

# OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 3 ★ AUGUST 30, 2013 ★ Honesdale, PA ★ No. 25



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## CASES REPORTED

Commonwealth of Pennsylvania  
v.  
Hector Y. Rivera

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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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Bailey Design and Advertising  
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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

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Mailed Copy	\$100
Emailed Copy	\$50
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WAYNE COUNTY OFFICIALS

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

**Magisterial District Judges**

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Jane E. Farrell  
Ronald J. Edwards  
Ted Mikulak

**Court Administrator**

Linus H. Myers

**Sheriff**

Mark Steelman

**District Attorney**

Janine Edwards, Esq.

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Edward Howell

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Judy O’Connell  
Kathleen A. Schloesser

**Jury Commissioners**

Judith M. Romich  
Patricia Biondo

**COURT OPINION**

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**Commonwealth of Pennsylvania**

**v.**

**Hector Y. Rivera**

**No. 2-2013-Criminal**

**Attorney for Defendant: Scott Bennett, Esquire**

**Summary of the Case**

Before the Court was Defendant's appeal of the Court's Order denying his Motion for Sentence Modification. Defendant originally pled guilty to Receiving Stolen Property and was sentenced to twelve (12) months' probation, to pay restitution in the amount of \$55.00, refrain from the use of controlled substances, submit to random drug testing and pay \$500 for the cost of the public defender. Defendant thereafter filed a Motion for Modification requesting that the cost of the public defender be struck as a condition of probation, arguing that the Court lacks statutory authority to impose such an order and also that there is no evidence of record supporting the basis for the \$500 cost.

The Court opined that the United States Supreme Court has held that there is no constitutional prohibition to a state court conditioning probation on an offender's reimbursement of the costs of the public defender, if the offender is financially able to make such reimbursement. Fuller v. Oregon, 417 U.S. 40 (1974). The Court then identified that in Pennsylvania, sentencing courts must do two things when imposing such orders: 1) specifically make reimbursement of costs a condition of probation at the time of sentencing; and 2) take into consideration a defendant's ability to pay the cost and the financial burden that will be placed on a defendant. Commonwealth v. Pride, 380 A.2d 1267 (Pa.Super. 1977); Commonwealth v. Opara, 362 A.2d 305 (Pa.Super. 1976).

In Pride, the trial court's sentencing order did not condition the defendant's probation on payment by the defendant of the cost of his representation. Id. at 1270. The Superior Court reasoned that it was bound by the sentence of the trial court and could not "redefine the repayment order as a probation condition or fine to transform a statutorily unauthorized repayment into a permissible order." Id. The Court indicated that the lower court could have properly imposed the disputed cost had it done so clearly as a condition of the defendant's probation at the time of sentencing. Id.

In the case at bar, payment of the cost of representation by the public defender was made an explicit condition of Defendant's probation and served the rehabilitative measures of the Court. The Court noted that probation is a constructive alternative to imprisonment and the conditions of a defendant's probation are tailored to the individual in a manner that best serves the community and also a defendant's reintegration into society as a law-abiding citizen. As a result, the Court initially determined the fee was a permissible condition of probation.

Next, the Court considered the financial burden of the cost to Defendant. The Court reviewed the details of Defendant's Pre-Sentence Investigation to determine that Defendant had the capacity to work and earn money to pay his fines, costs and restitution and was therefore able to pay the cost. Finally, the Court opined that Defendant's failure to pay would result in another hearing pursuant to Pa.R.Cr.P. 708 at which time Defendant would be provided an opportunity to be heard regarding any allegation of indigency and reasons for the failure to pay.

Finally, the Court noted that Defendant received pecuniary gain from his crime and that Defendant was a repeat offender. It was the Court's opinion that restitution of \$55.00 alone would be insufficient to deter Defendant in the future, and that bearing the cost of the public defender provides a more appropriate deterrent while also serving the rehabilitative measures of the Court. Inasmuch as courts are provided with flexibility to determine "all the direct and indirect damages caused by a defendant and then order restitution so that the defendant will understand the egregiousness of his conduct, be deterred from repeating this conducts, and be encouraged to live in a responsible way." Com v. Harner, 617 A.2d 702, 706 (Pa. 1982).

The Court therefore determined that there was no issue which merited a modification of Defendant's sentence, and respectfully requested the Superior Court also find no merit in Defendant's appeal.



**CRIMINAL CASES**

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*The following cases were addressed by the Honorable Raymond L. Hamill, President Judge, Wayne County on August 22, 2013*

**DONALD J. BREESE**, age 45 of Waymart, PA was sentenced to a State Correctional Facility for a period of not less than 8 months nor more than 24 months for one count of Simple Assault, graded as a Misdemeanor of the 2nd Degree. The incident occurred on April 23, 2012, in Waymart Borough when Breese struck a correction officer while incarcerated at SCI-Waymart.

**TIMOTHY TODD EVERARD, JR.**, age 26 of Honesdale, PA was sentenced to a State Correctional Facility for a period of not less than 6 months nor more than 5 years for one count of Retail Theft-Take Merchandise, graded as a Misdemeanor of the 1st Degree. He was also ordered to pay all Court costs and pay restitution in the amount of \$398.00. The incident occurred on August 23, 2012, in Texas Township when Everard stole a computer from a local department store.

**JAMES KENNEDY**, age 52 of Bethany, PA was placed on probation for a period of 12 months for one count of Open Lewdness and one count of Harassment-Communicate Lewd, Threatening Etc. Language, graded as a Misdemeanor of the 3rd Degree. He was also ordered to pay all Court costs, undergo a mental health evaluation and comply with all recommendations for treatment and perform 50 hours of community service. The incidents occurred between August 2005, and June 2011, in Bethany Borough.

**MARK N. JAREMA**, age 38 of Leesburg, NJ was sentenced to the Wayne County Correctional Facility for a period of not less than 8 months nor more than 18 months for one count of Unlawful Killing/Taking of Big Game, graded as a Summary offense, one count of Unlawful Killing/Taking of Big Game, an ungraded Misdemeanor, one count of Simple Assault-Physical Menace, graded as a Misdemeanor of the 3rd Degree and one count of Loaded Firearms in Vehicles, graded as a Summary offense. He was also ordered to pay all Court costs, pay a fine in the amount of \$1,800.00, and pay restitution in the amount of \$2,400.00. The incident occurred in October 2010 in Mt. Pleasant and Clinton Townships.

**AMANDA J. CLIFFORD**, age 30 of Hawley, PA was sentenced to the Wayne County Correctional Facility for a period of not less than 72 hours no more than 6 months for one count of DUI: Cont Substance/Combin Alcohol-1st Offense, an ungraded Misdemeanor. She was also ordered to pay all Court costs, pay a fine in the amount of \$1,000.00, undergo a drug and alcohol evaluation and comply with all recommendations for treatment, perform 50 hours of community service and obtain full time employment. The incident occurred on May 4, 2012, in Palmyra Township when Hawley Borough Police were called to investigate the report of a one vehicle crash. Her BAC was .040%. At that time Clifford was also under the influence several controlled substances.

**BRIAN P. GILSON**, age 23 of Beach Lake, PA was sentenced to the Wayne County Correctional Facility for a period of not less than 72 hours nor more than 6 months for one count of DUI or Controlled Substance, an ungraded Misdemeanor. He was also ordered to pay all Court costs, pay a fine in the amount of \$1,000.00, undergo a drug and

alcohol evaluation and comply with all recommendations for treatment, attend and complete an alcohol highway safety program, undergo a mental health evaluation and comply with all recommendations for treatment, perform 50 hours of community service and obtain full time employment. The incident occurred on January 1, 2013, in Damascus Township when Pennsylvania State Police were called to investigate the report of a one vehicle crash. At that time Gilson refused to submit to the drawing of a blood sample for chemical testing.

**BRANDON A. FORMAN**, age 18 of Wilkes-Barre, PA was placed on probation for a period of 12 months for one count of Criminal Conspiracy-Possession of Controlled Substance, an ungraded Misdemeanor. He was also ordered to pay all Court costs, undergo a drug and alcohol evaluation and comply with all recommendations for treatment, perform 50 hours of community service and pay \$500.00 for the cost of the public defender. The incident occurred on March 12, 2013, in Dreher Township when Forman conspired to possess Percocet pills.

**RICHARD W. DERR**, age 24 of Roaring Brooke Twp, PA was sentenced to the Wayne County Correctional Facility for a period of not less than 120 days nor more than 5 years for one count of DUI or Controlled Substance, graded as a Misdemeanor of the 1st Degree, one count of Recklessly Endangering Another Person, graded as a Misdemeanor of the 2nd Degree and one count of Criminal Mischief-Damage Property, also graded as a Misdemeanor of the 2nd Degree. He was also ordered to pay all Court costs, pay a fine in the amount of \$1,500.00, undergo a drug and alcohol evaluation and comply with all recommendations for treatment, attend and complete an alcohol highway safety program, pay restitution in the amount of \$7,529.57, attend and complete an anger management program, have no contact with the victim in this matter, and obtain full time employment. The incident occurred on February 23, 2013, in Waymart Borough when Pennsylvania State Police observed Derr travel onto the sidewalk. At that time Derr refused to submit to the drawing of a blood sample for chemical testing.

**JEREMY BETTINSON**, age 30 of Tacoma, WA was sentenced to the Wayne County Correctional Facility for a period of not less than 6 months nor more than 12 months for one count of Public Drunkenness, graded as a Summary offense, one count of Disorderly Conduct-Engage in Fighting, graded as a Misdemeanor of the 3rd Degree and one count of Harassment-Engaged in Course of Conduct, graded as a Summary offense. He was also ordered to pay all Court costs, undergo a drug and alcohol evaluation and comply with all recommendations for treatment, obtain full time employment, and pay a fine in the amount of \$200.00. The incident occurred on March 30, 2013, in Honesdale Borough.

**LORENA M. PRUSSIA**, 31 was sentenced to the Wayne County Correctional Facility for a period of not less than 8 days nor more than 12 months for one count of Access Device Fraud: Using Credit Card Belonging to Another, graded as a Misdemeanor of the 2nd Degree. She was also ordered to pay all Court costs, pay restitution in the amount of \$778.84, undergo a drug and alcohol evaluation and comply with all recommendations for treatment, and obtain full time employment. The incident occurred between November 16, 2012, and February 5, 2013, in Sterling Township when Prussia stole checks belonging to another.

**JERRY M. STRACKBEIN**, age 52 of Honesdale, PA was sentenced to the Wayne



County Correctional Facility for a period of not less than 6 months nor more than 36 months for one count of Criminal Conspiracy-Access Device Fraud, graded as a Felony of the 3rd Degree. He was also ordered to pay all Court costs, pay a fine in the amount of \$500.00, and pay restitution in the amount of \$19,558.39. The incident occurred between August 2012, and October 2012, in Texas Township when Strackbein used a credit card belonging to another knowing that he did not have permission to do so.

**CLIFFORD ENSLIN, JR.**, age 37 of Lake Ariel, PA was sentenced to the Wayne County Correctional Facility for a period of not less than 3 months nor more than 12 months for one count of Theft By Unlawful Taking or Disposition, graded as a Misdemeanor of the 3rd Degree. He was also ordered to pay all Court costs, pay restitution in the amount of \$5,046.13, perform 50 hours of community service and obtain full time employment. The incident occurred between September 11, 2012, and September 23, 2012, in Salem Township when Enslin conspired with two co-defendants to steal fuel.

**CAROLINE J. FALCO**, age 20 of Lake Ariel, PA pled guilty to one count of Corruption of Minors (Related to Sexual Offenses), graded as a Felony of the 3rd Degree. The incident occurred between January 20, 2013, and February 5, 2013, in Paupack Township. She is scheduled to be sentenced on December 5, 2013.

**STEVEN MULLINGS**, age 20 of Honesdale, PA pled guilty to one count of Possession of Controlled Substance, an ungraded Misdemeanor. The incident occurred on February 25, 2013, in Honesdale Borough when was in possession of Marijuana. He is scheduled to be sentenced on October 10, 2013.

**JUSTIN LEE DAVIS**, age 23 of Lake Ariel, PA pled guilty to one count of Institutional Vandalism, graded as a Misdemeanor of the 2nd Degree. The incident occurred on April 22, 2013, in Texas Township when Davis broke a sprinkler while incarcerated at the Wayne County Correctional Facility. He is scheduled to be sentenced on October 10, 2013.

**DAKOTA L. DUNNING**, age 24 of Hawley, PA pled guilty to one count of Theft By Unlawful Taking or Disposition, graded as Misdemeanor of the 3rd Degree. The incident occurred between January 5, 2013, and January 11, 2013, in Paupack Township when stole jewelry from a private residence. He is scheduled to be sentenced on October 10, 2013.

**DAWN GULSBY**, age 31 of Honesdale, PA pled guilty to one count of Theft By Unlawful Taking or Disposition, graded as a Felony of the 3rd Degree and one count of Access Device Fraud: Using Credit Card Belonging to Another, also graded as a Felony of the 3rd Degree. The incident occurred between March 2011, and April 2013, in Texas Township. She is scheduled to be sentenced on October 3, 2013.

**ROBERT J. VESSECCHIA**, age 31 of Honesdale, PA pled guilty to one count of Criminal Mischief-Tamper With Property, graded as a Misdemeanor of the 3rd Degree and one count of Public Drunkenness, graded as a Summary offense. The incident occurred on May 21, 2013, in Honesdale Borough. He is scheduled to be sentenced on October 10, 2013.



**THOMAS J. PENDER**, age 36 of Honesdale, PA pled guilty to one count of Harassment-Communicate Lewd, Threatening Etc. Language, graded as a Misdemeanor of the 3rd Degree. The incident occurred on May 11, 2013, in Honesdale Borough. He is scheduled to be sentenced on October 10, 2013.

**JAROD R. PRZYWARA**, age 22 of Honesdale, PA pled guilty to one count of Possession of Drug Paraphernalia, an ungraded Misdemeanor. The incident occurred on March 7, 2012, in Honesdale Borough when Przywara was found to be in possession of a device used to smoke Marijuana. He is scheduled to be sentenced on October 3, 2013.

**RANDY BREIDENSTEIN**, age 54 of Honesdale, PA pled guilty to one count of DUI-Highest Rate, an ungraded Misdemeanor. The incident occurred on April 6, 2012, in Texas Township. His BAC was .225%. He is scheduled to be sentenced on October 10, 2013.

**MICHAEL E. TRESHAM**, age 50 of Prompton, PA pled guilty to one count of DUI-Highest Rate, graded as a Misdemeanor of the 1st Degree. The incident occurred on March 10, 2013, in Prompton Borough. His BAC was .349%. He is scheduled to be sentenced on October 10, 2013.

**NICHOLAS A. HUEBNER**, age 23 of Honesdale, PA pled guilty to one count of Possession of Controlled Substance, an ungraded Misdemeanor. The incident occurred on December 7, 2012, in Texas Township. He is scheduled to be sentenced on August 29, 2013.

**THOMAS R. GREGORY**, age 25 of Waymart, PA pled guilty to one count of Receiving Stolen Property, graded as a Misdemeanor of the 1st Degree. The incident occurred between January 12, 2013, and January 29, 2013, in Texas Township. He is scheduled to be sentenced on October 17, 2013.

**MATTHEW W. ROBINSON**, age 29 of Jessup, PA pled guilty to two counts of Criminal Conspiracy-Theft, graded as Misdemeanors of the 1st Degree. The incident occurred between January 12, 2013, and January 29, 2013, in Salem Township. He is scheduled to be sentenced on October 10, 2013.

**JAMES R. ROSLER**, age 35 of Honesdale, PA pled guilty to one count of DUI-Highest Rate, graded as a Misdemeanor of the 1st Degree. The incident occurred on May 19, 2013, in Honesdale Borough. His BAC was .193%. He is scheduled to be sentenced on October 10, 2013.

**DARRELL E. SENG**, age 30 of Honesdale, PA pled guilty to one count of Simple Assault, graded as a Misdemeanor of the 1st Degree. The incident occurred on June 25, 2013, in Honesdale Borough. He is scheduled to be sentenced on October 17, 2013.

**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 REGINALD L. SEIPP  
Late of Damascus Township  
Executrix

SHANNON BERTHOLF, F/N/A,  
SHANNON SEIPP  
414 15TH STREET  
HONESDALE, PA 18431

Attorney  
MATTHEW L. MEAGHER,  
ESQUIRE  
1018 CHURCH STREET  
HONESDALE, PA 18431

**8/30/2013 • 9/6/2013 • 9/13/2013**

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**EXECUTOR NOTICE**

Estate of LYNN GEORGE  
REYNOLDS AKA LYNN G.  
REYNOLDS

Late of Cherry Ridge Township  
Executor  
JEFFREY LYNN REYNOLDS

321 CREEK DRIVE  
PROMPTON, PA 18456

Attorney  
MATTHEW L. MEAGHER,  
ESQUIRE

1018 CHURCH STREET  
HONESDALE, PA 18431

**8/30/2013 • 9/6/2013 • 9/13/2013**

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**EXECUTRIX NOTICE**

Estate of MARIA P. DERUBIS  
AKA MARIE P. DERUBIS  
Late of Salem Township  
Executrix

JODY TERENCE  
966 HAMLIN HWY  
LAKE ARIEL, PA 18436

**8/30/2013 • 9/6/2013 • 9/13/2013**

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**ADMINISTRATOR NOTICE**

Estate of DONALD S. NOBLE  
Late of Honesdale and Lake  
Township

Administrator  
JANICE E. LIPTAK  
316 ASH ST.  
BETHANY, PA 18431

Administrator  
JEFFREY A. NOBLE  
81 CHEROKEE DRIVE  
HONESDALE, PA 18431

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

**8/30/2013 • 9/6/2013 • 9/13/2013**

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**EXECUTRIX NOTICE**

Estate of BONNIE M. MORRILL  
Late of Mount Pleasant Township  
Executrix

DEBORAH LEE PRUITT

592 NIAGRA DR.  
PLEASANT MOUNT, PA 18453  
Attorney  
JOHN F. SPALL  
2573 RT. 6  
HAWLEY, PA 18428

8/30/2013 • 9/6/2013 • 9/13/2013

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**EXECUTOR NOTICE**

Estate of JOSEPH GERARD  
BRISLIN JR. AKA JOSEPH  
BRISLIN  
Late of Lehigh Township, Wayne  
County  
Executor  
ANDREW BRISLIN  
1868 CHESTNUT HILL DRIVE  
TEGA CAY, SC 29708  
Attorney  
TIMOTHY B. FISHER, ESQ.  
525 MAIN STREET, PO BOX 396  
GOULDSBORO, PA 18424

8/30/2013 • 9/6/2013 • 9/13/2013

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**EXECUTRIX NOTICE**

Estate of VIRGINIA J. LUBEY  
Late of Hawley Borough  
Executrix  
PATRICIA J. LUBEY  
12 WEST 72ND STREET #18D  
NEW YORK, NY 10023  
Executrix  
GERALDINE A. LUBEY  
7500 FOURTH AVENUE  
BROOKLYN, NY 11209

8/30/2013 • 9/6/2013 • 9/13/2013

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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  
HONESDALE, PA 18431  
Attorney  
RICHARD B. HENRY  
1105 COURT STREET  
HONESDALE, 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  
HONESDALE, 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  
HONSDALE, PA 18431

8/16/2013 • 8/23/2013 • 8/30/2013

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**OTHER NOTICES**

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**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 Mindy's  
Jewels, 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.

8/30/2013

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**CERTIFICATE OF  
ORGANIZATION —  
DOMESTIC LIMITED  
LIABILITY COMPANY  
NOTICE IS HEREBY GIVEN**  
that a Certificate of Organization-  
Domestic Limited Liability  
Company of was filed with the  
Department of State of the  
Commonwealth of Pennsylvania on  
August 12, 2013, and approved  
pursuant to 15 Pa. C.S. Section  
8913 for the organization of  
**GMM, LLC**  
**JEFFREY S. TREAT, ESQUIRE**  
Attorney

8/30/2013 • 9/6/2013

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**PUBLIC NOTICE IN THE  
COURT OF COMMON PLEAS  
OF WAYNE COUNTY  
CIVIL ACTION - LAW  
ACTION TO QUIET TITLE  
NO. 352-2012**

PHILIP BUEKI, JR. , Plaintiff

v.

FRANK HOLLENBECK and  
ESTELLA M. HOLLENBECK, his  
wife, and LEVI A. PATTERSON,  
their heirs, executors, administra-  
tors, assigns, and any and all other  
persons claiming any right, title or  
interest in or to the herein-  
described real property other than

plaintiffs, whose identity(ies) are unknown, Defendants

### **NOTICE TO DEFEND**

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 without you and a judgement 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 Plaintiffs. 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, INC., Wayne County Courthouse, 925 Court Street, Honesdale, PA 18431, Telephone: 570-253-1031

DOUGLAS J. JACOBS, ESQ.  
515 BROAD STREET  
MILFORD, PA 18337  
(570) 296-8544  
FAX (570) 296-5708  
djjacobs@ptd.net

**8/30/2013 • 9/6/2013 • 9/13/2013**

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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 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 HONESDALE (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 of 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**

**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

**YOUR HOMETOWN  
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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 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

**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 the 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, WALLEPAUPACK 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  
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**

**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



*Celebrating Our 20th Anniversary*

WAYNE COUNTY

COMMUNITY  
FOUNDATION

Serving Wayne County Since 1991

*O'Neill Society*

"The O'Neill Society recognizes those individuals who have invested in the future of our county by naming the Wayne County Community Foundation as a beneficiary in their estate plans. There is no minimum amount required to join.

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

*Members*

Kent L. Brown Jr.  
Bill & Jessie Davis  
Walter & Marilyn Barbe  
Paul & Colleen Edwards  
George\* & Anne Gilchrist  
Louis & Frances Gruber  
Ron & Rebecca Rowe  
Tony & Sharon Herzog  
Cal\* & Kuni Holbert  
James & Shirley Chapman  
Francis\* & Martha E. Franco  
Herman W. Rutsch  
Joseph & Kathy Adams

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

*Membership as of April 15, 2011*

Visit the Wayne County Community Foundation  
on the web at [www.waynefoundation.org](http://www.waynefoundation.org)

214 Ninth St., Honesdale, PA 18431 570.253.9993 [wccf@ptd.net](mailto:wccf@ptd.net)

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**

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**CIVIL ACTIONS FILED**

*FROM AUGUST 3, 2013 TO AUGUST 9, 2013  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**JUDGMENTS**

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2006-20904	BODIE KORWYN M	8/06/2013	SATISFACTION	—
2006-21347	PARASCHIV VIOREL	8/08/2013	SATISFACTION	—
2007-20977	PARASCHIV VIOREL	8/08/2013	SATISFACTION	—
2008-00290	PENNSTAR BANK GARNISHEE-DISSOLVED 8-7-13	8/07/2013	DISSOLVE ATTACHMENT	—
2008-20263	PARASCHIV VIOREL	8/08/2013	SATISFACTION	—
2008-21653	GABRIEL KELLY ANN	8/06/2013	SATISFACTION	—
2009-20366	CUSH ROBERT BARRETT	8/07/2013	SATISFACTION	—
2010-00740	MARTIN THOMAS J	8/06/2013	SATISFACTION	—
2011-00154	RENN DEBRA	8/06/2013	SATISFACTION	—
2011-00529	PENN SECURITY BANK & TRUST GARNISHEE - DISCONT. 8-9-13	8/09/2013	DISSOLVE ATTACHMENT	—
2011-00705	HANNEL FRED	8/07/2013	SATISFACTION	—
2011-00763	RALPH COLM	P 8/08/2013	SUMMARY JUDGMENT	—
2011-00763	RALPH GERALDINE	P 8/08/2013	SUMMARY JUDGMENT	—
2011-20791	BECKER RAYMOND E	8/08/2013	SATISFACTION	—
2011-20791	BECKER NANCY E	8/08/2013	SATISFACTION	—
2011-21544	FULLER JOSHUA	8/06/2013	SATISFACTION	—
2011-21599	CONTAFIO MARY LOU JONES	8/08/2013	SATISFACTION	—
2011-21599	JONES MARY LOU CONTAFIO	8/08/2013	SATISFACTION	—
2011-21599	DURKAN ANN A JONES	8/08/2013	SATISFACTION	—
2011-21599	JONES ANN A DURKAN	8/08/2013	SATISFACTION	—
2011-21599	JONES ARTHUR ROBERT	8/08/2013	SATISFACTION	—
2012-00040	DICKINSON ANDREW D	8/09/2013	DEFAULT JUDGMENT	37,738.71
2012-00645	DONAHUE JOANNA M	8/07/2013	SATISFACTION	—
2012-00731	ZAWISKY JOHN	8/07/2013	SATISFACTION	—
2012-00736	CHRISTIAN MICHAEL	8/06/2013	FINAL JUDGMENT	—
2012-00736	CHRISTIAN JENNIE	8/06/2013	FINAL JUDGMENT	—
2012-00813	MOYLAN FRANCIS P A/K/A	8/06/2013	DISCT. LIS PENDENS	—
2012-00813	MOYLAN FRANCIS P JR	8/06/2013	DISCT. LIS PENDENS	—
2012-20350	KITCHEN & BATH SHOWROOM INC THE	8/08/2013	SATISFACTION	—
2012-20409	WELLS FARGO BANK GARNISHEE	8/07/2013	GARNISHEE/JUDGMENT	3,214.69
2012-21356	WHITE BETH	8/05/2013	SATISFACTION	624.00
2012-21633	CURTIS PHILIP	8/07/2013	SATISFACTION	—
2013-00011	SCHUVAL HARRIET	8/05/2013	WRIT OF EXECUTION	114,298.47
2013-00011	SCHUVAL MICHAEL A/K/A	8/05/2013	WRIT OF EXECUTION	114,298.47
2013-00011	SCHUVAL MILES	8/05/2013	WRIT OF EXECUTION	114,298.47

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

2013-00139	BAYSTER THOMAS A	8/09/2013	WRIT OF EXECUTION	100,749.18
2013-00198	TINISKI MICHAEL	8/09/2013	DEFAULT JUDG IN REM	194,412.48
2013-00198	WODZENSKI FRANCES	8/09/2013	DEFAULT JUDG IN REM	194,412.48
2013-00198	TINISKI MICHAEL	8/09/2013	WRIT OF EXECUTION	194,412.48
2013-00198	WODZENSKI FRANCES	8/09/2013	WRIT OF EXECUTION	194,412.48
2013-00222	HINE DENISON P	8/07/2013	FINAL JUDGMENT	—
2013-00222	LEWIS JOHN W	8/07/2013	FINAL JUDGMENT	—
2013-00222	HINE EDWIN W	8/07/2013	FINAL JUDGMENT	—
2013-00222	HINE MARY	8/07/2013	FINAL JUDGMENT	—
2013-00274	JUICE LORI	8/05/2013	DEFAULT JUDGMENT	4,092.50
2013-00306	DAVIS JAMES V	8/06/2013	DEFAULT JUDGMENT	31,735.58
2013-20474	SCOTT TRACEY	8/08/2013	SATISFACTION	—
2013-20495	FOR MY HEART LLC	8/08/2013	SATISFACTION	—
2013-20503	CREAMTON BLOCK LLC	8/05/2013	SATISFACTION	1,279.76
	A CORPORATION			
2013-20563	FISHER PAUL JR	8/08/2013	WRIT OF SCIRE FACIAS	—
2013-20563	FISHER PAULINE	8/08/2013	WRIT OF SCIRE FACIAS	—
2013-20610	ENYELLA ENTERPRISES INC	8/08/2013	SATISFACTION	—
2013-20614	SLOSS WILLIAM W	8/08/2013	WRIT OF SCIRE FACIAS	—
2013-20671	BARR BRADLEY G	8/08/2013	SATISFACTION	—
2013-20671	MCKITTRICK ANNE	8/08/2013	SATISFACTION	—
2013-20671	MC KITTRICK ANNE	8/08/2013	SATISFACTION	—
2013-20672	BARR BRADLEY G	8/08/2013	SATISFACTION	—
2013-20672	MCKITTRICK ANNE	8/08/2013	SATISFACTION	—
2013-20672	MC KITTRICK ANNE	8/08/2013	SATISFACTION	—
2013-20673	BARR BRADLEY G	8/08/2013	SATISFACTION	—
2013-20673	MCKITTRICK ANNE	8/08/2013	SATISFACTION	—
2013-20673	MC KITTRICK ANNE	8/08/2013	SATISFACTION	—
2013-20765	MCCORMICK HONG Z	8/08/2013	SATISFACTION	—
2013-20800	HAMPL TAMARA L	8/08/2013	WRIT OF SCIRE FACIAS	—
2013-20801	JONES ARTHUR L SR	8/08/2013	WRIT OF SCIRE FACIAS	—
2013-20813	SALVATORI JOHN	8/08/2013	WRIT OF SCIRE FACIAS	—
2013-20813	SALVATORI BERTHA	8/08/2013	WRIT OF SCIRE FACIAS	—
2013-21081	MELT ENTERPRISES	8/09/2013	WRIT OF EXECUTION	1,032.39
2013-21081	KOSTIW THOMAS	8/09/2013	WRIT OF EXECUTION	1,032.39
2013-21100	DOHERTY THEODORE R	8/05/2013	JUDG/YORK COUNTY PA	2,500.00
2013-21101	FAIRCLOUGH SHARON L	8/05/2013	JP TRANSCRIPT	1,739.18
2013-21102	VISION QUEST INC	8/05/2013	FEDERAL TAX LIEN	3,868.11
	A CORPORATION			
2013-21103	ZHURAVINSKYI GENNADII	8/06/2013	MUNICIPAL LIEN	386.15
2013-21104	TYSH EDWARD	8/06/2013	MUNICIPAL LIEN	359.90
2013-21104	OMELIANENKO VYCHESLAV	8/06/2013	MUNICIPAL LIEN	359.90
2013-21105	TYSH EDWARD	8/06/2013	MUNICIPAL LIEN	359.90
2013-21105	OMELIANENKO VYCHESLAV	8/06/2013	MUNICIPAL LIEN	359.90
2013-21106	TYSH EDWARD	8/06/2013	MUNICIPAL LIEN	379.59
2013-21106	OMELIANENKO VYCHESLAV	8/06/2013	MUNICIPAL LIEN	379.59
2013-21107	MCQUONE ROBERT A JR	8/06/2013	MUNICIPAL LIEN	379.59
2013-21107	STRAZZERA MICHELE E	8/06/2013	MUNICIPAL LIEN	379.59
2013-21108	A PACIFIC COAST INVESTMENT	8/06/2013	MUNICIPAL LIEN	359.90
	PROP LLC			

2013-21109	YASEEN MOHAMMED YASIR	8/06/2013	MUNICIPAL LIEN	375.21
2013-21110	ZANDERS KOMITA	8/06/2013	MUNICIPAL LIEN	359.90
2013-21110	CAROUNIS BRINDA ZANDERS	8/06/2013	MUNICIPAL LIEN	359.90
2013-21111	WEIKEL DELMAR E	8/06/2013	STATEMENT OF LIEN	1,623.52
2013-21112	SANTHA JOSEPH IMRE	8/06/2013	STATEMENT OF LIEN	536.96
2013-21112	ZELMAN MADDALENA	8/06/2013	STATEMENT OF LIEN	536.96
2013-21113	CARILLO FRANK	8/06/2013	STATEMENT OF LIEN	572.02
2013-21113	CARILLO EMMA	8/06/2013	STATEMENT OF LIEN	572.02
2013-21114	CARDIELLO JOHN F	8/06/2013	STATEMENT OF LIEN	1,334.02
2013-21114	PETTO JANVIER	8/06/2013	STATEMENT OF LIEN	1,334.02
2013-21115	BUGLIONE WILLIAM A JR	8/06/2013	STATEMENT OF LIEN	342.16
2013-21115	BUGLIONE MARIE	8/06/2013	STATEMENT OF LIEN	342.16
2013-21116	MADSEN STEVEN E	8/06/2013	STATEMENT OF LIEN	354.37
2013-21116	MADSEN STEVE	8/06/2013	STATEMENT OF LIEN	354.37
	A/K/A			
2013-21116	MADSEN CAROL	8/06/2013	STATEMENT OF LIEN	354.37
2013-21117	HAYDEN HARVEY H	8/06/2013	STATEMENT OF LIEN	685.07
2013-21117	HAYDEN THOMAS C	8/06/2013	STATEMENT OF LIEN	685.07
2013-21118	SEAMAN SCOTT A	8/06/2013	JUDGMENT	7,648.00
2013-21119	ANDERSON ANDREA	8/07/2013	JP TRANSCRIPT	2,991.21
2013-21120	FANELLI FRANK J	8/07/2013	JUDGMENT	1,572.38
2013-21121	FOUR STAR GENERAL LLC	8/07/2013	WRIT OF REVIVAL	7,500.00
2013-21121	FOUR STAR MAINTENANCE & CONSTRUCTION	8/07/2013	WRIT OF REVIVAL	7,500.00
2013-21121	BUSILLO ADOLFO INDIVIDUALLY	8/07/2013	WRIT OF REVIVAL	7,500.00
2013-21122	GRIEVE CORP	8/08/2013	MUNICIPAL LIEN	3,929.14
2013-21123	SHELL LARRY LYNN	8/08/2013	MUNICIPAL LIEN	359.90
2013-21123	SHELL MAMIE ALICE	8/08/2013	MUNICIPAL LIEN	359.90
2013-21124	TREVINO SONIA P	8/08/2013	MUNICIPAL LIEN	386.15
2013-21125	NOLL JOANNE	8/09/2013	JUDGMENT	30,123.10
2013-40052	TYLER MARK A OWNER	P 8/07/2013	STIP VS LIENS	—
2013-40052	TYLER STEPHANIE OWNER	P 8/07/2013	STIP VS LIENS	—
2013-40052	JOHN TRACY MASONRY CONSTRUCTION CONTRACTOR	8/07/2013	STIP VS LIENS	—
2013-40053	TYLER MARK A OWNER	P 8/07/2013	STIP VS LIENS	—
2013-40053	TYLER STEPHANIE S OWNER	P 8/07/2013	STIP VS LIENS	—
2013-40053	RALPH R SMITH JR CONSTRUCTION CONTRACTOR	8/07/2013	STIP VS LIENS	—
2013-40054	TYLER MARK A OWNER	P 8/07/2013	STIP VS LIENS	—
2013-40054	TYLER STEPHANIE S OWNER	P 8/07/2013	STIP VS LIENS	—
2013-40054	S&W CONCRETE AND EXCAVATION CONTRACTOR	8/07/2013	STIP VS LIENS	—
2013-40055	TYLER MARK A OWNER	P 8/07/2013	STIP VS LIENS	—
2013-40055	TYLER STEPHANIE S OWNER	P 8/07/2013	STIP VS LIENS	—
2013-40055	BEAVER MOUNTAIN LOG & CEDAR HOMES CONTRACTOR	8/07/2013	STIP VS LIENS	—

2013-40056	JARMUSIK GERALD JR OWNER	P	8/08/2013	WAIVER OF LIENS	—
2013-40056	KINTNER MODULAR HOMES CONTRACTOR		8/08/2013	WAIVER OF LIENS	—
2013-40057	JARMUSIK GERALD JR OWNER	P	8/08/2013	WAIVER OF LIENS	—
2013-40057	BAKER EXCAVATING CONTRACTOR		8/08/2013	WAIVER OF LIENS	—
2013-40058	JARMUSIK GERALD JR OWNER	P	8/08/2013	WAIVER OF LIENS	—
2013-40058	HANSTINE EXCAVATING CONTRACTOR		8/08/2013	WAIVER OF LIENS	—
2013-90076	ELMER DAVID ESTATE		8/08/2013	SATISFACTION/CLAIM	2,734.60

**CONTRACT — DEBT COLLECTION: CREDIT CARD**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00423	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	8/06/2013	—
2013-00423	DAUCHERT LAURIE	DEFENDANT	8/06/2013	—
2013-00424	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	8/06/2013	—
2013-00424	LUNNEY MERRIS	DEFENDANT	8/06/2013	—
2013-00425	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	8/06/2013	—
2013-00425	FAATZ JENNY	DEFENDANT	8/06/2013	—
2013-00426	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	8/07/2013	—
2013-00426	BENSON MARIANNE	DEFENDANT	8/07/2013	—
2013-00427	CACH LLC	PLAINTIFF	8/07/2013	—
2013-00427	HEBERT TED G	DEFENDANT	8/07/2013	—

**CONTRACT — DEBT COLLECTION: OTHER**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00421	COMMUNITY BANK NATIONAL ASSOC D/B/A	PLAINTIFF	8/05/2013	—
2013-00421	FIRST LIBERTY BANK & TRUST	PLAINTIFF	8/05/2013	—
2013-00421	ELDRED KATLIN	DEFENDANT	8/05/2013	—
2013-00421	DIMEDICI TERRY	DEFENDANT	8/05/2013	—
2013-00421	NEENAN COLLEEN A A/K/A	DEFENDANT	8/05/2013	—
2013-00421	NEENAN COLLEEN	DEFENDANT	8/05/2013	—

**MISCELLANEOUS — OTHER**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00431	HAYNES DARL	PLAINTIFF	8/08/2013	—
2013-00431	COUNCIL OF STARRUCCA BOROUGH	DEFENDANT	8/08/2013	—
2013-00431	STARRUCCA BOROUGH COUNCIL	DEFENDANT	8/08/2013	—

**REAL PROPERTY — EJECTMENT**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00429	SALAK JAMES T	PLAINTIFF	8/08/2013	—
2013-00429	SALAK JOSEPH J	PLAINTIFF	8/08/2013	—
2013-00429	ADAMCIK KATHRYN	DEFENDANT	8/08/2013	—

**REAL PROPERTY — LANDLORD/TENANT DISPUTE**

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00430	MIKULAK KIM PLAINTIFF/APPELLEE	PLAINTIFF D/B/A	8/08/2013	—
2013-00430	SIMPLY DLISH PLAINTIFF/APPELLEE	PLAINTIFF	8/08/2013	—
2013-00430	BADGLEY JUNE DEFENDANT/APPELLANT	DEFENDANT	8/08/2013	—
2013-00432	IRISH GEORGE P	PLAINTIFF	8/09/2013	—
2013-00432	SIMPSON JESSICA	DEFENDANT	8/09/2013	—
2013-00432	SIMPSON VERONICA	DEFENDANT	8/09/2013	—
2013-00432	SIMPSON JOHN	DEFENDANT	8/09/2013	—

**REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL**

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00422	BANK OF AMERICA AS SUCCESSOR BY MERGER TO	PLAINTIFF	8/06/2013	—
2013-00422	BAC HOME LOANS SERVICING LP F/K/A	PLAINTIFF	8/06/2013	—
2013-00422	COUNTRYWIDE HOME LOANS	PLAINTIFF	8/06/2013	—
2013-00422	GRIVES JASON C	DEFENDANT	8/06/2013	—
2013-00422	GRIVES MELISSA	DEFENDANT	8/06/2013	—
2013-00428	WELLS FARGO BANK	PLAINTIFF	8/07/2013	—
2013-00428	HUBBARD ERIN C	DEFENDANT	8/07/2013	—
2013-00428	HUBBARD PETER T	DEFENDANT	8/07/2013	—

WAYNE COUNTY BAR ASSOCIATION

*22nd Judicial District*

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



**MORTGAGES AND DEEDS**

*RECORDED FROM AUGUST 19, 2013 TO AUGUST 23, 2013  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

<b>GRANTOR</b>	<b>GRANTEE</b>	<b>LOCATION</b>	<b>AMOUNT</b>
Conklin Freddy R	Dime Bank	Cherry Ridge Township	
Bortree Bonnie M			160,000.00
Hawver Thomas J	Dime Bank	Damascus Township	147,000.00
Macey Steven E	Dime Bank	Manchester Township	
Macey Christina			30,000.00
Brownell Laura	Dime Bank	Texas Township	30,000.00
Rosler David A	Dime Bank	Palmyra Township	
Rosler Robin A			38,000.00
Cartwright Cindy	Dime Bank	Texas Township	
Cartwright Frank J			61,900.00
Kiesendahl Matthew E	Dime Bank	Paupack Township	
Kiesendahl Tiffany			25,500.00
Allen Patrick J Jr	Strasser Mark	South Canaan Township	90,000.00
Price Scott R	Wayne Bank	Damascus Township	
Price Kelly A			183,000.00
Davis Ralph E Jr	Wayne Bank	Hawley Borough	
Davis Daniela Sciarrino			100,000.00
Sciarrinodavis Daniela			
Porpora Steven	Wayne Bank	Honesdale Borough	10,000.00
Buckingham Township	Wayne Bank	Buckingham Township	100,000.00
Edsall William C Jr	Tobyhanna Federal Credit Union	Dyberry Township	
Edsall Lisa M			43,000.00
Springer Richard J	Honesdale National Bank	Salem Township	128,500.00
Adams Benjamin H	Honesdale National Bank	Sterling Township	
Adams Suzanna M			75,000.00
Raguckas Suzanna M			
Schane Michael P	Honesdale National Bank	Salem Township	
Schane Erin B			100,000.00
Knickerbocker George	Honesdale National Bank	Honesdale Borough	
Knickerbocker Susan			7,400.00
Gries Adam W	Honesdale National Bank	Oregon Township	115,000.00
Spewak Craig W	Honesdale National Bank	Waymart Borough	
Spewak Susan			36,400.00
Ohara William F	Honesdale National Bank	Mount Pleasant Township	
Ohara Jane F			100,000.00
Niznansky Steven P	J P Morgan Chase Bank	Scott Township	
Niznansky Mary E			43,840.00
Reilly John S	Mortgage Electronic Registration Systems	Salem Township	
Reilly Eileen L			125,696.00

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

Robinson Hattie G	Mortgage Electronic Registration Systems	Damascus Township	
Robinson Patrick L			133,250.00
Miller Jason R	Mortgage Electronic Registration Systems	Paupack Township	
Miller Lauren E			181,350.00
Northeast Pa Pet Cremation Services	Honesdale National Bank	Hawley Borough	201,000.00
James Milton Jr	Honesdale National Bank	Lake Township	201,000.00
Ascagni Ronni	Wells Fargo Bank	Lebanon Township	109,500.00
Heller Naomi G	Pennstar Bank	Lake Township	
Heller Gregory John Sr			55,000.00
Fioriglio David A	Citizens Savings Bank	Salem Township	
Fioriglio Nancy Kratz			104,000.00
Grabher Warren	Mortgage Electronic Registration Systems	Dreher Township	
Grabher Maureen			135,631.00
Murphy Brian C	Mortgage Electronic Registration Systems	Paupack Township	89,200.00
Litz Lisa A	Mortgage Electronic Registration Systems	Clinton Township 2	104,578.00
Kinsey Joseph M	Kinsey Marie Mortgage Electronic Registration Systems	Lake Township	110,000.00
Pierce James R	Mortgage Electronic Registration Systems	Lake Township	
Keelen Alyssa			170,848.00
Roche Michael R	Wayne Bank	Oregon Township	15,000.00
Hoffman Richard L Jr	Wayne Bank	South Canaan Township	25,000.00
Winans Christopher D	Mortgage Electronic Registration Systems	Paupack Township	
Winans Laurie A			224,000.00
Ortiz Amanda R	Housing & Urban Development	Sterling Township	6,078.48
Jacobs Howard	Mortgage Electronic Registration Systems	Honesdale Borough	
Jacobs Betty Lou			168,100.00
Morgan Timothy M	Honesdale National Bank	Cherry Ridge Township	
Morgan Jennifer L		Cherry Ridge & Berlin Twps Berlin Township Berlin & Chery Ridge Twps	365,000.00 365,000.00
Casciotta Vivian	Dirlam Bros Lumber Co Inc	Paupack Township	31,500.00
Wagner Cary D	Wells Fargo Bank	Preston Township	
Wagner Lindsay J			130,000.00
Woehrle Walter	First National Community Bank	Salem Township	
Woehrle Diane			30,000.00
Spencer Joan K	First National Community Bank	Berlin Township	35,000.00
Nowak Zenon	Mortgage Electronic Registration Systems	Lehigh Township	
Nowak Jolanta			180,000.00

Logue Thomas Tr	T D Bank	Lake Township	
Logue Margaret Tr			100,000.00
Logue Living Trust			
Goodenough Forrest C	Dime Bank	Honesdale Borough	
Goodenough Stacey			150,000.00
Bowman Matthew E	Honesdale National Bank	Texas Township	
Bowman Monique T			300,000.00
Horan Vincent J	Honesdale National Bank	Damascus Township	119,000.00
Stanech Melanie A	Mortgage Electronic Registration Systems	Lake Township	81,000.00
Geer Keith W	Mortgage Electronic Registration Systems	Buckingham Township	
Gulyas Danielle			104,080.00
Martin Christina	Mortgage Electronic Registration Systems	Lehigh Township	
Burns Christina			129,194.00
Martin Anthony			
Brownell Sandra	Honesdale National Bank	Texas Township 1 & 2	55,000.00

## DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Krupa Michael	Conklin Freddy R	Cherry Ridge Township	
Krupa Katherine	Bortree Bonnie M		
Schweinsburg Robert A	Schweinsburg Richard Schweinsburg Elaine	South Canaan Township	Lot 3
Bruno Robert	Dereamer Jamie	Berlin Township	
Bruno Linda	Dereamer Amy		Lot 8
Shea Sheila E	Kunch Noreen	Hawley Borough	Lot 33
Strasser Mark	Allen Patrick J Jr	South Canaan Township	Lot A
Consiglio Betty Ann	Consiglio Betty Ann Vankooten Kim Ann	Sterling Township	
Cilino Antonio H By Sheriff	Federal Home Loan Mortgage Corporation	Hawley Borough	
Weist Christie L By Sheriff			
Weist Christina L By Sheriff			
Souder Feryl Kent	Gerber Grace Marie	Salem Township	
Gerber Grace Marie	Souder Feryl Kent Souder Connie S Gerber Stephen L		
Gangala Gregorio	Reilly John S	Salem Township	
Gangala Lisa	Reilly Eileen L		Lot 708
King Dennis W	Peter Joseph	South Canaan Township	
King Cheryl L	Peter Christine M		Lot 7
Carty David George	Miller Jason R Miller Lauren E	Paupack Township	Lots 6 & 7
Silk House	Northeast Pa Pet Cremation Services	Hawley Borough	Lot 2
Figueroa Angelo	Bearlepp John Michael	Damascus Township	
Figueroa Orisa	Bearlepp Marie		

McDonald Gerald S	Mcdonald Gerald S	Cherry Ridge Township	Lot 1
Dunhom Leonard J	Honesdale National Bank	Dyberry Township	
Dunhom Afton		Dyberry Twp & Bethany Boro	
Shields Afton		Bethany Borough	
		Bethany Boro & Dyberry Twp	
McHugh Thomas J	Heller Gregory J Heller Naomi G	Lake Township	
Richman Dennis	Lazarovich Arkadiy	Lehigh Township	
Richman Regina Ann	Lazarovich Stella		Lot 9
Richman Dennis B	Richman Dennis B	Lehigh Township	
Richman Regina Ann	Richman Regina Ann		Lot 10
Lyttle Alden G	Theesfeld Chad	Paupack Township	
Lyttle Ruth D	Theesfeld Sandy		Lot 80
Blaum Brian J	Fioriglio David A	Salem Township	
Blaum Danielle M	Fioriglio Nancy Kratz		Lot 923
Housing & Urban Development	Fontana Robert J	Honesdale Borough	
Villalba Ismael Jr	Villalba Ismael Jr	Paupack Township	
Colon Maritsa	Colon Maritsa		Lots 468 & 470
Kibel Lesly M			
Rosser Renee	Enslin Donald J	South Canaan Township	
Petti Nelli Jacqueline			
Petti Nelli Richard			
Zalepa Deborah			
Sabolick Hope By Sheriff	Bank Of America	Waymart Borough	
Sabolick John James By Sheriff			Lot 2
Santos Carol M AKA	Grossman Edward	Texas Township 1 & 2	
Santos Carol AKA			Lot 2
Warren William			
Bower Kathy Florence			
Sims Phillip H	Sims Phillip H OConnor Karen	Preston Township	
Smith Lisa A	Litz Lisa A	Clinton Township 2	
Litz Lisa A			
Hartung David G	Hartung David G	Dyberry Township	
Hartung Susan M	Hartung Susan M		
Hartung David W	Hartung David W	Dyberry Township	
Hartung Therese B	Hartung Therese B Hartung David G Hartung Susan M		
Beers Laura	Beers Laura	Paupack Township	
Diver Linda	Beers Alfred		
Oliva Clare	Hearns Arthur		
Hearns Arthur ]	Hearns Marybeth		
Tigue Andrea	Houck Helen S	Cherry Ridge Township	
Ema H Robinson Revocable Trust	Robinson Frederick Spencer	Dreher Township	
Robinson Frederick Spencer Tr			
Walker Michael D Tr			
Ema H Robinson Revocable Trust	Robinson Frederick Spencer	Lehigh Township	
Robinson Frederick Spencer Tr			
Walker Michael D Tr			

Odes Roman	Pierce James R	Lake Township	
Odes Nadezhda	Keelen Alyssa		Lot 3725
Wilkos Kathleen S	Winans Christopher D	Paupack Township	
	Winans Laurie A		Lot 510
Federal Home Loan Mortgage Corporation	Paciotti Joseph S	Lake Township	
McGovern Daniel A			Lot 2413
Swingle Mark	Tregaskis David	Lake Township	
Swingle Maureen	Tregaskis Rosemary		
Carroll Robert James III	Morgan Timothy M	Cherry Ridge Township	
Carroll Jeannie L	Morgan Jennifer L		
Skurski Joseph L Jr	Murphy David W	Preston Township	
		Preston Twp & Starrucca Boro	
		Starrucca Borough	
		Starrucca Boro & Preston Twp	
Skurski Joseph L Jr	R W Wilson	Preston Township	
		Preston Twp & Starrucca Boro	
		Starrucca Borough	
		Starrucca Boro & Preston Twp	
Meehan Janet Lee By Agent	Renner Edward S	Honesdale Borough	
Leemeehan Janet By Agent	Renner Cindy A		
Ferrari Robert C Agent			
Casciotta Charles F	Casciotta Vivian C	Paupack Township	Lot 447
Behnke Jeffrey S	Behnke Jeffrey S	Salem Township	
Behnke Sharon A	Behnke Sharon A		Lot 24R
Butz Christine M	Traugher Christine M	Dreher Township	
Traugher Christine M	Traugher Carl W		Lots 5 & 4
B & B Dodge Inc	B & B Dodge Inc	Honesdale Borough	Lots B & A
Adam Paul C	Livingston James	Manchester Township	
	Livingston Eleanor		
Estes Le Roy T	Hemlock Road Land Company	South Canaan Township	
Estes Diane B			
Kolakowski Tomasz	Derr Kimlee A	Lehigh Township	Lots 172 & 203
Merle Gene Zimmerman Trust	Fisher Thomas A	Paupack Township	
Norma Constance Zimmerman Trust	Fisher Lisa C		Lot S 7 A
Zimmerman Merle Gene Tr			
Zimmerman Norma Constance Tr			
Nurnberger Jessica Lyn	Williams Joseph J	Lake Township	
	Williams Sandra L		
Ross Henry Charles Exr	Ross Henry Charles	Manchester Township	
Ross Ernest Elwood Sr Est AKA		Flynn Errol C Tr	
Ross Ernest E Sr Est AKA			
Hawley Joseph E Jr Est	Greene Joseph A	Paupack Township	
Greene Joseph A	Landes Geraldine		Lot 20
Landes Geraldine			
Greene John A			

Alexander Michael J	Allen Lorrie A	Paupack Township Paupack & Palmyra Townships Palmyra Township Palmyra & Paupack Townships
Kidd Jack M Kido Victa Mae	V M K J M K Investment	Clinton Township 1
Saurman Barbara A Exr Arthur Margaret G Est Felix Barbara A	Arthur James Lincoln	Dreher Township
McGee Joy N McGee Charles J Jr McGee Elizabeth M McGee Cynthia J	Tressler Robert L II Muscaro Lori K	Lake Township Lot 3011
Hill Madam Hill Trisha	Kupchick Paul Kupchick Linda	Damascus Township
Homer Jack M Jr Homer Linda E	Stanech Melanie A	Lake Township Lot 3435
Mandracchia Gayle C	Patten Jeremy J Patten Heidi	Honesdale Borough
Skoski Elizabeth	Geer Keith W Gulyas Danielle	Buckingham Township
Stephens Beth AKA Cassel Beth AKA	Dirlam Properties	Honesdale Borough
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