

OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 3 ★ OCTOBER 4, 2013 ★ Honesdale, PA ★ No. 30



IN THIS ISSUE

LEGAL NOTICES	4
SHERIFF'S SALES.....	7
CIVIL ACTIONS FILED	22
MORTGAGES & DEEDS.....	26

© 2013 Legal Journal of Wayne County



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

Christine Rechner, Esq., Editor
rechnerc@ptd.net

Publisher:
Bailey Design and Advertising
3305 Lake Ariel Highway
Honesdale, PA 18431

P: 570-251-1512
F: 570-647-0086

www.waynecountylawyers.org

**Submit advertisements to
baileyd@ptd.net**

OFFICERS

President
Janine Edwards, Esq.

Vice-President
Matthew Meagher, Esq.

Secretary
Ronnie Bugaj Fischer, Esq.

Treasurer
Christine Rechner, Esq.

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.

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.

MESSAGE FROM THE WAYNE COUNTY BAR ASSOCIATION



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

PRICING & RATES

Notice Pricing

One time Insertions

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

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

Subscription Rates

Per Year

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

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

WAYNE COUNTY OFFICIALS

Judge of the Court of Common Pleas

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

Magisterial District Judges

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

Court Administrator

Linus H. Myers

Sheriff

Mark Steelman

District Attorney

Janine Edwards, Esq.

Prothonotary, Clerk of The Court

Edward "Ned" Sandercock

Chief Public Defender

Scott Bennett, Esq.

Commissioners

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

Treasurer

Brian T. Field

Recorder of Deeds, Register of Wills

Ginger M. Golden

Coroner

Edward Howell

Auditors

Carla Komar
Judy O'Connell
Kathleen A. Schloesser

Jury Commissioners

Judith M. Romich
Patricia Biondo

LEGAL NOTICES

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

ESTATE NOTICES

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

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

EXECUTRIX NOTICE

Estate of JAMES C. TIEL AKA
JAMES TIEL

Late of Honesdale Borough

Executrix

SARAH M. TIEL

100 CRESTMONT DRIVE

HONESDALE, PA 18431

Attorney

NICHOLAS A. BARNA

831 COURT STREET

HONESDALE, PA 18431

10/4/2013 • 10/11/2013 • 10/18/2013

EXECUTOR NOTICE

Estate of SUSAN P. LOUGHLIN

Late of Lake Township

Executor

JOHN J. PROBST

1 SUNDOWN COURT

HUNTINGTON, NY 11743

Attorney

MICHAEL D. WALKER, ESQ.

P.O. BOX 747

HAMLIN, PA 18427

10/4/2013 • 10/11/2013 • 10/18/2013

EXECUTRIX NOTICE

Estate of RUTH A. WHITNEY

AKA RUTH WHITNEY AKA

RUTH ARLENE WHITNEY

Late of Scott Township

Executrix

KAREN L. CARD

7 CLARK ST.

DEPOSIT, NY 13754

Attorney

NICHOLAS A. BARNA

831 COURT STREET

HONESDALE, PA 18431

10/4/2013 • 10/11/2013 • 10/18/2013

EXECUTRIX NOTICE

Estate of BARBARA M.

LINDQUIST

Late of Cherry Hill Township

Executrix

CYNTHIA KING

113 LAKE RD.

VALLEY COTTAGE, NY 10989

9/27/2013 • 10/4/2013 • 10/11/2013

ESTATE NOTICE

Estate of Jennifer Catalano

Harsche deceased (died March 10,

2013), late of Lake Ariel, Wayne

County, John Harsche,

Administrator: J. Brian Foley

Esquire 1032 Columbia Street,

Scranton PA 18509, Attorney.

9/27/2013 • 10/4/2013 • 10/11/2013

ADMINISTRATOR NOTICE

Estate of STANLEY J.

YASANOVICH AKA STANLEY

YASANOVICH
Late of Clinton Township
Administrator
JOSEPH YASANOVICH
P. O. BOX 580
WAYMART, PA 18472
Attorney
MATTHEW L. MEAGHER,
ESQUIRE
1018 CHURCH STREET
HONESDALE, PA 18431

9/27/2013 • 10/4/2013 • 10/11/2013

ESTATE NOTICE

Notice is hereby given that Letters of Testamentary have been granted in the **ESTATE OF PATRICIA A. THOMPSON**, late of 34 Zion Road, Newfoundland, Wayne County, Pennsylvania (died August 25, 2013), to Raymond J. Thompson, Jr., Executor. All persons indebted to the said Estate are required to make payment and those having claims to present the same without delay to the Executor named above in c/o Tammy Lee Clause, Esquire, P.O. Box 241, Newfoundland, PA 18445.

9/27/2013 • 10/4/2013 • 10/11/2013

ESTATE NOTICE

VINCENT A. MECCA, late of Lake Township, Wayne County, Pennsylvania, (died November 13, 2012). Notice is hereby given that Letters of Administration on the above estate have been issued to Sheila M. Mecca, Administratrix of the Estate.

All persons having claims against the decedent's Estate and all persons indebted to the decedent are hereby directed to provide notice of such

claim or indebtedness to the following, without delay:
MARIANNE M. STIVALA,
ESQUIRE, BRIAN J. CALI,
ESQUIRE, 103 EAST DRINKER
STREET, DUNMORE, PENN-
SYLVANIA 18512.

9/20/2013 • 9/27/2013 • 10/4/2013

**ESTATE NOTICE
NOTICE IS HEREBY GIVEN,**

that Letters Testamentary have been issued in the Estate of Gloria A. McCullough, a/k/a Gloria McCullough, who died on August 22, 2013, late resident of 1806 Parkway Drive, Honesdale, PA 18431, to Ann O'Hara, a/k/a Edith Ann O'Hara, Ann T. O'Hara, Executrix of the Estate, residing at 208 Tryon Street, Honesdale, PA 18431. All persons indebted to said estate are required to make payment and those having claims or demands are to present the same without delay to the Law Offices of HOWELL, HOWELL & KRAUSE, ATTN: LEE C. KRAUSE, ESQUIRE, Attorney for the Estate, at 109 Ninth Street, Honesdale, PA 18431.

LEE C. KRAUSE, ESQ.
ATTORNEY FOR THE ESTATE

9/20/2013 • 9/27/2013 • 10/4/2013

OTHER NOTICES

**NOTICE
IN THE COURT OF COMMON
PLEAS OF WAYNE COUNTY
PENNSYLVANIA
22ND JUDICIAL DISTRICT
CIVIL ACTION - LAW**

No. 266 - Civil - 2012

JOHN P. COBB AND NANCY M. COBB,
Plaintiff

vs.

KEEN LAKE CAMPING & COTTAGE RESORT, INC., KLCCR, LLC, and RICE COAL COMPANY, their heirs, administrators, successors, and 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 or identities are unknown,
Defendants

.....
**ORDER FOR ENTRY OF
DEFAULT JUDGMENT TO
QUIET TITLE**

AND NOW, this 3rd day of September, 2013, upon consideration of plaintiffs' Motion for Default Judgment to Quiet Title Pursuant to Pa.R.C.P. 1066(a), it is hereby ORDERED that a judgment by default be entered against defendant RICE COAL COMPANY, its successors and assigns, and any and all other persons claiming any right, title or interest in or to the real property described in plaintiffs' Complaint other than defendants Keen Lake Camping & Cottage Resort, Inc., adjudging and decreeing that plaintiffs own in fee simple and are entitled to the lawful, peaceful and continuous possession of the subject real property described in

plaintiffs' Complaint, and that defendant RICE COAL COMPANY and all persons claiming under it have no estate, right, title, lien, or interest whatever in or to the said real property, unless defendant Rice Coal Company, its successors and assigns, and any other person claiming any right, title or interest in or to the subject real property, files an answer or other responsive pleading to plaintiffs' complaint within thirty (30) days of the date of this Order.

Plaintiffs are required to publish this Order in the Wayne Independent 3 times and in the Legal Journal of Wayne County 3 times and file proof of publication of same with this Court. Upon praecipe of the plaintiffs after the expiration of thirty (30) days from the date of this Order, the Prothonotary shall enter final judgment against the defendant Rice Coal Company as set forth above, provided that the defendant does not take any action of record within thirty (30) days of the date of this Order.

BY THE COURT:

RUSSELL D. SHURTLEFF,
President Judge
Specially Presiding
44th Judicial District

BUGAJ/FISCHER, a professional corporation
P.O. Box 390, 308 Ninth St.
Honesdale, PA 18431
570-253-3021
Attorneys for plaintiffs

9/20/2013 • 9/27/2013 • 10/4/2013

SHERIFF'S SALES

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

**SHERIFF'S SALE
OCTOBER 16, 2013**

By virtue of a writ of Execution Central Mortgage 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 16th day of October, 2013 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property,

ALL THAT CERTAIN piece, parcel or tract of land known as Lot 9R, Section 2, lying situate and being in the Township of Paupack, County of Wayne, Commonwealth of Pennsylvania, being bound and described as follows:

Commencing at a point in the center of Vista Court, at a common corner with Lot 8 of Section 2 of Woodland Hills, said point being the POINT OF BEGINNING;

Thence along Lot 8, S 02 degrees 41minutes 46 seconds E, (passing steel pins found at 44.99 feet and 304.45 feet) a distance of 324.43 feet to a point in the center of Evergreen Drive; Thence along the center of Evergreen Drive N 81 degrees 23 minutes 00 seconds W,

a distance of 130.00 feet; Thence along Lot 10R N 05 degrees 27 minutes 02 seconds E (passing a steel pin set at 19.99 feet) a distance of 179.65 feet to a steel pin set; Thence continuing along Lot 10R N 12 degrees 04 minutes 12 seconds E, (passing a steel pin set at 102.65 feet) a distance of 123.49 feet to a point in the center of Vista Court; Thence along the center of Vista Court N 85 degrees 56 minutes 19 seconds E, a distance of 70.56 feet to the POINT OF BEGINNING. CONTAINING 0.74 acres, more or less.

For an approved map showing the above described property see Wayne County Map Book 107 at Page 73.

EXCEPTING AND RESERVING thereout and therefrom to the prior Developer, in common with the Grantees, their heirs and assigns, from the southwesterly side of the premises herein conveyed as indicated on the aforesaid map a strip of land twenty (20) feet in width for right-of-way, utility installation and maintenance purposes.

TOGETHER WITH the right unto the Grantees, their heirs and assigns, in common, however, with prior Developers, its successors and assigns, to the use of any and all roads as now laid out or to be laid out in the future in Woodland Hills.

ALSO GRANTING AND

CONVEYING to the Grantees, their heirs and assigns, in common, however, with prior Developer, its successors and assigns, the right to the use of certain areas situate along the project line of the Pennsylvania Power and Light Company and labeled 'lake access area' on the aforesaid map, and a certain map of 'Woodland Hills, Gumble Brothers Development Corp., Paupack Township, Wayne County, Pennsylvania, Lot Layout', as surveyed January 20, 1970 and recorded in the Office of the Recorder of Deeds for Wayne County, PA in Map Book 12, Page 195 with a revision of said map filed in the Office of the Recorder of Deeds for Wayne County, PA, in Map Book No. 13, at Page 94 and being amended to read 'Woodland Hills, Section One, as revised June 9, 1970 added easements and lake access area', together with the right of way unto the Grantees, their heirs and assigns, in common with the Developer, its successors and assigns, over the land lying between the above described 'lake access area' and the waters of Lake Wallenpaupack and the use of Lake Wallenpaupack for lawful recreational purposes, as set forth in and subject to a certain agreement between the Pennsylvania Power and Light Company and Developer dated the 30th day of March 1970 and being duly recorded in Wayne County Deed Book No. 256, at Page 430, reference being had thereunto the same will more particularly appear.

ALSO EXCEPTING AND

RESERVING to the developer, in the chain of title, its successors and assigns, in common, however, with the grantees, their heirs and assigns, a certain parcel of land along the southwesterly side of the lot and being a cul-de-sac, as laid out and set forth on the aforesaid map, said cul-de-sac-being for the purpose of ingress, egress and regress and said cul-de-sac- being for right of way, utility installation and maintenance purposes.

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.

Seized and taken in execution as Richard E. Harper 1942 Monterey Drive MECHANICSBURG PA 17050
Deborah J. Harper 1942 Monterey Drive MECHANICSBURG PA 17050

Execution No. 63-Civil-2013
Amount \$419,515.78 Plus additional

July 30, 2013
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

That all claims to the property will be filed with the sheriff before the sale and all claims to the proceeds before distribution; That a sheriff's schedule of distribution will be in his office on a date specified by him, not later than thirty (30) days after sale; and that distribution will

be made in accordance with the schedule unless exceptions are filed within ten (10) days thereafter. No further notice of filing of the schedule of distribution need be given.

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

Melissa J. Cantwell, Esq.

9/20/2013 • 9/27/2013 • 10/4/2013

**SHERIFF'S SALE
OCTOBER 16, 2013**

By virtue of a writ of Execution Bank of America, N.A. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 16th day of October, 2013 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property,

Parcel I:

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

BEGINNING at a point or corner, located in the center of the cartway of Pa. Traffic Route No. 296 (State

Route 0296); thence departing from said roadway and along line of Parcel First; of lands of LeRoy F. and Saleejane Finlon, his wife (Record Book 633 at Page 177), South 38 degrees 35 minutes 33 seconds East 1,442.67 feet to an iron pipe corner found; thence, through Parcel Second: of lands of the aforesaid Finlon, the following four (4) courses and distances: South 41 degrees 25 minutes 27 seconds West 371.85 feet to an iron pipe corner found, South 41 degrees 25 minutes 27 seconds West 115.075 feet to an iron pine corner set, North 37 degrees 21 minutes 28 seconds West 160.925 feet to an iron pin corner set and North 31 degrees 44 minutes 28 West 1,246.08 feet to a point or corner, located in the center of the cartway of the aforementioned State Route 0296; thence, along the center of the cartway of the same, North 29 degrees 54 minutes 07 seconds East 351.935 feet to the place of BEGINNING.

CONTAINING, within bounds, 13,1957 acres of land, inclusive of that area occupied by public road and utilities, easements and rights of way, supporting a dwelling and outbuildings and being designated as Resulting Composite Parcel A-B. It is the purpose and intent of this conveyance that Lot A and Lot B on the hereinafter described plan of lots shall and do hereby become one separate and distinct parcel. Neither Lot A nor Lot B shall be considered a separate or unique building lot. Lot A and Lot B are and shall be combined to form a

single parcel containing 13, 1957 acres, and shall be designated as Resulting Composite Parcel A-B. No further subdivision of this premises shall be granted without the express approval of South Canaan Township and/or Wayne County.

LOT A: BEING ALL of the same premises which LeRoy F. Finlon and Salleeane Finlon, his wife, by deed dated June 22, 1992, and recorded in Wayne County Deed Book 0693 at Page 0289, granted and conveyed unto LeRoy F. Finlon and Salleeane Finlon, his wife, the Grantors herein.

LOT B: BEING part of Parcel Second: of the same premises which LeRoy F. Finlon and Salleeane Finlon, his wife, by deed dated June 22, 1992, and recorded in Wayne County Book 0693 at page 0289, granted and conveyed unto LeRoy F. Finlon and Salleeane Finlon, his wife, the Grantors herein.

AS SURVEYED by Alfred K. Bucconear, Registered Professional Land Surveyor, of R.D. 2 Box 52A, Waymart, PA 18472, in May of 1992. Bearings are on a Magnetic Meridian of 1991. An illustration of this survey is made part of this entry and recorded in Wayne County Map Book 76, at page 84.

TOGETHER with all and singular improvements, ways, streets, alleys, passages, waters, watercourses, rights, liberties,

privileges, hereditaments and appurtenances whatsoever thereunto belonging, or in any wise appertaining, and the revisions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said GRANTORS in law, equity or otherwise howsoever, of, in, and to the same and every part thereof.

Parcel II:

All those two pieces or parcels of land situate, laying and being in the Township of South Canaan, County of Wayne and State of Pennsylvania, bounded and described as follows:

PARCEL FIRST: BEGINNING at a point in the center of the North and South Turnpike in the North line of land owned by John Enslin; thence along said John Enslin line South 50 degrees East 172 2/5 rods to a stone corner; thence by land now or formerly of Edward Holowell North 40 degrees East 48 4/5 rods to a stone corner; thence along lands now or formerly of Cortland Brooker Estate and John H. Lee North 50 degrees West 192 2/5 rods to the center of the above mentioned turnpike; thence along the center of the same South 19 1/4 degrees West 51 2/5 rods to the place of BEGINNING. CONTAINING 55 acres and 101 square rods of land, be the same more or less.

PARCEL SECOND: BEGINNING at the Northwest corner of land

herein described in the center of the public road known as the 'Belmont and Easton Turnpike', a corner of land now or formerly of Elmer Miller and on line of land now or formerly of Charles Howell; thence in a Southerly direction along the center of said public road 74 3/4 rods to a corner in the middle of said public road, also corner of land of Clair Fielding; thence South 50 degrees East along line of lands of Clair Fielding 61 1/2 rods to a post corner; thence North 40 degrees East 14 1/2 rods to a post corner; thence South 50 1/2 degrees East 171 1/2 rods to stones corner on line of lands formerly of Joseph Hallowell; thence North 41 1/2 degrees East 26 3/4 rods to stones corner; thence North 50 degrees West 87 rods to stones corner; thence North 41 1/2 degrees East 25 rods to stones corner also corner of land formerly of Elmer Miller; thence North 50 degrees West along line of Elmer Miller's land 175 rods to the place of BEGINNING. CONTAINING 75 acres, be the same mor or less, and being subject to all of the reservations contained in previous deeds.

EXCEPTING AND RESERVING to Marvin A. Enslin, et ux., their heirs and assigns, however, approximately 5 acres of land located in the Southwesterly portion of the land hereinbefore described and bounded and described as follows:

BEGINNING at the Southwesterly corner of the above described property, also being the corner of

land formerly of Clair Fielding, now Louis Fox, thence along Fox South 50 degrees East 61 1/2 rods to a post corner; thence North 40 degrees East 14 1/2 rods to a post corner; thence in a generally Northwesterly direction along lands of Miller on line of fence to be erected, to an apple tree, being the Northeasterly corner of the apple orchard on the property herein reserved; thence continuing in a generally Northwesterly direction and along lines of Miller and fence to be erected, through a maple tree near the highway to the center of the highway; thence in a Southerly direction along the center line of said highway 14 rods more or less to the place of BEGINNING.

EXCEPTING AND RESERVING that portion of property conveyed by Julius Hirsch and Laurian Hirsch, his wife, to LeRoy F. Finlon and Salleeane Finlon, his wife, as recorded in Wayne County Deed Book 326 at Page 469.

Tax Parcel 1: 24-0-0261-0037.0001

Tax Parcel 2: 24-0-0261-0037.0002 and 24-0-0261-0037.0003

Premises Being: ROUTE 296, A/K/A 2698 EASTON TURNPIKE, WAYMART, PA 18472

TITLE TO SAID PREMISES IS VESTED IN Geralda Deoliveira and Dinis B. Penha, by Deed from Leroy F. Finlon and Salleeane

Finlon, his wife, as tenants in common, dated 11/23/2005, recorded 11/25/2005 in Book 2922, Page 307.

Seized and taken in execution as Dinis B. Penha 263 Highland Avenue KEARNY NJ 07032
Geralda Deoliveira 263 Highland Avenue KEARNY NJ 07032

Execution No. 176-Civil-2013
Amount \$583,713.97 Plus additional

July 30, 2013
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

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

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

Jonathan Lobb, Esq.

9/20/2013 • 9/27/2013 • 10/4/2013

**SHERIFF'S SALE
OCTOBER 16, 2013**

By virtue of a writ of Execution PNC Bank, National Association S/B/M National City Mortgage, a Division of National City 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 16th day of October, 2013 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property,

ALL TRAT CERTAIN PIECE, PARCEL AND TRACT OF LAND SITUATE, AND LYING AND BEING IN THE TOWNSHIP OF LAKE, COUNTY OF WAYNE AND COMMONWEALTH OF PENNSYLVANIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS TO WIT:

BEING KNOWN AS LOT 4038, SECTION 47 OF THE HIDEOUT, SUBDIVISION SITUATED IN THE TOWNSHIPS OF LAKE AND SALEM, WAYNE COUNTY, PENNSYLVANIA, ACCORDING TO THE PLATS THEREOF RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF WAYNE COUNTY, PENNSYLVANIA, APRIL 9, 1970 IN PLAT BOOK 5, PAGE 27; MAY 11, 1970 IN PLAT BOOK 5, PAGES 34-37, 41 THROUGH 48 AND 50; SEPTEMBER 8, 1970 IN PLAT BOOK 5, PAGE 57; FEBRUARY 8, 1971 IN PLAT BOOK 5, PAGES 62 AND 63; MARCH 24, 1971 IN PLAT

BOOK 5, PAGE 66, MAY 26, 1972 IN PLAT BOOK 5, PAGES 93 THROUGH 95; SEPTEMBER 26, 1972 IN PLAT BOOK 5, PAGES 96, 97 AND 100 THROUGH 104; MARCH 9, 1973 IN PLAT BOOK 5 PAGE 106; MARCH 23, 1973 IN PLAT BOOK 5, PAGE 107; APRIL 3, 1973 IN PLAT BOOK 5, PAGES 108 THROUGH 100; AND MAY 18, 1973 IN PLAT BOOK 5, PAGES 111 THROUGH 119 AND SEPTEMBER 24, 1973 IN PLAT BOOK 5, PAGES 120 THROUGH 123.

TAX ID 12-0-0044-0064

ALSO KNOWN AS: 4038 S FAIRWAY DRIVE, LAKE ARIEL, PENNSYLVANIA 18436

Seized and taken in execution as KEVIN E. Bouchard A/K/A KEVIN BOUCHARD 4038 SOUTH FAIRWAY DRIVE 1282 THE HIDEOUT LAKE ARIEL PA 18436

Execution No. 194-Civil-2013
Amount \$138,730.83 Plus additional

July 30, 2013
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

That all claims to the property will be filed with the sheriff before the sale and all claims to the proceeds before distribution; That a sheriff's schedule of distribution will be in his office on a date specified by him, not later than thirty (30) days after sale;

and that distribution will be made in accordance with the schedule unless exceptions are filed within ten (10) days thereafter. No further notice of filing of the schedule of distribution need be given.

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

Jill P. Jenkins Esq.

9/20/2013 • 9/27/2013 • 10/4/2013

**SHERIFF'S SALE
OCTOBER 23, 2013**

By virtue of a writ of Execution Nationstar Mortgage, LLC, f/k/a Centex Home Equity Company, 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 23rd day of October, 2013 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property,

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

BEGINNING at an iron pipe set for a corner in the Westerly side or right of way of Traffic Route No. 170 leading from Prompton Borough to

Aldenvile, said point being the most Southeasterly corner of the herein described tract; thence leaving said right of way and along the Northerly side or line of Lot No. 8, now or formerly owned by Joseph Klosky South 89 degrees 0 minutes 34 seconds West 468.49 feet to an iron pipe corner set at the east side of a stone row; thence along other lands belonging to Berti Klosky, North twelve degrees forty five minutes eighteen seconds West two hundred eighteen and 31/100 (218.31) feet to a point near the end of a stone row; thence along lands of F.H. Clift and in and along said stone row South eighty eight degrees forty nine minutes forty five seconds East four hundred ninety nine and 13/100 feet to an iron bolt set near the end of a stone row, said

iron bolt being thirty feet off the middle of the present macadam pavement of Traffic Route No. 170; thence along the Westerly side or right of way of same South five degrees ten minutes one second east one hundred ninety five and 42/100 feet to the place of beginning. Containing 2.262 acres and being Lot No. 9 on a Map of Lands of "Berti Klosky" which is recorded with the Recorder of Deeds at Wayne County Court House. Legal description pursuant to a survey by Karl A. Hennings, registered surveyor, Bearings of Magnetic Meridian July 1971.

Parcel No: 06-1-12-10

RIGHT OF WAY

YOUR HOMETOWN INSURANCE FRIENDS

Providing You and Your Practice with Affordable

Lawyers Professional Liability Insurance



OUR SERVICE SHINES ABOVE THE REST.

OLSOMMER-CLARKE
INSURANCE GROUP, INC.

HAMLIN OFFICE • 570-689-9600

HONESDALE OFFICE • 570-253-6330

MOSCOW OFFICE • 570-842-9600

Representing **COMPETITIVE** and **Highly Rated Insurance Companies.**

Our Insurance Companies are rated by
AM Best's Insurance Company Rating Guide.

www.nepainsurance.com

Scranton Electric Company dated 11-14-50 recorded 1-16-51 consideration \$1.00 Pennsylvania Power Light Company dated 8-28-58 recorded 10-22-58 consideration \$1.00

BEING the same property conveyed to Robert Fawcett and Tina Fawcett, his wife by deed from Wendell R. Kay, Esquire, Administrator of the Estates of Sophie Gombita, deceased recorded 08/18/1999 in Deed Book 1548, Page 259, in the Office of the Recorder of Deeds of Wayne County,

Seized and taken in execution as Robert Fawcett 283 Creek Drive PROMPTON PA 18456
Tina Fawcett 283 Creek Drive PROMPTON PA 18456

Execution No. 263-Civil-2013
Amount \$117,462.53 Plus additional

August 12, 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.

Christopher DeNardo Esq.

9/27/2013 • 10/4/2013 • 10/11/2013

**SHERIFF'S SALE
OCTOBER 23, 2013**

By virtue of a writ of Execution PennyMac Corp. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 23rd day of October, 2013 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property,

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

BEGINNING at an iron pin found at a common corner of property now or formerly of Hoffmann (Deed Book 361, Page 804) and that of the Grantee; thence South 12 degrees 18 minutes 50 seconds West 206.01 feet to an iron pin found; thence along a common line of the property of the Grantee and a lot depicted as being Lot 1 on the below described map, North 74

degrees 40 minutes 17 seconds West 595.19 feet to a point located in the center of Paupack Township Route #399 (Daniels Road); thence along the center of the aforementioned Township Route #399, the following courses and distances; North 12 degrees 53 minutes 17 seconds West 49.20 feet; North 12 degrees 53 minutes 17 seconds West 21.50 feet; North 12 degrees 03 minutes 17 seconds West 45.25 feet and North 12 degrees 03 minutes 17 seconds West 56.71 feet; thence along a common line of that now or formerly of Hoffmann (Deed Book 361, Page 804) and that of the Grantee, South 79 degrees 13 minutes 16 seconds East 666.78 feet to the point and place of BEGINNING.

AS shown on survey map of Alfred K. Bucconear, R.P.L.S., dated May 4, 1988, and recorded in Wayne County Map 64 at Page 82.

BEING TAX NO.: 19-0-0063-0002

BEING KNOWN AS: 250 DANIELS ROAD, HAWLEY, PENNSYLVANIA 18428.

Title to said premises is vested in Gregory J. Zaborowski and Jeannine Zaborowski, husband and wife, by deed from FREDERIC NEMAC AND LEONA T. NEMAC, HIS WIFE dated January 22, 2003 and recorded February 3, 2003 in Deed Book 2159, Page 179.

Seized and taken in execution as Gregory J. Zaborowski 250 Daniels Road HAWLEY PA 18428

Jeannine Zaborowski 250 Daniels Road HAWLEY PA 18428

Execution No. 1083-Civil-2009
Amount \$381,474.91 Plus additional

August 12, 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.

Celine P. DerKrikorian Esq.

9/27/2013 • 10/4/2013 • 10/11/2013

**SHERIFF'S SALE
OCTOBER 23, 2013**

By virtue of a writ of Execution Central Wayne Regional Authority issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the

23rd day of October, 2013 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property,

All that certain piece or parcel of land lying, situated and being in the Borough of Honesdale, county of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at an iron stake in the lands of Emmett and Louise Schweighofer at a point 35 feet Easterly from the center line of Route 6 and 73 feet Northeasterly from an elm tree; the same being the Northwest corner of lands of Fred Dane; thence parallel with Route 6 North 52 degrees West 50 feet an iron stake; thence North 38 degrees East 87 feet to an iron stake; thence South 52 degrees East 50 feet to an iron stake; thence South 38 degrees West to the place of BEGINNING. CONTAINING 1/10 acre be the same more or less.

BEING THE SAME PREMISES which Kathryn Brennan a/k/a Kathryn A. Brennan by her Attorney-In-Fact, Ann Jaynes duly appointed by Power of Attorney dated October 30, 1996, by deed dated June 21, 1997, and recorded in Wayne County Deed Book 1257, page 0085 granted and conveyed unto George R. DaSilva and Sylvia Patricia DaSilva, his wife, the Grantors herein.

BEING further identified as Wayne County Tax Parcel No. 11-0-0004-

0010.

ADDRESS BEING KNOWN AS 749 West Park Street, Honesdale, PA 18431

Seized and taken in execution as George DaSilva 749 West Park Street Honesdale PA 18431 Patricia DaSilva 749 West Park Street HONESDALE PA 18431

Execution No. 550-Judgment-2009 Amount \$6,635.56 Plus additional

August 20, 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.

Anthony J. Magnotta, Esq.

9/27/2013 • 10/4/2013 • 10/11/2013

**SHERIFF'S SALE
OCTOBER 30, 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 30th day of October, 2013 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property,

ALL THAT CERTAIN piece and parcel of land lying. SITUATE and being in the Borough of Honesdale, County of Wayne, and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the Westerly edge of Crestmont Drive; said point being the Northeasterly corner of Lot No. 15 and the Southwardly corner of Lot, No. 16 with reference to the map hereinafter described; thence along the Westerly edge of Crestmont Drive South 14 degrees 39 minutes West 120 feet to a point; thence North 87 degrees 41 minutes 6 seconds West 132.91 feet to a point being a common corner of Lot Nos. 15 and 26; thence along the common line dividing Lot No. 15 from Lot Nos. 25 and 26 North 14 degrees; 39 minutes East 159.84 feet to a point being a common corner of Lot Nos. 15 and 16; thence along the common line dividing Lot Nos. 15 and 16 South

70 degrees 18 minutes 42 seconds East 130.35 feet to the place of beginning.

CONTAINING 17,640 square feet more or less and being Lot No. 15 in Crestmont Sub-division in the Borough of Honesdale, Wayne County, Pennsylvania, as surveyed by Robert John Kretschmer, R.S., June 22, 1973,

The remiss are conveyed under and subject to a Declaration of Restrictive Covenants, which is recorded in the Office of the Recorder of Deeds of Wayne County, Pennsylvania.

The premises are conveyed under and subject to the following easements on the premises hereto conveyed to be used as rights or way for public utilities installation upon, over and/or underground, which usages fey said public utilities shall always be subject to the developer's permission. Said easements shall include the rights to trim and cut any and all trees and bushes upon said easements or overhanging said easements. The easements (sic) are described as follows;

A 10 foot easements along the lot line on the road side of said Land.

The use of said easements by public utilities shall not be an unreasonable hindrance as to the rights of lot owners to the use of the remaining part of the land now conveyed by the easements.

TITLE TO SAID PREMISES IS

VESTED IN Michele M. Dieterich, by Deed from Michael J. Dieterich and Michele M. Dieterich, h/w, dated 04/29/2004, recorded 05/25/2004 in Book 2507, Page 61.

Tax Parcel: 11-0-0011-0001.0018

Premises Being: 108
CRESTMONT DRIVE,
HONESDALE, PA 18431

Seized and taken in execution as Michele M. Dieterich 108
CRESTMONT DRIVE Honesdale
PA 18431

Execution No. 156-Civil-2013
Amount \$103,745.51 Plus
additional

August 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.**

Melissa J. Cantwell, Esq.

10/4/2013 • 10/11/2013 • 10/18/2013

**SHERIFF'S SALE
OCTOBER 30, 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 30th day of October, 2013 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property,

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

Beginning at a point in the middle of Sunset Avenue; said point being a common corner of Lots #1 and #2 with reference to the map hereinafter referred to; thence along the center of Sunset Avenue, North 9 degrees 48 minutes East 100 feet to a point being a common corner of lots #1 and #0; thence along the common line dividing lots #1 and #0, South 80 degrees 12 minutes East 150 feet to a point, being a common corner of Lots #1, #0, #27, and #28;thence along the common line dividing lots #1, and #28, South 9 degrees 48 minutes West 100 feet to a point being a

common corner of Lots #1, #2, #28, and #29; thence along the common line dividing lots #1, and #2, North 80 degrees 12 minutes West 150 feet to the place of beginning.

Comprising within said boundaries lot #1 as shown on map of Grandview Heights Development of Fred L. Korb, et al. recorded in the Wayne County Recorder of Deeds Office in Map Book 27, Page 12.

Tax Map No. 11-0-0014-0122

Title to said Premises vested in Edward S. Johnson and Kathleen Johnson, husband and wife from Carol K. Korb and Frederick L. Korb, Jr. by Deed dated 04/10/2006 and recorded 04/11/2006 in the Wayne County Recorder of Deeds in Book 3011, Page 273.

Seized and taken in execution as Edward S. Johnson 13 Sunset Avenue HONESDALE PA 18431 Kathleen Johnson 13 Sunset Avenue HONESDALE PA 18431

Execution No. 174-Civil-2012
Amount \$228,273.68 Plus
additional

August 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.

10/4/2013 • 10/11/2013 • 10/18/2013

**SHERIFF'S SALE
OCTOBER 30, 2013**

By virtue of a writ of Execution The Bank of New York Mellon FKA The Bank of New York, as trustee for the Certificateholders of CWABS Inc., Asset-Backed Certificates, Series 2007-5 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 30th day of October, 2013 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property,

**ALL THAT CERTAIN LOT,
PIECE OR PARCEL OF LAND
SITUATE IN THE TOWNSHIP
OF LEHIGH, COUNTY OF
WAYNE AND**

COMMONWEALTH OF
PENNSYLVANIA, BEING LOT
NUMBER 14, SECTION 2
SOUTHERN AREA, ELK DRIVE,
AS SHOWN ON MAP OF
POCONO SPRINGS ESTATES
ON FILE IN THE RECORDER
OF DEEDS OFFICE AT
HOMESDALE, PENNSYLVANIA
IN PLAT BOOK NO. PAGE 54.

PARCEL NUMBER 14-1-54
CONTROL NO. 015685

TITLE TO SAID PREMISES
vested in John M. Fritz and
Michele Fritz, his wife by Deed
from Gary Epps, single dated
2/28/2007 and recorded 3/28/20107
in the Wayne County Recorder of
Deeds in Book 3260, Page 45.

Seized and taken in execution as
John M. Fritz 14 Elk Drive
Newfoundland PA 18445
Michele Fritz 14 Elk Drive
Newfoundland PA 18445

Execution No. 00003-Civil-2013
Amount \$185,739.92 Plus
additonal

August 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.

10/4/2013 • 10/11/2013 • 10/18/2013

CIVIL ACTIONS FILED

*FROM SEPTEMBER 7, 2013 TO SEPTEMBER 13, 2013
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2002-20097	HAYES BRAD E	9/12/2013	SATISFACTION	—
2006-21906	LYONS PAUL	9/10/2013	SATISFACTION	—
2007-21562	MEHELTZ ROSE	9/09/2013	SATISFACTION	—
2008-21758	HAYES BRAD ELLIOTT	9/12/2013	SATISFACTION	—
2009-21454	MAZURIK JAMES C	9/10/2013	WRIT OF EXECUTION	5,798.71
2009-21454	MAZURIK JOHN R	9/10/2013	WRIT OF EXECUTION	5,798.71
2009-21462	QUATTRONE RONALD	9/10/2013	SATISFACTION	—
2010-00450	BRODOWSKY EDWARD S	9/12/2013	CONSENT JUDGMENT	195,033.92
2010-00450	BRODOWSKY PAMELA	9/12/2013	CONSENT JUDGMENT	195,033.92
2010-00450	BRODOWSKY EDWARD S	9/12/2013	WRIT OF EXECUTION	195,033.92
2010-00450	BRODOWSKY PAMELA	9/12/2013	WRIT OF EXECUTION	195,033.92
2010-00715	UNION LAKE HOTEL COMPANY INC	9/12/2013	JUDGMENT NON PROS	—
2010-00715	CAMP EQUINUNK	9/12/2013	JUDGMENT NON PROS	—
2010-00715	CAMP BLUE RIDGE/EQUINUNK INC	9/12/2013	JUDGMENT NON PROS	—
2010-20230	CAHILL EDWARD J	9/11/2013	WRIT OF EXEC	2,107.27
2010-20230	PNC BANK GARNISHEE	9/11/2013	WRIT OF EXEC	2,107.27
2010-21811	MORGAN WILLIAM T	9/10/2013	WRIT OF EXECUTION	4,614.23
2011-00584	LUPYAK JEROME S	9/09/2013	WRIT OF EXECUTION	136,218.82
2011-20834	NAWROCKI ALLEN	9/10/2013	WRIT OF EXECUTION	6,069.98
2011-21103	THOMAS MARK	9/11/2013	WRIT OF EXECUTION	2,722.45
2011-21103	WAYNE BANK GARNISHEE	9/11/2013	WRIT OF EXECUTION	2,722.45
2011-40117	GREENLEE SUSAN OWNER	9/12/2013	SATISFACTION	—
2011-40117	GREENLEE DANIEL OWNER	9/12/2013	SATISFACTION	—
2011-40117	TOLLNER RICHARD OWNER	9/12/2013	SATISFACTION	—
2012-00289	ERIE INSURANCE GROUP DEFENDANT/APPELLEE	9/12/2013	FINAL JUDGMENT	10,657.86
2012-00468	GADEKAR GAIL A ESTATE	9/09/2013	DEFAULT JUDGMENT	92,052.88
2012-00468	BLOXOM GRAHAM K JR	9/09/2013	DEFAULT JUDGMENT	92,052.88
2012-00537	CRADDOCK MONTEGO F A/K/A	9/13/2013	JUDGMENT "IN REM"	152,219.52
2012-00537	CRADDOCK MONTEGO	9/13/2013	JUDGMENT "IN REM"	152,219.52
2012-00537	CRADDOCK ALONNA LEAH	9/13/2013	JUDGMENT "IN REM"	152,219.52
2012-00590	SIMYAN JOHN A ESTATE OF	P 9/09/2013	SUMMARY JUDGMENT	—
2012-00818	BURKE CATHERINE M	9/12/2013	DEFAULT JUDGMENT	56,201.63
2012-20152	HOMAN JEFFREY STEVEN	9/12/2013	SATISFACTION	—
2012-20409	WELLS FARGO BANK GARNISHEE	9/09/2013	SATISFACTION/GARNISH	—

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

2012-21489	STROURBRIDGE RAILROAD	9/10/2013	SATISFACTION	280.36
2012-21534	ROSLER ANDREW	9/12/2013	SATISFACTION	—
2012-21688	DAY EDWIN E	9/10/2013	SATISFACTION	453.09
2012-21688	DAY KAREN L	9/10/2013	SATISFACTION	453.09
2013-00019	WINDER SAMANTHA A A/K/A	9/10/2013	MOTOR VEHICLE JDGMT	—
2013-00019	WINDER SAMANTHA	9/10/2013	MOTOR VEHICLE JDGMT	—
2013-00135	LENNON ELIZABETH M	9/10/2013	DEFAULT JUDG IN REM	180,395.84
2013-00155	BUTTERWECK JOAN M	9/13/2013	WRIT OF EXECUTION	280,047.32
2013-00206	CORTESE JOHN F	9/10/2013	DEFAULT JUDG IN REM	145,134.45
2013-00206	WOOD TONIANN	9/10/2013	DEFAULT JUDG IN REM	145,134.45
2013-00311	MARION REBECCA	9/09/2013	DEFAULT JUDGMENT	1,040.30
2013-00369	SHUMAN TONIA S	9/13/2013	DEFAULT JUDGMENT	15,378.10
2013-00389	BLASI DEBORAH	9/09/2013	DEFAULT JUDG IN REM	228,306.70
2013-00389	MATOS ANGELICA	9/09/2013	DEFAULT JUDG IN REM	228,306.70
2013-00393	FUNARO MICHAEL F	9/10/2013	DEFAULT JUDGMENT	124,179.60
2013-00393	FUNARO MICHAEL F	9/10/2013	WRIT OF EXECUTION	127,621.20
2013-00396	SERENA JOSEPH R JR	9/13/2013	DEFAULT JUDGMENT	3,904.73
2013-20013	MEHRTENS AMANDA L	9/12/2013	SATISFACTION	—
2013-20175	HSBC BANK	9/10/2013	SATISFACTION	485.30
2013-20182	STROURBRIDGE RAILROAD	9/10/2013	SATISFASCTION	235.55
2013-20234	ALECKNA LINDA	9/12/2013	SATISFACTION	—
2013-20871	SCHAEFFER ROBERT C	9/11/2013	SATISFACTION	—
2013-21065	STOURBRIDGE RAILROAD	9/10/2013	SATISFACTION	312.97
2013-21066	HSBC BANK	9/10/2013	SATISFACTION	400.47
2013-21116	MADSEN STEVEN E	9/13/2013	SATISFACTION	—
2013-21116	MADSEN STEVE A/K/A	9/13/2013	SATISFACTION	—
2013-21116	MADSEN CAROL	9/13/2013	SATISFACTION	—
2013-21243	EUBANK RITA S	9/09/2013	JP TRANSCRIPT	2,280.28
2013-21244	PARRY STEPHEN P	9/09/2013	FEDERAL TAX LIEN	69,771.11
2013-21245	GEINITZ CONNIE	9/11/2013	JP TRANSCRIPT	1,391.20
2013-21246	SCHEUERMANN JOHN	9/11/2013	JP TRANSCRIPT	689.47
2013-21247	KEANE MARY	9/12/2013	JP TRANSCRIPT	1,792.26
2013-21248	BANAS WALTER	9/13/2013	JP TRANSCRIPT	1,324.97
2013-21248	BANAS MARIE L	9/13/2013	JP TRANSCRIPT	1,324.97
2013-40074	JOHANNES ANDREW C OWNER	P 9/09/2013	STIP VS LIENS	—
2013-40074	JOHANNES HOLLY C OWNER	P 9/09/2013	STIP VS LIENS	—
2013-40074	A&B HOMES INC CONTRACTOR	9/09/2013	STIP VS LIENS	—
2013-40075	ELLINGSEN MARY E OWNER	P 9/12/2013	WAIVER MECHANICSLIEN	—
2013-40075	CORNERSTONE BUILDING SOLUTIONS CONTRACTOR	9/12/2013	WAIVER MECHANICSLIEN	—
2013-40076	GARING SHAWN P OWNER	P 9/13/2013	STIP VS LIENS	—
2013-40076	GARING REBECCA L OWNER	P 9/13/2013	STIP VS LIENS	—
2013-40076	DAVID DULAY INC CONTRACTOR	9/13/2013	STIP VS LIENS	—

2013-40077	SASSI STEVEN OWNER	P	9/13/2013	WAIVER OF LIENS	—
2013-40077	SASSI BEVERLY OWNER	P	9/13/2013	WAIVER OF LIENS	—
2013-40077	COMPANY WOODS BUILDERS INC CONTRACTOR		9/13/2013	WAIVER OF LIENS	—

CIVIL APPEALS — AGENCIES: DEPT. OF TRANSPORTATION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00495	MEININGER MICHAEL P	PLAINTIFF	9/12/2013	—
2013-00495	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	DEFENDANT	9/12/2013	—

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00497	GE CAPITAL RETAIL BANK	PLAINTIFF	9/13/2013	—
2013-00497	DONAHUE JOANNA	DEFENDANT	9/13/2013	—

CONTRACT — DEBT COLLECTION: OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00493	DIRLAM BROTHERS LUMBER CO INC	PLAINTIFF	9/11/2013	—
2013-00493	ARNOLD RICHARD D/B/A	DEFENDANT	9/11/2013	—
2013-00493	R T ARNOLD BUILDING CONTRACTOR	DEFENDANT	9/11/2013	—

PETITION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00490	SAILBOAT TRAILER (NO VIN)	PETITIONER	9/09/2013	—
2013-00490	KORNMANN KARL HEINZ	PETITIONER	9/09/2013	—



**Introducing the
WAYNE COUNTY LEGAL JOURNAL**
Official Publication of the Wayne County Bar Association

Don't Miss an Issue!
Get weekly Sheriff Sales, Estate Notices,
Mortgages, Deeds, Judgments & MORE.

Subscribe Today!

Subscription Rates Per Year – Prepay Only!

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

Email baileyd@ptd.net or call 570-251-1512.

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00491	JPMORGAN CHASE BANK, NATIONAL	PLAINTIFF	9/10/2013	—
2013-00491	DIPALMA RUTH E	DEFENDANT	9/10/2013	—
2013-00491	DIPALMA F THOMAS A/K/A	DEFENDANT	9/10/2013	—
2013-00491	DIPALMA THOMAS F	DEFENDANT	9/10/2013	—
2013-00492	BANK OF AMERICA SUCCESSOR BY MERGER TO	PLAINTIFF	9/10/2013	—
2013-00492	BAC HOME LOANS SERVICING F/K/A	PLAINTIFF	9/10/2013	—
2013-00492	COUNTRYWIDE HOME LOANS SERVICI	PLAINTIFF	9/10/2013	—
2013-00492	REINGOLD HOPE S	DEFENDANT	9/10/2013	—
2013-00492	REINGOLD BRETT	DEFENDANT	9/10/2013	—
2013-00494	JPMORGAN CHASE BANK S/B/M	PLAINTIFF	9/12/2013	—
2013-00494	CHASE HOME FINANCE	PLAINTIFF	9/12/2013	—
2013-00494	VAN NORT JOHN	DEFENDANT	9/12/2013	—
2013-00494	VAN NORT EILEEN E	DEFENDANT	9/12/2013	—

STATEMENT OF OBJECTION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00496	RUFFED GROUSE RIDGE OWNERS ASSOCIATION (PLAINTIFF)	PLAINTIFF	9/12/2013	—
2013-00496	BARASCHI JAMES (DEFENDANT)	DEFENDANT	9/12/2013	—
2013-00496	HAUTAU DARLENE (DEFENDANT)	DEFENDANT	9/12/2013	—

Tourism supports more than 452,000 jobs and generates
 \$36 billion in economic impact from the 172 million annual
 visitors to the Commonwealth. For more information about
 Pocono region tourism, visit www.800poconos.com.

MORTGAGES AND DEEDS

*RECORDED FROM SEPTEMBER 23, 2013 TO SEPTEMBER 27, 2013
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
R R S C Inc	Dime Bank	Berlin Township	450,000.00
Tallman Christopher	Dime Bank	Oregon Township	
Brown Kristen A			160,000.00
Brown George K	Dime Bank	Oregon Township	
Brown Katharine A			50,000.00
Nichols Elaine	Dime Bank	Manchester Township	150,000.00
Fasceski Alex E	Dime Bank	Lebanon Township	
Fasceski Joan A			55,000.00
Goodman Brian L	Dime Bank	Texas Township	
Goodman Jill S			30,000.00
Farrell Katherine	Dime Bank	Hawley Borough	12,735.00
Hunt Michelle B	Wayne Bank	Buckingham Township	40,000.00
Bennett Daniel L	Wayne Bank	Preston Township	
		Preston & Scott Townships	20,000.00
		Scott Township	
		Scott & Preston Townships	20,000.00
Malakin Michael	Honesdale National Bank	Lake Township	10,000.00
OSullivan Shawn	Mortgage Electronic Registration Systems	Lake Township	
OSullivan Eileen			94,700.00
OConnell Chester M	Dime Bank	Cherry Ridge Township	25,000.00
Pahls George K	Dime Bank	Cherry Ridge Township	
Pahls Kathryn M			60,000.00
Rowe Teresa G AKA	Honesdale National Bank	Honesdale Borough	
Rowe Teresa J AKA			10,000.00
Martin Colleen E			
Coar Colleen E			
Muro Darren E	Honesdale National Bank	Lake Township	50,000.00
Walker Dale P	Honesdale National Bank	Salem Township	16,000.00
Field Brian T	Honesdale National Bank	Salem Township	
Field Kimberly S			150,000.00
Barry Maureen	Honesdale National Bank	Lake Township	50,000.00
Gregory Charles	Honesdale National Bank	Berlin Township	35,000.00
Herold David M	First National Bank Of Pa	Waymart Borough	
Herold Margaret A			87,800.00
Newsome Mary Kay	First National Bank Of Pa	Lehigh Township	85,000.00
Maus Howard T	First National Community Bank	Paupack Township	82,746.66
Scott Township	Wayne Bank	Scott Township	100,000.00
Bortree Ronald J Jr	First National Community Bank	Berlin Township	71,500.00

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

Nootenboom Hendrik A AKA	Wells Fargo Bank	Paupack Township	
Nootenboom Hendrik AKA			70,000.00
Nootenboom Bonnie L AKA			
Nootenboom Bonnie AKA			
Hiller Vernon M	Rutherford Albert G	Damascus Township	
Hiller Sarah E	Rutherford Sally N		154,500.00
Doherty Linda M	Mortgage Electronic Registration Systems	Lebanon Township	109,200.00
Brinkerhoff Roger	Dime Bank	Damascus Township	78,500.00
Rodriguez Albert S Jr	Honesdale National Bank	Mount Pleasant Township	
Rodriguez Louisa A			222,500.00
Galik Peter	Mortgage Electronic Registration Systems	Lehigh Township	71,100.00
Emmett Darryl	Dime Bank	Damascus Township	
Emmett Kristin L			171,000.00
Griffin David	Dime Bank	Salem Township	
Griffin Mary			97,000.00
Carey Joy E	Dime Bank	Lake Township	120,600.00
Carey Joy E	Dime Bank	Lake Township	5,000.00
Shortall William Frederick	Mortgage Electronic Registration Systems	Paupack Township	
Shortall Pamela			184,000.00
Beahr Christopher	Wayne Bank	Paupack Township	
McNair Christine			68,000.00
Murray Theresa R	Bank Of America	Preston Township	185,600.00
B & B Dodge Inc	Wayne Bank	Honesdale Borough	2,000,000.00
Degori Vincent D	Jeff Bank	Damascus Township	34,000.00
Bannan Frank	Bunnell Robert F	Honesdale Borough	
Bannan Heather A			25,000.00
Regenski Joseph R	Dime Bank	Paupack Township	
Regenski Randi			292,500.00
Foley Carolann	Mortgage Electronic Registration Systems	Paupack Township	
Foley James R			120,000.00
Montambault David	Citizens Savings Bank	Berlin Township	
Montambault Michelle			104,000.00
Shay Peggy	Wayne Bank	Buckingham Township	
Mazzola Peggy S			64,000.00
Dodson Robin W	Wayne Bank	Bethany Borough	22,000.00
Decker Charlotte A	Mortgage Electronic Registration Systems	Berlin Township	
		Berlin & Texas Twps	64,000.00
		Texas Township	
		Texas & Berlin Twps	64,000.00
Waters Jere L	Homepromise Corporation	Waymart Borough	160,001.00
Matylewicz Shawn J	Mortgage Electronic Registration Systems	Damascus Township	
MacDowell Christina M			191,020.00
Maucere Anthony Joseph	D & D Homes Inc	Salem Township	130,000.00
Porpora Venita	Wayne Bank	Honesdale Borough	15,000.00

Pellegrino Louise	Pentagon Federal Credit Union	Lehigh Township	
Pellegrino Anthony Joseph			50,860.00
Pellegrino Marie			
Dezzi Joyce	Mortgage Electronic Registration Systems	South Canaan Township	83,710.00
Peters Jamie	P N C Bank	Lehigh Township	52,770.36
Meagher Timothy R	Honesdale National Bank	Honesdale Borough	
Meagher Heather			84,000.00
Becerra Juan M	Wells Fargo Bank	Lehigh Township	
Lolovskaya Maria			61,533.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
MacLauchlan Edward Est AKA	Thompson Harry W	Lake Township	
MacLauchlan Edward L Jr Est AKA			Lot 775
MacLauchlan Edward Jr Est AKA			
Traverse Patricia Exr			
MacLauchlan Edward L Est AKA			
Deutsche Bank National Trust Company Tr	Tuleya Lisa	Honesdale Borough	
Select Portfolio Servicing Inc			Lot 24
Maucere Anthony Joseph	Maucere Anthony Joseph	Salem Township	
Maucere James Nicholas AKA			Lot 65
Maucere James Nicholas AKA			
Roney Harold	Lizza Anthony	Preston Township	
Roney Joan	Lizza Olga Kuhay		
Housing & Urban Development	Birkhoff Jacqueline Monique	Dreher Township	
	Dewaij Douwe Jan		
Peck Sherrie A	Wayne County Cooperative Agricultural	Dyberry Township	
Yasanovich Joseph Adm	Yasanovich Joseph	Clinton Township 1	
Yasanovich Stanley Est	Yasanovich Patricia		Lot 83
Dennis Charles A	Dennis Charles A	Berlin Township	
Dennis Jeffrey C	Dennis Jeffrey C		Parcel El Fl
Allan Lambert Revocable Trust	Treslar Corine	Paupack Township	
Barbara Lambert Revocable Trust			Lot 205
Lambert Maureen Tr			
Lopresti Maureen Tr			
Arnold Arlene G By Agent	Cutler Bryan D Tr	Dyberry Township	
Vasisko Kathy A Agent	Cutler Melissa A Tr		
	Cutler Family Trust		
Federal Home Loan Mortgage Corporation	Fazio Dustin Werner	Paupack Township	
McGovern Daniel A			
Budd James R	Depew Leigh	Dyberry Township	
Budd Karen E	Depew Rebecca		Lots 8 & BL D8
Reutlinger Walter G	Reutlinger Patricia	Manchester Township	
Reutlinger Diane			
Cloud Diane			

Carr Edmund R	Sanchez Randy M Sr Lash Deborah A	Salem Township	
Brinkerhoff Roger Brinkerhoff F Faun AKA Gilchrist Francie Faun AKA	Brinkerhoff Roger	Damascus Township	
Rodriguez Albert S Jr Rodriguez Kelly M	Rodriguez Albert S Jr	Mount Pleasant Township	
Fenstermaker Charles R	Dobies Anthony	Paupack Township	
Fenstermaker Donna	Dobies Kathleen		Lot 160
Ciscoe Alton B	Hicks Robert D	Lake Township	
Ciscoe Suzanne L	Hicks Michelle L		
Bachman Alfred Bachman Carolyn	Tardy John Tardy Jeanine	Paupack Township	Lot 14
Milagros G Orbe Kirk Trust Orbe Felix A Tr Lucci Kim B Tr	Galik Peter	Lehigh Township	Lot 11
Curtin Marilyn Curtin Hugh	Carey Joy E	Lake Township	Lot 842
Zonzini Mauro Zonzini Donna	Salmon Ese Louis J Salmonese Theresa	Paupack Township	Lot 3
Zingone Frank P Zingone Kathleen M	Shortall William F Shortall Pamela K	Paupack Township	Lot 13B
H S B C Bank U S A Tr By Af Wells Fargo Bank Af	Fylstra Nicholas J	Paupack Township	
Adami Ensio By Af Battersby Francis J Af Adami Irene T By Af	Beahr Christopher McNair Christine	Paupack Township	Lot 31
Olsommer Jeffrey H Clarke John J	Olsommer Clarke Properties	Salem Township	
Olsommer Jeffrey H Clarke John J	Olsommer Clarke Properties	Honesdale Borough	
Dickson Robert S By Sheriff Ray Mary Ann AKA Degori Mary Ann AKA Paparella Mary Ann	Freedom Mortgage Corporation Degori Vincent D	Berlin Township Damascus Township	Lot 1 3B 4
Bunnell Robert F	Bannan Frank Bannan Heather A	Honesdale Borough	Lot A
Neuscheler Marion	Gramegna Catherine Tr Marion Neuscheler Family Trust	Manchester Township	
Newett Sally J AKA Tr By Af Newett Sally Jane AKA Tr By Af Sally J Newett Revocable Trust Newett Sandra Lee Af	McCann Robert	Salem Township	Lots 570 & 571
Regenski Joseph R	Regen Ski Joseph R Regenski Randi	Paupack Township	Lot 102
Reilly John F Jr Tr Brian G Reilly Supplemental Need Trust John F Reilly Family Trust	Foley Carolann Foley James R	Paupack Township	Lot 6
Albarino Anthony J	Costa Jodi J	Manchester Township	

Daley Robert	Costa Jodi J	Manchester Township	
Daley Cecilia			
Waters Jere L	Waters Jere L	Waymart Borough	
Iovacchini Jere L			
Martin Robert D Jr	Martin Karen A	Honesdale Borough	
Martin Karen A			
Martin Robert D Jr	Martin Robert D Jr	Honesdale Borough	
Martin Karen			
Carta Allan	Carta Allan J Tr Allan J Carta Revocable Trust	Salem Township	Lot 722
Klages Anna By Agent	Matylewicz Shawn J	Damascus Township	
Klages Marlene V Agent	MacDowell Christina M		
Urso Anita Louise			
Pearsall Margaret Ann			
Klages William Thomas			
Klages Marlene V			
Williams Gretchen Elizabeth			
Williams Christina Alice			
Dassatti Michael B	Tavella Vincent Tavella Patricia	Dreher Township	Lots 128 & 127
Federal National Mortgage Association	Davis Richard Davis Carol	Paupack Township	
Neral Thomas Exr	Neral Charles J	Damascus Township	
Neral Charles Exr	Neral Patricia B		
Neral James Rest			
Honesdale National Bank Exr	Wayne County Cooperative Agricultural	Dyberry Township	
Hopler Elizabeth Est			
Honesdale National Bank Exr	Wayne County Cooperative Agricultural	Dyberry Township	
Hopler Elizabeth Est			
Pa Properties	Meagher Timothy R Meagher Heather	Honesdale Borough	
Schneider Kurt W Tr	Cebular Raymond E	Starrucca Borough	
Kurt W Schneider Two Zero One Two	Cebular Linda		
Becerra Juan M	Becerra Juan M	Lehigh Township	
Torres Joseph N			Lot 8
Baird Douglas DAKA Ind & Tr	Baird Carolyn Susan	Clinton Township 1	
Baird Douglas Delmar AKA Ind & Tr	Mitchell Joanna Baird		
Baird Family Trust	Baird Douglas D Jr Baird Stephanie Ruth		

Looking for a mortgage or assignment on MERS?

Start your search here:

<https://www.mers-servicerid.org/sis/index.jsp>



Wayne County Legal Journal Subscription Form

PLEASE PRINT CLEARLY

Name _____

Address _____

City _____ State _____ Zip _____

Phone (____) _____ - _____

Email Address _____ @ _____

Subscription Options and Rates

- | | |
|---|----------------|
| <input type="checkbox"/> Mailed Copy ONLY | \$100 per year |
| <input type="checkbox"/> Emailed Copy ONLY | \$50 per year |
| <input type="checkbox"/> Mailed and Emailed | \$125 per year |

Individual copies \$5 each

Your Subscription Year: March 2013–February 2014
WC Legal Journal is published every Friday, except for Holidays.

Please fax completed form to 570-647-0086 or email to baileyd@ptd.net

Display Advertising Available
MAKE CHECK PAYABLE TO BAILEY DESIGN AND ADVERTISING
Please call for Rates —570-251-1512 or email baileyd@ptd.net



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