

# OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 3 ★ APRIL 12, 2013 ★ Honesdale, PA ★ No. 5



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## CASES REPORTED

Gerald A. Lustig, Individually and as a shareholder of Camp Weequahic, Inc., a Pennsylvania Corporation, Plaintiff

vs.

Bernard Seffer, as Administrator of the Estate of Joan (Lustig) Seffer, Bernard Seffer, Gayle Lustig, Individually, and as Directors of Camp Weequahic, Inc., and Camp Weequahic, Inc., Defendants

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

The Hon. Raymond L. Hamill  
*President Judge*

The Hon. Robert J. Conway  
*Senior Judge*

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

*The Official Legal Publication of Wayne County, Pennsylvania*



Legal Journal of Wayne County

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

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

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

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

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

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MESSAGE FROM THE  
WAYNE COUNTY BAR ASSOCIATION



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

PRICING & RATES

**Notice Pricing**

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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
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*Individual copies available for \$5 each  
Subscription Year: March–February  
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WAYNE COUNTY OFFICIALS

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Robert J. Conway, *Senior Judge*

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**Jury Commissioners**

Judith M. Romich  
Patricia Biondo

**COURT OPINION**

---

**Gerald A. Lustig, Individually and as a shareholder of  
Camp Weequahic, Inc., a Pennsylvania Corporation  
Plaintiff**

vs.

**Bernard Seffer, as Administrator of the Estate of Joan (Lustig) Seffer,  
Bernard Seffer, Gayle Lustig, Individually, and as Directors  
of Camp Weequahic, Inc., and Camp Weequahic, Inc.  
Defendants**

**No. 242-2008-Civil**

**Decided by: Robert J. Conway, S.J.**

**Attorney for Plaintiff: James P. DeAngelo, Esquire**

**Attorney for Defendants: Thomas F. Ford, Esquire**

**Summary of the Case**

Plaintiff appealed from the Courts Order granting Defendants' Renewed Amended Motion for Summary Judgment and Motion for Compulsory Non-Suit. Plaintiff originally brought an action for breach of fiduciary duty on both an individual and derivative basis against Defendants. Following the close of Plaintiff's case in chief at the jury trial on July 11, 2012, Defendants made an oral motion to renew their motions for summary judgment and compulsory non-suit, which motions were granted by the Court. Plaintiff thereafter filed seven matters complained of on appeal.

The facts as testified to by Plaintiff are as follows. Plaintiff assumed the position of VP of the corporation in the early 1960's. He was voted out of the position and off the Board of Directors by a majority of the shareholders in 1993, but retained his 23% ownership interest in the corporate stock. Defendants Gail Lustig and Joan Seffer, Plaintiff's sisters, equally shared the remaining 77% of stock. Enrollment in the camp declined steadily after 1993, and by 2007, the corporation's financial condition showed that the camp was operating at a loss. Plaintiff received a Notice of Shareholder's Meeting dated March 6, 2008, which indicated the purpose of the meeting was to discuss and vote on the proposed sale of the camp. Plaintiff was unable to attend the scheduled meeting and had a proxy submit his vote dissenting to the sale, advising that he was not in favor of the specific terms of the proposed sale. The proposed sale was affirmed at the shareholder meeting, and Plaintiff received his pro rata share of the sale.

**1. The trial court erred by failing to use the proper standard of review where Plaintiff presented sufficient evidence to raise a question of fact for the jury.** “In an action involving only one plaintiff and one defendant, the court, on oral motion of the defendant, may enter a non-suit on any and all causes of action if, at the close of the plaintiff’s case on liability, the plaintiff has failed to establish a right to relief.” Pa.R.C.P. 230.1(a)(1). “The court in deciding the motion shall consider only evidence which was introduced by the plaintiff and any evidence favorable to the plaintiff introduced by the defendant prior to the close of the plaintiff’s case.” Pa.R.C.P. 230.1(a)(2). “[A] non-suit is properly entered if the plaintiff has not introduced sufficient evidence to establish the necessary elements to maintain a cause of action; it is the duty of the trial court to make this determination prior to the submission of the case to the jury.” Taliferro v. Johns-Manville Corp., 617 A.2d 796, 799 (1992). The Court determined that the Motion for Non-Suit was properly granted because Plaintiff did not present any showing of fraud, bad faith or self-dealing. As such, Plaintiff did not overcome the presumption of the Business Judgment Rule.

**2. The trial court erred in applying the Business Judgment Rule where the majority shareholders acted to “freeze out” the minority shareholder.** According to the “Business Judgment Rule”, an officer or director of a corporation is insulated from liability for a business decision made: 1) in good faith; 2) where the officer or director is not interested in the subject of the business judgment; 3) where the officer or director is informed with respect to the subject of the business judgment to the extent he reasonably believes to be appropriate under the circumstances; and 4) rationally believes that the business judgment is in the best interest of the corporation. Cuker v. Mikalauskas, 547 Pa. 600, 606 (1997). The business judgment rule does not insulate officers or directors from liability for freezing out a minority shareholder, Viener v. Jacobs, 834 A.2d 546, 547 (Pa.Super. 2003), which occurs when a closely held corporation when a minority shareholder is removed from office or his power compensation is substantially diminished, in an attempt to exclude the shareholder from any meaningful role in the corporation or deny him benefits of the corporation.” Blair v. Purcell, 500 F.Supp.2d 468, 484 (M.D.Pa. 2007). In the case at bar, Plaintiff was given the opportunity to obtain information regarding the negotiations and agreement of the proposed sale, provided Plaintiff executed a strict confidentiality and non-disclosure agreement, which Plaintiff failed to do. Therefore the business judgment rule applies to Defendants’ decision to sell the camp. Further, Plaintiff failed to show any fraud, self-dealing or other misconduct or malfeasance.

**Issues 3, 4 and 5 were determined to have been previously discussed.**

**6. The trial court erred by improperly admitting and considering evidence and facts.** The Court allowed Defendants’ attorney to reference a portion of a Pennsylvania Superior Court opinion in his opening statement concerning prior litigation between the

parties. “[A]n opening address [is not] determinative of any issue involved in a lawsuit.” Auerbach v. Philadelphia Transp. Co., 421 Pa. 594, 601 (1966). An opening statement is not evidence, and the Court had discretion to allow it.

**7. The trial court erred by improperly admitting and considering evidence and facts that was irrelevant and prejudicial.** “A trial judge has broad powers concerning the conduct of a trial, particularly with regard to the admission or exclusion of evidence.” Micciche v. E. Elevator Co., 645 A.2d 278, 280 (Pa.Super. 1994). The Court allowed Defendants’ counsel to question Plaintiff about whether an assessment was done in 2012 by an expert originally retained by Plaintiff in 2008. Counsel further asked Plaintiff whether that expert was on the witness list for trial, Plaintiff did not believe he was. The expert’s assessment was not available to Defendants and under the “missing witness” rule, the jury was permitted to draw an adverse inference from Plaintiff’s failure to produce the expert to testify. The Court determined the evidence was relevant, and therefore there was no abuse of discretion.

At the conclusion, the Court requested Superior Court to find no merit in Plaintiff’s appeal.



**You Are Invited to Join Us for a FREE Community  
Screening of the  
Nationally Renowned Film:  
"Miss Representation"**

**A documentary film that "asks boys and girls alike to think about the effects of the images they see- particularly the ways media affects women and girls' ability to see themselves as leaders and be seen as leaders by others in society."**



**"Join the Conversation"**

***Presented By:***

Wayne County District Attorney Janine Edwards  
WNEP TV's Raegan Medgie

**Friday, April 19<sup>th</sup>  
Honesdale High School Auditorium  
7:00 PM**

**Preregistration is Requested**

**Email: [missrepwayne13@gmail.com](mailto:missrepwayne13@gmail.com)**

**Phone: (570) 224-4661**

**The first 150 girls to register will receive a FREE  
Miss Representation t-shirt.**

Event Sponsors: Wayne County Business and Professional Women, Wayne County Drug Task Force, Wayne County Community Foundation, Wayne Highlands School District, Wayne Independent/Gatehouse Media and Bold Gold Media

**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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**ESTATE NOTICE**

**NOTICE IS HEREBY GIVEN,** that Letters of Administration have been issued in the Estate of David S. Schrecongost, who died on January 23, 2013, late resident of 186 Buckingham Heights, Moscow, PA 18444, to Michael Schrecongost, Administrator of the Estate, residing at 59 S. Shore Drive, Lake Ariel, PA 18436. All persons indebted to said estate are required to make payment and those having claims or demands are to present the same without delay to the law offices of HOWELL, HOWELL & KRAUSE, ATTN: ALFRED J. HOWELL, ESQUIRE, Attorney for the Estate, at 109 Ninth Street, Honesdale, PA 18431.

ALFRED J. HOWELL, ESQUIRE  
ATTORNEY FOR THE ESTATE

4/12/2013 • 4/19/2013 • 4/26/2013

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**ESTATE NOTICE**

**NOTICE IS HEREBY GIVEN,** that Letters Testamentary have been issued in the Estate of Patricia A. Ibach, who died on March 10, 2013, late resident of 17 Stone Fence Road, Damascus, PA 18415, to James Joseph Roche, Executor of the Estate, residing at 190 Chicopee Road, Damascus, PA 18415. 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

4/12/2013 • 4/19/2013 • 4/26/2013

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**ESTATE NOTICE**

**NOTICE IS HEREBY GIVEN,** that Letters Testamentary have been issued in the Estate of John Rand Phillips, who died on March 12, 2013, late resident of 142 Robbs Road, Damascus, PA 18415, to Elaine Nichols, Executrix of the Estate, residing at 142 Robbs Road, Damascus, PA 18415. 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

4/12/2013 • 4/19/2013 • 4/26/2013

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**ADMINISTRATOR NOTICE**

Estate of MICHELE R. ADAMS  
AKA MICHELE ADAMS AKA  
MICHELE R. SNYDER AKA  
MICHELE SNYDER

Late of Damascus Township  
Administrator

LOUIS L. ADAMS III  
60 SECOND ST.  
BEACH LAKE, PA 18405  
Attorney  
NICHOLAS A. BARNA  
831 COURT STREET  
HONSDALE, PA 18431

4/12/2013 • 4/19/2013 • 4/26/2013

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**EXECUTRIX NOTICE**

Estate of EDWARD L.  
MACLAUHLAN JR. AKA  
EDWARD MACLAUHLAN  
AKA EDWARD  
MACLAUHLAN JR. AKA  
EDWARD L. MACLAUHLAN

Late of Lake Township  
Executrix

PATRICIA TRAVERSE  
11 OAK DRIVE  
HAWLEY, PA 18428  
Attorney  
NICHOLAS A. BARNA

831 COURT STREET  
HONSDALE, PA 18431

4/5/2013 • 4/12/2013 • 4/19/2013

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**EXECUTOR NOTICE**

Estate of HELEN L. GERCHMAN  
AKA HELEN GERCHMAN

Late of Clinton Township

Executor

FRANCIS R GERCHMAN  
205 PETRILAK RD.

GREENFIELD TWP., PA 18407

Attorney

NICHOLAS A. BARNA

831 COURT STREET  
HONSDALE, PA 18431

4/5/2013 • 4/12/2013 • 4/19/2013

---

**EXECUTOR NOTICE**

Estate of BETTY ANNE MANN  
AKA BETTY A. MANN

Late of Lehigh Township

Co-Executor

BONNIE PORRETTA

30 SPRUCE COURT, UNIT #92  
CLIFTON, NJ 07014

Co-Executor

CHRISTOPHER A. MANN

33 POPLAR AVENUE

POMPTON PLAINS, NJ 07444

Attorney

TIMOTHY B. FISHER II, ESQ.

525 MAIN STREET, PO BOX 396  
GOULDSBORO, PA 18424

4/5/2013 • 4/12/2013 • 4/19/2013

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**EXECUTRIX NOTICE**

Estate of JOAN ATKINS

Late of Hawley Borough

Executrix

SANDRA KLINE

1409 HILLSIDE AVE.

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

3/29/2013 • 4/5/2013 • 4/12/2013

**OTHER NOTICES**

**NOTICE OF FILING OF  
CERTIFICATE OF  
ORGANIZATION**

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

4/12/2013

**ACTION IN QUIET TITLE  
IN THE COURT OF COMMON  
PLEAS OF THE 22ND JUDICIAL  
DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
COUNTY OF WAYNE**

NO. 30 – CIVIL – 2013

PATRICK A. TIGUE,  
Plaintiff

VS.

KRYSZYNA RYCHEL, HUGO  
SOPENA DEOLIVEIRA and

DEBORAH DEOLIVEIRA, his  
wife  
Defendant

.....  
**LEGAL NOTICE**  
.....

To: Krystyna Rychel  
Hugo Sopena Deoliveira  
& Deborah Deoliveira

Take Notice that Patrick A. Tigue has commenced a Quiet Title Action against you regarding title to real estate, specifically Lot 224 in Section 12, Winnebago Court, Pocono Springs Estates, Sterling Township, Wayne County. This property is known on the tax records of Wayne County as Tax Parcel 26-11-42, Control No. 051897. You failed to pay the taxes on that property and Patrick A. Tigue was the successful bidder at the tax sale. He seeks a Court Order extinguishing all of your right, title and interest in and to the subject real estate. You have twenty (20) days within which to respond to this notice or a default judgment may be taken against you.

**YOU SHOULD TAKE THIS  
PAPER TO YOUR LAWYER AT  
ONCE. IF YOU DO NOT HAVE  
A LAWYER, GO TO OR  
TELEPHONE THE OFFICE  
SET FORTH BELOW. THIS  
OFFICE CAN PROVIDE YOU  
WITH INFORMATION ABOUT  
HIRING A LAWYER.**

**IF YOU CANNOT AFFORD TO  
HIRE A LAWYER, THIS**

**OFFICE MAY BE ABLE TO  
PROVIDE YOU WITH  
INFORMATION ABOUT  
AGENCIES THAT MAY OFFER  
LEGAL SERVICES TO  
ELIGIBLE PERSONS AT A  
REDUCED FEE OR NO FEE.**

Northern Pennsylvania Legal  
Services, Inc.  
Wayne County Court House  
925 Court Street  
Honesdale, PA 18431  
Telephone (877) 515-7465

WARREN SCHLOESSER, ESQ.  
Attorney for Plaintiff

**4/12/2013**

**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  
APRIL 24, 2013**

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 24th day  
of April, 2013 at 10:00 AM in the  
Conference Room on the third  
floor of th Wayne County  
Courthouse in the Borough of  
Honesdale the following property,  
viz:

ALL that certain lot, piece or

parcel of land situate, lying and  
being in the Township of Lehigh,  
County of Wayne and State of  
Pennsylvania, bounded and  
described as follows:

BEING Lot No. 1, Street Gemini  
Trail, Final Map of Pocono Springs  
Estates, Inc., Section XII, on the  
plot or plan of lots known as  
'Pocono Springs Estates, Inc.' as  
laid out for the grantor herein by  
R.N. Harrison, Civil Engineer,  
Hackettstown, N.J., dated May,  
1968, and recorded in the Office of  
the Recorder of Deeds of Wayne  
County in Map Book 14, Page 189.

UNDER AND SUBJECT to  
covenants, restrictions, reservations  
and conditions as set forth in prior  
deeds and instruments forming the  
chain of title.

TITLE TO SAID PREMISES  
VESTED IN Timothy P.  
Budnovitch and Michelle L.  
Budnovitch, h/w, by Deed from Tri  
County Realty Agency, Inc., a  
Pennsylvania Corporation, dated  
09/17/1999, recorded 09/20/1999  
in Book 1562, Page 206.

Premises being: 1 GEMINI TRAIL  
A/K/A 1006 GEMINI TRAIL,  
GOULDSBORO, PA 18424

Tax Parcel No. 14-0-0024-0167

Improvements thereon:  
RESIDENTIAL DWELLING

Seized and taken in execution as  
Timothy P. Budnovitch 1 Gemini  
Trail GOULDSBORO PA 18424

Michelle L. Budnovitch 1 Gemini  
Trail GOULDSBORO PA 18424

Execution No. 344-Civil-2012  
Amount \$129,320.22 Plus  
additional

January 28, 2013  
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.**

Meredith Wooters Esq.

**3/29/2013 • 4/5/2013 • 4/12/2013**

**SHERIFF'S SALE  
APRIL 24, 2013**

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 24th day of April, 2013 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

All that certain piece or parcel of land situate in the Township of Damascus, County of Wayne, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a spike corner in the center of Township Road No. 624 this point also being in the line of lands of Nogar (Nogar's land lying on the westerly side of said road); thence through the land of the former Grantor, and on the center of a proposed forty (40) foot wide right-of-way, South eighty-three (83) degrees four (04) minutes East six hundred and no-tenths (600.0) feet to an iron pipe corner and South thirteen (13) degrees twenty-four (24) minutes West four hundred forty and one tenths (440.1) feet to an iron pipe corner in center of another proposed forty (40) foot wide right-of-way and thence along the center of the last mentioned right-of-way North seventy-nine (79) degrees twenty-nine (29) minutes West six hundred forty-six and two tenths (646.2) feet to a spike corner in the center of Township Road No. 624; thence along the center of said road North twenty (20) degrees East three hundred forty-eight and three tenths (348.3) feet and North sixteen (16) degrees thirty-five (35) minutes East sixty-nine and two

tenths (69.2) feet to the place of BEGINNING. CONTAINING six and one tenth (6.1) acres be the same more or less.

UNDER AND SUBJECT to that portion of the above described premises, namely a strip along the westerly boundary thereof, that lies within the right-of-way for Township Road No. 624.

UNDER AND SUBJECT to those portions of the above described premises which lie within the two forty (40) foot wide rights-of-way, namely a strip of land twenty (20) feet in width running along the southerly boundary of said property and a strip of land twenty (20) feet in width running along the northerly line of said property, said twenty (20) foot wide strip being one-half (1/2) of said forty (40) foot wide rights-of-way.

ALSO GRANTING AND CONVEYING to the Grantees herein, their heirs and assigns, the right, liberty and privilege of ingress, regress and egress along, over and upon the said forty (40) foot wide rights-of-way in common, however, with the former Grantor, their heirs and assigns and other persons using said rights-of-way.

The foregoing description is in accordance with map of survey made by Mark R. Zimmer, Registered Surveyor, dated November, 1968, a map of which is recorded in Wayne County Map Book 10 at page 104.

TITLE TO SAID PREMISES VESTED IN Burton Marshall and Betty Marshall, his wife, as tenants by the entireties, by Deed from Frederick Bergren and Annabelle Bergren, his wife, dated 12/30/2004, recorded 01/03/2005 in Book 2686, Page 29.

Premises being: 134 ATCO ROAD, BEACH LAKE, PA 18405-4031

Seized and taken in execution as Burton Marshall 18 Graigville Road, Bldg. 18-2 GOSHEN NY 10924

Betty Marshall 19 Graigville Road, Bldg. 18-2 GOSHEN NY 10924

Execution No. 703-Civil-2011  
Amount \$191,723.84 Plus  
additional

January 28, 2013  
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.

Meredith Wooters Esq.

3/29/2013 • 4/5/2013 • 4/12/2013

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**SHERIFF'S SALE  
APRIL 24, 2013**

By virtue of a writ of Execution U.S. Bank NA, as trustee for the LXS 2007-4N issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 24th day of April, 2013 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THAT CERTAIN TRACT OR LOT OF LAND SITUATE IN STERLING TOWNSHIP, WAYNE COUNTY, PENNSYLVANIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

TRACT ONE: ALL THAT CERTAIN TRACT OR LOT OF LAND SITUATE IN STERLING TOWNSHIP, WAYNE COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A STONE ON THE EAST SIDE OF THE BELMONT AND EASTON

TURNPIKE ROAD NO. 126, WARRANTY NAME PETER LYNN, JR.; THENCE SOUTH TWENTY-THREE (23) DEGREES EAST TWENTY (20) PERCHES ALONG SAID ROAD; THENCE SOUTH SIXTEEN (16) DEGREES EAST FORTY (40) PERCHES; THENCE ALONG SAID ROAD, FORTY (40) DEGREES EAST FORTY-FOUR (44) PERCHES TO A STONE CORNER NEAR SAID ROAD; THENCE BY LANDS NOW OR FORMERLY OF B. CARRELL, OF WHICH THIS IS A PART, NORTH FIFTY (50) DEGREES EAST FORTY-TWO (42) PERCHES TO A STONE CORNER; THENCE BY LAND NOW OR FORMERLY OF GEORGE CORRELL, NORTH FIFTY (50) DEGREES WEST ONE HUNDRED FOURTEEN (114) PERCHES TO THE PLACE OF BEGINNING.

CONTAINING EIGHTEEN (18) ACRES AND ONE HUNDRED FIFTY-SIX (156) PERCHES, BE THE SAME MORE OF LESS.

ALSO, ALL THE RIGHT, TITLE AND INTEREST IN THAT OTHER PIECE OR PARCEL OF LAND BOUNDED AND DESCRIBED AS FOLLOWS, VIZ:

BOUNDED ON THE SOUTH BY OTHER LANDS ABOVE DESCRIBED; ON THE WEST BY THE SAME TRACT AND BY THE NORTH AND SOUTH TURNPIKE ROAD, ON THE

NORTH BY LAND NOW OR FORMERLY OF GEORGE ZEIGLER, AND ON THE EAST BY THE LAND NOW OR FORMERLY OF SAID GEORGE ZEIGLER, AND BEING A PIECE OF LAND.

CONTAINING ABOUT THIRTEEN (13) ACRES MORE OR LESS.

EXCEPTING AND RESERVING FROM THE FIRST ABOVE DESCRIBED PARCEL OF LAND.

ALL THAT CERTAIN PIECE OR PARCEL OF LAND WHICH EMMA N. GILPIN, BY HER DEED DATED AUGUST 20, 1935 AND RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR WAYNE COUNTY IN DEED BOOK 139, PAGE 377, GRANTED AND CONVEYED TO RICHARD B. TUCKER AND HELEN L. TUCKER, HIS WIFE, AND CONTAINING TWO (2) ACRES OF LAND, MORE OR LESS.

THE PREMISES ABOVE DESCRIBED ARE KNOWN AND DESIGNATED AS THE ASSESSMENT RECORDS OF WAYNE COUNTY AS TAXABLE NO. 26-351/25.

CONTROL #26-0-031877

BEING KNOWN AS: 56 Sterling Road, Newfoundland, PA 18445

PROPERTY ID NO.: 26-0-0351-0025

Seized and taken in execution as Dana M. Brown 56 Sterling Rd NEWFOUNDLAND PA 18445 Michael A. Brown 56 Sterling Road NEWFOUNDLAND PA 18445

Execution No. 666-Civil-2012 Amount \$348,788.85 Plus additional

January 30, 2013  
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.

Katherine E. Knowlton, Esq.

3/29/2013 • 4/5/2013 • 4/12/2013

**SHERIFF'S SALE  
MAY 1, 2013**

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 1st day of May, 2013 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND LOCATED IN THE TOWNSHIP SOUTH CANAAN, COUNTY OF WAYNE AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING IN THE CENTER OF THE PUBLIC ROAD AT THE POINT WHERE THE SOUTHWESTERLY LINE OF THE FRATINI'S INTERSECTS THE SAID PUBLIC ROAD, BEING ALSO THE CORNER OF THE LANDS OF FRATINI'S (SIC) FRATINI'S AND LOREN BARHIGHT;

THENCE ALONG LANDS OF LOREN J. BARHIGHTAND FRIEND WILLIAMS, SOUTH 33 DEGREES 20 MINUTES EAST NINETY-SEVEN (97) RODS TO A CORNER;

THENCE ALONG LANDS OF B.F. CHUMARD NORTH 40 DEGREES EAST 100 FEET TO A

CORNER,

THENCE ALONG LANDS OF THE GRANTORS (FRATINI) NORTH 33 DEGREES 20 MINUTES WEST NINETY-FIVE AND ONE-HALF (95 1/2) RODS TO A CORNER IN THE PUBLIC ROAD AND

THENCE THE SAID PUBLIC ROAD SOUTH 58 DEGREES WEST 100 FEET TO THE PLACE OF BEGINNING

Tax Parcel I.D.: 24-0-0281-0033

Address: 44 St. Tikhons Road, Waymart, PA 18472-4523.

BEING the same premises which Gerald W. Edwards and Carol Edwards, his wife, by Deed dated May 20, 2010 and recorded July 1, 2010 in and for Wayne County, Pennsylvania, in Deed Book Volume

Seized and taken in execution as Robert D. Matthews 44 S. Tikhons Road WAYMART PA 18472

Execution No. 24-Civil-2012  
Amount \$176,175.89 Plus  
additional

February 6, 2013  
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.

Jamie R. Ackerman, Esq.

4/5/2013 • 4/12/2013 • 4/19/2013

**SHERIFF'S SALE  
MAY 1, 2013**

By virtue of a writ of Execution Citimortgage, Inc. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 1st day of May, 2013 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

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

BEGINNING at a point on the southern side of Long Meadow

Drive in former Grantors' Bethany Gardens Development, being the northeasterly corner of Lot 19 in said Development; thence along the southerly and westerly sides of said drive, South 89 degrees 30 minutes East one hundred and twenty feet, South 58 degrees 40 minutes East seventy-one and twenty-three hundredths (71.23) feet and South 01 degree 40 minutes West one hundred thirty-eight and fifty-five hundredths (138.55) feet to the northeasterly corner of Lot 35; thence along the northerly line of said Lot 35, North 89 degrees 30 minutes West one hundred fifty-three and nine-tenths (153.9) feet; thence along the easterly and northerly sides of a 10-foot right of way, North 01 degree West five feet and North 89 degrees 30 minutes West 20 feet to the southeasterly corner of Lot 19; thence along the easterly line of Lot 19, North 01 degree West one hundred and seventy (170) feet to the place of BEGINNING.

BEING Lot 33 of Bethany Gardens Development map recorded in Wayne County Map Book 4, page 145.

THE LOT herewith conveyed is subject to the following restrictions, covenants and conditions, which bind said lot in the hands of any and all grantees, their heirs and assigns, and mutually bind all lots conveyed subject to such restrictions, covenants and conditions. All such restrictions and conditions are covenants running with the land,

enforceable by injunction or otherwise at the suit of the former Grantors or owners of neighboring or adjoining lands in Bethany Gardens Development:

1. The land herewith conveyed and improvements placed thereon shall be for residential use only and may not be used for any commercial or club purposes.
2. One residence only, with garage, may be located upon the lot herewith conveyed, and all building plans, type of construction and location of buildings shall be subject to the approval of the former Grantors.
3. The premises shall be maintained in a neat and sanitary

manner. No trailers shall be located upon the premises. Raising of poultry, livestock and farm animals is not permitted. Each owner shall dispose of sewage through a septic tank. All for sale or for rent signs shall be subject to the approval of former Grantors.

4. Lot owners of Bethany Gardens, in common with other lot owners and a reasonable number of guests and licensees, shall be entitled to use areas located as roads on the recorded maps of Bethany Gardens Development, and after a majority of said lots have been sold, the individual lot owners shall be responsible for maintenance of the portion of the aforesaid roads bordering on such lots until a plan is devised by said lot owners for

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common maintenance.

5. The use and maintenance of such common use facilities as may be supplied by the former Grantors shall be the responsibility of the Grantees and users, and the former Grantors shall in no way be held liable for any accidents, damages or other costs arising from or in the course of using such common use facilities, and the grantees will indemnify and save harmless the former grantors from any and all claim, loss, damage or injury growing out of such exercise.

**TITLE TO SAID PREMISES VESTED IN** Title to said premises is vested in Darrell J. Cobb, by Deed from Joseph A. Blaskiewicz, administrator d.b.n.c.t.a. of the Estate of Joyce H. Cobb, dated 07/17/2002, recorded 07/22/2002 in Book 2027, Page 326.

Seized and taken in execution as Darrell J. Cobb 16 Long Meadow Drive HONESDALE PA 18431

Execution No. 96-Civil-2010  
Amount \$130,585.68 Plus  
additional

January 31, 2013  
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.**

Allison F. Zuckerman, Esq.

**4/5/2013 • 4/12/2013 • 4/19/2013**

**SHERIFF'S SALE  
MAY 1, 2013**

By virtue of a writ of Execution Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2005-WL1 Deutsche Bank Nat'l. Trust Co., as trustee for Morgan Stanlry Ixis Real Estate Capital Trust 2006-2 Mortgage Pass Through Certificates, Series 2006-2, by its attorney in fact Ocwen 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 Wednesday the 1st day of May, 2013 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

**ALL THAT CERTAIN** lot, piece of parcel of land lying, Situate and

being in the Township of Salem, County of Wayne and Commonwealth of Pennsylvania, being known as Lot No. 16 on a map of lands of Robert P. Vonderhey, dated July 19, 1973, by George E. Ferris, R.S., bounded and described as follows;

BEGINNING at an iron pipe located in the western boundary of Township Road (DB 330 P 385) said point being the common corner of Lots 16 and 15 and being the southeastern corner of the parcel herein described;

THENCE along the comon boundary of Lots 16 and 15 south forty- seven (47) degrees twenty-four (24) minutes West 462.95 feet to an iron pipe for a corner in the line of lands now or formerly owned by Ognasky;

THENCE along the lands now or formerly of Ognasky North forty-three (43) degrees thirty-seven (37) minutes West 100.00 feet to an iron pipe for a corner;

THENCE along the common boundary of Lots 17 and 16 North forty-seven (47) degrees twenty-four (24) minutes East 464.00 feet to an iron pipe for a corner;

THENCE along the western boundary of the aforesaid Township Road South forty-three (43) degrees East 100.00 feet to the point and place of beginning.

CONTAINING 1.064 acres, more or less.

TAX PARCEL 22-0-0031-0010

BEING the same premises which Catherine A Laudig , A Single Individual by Deed dated November 29, 2004 and recorded December 1, 2004 in the Office of the Recorder of Deeds in and for Wayne County in Deed Book 2664 Page 125, granted and conveyed unto Paul Beavers and Racheal

Seized and taken in execution as Rachel Beavers 33 Mountain Crest Drive LAKE ARIEL PA 18436 Paul Beavers 33 Mountain Crest Drive LAKE ARIEL PA 18436

Execution No. 269-Civil-2012  
Amount \$159,879.66 Plus  
additional

January 31, 2013  
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 P. Diskin Esq.

4/5/2013 • 4/12/2013 • 4/19/2013

**SHERIFF'S SALE  
MAY 1, 2013**

By virtue of a writ of Execution  
JPMorgan Chase 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 1st  
day of May, 2013 at 10:00 AM in  
the Conference Room on the third  
floor of th Wayne County  
Courthouse in the Borough of  
Honesdale the following property,  
viz:

All that certain tract or parcel of  
land situated in the Township of  
Lake, Wayne County,  
Pennsylvania, known as Lot 3064,  
Section 24 of The Hideout, a  
subdivision situated in the  
Townships of Lake and Salem,

Wayne County, Pennsylvania  
according to the plans  
thereof recorded in the Office of the  
Recorder of Deeds of Wayne  
County, Pennsylvania April 9, 1970  
in Plan Book 5, Page 27; May 11,  
1970 in Plan Book 5, Pages 34, 37,  
41 through 48 and 50; September  
8, 1970 in Plan Book 5, Page 57;  
February 8, 1971 in Plat Book 5~  
pages 62 and 63; March 24, 1971  
Plan Book 5, page 66; May 10,  
1971 in Plan Book 5, Pages 71 and  
72; March 14, 1972 in Plan Book  
5, Pages 76, 79 through 84 and 86;  
May 26, 1972 in Plan Book 5,  
Pages 93 through 95; September  
26, 1972 in Plan Book 5, Pages  
96j, 97 and 100 through 104;  
March 9, 1973 in Plan Book 5,  
Page 106; March 23, 1973 in Plan  
Book 5, page 107; April 3, 1973 in  
Plan Book 5, pages 108 through  
110; May 18, 1973 in Plan Book 5,  
pages 111 through 119 and  
September 24, 1973 in Plan Book  
5, Pages 120 through 123.

SUBJECT TO all easements,  
covenants, conditions and  
restrictions of record, including  
those set forth in the Declaration of

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Appraiser

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Honesdale, PA

Protective Covenants for The Hideout, dated as of May 11, 1970, as amended and supplemented.

BEING TAX NO.: 12-0-00-33-0179

BEING KNOWN AS: 3064 NORTHGATE ROAD, LAKE ARIEL, PENNSYLVANIA 184360000.

Title to said premises is vested in Richard V. Garcia and Gail M. Garcia, husband and wife, by deed from EDWARD S. SARKISSIAN AND KAREN SARKISSIAN, HUSBAND AND WIFE dated October 20,2004 and recorded November 2,2004 in Deed Book 2637, Page 338.

Seized and taken in execution as Richard V. Garcia 10 Woods Edge Court HAUPPAUGE NY 11788 Gail M. Garcia 10 Woods Edge Court HAUPPAUGE NY 11788

Execution No. 455-Civil-2012 Amount \$220,942.50 Plus additional

January 31, 2013 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.**

Christine L. Graham, Esq.

**4/5/2013 • 4/12/2013 • 4/19/2013**

**SHERIFF'S SALE  
MAY 8, 2013**

By virtue of a writ of Execution Vericrest Opportunity Loan Trust 2011-NPL1, by Vericrest Financial, Inc. solely in its capacity as servicer issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 8th day of May, 2013 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

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

**BEGINNING at a nail for a corner located in the centerline of**

Township Road Route No. 399; said corner being a common corner of Lot No.3, and a fifty (50) foot wide right of way, as set forth on the hereinafter referred to map; thence along the common boundary line of Lot No.3, north 89 degrees 56 minutes East 695.01 feet to a point for a Corner; thence along the boundary line of Lot No.3, North 1 degrees 28 minutes 03 seconds East 114.91 feet to a drill hole in wall for a corner; thence along lands now or formerly of Clarence Pennell North 71 degrees 34 minutes East 698.88 feet to a new iron pin in old stone pile for a corner; thence along an old public road leading to H. H. Coles and to M. Wises (now vacated) on a line running between two (2) stone walls South 33 degrees 03 minutes East 489.46 feet to an iron pin; thence along same South 35 degrees 20 minutes East 514.77 feet to an iron pin for a corner; said corner being located near to Township Road Route No. 398; thence along lands of Frank and Vivian Walter; and along an open field; South 10 degrees 17 minutes West 266.11 feet to an iron pin for a corner; thence along an old stone wall and the boundary line of Lot No. 14 South 55 degrees 21 minutes 52 seconds West 405.73 feet to an iron pin for a corner; thence along the common boundary line of Lot No. 14 and a fifty (50) foot wide right of way South 35 degrees 21 minutes 57 seconds East 402.91 feet to a nail located in Legislative Route 63009 (Route No. 590); thence along an arc in a southwesterly direction to

a point for a corner, said point being the easterly corner of Lot No. 13; thence along the common boundary line of Lot No. 13 and a fifty (50) foot wide right of way North 35 degrees 21 minutes 57 seconds West 402.91 feet to an iron pin for a corner; thence along an old stone wall and the boundary line of Lot No. 13, South 55 degrees 21 minutes 52 seconds West 250 feet to an iron pin for a corner; thence along the boundary line of Lot No.13 and Lot No. 12, South 43 degrees 14 minutes West 259.71 feet to an iron pin for a corner; thence along the boundary line of Lot No. 11, South 20 degrees 34 minutes 32 seconds West 390.55 feet to an iron pin for a corner; thence along the boundary line of Lot No. 10, north 86 degrees 45 minutes 28 seconds West 310.92 feet to an iron pin; thence along the common boundary line of Lot No. 10 and a fifty (50) foot wide right of way South 2 degrees 29 minutes West 250 feet to an iron pin for a corner; thence along the boundary line of Lot No.9, South 2 degrees 29 minutes West 50 feet to an iron pin for a corner; thence along same on an arc in a southwesterly direction; said arc having a radius of 266.42 feet, and a length of 233.46 feet to an iron pin; thence along the boundary line of Lot No.8 in a southerly direction along an arc having a radius of 260.69 feet, and a length of 175.55 feet to an iron pin; thence along same South 8 degrees 54 minutes West 152.35 feet to a point for a corner in centerline of Township Road Route



No. 399; thence along the centerline of said road in a westerly direction fifty (50) feet to a point for a corner; thence along the boundary line of Lot No. 7, North 8 degrees 54 minutes East 152.45 feet to an iron pin for a corner; thence along the boundary line of Lot No. 7 and Lot No.6 an arc in a northeasterly direction; along an arc having a radius of 310.69 feet, and a length of 233.43 feet to an iron pin, thence along the boundary line of Lot No.6 along an arc having a radius of 216.42 feet, and a length of 169.78 feet to an iron pin for a corner; thence along the boundary line of Lot No.6, North 2 degrees 59 minutes West 50 feet to an iron pin; thence along a stone wall North 2 degrees 29 minutes East 1485.0 feet to an iron pin; thence along the boundary line of Lot No.5 and Lot No.4, North 1 degrees 28 minutes 3 seconds East 406.01 feet to an iron pin for a corner; thence along the common boundary line of Lot No.4 and a fifty (50) foot wide right of way South 89 degrees 56 minutes West 694.54 feet to a nail for a corner located in the centerline of Township Road Route No. 399; thence along same North 0 degrees 56 minutes East 50.01 feet to the point and place of BEGINNING.

CONTAINING 23.95 Acres more or less.

BEING known as 116 Daniels Road, Hawley, PA 18428

BEING Map No.:19 0 0063 0028 Control No. 036808

The above description is pursuant to a map entitled, Final Plan No.2, Rockwood Acres, situate in

Seized and taken in execution as David Markowitz 116 Daniels Road HAWLEY PA 18428 Debra Markowitz 116 Daniels Road HAWLEY PA 18428

Execution No. 433-Civil-2012 Amount \$615,868.10 Plus additional

February 5, 2013 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.**

Craig Oppenheimer Esq.

**4/12/2013 • 4/19/2013 • 4/26/2013**



**SHERIFF'S SALE  
MAY 8, 2013**

By virtue of a writ of Execution Citimortgage, Inc. s/b/m to ABN AMRO Mortgage Group, Inc. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 8th day of May, 2013 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THAT CERTAIN tract or parcel of land situated in the Township of Lake, Wayne County, Pennsylvania, known as Lot 2669, Section 42, of The Hideout, a subdivision situated in the Townships of Lake and Salem, Wayne County, Pennsylvania, according to the plats thereof recorded in the Office of the Recorder of Deeds of Wayne County, Pennsylvania, April 9, 1970, in Plat Book 5, Page 27; May 11, 1970, in Plat Book 5, Pages 34, 37, 41 through 48 and 50; September 8, 1970, in Plat Book 5, Page 57; February 8, 1971, in Plat Book 5, Pages 62 and 63; March 24, 1971, in Plat Book 5, Page 66; May 10, 1971, in Plat Book 5, Pages 71 and 72; March 14, 1972, in Plat Book 5, Pages 76, 79 through 84 and 86; May 26, 1972, in Plat Book 5, Pages 93 through 95; September 26, 1972, in Plat Book 5, Pages 96, 97 and 100 through 104; March 9, 1973, in Plat Book 5, Page 106; March 23, 1973, in Plat Book 5, Page 107,

April 3, 1973, in Plat Book 5, Pages 108 through 110; May 18, 1973, in Plat Book 5, Pages 111 through 119.

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

TITLE TO SAID PREMISES VESTED IN Paul J. Munley and Margaret M. Munley, his wife, by Deed from George E. Kistner and Irene L. Kistner, his wife, dated 12/23/1993, recorded 01/05/1994 in Book 893, Page 4.

Premises being: 2669 ROCKWAY ROAD, LAKE ARIEL, PA 18436

Improvements thereon:  
RESIDENTIAL DWELLING

TAX MAP NO.: 12-0-0039-0076.-

Seized and taken in execution as Paul J. Munley 584 The Hideout 2669 Rockway Road LAKE ARIEL PA 18436  
Margaret M. Munley 584 The Hideout 2669 Rockway Road LAKE ARIEL PA 18436

Execution No. 636-Civil-2012  
Amount \$65,852.21 Plus additional

January 31, 2013  
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE  
NOTICE:

That all claims to the property will be filed with the sheriff before the

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

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

John Michael Kolesnik Esq.

4/12/2013 • 4/19/2013 • 4/26/2013

**SHERIFF'S SALE  
MAY 8, 2013**

By virtue of a writ of Execution First National Bank of Pennsylvania, s/b/m to Community Bank & Trust Co. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 8th day of May, 2013 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THOSE THREE CERTAIN  
PIECES OR PARCELS OF LAND  
LYING AND BEING PARTLY IN  
THE TOWNSHIP OF PRESTON

AND PARTLY IN THE  
BOROUGH OF STARRUCCA,  
COUNTY OF WAYNE AND  
COMMONWEALTH OF  
PENNSYLVANIA, BOUNDED  
AND DESCRIBED AS  
FOLLOWS:

FIRST PARCEL: PARTLY IN  
THE TOWNSHIP OF PRESTON  
AND PARTLY IN THE  
BOROUGH OF STARRUCCA,  
BEGINNING AT A HEAP OF  
STONES FOR THE EASTERN  
CORNER OF A LOT OF LAND  
SOLD TO B.C. KING IN THE  
LINE OF A TRACT IN THE  
WARRANTEE NAME OF JOHN  
SMITH; THENCE ALONG SAID  
LINE BY LAND OF NOEL  
LLOYD, SOUTH 26 DEGREES  
EAST 133.7 RODS TO A  
STONES CORNER; THENCE BY  
LAND CONVEYED TO NOEL  
LLOYD, SOUTH 64 DEGREES  
WEST 82 RODS TO A STONES  
CORNER; THENCE BY LAND  
FORMERLY OWNED BY  
TENCH COXE, NORTH 26  
DEGREES WEST 133.7 RODS  
TO A HEAP OF STONES; AND  
THENCE BY SAID LANDS  
SOLD TO B.C. KING, NORTH 64  
DEGREES EAST 82 RODS TO  
THE PLACE OF BEGINNING.  
CONTAINING 68 ACRES AND  
75 PERCHES OF LAND BE THE  
SAME MORE OR LESS.

SECOND PARCEL: BEING IN  
THE BOROUGH OF  
STARRUCCA, BEGINNING AT A  
POST AND STONES FOR THE  
NORTHWESTERN CORNER OF  
THE LAND IN THE

WARRANTEE NAME OF JOHN SMITH; THENCE BY LAND IN THE WARRANTEE NAME OF WILLIAM SMITH NORTH 64 DEGREES EAST 148 RODS TO A STONES CORNER; THENCE BY LAND SOLD TO CHARLES LLOYD, SOUTH 26 3/4 DEGREES EAST 62 3/4 RODS TO A STONES CORNER; THENCE BY LAND SOLD TO EDWIN G. LLOYD, SOUTH 64 DEGREES WEST 70 RODS TO A STONES CORNER; THENCE BY LAND SOLD TO EDWIN G. LLOYD SOUTH 25 DEGREES EAST 33 RODS TO A STONES CORNER; THENCE BY LAND SOLD TO E.T. CASE SOUTH 59 1/2 DEGREES WEST 12 RODS TO A HEMLOCK TREE ON AN ISLAND IN THE CENTER OF THE CREEK; THENCE FOLLOWING THE CREEK FOR A BOUNDARY BY LAND SOLD TO E.T. CASE TO A BIRCH TREE IN THE CENTER OF THE CREEK BEING THE LINE OF LAND IN THE WARRANTEE NAME OF ALEXANDER FOSTER; THENCE BY LAND IN THE WARRANTEE NAME OF ALEXANDER FOSTER, NORTH 26 DEGREES WEST 135 3/4 RODS AND 20 LINKS TO THE PLACE OF BEGINNING. CONTAINING 84 ACRES AND 3 RODS, BE THE SAME MORE OR LESS.

THIRD PARCEL: BEING IN THE TOWNSHIP OF PRESTON, BEGINNING AT A STAKE AND STONES CORNER IN THE SOUTH BOUNDS OF LANDS

OF JOSEPH DOW, JR. THENCE SOUTH 25 DEGREES EAST 123 PERCHES, THENCE SOUTH 65 DEGREES WEST 74 PERCHES TO A BEECH AND STONES CORNER; THENCE NORTH 25 DEGREES WEST 123 PERCHES TO A STAKE; THENCE NORTH 65 DEGREES EAST BY JOSEPH DOW JR.'S LAND AFORESAID, 24 PERCHES TO THE PLACE OF BEGINNING. CONTAINING 56 ACRES OF LAND BE THE SAME MORE OR LESS.

HAVING ERECTED THEREON A DWELLING KNOWN AND NUMBERED AS 458 KING HILL ROAD, STARRUCCA, PA 18462.

BEING KNOWN AND NUMBERED AS PARCEL #25-0-0140-0027.A; 25-0-0140-0027.0001; 20-0-0140-0027.0002; 25-0-0140-0027; 20-0-0141-0018.0002.

BEING THE SAME PREMISES WHICH JOSEPH SKURSKI, WIDOWER, BY DEED DATED MARCH 24, 1999 AND RECORDED ON MARCH 25, 1999 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR WAYNE COUNTY, IN DEED BOOK 1488, PAGE 0054 GRANTED AND CONVEYED UNTO JOSEPH L. SKURSKI, JR.

Seized and taken in execution as Joseph L. Skurski, Jr. 458 King Hill Road STARRUCCA PA 18462

Execution No. 765-Civil-2012  
Amount \$72,134.51 Plus additional

February 5, 2013  
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.**

Scott A. Dietterick, Esq.

**4/12/2013 • 4/19/2013 • 4/26/2013**

**SHERIFF'S SALE  
MAY 8, 2013**

By virtue of a writ of Execution Wells Fargo Bank , N.A. Oissued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 8th day of May, 2013 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property,

viz:

ALL THAT CERTAIN piece or parcel of land situated in the Township of Salem, County of Wayne, State of Pennsylvania, bounded and described as follows:

BEGINNING as the radius point of a cul-de-sac, thence along Lot No. 5, North 81 degrees 55 minutes 22 seconds West 334.16 feet to an iron bar, thence along Lot No. 8 and also Lot No. 7, North 39 degrees 28 minutes 05 seconds East 313.90 feet to a point in the center of Island Lane, thence along the center of Island Lane South fifty degrees 31 minutes 55 seconds East 30.35 feet to a point, thence along a curve to the right having a radius of 290.00 feet and an arc distance of 146.95 feet to a point. Thence South 21 degrees 29 minutes 55 seconds East 150.00 feet to a point in the center of Island Lane. Thence South 68 degrees 30 minutes 05 seconds West 35.00 feet to the point and place of beginning.

CONTAINING 1.25 acres of land more or less.

EXCEPTING AND RESERVING the right-of-way of Island Lane and all utility and drainage easements as shown on the subdivision plan of 'Island Acres' as recorded in Map Book 83, Page 11.

SUBJECT to the same conditions, exceptions, reservations, restrictions, easements and rights of way as are contained in prior

deeds forming the chain of title.

TITLE TO SAID PREMISES  
VESTED IN Allen Strong and  
Elaine A. Strong, h/w, by Deed  
from Stefan Osecki, single and  
Kathryn Lichtenberger, single,  
dated 08/22/2008, recorded  
08/28/2008 in Book 3583, Page  
256.

Premises being: 3 ISLAND LANE  
A/K/A 118 ISLAND LANE,  
LAKE ARIEL, PA 18436

Tax Parcel No. 22-0-0310-  
0006.0006

Improvements thereon:  
RESIDENTIAL DWELLING

Seized and taken in execution as  
Allen Strong 1102 Monroe Avenue  
Apt. 1 Dunmore PA 18509  
Elaine A. Strong 1102 Monroe  
Ave. Apt . 1 Dunmore PA 18509

Execution No. 945-Civil-2010  
Amount \$130,696.98 Plus  
additional

January 31, 2013  
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.

Allison F. Zuckerman, Esq.

**4/12/2013 • 4/19/2013 • 4/26/2013**

---

**CIVIL ACTIONS FILED**

*FROM MARCH 16, 2013 TO MARCH 22, 2013  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**JUDGMENTS**

<b>NUMBER</b>	<b>LITIGANT</b>	<b>DATE</b>	<b>DESCRIPTION</b>	<b>AMOUNT</b>
2000-20713	ZAWISLAK EDWARD C	3/21/2013	SATISFACTION	—
2001-20186	ZAWISLAK EDWARD C	3/21/2013	SATISFACTION	—
2001-20253	ZAWISLAK EDWARD C	3/21/2013	SATISFACTION	—
2003-20759	MERRING KEVIN LEE	3/20/2013	SATISFACTION	238.76
2007-00271	ROSKOSKI JEANNE	3/18/2013	SATISFACTION	—
2007-21110	VALERIO ANTHONY	3/18/2013	SATISFACTION	21,647.32
2008-20795	VALERIO ANTHONY	3/18/2013	SATISFACTION	4,089.25
2009-00191	LOWRY RITA D	3/22/2013	SATISFACTION	—
2010-20217	ACOLIA DAVE	3/22/2013	SATISFACTION	468.03
2010-20217	ACOLIA SYLVAN	3/22/2013	SATISFACTION	468.03
2010-21036	VALERIO ANTHONY	3/18/2013	SATISFACTION	729.70
2010-21805	ACOLIA DAVE	3/22/2013	SATISFACTION	532.26
2010-21805	ACOLIA SYLVANA	3/22/2013	SATISFACTION	532.26
2011-00174	JOHANNES DAVID W	3/21/2013	SATISFACTION	—
2011-00592	WALLACE LORRAINE	3/18/2013	WRIT OF EXECUTION	204,526.62
2011-21199	PENNSTAR BANK GARNISHEE	3/22/2013	DISSOLVE ATTACHMENT	—
2012-00103	RONAYNE JOHN R DEFENDANT/APPELLEE	3/18/2013	JGMT/ARBITRATION AWD	9,860.59
2012-00149	WEIDNER DOROTHY	3/18/2013	WRIT OF EXECUTION	142,065.70
2012-00149	WEIDNER PETER J	3/18/2013	WRIT OF EXECUTION	142,065.70
2012-00149	WEIDNER JOHN J ESTATE	3/18/2013	WRIT OF EXECUTION	142,065.70
2012-00346	SCHAEPE REBECCA	3/18/2013	WRIT OF EXECUTION	355,009.77
2012-00346	SCHAEPE MICHAEL A	3/18/2013	WRIT OF EXECUTION	355,009.77
2012-00363	VELEHOSKI SCHNEIDER JANET	3/18/2013	AMENDED JUDGMENT	5,803.75
2012-00363	SCHNEIDER JANET VELEHOSKI A/K/A	3/18/2013	AMENDED JUDGMENT	5,803.75
2012-00363	VELEHOSKI JANET A/K/A	3/18/2013	AMENDED JUDGMENT	5,803.75
2012-00363	ORKWIS JANET A/K/A	3/18/2013	AMENDED JUDGMENT	5,803.75
2012-00363	SCHNIDER JANET	3/18/2013	AMENDED JUDGMENT	5,803.75
2012-00363	SCHNEIDER LONNIE A/K/A	3/18/2013	AMENDED JUDGMENT	5,803.75
2012-00363	SCHNIDER LONNIE	3/18/2013	AMENDED JUDGMENT	5,803.75
2012-00783	HARRISON GEORGE	3/18/2013	DEFAULT JUDGMENT	94,067.87
2012-00790	CADWALADER THOMAS	3/21/2013	FINAL JUDGMENT	—
2012-20364	DEFINIS MICHAEL	3/20/2013	SATISFACTION	—
2012-21028	WAYNE BANK GARNISHEE	3/22/2013	DISCONTINUE ATTACHMT	—
2013-00052	GOODWIN WILLIAM R	3/18/2013	DEFAULT JUDGMENT	670,417.86

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

2013-00062	MORRIS SHEILA L	3/22/2013	DEFAULT JUDGMENT	225,839.87
2013-20137	CHESKY GREGORY	3/22/2013	WRIT OF EXECUTION	7,694.75
2013-20137	CHESKY GLLADYS	3/22/2013	WRIT OF EXECUTION	7,694.75
2013-20170	TREGASKIS VIRGINIA	3/18/2013	VACATE JUDGMENT	—
2013-20173	DOHERTY JASON RICHARD	3/19/2013	SATISFACTION	—
2013-20221	SNYDER BRIAN	3/18/2013	JP TRANSCRIPT	1,125.66
2013-20222	WROBLESKI JOSEPH G	3/18/2013	FEDERAL TAX LIEN	49,001.06
2013-20222	WROB LORI A	3/18/2013	FEDERAL TAX LIEN	49,001.06
2013-20223	HULL MARK D	3/18/2013	FEDERAL TAX LIEN	12,619.13
2013-20224	BEAM ROBERT JR	3/19/2013	JUDGMENT	1,229.00
2013-20225	LOHMANN ALEXANDER	3/19/2013	JUDGMENT	1,152.50
2013-20226	ROSENGRANT WENDELL L	3/19/2013	JUDGMENT	1,196.00
2013-20227	SEEUWEN PETER FREDERICK	3/19/2013	JUDGMENT	1,427.50
2013-20228	MINDLER HALLEY CASSIOPE	3/19/2013	JUDGMENT	1,143.50
2013-20229	ELDRED JACOB J	3/19/2013	JUDGMENT	12,788.98
2013-20230	RYAN NANCY DD ESTATE	3/20/2013	JP TRANSCRIPT	12,143.00
2013-20231	BRISLIN MARIA S	3/20/2013	JP TRANSCRIPT	10,826.16
2013-20232	FASCESKI JOSHUA EDWARD	3/20/2013	JUDGMENT	1,016.00
2013-20233	SULLIVAN NATALIE B	3/21/2013	JUDGMENT	1,269.50
2013-20234	ALECKNA LINDA	3/21/2013	JUDGMENT	1,230.50
2013-20235	MEGLIO FRANK J	3/21/2013	JUDGMENT	5,186.31
2013-20236	MEGLIO MARC T	3/21/2013	JUDGMENT	4,327.81
2013-20237	WINTERS RICHARD	3/21/2013	JP TRANSCRIPT	2,162.50
2013-20238	PATZUK JAMES J	3/22/2013	JUDGMENT	1,827.50
2013-20239	RYLKA DAWN M	3/22/2013	JUDGMENT	1,301.50
2013-20240	SOLOMITO ALEXANDER	3/22/2013	JUDGMENT	1,644.50

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

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00131	SIMPSON DONNA C	PLAINTIFF	3/18/2013	—
2013-00131	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	DEFENDANT	3/18/2013	—

**PETITION**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00138	1999 HAULIN VIN 4KUF0710XM109774	PETITIONER	3/21/2013	—
2013-00138	BATZEL WAYNE C	PETITIONER	3/21/2013	—

**REAL PROPERTY — EJECTMENT**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00133	BANK OF NEW YORK MELLON F/K/A	PLAINTIFF	3/19/2013	—
2013-00133	BANK OF NEW YORK	PLAINTIFF	3/19/2013	—
2013-00133	RAKE JOANNE G	DEFENDANT	3/19/2013	—
2013-00133	RAKE THOMAS W AND OCCUPANTS	DEFENDANT	3/19/2013	—

**REAL PROPERTY — LANDLORD/TENANT DISPUTE**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00132	COURTRIGHT CHRIS E PLAINTIFF/APPELLEE	PLAINTIFF	3/18/2013	—
2013-00132	BURRELL BILL DEFENDANT/APPELLANT	DEFENDANT	3/18/2013	—

**REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00134	WELLS FARGO BANK	PLAINTIFF	3/19/2013	—
2013-00134	ROTHERHAM DONALD A	DEFENDANT	3/19/2013	—
2013-00135	WAYNE BANK	PLAINTIFF	3/19/2013	—
2013-00135	LENNON ELIZABETH M	DEFENDANT	3/19/2013	—
2013-00139	H&R BLOCK BANK	PLAINTIFF	3/22/2013	—
2013-00139	BAYSTER THOMAS A	DEFENDANT	3/22/2013	—
2013-00140	BANK OF AMERICA AS SUCCESSOR BY MERGER TO	PLAINTIFF	3/22/2013	—
2013-00140	BAC HOME LOANS SERVICING F/K/A	PLAINTIFF	3/22/2013	—
2013-00140	COUNTRYWIDE HOME LOANS SERVICI	PLAINTIFF	3/22/2013	—
2013-00140	HAXHAJ ALI	DEFENDANT	3/22/2013	—
2013-00140	BARDHAJ BEKIM	DEFENDANT	3/22/2013	—

**TORT — MOTOR VEHICLE**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00136	MALTI RONALD J	PLAINTIFF	3/19/2013	—
2013-00136	MALTI RUTHANN ESTATE	PLAINTIFF	3/19/2013	—
2013-00136	COLLINSON INC	DEFENDANT	3/19/2013	—
2013-00136	GUIDEMARK INC	DEFENDANT	3/19/2013	—



WAYNE COUNTY BAR ASSOCIATION



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**LEGAL JOURNAL**  
OF WAYNE COUNTY, PA

22nd Judicial District  
Vol. 1 • APRIL 1, 2011 • Honesdale, PA • No. 3



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**CASES REPORTED**  
Joseph Frazzini aka Joseph Frazzini, Jr. et al. Plaintiffs  
NewPac Exploration, LLC and  
Southwestern Energy Production Company, Defendants



**Court of Common Pleas**  
22nd Judicial District  
The Hon. Raymond L. Hanzell  
President Judge  
The Hon. Robert J. Cooney  
Senior Judge

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**MORTGAGES AND DEEDS**

*RECORDED FROM APRIL 1, 2013 TO APRIL 5, 2013  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

<b>GRANTOR</b>	<b>GRANTEE</b>	<b>LOCATION</b>	<b>AMOUNT</b>
Bronson James A Jr	Mortgage Electronic Registration Systems	Manchester Township	152,448.00
Derrick John R	Honesdale National Bank	Berlin Township	
Derrick Emily			68,000.00
Diamond Paul M	Honesdale National Bank	Cherry Ridge Township	115,500.00
Olga & Dorothea Dessin Society For Prevent	Honesdale National Bank	Honesdale Borough	180,000.00
Long William J	Mortgage Electronic Registration Systems	Cherry Ridge Township	130,752.00
Pederson Jay A	Lincoln Mortgage Company	Paupack Township	
Pederson Rita Doyle			120,200.00
Hughes Eric Anton	Wells Fargo Bank	Paupack Township	
Hughes Melissa J			247,500.00
Hughes Eric A	Wells Fargo Bank	Paupack Township	
Hughes Melissa			148,000.00
Wilkins Melissa L	Mortgage Electronic Registration Systems	Paupack Township	
Wilkins Tyler T			139,667.00
Hoffmann Kevin F	Wayne Bank	Paupack Township	
Hoffmann Tiffany M			212,000.00
Kaufmann Randall D	Mortgage Electronic Registration Systems	Buckingham Township	
Kaufmann James R Kaufmann Todd C			84,500.00
Lutz John	J P Morgan Chase Bank	Dreher Township	
Lutz Angela			129,330.00
Labutis Rimas J	Mortgage Electronic Registration Systems	Lake Township	
Labutis Ruta M			33,100.00
Steacker David	J P Morgan Chase Bank	Paupack Township	
Lydzinski Deborah J			188,422.00
Martin George	New Day Financial	Honesdale Borough	
Martin Marion			171,150.00
Martin George	Housing & Urban Development	Honesdale Borough	
Martin Marion			171,150.00
Nicholson John R	Koskovich Frank W	Sterling Township	
Nicholson Charlene H			164,724.12
Laubach David C	Dime Bank	Mount Pleasant Township	
Laubach Candace A			89,300.00

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

Rutkowski Joel	Honesdale National Bank	Manchester Township	
Rutkowski Lauren By Af			290,000.00
Rutkowski Joel Af			
Zona John Jr	Dime Bank	Manchester Township	
Zona Sherilyn M			100,000.00
Tirado Salvador C	Mortgage Electronic Registration Systems	Salem Township	
Tirado Shari			172,653.00
Thorpe John Randall	Honesdale National Bank	Canaan Township	
Thorpe Susan			65,000.00
Arigot Amy L	Wells Fargo Bank	Palmyra Township	
Baker John M			116,000.00
OBoyle Louis J	Wells Fargo Bank	Paupack Township	
OBoyle Julianne J			401,000.00
Simmon William C Jr	Mortgage Electronic Registration Systems	Salem Township	
Simmon Kimberly K			76,500.00
Secor Thomas N	Bank Of America	Manchester Township	
Buranelli Carla G			184,240.00
Williams Christopher	U S Small Business Administration	Preston Township	57,900.00
Milani Michael A	Honesdale National Bank	Berlin Township	20,500.00
Thorpe John R	Honesdale National Bank	Waymart Borough	
Thorpe Susan			120,000.00
Cieri Dennis	Bank Of America	Mount Pleasant Township	361,100.00
Petroski Charles J	Wayne Bank	Berlin Township	
Petroski Jimann			40,000.00
Davide Albert J	Citizens Savings Bank	Paupack Township	
Davide Laura A			18,800.00
Soto Andre	Dime Bank	Honesdale Borough	18,000.00
French Sandra W	Dime Bank	Cherry Ridge Township	
		Cherry Ridge & Texas Townships	75,000.00
		Texas Township	
		Texas & Cherry Ridge Townships	75,000.00
Birmelin Michael C	Dime Bank	Dyberry Township	
Birmelin Kelly J			27,939.26
Gillette Terry	Dime Bank	Texas Township	
Gillette Eugenia			30,000.00
Merrill Wilfred T	Mortgage Electronic Registration Systems	Paupack Township	
Merrill Wanda L			170,889.00
Questore Jennie J	Redevelopment Authority Of Wayne County	Hawley Borough	11,950.00
Davis Bradley	Mortgage Electronic Registration Systems	Lake Township	
Davis Nancy			276,000.00
Hageman Donald F	Pennstar Bank	Cherry Ridge Township	214,000.00

Levine Michael S	Mortgage Electronic Registration Systems	Hawley Borough	160,000.00
Vega Jose Raul Aka Vega Jose R Aka			
Williams Elizabeth F Lethbridge Tomasion	Wells Fargo Bank	Damascus Township	146,900.00
Shannon James	Bank Of America	Lake Township	25,000.00
Smith Lorraine J	Mortgage Electronic Registration Systems	Salem Township	117,500.00
Anderson Robert	D & D Homes Inc	Salem Township	
Anderson Carol			148,000.00
Dunsinger Jonathan J Dunsinger Patricia A	Honesdale National Bank	Dyberry Township	286,000.00
Elia Thomas John	Mortgage Electronic Registration Systems	Paupack Township	154,200.00
Lewis Jeffrey R	Citizens Savings Bank	Paupack Township	
Lewis Michelle J			157,600.00
Farley Patrick	Wayne Bank	Clinton Township	
Haggerty Julia A Farley Julia A			160,000.00
G E G Real Estate	Honesdale National Bank	Honesdale Borough	190,000.00
Jezercak Michael B	Dime Bank	Texas Township	190,000.00

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## DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Riker Brian J By Sheriff	Wells Fargo Bank	Paupack Township	
Riker Victoria By Sheriff			Lot 348
Miller Gladys	Miller John S	Lake Township	Lot 1401
Riley Corners	Bronson James A Jr	Manchester Township	
Cavellini Donald	Derrick John R	Berlin Township	
Willoughby Ruth	Derrick Emily		
Cavellini William Byrne Kathleen			
Honesdale National Bank	Olga & Dorothea Dessin Society For Prevent	Honesdale Borough	
Fannie Mae AKA	Long William J	Cherry Ridge Township	
Federal National Mortgage Association AKA			Lot 11
Phelan Hallinan L L P			
Reiprich Joanne Exr	Reiprich Joanne	Paupack Township	
Castrovinci Lena Est			
Castrovinci Lawrence A	Reiprich Joanne	Paupack Township	
Castrovinci Louis J	Reiprich Joanne	Paupack Township	
Reiprich Joanne	Reiprich Joanne	Paupack Township	
Castrovinci Philip R			
Kaufmann Randall D Kaufmann James R Kaufmann Todd C	Kaufmann Randall D Kaufmann James R Kaufmann Todd C	Buckingham Township	

Kaufmann Randall D	Kaufmann Randall D	Buckingham Township	
Kaufmann James R	Kaufmann James R		
Kaufmann Todd C	Kaufmann Todd C		
Oblazney Chester F	Oblazney Family Living Trust Oblazney Kenneth F Tr	Lehigh Township	Lot 390
Oblazney Chester F	Oblazney Family Living Trust Oblazney Kenneth F Tr	Lehigh Township	Lot 391
Koskovich Frank W	Nicholson John Nicholson Charlene	Sterling Township	Lot 3
Lyons John V Exr	Mcnulty Barbara A	Salem Township	
Lyons Ann Est AKA Lyons Ann P Est AKA	Mcnulty Brian		Lot 269
Fox John	Rivera Carlos	Lake Township	
Fox Lorraine E			Lot 3692
Hrabovsky George	Roe Mark T	Paupack Township	
Hrabovsky Priscilla	Roe Mary Beth		
Frascona Ralph D	Frascona Michael	Salem Township	
Frascona Holly			
Sinclair Andrew R Sinclair Jennifer	Verni Janet M	Salem Township	
Flem Jon E	Visconti Michael C Elyash Susan	Manchester Township	
Arigot Amy L	Arigot Amy L	Palmyra Township	
Baker John M	Baker John M		Lot 25
Moran Leo J	Kerwick Lynn A	Dreher Township	Lot 144
Dilullo Louis J	Simmon William C Jr	Salem Township	
Dilullo Diane	Simmon Kimberly K		Lot 750
Lyons Grace M Sampson Grace M	Sampson Grace M	Dyberry Township	
Gilbert Stephanie A	Golod Mike Golod Maria	Damascus Township	Lot 18
Tallman Thomas C Jr	Jakob Richard J	Cherry Ridge Township	
Tallman Linda S	Jakob J Susan		
Jakob Richard J	Jakob J Susan	Cherry Ridge Township	
Jakob J Susan	Jakob Richard J		
David Dulay Inc	Rossi Leonard Rossi Heather	Cherry Ridge Township	Lot 51
Dauber John L	Shino G Kenneth	Clinton Township 1	
Dauber Margaret A	Shino Laurie A		Lot 12
Cummiskey Alice AKA By Sheriff Cumiskey Alice P AKA By Sheriff Cummiskey Michael AKA By Sheriff Cummiskey Michael T AKA By Sheriff	Federal National Mortgage Association	Honesdale Borough	
Hamlyn Walter J Jr Hamlyn Margaret	Tedesco Joshua	Clinton Township 1	
Schmiel Marjorie Littell	Marjorie L Schmiel Revocable Trust	Scott Township	
Long Angela	Long Andrew J	Paupack Township	Lot 182R
Kenyon Patricia Kenyon Robert Jr Kenyon Debra	Kenyon Robert R Sr Kenyon Donna	Preston Township	

Gerar Inc	Premier Real Estate Assets	Texas Township 3	
Jacobsen Torrey Jr AKA	Jacobsen Torrey C Jr	Paupack Township	
Jacobsen Torrey C Jr AKA	Jacobsen Rita A		Lot 61
Jacobsen Rita A			
Klim Alex Jr	Vanwert Annette	Lake Township	
Vanwert Annette			Lot 2
Matthews Annette			
Swinich Alfred E AKA	Swinick Elizabeth	Salem Township	
Swinick Alfred E AKA			
Robinson James W AKA By Agent	Rooney Michael	Salem Township	
Robinson James AKA By Agent	Rooney Susan Jennie		
Rooney Susan Agent			
Justice John Clay			
Justice Linda			
Bley Patricia Nan			
Rooney Susan Jennie			
Rooney Michael			
Mescal Janice Vivian			
Mescal Damian			
Schrecongost Michael	Schrecongost Michael	Paupack Township	
Schrecongost Judith F	Schrecongost Judith F		Lot 86A
Honesdale National Bank	Thorpe John Randall	Clinton Township 1	
Pallis Daniel	Pallis David J	Manchester Township	
Federal Home Loan Mortgage Corporation	Lewis Jeffrey R	Paupack Township	
McGovern Daniel A	Lewis Michelle J		Lot 45
OMalley Kathleen Exr	OMalley Carol	Paupack Township	
OMalley Agnes Est			
OMalley Carol			
Colligan Sheryl	Tabasso Melissa D Tabasso Michael J	Paupack Township	Lot 26
Passananti John	Varone Michael F	Salem Township	
Passananti Lucille	Varone Moira		Lot 1776
Scioto Darby Investments Inc	G E G Real Estate	Honesdale Borough	
Driver Phyllis T Est	Corso Scott Michael	Berlin Township	
Riewerts Diane M Exr			
Drivercorso Phyllis A Exr			
Corso Phyllis A Driver Exr			
Lake Quinn Cottages Club Inc	Lake Quinn Association Inc	South Canaan Township	
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Mowery Kristi P	Keller Jennifer		Lot 175R

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