

# OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 3 ★ AUGUST 23, 2013 ★ Honesdale, PA ★ No. 24



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

The Hon. Raymond L. Hamill  
*President Judge*

The Hon. Robert J. Conway  
*Senior Judge*

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

*The Official Legal Publication of Wayne County, Pennsylvania*



Legal Journal of Wayne County

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

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

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

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

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

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MESSAGE FROM THE  
WAYNE COUNTY BAR ASSOCIATION



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

PRICING & RATES

**Notice Pricing**

*One time Insertions*

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

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

**Subscription Rates**

*Per Year*

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

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

WAYNE COUNTY OFFICIALS

**Judge of the Court of Common Pleas**

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

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Bonnie L. Carney  
Jane E. Farrell  
Ronald J. Edwards  
Ted Mikulak

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Linus H. Myers

**Sheriff**

Mark Steelman

**District Attorney**

Janine Edwards, Esq.

**Prothonotary, Clerk of The Court**

Edward “Ned” Sandercock

**Chief Public Defender**

Scott Bennett, Esq.

**Commissioners**

Brian W. Smith, *Chairman*  
Wendall R. Kay  
Jonathan Fritz

**Treasurer**

Brian T. Field

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Ginger M. Golden

**Coroner**

Edward Howell

**Auditors**

Carla Komar  
Judy O’Connell  
Kathleen A. Schloesser

**Jury Commissioners**

Judith M. Romich  
Patricia Biondo

**LEGAL NOTICES**

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

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**ESTATE NOTICES**

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

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

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**EXECUTRIX NOTICE**

Estate of GEORGE W. TIETJEN  
AKA GEORGE WILLIAM  
TIETJEN AKA GEORGE  
WILLIAM TIETJEN, MD  
Late of Honesdale Borough  
Executrix

CINDA TIETJEN  
307 14TH STREET  
HONSDALE, PA 18431  
Attorney  
RICHARD B. HENRY  
1105 COURT STREET  
HONSDALE, PA 18431

**8/23/2013 • 8/30/2013 • 9/6/2013**

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**EXECUTOR NOTICE**

Estate of MARGARET E. MAYER  
AKA MARGARET MAYER AKA  
BETTY MAYER  
Late of Bethany Borough  
Executor

JOHN MAYER  
1194 DICKINSON DR.  
YARDLEY, PA 19067  
Attorney  
CHRISTOPHER MAYER

11 MALCOLM ST.  
WALDWICK, NJ 07463

**8/23/2013 • 8/30/2013 • 9/6/2013**

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**EXECUTRIX NOTICE**

Estate of ERMA B. SIMPSON  
Late of Hawley Borough  
Executrix  
BETTY ROBERTS  
298 FOREST RIDGE DR.  
HAWLEY, PA 18428  
Attorney  
ROXANNE BOWEN  
47 BOWEN ROAD  
HONSDALE, PA 18431

**8/23/2013 • 8/30/2013 • 9/6/2013**

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**ADMINISTRATOR NOTICE**

Estate of MARGARET R.  
ADAMS  
Late of Salem Township  
Administrator  
JOSEPH W. ADAMS  
686 GOLF PARK DRIVE  
LAKE ARIEL, PA 18436  
Attorney  
JOHN F. SPALL  
2573 RT. 6  
HAWLEY, PA 18428

**8/23/2013 • 8/30/2013 • 9/6/2013**

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**EXECUTRIX NOTICE**

Estate of JOSPHINE E.  
GROSSMAN AKA JOSEPHINE  
GROSSMAN  
Late of Texas Township  
Executrix

SHARON HEATH  
1116 WALNUT LANE  
LANSDALE, PA 19446  
Attorney  
MATTHEW L. MEAGHER,  
ESQUIRE  
1018 CHURCH STREET  
HONESDALE, PA 18431

**8/16/2013 • 8/23/2013 • 8/30/2013**

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**ESTATE NOTICE**

**NOTICE IS HEREBY GIVEN,** that Letters of Administration have been issued in the Estate of Sasho Angelov Dalov, who died on December 30, 2012. Letters of Administration have been granted to Rossitza Lovetcheva, 6 Geo Milev St., Ent. B, 3rd Fl., Kazanlak 6100 Bulgaria, Administrator. 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 Administrator named herein or to Alfred G. Howell, Esquire, Howell, Howell & Krause, 109 Ninth Street, Honesdale, PA 18431.

HOWELL, HOWELL & KRAUSE  
ALFRED G. HOWELL, ESQ.

**8/9/2013 • 8/16/2013 • 8/23/2013**

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**LEGAL NOTICE**

**NOTICE IS HEREBY GIVEN** that Letters of Testamentary have been granted to Tara Coyle Administratrix of the Estate of Andrew D. Ogozaly, late of the Clinton Township, Wayne County, Pennsylvania, date of death June 5th, 2013. Creditors are to present claims and debtors are to make payments to

Anne Marie Howells, Esquire  
(Attorney for Estate),  
307 West Market Street, Suite #1  
Scranton, PA 18508-2783  
(570) 344-1088

**8/9/2013 • 8/16/2013 • 8/23/2013**

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**ESTATE NOTICE**

Notice is hereby given, that Letters Testamentary have been granted to Jennifer Compton, Executrix of the Estate of Nora L. Arnold a/k/a Nora Lea Arnold, late of Oregon Township, Wayne County, Pennsylvania who died on July 15, 2013. All persons indebted to said Estate are required to make payment and those having claims or demands to present the same without delay to the Executrix, Jennifer Compton c/o Mark R Zimmer, Esquire, 1133 Main Street, Honesdale, PA 18431.

**8/9/2013 • 8/16/2013 • 8/23/2013**

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**EXECUTOR NOTICE**

Estate of LEONARD F. LOCH,  
SR. AKA LEONARD F. LOCH  
Late of Paupack Township  
Executor  
PATRICIA HANLON  
153 PUNKUP RD.  
OXFORD, CT 06478  
Attorney  
JEFFREY S. TREAT  
ATTORNEY AT LAW  
926 COURT STREET  
HONESDALE, PA 18431

**8/9/2013 • 8/16/2013 • 8/23/2013**

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**EXECUTOR NOTICE**

Estate of FREDERICK R.  
MAZZITELLI  
Late of Paupack Township  
Executor  
FREDERICK T. MAZZITELLI  
18902 N.E. 150TH ST.  
WOODINVILLE, WA 98072  
Executor  
PATRICIA CAPOBIANCO  
3629 MATTHEWS DR.  
ENDWELL, NY 13760  
Attorney  
JEFFREY S. TREAT  
ATTORNEY AT LAW  
926 COURT STREET  
HONESDALE, PA 18431

8/9/2013 • 8/16/2013 • 8/23/2013

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**OTHER NOTICES**

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**LEGAL NOTICE**

IN THE COURT OF COMMON  
PLEAS OF WAYNE COUNTY,  
PENNSYLVANIA

IN THE INTEREST OF JOHN  
ANTHONY OWENS a/k/a JOHN  
ANTHONY SABATINO,

No. 370-2013

**NOTICE OF INTENTION OF  
NAME CHANGE**

To Whom It May Concern:  
Notice is hereby given that on July  
12, 2013 the Petition for Change of  
Name of John Anthony Owens  
a/k/a John Anthony Sabatino was  
filed in the Court of Common  
Pleas of Wayne County to docket  
number 370-2013 requesting a  
decree to change his name to John  
Anthony Sabatino.

The Court has scheduled the **13th  
day of September, 2013 at 11:00  
a.m.** as the time for the Hearing on  
said Petition, when and where all  
persons interested may appear and  
show cause, if any they have, why  
the prayer of the said Petition  
should not be granted.

8/23/2013

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**NOTICE OF FILING OF  
CERTIFICATE OF  
AUTHORITY**

TAKE NOTICE THAT a  
Certificate of Authority was filed  
with the Department of State. The  
name of the Corporation is Graphic  
Automation and Controls, Inc. This  
foreign business corporation has  
been incorporated under the  
provision of the 15 Pa. C.S. §  
4124. Solicitor: Matthew L.  
Meagher, Esquire, 1018 Church  
Street, Honesdale, Pennsylvania  
18431.

8/23/2013

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**LEGAL NOTICE  
ACTION TO QUIET TITLE**

TO: The Estate of Patrick Connor,  
Francis Connor, Mary Beckloff,  
Eliza Gillippsee, John V. Connor,  
William Connor, Bernard Connor,  
Rose Viney, Edward Connor,  
Teresa P. Connor, Mildred  
Connor, Bernard Connor, Jr.,  
Raymond Connor, Harold Connor,  
Joseph Connor, Margaret Wilmont,  
Donald Connor, Benedict Connor,  
Clarence Connor a/k/a Clarence  
Connor, Winifred Connor and  
William Connor their predecessors  
in title, heirs, successors, devisees,  
grantees, assigns, and any and all

other person or persons claiming by, through, from or under them and all other persons whatsoever.

YOU ARE HEREBY NOTIFIED that the Plaintiff The Estate of Rose Connor has filed a Complaint in Quiet Title in the Court of Common Pleas of Wayne County to No. 434 CIVIL 2013 for a quiet title action in regards to a parcel of realty described in the aforesaid Complaint and a hearing is scheduled for October 1, 2013 at 10:00 a.m. in Courtroom 2, Wayne County Courthouse, Honesdale, Pennsylvania. The property is located in Mount Pleasant Township, Wayne County, Pennsylvania and the requested relief is a confirmation that the above stated Defendants, their predecessors in title, heirs, successors, devisees, grantees, assigns and any and all other persons claiming by, through, from or under them and all persons whatsoever are barred from asserting any further claims in regards to the subject realty. This requested final decree also confirms that a fee simple title vests in the Plaintiff The Estate of Rose Connor and extends to her heirs, successors, devisees and assigns. The quiet title action thereby confirms full fee simple ownership of the subject property in this complaint in the name of Plaintiff The Estate of Rose Connor.

YOU HAVE BEEN SUED IN COURT. IF YOU WISH TO

DEFEND AGAINST THE CLAIMS SET FORTH IN THE FOLLOWING PAGES, YOU MUST TAKE ACTION WITHIN TWENTY (20) DAYS AFTER THIS COMPLAINT AND NOTICE ARE SERVED, BY ENTERING A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILING IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. YOU ARE WARNED THAT IF YOU FAIL TO DO SO, THE CASE MAY PROCEED AGAINST YOU, AND A JUDGMENT MAY BE ENTERED AGAINST YOU BY THE COURT WITHOUT FURTHER NOTICE FOR ANY MONEY CLAIMED IN THE COMPLAINT OR FOR ANY OTHER CLAIM OR RELIEF REQUESTED BY THE PLAINTIFF. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU.

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

NORTHERN PENNSYLVANIA  
LEGAL SERVICES  
COURTHOUSE  
925 COURT STREET  
HONESDALE PA 18431  
(570) 253-5970



DAVID F. BIANCO, ESQUIRE –  
ATTORNEY FOR PLAINTIFF  
FIELDS & BIANCO – 707 MAIN  
STREET, PO BOX 84, FOREST  
CITY PA 18421  
(570) 785-5788

**8/23/2013**

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**SHERIFF'S SALES**

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

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**SHERIFF'S SALE  
SEPTEMBER 4, 2013**

By virtue of a writ of Execution The Dime Bank issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 4th day of September, 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

**PARCEL ONE:**

ALL THAT CERTAIN tract or piece of land situate now or late in the Township of Sterling in the County of Wayne and State of Pennsylvania, containing four hundred and thirty four (434) acres and allowances, in the warrantee name of Hugh Ely warranted November 3, 1792 and surveyed April 19, 1893 and numbered on the Commissioners books of said

Wayne County number one hundred and thirty two ( 132).

**PARCEL TWO:**

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

BEGINNING at a point in the center of public road leading from the County line to Turnersville at the County line; t hence along lands formerly conveyed by A.N. Sayer to James M. Biesecker south fifty degrees East (S. 50 degrees E.) ninety (90) rods and twelve (12) links to a post and stones comer in line of Dodge & Company's land; thence along their land South forty degrees West ( S. 40 degrees W.) until this course intersects the division line between Wayne and Lackawanna Counties; thence North along the County line to the center of the road, the place of BEGINNING. CONTAINING thirty one and five tenths (3 1.5) acres, be the same more or less, and shown on the blue print attached and made a part hereof, outlined in the red and marked "E. W. Baker 31.5 acres".

**PARCEL THREE:**

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

BEGINNING at a point in the center of a public road leading from Freytown to Gas Hollow;



thence along land of Charles Schreck South fifty degrees east ( S. SO degrees) E. one hundred thirty-six (136) rods to a spruce tree comer; thence along land now or late of John Callahan north forty degrees east ( N. 40 degrees E.) one hundred thirty two (132) rods to a post and stones comer; thence along other land now or late of Albert Sayer north fifty degrees west (N. 50 degrees W.) one hundred (100) rods to a post corner in the center of said public road; thence along said road in a southwesterly direction one hundred thirty-four (134) rods to a post comer in the place of BEGINNING. CONTAINING (100) one hundred acres, be the same more or less.

**PARCEL FOUR:**

ALL THAT CERTAIN lot, piece or parcel of land situate in the Township of Sterling, County of Wayne and State of Pennsylvania, bounded and described as follows, viz:

BEGINNING at a point in the public road known as the "Gas Hollow Road" in line of land of B.V. Shaffer; thence along said Shaffer's land north fifty (50) degrees west sixty six (66) rods to a comer in the line between Wayne and Lackawanna Counties; thence along land now or formerly of Albert N. Sayre north forty (40) degrees east, one hundred (100) rods to a comer stone; thence still along land of said Sayre, south fifty (50) degrees east ninety seven (97) rods to a stone comer in the

public road aforesaid; thence along said road in a southwesterly direction one hundred and two (102) rods to a post corner the place of BEGINNING. CONTAINING fifty (50) acres of land, be the same more or less.

EXCEPTING AND RESERVING from this conveyance such timber and privileges as were reserved to the said William Wallace in the deed last mentioned.

**PARCEL FIVE:**

ALL THAT CERTAIN tract of land situate, lying and being in the Township of Sterling, Wayne County, Commonwealth of Pennsylvania, described as follows to wit:

The premises being conveyed herein is described in Deed Book 87 at Page 340 which legal description described in said Deed incorporated herein and made a part hereof as though the same were restated herein and Together with any and all rights, easements, and interests set forth in said Deed and Under and Subject to any and all rights, easements and interests set forth in said Deed.

EXCEPTING THEREOUT AND THEREFROM all that certain premises more particularly described in Deed Volume 236 at Page 956, Deed Book Volume 412 at Page 1164 and Deed Book Volume 335 at Page 253.

**PARCEL SIX:**

ALL THAT CERTAIN piece or

parcel of land situate partly in the Township of Covington, County of Lackawanna and State of Pennsylvania, and partly in the Township of Sterling, County of Wayne and State of Pennsylvania, bounded and described as follows, viz:

BEGINNING at a comer in line of Lot Number one hundred forty-six (146) of the lands of RW. Drinker, Deceased; thence south fifty degrees east (S. 50 degrees E.) one hundred thirty two (132) perches to a stone comer; thence south forty degrees west (S. 40 degrees W.) sixty six (66) perches to a stone comer; thence north fifty degrees west (W. 50 degrees W.) one hundred thirty two (132) perches to a stone corner; thence north forty degrees east (N. 40 degrees E.) sixty six (66) perches to a stone corner, the place of BEGINNING. CONTAINING fifty-four (54) acres and seventy two (72) perches of land more or less.

PARCEL SEVEN:

ALL THAT CERTAIN piece of land partly situate in the Township of Madison, County of Lackawanna and partly in the Township of Sterling Wayne County State of Pennsylvania; bounded and described as follows:

BEGINNING at the west corner of lot No. one hundred and eighty four (184) on a record draft of Drinker lands, thence by the same south fifty (50) degrees east one hundred twenty one and one half( 121 1/2) perches to a hemlock

comer; thence by lot No. one seventy two (172) on the said draft south forty (40) degrees west one hundred twenty-nine (129) perches to a stones corner, thence by lot No. one hundred and forty six (146) on said draft North fifty (50) degrees west one hundred and twenty one and one half(121 '12) perches to stones corner, thence by lot No. one seventy (170) on said draft north forty (40) degrees east one hundred twenty nine (129) perches to a stones corner the place of BEGINNING. CONTAINING ninety seven (97) acres and one hundred fifty three (153) perches of land be the same more or less. BEING Lot 171 on recorded draft of Drinker's lands (John Skyrin Warrant).

EXCEPTING AND RESERVING however unto the party of the first part their heirs and assigns the right to remove or dispose of all the farm buildings on the above described premises prior to May 1st 1919.

EXCEPTING THEREOUT AND THEREFROM any portion of the above property which was conveyed by the following two deeds.

1. Deed dated 12/29/2005 in Lackawanna County as Instrument #200600337 containing 30.06 acres.
2. Deed dated 12/29/2005 in Lackawanna County as Instrument #200600350 containing 53.58 acres.

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.

UNDER AND SUBJECT to all rights and conditions containing in Deed Book t 112 at Page 94, Deed Book Volume 118 at Page 216, Deed Book Volume 118 at Page 21 t and Deed Book Volume 129 at

Seized and taken in execution as Stephen F. Selvaggio 3711 Knollcroft Avenue EASTON PA 18045  
Teresa Selvaggio 3711 Knollcroft Avenue EASTON PA 18045

Execution No. 205-Civil-2012  
Amount \$1,022,428. Plus additional

June 27, 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.**

James T. Shoemaker, Esq.

**8/9/2013 • 8/16/2013 • 8/23/2013**

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**SHERIFF'S SALE  
SEPTEMBER 4, 2013**

By virtue of a writ of Execution Household Finance Consumer Discount Company issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 4th day of September, 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

ALL those certain lots, piece or parcels of land lying, situate and being in the Township of Buckingham, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the center line of State Highway Route 90, being the Southwesterly corner of parcel two in a certain deed dated March 31, 1960 given by J.S. Warfield et ux. to Joseph J. Lind, et ux; thence along the center line of State Highway Route 90 South thirty-five (3) degrees twenty-three (23) minutes East sixty-eight and one-tenth (68.1) feet to a corner; thence along lands of J.S. Warfield South eighty-one (81) degrees

twenty-nine (29) minutes East one hundred eighty-one and three-tenths (181.3) feet to an iron pin corner; thence continuing lands of J.S. Warfield North five (5) degrees forty-eight (48) minutes East eighty-three and fifty-five one-hundredths (83.55) feet to an iron pin corner and further continuing along lands of J.S. Warfield North eighty-one (81) degrees thirty (30) minutes West one hundred thirty-five and eighty-five one-hundredths (138.85) feet to an iron pin corner in line of lands Joseph Lind; thence along lands of Joseph Lind South five (5) degrees thirty-two (32) minutes West twenty-two and eighty-five one-hundredths (22.85) feet to an iron pin corner and North eighty-eight (88) degrees forty-six (46) minutes West ninety and sixty-five one-hundredths (90.65) feet to the place of BEGINNING. CONTAINING fifteen thousand one hundred ninety (15.190) square feet.

PARCEL NO. 2 BEGINNING at an iron pin corner, the Southeasterly corner of the John Joyce property through lands of the Grantor South eight (8) degrees thirty-one (31) minutes West twenty (20) feet to a pipe corner; thence North eighty-one (81) degrees and twenty-nine (29) minutes West one hundred sixty-one and five-tenths (161.5) feet to a point in the center of State Highway Route 191; thence along the center of the same North thirty-six (36) degrees twelve (12) minutes West twenty-eight and fifteen one-hundredths (28.15) feet;

thence along lands of John Joyce South eighty-one (81) degrees twenty-nine (29) minutes East one hundred eighty-one and three-tenths (181.3) feet to the place of BEGINNING. CONTAINING three thousand four hundred thirty (3,430) square feet, more or less.

PARCEL NO. 3 BEGINNING at an iron pin corner the Southeasterly corner of John Joyce property; thence along the same North five (5) degrees and forty-eight (48) minutes East eighty-three and fifty-five one-hundredths (83.55) feet to an iron pin corner; thence South eighty-one (81) degrees thirty (30) minutes East twenty-nine and fifty-five one-hundredths (29.55) feet to a pipe corner in line of the Equinunk Methodist Church Lot; thence along the same South no (00) degrees forty-three (43) minutes West forty-nine and nine-tenths (49.9) feet to a pipe corner, a corner of said church lot; thence through lands of the Grantor South thirteen (13) degrees twenty (20) minutes West thirty-four and two-tenths (34.2) feet to a pipe corner; thence North eighty-one (81) degrees and twenty-nine (29) minutes West twenty-nine and fifty-five one-hundredths (29.55) feet to the place of BEGINNING. CONTAINING two thousand six hundred thirty (2,630) square feet, more or less.

BEING the same lands which were granted and conveyed unto Clinton P. Dennis by Wayne County Sheriff Deed recorded in Wayne County

Record Book 2106 at page 78 et seq.

TAX PARCEL NO. 03-0-0003-0023.- CONTROL #001228

Seized and taken in execution as Steven D. Kellam 1536 Jacobs Road, Martinsburg, WV 25404 BEING KNOWN AS : 4033 HANCOCK HIGHWAY, EQUINUNK, PENNSYLVANIA 18147. Renay R. Kellam 1536 Jacobs Road Martinsburg, WV 25404

Title to said premises is vested in Steven D. Kellam and Renay R. Kellam, husband and wife, by deed from CLINTON P. DENNIS dated July 31, 2006 and recorded July 31, 2006 in Deed Book 3095, Page 46.

Execution No. 987-Civil-2010  
Amount \$208,967.97 Plus additional

June 26, 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.

Marc S. Weisberg, Esq.

**8/9/2013 • 8/16/2013 • 8/23/2013**

**SHERIFF'S SALE  
SEPTEMBER 4, 2013**

By virtue of a writ of Execution U.S. Bank National Association, as Trustee for Morgan Stanley Mortgage Loan Trust 2007-5AX, Mortgage Pass-Through Certificates, Series 2007-5AX by its attorney in fact Oewen 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 4th day of September, 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

ALL THOSE CERTAIN places or parcels of land situated in the Township of Manchester, County of Wayne, Commonwealth of Pennsylvania, and being more particularly described as follows:

FIRST: BEGINNING at the southwest corner of lot owned by Equinunk Lodge No. 418 of the Independent Order of good

Templers; thence north 76 degrees east 113 feet to a corner; thence south 12 degrees east 87 feet to a corner in the line of lands now or formerly of Holbert and Branning; thence along the line of said Holbert and Branning land south 77 degrees west 96 feet to the center of the highway road for a corner; thence along the center of highway road north 24 degrees and 30 minutes west 90 feet to the place of beginning.

SECOND: BEGINNING at a post in the center of Old Union Road 36 links northwest from the northwest corner post was under the stoop of the storehouse and hotel running north 28 degrees 15 minutes east 5 rods to a corner; thence south 16 degrees and 15 minutes east 4 rods and 7 links to the fence of Jasper Lord; thence south 74 degrees 40 minutes west 6 rods to the center of said road; thence along the center of said road north 26 degrees and 30 minutes west to the place of beginning. Containing more or less. Together with certain water rights as heretofore conveyed to Michael H. Flynn to lease from William Johnston on October 4, 1889.

THIRD: ALL THAT CERTAIN piece or parcel of land situate in the Township of Manchester, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follow:

BEGINNING in the center of Union Road and at the southeastern corner of land now or formerly of

J.G. Holbert: thence by said Union Road or any road about forty-four (44) feet to a corner, thence south seventy-eight (78) degrees and one sixth by land now or formerly of M. Murphy and land late of Marshall Lord, about two hundred (200) feet to a race way; thence by said race way; thence north twenty-five and one-half (25  $\frac{1}{2}$ ) degrees west about forty (40) feet to southwestern corner of land now or formerly of J. G. Holbert; thence by land of Sai Falbert north seventy-eight and one- sixth (78  $\frac{1}{6}$  ) degrees east about two hundred (200) feet to the place of beginning. Containing eighty thousand (80,000) square feet, be the same more or less.

SUBJECT to a certain right of way or road as sold to Isiah and D.C. Scudder Tannery Co. in 1854.

BEING PIN 15-0-0001-0018.0001

BEING the same premises which Ronald C. Sayre and Gail M. Sayre, his wife by Deed dated November 7, 2006 and recorded November 21, 2006 in the Office of the Recorder of Deeds in and for Wayne County in Deed Book 3179 Page 167 granted and conveyed unto Jason Serrano

Seized and taken in execution as JASON SERRANO 70 GROCERY HILL ROAD EQUINUNK PA 18417

Execution No. 20-Civil-2013  
Amount \$196,179.79 Plus  
additional

July 10, 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.

**8/9/2013 • 8/16/2013 • 8/23/2013**

**SHERIFF'S SALE  
SEPTEMBER 4, 2013**

By virtue of a writ of Execution 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 4th day of September, 2013 at 10:00 AM in the Conference Room on the third floor of th Wayne County

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Courthouse in the Borough of Honesdale the following

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

BEGINNING at a point on the edge of a forty foot road known as Bruin Road, said point being a common corner of Lots 340 and 341; thence along the edge of said 40 foot road south 40 degrees 41 minutes east, a distance of 50 feet to a point, said point being a common corner of lots 341 and 342; thence along the common division line between lots 341 and 342 south 49 degrees 19 minutes west, a distance of 100 feet to a point, said point being a common corner of lots 240, 241, 342 and 341; thence along the common division line between lots 341 and 240 north 40 degrees 41 minutes west, a distance of 50 feet to a point, said point being a common corner of lots 239, 240, 340 and 341; thence along the common division line between lots 340 and 341 north 49 degrees 19 minutes east, a distance of 100 feet to the point and place of beginning.

BEING all of lot 341 and containing 5,000 square feet be the same more or less.

THE AFOREDESCRIBED description being taken from a plot or survey entitled, Map of Lots at Indian Rocks, Bear Tract, Salem

Township, Wayne County, PA, dated December 27th, 1961, as Drawn by George E. Ferris, R.S.

REFERENCE tax map no. 22-02-246.

BEING the same premises which Charles Tufano and Sandra Mosomillo Tufano, his wife, by Indenture Dated 04/15/05 and recorded 04/19/05 in the Office of the Recorder of Deeds in and for the County of Wayne in Record Book 2749 Page 120, granted and conveyed unto Lori B. Mauersberger, Dominick P. Fonti, husband of the Aforesaid Lori B. Mauersberger, joins in this conveyance and relinquishes all right, title and interest in this property.

NOTICE This document does not sell, convey, transfer, include or insure the title to the coal and right of support underneath the surface land described or referred to herein, and the owner or owners of such coal may have the complete legal right to remove all of such coal and in that connection damage may results to the surface of the land and any house, building or structure on or in such land. The inclusion of this notice does not enlarge, restrict or modify any legal rights or estates otherwise created, transferred, excepted or reserved by this instrument. (This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957 P.L. 984 as amended, and is not intended as notice of unrecorded instruments, if any)

BEING the same premises which Lori B. Mauersberger, married, as Sole Owner by Deed dated August 21, 2007 and recorded September 21, 2007 in the Office of the Recorder of Deeds in and for Wayne County in Deed Book 3378 Page 20, granted and conveyed unto Gerardo Valentin and Ivan Valentin.

Seized and taken in execution as Ivan Valentin 341 Bruin Road LAKE ARIEL PA 18436 Gerardo Valentin 341 Bruin Road LAKE ARIEL PA 18436

Execution No. 199-Civil-2013  
Amount \$130,033.55 Plus  
additional

July 10, 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.**

Christina C. Viola Esq.

**8/9/2013 • 8/16/2013 • 8/23/2013**

**SHERIFF'S SALE  
SEPTEMBER 11, 2013**

By virtue of a writ of Execution GMAC MORTGAGE , LLC issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 11th day of September, 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

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

**BEGINNING AT A CORNER IN  
THE CENTER OF THE CHERRY  
RIDGE ROAD, ALSO A  
CORNER OF GEORGE  
MENNETT'S LOT;**

**THENCE NORTH 62-1/2  
DEGREES WEST 53 1/12 FEET  
TO A IRON PIN FOR A  
CORNER;**

**THENCE NORTH 49 DEGREES  
48 MINUTES WEST 79 1/2 FEET**

TO A PIN FOR A CORNER;

THENCE NORTH 28-1/4  
DEGREES EAST 18 FEET TO A  
CORNER;

THENCE SOUTH 65 DEGREES  
EAST 130 FEET ALONG E.  
REAGAN'S PROPERTY TO A  
CORNER OF THE ROAD;

THENCE SOUTH 28-1/4  
DEGREES WEST 49-1/2 FEET  
TO THE PLACE OF  
BEGINNING. CONTAINING  
APPROXIMATELY 4,220  
SQUARE FEET OF LAND.

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

ADDRESS: 330 RIDGE STREET,  
HONESDALE, PA 18431.

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

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

Execution No. 494-Civil-2011  
Amount \$81,464.74 Plus additional

June 27, 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.

8/16/2013 • 8/23/2013 • 8/30/2013

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**SHERIFF'S SALE  
SEPTEMBER 11, 2013**

By virtue of a writ of Execution  
Wells Fargo Bank, N.A., as  
Certificat Trustee (not in its  
individual capacity, but solely as  
certificate trustee), in Trust for  
Registered Holders of VNT Trust  
Series 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 September, 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

ALL that tract or parcel of land and premises, situate, lying and being in the Township of Lake in the County of Wayne and Commonwealth of Pennsylvania, more particularly described as follows:

BEGINNING at a point in the center of State Highway Legislative Route No. 63011, leading from the Village of Lake Ariel to the Village of Gravity, forty (40) feet Southwesterly along the center of said Highway from the Southerly line of Land of Edward Gillette, et ux, thence through lands of the Grantors in the prior chain of Title, William E. Nolan, et ux, North eighty (80) degrees and fifty (50) minute s West parallel with and forty (40) feet at right angles from said Southerly line of land of the said Edward Gillette, et ux, two hundred (200) feet to an iron pin for a corner, thence continuing through lands of the grantors, in the prior chain of Title, North eighty-two (82) degrees and twenty (20) minutes West two hundred forty-four and eight-tenths (244.8) feet to an iron pin for a corner, thence still through lands of the Grantors in the prior chain of Title, North sixty-two (62) degrees and thirty (30) minutes West, nine

hundred fifty (950) feet to an iron pin for a corner, thence South twenty-seven (27) degrees and thirty (30) minutes West, eighty-four (84) feet to an iron pin for a corner, thence South twenty-seven (27) degrees and thirty (30) minutes West, eighty-four (84) feet to an iron pin for a corner on the line of lands of Vincent and Oswald Lombardi; thence South forty-two (42) degrees and thirty (30) minutes East, one thousand fifty-seven and six-tenths (1057.6) feet to an iron pin for a corner; thence North forty-eight (48) degrees and thirty-five (35) minutes East, forty-two (42) feet to an iron pin for a corner; thence North forty-eight (48) degrees and thirty-five (35) minutes East, forty-two (42) feet to an iron pin for a corner; thence South twenty-four (24) degrees and twenty (20) minutes East, fifty-one (51) feet to an iron pin in for a corner in line of lands of Wilson, thence along said line South eighty-four (84) degrees and thirty-five (35) minutes East, two hundred ninety-two and seven-tenths (292.7) feet to an iron pin in for a corner; thence South eighty-three (83) degrees and thirty-five (35) minutes East, two hundred ten and five-tenths (210.5) feet to a point for a corner in the center of said Legislative Route No. 63011; thence along the center of the said Road, North six (06) degrees and fifty-five (55) minutes East, two hundred sixty-two and five-tenths (262.5) feet to the point or place of beginning. Containing ten (10) acres of land, be the same more or less, the description therefore being

in accordance with a survey and map made by Joan A. Bodnar, R.S. on August 3, 1974, which map is recorded in Wayne County Map 27, Page 44.

BEING the same premises conveyed to Peter Antidormi and Ann Antidormi, his wife by The First National Bank of Lake Ariel by Deed dated November 28, 1974 and recorded in Wayne County Deed Book 314, Page 117.

EXCEPTING and excluding the following:

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, bounded and described as follows, to wit:

BEGINNING at a point, said point being at the Northwest corner or a 10 acre parcel now or formerly of Peter Antidormi, said point being an iron pin set in the line of lands now or formerly or Oswald Lombardi;

THENCE along the said fence and line of lands of said Lombardi, S 41 degrees 27' 54" E, A distance of 1060.66 feet to an iron pin set for corner.

THENCE still by lands of Lombardi, N. 49 degrees 37' East, a distance of 42 feet to a pin set in a well for corner.

THENCE still along the lands of

Lombardi, S. 23 degrees 10' East, a distance of 51 feet to an iron pin set a point common to the lands of said Lombardi, Antidormi, and Wilson.

THENCE along the lands to be retained by said Peter Antidormi, N. 22 degrees 26' 53" E a distance of 439.64 feet to a pin set in the line of lands now or formerly of Nolan;

THENCE along the line of said Nolan, N 60 degrees 52' 50" W, a distance of 949.30 feet to the point and place of beginning.

THENCE still along the line of said Nolan S. 29 degrees 7' W a distance of 84.00 feet to the point of

Seized and taken in execution as Peter Antidormi 296 Gravity Road A/K/A Gravity Hill Road, Lake Ariel PA 18436

Execution No. 733-Civil-2012  
Amount \$191,888.88 Plus  
additional

June 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.

Thomas M. Federman Esq.

8/16/2013 • 8/23/2013 • 8/30/2013

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**SHERIFF'S SALE  
SEPTEMBER 11, 2013**

By virtue of a writ of Execution Bank Of America , N.A. Successor By Merger To Bac Home Loans Servicing, LP FKA 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 11th day of September, 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

ALL that certain piece or parcel of land, situate, lying and being in the Township of Clinton, County of Wayne, Commonwealth of Pennsylvania, and more fully described, to wit:

BEGINNING at an iron pin on the northwesterly line of Martin Street, said point being the easterly corner

of Lot 29 and the southerly corner of Lot 30, herein described.

THENCE leaving the line of Martin Street and along the northeasterly line of Lot 29, North forty-one (41) degrees eight (08) minutes West, a distance of two hundred and no hundredths feet (200.00) to an iron pin corner on the line of remaining lands of Forest View Estates.

THENCE along the said line, North thirty-six (36) degrees eighteen (18) minutes East, a distance of one hundred two and fifty hundredths feet (102.50) to an iron pin corner of Lot 31.

THENCE along the line of Lot 31, South forty-one (41) degrees eight (08) minutes East, a distance of two hundred and no hundredths (200.00) feet to an iron pin corner on the first mentioned northwesterly line of Martin Street;

THENCE along the said line of Martin Street, South thirty-six (36) degrees eighteen (18) minutes West, a distance of one hundred two and fifty hundredths feet (102.50) to the point of beginning.

BEING all of Lot 30 and shown on the Forest View Estates as Built Final Subdivision Plan", recorded in the Office of the Recorder of Deeds of Wayne County in Map Book 92 at page 28.

PARCEL #: 6-2-3.11

ADDRESS BEING: 411 MARTIN

STREET, BROWDALE, PA  
18421

Seized and taken in execution as  
Tara B. Flood 206 Daphne Drive  
ENTERPRISE AL 36330

Execution No. 103-Civil-2013  
Amount \$130,493.53 Plus  
additional

July 11, 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.**

Jill P. Jenkins Esq.

**8/16/2013 • 8/23/2013 • 8/30/2013**

**SHERIFF'S SALE  
SEPTEMBER 11, 2013**

By virtue of a writ of Execution Bank Of America , N.A. Successor By Merger To Bac Home Loans Servicing, LP FKA 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 11th day of September, 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

All that surface or tight of soil of and in all that certain piece or parcel of land situate in the Village of Browndale, Township of Clinton, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Distinguished as Lot No. Eight (8) in Block No. Five (5) as described and designated on a map of building lots on lands of H. W. Brown in said Town of Browndale, being Forty (40) feet in front and rear and One Hundred Fifty (150) feet deep and being bounded as follows: Being on the Northerly side of Main Street. Located on said premises is a two-story frame dwelling.

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



TITLE TO SAID PREMISES IS VESTED IN Benjamin S. Houman, by Deed from Kevin Blake and Lisa Blake, his wife, dated 04/25/2007, recorded 04/27/2007 in Book 3282, Page 283.

Tax Parcel: 06-2-0004-0109

Premises Being: 1429 MAIN STREET, BROWDALE, PA 18421-1265

Seized and taken in execution as Benjamin S. Houman 1429 MAIN STREET BROWDALE PA 18421

Execution No. 79-Civil-2013  
Amount \$79,629.02 Plus additional

July 15, 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.**

Jonathan Lobb, Esq.

**8/16/2013 • 8/23/2013 • 8/30/2013**

**SHERIFF'S SALE  
SEPTEMBER 18, 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 18th day of September, 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

ALL THAT CERTAIN parcel of land situate in Palmyra Township, Wayne County, Pennsylvania, described as follows: Lot 35, Block No. II, Subdivision Plat of Woodledge Village, Section II, recorded in Wayne County, Pennsylvania, in Plat Book No. 16, Page 60.

EXCEPTING AND RESERVING to the Grantors, the oils, minerals and gases in and under said premises, which reservation does not include the right of entry by the Grantors upon the premises for the purpose of removing the aforementioned oils, minerals and gases in and under the premises.

SUBJECT to any pole line rights-of-way, including electric pole line rights-of-way on record or in use existing on the ground and all

rights in relation thereto.

TOGETHER with all rights of way and UNDER AND SUBJECT to all covenants, reservations, restrictions and conditions of record, as found in Wayne County Deed Book Volume 209, at Page 414, Deed Book Volume 254, at Page 855, Deed Book Volume 272, at Page 890 and Pike County Deed Book Volume 254, at Page 1040, and the Chain of Title.

TITLE TO SAID PREMISES IS VESTED IN Donald A. Rotherham, by Deed from Gerhard Dongmann and Gerda Dongmann, his wife, dated 07/26/2001, recorded 08/13/2001 in Book 1831, Page 120.

Tax Parcel: 18-0-0004-0016

Premises Being: 35  
WOODLEDGE MEADOWS  
DRIVE, A/K/A 24 MEADOWS  
DRIVE, HAWLEY, PA  
18428

Seized and taken in execution as Donald A. Rotherham 35  
Woodledge Meadows Drive a/k/a  
24 Meadows Drive HAWLEY PA  
18428

Execution No. 134-Civil-2013  
Amount \$139,064.17 Plus  
additional

July 15, 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.

8/23/2013 • 8/30/2013 • 9/6/2013

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**SHERIFF'S SALE  
SEPTEMBER 18, 2013**

By virtue of a writ of Execution U.S. Bank N. A., as Trustee, successor in the interest to Bank of America, N. A. as successor by merger to Lasalle Bank N. A., as Trustee for Certificateholders of Bear Stearns Asset Backed Securities I LLC, Asset Backed-Certificates, 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 September, 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

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATE IN THE CITY OF LAKE ARIEL, TOWNSHIP OF PAUPACK, COUNTY OF WAYNE, AND COMMONWEALTH OF PENNSYLVANIA, TO WIT:

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATED, LYING AND BEING IN THE TOWNSHIP OF PAUPACK, COUNTY OF WAYNE AND STATE OF PENNSYLVANIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEING LOT NO. 63, SECTION NO. III, 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 NO. 14, PAGE 117, SAID MAP BEING INCORPORATED BY REFERENCE HEREWITH AS IF ATTACHED HERETO.

TAX PARCEL #: 19-0-0030-0113

BEING KNOWN AS: Lot 63 Wallenpaupack Drive, a/k/a 980 Wallenpaupack Lake Estates, a/k/a 92

Seized and taken in execution as Saverio Bellucci Lot 63 Wallenpaupack Drive A/K/A 980



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Wallenpaupack Lake Estates  
A/K/A 92 Wallenpaupack  
Drive LAKE ARIEL PA 18436

Execution No. 513-Civil-2012  
Amount \$164,292.63 Plus  
additional

July 15, 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.**

Jill P. Jenkins Esq.

**8/23/2013 • 8/30/2013 • 9/6/2013**

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**SHERIFF'S SALE  
SEPTEMBER 18, 2013**

By virtue of a writ of Execution MorEquity, 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 18th day of September, 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

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

BEING all that lot in the development known as Pocono Springs Estates, known as Lot #10, Pawnee Court, on Plan of Lots of Pocono Springs Estates recorded in Wayne County Map Book 14 Page 137.

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

BEING Lot No. 21, Pawnee Court 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, NJ 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 all rights and privileges, benefits, easements, covenants, conditions, restrictions, reservations, terms and provisions as more particularly set forth in the above recited deed.

BEING Parcel Nos. 26-11-19 and

26-11-26

**BEING THE SAME PREMISES**

Richard Budin, by Deed dated August 16, 1996 and recorded September 6, 2006, in the Office for the Recorder of Deeds in and for the County of Wayne, in Deed Book 1173 Page 200.

Seized and taken in execution as  
Bart C. Cullins 21 Pawnee Court  
Gouldsboro PA 18424  
Valerie Cullins 21 Pawnee Ct  
Gouldsboro PA 18424

Execution No. 584-Civil-2012  
Amount \$121,842.05 Plus  
additional

July 15, 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.**

Patrick J. Wesner, Esq.

**8/23/2013 • 8/30/2013 • 9/6/2013**

---

**CIVIL ACTIONS FILED**

*FROM JULY 27, 2013 TO AUGUST 2, 2013  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**JUDGMENTS**

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2005-20592	LOWRY ROBERT	8/02/2013	SATISFACTION	—
2007-21030	KANAMURA SEIJI	7/31/2013	DEFAULT JUDGMENT	5,428.64
2008-20690	SKURSKI JOSEPH L	7/30/2013	SATISFACTION	—
2008-21618	GILPIN JEFFREY MERLE	7/31/2013	SATISFACTION	—
2009-20269	GIBBS KENNETH PAUL	7/29/2013	SATISFACTION	—
2009-20550	DASILVA GEORGE R	7/29/2013	WRIT OF EXECUTION	6,633.56
2009-20550	DASILVA SYLVIA	7/29/2013	WRIT OF EXECUTION	6,633.56
2011-21731	MATTHEWS BRIAN ALLEN	7/29/2013	SATISFACTION	—
2012-00151	VENEROSO DIANNE ADMINISTRATRIX	7/30/2013	JDGMT BY COURT ORDER	89,173.87
2012-00172	KAZAWIC ROBERT J SR	7/31/2013	PARTIAL RELEASE	—
2012-00172	KAZAWIC LORETTA M	7/31/2013	PARTIAL RELEASE	—
2012-00174	JOHNSON EDWARD S	7/30/2013	WRIT OF EXECUTION	228,273.68
2012-00174	JOHNSON KATHLEEN	7/30/2013	WRIT OF EXECUTION	228,273.68
2012-00489	PENN WILLIAM S	8/01/2013	AMEND "IN REM" JUDG	125,467.05
2012-00498	OSTRANDER DIANE	7/30/2013	JDGMT/ARBTRS/AWARD	10,659.06
2012-00588	KAZAWIC ROBERT J SR	7/31/2013	PARTIAL RELEASE	—
2012-00588	KAZAWIC LORETTA M	7/31/2013	PARTIAL RELEASE	—
2012-00623	RASTELLO KERRI	8/01/2013	AMEND "IN REM" JUDG	157,930.13
2012-00776	LILJE MARGARET	7/29/2013	CONSENT JUDGMENT	9,831.88
2012-00776	LILJE ALEX G	7/29/2013	CONSENT JUDGMENT	9,831.88
2012-20563	ROLLISON DEBORAH	7/30/2013	WRIT OF EXECUTION	—
2012-20563	WAYNE BANK GARNISHEE	7/30/2013	GARNISHEE/WRIT EXEC	—
2012-20578	BRENNEN WILLIAM C	8/02/2013	SATISFACTION	—
2012-20578	BRENNEN PATRICIA	8/02/2013	SATISFACTION	—
2012-20740	DOUGHERTY MARGARET J	7/30/2013	SATISFACTION	—
2013-00070	COUNCE THOMAS W	8/01/2013	AMEND "IN REM" JUDG	288,772.98
2013-00070	COUNCE ZAYNE E	8/01/2013	AMEND "IN REM" JUDG	288,772.98
2013-00081	HYLAND ROBERT E	7/30/2013	DEFAULT JUDGMENT	151,764.78
2013-00139	BAYSTER THOMAS A	7/29/2013	DEFAULT JUDGMENT	100,749.18
2013-00147	ALLEGRETTA NICOLA	7/29/2013	DEFAULT JUDG IN REM	189,005.11
2013-00156	DIETERICH MICHELE M	7/30/2013	WRIT OF EXECUTION	103,745.51
2013-00181	REHNERT STEPHANIE	7/29/2013	DEFAULT JUDGMENT	23,703.62
2013-00181	STINNARD EARLENE	7/29/2013	DEFAULT JUDGMENT	23,703.62
2013-00202	KNEE WILLIAM	7/30/2013	DEFAULT JUDGMENT	128,111.46
2013-00202	KNEE TRACY	7/30/2013	DEFAULT JUDGMENT	128,111.46
2013-00246	AMILL EVELYN	7/29/2013	DEFAULT JUDG IN REM	132,947.51

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

2013-00298	DAILEY TIMOTHY G OR OCCUPANTS	7/29/2013	JUDGMENT IN EJECTMT	—
2013-00298	DAILEY TIMOTHY G OR OCCUPANTS	7/29/2013	WRIT OF POSSESSION	—
2013-20034	MICHAEL NOTATANGELO LLC	7/29/2013	SATISFACTION	1,349.50
2013-20034	NOTARANGELO MICHAEL SOLE MEMBER	7/29/2013	SATISFACTION	1,349.50
2013-20342	RJS WOOD PRODUCTS INC	7/29/2013	SATISFACTION	26,551.63
2013-21073	KERSHAW STANLEY	7/29/2013	FEDERAL TAX LIEN	79,006.33
2013-21074	KIZER ROBBIN	7/30/2013	JP TRANSCRIPT	4,638.57
2013-21075	PIERSOL GAYLE M	7/30/2013	FEDERAL TAX LIEN	121,470.20
2013-21076	MUSCOLINA DAWN P	7/30/2013	JP TRANSCRIPT	3,474.43
2013-21077	CORRA MICHAEL L	7/30/2013	MUNICIPAL LIEN	744.93
2013-21077	CORRA NANCY J	7/30/2013	MUNICIPAL LIEN	744.93
2013-21077	CORRA CATHERINE M	7/30/2013	MUNICIPAL LIEN	744.93
2013-21078	CORRA MICHAEL L	7/30/2013	MUNICIPAL LIEN	709.93
2013-21078	CORRA NANCY J	7/30/2013	MUNICIPAL LIEN	709.93
2013-21078	CORRA CATHERINE M	7/30/2013	MUNICIPAL LIEN	709.93
2013-21079	BOJNOSKI JONATHAN	7/30/2013	MUNICIPAL LIEN	819.32
2013-21079	GORSKI LISA M	7/30/2013	MUNICIPAL LIEN	819.32
2013-21080	DEVRIEZE HARRY	7/31/2013	JP TRANSCRIPT	4,671.50
2013-21080	LAKELAND STAIR & MILLWORK	7/31/2013	JP TRANSCRIPT	4,671.50
2013-21081	MELT ENTERPRISES	7/31/2013	JUDG/LACKAWANNA CO	794.50
2013-21081	KOSTIW THOMAS	7/31/2013	JUDG/LACKAWANNA CO	794.50
2013-21082	CRON LINDSAY	7/31/2013	JP TRANSCRIPT	1,862.55
2013-21083	HOSEA WILLIAM	7/31/2013	JP TRANSCRIPT	1,728.21
2013-21083	HOSEA GERALDINE	7/31/2013	JP TRANSCRIPT	1,657.40
2013-21084	ENGVALDSEN DANIEL	7/31/2013	JP TRANSCRIPT	1,321.80
2013-21085	GORMAN SEAN	7/31/2013	JP TRANSCRIPT	3,368.40
2013-21085	GORMAN ELIZABETH	7/31/2013	JP TRANSCRIPT	3,368.40
2013-21086	MASSEY ISAAC J	8/01/2013	JUDGMENT	7,216.00
2013-21087	KELLY NANCY E	8/02/2013	TAX LIEN	1,913.71
2013-21088	SHEEHAN THOMAS E JR	8/02/2013	TAX LIEN	1,881.77
2013-21088	SHEEHAN JENNIFER M	8/02/2013	TAX LIEN	1,881.77
2013-21089	DOBKOWSKI THEODORE	8/02/2013	TAX LIEN	629.34
2013-21090	B&R COLLISION CORP	8/02/2013	TAX LIEN	2,683.34
2013-21091	MENOTTI ADORE J	8/02/2013	TAX LIEN	22,271.29
2013-21092	VISION QUEST INC	8/02/2013	TAX LIEN	661.88
2013-21093	COWLEY REAL ESTATE INC	8/02/2013	TAX LIEN	410.02
2013-21094	RAE KATHRYN M	8/02/2013	TAX LIEN	460.02
2013-21095	CREAMTON BLOCK LLC	8/02/2013	TAX LIEN	2,640.08
2013-21096	B&E SCOOPS LLC	8/02/2013	TAX LIEN	305.61
2013-21097	CAVAGE PAUL	8/02/2013	TAX LIEN	551.22
2013-21098	SIDLOWSKI THOMAS	8/02/2013	JP TRANSCRIPT	1,402.70
2013-21099	FORD KATHERINE E MILLER	8/02/2013	JUDGMENT NOTE	16,500.00
2013-21099	MILLER KATHERINE E FORD	8/02/2013	JUDGMENT NOTE	16,500.00
2013-21099	EGNOR ROBERT T JR	8/02/2013	JUDGMENT NOTE	16,500.00



**CONTRACT — DEBT COLLECTION: CREDIT CARD**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00411	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	7/30/2013	—
2013-00411	LAPENTA CONNIE M	DEFENDANT	7/30/2013	—
2013-00412	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	7/30/2013	—
2013-00412	SWINGLE GARY C	DEFENDANT	7/30/2013	—
2013-00415	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	8/02/2013	—
2013-00415	POLT SARA L	DEFENDANT	8/02/2013	—

**CONTRACT — DEBT COLLECTION: OTHER**

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00410	AUTOVEST LLC	PLAINTIFF	7/30/2013	—
2013-00410	NAPOLETANO DOMINICK	DEFENDANT	7/30/2013	—
2013-00418	PENNSTAR BANK A DIVISION OF	PLAINTIFF	8/02/2013	—
2013-00418	NBT BANK NA	PLAINTIFF	8/02/2013	—
2013-00418	KRAFT LAWRENCE W	DEFENDANT	8/02/2013	—
2013-00418	KRAFT CAROLYN	DEFENDANT	8/02/2013	—
2013-00419	PENNSTAR BANK A DIVISION OF	PLAINTIFF	8/02/2013	—
2013-00419	NBT BANK NA	PLAINTIFF	8/02/2013	—
2013-00419	KRAFT LAWRENCE W	DEFENDANT	8/02/2013	—
2013-00419	KRAFT CAROLYN	DEFENDANT	8/02/2013	—

**REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL**

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00413	WELLS FARGO BANK	PLAINTIFF	7/31/2013	—
2013-00413	ALGERIO BRIANNE	DEFENDANT	7/31/2013	—
2013-00420	PENNSTAR BANK A DIVISION OF	PLAINTIFF	8/02/2013	—
2013-00420	NBT BANK NA NOW BY ASSIGNMENT	PLAINTIFF	8/02/2013	—
2013-00420	CNB RELATY TRUST	PLAINTIFF	8/02/2013	—
2013-00420	KRAFT LAWRENCE W	DEFENDANT	8/02/2013	—
2013-00420	KRAFT CAROLYN	DEFENDANT	8/02/2013	—

**TORT — MOTOR VEHICLE**

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00414	GREENWICH CHRISTOPHER	PLAINTIFF	8/02/2013	—
2013-00414	GREENWICH CHRISTINA	PLAINTIFF	8/02/2013	—
2013-00414	RANDEL JOHN F	DEFENDANT	8/02/2013	—
2013-00414	ERIE INSURANCE COMAPNY	DEFENDANT	8/02/2013	—
2013-00416	PPL ELECTRIC UTILITIES CORP	PLAINTIFF	8/02/2013	—
2013-00416	BORRELLI ALEXA	DEFENDANT	8/02/2013	—
2013-00416	BORRELLI CHRISTOPHER J SR A/K/A	DEFENDANT	8/02/2013	—
2013-00416	BORRELLI CHRISTOPHER J	DEFENDANT	8/02/2013	—

**TORT — PREMISES LIABILITY**

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00417	BECK ROBIN LYN	PLAINTIFF	8/02/2013	—
2013-00417	BECK ALFRED	PLAINTIFF	8/02/2013	—
2013-00417	WENDYS QUALITY SERVED FAST INC	DEFENDANT	8/02/2013	—
2013-00417	QUALITY SERVED FAST INC	DEFENDANT	8/02/2013	—
2013-00417	KLAS 1-LP	DEFENDANT	8/02/2013	—

Senator Baker announced the addition of direct email updates for those interested in receiving the latest information regarding legislative, revenue, veteran affairs and other constituent news. Go to [www.senatorbaker.com/e-mail.htm](http://www.senatorbaker.com/e-mail.htm) for more information.

WAYNE COUNTY BAR ASSOCIATION



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**MORTGAGES AND DEEDS**

*RECORDED FROM AUGUST 12, 2013 TO AUGUST 16, 2013  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

<b>GRANTOR</b>	<b>GRANTEE</b>	<b>LOCATION</b>	<b>AMOUNT</b>
Adams Jacqueline M	Dime Bank	Damascus Township	
Doney Christopher A			135,000.00
Doney Christopher A	Dime Bank	Damascus Township	
Adams Jacqueline M			27,300.00
Mellin Jon W Jr	Honesdale National Bank	Texas Township	
Mellin Connie L			126,000.00
Urban Michael J	Wayne Bank	Cherry Ridge Township	
Urban Tina			30,000.00
Antoniolli Henry W	Wayne Bank	Dyberry Township	250,000.00
Buell Ronald G	Wayne Bank	Preston Township	
Buell Suzanne E			75,000.00
Phillips David F	Wayne Bank	Waymart Borough	
Phillips Cheryl L			70,000.00
Cush Nancy A	Wayne Bank	Honesdale Borough	
Cush Thomas J			49,000.00
Nebzydowski John	Wayne Bank	Mount Pleasant Township	
Magalski Meghan L			30,000.00
Dunbar Jodi L	Honesdale National Bank	Lake Township	173,367.00
Wheeler Gary B	Wayne Bank	Salem Township	
Wheeler Deborah Smith			141,000.00
Killam Robert M	First National Community Bank	Dyberry Township	
Killam Susan L			47,000.00
Yanulavich Edward A	Pennstar Bank	Lehigh Township	
Yanulavich Veronica A			45,000.00
Palk Richard T	Pennstar Bank	Lake Township	
Palk Marilyn E			65,000.00
Metsky Seymour	Pennstar Bank	Lake Township	
Metsky Arlene			20,000.00
Smith Warren A Sr	J P Morgan Chase Bank	Lehigh Township	
Smith Diana E			39,410.00
Rezet Beth	Mortgage Electronic Registration Systems	Palmyra Township	
Fromell Gregg			304,000.00
Joseph William C Jr	Dime Bank	Dyberry Township	
Phillips Kim			135,000.00
Joseph William C Jr	Dime Bank	Dyberry Township	
Phillips Kim			135,000.00
Highhouse Daniel	Honesdale National Bank	Lake Township	
Highhouse Kristie			132,300.00

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

Kammer Richard	Honesdale National Bank	Canaan Township	
Kammer Donna			93,000.00
Aguirre Christian A	Mortgage Electronic Registration Systems	Paupack Township	
Aguirre Ahliea L			100,000.00
Breault William R	J P Morgan Chase Bank	Lehigh Township	
Breault Lisa J			107,918.00
Tavoline Scott	Mortgage Electronic Registration Systems	Paupack Township	
Tavoline Anna			125,371.00
Sroka Wallace B Jr	Dilger John S	Scott Township	
Ranieri Carl	Dilger Charlene J		200,000.00
Prato Gregory			
Courtright Debra A	Mortgage Electronic Registration Systems	Damascus Township	118,979.00
Meyers Kevin	Economic Development Council Of Northeast	Berlin Township	
Meyers Melissa	Northeastern Pa Alliance		85,000.00
Meyers Kevin	Economic Development Council Of Northeast	Berlin Township	
Meyers Melissa	Northeastern Pa Alliance		85,000.00
Howell Edward R	Honesdale National Bank	Clinton Township 1	180,000.00
Tracy Mark W	P S E C U	Manchester Township	
Tracy Melissa A			35,000.00
Dux E Michael	Honesdale National Bank	Honesdale Borough	
Dux Kristen G			216,000.00
Dodson Kristen G			
Estus Friend	Estus Helen B	Sterling Township	139,500.00
Arnold Cheryl	Citizens Savings Bank	Lake Township	
Arnold Richard			84,000.00
Matthews Ryan D	J P Morgan Chase Bank	Cherry Ridge Township	
Matthews Jennifer M			91,779.00
Llewellyn William R	Mortgage Electronic Registration Systems	Preston Township	
Llewellyn Marium			70,375.00
Niles Richard	Lewis John W	Mount Pleasant Township	
Niles Sally	Lewis Catherine N		59,349.00
Jakubowski John E	Wells Fargo Bank	Damascus Township	185,000.00
Warnock William Francis	Honesdale National Bank	Lake Township	
Warnock Stefanie Gwen			62,500.00
Rowe Eric S	Penn Security Bank & Trust Company	Lake Township	77,500.00
Roselli Vito W	Pennstar Bank	Salem Township	
Roselli Carmella M			150,000.00
Vanleuven John M	P N C Bank	South Canaan Township	
Vanleuven Amy F			113,500.00

## DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Kuester Gloria B	Grosso William T Grosso Donna G	Berlin Township	
Rake Allan T Est AKA Rake Allan Est AKA Rake Joan Adm & Ind	Rake Jesse T	Manchester Township	
Rake Allan T Est AKA Rake Allan Est AKA Rake Joan Adm & Ind	Rake Joan Rake Wyatt R	Manchester Township	
Finley Richard J Tr Finley Mark A Tr Finley Family Revocable Trust	Finley Mark A Finley Anne F	Lehigh Township	
Brown Dana M By Sheriff Brown Michael A By Sheriff	U S Bank N A Tr	Sterling Township	
Zeisky Eva S Zeisky Zoltan J	Zeisky Diana	Dreher Township	Lot 48
Coutts Kenneth Coutts Michelle	Dime Bank	Paupack Township	
Tabler Edgar A Jr	Tabler Edgar A Jr Tabler Patricia C	Mount Pleasant Township	
Bousum Peter C Bousum Nancy W	Brubaker Thomas R	Buckingham Township	
Brubaker Thomas R	Brubaker Thomas R Brubaker Carol A	Buckingham Township	
Miscavage Joan A	Nebzydoski John Magalski Meghan L	Mount Pleasant Township	
McGarry Jennifer L	Shapiro Dmitriy Reznik Zhanna	Paupack Township	Lot 64
Zonzini Mauro Teixeira Amandio L Ferreira Manuel F Capuano Jason	Dunbar Jodi L	Lake Township	Lot 8
Schinder Irene Schinder Gregory	Ippolito Gary Ippolito Theresa	Salem Township	Lot 449
Frey Jeanette H Tr Marcella G Hanafin Two Zero Zero Three	Frey Jeanette H Exr Hanafin Gregory P Exr Hanafin Marcella G Est	Lake Township	
Frey Jeanette H Exr Hanafin Gregory P Exr Hanafin Marcella G Est	Frey Jeanette H	Lake Township	
OMalley Carol Salyers Marilyn L	Rahanaev Benjamin Danziger John Danziger Desiree	Paupack Township Dreher Township	Lot 107
Holmquest L Jeffrey Holmquest Margaret Rose	Fromell Gregg Rezet Beth	Palmyra Township	Lots 90 & 13
Megivern Barbara	Joseph William C Jr Phillips Kim	Dyberry Township	Lot 5

Stanton Donna M	Miszler Edward V Miszler Susan C	Berlin Township	
Highhouse Daniel	High House Daniel	Lake Township	
High House Kristie	High House Kristie		
Lamade Michael B	Forlenza Patrick	Damascus Township	
Lamade Kathleen	Forlenza Maria		
Alexander James M	Intorre Angelo	Preston Township	
Alexander Deborah A	Intorre Dorothea		
Worobey Brian	Worobey Brian	Preston Township	Lot A-B
Schatzger Dorothy	Pagano Stephen D	Dreher Township	
	Pagano Kathleen R		Lot 267
Roche James J	Courtright Debra A	Damascus Township	
Ibach Patricia A Est			Lot 14
Roche James Joseph Exr			
Honesdale Cottage Cafe By Sheriff	Dime Bank	Honesdale Borough	
T J Maher L L C By Sheriff			
Mahe Thomas F By Sheriff			
Mahe Jamie L By Sheriff			
Ebert Thomas Adm	Ebert Thomas C	Honesdale Borough	
Ebert Lynford Test			
Mandella Peter A	Howell Edward R	Clinton Township 1	
Mandella Jeannette M			Lot 26
Northern Trust Company Tr	Investors Independent Trust Company Tr	Paupack Township	
Alden E Gordon Revocable Trust	Cameron P Gordon Irrevocable Trust		
	Seiz Kristin Gordon		
Benzel Dennis J	Zielinski Ronald	Lake Township	
	Zielinski Margaret M		Lots 813 & 815
Kowalewski Konstanty AKA	Kowalewski Kostic AKA	Salem Township	
Kowalewski Kostic AKA	Kowalewski Konstanty AKA		
Kowalewski Jean H	Kowalewski Jean H		
Hunt Elmer John Jr	Hunt Michelle B	Buckingham Township	
Hunt Sally Jo			
Kessler Pamela J	Dux E Michael	Honesdale Borough	
	Dodson Kristen G		
	Dux Kristen G		
Burke Catherine M	Jopp Brian	Mount Pleasant Township	
	Jopp Heather		
Gottshall Heather Perella	Gottshall Debora	Paupack Township	
Perella Heather			Lot 6
Davis Gary	G M D Ventures	Paupack Township	
Shive Paul			Lot 556A
Deutsche Bank National Trust Company Tr	Brock Jeremy	Palmyra Township	
Wells Fargo Bank			Lot 39
Estus Helen B	Estus Friend	Sterling Township	
Wheat Robert C	Arnold Richard	Lake Township	
Wheat Catherine A	Arnold Cheryl		Lot 3569
Santee Robert E	Nordenhold David J C	Damascus Township	
Santee Norma	Nordenhold Suzanne		Lot 20

Lewis John W	Niles Richard	Mount Pleasant Township	
Lewis Catherine N	Niles Sally		Lot A
Lewis John W	Niles Richard	Mount Pleasant Township	
Lewis Catherine N	Niles Sally		Lot B
Lentz Patricia J Est	Insalata Joseph	Lehigh Township	
Lentz Richard Carson Exr			Lot 7
Fannie Mae AKA	Jakubowski John E	Damascus Township	
Federal National Mortgage Association AKA			
Phelan Hallinan L L P			
Mooney Jane E	Mooney Jane E	Lehigh Township	
Strisko Fredrick W	Strisko Fredrick W	Lehigh Township	
East Coast Property Group L L C	Joseph & Nelson Associates	Paupack Township	
East Coast Property Group L L C	Joseph & Nelson Associates	Lehigh Township	
East Coast Property Group L L C	Joseph & Nelson Associates	Lehigh Township	
Dickerson Catherine J Exr	Trexler Catherine D	Lehigh Township	
Trexler Catherine D Exr			Lot 31
Trexler Arthur T Est AKA			
Trexler Arthur T Sr Est AKA			
Cooper Catherine V AKA	Cooper Catherine V	Lehigh Township	
Cooper Catherine V AKA			Lots 218 & 219
Cooper Catherine V AKA	Cooper Catherine V	Lehigh Township	
Cooper Catherine V AKA			Lots 214 & 225

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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: \_\_\_\_\_

Mail form to:  
Bailey Design and Advertising  
c/o WCBA/Estate Notice Advertising  
3305 Lake Ariel Highway  
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

## 2013 LEGAL ADVERTISING RATES

<b>Incorporation Notices</b>	<b>\$45</b>
<i>One (1) time insertion</i>	
<b>Fictitious Name Registration</b>	<b>\$45</b>
<i>One (1) time insertion</i>	
<b>Petition for Change of Name</b>	<b>\$45</b>
<i>One (1) time insertion</i>	

All other notices will be billed at \$1.90 per line.  
Certain restrictions and minimum insertion fees apply.

A fee of \$10.00 will be added to all legal notices  
for the Notarized Proof of Publication.

## General Advertising Rates All Advertisements Are Pre-Pay

Subject to approval  
Subject to space availability  
Credit Cards accepted—Mastercard and Visa only.  
Prices are based upon your advertisement  
submitted camera-ready or via email in PDF  
or JPG format.  
*Certain Restrictions Apply*

**The Wayne County Legal Journal**  
is published every Friday—52 issues per year.  
The deadline for all advertising is 10 AM on  
Monday for the Friday publication.

**Contact for Advertising Details:**  
Phone: 570-251-1512  
Fax: 570-647-0086  
Email: [baileyd@ptd.net](mailto:baileyd@ptd.net)

	One Insertion	Quarterly 13 Issues	Semi-Annual 26 Issues	Annual 52 Issues
<b>Full Page</b>	<b>\$100</b>	<b>\$850</b>	<b>\$1,300</b>	<b>\$2,100</b>
<b>Half Page</b>	<b>\$75</b>	<b>\$525</b>	<b>\$795</b>	<b>\$1,265</b>
<b>Quarter Page</b>	<b>\$50</b>	<b>\$325</b>	<b>\$475</b>	<b>\$745</b>
<b>Eighth Page</b>	<b>\$35</b>	<b>\$195</b>	<b>\$275</b>	<b>\$435</b>

*Ad Changes subject to artwork adjustment fee, call for details*

## Subscription Rates

One Issue	\$5 per issue
Mailed Copy	\$100 per year
Emailed Copy	\$50 per year
Mailed & Emailed Copies	\$125 per year



**Full Page:**  
4"W X 7"H

**Half page:**  
4"W X 3 1/2"H

**Quarter Page:**  
2"W X 3 1/2"H  
4"W X 1 3/4"H

**Eighth Page:**  
2"W X 1 3/4"H



**Legal Journal of Wayne County**  
3305 Lake Ariel Highway  
Honesdale, PA 18431