWEGO TURNPIKE,  
HONESDALE, PENNSYLVANIA  
18431.

Title to said premises is vested in  
Jason Warring and Jennifer

Rodriguez, as joint tenants with the

Seized and taken in execution as  
Jennifer Rodriguez 2053 Owego  
Tpke HONESDALE PA 18431  
Jason Warring 2053 Owego Tpke  
HONESDALE PA 18431

Execution No. 758-Civil-2010  
Amount \$123,405.40 Plus  
additonal

November 28, 2011  
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.**

Kevin McQuail, Esq.

**12/30/2011 • 1/6/2012 • 1/13/2012**

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*Celebrating Our 20th Anniversary*

WAYNE COUNTY

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FOUNDATION

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The Society is named in honor of Daniel J. O'Neill, a long-time community activist. If you wish to include the Foundation in your will or other planned gift and would like to be a member of the O'Neill Society contact our office."

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Bill & Jessie Davis  
Walter & Marilyn Barbe  
Paul & Colleen Edwards  
George\* & Anne Gilchrist  
Louis & Frances Gruber  
Ron & Rebecca Rowe  
Tony & Sharon Herzog  
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James & Shirley Chapman  
Francis\* & Martha E. Franco  
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Joseph & Kathy Adams

Vicky Botjer  
Paul & Sandy Meagher  
Robert Kramer  
Joseph & Patricia Murray  
Ann O'Hara  
Dan & Alice O'Neill  
Warren H. Schloesser  
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Jane Varcoe  
Jerry & Marilyn Swendsen  
Bob Zabady  
William Schweighofer

\* Deceased

*Membership as of April 15, 2011*

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**CIVIL ACTIONS FILED**


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*FROM DECEMBER 3, 2011 TO DECEMBER 9, 2011  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

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**JUDGMENTS**

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2006-20905	BODIE KORWYN M	12/06/2011	SATISFACTION	—
2008-00579	DIME BANK THE GARNISHEE	12/08/2011	SATISFY ATTCHMT EXEC	—
2010-01139	PANE MIKE DEFENDANT/APELLANT	12/09/2011	SATISFACTION/ARB.AWD	—
2011-00108	GIAIMO LINDA	12/05/2011	WRIT OF EXECUTION	13,353.22
2011-00108	HONESDALE NATIONAL BANK GARNISHEE	12/05/2011	WRIT OF EXECUTION	13,353.22
2011-00347	KENTIS CAROL M	12/06/2011	VACATE JUDGMENT	—
2011-00347	KENTIS JOHN F	12/06/2011	VACATE JUDGMENT	—
2011-00476	FULLER NICHOLAS	12/05/2011	DEFAULT JUDGMENT	52,885.89
2011-00600	OSBORNE LISA MARIE	12/05/2011	DEFAULT JUDGMENT	—
2011-00624	FINLEY MURRAY A	12/06/2011	JDGMT BY COURT ORDER	—
2011-00624	FINLEY PATRICIA A	12/06/2011	JDGMT BY COURT ORDER	—
2011-00635	RECK JOHN PAUL ADMINISTRATOR	12/09/2011	DEFAULT JUDGMENT	94,508.76
2011-00635	RECK RAYMOND W ESTATE OF	12/09/2011	DEFAULT JUDGMENT	94,508.26
2011-00668	DIEHL MATTHEW E	12/05/2011	DEFAULT JUDGMENT	80,066.66
2011-00672	REGINA CARMELA AND OCCUPANTS	12/09/2011	JUDGMENT/POSSESSION	—
2011-00692	GOLDFINGER JEFFREY	12/06/2011	PRELIMINARY JUDGMENT	—
2011-20996	TALLMAN MEAGAN ELIZABETH	12/07/2011	INTENT WAGE ATTACHMT	—
2011-21444	HEIM EDWARD	12/06/2011	MOTOR VEHICLE JUDG	1,787.27
2011-21560	SANDER BILL	12/09/2011	SATISFACTION	2,500.00
2011-21837	FLOOD SPRING K	12/05/2011	JP TRANSCRIPT	2,907.80
2011-21838	SOMENEK ATTILA	12/05/2011	JP TRANSCRIPT	5,499.92
2011-21839	DAVY RICHARD J	12/05/2011	JP TRANSCRIPT	1,538.10
2011-21840	THOMAS RICHARD J	12/05/2011	JP TRANSCRIPT	2,387.20
2011-21841	BONSANGUE PETER	12/05/2011	JP TRANSCRIPT	3,891.71
2011-21842	TOPPI SUSY	12/05/2011	JP TRANSCRIPT	1,533.02
2011-21843	ZIMMERMANN & HUGHES LANDMARK DESIGN INC A CORPORATION	12/05/2011	FEDERAL TAX LIEN	18,545.31
2011-21844	OREILLY THOMAS P	12/05/2011	FEDERAL TAX LIEN	1,615.27
2011-21844	OREILLY JOY A	12/05/2011	FEDERAL TAX-LIEN	1,615.27
2011-21845	KILMER HERBERT	12/05/2011	FEDERAL TAX LIEN	57,560.38
2011-21845	KIMER & SONS	12/05/2011	FEDERAL TAX LIEN	57,560.38
2011-21846	SCHOFIELD VERA	12/06/2011	JP TRANSCRIPT	2,422.70
2011-21847	JJ HAWKE ASSOCIATES INC	12/06/2011	JUDG/CHESTER CO PA	35,664.71
2011-21847	HURLEY JOHN J	12/06/2011	JUDG/CHESTER CO PA	35,664.71

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

2011-21848	4 CORNERS DINER LLC	12/07/2011	FEDERAL TAX LIEN	6,123.47
2011-21848	STAHLEY JOHN R SOLE MER	12/07/2011	FEDERAL TAX LIEN	6,123.47
2011-21849	SGARLAT JOHN P	12/07/2011	FEDERAL TAX LIEN	509,344.76
2011-21850	MCCARTHY SEAN J	12/07/2011	JP TRANSCRIPT	1,560.99
2011-21851	KENT WILLIAM	12/07/2011	JP TRANSCRIPT	2,187.78
2011-21852	OLSON LINDA	12/07/2011	JP TRANSCRIPT	1,053.38
2011-21852	LAWLOR MICHAEL F	12/07/2011	JP TRANSCRIPT	1,053.38
2011-21852	OLSON LINDA	12/07/2011	WRIT OF EXECUTION	1,444.88
2011-21852	LAWLOR MICHAEL F	12/07/2011	WRIT OF EXECUTION	1,444.88
2011-21853	SCHNAKENBERG ALLAN J	12/07/2011	JUDGMENT NOTE	43,678.52
2011-21853	SCHNAKENBERG JANET V	12/07/2011	JUDGMENT NOTE	43,678.52
2011-21854	BARRETT BERRY	12/08/2011	JP TRANSCRIPT	2,419.45
2011-21855	COOK JOHN	12/08/2011	JP TRANSCRIPT	3,254.65
2011-21856	COLLINS TIMOTHY	12/08/2011	JP TRANSCRIPT	7,300.89
2011-21856	COLLINS TERESA	12/08/2011	JP TRANSCRIPT	7,261.70
2011-21857	BURPO FRANK	12/08/2011	JP TRANSCRIPT	3,970.42
2011-21857	BURPO NANCY	12/08/2011	JP TRANSCRIPT	3,933.90

**CONTRACT — DEBT COLLECTION: CREDIT CARD**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2011-00778	DISCOVER BANK THROUGH ITS SERVICING AGENT	PLAINTIFF	12/08/2011	—
2011-00778	DB SERVICING CORPORATION	PLAINTIFF	12/08/2011	—
2011-00778	DEKENIPP JOANNE E	DEFENDANT	12/08/2011	—
2011-00778	DEKENIPP MICHAEL	DEFENDANT	12/08/2011	—

**PETITION**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2011-00777	1927 CAPITAL TRUCK VIN 12AA 32001	PETITIONER	12/08/2011	—
2011-00777	HILLER MARJORIE	PETITIONER	12/08/2011	—
2011-00783	BOAT TRAILER ESCORT	PETITIONER	12/09/2011	—
2011-00783	CAPRI MARINA INC	PETITIONER	12/09/2011	—
2011-00783	FABRI RICHARD A JR PRESIDENT	PETITIONER	12/09/2011	—
2011-00785	2000 FORD EXCURSION VIN 1FMNU415OYED17806	PETITIONER	12/09/2011	—
2011-00785	JAZIKOFF LANDSCAPING INC	PETITIONER	12/09/2011	—

**REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2011-00774	US BANK NTIONAL ASSOCIATION	PLAINTIFF	12/06/2011	—
2011-00774	KING CLIFFORD J JR	DEFENDANT	12/06/2011	—
2011-00774	KING BARBARA F A/K/A	DEFENDANT	12/06/2011	—
2011-00774	KING BARBARA M	DEFENDANT	12/06/2011	—

2011-00776	WELLS FARGO BANK	PLAINTIFF	12/06/2011	—
2011-00776	DIANDRIOLA PAUL	DEFENDANT	12/06/2011	—
2011-00779	JPMORGAN CHASE BANK	PLAINTIFF	12/08/2011	—
2011-00779	URREGOJEANETTE	DEFENDANT	12/08/2011	—
2011-00781	HSBC BANK	PLAINTIFF	12/09/2011	—
	AS TRUSTEE ON BEHALF OF			
2011-00781	ACE SECURITIES CORP HOME EQUIT	PLAINTIFF	12/09/2011	—
2011-00781	UNITED STATES OF AMERICA	DEFENDANT	12/09/2011	—
2011-00781	GIANETTI CATHERINE	DEFENDANT	12/09/2011	—
2011-00781	GIANETTI NICKOLAS J	DEFENDANT	12/09/2011	—
2011-00782	WELLS FARGO BANK	PLAINTIFF	12/09/2011	—
2011-00782	MERRIHEW LEIGH ANN	DEFENDANT	12/09/2011	—

**TORT — MOTOR VEHICLE**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2011-00775	CLEMMENS BRUCE	PLAINTIFF	12/06/2011	—
2011-00775	WEIDNER ROBERT	DEFENDANT	12/06/2011	—
2011-00784	ABRIL JESSICA	PLAINTIFF	12/09/2011	—
2011-00784	MATOS JOSHUA MINOR	PLAINTIFF	12/09/2011	—
2011-00784	MATOS JILLIAN MINOR	PLAINTIFF	12/09/2011	—
2011-00784	BERTHOLF SHANNON	DEFENDANT	12/09/2011	—
2011-00784	BERTHOLF AARON B	DEFENDANT	12/09/2011	—



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**TORT — OTHER**

<b>CASE NO.</b>	<b>INDEXED PARTY</b>	<b>TYPE</b>	<b>DATE</b>	<b>AMOUNT</b>
2011-00780	PPL HOLTWOOD	PLAINTIFF	12/08/2011	—
2011-00780	MUSSO EUGENE A AS TRUSTEE	DEFENDANT	12/08/2011	—
2011-00780	EUGENE MUSSO REVOCABLE TRUST	DEFENDANT	12/08/2011	—
2011-00780	LYNCH SANDRA T	DEFENDANT	12/08/2011	—
2011-00780	SANDRA T. LYNCH REVOCABLE TRUS	DEFENDANT	12/08/2011	—
2011-00780	MUSSO FEDELE A	DEFENDANT	12/08/2011	—
2011-00780	ROBINSON BARBARA A	DEFENDANT	12/08/2011	—
2011-00780	PERRY DIANE M	DEFENDANT	12/08/2011	—

**MORTGAGES AND DEEDS**

*RECORDED FROM DECEMBER 19, 2011 TO DECEMBER 23, 2011  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

<b>GRANTOR</b>	<b>GRANTEE</b>	<b>LOCATION</b>	<b>AMOUNT</b>
Matthews Timothy	Normandy West Corporation	Scott Township	
Matthews Kelly			112,500.00
Bolster Robert J	Mortgage Electronic Registration Systems	Buckingham Township	47,332.00
Houghton Scott E	Snyder Charles H	Preston Township	90,000.00
Cosman Steven J	Honesdale National Bank	South Canaan Township	
Pastore Doreen A			367,000.00
Temple Brandt O	Wasman Thomas E	Mount Pleasant Township	148,000.00
Allen Margaret E	Honesdale National Bank	Honesdale Borough	
Brewington Margaret E			50,000.00
Rescigno Valerie M	Fairway Consumer Discount Company	Lake Township	200,000.00
Hill Jean P	Mortgage Electronic Registration Systems	Lake Township	529,600.00
Clark Allen J	Fidelity Deposit & Discount Bank	Lehigh Township	
Clark Nicholina M			15,000.00
Vitiello Silvio	First National Bank of Palmerton	Dreher Township	300,000.00
Eganova Iana	J P Morgan Chase Bank	Lake Township	
Kalika Roman			157,000.00
Linde Atcavage Partnership	Dime Bank	Texas Township	75,000.00
Digiuseppe Albert	Mortgage Electronic Registration Systems	Paupack Township	105,242.00
Possinger Mitchell	Neffs National Bank	Paupack Township	
Possinger Jami			46,000.00
Chapman Samuel J	Honesdale National Bank	Lake Township	
Chapman Brooke L			90,000.00
Maritato Dorothy G	Honesdale National Bank	Lake Township	
Maritato Concetta T			45,000.00
Jackson William A	Honesdale National Bank	South Canaan Township	
Jackson Donna R			80,000.00
Terwilliger Danny L	Honesdale National Bank	Hawley Borough	
Terwilliger Nancy J			75,000.00
Buckman Walter A	Honesdale National Bank	Lake Township	
Buckman Jennifer L			55,000.00
Rickard Tammy S	Honesdale National Bank	Dyberry Township	38,000.00
Popovich Diane M AKA	Honesdale National Bank	Honesdale Borough	
Popovich Diana M AKA			60,000.00
Frank Nancy	Honesdale National Bank	Lake Township	19,500.00

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

Gries Jeremy	Honesdale National Bank	Damascus Township	
Gries Holly L	50,000.00		
Smith Guy A	Mortgage Electronic Registration Systems	Preston Township	
Smith Andrea D			129,950.00
Meagher Timothy R	Honesdale National Bank	Dyberry Township	
Meagher Heather L			100,000.00
Hoffmann Kevin F	Wayne Bank	Paupack Township	
Hoffmann Tiffany M			218,000.00
Lockwood Kevin D	First National Community Bank	Salem Township	
Lockwood Laura B			148,000.00
Wood Jodi G	Wayne Bank	Damascus Township	134,400.00
Edwards Susan Ann	Honesdale National Bank	Salem Township	
Melioris Christopher R			96,800.00
Rebhun Marie Anna	Pennstar Bank	Lake Township	53,500.00
Blockberger Debra K	Wayne Bank	Honesdale Borough	108,000.00
Highhouse Benjamin W	Dime Bank	Damascus Township	
Highhouse Amanda J			188,400.00
Vail Beth Ann	Citizens Savings Bank	Paupack Township	
Boogertman Robert M			230,000.00
Christman Kimberly Romance	Dime Bank	Clinton Township 1	
Christman Donald Robert			194,000.00
Burns Michael E	Honesdale National Bank	Canaan Township	
Ryan Deborah Ann			320,000.00
Clark Gregory	Mortgage Electronic Registration Systems	Lake Township	
Clark Cara			81,750.00
Creech John J AKA	First National Bank of Jeffersonville	Texas Township	
Creech John AKA			204,000.00
Delahoz Dawn	Mortgage Electronic Registration Systems	Paupack Township	
Delahoz Manuel			254,300.00
Sobolak Gary F	Honesdale National Bank	Damascus Township	
Weinerman Nan			45,000.00
Sobolak Gary F	Honesdale National Bank	Damascus Township	
Weinerman Nan			25,000.00
Czubowicz Stanley J	Honesdale National Bank	Salem Township	
Czubowicz Sharon E		Salem & Lake Townships	90,000.00
		Lake Township	
		Lake & Salem Townships	90,000.00
Barnes Ernest M III	Honesdale National Bank	Manchester Township	
Barnes Jessica J			124,000.00
Barnes Ernest M III	Honesdale National Bank	Manchester Township	
Barnes Jessica J			96,500.00
Grady Christopher	Honesdale National Bank	Cherry Ridge Township	
Grady Lynn			85,000.00
Grady Christopher	Honesdale National Bank	Cherry Ridge Township	
Grady Lynn			100,000.00

Panza Dominic T	Honesdale National Bank	Dyberry Township	
Panza Denise M			345,000.00
Panza Dominic T	Honesdale National Bank	Dyberry Township	
Panza Denise M			50,000.00
Hine Kenneth E Jr	First Niagara Bank	Paupack Township	
Hine Annamae L			122,400.00
Hine Kenneth E Sr			
Hine Theresa M			
Bodie Randon C	Dime Bank	Honesdale Borough	
Bodie Debra F			63,000.00
Bodie Randon C	Dime Bank	Dyberry Township	
Bodie Debra F			63,000.00
Goodman Brian L	Dime Bank	Texas Township	
Goodman Jill S			30,000.00
Granville Joseph W Jr	Dime Bank	Palmyra Township	
Granville Laurie A			60,000.00
Patterson William R	Dime Bank	Dyberry Township	
Patterson Lucie Maggio			30,000.00
Bates Thomas E	Dime Bank	Hawley Borough	
Bates Jeannette L			10,000.00
Wolf Mildred AKA	Dime Bank	Palmyra Township	
Wolf Mildred Pauline AKA			25,385.00
Wolf Alfred			
Wagner David Sr	Wayne Bank	Lebanon Township	30,000.00
Handel Brian	Fifth Third Mortgage Company	Paupack Township	
Handel Lynn			400,000.00
Kemmerer James G	Citizens Savings Bank	Preston Township	
Kemmerer Carrie T			124,000.00
Middleton Regina	Mortgage Electronic Registration Systems	Lake Township	66,400.00
Bentler Allen	Penn Security Bank & Trust Company	Lehigh Township	20,000.00
Simpson Brady	Honesdale National Bank	Buckingham Township	
Avaschieri Denise		Buckingham & Preston Townships	17,500.00
		Preston Township	
		Preston & Buckingham Townships	17,500.00
Newfoundland Properties	Jersey Shore State Bank	Dreher Township	3,240,000.00
A A I Inc	Dime Bank	Honesdale Borough	75,000.00
Andrades Jose A	Honesdale National Bank	Lake Township	
Andrades Patricia McDonald			76,800.00
McDonaldandrades Patricia			
Roche Francis H	Mortgage Electronic Registration Systems	Waymart Borough	64,050.00
Lemmons Ken	Citizens Savings Bank	Salem Township	
Lemmons Maria			66,000.00

**DEEDS**

GRANTOR	GRANTEE	LOCATION	LOT
Wells Fargo Bank TR By AF American Home Mortgage Servicing Inc Af	Linde Atcavage Partnership	Texas Township 1 & 2	
Matthews Timothy	Matthews Timothy	Scott Township	
Matthews Kelly	Matthews Kelly		Lot 14
Chesek Grace M Est	Chesek George E	Texas Township 1 & 2	
Lamarca Barbara Exr	Chesek Mary Beth		
Chesek Mary Beth Exr			
Deutsche Bank National Trust Company Tr	Bolster Robert J	Buckingham Township	
Wells Fargo Bank			
Westbrook Leota M By AF	Houghton Scott E	Preston Township	
Hess Cindy L AF			
Onewest Bank	Deutsche Bank National Trust Company Tr	Salem Township	Lot 20
Deutsche Bank National Trust Company TR	Baginski Stanley P	Salem Township	
	Baginski Lucille	Lot 20	
Pettinato Hilda Adm	Cosman Steven J	South Canaan Township	
Bianchi Samuel Est	Pastore Doreen A		
Wayne County	Wayne County	Resolution	
Wayne County Elected Officials	Wayne County Elected Officials	Bonding Of County Officers	
Wayne County Commissioners			
Wayne County Chief Clerk			
Wayne County Treasurer			
Wayne County Prothonotary			
Wayne County Sheriff			
Wayne County Coroner			
Wayne County Clerk Of Courts			
Wayne County Clerk Of Orphans Court			
Wayne County Recorder Of Deeds			
Wayne County Register Of Wills			
Wayne County Probation Officers			
Wayne County Parole Officers			
Wayne County Fire Marshall			
Wayne County Deputy Fire Marshalls	Wayne County Health Officer		
Wayne County Secretary Of Board Of Health			
Wasman Thomas E	Temple Brandt O	Mount Pleasant Township	
Wasman Jeanne			
Usenko Victor	Chandy John	Lake Township	
Usenko Debra A	Chandy Lizzy B		Lot 2365
Rescigno George A Jr	Rescigno Valerie M	Lake Township	
Rescigno Valerie M			Lot 4141
Bankunited By Af	Laird William R	Preston Township	
Green River Capital Af	Laird Suzanne		Lot 11
Hill Barton	Hill Jean P	Lake Township	
Hill Jean P			

Henry W Weisheit Revocable Living Trust	Billetz Geretaha N	Paupack Township	
Lois J Weisheit Revocable Living Trust	Billetz Christopher S		
Weisheit Henry W Tr & Ind Weisheit Lois J Tr & Ind			
Sequoia Group Northeast	David Dulay Inc	Cherry Ridge Township	
McGinnis Patricia M	Peroni Christopher	Texas Township 3	
Cohen Norman	Cohen Norman Tr	Salem Township	
Cohen Judith	Cohen Judith L Tr		Lot 402
	Norman Cohen Revocable Living Trust		
	Judith L Cohen Revocable Living Trust		
Roegner Susan M By Sheriff	Federal Home Loan Mortgage Corporation	South Canaan Township	
Roegner Thomas P By Sheriff			Lot 19
Munoz Scott By Sheriff	Wells Fargo Bank	Dreher Township	
Rivera Elizabeth AKA By Sheriff			Lot 9R
Munoz Elizabeth AKA By Sheriff			
Hrobuchak Stephen P	Digiuseppe Albert	Paupack Township	
Hrobuchak Janis L			Lot 172
Land Liquidator L L C	Olson Erik M	Lehigh Township	
Land Liquidator L L C	A Pacific Coast Investment Properties	Lehigh Township	
Rushbrook Properties By Sheriff	Landmark Community Bank	Prompton Borough	
Smith Guy A	Smith Guy A	Preston Township	
	Smith Andrea D		Lot 2
Moorehead Gustave	Luckett Grant A	Salem Township	
	Luckett Debra M		Lot 70
Phillips Phyllis By Sheriff	Honesdale National Bank	Texas Township 1 & 2	
Bank Of America	Lockwood Kevin D	Salem Township	
	Lockwood Laura B		Lot 2
Regenski Joseph R	Regenski Joseph R	Paupack Township	
Regenski Nichole L			Lot 102
Mitschele Nichole L			
Wood Raymond L	Wood Jodi G	Damascus Township	
Wood Jodi G			
Bengevenga Robert	McDonald James	Lake Township	
Bengevenga April			Lot 2167
Knapp Sandra	Kang Chan	Buckingham Township	
Tibus Steven A AKA	Tibus Steven A	Paupack Township	
Tibus Steven AKA	Tibus Linda		Lot 343R
Tibus Linda			
Christman Donald Robert	Christman Donald Robert	Clinton Township 1	
Romance Kimberly Jean	Christman Kimberly Romance		Lot B 2
Christman Kimberly Romance			
Beilman Joan	Cheslock Donald S	Palmyra Township	
	Cheslock Kim M		Lots 54 & 52
Zeravsky Raymond	Pitti Jonathon	Salem Township	Lot 36
Wisniewski Robert J II	P P L Electric Utilities Corporation	Paupack Township	
Wisniewski Lizabeth M			

Dennis Clinton P	Grandstrom John L II	Sterling Township	
Mang Harold E Jr	Mang James J	Cherry Ridge Township	
Mang Betty J	Mang Janelle A		Lot A
Mang Harold E Jr	Mang James J	Cherry Ridge Township	
Mang Betty J	Mang Janelle A		Lot B
Mang James J	Mang Harold E Jr	Cherry Ridge Township	
Mang Janelle A	Mang Betty J		Lot C
Mang James J	Mang James J	Cherry Ridge Township	
Mang Janelle A	Mang Janelle A		
Keezer Kenneth P	Keezer Barbara L	Paupack Township	
Keezer Barbara L			Lot 46
McMonagle Robert	Hine Kenneth E Sr	Paupack Township	
Mconagle Lisa	Hine Theresa M		Lot 407
	Hine Kenneth E Jr		
	Hine Annamae L		
Cron Donna Marie	Bodie Randon C	Honesdale Borough	
Carroll Gary	Bodie Debra F		
Carroll Julie			
Zink Pauline	Rose Anne M	Salem Township	
	Rose Edwein R Jr		
Zink Pauline	Russell Alan	Lake Township	
	Russell Nicoletta		
	Perfilio Nicholas		
	Perfilio Erin		
Reilly Mary Jane	Eaves John O	Damascus Township	
	Eaves Linda S		
Pechin Georgine	Pechin Christopher Hughes Tr	Manchester Township	
	Georgine Hughes Pechin Two Thousand Eleven		
Johnson Candice	Nationstar Mortgage	Lake Township	Lot 1382
Federal Home Loan Mortgage Corporation	Kemmerer James G	Preston Township	
McGovern Daniel A	Kemmerer Carrie T		Lots 25 & 26
Hector Roger W Jr	Bayly Charles E	Berlin Township	
Jaycox Amanda A			
Hector Amanda A			
Weeks Lawrence	Enger Cynthia	Paupack Township	Lot 28
Long Mildred V	Middleton Regina	Lake Township	Lot 2804
Beers Ralph Turner Exr	Beers Ralph Turner	Paupack Township	
Beers Alfred B Est	Beers John Foster		
	Siberine Susan Beers		
	Beers Alfred Bishop		
Dean James By Sheriff	Deutsche Bank National Trust Co Tr	Paupack Township	
Dean Joan By Sheriff			Lot 84
Hughes Robert	Bloomer Jessica	South Canaan Township	
Hughes Helen			Lot 61
Deutsche Bank National Trust Company Tr	A A I Inc	Honesdale Borough	
Onewest Bank			

Rosengrant Nina L AKA	Sordillo Victor	Lake Township	
Rosengrant Nina AKA	Sordillo Virginia		
Caragliano Kathleen H	Andrades Jose A	Lake Township	
	Andrades Patricia McDonald McDonaldandrades Patricia		Lot 3809
Post Kathleen	Post Gregory E Jr	Dyberry Township	
Opat Kimberly			
Post Michelle Jamarco	Post Gregory E Jr	Dyberry Township	





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### List names and addresses of Executors or Administrators

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

### ATTORNEY

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

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Honesdale, PA 18431

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

# Wayne County LEGAL JOURNAL

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

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