

# OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

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

The Hon. Raymond L. Hamill  
*President Judge*

The Hon. Robert J. Conway  
*Senior Judge*

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

*The Official Legal Publication of Wayne County, Pennsylvania*



Legal Journal of Wayne County

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

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

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

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

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

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MESSAGE FROM THE  
WAYNE COUNTY BAR ASSOCIATION



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

PRICING & RATES

**Notice Pricing**

*One time Insertions*

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

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

**Subscription Rates**

*Per Year*

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

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

WAYNE COUNTY OFFICIALS

**Judge of the Court of Common Pleas**

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

**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

**CRIMINAL CASES**

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*The following cases were addressed by the Honorable Robert J. Conway, Senior Judge, Specially Presiding, Wayne County on October 10, 2013*

**JUSTIN DAVIS**, age 23 of Lake Ariel, PA was placed on probation for a period of 18 months for one count of Institutional Vandalism, graded as a Misdemeanor of the 2nd Degree. He was also ordered to pay all Court costs, pay a fine in the amount of \$300.00, pay restitution in the amount of \$131.08, and undergo a drug and alcohol evaluation and comply with all recommendations for treatment. The incident occurred on April 22, 2013, in Texas Township when Davis broke a sprinkler while incarcerated at the Wayne County Correctional Facility.

**STEVEN MULLINGS**, age 21 of Honesdale, PA was placed on probation for a period of 12 months for one count of Possession of Controlled Substance, an ungraded Misdemeanor. He was also ordered to pay all Court costs, pay a fine in the amount of \$100.00, undergo a drug and alcohol evaluation and comply with all recommendations for treatment and pay \$500.00 for the cost of the public defender. The incident occurred on February 25, 2013, in Honesdale Borough when Mullings was in possession of Marijuana.

**MATTHEW ROBINSON**, age 29 of Scranton, PA was sentenced to a State Correctional Facility for a period of not less than 6 months nor more than 48 months for two counts of Criminal Conspiracy-Theft, graded as Misdemeanors of the 1st Degree. He was also ordered to pay all Court costs, and pay restitution in the amount of \$3,829.44. The incident occurred between December 29, 2011, and January 7, 2012, in Salem Township when Robinson conspired with a co-defendant to steal various items from a private residence.

**ROBERT VESSECCHIA**, age 31 of Honesdale, PA was sentenced to the Wayne County Correctional Facility for a period of not less than 3 months nor more 12 months for one count of Criminal Mischief-Tamper with Property, graded as a Misdemeanor of the 3rd Degree. He was also ordered to pay all Court costs, pay restitution in the amount of \$865.00, pay a fine in the amount of \$300.00, and undergo a drug and alcohol evaluation and comply with all recommendations for treatment. The incident occurred on May 21, 2013, in Honesdale Borough when Vessecchia tampered with trash cans belonging to the Borough of Honesdale.

**MICHAEL TRESHAM**, age 50 of Prompton, PA was sentenced to the Wayne County Correctional Facility for a period of not less than 45 days followed by 60 months less than 45 days on the Intermediate Punishment Program for one count of DUI-Highest Rate, graded as a Misdemeanor of the 1st Degree. He was also ordered to pay all Court

costs, pay a fine in the amount of \$1,500.00, undergo house arrest with electronic monitoring for a period of 90 days, attend and complete an alcohol highway safety program, and perform 100 hours of community service. The incident occurred on March 10, 2013, in Waymart Borough when Pennsylvania State Police were called to investigate the report of an intoxicated driver. His BAC was .349%.

**THOMAS PENDER**, age 36 of Honedale, PA was placed on probation for a period of 12 months for one count of Harassment-Communicates Lewd, Threatening Etc. Lang, graded as a Misdemeanor of the 3rd Degree. He was also ordered to pay all Court costs, pay a fine in the amount of \$1,000.00, have no contact with the victim in this matter and perform 100 hours of community service. The incident occurred on May 11, 2013, in Honesdale Borough when Pender repeatedly texted a female victim after being asked to stop.

**ANDREW MARKS**, age 22 of Cresco, PA was sentenced to the Wayne County Correctional Facility for a period of not less than 3 months nor more than 23-1/2 months for one count of Possessing Instruments of Crime, graded as a Misdemeanor of the 1st Degree, one count of Theft By Unlawful Taking or Disposition, graded as a Misdemeanor of the 2nd Degree, and one count of Disorderly Conduct, graded as a Misdemeanor of the 3rd Degree. He was also ordered to pay all Court costs, undergo a drug and alcohol evaluation and comply with all recommendations for treatment and obtain full time employment upon being released from prison. The incident occurred on August 28, 2012, in Canaan Township when Marks took money belonging to another.

*The following cases were addressed by the Honorable Raymond L. Hamill, President Judge, Wayne County on October 17, 2013*

**JOSHUA C. LEONARD**, age 19 of Waymart, PA was sentenced to the Wayne County Correctional Facility for a period of not less than 10 days nor more than 23-1/2 months for one count of Theft By Unlawful Taking or Disposition, graded as a Misdemeanor of the 1st Degree and one count of Receiving Stolen Property, graded as a Misdemeanor of the 2nd Degree. He was also ordered to pay all Court costs, pay restitution in the amount of \$2,960.23, maintain employment and perform 75 hours of community service. The incidents occurred between May 2012, and July 2012, in South Canaan Township when Leonard stole farm equipment.

**GARRY W. GARRISON**, age 44 of Lake Ariel, PA was sentenced, in three separate cases, to a State Correctional Facility for a period of not less than 27 months nor more than 78 months for two counts of Receiving Stolen Property, both graded as a Misdemeanors of the 1st Degree and one count of DUI: Cont Substance/Combin/Alcohol-1st Offense, an ungraded Misdemeanor. He was also ordered to pay all Court costs, pay a fine in the amount of \$1,600.00, pay restitution in the amount of \$24,194.49, and attend and complete an alcohol highway safety program. The first incident occurred between June 28, 2012, and July 12, 2012, in Salem Township when Garrison received several

items knowing they had been stolen. The second incident occurred between October 13, 2012, and November 1, 2012, in Lake Township when Garrison received jewelry knowing that it had been stolen. The third incident occurred on January 7, 2013, in Salem Township when Pennsylvania State Police were called to investigate the report of a two vehicle crash. His BAC was .072%. At that time Garrison was also under the influence of several controlled substances for which he did not have a valid prescription.

**WAYNE SMITH**, age 59 of Roscoe, NY was sentenced to a State Correctional Facility for a period of not less than 14 months nor more than 5 years for one count of DUI-Highest Rate, graded as a Misdemeanor of the 1st Degree. He was also ordered to pay all Court costs, pay a fine in the amount of \$2,000.00, undergo a drug and alcohol evaluation and comply with all recommendations for treatment, and attend and complete an alcohol highway safety program. The incident occurred on May 31, 2013, in Texas Township when Pennsylvania State Police were called to investigate the report of an erratic driver. His BAC was .323%.

**RUSSELL A. WEAVER**, age 32 of Moscow, PA was sentenced to the Wayne County Correctional Facility for a period of not less than 1 month nor more than 23-1/2 months for one count of Indecent Assault, graded as a Misdemeanor of the 2nd Degree. He was also ordered to pay all Court costs, undergo a drug and alcohol evaluation and comply with all recommendations for treatment, have no contact with the victim in this matter, have no unsupervised contact with any person under the age of 18, undergo a sex offender evaluation and comply with all recommendations for treatment, submit to the drawing of a DNA sample and pay \$250.00 for the cost of the sample and pay restitution in the amount of \$5,000.00. The incident occurred between January 2012, and February 2013, in Salem Township when Weaver had indecent contact with a female victim.

**JAMES E. SKIPPER**, age 53 of Moscow, PA was sentenced to the Wayne County Correctional Facility for a period of not less than 11 months nor more than 5 years for one count of DUI or Controlled Substance, graded as a Misdemeanor of the 1st Degree, one count of False Identification to Law Enforcement Authorities, graded as a Misdemeanor of the 3rd Degree and one count of Driving While Operating Privilege Suspend/Revoked, graded as a Summary offense. He was also ordered to pay all Court costs, pay a fine in the amount of \$2,000.00, undergo a drug and alcohol evaluation and comply with all recommendations for treatment, attend a minimum of one AA meeting per week and maintain employment. The incident occurred on March 12, 2013, in Salem Township. At that time Skipper refused to submit to the drawing of a blood sample for chemical testing.

**DAKOTA L. DUNNING**, age 24 of Hawley, PA was sentenced to the Wayne County Correctional Facility for a period of not less than 1 month nor more than 12 months for one count of Theft By Unlawful Taking or Disposition, graded as Misdemeanor of the 3rd Degree. He was also ordered to pay all Court costs, pay a fine in the amount of \$500.00, undergo a drug and alcohol evaluation and comply with all recommendations

for treatment and obtain full time employment upon being released from prison. The incident occurred between January 5, 2013, and January 11, 2013, in Paupack Township when stole jewelry from a private residence.

**ANGELA DEGRAW**, age 26 of Matamoras, PA was placed on probation for a period of 12 months for one count of Theft By Failure to Make Required Disp. Of Funds, graded as a Misdemeanor of the 2nd Degree. She was also ordered to pay all Court costs, pay restitution in the amount of \$3,750.00 and pay \$500.00 for the cost of the public defender. The incident occurred on December 28, 2010, in Honesdale Borough.

**DAWN GULSBY**, age 31 of Honesdale, PA was placed on probation for a period of 2 years for 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. She was also ordered to pay all Court costs, and pay restitution in the amount of \$5,581.56. The incident occurred between March 2011, and April 2013, in Texas Township.

**RANDY BREIDENSTEIN**, age 54 of Honesdale, PA was sentenced to the Wayne County Correctional Facility for a period of not less than 30 days nor more than 6 months for one count of DUI--Highest Rate, 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 and obtain full time treatment. The incident occurred on April 6, 2012, in Texas Township. His BAC was .225%.

**THOMAS R. GREGORY**, age 25 of Waymart, PA was sentenced to the Wayne County Correctional Facility for a period of not less than 10 days nor more than 18 months for one count of Receiving Stolen Property, graded as a Misdemeanor of the 1st Degree. He was also ordered to pay all Court costs, pay a fine in the amount of \$300.00, perform 50 hours of community service, obtain a GED and obtain full time employment upon being released from prison. The incident occurred between January 12, 2013, and January 29, 2013, in Texas Township.

**JAMES R. ROSLER**, age 35 of Honesdale, PA was sentenced to a State Correctional Facility for a period of not less than 1 year nor more than 5 years for one count of DUI--Highest Rate, graded as a Misdemeanor of the 1st Degree. He was also ordered to pay all Court costs, pay a fine in the amount of \$2,500.00 and undergo a drug and alcohol evaluation and comply with all recommendations for treatment. The incident occurred on May 19, 2013, in Honesdale Borough. His BAC was .193%.

**DARRELL E. SENG**, age 30 of Honesdale, PA was sentenced to a State Correctional Facility for a period of not less than 9 months nor more than 36 months for one count of Simple Assault, graded as a Misdemeanor of the 1st Degree. He was also ordered to pay all Court costs, and pay restitution in the amount of \$500.00. The incident occurred on

June 25, 2013, in Honesdale Borough.

**COREY L. LANG**, age 27 of Carstadt, NJ 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 Sell/Furnish Liquor, Malt, Brewed Beverage to Minors, graded as a Misdemeanor of the 3rd Degree. He was also ordered to pay all Court costs, pay a fine in the amount of \$1,000.00, and undergo a drug and alcohol evaluation and comply with all recommendations for treatment. The incident occurred on August 5, 2011, in Lehigh Township.

**CHELSEA A. KOROTKY**, age 24 of Honesdale, PA was sentenced to the Wayne County Correctional Facility for a period of not less than 4 months nor more than 18 months for two counts of Possession of Controlled Substance, ungraded Misdemeanors. She was also ordered to pay all Court costs, perform 50 hours of community service, pay a fine in the amount of \$300.00, and undergo a drug and alcohol evaluation and comply with all recommendations for treatment. The incident occurred between March 2, 2012, and April 24, 2012, in Cherry Ridge Township.

**MARY STEELMAN**, age 55 of Equinunk, PA was sentenced to the Wayne County Correctional Facility for a period of not less than 48 hours nor more than 6 months for one count of DUI, an ungraded Misdemeanor. She was also ordered to pay all Court costs, pay a fine in the amount of \$500.00, and undergo a drug and alcohol evaluation and comply with all recommendations for treatment. The incident occurred on January 28, 2011, in Honesdale Borough. Her BAC was .138%.

**JAMES E. SHORT**, age 24 of Browndale, PA was placed on the Accelerated Rehabilitative Disposition Program for a period of 6 months related to DUI. He was also ordered to perform 40 hours of community service, pay all Court costs, attend and complete an alcohol highway safety program, and have his operator's license suspended for a period of 60 days. The incident occurred on May 25, 2013, in Preston Township. His BAC was .212%.

**JOSEPH D. JUICE**, age 40 of Honesdale, PA was placed on the Accelerated Rehabilitative Disposition Program for a period of 6 months related to DUI. He was also ordered to pay all Court costs, attend and complete an alcohol highway safety program, perform 40 hours of community service and have his operator's suspended for a period of 60 days. The incident occurred on May 31, 2013, in Honesdale Borough. At that time Juice was under the influence of several controlled substances.

**MICHAEL J. KOZIMOR**, age 49 of Honesdale, PA pled guilty, in two separate cases, to one count of DUI or Controlled Substance, an ungraded Misdemeanor and one count of DUI, also an ungraded Misdemeanor. The first incident occurred on May 3, 2013, in Lebanon Township. His BAC was .25%. The second incident occurred on June 14, 2013, in Cherry Ridge Township. His BAC was .142%. He is scheduled to be sentenced on



December 19, 2013.

**SEAN STINNARD**, age 22 of Honesdale, PA pled guilty to one count of Accident Involving Damage to Attended Veh/Property, graded as a Misdemeanor of the 3rd Degree, one count of Give False Information, and one count of Careless Driving, both graded as Summary offenses. The incident occurred on June 7, 2013, in Honesdale Borough. He is scheduled to be sentenced on December 19, 2013.

**FRANK A. MANGI**, age 29 of Hawley, PA pled guilty to one count of DUI or Controlled Substance, an ungraded Misdemeanor. The incident occurred on June 7, 2013, in Palmyra Township. His BAC was .207%. He is scheduled to be sentenced on December 19, 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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**EXECUTOR NOTICE**

Estate of ILSE M. NOVOTNY  
AKA ILSE MARIE NOVOTNY  
Late of Cherry Ridge Township  
Executor

JOHN NOVOTNY  
134 SCHOOLHOUSE ROAD  
HONESDALE, PA 18431

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

**10/25/2013 • 11/1/2013 • 11/8/2013**

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**ADMINISTRATRIX NOTICE**

Estate of ANTHONY  
CALLAGHAN AKA ANTHONY  
DANIEL CALLAGHAN AKA  
ANTHONY D. CALLAGHAN  
Late of Honesdale Borough  
Administratrix

NORA O'NEILL  
6986 OWEN DRIVE  
MELBOURNE, FL 32940

Attorney  
MATTHEW L. MEAGHER,

ESQUIRE  
1018 CHURCH STREET  
HONESDALE, PA 18431

**10/25/2013 • 11/1/2013 • 11/8/2013**

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**EXECUTRIX NOTICE**

Estate of ANTOINETTE BOCK  
AKA ANTOINETTE M. BOCK  
Late of Mount Pleasant Township  
Executrix

DELORES M. DONLICK  
1733 THE HIDEOUT  
LAKE ARIEL, PA 18436

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

**10/25/2013 • 11/1/2013 • 11/8/2013**

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**EXECUTOR'S NOTICE**

ESTATE OF WELLES F.  
MEGARGEL, a/k/a, WELLES  
FRANKLIN MEGARGEL, late of  
Salem Township, Wayne County,  
Pennsylvania. Any person or  
persons having claim against or  
indebted to the estate present same  
to Burton J. Megargel, 2155  
Dogwood Lane, Charlottesville,  
VA 22901. Sally N. Rutherford,  
Esq., 921 Court St., Honesdale, PA  
18431, Attorney for the Estate.

**10/18/2013 • 10/25/2013 • 11/1/2013**

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**EXECUTRIX NOTICE**

Estate of CLARENCE J. MILLER  
AKA CLARENCE MILLER

Late of Honesdale Borough  
Executrix

DONNA L. WEIST  
302 TRYON STREET  
HONESDALE, PA 18431

Executrix

JOY A. GRANQUIST  
1800 WESTSIDE AVENUE  
HONESDALE, PA 18431

Attorney

MATTHEW L. MEAGHER,  
ESQUIRE

1018 CHURCH STREET  
HONESDALE, PA 18431

10/18/2013 • 10/25/2013 • 11/1/2013

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**EXECUTOR'S NOTICE**

ESTATE OF JAMES M. H.  
MCGINTY, late of Hawley  
Borough, Wayne County,  
Pennsylvania. Any person or  
persons having claim against or  
indebted to the estate present same  
to Deborah S. Clemo, 123 Madison  
Avenue, Hawley, PA 18428. Sally  
N. Rutherford, Esq., 921 Court St.,  
Honesdale, PA 18431, Attorney  
for the Estate.

10/18/2013 • 10/25/2013 • 11/1/2013

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**ESTATE NOTICE**

**NOTICE IS HEREBY GIVEN,**  
that Letters of Administration have  
been issued in the Estate of Robert  
J. Gilbert, a/k/a Bob Gilbert, a/k/a  
Bobby Gilbert, who died on  
September 3, 2013, late resident of  
189 Carbondale Road, Waymart,  
PA 18472, to Bernadette  
O'Connell, Co-Administratrix of  
the Estate, residing at 9 Chet Drive,  
Waymart, PA 18472, and Susanna  
Theobald, Co-Administratrix of the

Estate, residing at 248 O'Connell  
Road, Waymart, PA 18472. 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, ESQUIRE  
ATTORNEY FOR THE ESTATE

10/18/2013 • 10/25/2013 • 11/1/2013

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**ADMINISTRATOR NOTICE**

Estate of JOSEPH JOHN  
ARCADIPANE AKA JOSEPH J.  
ARCADIPANE  
Late of Moscow Borough  
Administrator  
JOSEPH W. ARCADIPANE  
125 STERLING GARDENS DR.  
MOSCOW, PA 18444  
Attorney  
STEPHEN J. EVERS, ESQ.  
213 R. N. STATE ST.  
CLARKS SUMMIT, PA 18411

10/18/2013 • 10/25/2013 • 11/1/2013

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**EXECUTOR NOTICE**

Estate of JUDITH ALAYNE  
HARLAN AKA JUDITH A V  
HARLAN  
Late of Texas Township  
Executer  
PAUL ARTHUR FEIGENBAUM  
9 WASHINGTON SQUARE  
ALBANY, NY 12205  
Attorney  
WARREN SCHLOESSER, ESQ.

214 NINTH STREET  
HONESDALE, PA 18431

**10/11/2013 • 10/18/2013 • 10/25/2013**

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**ESTATE NOTICE**

ESTATE OF IRVING L. SCHULTZE, late of Waymart, Wayne County, Pennsylvania, departed this life on August 25, 2013. Letters Testamentary having been granted, all persons having claims or demands against the Estate of decedent shall make them known and present them, and all persons indebted to said decedent shall make payment thereof without delay to Susan E. Bleier, Executrix of the Estate c/o Anthony J. Magnotta, Esquire, Attorney for Executrix of the Estate, 1307 Purdytown Turnpike, Suite A, Lakeville, Pennsylvania 18438. ANTHONY J. MAGNOTTA, ESQUIRE

**10/11/2013 • 10/18/2013 • 10/25/2013**

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**ESTATE NOTICE**

ESTATE OF CLINTON L. FRISBIE, late of Palmyra Township, Wayne County, Pennsylvania, departed this life on June 28, 2013. Letters Testamentary having been granted, all persons having claims or demands against the Estate of decedent shall make them known and present them, and all persons indebted to said decedent shall make payment thereof without delay to Stanley E. Frisbie, Executor of the Estate c/o Anthony J. Magnotta, Esquire, Attorney for Executor of the Estate, 1307 Purdytown Turnpike, Suite A, Lakeville,

Pennsylvania 18438.  
ANTHONY J. MAGNOTTA,  
ESQUIRE

**10/11/2013 • 10/18/2013 • 10/25/2013**

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**EXECUTOR NOTICE**

Estate of KENNETH JOHN JOHNSTON, JR. AKA KEN JOHNSTON AKA KENNETH JOHNSTON AKA KENNETH J. JOHNSTON AKA KENNETH J. JOHNSTON, JR.  
Late of Damascus Township  
Executor  
JOHN W. LYTTLE, JR.  
45 KEESLER RD.  
DAMASCUS, PA 18415  
Attorney  
TIMOTHY P. BARNA  
831 COURT STREET  
HONESDALE, PA 18431

**10/11/2013 • 10/18/2013 • 10/25/2013**

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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 Northern Light Natural Foods II, 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.

**10/25/2013**

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**NOTICE OF FILING OF  
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  
NOVEMBER 6, 2013**

By virtue of a writ of Execution OneWest Bank, FSB issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 6th day of November, 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 LOT, piece or parcel of land lying and being in the Township of Paupack, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

LOT 430, Section 1, as shown on Plan of Lots, Wallenpaupack Lake Estates, dated March 23, 1971 by VEP & Co., as recorded in the Office of the Recorder of Deeds in and for Wayne County, Pennsylvania, in Plat Book 15, Page 117, said map being incorporated by reference herewith as if attached hereto.

BEING the same premises which George H. Falkner, single, by his certain deed dated May 10, 1989

and recorded in the Office of the Recorder of Deeds in and for Wayne County, Pennsylvania, in Deed Book Volume 507 at page 418, granted and conveyed unto Harriet Schuval, the Grantor herein.

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

BEING TAX NO.: 19-0-0028-0180

BEING KNOWN AS: 26  
TOMAHAWK ROAD, LAKE  
ARIEL, PENNSYLVANIA 18436.

Title to said premises is vested in Michael a/k/a Miles Schuval and Harriet Schuval, husband and wife, by deed from HARRIET SCHUVAL, MARRIED WOMAN dated May 22, 1989 and recorded May 30, 1989 in Deed Book 0507, Page 0421.

Seized and taken in execution as Michael a/k/a Miles Schuval 26 Tomahawk Road WLE LAKE ARIEL PA 18436  
Harriet Schuval 26 Tomahawk Road LAKE ARIEL PA 18436

Execution No. 11-Civil-2013  
Amount \$114,298.47 Plus  
additional

August 22, 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.

**10/11/2013 • 10/18/2013 • 10/25/2013**

**SHERIFF'S SALE  
NOVEMBER 6, 2013**

By virtue of a writ of Execution H&R Block Bank, A Federal Savings 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 6th day of November, 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 those three certain pieces or parcels of land lying, situated and being in the Borough of Honesdale,

County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

**FIRST: BEGINNING** at the Southwestern corner of said lot on the wooden fence of D. Hoyt's land; thence along Smith Hill Settlement Road sixty-six (66) feet to the Northwestern corner; thence sixty (60) feet northward along Brussel's land to the Northeastern point of Brussel's land and D.Hoyt's land; thence Southerly along Hoyt's land eighty-five (85) feet to the place of beginning.

**SECOND: BEGINNING** at a point on the Eastern side of the Smith Hill Road upon the lien of which the front of said Hoyt's barn and said Herbert's house are built six (6) feet ten (10) inches Northward of said barn; thence running the same distance from said barn South eighty-two (82) degrees East seventy-six (76) feet, more or less, to the Eastern exterior line of Hoyt's land; thence along said line North eighty-one and nine-tenths (81.9) feet to a corner; thence along said Herbert's land South forty-seven (47) degrees West one hundred four (104) feet, more or less, to the place of beginning.

**EXCEPTING AND RESERVING** out of the above described parcel of land, all that certain piece or parcel of land situate in the Borough of Honesdale, County of Wayne and Commonwealth of Pennsylvania, lying Northerly of the Line A-B as shown upon maps drawn upon deed from Honesdale

Building and Loan Association to Albert Vogel, et ux, dated October 24th 1931, and intended to be recorded, said Point "A" being an iron pin on the Easterly side of Cliff Street, sixty (60) feet (6) inches Northerly from the center of pole at the Southerly division line of the HB&L Assn. The point "B" being an iron pin in the division line between Vogel and HB&L Assn., said line A-B running from point "A" through iron pins driven ten (10) feet four (4) inches from said house of HB&L Assn., eleven (11) feet and thirteen (13) feet respectively from the Northern side of said house as is shown upon map. This line is now agreed upon as the division line between the properties of Vogel and the HB&L Assn.

THIRD: All that certain piece or parcel of land situate in the Borough of Honesdale, County of Wayne and State of Pennsylvania, lying South of the line A-B as shown on map drawn upon deed given by Albert Vogel et ux, to Honesdale Building & Loan Association dated October 24, 1931 and intended to be recorded. Said point "A" being an iron pin on the Easterly side of Cliff Street sixty (60) feet six (6) inches from the center of a pole at the Southerly division line of the Honesdale B&L Association. The point "B" being an iron pin in the division line between Vogel and Honesdale B&L Ass'n, said line A-B running from Point A through iron pins driven ten (10) feet four (4) inches from Honesdale

Building & Loan Association house, eleven (11) feet and thirteen (13) feet respectively from the Northern side of said house as shown upon the map of this deed. The line now agreed upon as shown in this deed is the division line between the Vogel property and the property of the HB&L Association.

BEING TAX NO.: 11-0-0010-0153

BEING KNOWN AS: 127 CLIFF STREET, HONESDALE, PENNSYLVANIA 18431.

Thomas A. Bayster 127 Cliff Street HONESDALE PA 18431  
Title to said premises is vested in Thomas A. Bayster by deed from LESTER G. STINNARD AND BONNY F. STINNARD, HIS WIFE dated January 6, 2006 and recorded January 10, 2006 in Deed Book 2954, Page 128.

Execution No. 139-Civil-2013  
Amount \$100,749.18 Plus additional

August 22, 2013  
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

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

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

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

Marc S. Weisberg, Esq.

10/11/2013 • 10/18/2013 • 10/25/2013

**SHERIFF'S SALE  
NOVEMBER 6, 2013**

By virtue of a writ of Execution Nationstar 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 6th day of November, 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 parcel of land situate in the City of Lake Ariel (Township of Paupack), County of Wayne, and Commonwealth of Pennsylvania, being known and designated as:

Lot 189, Section 7, as shown on Plan of Lots, Wallenpaupack Lake Estates, dated March 23, 1971. By VEP & Co., as recorded in the Office of the Recorder of Deeds in and for Wayne County, Pennsylvania, in Plot Book 14,

Page 117, said map being incorporated by reference herewith as if attached hereto.

More commonly known as: 25  
Blue Bird Drive, Lake Ariel, PA  
18436

BEING the same premises which Tri-County Realty Agency, Inc., a Pennsylvania Corporation, by Deed dated February 13, 2006 and recorded in the Wayne County Recorder of Deeds Office on March 14, 2006 in Deed Book 2993, page 97, granted and conveyed unto Michael Tiniski and Frances Wodzinski, as joint tenant with the right of survivorship and not as tenants in common.

TAX PARCEL NO.: 19-36-129.-

Seized and taken in execution as Michael Tiniski 25 Blue Bird Drive WLE LAKE ARIEL PA 18436 Frances Wodzinski 25 Blue Bird Drive WLE LAKE ARIEL PA 18436

Execution No. 198-Civil-2013  
Amount \$194,412.48 Plus  
additional

August 22, 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.

10/11/2013 • 10/18/2013 • 10/25/2013

**SHERIFF'S SALE  
NOVEMBER 6, 2013**

By virtue of a writ of Execution The Dime Bank issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 6th day of November, 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 situated in Cherry Ridge Township, Wayne County, Pennsylvania, bounded and described as follows:

BEGINNING at a found #4 rebar on the southerly line of lands of Gary Rickard (DB 344, PG 728) and being the northeasterly corner of lands of Anthony Herzog, et. al.

(DB 791, PG 291) and running: thence, South 82° 39' 53" East, 1075.72 feet along the southerly line of Gary Rickard and partially along the bounds of State Route 3033 to a corner near the center of State Route 3033; Thence, South 17° 20' 04" West, 885.88 feet through lands of the grantor passing a #4 rebar found at 25 feet to a #4 rebar set; Thence, North 72° 39' 56" West, 640.63 feet through lands of the grantor to a #4 rebar set on the easterly line of lands of Anthony Herzog, et. al.; Thence, North 43° 49' 27" East, 287.60 feet along the easterly line of Anthony Herzog, et. al. to a #4 rebar found; Thence North 37° 55' 42" East, 157.70 feet along the easterly line of Anthony Herzog, et. al. to a #4 rebar found; Thence, North 07° 41' 24" West, 50.99 feet along the easterly line of Anthony Herzog, et. al. to a #4 rebar found; Thence, North 61° 03' 17" West, 559.42 feet along the easterly line of Anthony Herzog, et. al. to a #4 rebar found; Thence, 03° 38' 32" East, 139.24 feet along the easterly line of Anthony Herzog, et. al. to the point of BEGINNING and CONTAINING 13.00 acres.

BEING the same premises which George H. Dirlam, granted and conveyed to Thomas J. Robinson and Nancy J. Robinson by virtue of their deed dated June 4, 1997 and recorded on July 18, 1997 in the Office of the Recorder of Deeds in and for Wayne County, Pennsylvania in Deed Book 1263, Page 16.

TOGETHER with all rights of way and UNDER AND SUBJECT to all covenants, reservations,

Seized and taken in execution as  
Thomas J. Robinson 301 Spinner  
Rd. HONESDALE PA 18431  
Nancy J. Robinson 301 Spinner  
Rd. HONESDALE PA 18431

Execution No. 419-Civil-2009  
Amount \$164,359.21 Plus  
additional

October 1, 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.**

David M. Gregory, Esq.

**10/11/2013 • 10/18/2013 • 10/25/2013**

**SHERIFF'S SALE  
NOVEMBER 13, 2013**

By virtue of a writ of Execution Deutsch Bank Nat'l. Trust Co., as Trustt for Quest Trust 2006-X1, Asset Backed Certificates, Series 2006-X1 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 13th day of November, 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, situate and being in the Township of Paupack, County of Wayne, Commonwealth of Pennsylvania, bounded and described as follows:

**PARCEL ONE:**

**BEGINNING** at a point in the center of LR 63021, which point is a common corner of Lot No. 3A and Lot No. 3B on the within referenced map, and the Westerly-most point of the within parcel to be conveyed; thence along the centerline of pavement of the said LR 63021, North 6 degrees 39 minutes 53 seconds East 63.79 feet to a point in the center of pavement of LR 63021, said point being also the center of Paupack Township Road 395; thence the following courses and distances along the centerline of pavement of TR 395 and lands now or formerly of James Graham, North 32 degrees 7 minutes 4 seconds East 234.78 feet to a point; thence North 31 degrees

58 minutes 49 seconds East 125.02 feet to a point; thence North 28 degrees 16 minutes 53 seconds East 119.30 feet to a point; thence North 23 degrees 35 minutes 30 seconds East 58.01 feet to a point in the centerline of pavement of TR 395; thence leaving TR 395 along lands now or formerly of Ed Schaepe, South 85 degrees 39 minutes 40 seconds East, 1061.06 feet to a stones corner; thence along lands now or formerly of Charles Marston and C.K. Townsend, South 9 degrees 15 minutes 25 seconds East, 1,176.24 feet to a placed iron pin; thence along line of Lot 3A North 64 degrees 53 minutes 42 seconds West, 1,684.55 feet to the point and place of BEGINNING. And described as Lot No. 3B on a map by Karl A. Hennings, PLS, dated August 30, 1988, entitled "Map Showing Division of Lands of Edward Strasser", as recorded in Wayne County Map Book 65 at Page 101.

SUBJECT to the covenants, restrictions, and exceptions of record, including:

1. No house trailers or mobile homes may be placed or erected on the land herein conveyed, and no unsightly buildings, or cabins will be permitted on the premises.

Commonly known as: 19 Bone Ridge Road, Lakeville, PA 18438

Parcel No: 19-0-0294-0034.0005  
Control No. 103657

Being the same premises which Marie-Christine Pereyron granted and conveyed unto Sophie Cahen-Vorburger by Deed dated December 8, 2004 and recorded January 10, 2005 in the Office of the Recorder of Deeds for Wayne County, Pennsylvania as Deed Book 2691, Page 230.

THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL, AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

Seized and taken in execution as Sophie Cahen Vorburger 19 Bone Ridge Road Lakeville PA 18438

Execution No. 145-Civil-2007  
Amount \$925,542.92 Plus additional

August 22, 2013  
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE  
NOTICE:**

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

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

Craig Oppenheimer Esq.

**10/18/2013 • 10/25/2013 • 11/1/2013**

**SHERIFF'S SALE  
NOVEMBER 13, 2013**

By virtue of a writ of Execution The Dime Bank issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 13th day of November, 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, situate and being in the Borough of Hawley, County of Wayne and Commonwealth of Pennsylvania, more fully bounded and described as follows

BEGINNING at a point on the Southerly side of Second Street (now Prospect Street) as laid out and plotted upon the map of the Pennsylvania Coal Company of the Village of Hawley on file in their general office in the Borough of Dunmore, Lackawanna County, Pennsylvania; thence along the Southerly side of Prospect Street in a general Northwesterly direction one hundred (100) feet to a corner of Lots 2 and 4 on said map; thence at right angles thereto in a general Southwesterly direction one hundred (100) feet to a corner; thence in a general Southeasterly direction on a line parallel with the Southerly side of Prospect Street one hundred (100) feet to a corner, said corner being the common corner of Lots 6 and 8 on the Pennsylvania Coal Company map; thence in a general Northeasterly direction along the said dividing line one hundred (100) feet to the point and place of BEGINNING. COMPRISING within said boundaries Lot 4 and 6 with reference to said map

EXCEPTING AND RESERVING unto the Pennsylvania Coal Company, its successors and assigns, all of the exceptions and reservations as contained in a certain deed dated August 27,

1919, from the Pennsylvania Coal Company to Edward T. Seiler, which deed is duly recorded in the Office of the Recorder of Deeds in Deed Book 112, at page 116, which exceptions pertain to mineral rights with the right to mine same, etc

BEING THE SAME PREMISES WHICH Joseph A. Ballard and Leila A. Ballard, husband and wife granted and conveyed to Richard P. Foster and Susan Ann Foster, husband and wife by deed dated May 23, 1981 and recorded in Wayne County Deed Book 381 page 256.

Property Address: 412 Prospect Street, Hawley, PA 18428

Seized and taken in execution as Richard P. Foster 181 Scarlet Maple Drive, Apt. 104 WINCHESTER VA 22603 Susan A. Foster 181 Scarlet Maple Drive, Apt. 104 WINCHESTER VA 22603

Execution No. 240-Civil-2013  
Amount \$51,136.17 Plus additional

August 21, 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.**

Kimberly D. Martin, Esq.

**10/18/2013 • 10/25/2013 • 11/1/2013**

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**SHERIFF'S SALE  
NOVEMBER 13, 2013**

By virtue of a writ of Execution The Bank of New York Mellon Trust Company, National Association FKA The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank N.A. as Trustee for Ramp 2003-RS9 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 13th day of November, 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 situated, in Dreher Township, County of Wayne, and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at an iron bar, being the southwest corner of this parcel, being the southeast corner of this parcel, being the southeast corner of New Lot No. 18, and being in the Line of lands of Cora A. Lang, thence along lands of Cora A. Lang, S 82 degrees 07 minutes 39 seconds E 214.98 feet to an iron bar being the southwest corner of New Lot No. 19, thence by New Lot No. 19 N 7 degrees 28 minutes 39 seconds E 446.05 feet to a point in the centerline of Charphil Drive (a 40 feet wide Private Drive), being the southwest corner of Lot No. 2, being the northwest corner of New Lot No. 19, and being the southeast corner of Lot 3, thence along the centerline of Charphil Drive and along a curve to the left, the radius of which is 1145.92 feet

a distance of 70.57 feet (the chord of which is S 82 degrees 53 minutes 46 seconds W 70.56) to a point, thence still along the centerline of Charphil Drive and along a curve to the right, the radius of which is 1145.92 feet, a distance of 150.12 (the chord of which is S 85 degrees 23 minutes 37 seconds W 150.01 feet) to a point, being the northwest corner of New Lot No. 18, thence along New Lot 18 S 7 degrees 28 minutes 39 seconds W 395.41 feet to the point and place of beginning. Containing 2.01 Acres more or less. This parcel is New Lot No. 18A in a subdivision named NU-FOUND-HI-LANDS PHASE 1 surveyed by Colan Enterprises, Inc., and recorded in Wayne County Recorders office in map

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book 62 page 44. Date April 1987.

UNDER AND SUBJECT to the conditions, exceptions and reservations as are contained in prior deeds forming the chain of title.

TITLE TO SAID PREMISES IS VESTED IN Nicola Allegretta, a single man, by Deed from Ellen M. Ross, nka Ellen M. Haag, by and through her Limited Power of Attorney, Robert E. Haag and Robert E. Haag, dated 09/05/2003, recorded 10/09/2003 in Book 2356, Page 217.

Tax Parcel: 08-0-0026-0022

Premises Being: 18A CHARPHIL DRIVE, A/K/A 53 CHARPHIL DRIVE, SOUTH STERLING, PA 18445

Seized and taken in execution as Nicola Allegretta 18A Charphil Drive SOUTH STERLING PA 18445

Execution No. 147-Civil-2013  
Amount \$189,005.11 Plus additional

September 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.**

Melissa J. Cantwell, Esq.

**10/18/2013 • 10/25/2013 • 11/1/2013**

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**SHERIFF'S SALE  
NOVEMBER 13, 2013**

By virtue of a writ of Execution JPMorgan Chase Bank, National Association issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 13th day of November, 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 located in the Township of Damascus, County of Wayne, Commonwealth of Pennsylvania, and being more particularly described as follows:

BEGINNING from a point at corner in the center of Legislative Route #L3126 at an intersection

with Pennsylvania Route 962; thence along the approximate centerline of L3126 and Township Road 675, the following courses and distances: North 25 degrees 14 minutes 40 seconds East 50.77 feet; North 43 degrees 56 minutes 10 seconds East 89.32 feet; North 63 degrees 44 minutes 55 seconds East 180.55 feet and North 57 degrees 56 minutes 10 seconds East 50 feet to a point for a corner in the approximate center of Township Road 675; thence leaving said Township Road 675 and through other lands of Ulmont Dexter, South 3 degrees 5 minutes 25 seconds East 322.14 feet to a fence post for a corner; thence along lands now or formerly of John and Helen Casey, North 71 degrees 00 minutes 45 seconds West 322.86 feet to the point or place of BEGINNING. CONTAINING therein 1.25 acres, be the same more or less.

For a survey of the above description, see Wayne County Map Book 45, at Page 109.

EXCEPTING AND RESERVING unto former Grantors, their heirs and assigns, a right-of-way (5) feet in width on the lot side of the road right-of-way for utility purposes.

BEING TAX NO.: 07 0000 8004 0000 2

BEING KNOWN AS: 262 PLANK ROAD, BEACH LAKE, PENNSYLVANIA 18405.

Title to said premises is vested in

Kyle J. Saylor by deed from THOMAS M. MAZZANNA, SR. dated September 24, 2010 and recorded September 24, 2010 in Deed Book 4101, Page 163.

Seized and taken in execution as Kyle J. Saylor 31 Dog Pond Trail HONESDALE PA 18431

Execution No. 234-Civil-2013  
Amount \$141,399.67 Plus  
additional

September 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.**

Celine P. DerKrikorian Esq.

**10/18/2013 • 10/25/2013 • 11/1/2013**



**SHERIFF'S SALE  
NOVEMBER 20, 2013**

By virtue of a writ of Execution Bank of America N.A., successor by merger to BAC Home Loans Servicing F/K/A Countrywide Home Loans Servicing, L.P. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 20th day of November, 2013 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following

**PARCEL ONE:**

ALL that piece or parcel of land situate in the Borough of Waymart, County of Wayne and Commonwealth of Pennsylvania bounded and described as follows:

BEGINNING at a point in the center of South Street, said point being North seventy nine degrees forty six minutes zero seconds West (N 79 degrees 46 minutes 00 seconds W), a distance of sixty four and eleven/100 feet (64.11 feet) from the northeast corner of land of Mark and Diane Richner said point also being the southeast corner of the land herein described (Lot 2);

THENCE along center of South Street North seventy seven degrees thirty five minutes zero seconds West (N 77 degrees 35 minutes 00 seconds W), a distance of ninety eight and 55/100 feet (98.55 feet) to a point, the southeast corner of

land of Mary Weinberger;

THENCE along the eastern line of Mary Weinberger, North eleven degrees zero minutes zero seconds East (N 11 degrees 00 minutes 00 seconds E), a distance of one hundred eighty feet (180.00 feet) to an iron pipe for a corner, the northeast corner of land of Mary Weinberger;

THENCE along the northern line of Mary Weinberger and along line of land of James McArdle, North seventy five degrees forty eight minutes four seconds West (N 75 degrees 48 minutes 04 seconds W), a distance of one hundred forty nine and 94/100 feet (149.94 feet) to an iron pipe for a corner in line of land of James McArdle;

THENCE through land of Thomas and Carol Ashman North zero degrees fifteen minutes seventeen seconds West (N 0 degrees 15 minutes 17 seconds W), a distance of three hundred twenty one and 35/100 feet (321.35 feet) to an iron pipe for a corner;

THENCE through same North eighty five degrees thirty six minutes fifty seconds East (N 85 degrees 36 minutes 50 seconds E), a distance of four hundred fifty one and 66/100 feet (451.66 feet) to an iron pipe for a corner in line of land of the Waymart Water Company;

THENCE along line of land of the Waymart Water Company South thirteen degrees fifteen minutes one

second West (13 degrees 15 minutes 01 second W), a distance of four hundred thirty and 22/100 feet (430.22 feet) to an iron pipe for a corner, the northeast corner of Lot 1;

THENCE along the northern line of Lot 1 North seventy six degrees forty five minutes zero seconds West (N 76 degrees 45 minutes 00 seconds W), a distance of one hundred and 00/100 feet (100.00 feet) to an iron pipe for a corner, the northwest corner of Lot 1;

THENCE along the westerly line of Lot 1 South thirteen degrees fifteen minutes zero seconds West (S 13 degrees 15 minutes 00 seconds W), a distance of two hundred feet (200.00 feet) to the POINT OF BEGINNING;

Said described tract containing 3.88 acres, more or less.

The above description is in accordance with a survey and map dated December 22, 2006 made by Stephen E. Leshner, Registered Surveyor and recorded in Wayne County Recorder of Deeds Office in Map Book No 109 at Page 15.

PARCEL TWO:

ALL that piece or parcel of land situate in the Borough of Waymart, County of Wayne and Commonwealth of Pennsylvania bounded and described as follows:

BEGINNING at a point in the center of South Street, the

southwest corner of land of JoEllen and Shawn Forney, said point also being South ten degrees fifty nine minutes nineteen seconds West (S 10 degrees 59 minutes 19 seconds W), a distance of eighteen and 45/100 feet (18.45 feet) from an iron pipe near the northern right of way line of South Street;

THENCE along the center of South Street North seventy six degrees fifty four minutes thirty two seconds West (N 76 degrees 54 minutes 32 seconds W), a distance of forty and 53/100 feet (40.53 feet) to a point for a corner, the southeast corner of land of Jeffery and Michelle Gogolski;

THENCE along the eastern line of Jeffery and Michelle Gogolski North eleven degrees nine minutes thirty eight seconds East (N 11 degrees 09 minutes 38 seconds E), a distance of one hundred eighty three and 34/100 feet (183.34 feet) to an iron pipe for a corner in line of land of the lands of Jeffery and Michelle Gogolski;

THENCE along the eastern line of land of other lands of Jeffery and Michelle Gogolski North eleven degrees five minutes twenty nine seconds East (N 11 degrees 05 minutes 29 seconds E), a distance of two hundred forty two and 69/100 feet (242.69 feet) to an iron pipe for a corner;

THENCE along the northern line of land of Jeffery and Michelle Gogolski North eighty four degrees forty nine minutes thirty seven

seconds West (N 84 degrees 49 minutes 37 seconds W), a distance of one hundred thirty three and 33/100 feet (133.33 feet) to an iron pipe for a corner in line of land of Karen Kernoski;

THENCE along line of land of Karen Kernoski and along line of land of The Wayne Memorial Hospital Nursing Home North six degrees seventeen minutes forty nine seconds East (N 6 degrees 17 minutes 49 seconds E), a distance of six hundred thirty nine and 16/100 feet (639.16 feet) to a steel rebar for a corner in line of land of Joseph and Lisa Gombita;

THENCE along the line of land of Joseph and Lisa Gombita and line of land of William and Sandra Fenwick and along line of land of Spojnia and along a stonewall South eighty one degrees fifty two minutes thirty five seconds East (S 81 degrees 52 minutes 35 seconds E), a distance of seven hundred eighty five feet and 20/100 feet (785.20 feet) to an iron pipe for a corner in line of land of the Waymart Water Company;

THENCE along line of land of the Waymart Water Company, South thirteen degrees fifteen minutes zero seconds West (S 13 degrees 15 minutes 00 seconds W), a distance of four hundred eighty two and 55/100 feet (482.55 feet) to an iron pipe for a corner in line of land of Lot 2;

THENCE through land of Thomas and Carol Ashman South eighty

five degrees thirty six minutes fifty seconds West (S 85 degrees 36 minutes 50 seconds W), a distance of four hundred fifty one and 66/100 feet (451.66 feet) to an iron pipe for a corner;

THENCE through same South zero degrees fifteen minutes seventeen seconds East (S 0 degrees 15 minutes 17 seconds E), a distance of three hundred twenty one and 35/100 feet (321.35 feet) to an iron pipe for a corner in line of land of James McArdle;

THENCE along line of land of James McArdle and along line of land of JoEllen and Shawn Forney North seventy five degrees forty eight minutes four seconds West (N 75 degrees 48 minutes 04 seconds W), a distance of one hundred sixty eight and 16/100 feet (168.16 feet) to an iron pipe for a corner;

THENCE along the same South ten degrees fifty nine minutes nineteen seconds West (S 10 degrees 59 minutes 19 seconds W), a distance of one hundred eighty two and 59/100 feet (182.59 feet), a passing through an iron pipe near the norther Right of Way line of South Street to the POINT OF BEGINNING;

Said described tract containing 11.06 acres, more or less.

The above description is in accordance with a survey and map dated December 22, 2006 made by Stephen E. Leshner, Registered Surveyor and recorded in Wayne

County Recorder of Deeds Office  
in Map Book No 109 at page 15.

Seized and taken in execution as  
Ali Haxhaj 31 E 127th Street NEW  
YORK NY 10035  
Bekim Bardhaj 31 E 127th Street  
NEW YORK NY 10035

Execution No. 140-Civil-2013  
Amount \$367,121.19 Plus  
additional

September 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.**

Adam H. Davis Esq.

**10/25/2013 • 11/1/2013 • 11/8/2013**

**SHERIFF'S SALE  
NOVEMBER 20, 2013**

By virtue of a writ of Execution  
Nationstar 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 20th day  
of November, 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  
Township of Dreher, County of  
Wayne and State of Pennsylvania,  
bounded and described as follows:

Beginning at a point in the  
centerline of Legislative Route  
63002, said point being the  
Northeast corner of the parcel  
herein described, as well as being  
the Southwest corner of the  
remaining lands of the Grantors  
herein; thence South 9 degrees 17  
minutes 45 seconds West 360.00  
feet along the lands of the Grantors  
herein to a set iron pipe; thence  
North 71 degrees 39 minutes 49  
seconds West 365.89 feet along the  
lands of the Grantors herein to a  
set iron pipe; thence North 9  
degrees 17 minutes 45 seconds  
East 360 feet along the lands now  
or formerly owned by Curtis to a  
point for a corner in the center of  
Legislative Route 63022; thence  
along the center of the said  
Legislative Route 63002 the  
following three courses and  
distances: South 61 degrees 17  
minutes 00 seconds East 2.81 feet

to a point; thence South 72 degrees 38 minutes 00 seconds East 328.00 feet to a point; thence south 63 degrees 30 minutes 00 seconds East 35.53 feet to the point and place of beginning.

Containing 3.00 acres of land to be the same more or less. Said parcel being shown as Parcel 'A' on a map of the 'Lands of Karl Zitzelman' prepared by Harry F. Schoenagel, Registered Surveyor, dated December 30, 1982 (revised), recorded in the Wayne County Recorder of Deeds Office in Map Book 50, page 84.

TITLE TO SAID PREMISES IS VESTED IN Richard W. Smutek, by Deed from David W. Diehl, Jr. and Wendy L. Diehl, his wife, dated 08/04/2006, recorded 08/22/2006 in Book 3110, Page 107.

Tax Parcel: 08-0-0351-0013.0002

Premises Being: 144 CRESTMONT DRIVE, NEWFOUNDLAND, PA 18445-5003

Seized and taken in execution as Richard W. Smutek 144 Crestmont Drive NEWFOUNDLAND PA 18445

Execution No. 231-Civil-2013  
Amount \$156,992.41 Plus additional

September 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.**

Adam H. Davis Esq.

**10/25/2013 • 11/1/2013 • 11/8/2013**

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**SHERIFF'S SALE  
NOVEMBER 20, 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 20th day of November, 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 tract or parcel of land situated in the Township of Lake, Wayne County,

Pennsylvania, known as Lot 1235, Section 12 of the Hideout, a subdivision situated in the Townships of Lake and Salem, Wayne County, Pennsylvania according to the plats thereof recorded in the Office of the Recorder of Deeds of Wayne County, Pennsylvania, April 9, 1970, in Plat Book 5, page 27; May 11, 1970 in Plat Book 5, pages 34, 37,41 through 48 and 50; September 8, 1970 in Plat Book 5, page 57; February 8, 1971 in Plat Book 5, pages 62 and 63; March 24, 1971 in Plat Book 5, page 66; May 10, 1971 in Plat Book 5, pages 71 and 72; March 14, 1972 in Plat Book 5, pages 76, 79 through 84 and 86; May 26, 1972 in Plat Book 5, pages 93 through 95; September 26, 1972 in Plat Book 5, pages 96 through 104, as amended and supplemented.

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

Lot 1235, Sec. 12, of The Hideout, Lake Ariel, PA 18436, is recorded in Wayne County Plat Book 5, page 41, recorded on 5/11/1970.

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

Together with all rights of way and

Under and Subject to all covenants, reservations, restrictions and conditions of record, as found in the chain of title.

TITLE TO SAID PREMISES IS VESTED IN Evelyn Amill, by Deed from Krzysztof Grabowski, by his agent, Elizabeth A. Arce and Elizabeth A. Arce, his wife, dated 05/09/2006, recorded 05/10/2006 in Book 3034, Page 176.

Tax Parcel: 12-0-0019-0031

Premises Being: 1235  
WOODHILL LANE, LAKE  
ARIEL, PA 18436

Improvements thereon:  
RESIDENTIAL DWELLING

Seized and taken in execution as  
Evelyn Amill 20 Crittenden Place  
STATEN ISLAND NY 10302

Execution No. 246-Civil-2013  
Amount \$132,947.51 Plus  
additional

September 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.

Meredith Wooters Esq.

10/25/2013 • 11/1/2013 • 11/8/2013

**SHERIFF'S SALE  
NOVEMBER 20, 2013**

By virtue of a writ of Execution Taylor, Bean & Whitaker Mortgage Corporation issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 20th day of November, 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 lot or piece of land, situate in the Township of Lehigh, County of Wayne, and Commonwealth of Pennsylvania, being Lot Number 35, Section 12, Iroquois Avenue, as shown on map of Pocono Springs Estate, Inc. on file in the Recorder of Deeds Office at Honesdale, Pennsylvania in Plat Book No. 14 at Page 189.

UNDER AND SUBJECT to all the rights, privileges, benefits, easements, rights of way,

covenants, conditions, restrictions, reservations, terms and provisions as may be more particularly set forth in the above recited Deed and which may run with the land.

TITLE TO SAID PREMISES VESTED IN Keith D. Collins and Gail P. Collins, h/w, by Deed from Ronnie R. Bobb, by and through his attorney-in-fact Wendy A. Castle-Bobb and Wendy A. Castle-Bobb, formerly h/w, dated 01/13/2003, recorded 01/14/2003, in Deed Book 2145, page 236.

Premises being: 35 IROQUOIS AVENUE, GOULDSBORO, PA 18424

Tax Parcel No. 14-0-0030-0187

Improvements thereon:  
RESIDENTIAL DWELLING

Seized and taken in execution as Keith D. Collins 35 Iroquois Avenue Gouldsboro PA 18424  
Gail P. Collins 35 Iroquois Avenue Gouldsboro PA 18424

Execution No. 299-Civil-2008  
Amount \$242,881.59 Plus  
additional

September 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.**

Allison F. Zuckerman Esq.

**10/25/2013 • 11/1/2013 • 11/8/2013**

**SHERIFF'S SALE  
NOVEMBER 20, 2013**

By virtue of a writ of Execution PNMAC Mortgage Opportunity Fund Investors, 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 20th day of November, 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, situate, and being in the Township of Salem, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a pipe corner,

being the northeasterly corner of lands of Cosgrove thence long lands of Darrell Shelkey South 69 degrees 16 minutes East 541.16 feet to a pipe corner; thence along lands of the Hideout South 17 degrees 24 minutes West 507.73 feet to a pipe in a stone wall for a corner; thence through lands of the Grantors North 85 degrees 30 minutes West 586.85 feet to an iron pin corner; thence through lands of the same North 12 degrees 17 minutes East 223.53 feet to a pipe corner; thence through lands of the same North 69 degrees 16 minutes West 331.17 feet to a point in the center of the State Road L.R. 63010; thence along the center of the same North 23 degrees 39 minutes East 300.4 feet to a point in the center of the said road; thence along lands of Cosgrove South 69 degrees 16 minutes East 333.0 feet to a pipe corner; thence along lands of the same North 24 degrees 00 minutes East 150 feet to the place of beginning. Excepting and reserving all that certain property known as 2.52 acquired by David A. Merrigan, Patricia B. Merrigan and Melissa B. Merrigan from Ryan Flannery and Sandra Flannery by Deed dated 12/18/2002 recorded 12/18/2002 in Deed Volume 2131 Page 60.

Containing 10.022 acres of land, more or less

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



Known as 906 Golf Park Drive,  
Lake Ariel, PA 18436

Parcel No:..22-0-0312-0007.0006

Being the same premises which the Estate of Alfred G. Groschang by and through the Executors, Alfred Gerald Groschang and Karen Groschang Bach granted and conveyed unto Ryan J. Flannery and Sandra M. Flannery, Husband and Wife, by Deed dated September 27, 2005 and recorded on September 28, 2005 in the Office of the Recorder of Deeds of Wayne County, Commonwealth of Pennsylvania in Book 2873, Page 319.

THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL, AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED,

TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

Seized and taken in execution as Ryan J. Flannery 906 Golf Park Drive LAKE ARIEL PA 18436 Sandra M. Flannery 906 Golf Park Dr LAKE ARIEL PA 18436

Execution No. 465-Civil-2012  
Amount \$294,916.52 Plus additional

September 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.

Craig Oppenheimer Esq.

10/25/2013 • 11/1/2013 • 11/8/2013

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**CIVIL ACTIONS FILED**


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*FROM SEPTEMBER 28, 2013 TO OCTOBER 4, 2013  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

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**JUDGMENTS**

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2001-20287	FAMIGHETTI MICHAEL J	10/03/2013	SATISFACTION	1,882.95
2001-20287	FAMIGHETTI LESLIE	10/03/2013	SATISFACTION	1,882.95
2005-00092	BURNS BRANDIE S A/K/A BURNS BRANDIE	10/03/2013	DEFAULT JUDG IN REM	156,339.30
2005-00092	BURNS GAIL	10/03/2013	DEFAULT JUDG IN REM	156,339.30
2006-21042	EMANUEL-BOONE HARRIET	10/04/2013	SATISFACTION	2,473.94
2006-21042	BOONE HARRIET EMANUEL	10/04/2013	SATISFACTION	2,473.94
2007-20562	EMMANUEL HARRIET C BOONE	10/04/2013	SATISFACTION	841.65
2007-20562	BOONE HARRIET C EMANUEL	10/04/2013	SATISFACTION	841.65
2007-20691	P&A FISHER OIL CO INC	9/30/2013	WRIT OF SCIRE FACIAS	—
2007-20691	UNITED STATES OF AMERICA	9/30/2013	WRIT OF SCIRE FACIAS	—
2007-21545	LAYTON BRADLEY W	9/30/2013	SATISFACTION	30,883.02
2007-21545	LAYTON JOANN	9/30/2013	SATISFACTION	30,883.02
2007-21546	LAYTON BRADLEY W	9/30/2013	SATISFACTION	80,009.13
2008-20283	PALMERI FRANK	9/30/2013	SATISFACTION	—
2008-20283	PALMERI CATHY	9/30/2013	SATISFACTION	—
2008-21217	P&A FISHER OIL COMPANY INC	9/30/2013	WRIT OF SCIRE FACIAS	—
2008-21217	UNITED STATES OF AMERICA	9/30/2013	WRIT OF SCIRE FACIAS	—
2008-21584	MAKULOWICH DANIEL	10/03/2013	SATISFACTION	6,054.75
2008-21625	LAYTON BRADLEY W	9/30/2013	SATISFACTION	30,072.62
2008-21625	LAYTON JOANN	9/30/2013	SATISFACTION	30,072.62
2009-20685	P&A FISHER OIL CO INC	9/30/2013	WRIT OF SCIRE FACIAS	—
2009-20685	UNITED STATES OF AMERICA	9/30/2013	WRIT OF SCIRE FACIAS	—
2009-21116	PALMERI FRANK	9/30/2013	SATISFACTION	—
2009-21116	PALMERI CATHY	9/30/2013	SATISFACTION	—
2010-20133	MNMS LP A DELAWARE LIMITED PARTNERSHIP	10/04/2013	SATISFACTION	—
2010-20133	SELVAGGIO ENTERPRISES INC A PENNSYLVANIA CORPORATION	10/04/2013	SATISFACTION	—
2010-20133	MNMS MANAGEMENT LLC PENNA LIMITED LIABILITY CO	10/04/2013	SATISFACTION	—
2010-20133	SELVAGGIO STEPHEN F JOINTLY AND SEVERALLY	10/04/2013	SATISFACTION	—
2010-20133	SELVAGGIO TERESA A JOINTLY AND SEVERALLY	10/04/2013	SATISFACTION	—
2010-20230	PNC BANK GARNISHEE	10/03/2013	DISCONTINUE ATTACHMT	—
2010-21136	P&A FISHER OIL CO INC	9/30/2013	WRIT OF SCIRE FACIAS	—
2010-21136	UNITED STATES OF AMERICA	9/30/2013	WRIT OF SCIRE FACIAS	—
2010-21497	LEKNER KARIN	10/04/2013	WRIT OF EXECUTION	—
2010-21497	WAYNE BANK GARNISHEE	10/04/2013	WRIT OF EXECUTION	—

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

2011-00491	WELLS FARGO BANK GARNISHEE	9/30/2013	SATISFACTION	—
2011-20198	LAYTON BRADLEY W	9/30/2013	SATISFACTION	26,539.81
2011-20198	LAYTON JOANN	9/30/2013	SATISFACTION	26,539.81
2011-20393	HOLSTER WILLIAM JR	9/30/2013	SATISFACTION	—
2011-21275	LAYTON BRADLEY W	9/30/2013	SATISFACTION	5,390.03
2011-21275	LAYTON JOANN	9/30/2013	SATISFACTION	5,390.03
2011-21628	P&A FISHER OIL CO INC	9/30/2013	WRIT OF SCIRE FACIAS	—
2011-21628	UNITED STATES OF AMERICA	9/30/2013	WRIT OF SCIRE FACIAS	—
2011-21673	BURGER KENNETH	10/03/2013	WRIT OF EXECUTION	—
2011-21673	BURGER CORRINE	10/03/2013	WRIT OF EXECUTION	—
2011-21673	HONESDALE NATIONAL BANK GARNISHEE	10/03/2013	GARNISHEE/WRIT EXEC	—
2011-21673	WAYNE BANK GARNISHEE	10/03/2013	GARNISHEE/WRIT EXEC	—
2011-21673	WACHOVIA BANK GARNISHEE	10/03/2013	GARNISHEE/WRIT EXEC	—
2012-00234	CORTER WALTER J	9/30/2013	VACATE JUDGMENT	—
2012-00234	CORTER DONNA	9/30/2013	VACATE JUDGMENT	—
2012-00712	TRAUSTASON RUNOLFUR	9/30/2013	VACATE JUDGMENT	—
2012-00712	BLEACKLEY MAUREEN	9/30/2013	VACATE JUDGMENT	—
2012-00714	LAPASTA DOUGLAS G	10/02/2013	SUMMARY JUDGMENT	—
2012-00818	BURKE CATHERINE M	9/30/2013	WRIT OF EXECUTION	56,201.63
2012-20229	CAVAGE PAUL	9/30/2013	SATISFACTION	—
2012-21702	ESPINEIRA RICARDO	10/04/2013	SATISFACTION	474.76
2012-21702	ESPINEIRA WENDY	10/04/2013	SATISFACTION	474.76
2012-21705	DWELL JOSHUA	10/04/2013	SATISFACTION	932.41
2012-21705	DWELL CHRISTINE	10/04/2013	SATISFACTION	932.41
2013-00100	MUSSELMAN JOSEPH A	9/30/2013	WRIT OF EXECUTION	175,894.07
2013-00135	LENNON ELIZABETH M	9/30/2013	WRIT OF EXECUTION	180,395.84
2013-00170	BLACKABY JANICE C	9/30/2013	DEFAULT JUDG IN REM	62,516.84
2013-00170	BLACKABY JANICE C	9/30/2013	WRIT OF EXECUTION	66,065.04
2013-00283	PRIOLEAU AVA A/K/A	10/04/2013	JUDGMENT IN EJECTMT	—
2013-00283	PRIOLAU AVA A/K/A	10/04/2013	JUDGMENT IN EJECTMT	—
2013-00283	SAWYER AVA	10/04/2013	JUDGMENT IN EJECTMT	—
2013-00283	AND/OR OCCUPANTS	10/04/2013	JUDGMENT IN EJECTMT	—
2013-00283	PRIOLEAU AVA A/K/A	10/04/2013	WRIT OF POSSESSION	—
2013-00283	PRIOLAU AVA A/K/A	10/04/2013	WRIT OF POSSESSION	—
2013-00283	SAWYER AVA	10/04/2013	WRIT OF POSSESSION	—
2013-00283	AND/OR OCCUPANTS	10/04/2013	WRIT OF POSSESSION	—
2013-00357	GREEAR DEBRA	10/04/2013	DEFAULT JUDG IN REM	96,310.72
2013-00403	FALLER LUCINDA	10/04/2013	DEFAULT JUDGMENT	778.12
2013-00405	KOVITCH TINA MARTIN	10/04/2013	DEFAULT JUDGMENT	689.76

2013-00434	CONNOR PATRICK ESTATE OF	10/01/2013	PRELIMINARY JUDGMENT	—
2013-00434	CONNOR FRANCIS	10/01/2013	PRELIMINARY JUDGMENT	—
2013-00434	BECKLOFF MARY	10/01/2013	PRELIMINARY JUDGMENT	—
2013-00434	GILLIPSEE ELIZA	10/01/2013	PRELIMINARY JUDGMENT	—
2013-00434	CONNOR JOHN V	10/01/2013	PRELIMINARY JUDGMENT	—
2013-00434	CONNOR WILLIAM	10/01/2013	PRELIMINARY JUDGMENT	—
2013-00434	CONNOR BERNARD	10/01/2013	PRELIMINARY JUDGMENT	—
2013-00434	VINEY ROSE	10/01/2013	PRELIMINARY JUDGMENT	—
2013-00434	CONNOR EDWARD	10/01/2013	PRELIMINARY JUDGMENT	—
2013-00434	CONNOR TERESSA P	10/01/2013	PRELIMINARY JUDGMENT	—
2013-00434	CONNOR MILDRED	10/01/2013	PRELIMINARY JUDGMENT	—
2013-00434	CONNOR BERNARD JR	10/01/2013	PRELIMINARY JUDGMENT	—
2013-00434	CONNOR RAYMOND	10/01/2013	PRELIMINARY JUDGMENT	—
2013-00434	CONNOR HAROLD	10/01/2013	PRELIMINARY JUDGMENT	—
2013-00434	CONNOR JOSEPH	10/01/2013	PRELIMINARY JUDGMENT	—
2013-00434	WILMONT MARGARET	10/01/2013	PRELIMINARY JUDGMENT	—
2013-00434	CONNOR DONALD	10/01/2013	PRELIMINARY JUDGMENT	—
2013-00434	CONNOR BENEDICT	10/01/2013	PRELIMINARY JUDGMENT	—
2013-00434	CONNOR CLARANCE A/K/A	10/01/2013	PRELIMINARY JUDGMENT	—
2013-00434	CONNOR CLARENCE	10/01/2013	PRELIMINARY JUDGMENT	—
2013-00434	CONNOR WINIFRED	10/01/2013	PRELIMINARY JUDGMENT	—
2013-00434	CONNOR WILLIAM	10/01/2013	PRELIMINARY JUDGMENT	—
2013-20006	LAYTON BRADLEY W	9/30/2013	SATISFACTION	7,000.00
2013-20006	LAYTON JOANN	9/30/2013	SATISFACTION	7,000.00
2013-20063	LEWIS CLARENCE	10/04/2013	REISSUE WRIT EXEC	4,412.23
2013-20401	HAHN VICKI	9/30/2013	SATISFACTION	—
2013-20418	GRIEVE CORP	9/30/2013	WRIT OF EXECUTION	374,400.51
2013-20418	GRIEVE SMITH INC	9/30/2013	WRIT OF EXECUTION	374,400.51
2013-20418	GRIEVE MARY	9/30/2013	WRIT OF EXECUTION	374,400.51
2013-20426	DALRYMPLE JOSHUA R	9/30/2013	SATISFACTION	—
2013-21037	ESPINEIRA RICARDO	10/04/2013	SATISFACTION	963.05
2013-21037	ESPINEIRA WENDY	10/04/2013	SATISFACTION	963.05
2013-21039	DWELL JOSHUA	10/04/2013	SATISFACTION	990.70
2013-21039	DWELL CHRISTINE	10/04/2013	SATISFACTION	990.70
2013-21167	VARCA SANDY A/K/A	10/03/2013	SATISFACTION	1,599.40
2013-21167	SAND	10/03/2013	SATISFACTION	1,599.40
2013-21174	TOMASETTI MICHAEL	9/30/2013	WRIT OF EXECUTION	—
2013-21174	HONESDALE NATIONAL BANK GARNISHEE	9/30/2013	GARNISHEE/WRIT EXEC	—
2013-21174	WAYNE BANK GARNISHEE	9/30/2013	GARNISHEE/WRIT EXEC	—
2013-21174	WACHOVIA BANK GARNISHEE	9/30/2013	GARNISHEE/WRIT EXEC	—
2013-21270	DUKERICH SEAN	10/01/2013	DISCONTINUED	—
2013-21305	BARRETT KRISTINE	9/30/2013	JP TRANSCRIPT	7,646.75
2013-21306	FALVEY PATRICK	9/30/2013	JP TRANSCRIPT	4,084.70

2013-21307	HAMBLEY WILLIAM	9/30/2013	JP TRANSCRIPT	4,387.85
2013-21307	HAMBLEY CINDY	9/30/2013	JP TRANSCRIPT	4,387.85
2013-21307	HAMBLEY SINDY A/K/A	9/30/2013	JP TRANSCRIPT	4,387.85
2013-21308	HAZIMOF MELISSA	9/30/2013	JP TRANSCRIPT	4,731.90
2013-21309	JANECKA LUBAMIR	9/30/2013	JP TRANSCRIPT	1,089.33
2013-21309	JANECKA LUDMILA	9/30/2013	JP TRANSCRIPT	1,089.33
2013-21310	KUCKARSKI JAMES PARENT OF BRANDON K	9/30/2013	JP TRANSCRIPT	3,843.68
2013-21310	KUCHARSKI JEAN PARENT OF BRANDON KU	9/30/2013	JP TRANSCRIPT	3,843.68
2013-21311	PHILLIPS DAVID E	9/30/2013	JP TRANSCRIPT	2,921.35
2013-21312	BLACK LORI	9/30/2013	JP TRANSCRIPT	9,587.28
2013-21313	ZEILER JOANN	9/30/2013	JP TRANSCRIPT	1,788.36
2013-21314	BOLDYREV GENNADIY	9/30/2013	MUNICIPAL LIEN	359.90
2013-21314	SVIRKOVA OKSANA	9/30/2013	MUNICIPAL LIEN	359.90
2013-21315	MILLER BRANDI M	9/30/2013	MUNICIPAL LIEN	394.90
2013-21316	TRAVER HEATH R	9/30/2013	FEDERAL TAX LIEN	21,064.07
2013-21316	TRAVER NANCY S	9/30/2013	FEDERAL TAX LIEN	21,064.07
2013-21317	KRETZCHMAR KATHY	9/30/2013	TAX LIEN	2,858.16
2013-21318	SHARPE JODY A	9/30/2013	TAX LIEN	688.75
2013-21319	TODD KURT O	9/30/2013	TAX LIEN	1,030.02
2013-21319	TODD CATHY J	9/30/2013	TAX LIEN	1,030.02
2013-21320	SARGEANT DEBRA	9/30/2013	JP TRANSCRIPT	2,903.11
2013-21321	SHAEFER KATHLEEN M	10/01/2013	MUNICIPAL LIEN	672.74
2013-21322	JASCH ROBERT W	10/01/2013	MUNICIPAL LIEN	359.90
2013-21322	JASCH KIMBERLY A	10/01/2013	MUNICIPAL LIEN	359.90
2013-21323	JASCH ROBERT W	10/01/2013	MUNICIPAL LIEN	359.90
2013-21323	JASCH KIMBERLY A	10/01/2013	MUNICIPAL LIEN	359.90
2013-21324	ECO PACIFIC LLC	10/01/2013	MUNICIPAL LIEN	362.08
2013-21325	MOTZ WILLIAM	10/01/2013	JP TRANSCRIPT	4,631.50
2013-21325	ZENO SAMANTHA	10/01/2013	JP TRANSCRIPT	4,631.50
2013-21325	ZENO SAMANTHA	10/01/2013	INTENT WAGE ATTACHMT	—
2013-21326	WARD COREY M	10/01/2013	JP TRANSCRIPT	1,144.50
2013-21326	TRENTO SHIRLEY ANN	10/01/2013	JP TRANSCRIPT	1,144.50
2013-21327	KENNEDY JAMES M	10/02/2013	JUDGMENT	1,339.50
2013-21328	ALLATTO ANTHONY J	10/03/2013	JP TRANSCRIPT	4,960.51
2013-21329	TOTH FRANCES	10/03/2013	JP TRANSCRIPT	5,562.72
2013-21330	RIXNER TIM	10/03/2013	JP TRANSCRIPT	2,212.90
2013-21331	BORTHWICK JACLYN	10/03/2013	JP TRANSCRIPT	8,038.83
2013-21332	RICKARD JOSHUA D	10/03/2013	JUDGMENT	5,464.50
2013-21333	HATTLER CORY ALLEN	10/04/2013	JUDGMENT	2,163.00
2013-21334	WEIST SUZAN LYNN	10/04/2013	JP TRANSCRIPT	307.71
2013-21335	BREIDENSTEIN MARGARET	10/04/2013	JP TRANSCRIPT	1,877.74
2013-21336	CAFFERY LAURANCE	10/04/2013	JP TRANSCRIPT	1,025.13
2013-40082	MADDEN MATTHEW R OWNER	P 9/30/2013	STIP VS LIENS	—
2013-40082	MADDEN SARAH F OWNER	P 9/30/2013	STIP VS LIENS	—
2013-40082	A&B HOMES INC CONTRACTOR	9/30/2013	STIP VS LIENS	—

2013-40083	MARDJOKIC FILIP R OWNER	P 9/30/2013	RELEASEMECHANICSLIEN	—
2013-40083	MARDJOKIC NIKOLA OWNER	P 9/30/2013	RELEASEMECHANICSLIEN	—
2013-40083	WALLINGFORD BUILDERS CONTRACTOR	9/30/2013	RELEASEMECHANICSLIEN	—
2013-40084	KEMMCORP LLC OWNER	P 10/01/2013	STIP VS LIENS	—
2013-40084	LAKWOOD LODGE & RESTAURANT INC OWNER	P 10/01/2013	STIP VS LIENS	—
2013-40084	DAKAN ENTERPRISES INC CONTRACTOR	10/01/2013	STIP VS LIENS	—
2013-90136	ROSSI PETER A ESTATE	10/04/2013	ESTATE CLAIM	933.57

**CIVIL APPEALS — AGENCIES: BOARD OF ASSESSMENT**

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00548	BOGUSLAVAKY ILYA	PETITIONER	10/02/2013	—
2013-00548	WAYNE COUNTY BOARD FOR ASSESS	RESPONDENT	10/02/2013	—
2013-00549	COVE HAVEN PROPCO INC	PETITIONER	10/03/2013	—
2013-00549	WAYNC EOUNTY BOARD FOR THE ASSESSMENT AND REVISION OF TAX	RESPONDENT	10/03/2013	—
2013-00549	PAUPACK TOWNSHIP WAYNE COUNTY	RESPONDENT	10/03/2013	—
2013-00549	WALLENPAUPACK AREA SCHOOL DIST	RESPONDENT	10/03/2013	—
2013-00550	COVE HAVEN PROPCO LLC	PETITIONER	10/03/2013	—
2013-00550	WAYNE COUNTY BOARD FOR THE ASSESSMENT AND REVISION OF TAX	RESPONDENT	10/03/2013	—
2013-00550	PAUPACK TOWNSHIP WAYNE COUNTY	RESPONDENT	10/03/2013	—
2013-00550	WALLENPAUPACK AREA SCHOOL DIST	RESPONDENT	10/03/2013	—
2013-00551	COVE HAVEN PROPCO LLC	PETITIONER	10/03/2013	—
2013-00551	WAYNE COUNTY BOARD FOR THE ASSESSMENT AND REVISION OF TAX	RESPONDENT	10/03/2013	—
2013-00551	PAUPACK TOWNSHIP WAYNE COUNTY	RESPONDENT	10/03/2013	—
2013-00551	WALLENPAUPACK AREA SCHOOL DIST	RESPONDENT	10/03/2013	—
2013-00552	COVE HAVEN PROPCO LLC	PETITIONER	10/03/2013	—
2013-00552	WAYNE COUNTY BOARD FOR THE ASSESSMENT AND REVISION OF TAX	RESPONDENT	10/03/2013	—
2013-00552	PAUPACK TOWNSHIP WAYNE COUNTY	RESPONDENT	10/03/2013	—
2013-00552	WALLENPAUPACK AREA SCHOOL DIST	RESPONDENT	10/03/2013	—
2013-00553	COVE HAVEN PROPCO LLC	PETITIONER	10/03/2013	—
2013-00553	WAYNE COUNTY BOARC FOR THE ASSESSMENT AND REVISION OF TAX	RESPONDENT	10/03/2013	—
2013-00553	PAUPACK TOWNSHIP WAYNE COUNTY	RESPONDENT	10/03/2013	—
2013-00553	WALLENAPUPACK AREA SCHOOL DIST	RESPONDENT	10/03/2013	—
2013-00554	COVE HAVEN PROPCO LLC	PETITIONER	10/03/2013	—
2013-00554	WAYNE COUNTY BOARD FOR THE ASSESSMENT AND REVISION OF TAX	RESPONDENT	10/03/2013	—
2013-00554	PAUPACK TOWNSHIP WAYNE COUNTY	RESPONDENT	10/03/2013	—
2013-00554	WALLENAPUPACK AREA SCHOOL DIST	RESPONDENT	10/03/2013	—
2013-00555	COVE HAVEN PROPCO LLC	PETITIONER	10/03/2013	—
2013-00555	WAYNE COUNTY BOARD FOR THE ASSESSMENT AND REVISION OF TAX	RESPONDENT	10/03/2013	—
2013-00555	PAUPACK TOWNSHIP WAYNE COUNTY	RESPONDENT	10/03/2013	—
2013-00555	WALLENPAUPACK AREA SCHOOL DIST	RESPONDENT	10/03/2013	—

2013-00556	COVE HAVEN PROPCO LLC	PETITIONER	10/03/2013	—
2013-00556	WAYNE COUNTY BOARD FOR THE ASSESSMENT AND REVISION OF TAX	RESPONDENT	10/03/2013	—
2013-00556	PAUPACK TOWNSHIP WAYNE COUNTY	RESPONDENT	10/03/2013	—
2013-00556	WALLENPAUPACK AREA SCHOOL DIST	RESPONDENT	10/03/2013	—
2013-00557	COVE HAVEN PROPCO LLC	PETITIONER	10/03/2013	—
2013-00557	WAYNE COUNTY BOARD FOR THE ASSESSMENT AND REVISION OF TAX	RESPONDENT	10/03/2013	—
2013-00557	PAUPACK TOWNSHIP WAYNE COUNTY	RESPONDENT	10/03/2013	—
2013-00557	WALLENAPUPACK AREA SCHOOL DIST	RESPONDENT	10/03/2013	—
2013-00558	COVE HAVEN PROPCO LLC	PETITIONER	10/03/2013	—
2013-00558	WAYNE COUNTY BOARD FOR THE ASSESSMENT AND REVISION OF TAX	RESPONDENT	10/03/2013	—
2013-00558	PAUPACK TOWNSHIP WAYNE COUNTY	RESPONDENT	10/03/2013	—
2013-00558	WALLENPAUPACK AREA SCHOOL DIST	RESPONDENT	10/03/2013	—
2013-00559	OLGA & DOROTHEA DESSIN SOCIETY	PETITIONER	10/03/2013	—
2013-00559	WAYNE COUNTY BOARD FOR THE ASSESSMENT AND REVISION OF TAX	RESPONDENT	10/03/2013	—
2013-00559	HONESDALE BOROUGH WAYNE COUNTY	RESPONDENT	10/03/2013	—
2013-00559	WAYNE HIGHLANDS SCHOOL DISTRIC	RESPONDENT	10/03/2013	—

**CONTRACT — DEBT COLLECTION: CREDIT CARD**

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00537	DISCOVER BANK	PLAINTIFF	9/30/2013	—
2013-00537	KNEE WILLIAM D	DEFENDANT	9/30/2013	—
2013-00544	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	10/02/2013	—
2013-00544	KINGSLEY FRANCES	DEFENDANT	10/02/2013	—
2013-00545	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	10/02/2013	—
2013-00545	SCHAEFER JEFFREY	DEFENDANT	10/02/2013	—
2013-00545	GSCHWIND ELIZABETH A	DEFENDANT	10/02/2013	—
2013-00563	CITIBANK	PLAINTIFF	10/04/2013	—
2013-00563	HARDY CAROL A	DEFENDANT	10/04/2013	—
2013-00564	CITIBANK	PLAINTIFF	10/04/2013	—
2013-00564	TAVOLINE SCOTT D	DEFENDANT	10/04/2013	—

**CONTRACT — DEBT COLLECTION: OTHER**

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00538	FORD MOTOR CREDIT COMPANY	PLAINTIFF	10/01/2013	—
2013-00538	SALT MICHAEL S II	DEFENDANT	10/01/2013	—
2013-00542	DIRLAM BROTHERS LUMBER CO INC A/B/A	PLAINTIFF	10/02/2013	—
2013-00542	PITTSTON LUMBER COMPANY	PLAINTIFF	10/02/2013	—
2013-00542	ZOMERFELD CHRIS A/K/A	DEFENDANT	10/02/2013	—
2013-00542	ZOMERFELD CHRISTOPHER D/B/A	DEFENDANT	10/02/2013	—
2013-00542	ZOMERFELD TREE REMOVAL AND TRIMMING	DEFENDANT	10/02/2013	—

**NAME CHANGE**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00543	RICKERSON ISABELLA BAILEY A/K/A	PETITIONER	10/02/2013	—
2013-00543	SIMPKINS ISABELLA BAILEY	PETITIONER	10/02/2013	—
2013-00543	SIMPKINS FRANK W	PETITIONER	10/02/2013	—

**PETITION**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00540	UPSET SALE WAYNE COUNTY TAX CLAIM SEPT. 9, 2013	PETITIONER	10/01/2013	—
2013-00540	WAYNE COUNTY TAX CLAIM UPSET SALE SEPT. 9, 2013	PETITIONER	10/01/2013	—

**REAL PROPERTY — EJECTMENT**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00539	FEDERAL NATIONAL MORTGAGE ASSO	PLAINTIFF	10/01/2013	—
2013-00539	PETERS ROBERT J OR OCCUPANTS	DEFENDANT	10/01/2013	—

**REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00536	HSBC BANK USA NATIONAL ASSOCIA AS TRUSTEE FOR	PLAINTIFF	9/30/2013	—
2013-00536	NOMURA ASSET ACCEOTANCE CORP	PLAINTIFF	9/30/2013	—
2013-00536	MULHOLLAND ARLENE	DEFENDANT	9/30/2013	—
2013-00536	MULHOLLAND BRYAN	DEFENDANT	9/30/2013	—
2013-00546	CITIMORTGAGE INC	PLAINTIFF	10/02/2013	—
2013-00546	RUCH LARRY E	DEFENDANT	10/02/2013	—
2013-00547	HSBC BANK NATIONAL ASSOCIATION TRUSTEE FOR	PLAINTIFF	10/02/2013	—
2013-00547	SEQUOIA MORTGAGE TRUST BY ITS SERVICER	PLAINTIFF	10/02/2013	—
2013-00547	OCWEN LOAN SERVICING LLC	PLAINTIFF	10/02/2013	—
2013-00547	MATLIN STEPHEN	DEFENDANT	10/02/2013	—
2013-00547	MATLIN DIANE	DEFENDANT	10/02/2013	—
2013-00560	DIME BANK	PLAINTIFF	10/03/2013	—
2013-00560	CIRAOLO ANDREW P	DEFENDANT	10/03/2013	—
2013-00560	CIRAOLO JO ANN K	DEFENDANT	10/03/2013	—
2013-00561	BANK OF AMERICA	PLAINTIFF	10/04/2013	—
2013-00561	MARTONE LAWRENCE	DEFENDANT	10/04/2013	—
2013-00561	MARTONE MARGARET	DEFENDANT	10/04/2013	—
2013-00561	MARTONE MARY M ESTATE A/K/A	DEFENDANT	10/04/2013	—
2013-00561	MARTONE MARY MARGARET ESTATE	DEFENDANT	10/04/2013	—
2013-00562	JPMORGAN CHASE BANK NATIONAL	PLAINTIFF	10/04/2013	—
2013-00562	ALTMAN ALLAN R	DEFENDANT	10/04/2013	—



**REAL PROPERTY — OTHER**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00541	WESTERN WAYNE BOARD OF SCHOOL	PLAINTIFF	10/01/2013	—



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**MORTGAGES AND DEEDS**

*RECORDED FROM OCTOBER 14, 2013 TO OCTOBER 18, 2013  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

<b>GRANTOR</b>	<b>GRANTEE</b>	<b>LOCATION</b>	<b>AMOUNT</b>
T N K Properties	Visio Financial Services Inc	Scott Township	36,675.26
Maher Margaret Mary	Mortgage Electronic Registration Systems	Manchester Township	
Thompson Richard Todd			164,000.00
Leone Christopher	Pennstar Bank	Salem Township	
Leone Jacqueline			30,000.00
Cocchi Kathleen	Pennstar Bank	Lake Township	
Cocchi Robert			25,000.00
Krisovitch Joseph	N B T Bank	Lake Township	
Krisovitch Mary R AKA Krisovitch Mary A AKA			44,000.00
Jaggars Karen M	Wayne Bank	Cherry Ridge Township	
Corrigan Karen M		Cherry Ridge & Texas Twps Texas Township	17,000.00
		Texas & Cherry Ridge Twps	17,000.00
Landi Charles	Wayne Bank	Lebanon Township	
Landi Charlotte			17,000.00
Gallagher John G	P N C Bank	Salem Township	15,000.00
White Jennifer F	White William White Filomena	Dreher Township	
			70,000.00
Hunsberger Gary H	Mortgage Electronic Registration Systems	Dyberry Township	55,000.00
McFarland Harry	Usa A Federal Savings Bank	Mount Pleasant Township	
Thomas Dorothy E			25,000.00
Herman Camille	Mortgage Electronic Registration Systems	Paupack Township	69,500.00
Kelly John J III AKA	Vanderbilt Mortgage & Finance Inc	Lehigh Township	
Kelly John III AKA Kelly Dawn M			56,982.22
Karen E Salah Living Trust	Mortgage Electronic Registration Systems	Lake Township	
Salah Anton			450,000.00
Salah Karen E Salah Anton Tr Salah Karen E Tr			
Rossi Leonard	Honesdale National Bank	Cherry Ridge Township	
Rossi Heather			230,000.00
Welch John K	Mortgage Electronic Registration Systems	Paupack Township	196,900.00

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

Ripani Angela	Honesdale National Bank	Mount Pleasant Township	
Ripani A Anthony			140,000.00
Marceron James A	Navy Federal Credit Union	Salem Township	
Marceron Verna			100,300.00
McConnell Karen L	Honesdale National Bank	Cherry Ridge Township	104,000.00
Chambers Aaron A	Univest Bank & Trust Co	Paupack Township	
Chambers Lori A			104,000.00
Schmitt Benjamin M	Dime Bank	Texas Township 3	
Schmitt Jessica M			20,200.00
Bleier Steven A	Honesdale National Bank	Cherry Ridge Township	
Bleier Susan E			153,500.00
Doborjginidze Otari	Gawell Michael A	Paupack Township	
Narsavidze Ketevan	Skripek Valerie M		167,500.00
Nagle Steven A	Bank Of America	Salem Township	
Nagle Eileen A			206,770.00
Schoeller Mark S	Mortgage Electronic Registration Systems	Cherry Ridge Township	
Loscig Krystle			105,000.00
Counterman Clancy	First National Bank Of Pa	Salem Township	
Counterman Misty			80,000.00
Branning Terrence A	Wayne Bank	Damascus Township	
Branning Donna L			92,000.00
Rawlins Richard E	Wayne Bank	Cherry Ridge Township	
Rawlins Jessica G			35,000.00
Getz James T	Wayne Bank	Clinton Township	13,000.00
Callahan Michael	Wayne Bank	Oregon Township	
Callahan Tara Rose			85,000.00
Hoefling Kenneth L	Citizens Savings Bank	Paupack Township	100,000.00
Avaschieri Denise M	Honesdale National Bank	Buckingham Township	
		Buckingham & Preston Twps	115,000.00
		Preston Township	
		Preston & Buckingham Twps	115,000.00
Bakos Timothy P	P S E C U	Honesdale Borough	10,000.00
Kilgallon Ford J Jr	Bank Of America	Clinton Township	
Kilgallon Kathleen			150,000.00
Ristics Michael P	Wells Fargo Bank	Damascus Township	
Ristics Joanne			35,000.00
Rowe Jacob	Wayne Bank	Cherry Ridge Township	
Rowe Teresa			140,000.00
Nehlsen Christine A	Wells Fargo Bank	Bethany Borough	103,000.00
Sepelyak John Jr	Honesdale National Bank	Salem Township	
Sepelyak Sara T Malcolm			214,200.00
Malcolmsepelyak Sara T			
Dieterich Gerald A	Dieterich Rudolph A Dieterich Ann Marie	Paupack Township	
			517,000.00
Family Vision Care Associates PC	Dime Bank	Texas Township 1 & 2	120,000.00
Goldberg Arthur	Dime Bank	Damascus Township	
Sands Michele			300,000.00

Treglia Catherine A Treglia Bernadette M	Citizens Savings Bank	Lehigh Township	144,800.00
Campagna Peter T	Mortgage Electronic Registration Systems	Paupack Township	229,886.00
Campanelli Joseph L Campanelli Maureen E	Wells Fargo Bank	Damascus Township	162,324.00

## DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
E H Pooled Investments L P	T N K Properties	Scott Township	Lot 5
Hopstetter Robert F	Hopstetter Robert F	Damascus Township	
Spinnicchia Anthony	Maher Margaret Mary	Manchester Township	
Spinnicchia Dalia	Thompson Richard Todd		
Reutlinger Patricia			
Serrano Jason By Sheriff	U S Bank National Association Tr	Manchester Township	
Kestenbaum Alice	Kestenbaum Alice	Salem Township	Lot 890
Wells Fargo Bank Tr By Af	Chalhoub Michel	Paupack Township	
Homeward Residential Inc Af			Lot 348
Dickinson Gregory W Tr	Karen E Salah Living Trust	Lake Township	
Dickinson Kristy A Tr			
Dickinson Living Trust			
Davis Trish Tyler Adm	Ripani A Anthony	Mount Pleasant Township	
Tylerdavis Trish Adm	Ripani Angela		Parcel 3
Clark Charles Alan Est			
Halbach Kenneth S	Denbleyker Jeffrey	Mount Pleasant Township	
Halbach Joan L	Denbleyker Laura		
Chamberlain Janice E	Hochbruechner Rosa	Salem Township	Lot 10
Coleman Maureen	Gorman Jack B	Lake Township	
	Gorman Eddi		Lot 2990
Oling Edna Diana	Marceron James A	Salem Township	
	Marceron Verna		Lot 613
U S Bank Trust Tr By Af	Popko Bruce A	Salem Township	
Caliber Home Loans Inc Af	Popko Kathlyn A		Lot 275
A A I Inc	McConnell Karen L	Cherry Ridge Township	
Jopp Brian	Jopp Marilyn	Mount Pleasant Township	
Jopp Heather			
Loomis Rodney K	Loomis Rodney K	Waymart Borough	
Loomis Veronica J			
Dewey David J	Hasselbarth Scott	Preston Township	
Dewey Linda R	Hasselbarth Michelle		Lot 15
Dewey Joseph C			
Clark James R	Broughton Sean	Lake Township	
Clark Nancy C	Broughton Joanne		Lot 1581
Filarowitz Diane AKA			
Filarowitz Dianne AKA			
Diviaio Guy			

Leh Marc E By Af	Bolger Charles F Jr	Lehigh Township	
Leh Harold R Jr Af			Lot 16
Imrich Claire Kennedy Tr	Chambers Aaron A	Paupack Township	
Imrich Lauren Kennedy Tr	Chambers Lori A		Lot 84 A
Claire Kennedy Imrich Living Trust			
Klotz Richard O	Klotz Richard O	Dreher Township	
Klotz Janice L	Klotz Janice L		Lots 43 & 44
	Bender Jeffery Mark		
	Bender Tara Lynn		
Keegan Timothy	Keegan Timothy	Lake Township	
Keegan Patricia	Keegan Patricia		Lot 3080
	Gribbin Eileen Keegan		
	Keegan Timothy F Jr		
Carey George	Schmitt Benjamin M	Texas Township 3	
Carey Janet	Schmitt Jessica M		Lot 11
Sheets John N	Vieni Louis	Paupack Township	
Sheets Diane M	Vieni Eva		
Gawell Michael A	Doborjginidze Otari	Paupack Township	
Skripek Valerie M	Narsavidze Ketevan		Parcel 21
Knipe David E	Eldridge Laurie J	Paupack Township	
Knipe Judith Z			Lot 5
Pykus Mark A	Beer Leonard	Lebanon Township	
Pykus Susan			Lot B
Cornell Loren	Cornell Loren	Buckingham Township	
	Geer Diane C		
	Rice Janet		
Adam Zachary	Light Douglas	Sterling Township	Lot 6
Young Daniel J	Tele Cable Communications	Dreher Township	
Young Antoinette M			Lots 250 & 251
Johnson Gerald	Johnson Jonas Jack Tr	Damascus Township	
Johnson Victoria	Johnson Family Two Zero One Three Irevoc		
Wallace Thomas J Exr	Hoefling Kenneth L	Paupack Township	
Wallace Dennis P Exr			Lots 238 & 239
Wallace Helen M Est			
Dime Bank	Jaeger Robert	Salem Township	
	Jaeger Michelle		Lot 182
Simpson Brady	Avaschieri Denise M	Buckingham Township	
Avaschieri Denise AKA		Buckingham & Preston Twps	
Avaschieri Denise M AKA		Preston Township	
		Preston & Buckingham Twps	
Rivera Ana	Oca Carlos Garcia	Manchester Township	Lots 91 & 92
Krempasky Joseph A	Rowe Jacob	Cherry Ridge Township	
Krempasky Amy C	Rowe Teresa		
Caiati Patricia Est AKA	Bullis Suzette	Preston Township	
Caiati Patricia C Est AKA			
Caiati Patti Est AKA			
Sciortino Loriann Exr			
Moocz Elvira	Moocz Paul	Damascus Township	
Moocz Elvira	Moocz Maria I	Damascus Township	

Katz William L	Katz William L	South Canaan Township	
Lehman Laurie R	Lehman Laurie R		
Mininger Ava M Exr	Mininger Ava M	Paupack Township	
Mininger Robert S Est			Lot 136
Mininger Ava M	Bergey Carolee M	Paupack Township	Lot 136
Savageau Debra A Exr	Bergeu Carolee M	Paupack Township	
McGuigan Janet S Est AKA			Lot 136
Ager Janet S Est AKA			
Bergey Carolee M	Bergey Carolee M	Paupack Township	
	Bergey Paul L		Lot 136
Kinsman Ann S AKA	Kinsman William R	Cherry Ridge Township	
Kinsman Ann AKA	Kinsman Denise L		
Kinsman William R	Kinsman William R	Cherry Ridge Township	
Kinsman Denise L	Kinsman Denise L		
White Byron C	Nehlsen Christine A	Bethany Borough	
Palmer Sharon Gayle	Sepelyak John Jr	Salem Township	
	Sepelyak Sara T Malcolm		
	MalcolmSepelyak Sara T		
Courey James	Two Five Six Six J M C Holdings	Salem Township	
Courey Lisa			Lot 2566
Savidis Mario	Cooperhatch Cheryl A	Paupack Township	
Savidis Eleni	Hatch Cheryl A Cooper		Lot 220
Sosinski Charles W	Sosinski Charles W	Paupack Township	
Sosinski Barbara A			Lots 129 & 128
Dieterich Rudolph A	Dieterich Gerald A	Paupack Township	
Dieterich Ann Marie			Lot 2 A
Martin John J	Family Vision Care Associates P C	Texas Township 1 & 2	
Treglia Catherine A	Treglia Catherine A	Lehigh Township	
	Treglia Bernadette M		Lot 38
Bothroyd Jeanette A	Finley Steven	Preston Township	
	Finley Brigit		Lot 3
Brajuka Melissa R By Sheriff	U S Bank N A Tr	Lebanon Township	
Brajuka Nicholas J By Sheriff			
Tsaousis Kathleen	Obici Geoffrey J	Salem Township	
Breuler Charlene	Obici Donald H		
Campanelli Joseph L	Campanelli Joseph L	Damascus Township	
Campanelli Joseph	Campanelli Maureen E		
Miller Cherie	Davis Eric	Sterling Township	
Ficarro Charles	Bronson James A	Scott Township	
Ficarro Rita	Bronson Paulette R		Lot 25

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

# Wayne County LEGAL JOURNAL

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

## 2013 LEGAL ADVERTISING RATES

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

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