

# OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 3 ★ DECEMBER 27, 2013 ★ Honesdale, PA ★ No. 42



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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

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Subscription Year: March–February  
Prorated subscriptions available*

WAYNE COUNTY OFFICIALS

**Judge of the Court of Common Pleas**

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Robert J. Conway, *Senior Judge*

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Ted Mikulak

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Mark Steelman

**District Attorney**

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Jonathan Fritz

**Treasurer**

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**Coroner**

Edward Howell

**Auditors**

Carla Komar  
Judy O’Connell  
Kathleen A. Schloesser

**Jury Commissioners**

Judith M. Romich  
Patricia Biondo

**LEGAL NOTICES**

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

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**ESTATE NOTICES**

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

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

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**EXECUTOR NOTICE**

Estate of GENEVIEVE  
BOROWSKI AKA GENEVIEVE  
REGINA BOROWSKI  
Late of South Canaan Township  
Executor  
GREGORY BOROWSKI  
302 BEECH CIRCLE  
CLARKS SUMMIT, PA 18411  
Executor  
PAUL J. BOROWSKI, SR.  
239 HEMLOCK ROAD  
LAKE ARIEL, PA 18436  
Attorney  
MICHAEL WALKER, ESQ.  
STATE ROUTE 590  
HAMLIN, PA 18427

12/27/2013 • 1/3/2014 • 1/10/2014

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**EXECUTOR NOTICE**

Estate of MARY V. STARBUCK  
Late of South Canaan Township  
Executor  
WILLIAM F. STARBUCK  
234 EAST STREET  
WAYMART, PA 18472  
Executrix

SUSAN A. STARBUCK  
96 FOX LANE ROAD  
WAYMART, PA 18472  
Attorney  
FRANCES GRUBER, ESQ.  
214 NINTH STREET  
HONESDALE, PA 18431

12/27/2013 • 1/3/2014 • 1/10/2014

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**ESTATE NOTICE  
NOTICE IS HEREBY GIVEN,**  
that Letters Testamentary have been issued in the Estate of George J. Clouse a/k/a George Clouse, who died on November 21, 2013. Letters Testamentary have been granted to Leon N. Clouse a/k/a Leon Clouse, Sr., 6 Bell Court, Route 206, Stanhope, NJ 07874, Executor. 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 Executor named herein or to Lee C. Krause, Esquire, Howell, Howell & Krause, 109 Ninth Street, Honesdale, PA 18431.

LEE C. KRAUSE, ESQ.  
HOWELL, HOWELL & KRAUSE

12/27/2013 • 1/3/2014 • 1/10/2014

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**EXECUTRIX NOTICE**  
Estate of GARY B. JENKINS  
AKA GARY BROOKS JENKINS  
Late of Canaan Township  
Executrix

DIANNE M. JENKINS  
16 JENKINS DRIVE  
WAYMART, PA 18472  
Attorney  
MATTHEW L. MEAGHER,  
ESQUIRE  
1018 CHURCH STREET  
HONESDALE, PA 18431

12/20/2013 • 12/27/2013 • 1/3/2014

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**ESTATE NOTICE**

**NOTICE IS HEREBY GIVEN,** that Letters of Administration have been issued in the Estate of John H. Hawkins, who died on November 30, 2013, late resident of 325 Park Street, Hawley, PA 18428, to Melinda M. Oettinger a/k/a Melinda Mary Oettinger, Administratrix of the Estate, residing at 210 Columbus Avenue, Hawley, PA 18428. All persons indebted to said estate are required to make payment and those having claims or demands are to present the same without delay to the law offices of HOWELL, HOWELL & KRAUSE, ATTN: ALFRED G. HOWELL, ESQUIRE, Attorney for the Estate, at 109 Ninth Street, Honesdale, PA 18431.

ALFRED G. HOWELL, ESQUIRE  
ATTORNEY FOR THE ESTATE

12/20/2013 • 12/27/2013 • 1/3/2014

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**ESTATE NOTICE**

Estate of Wayne W. Thalmann, late of Dreher Township, Wayne County, PA, died September 26, 2013. Letters Testamentary granted, all persons having claims

or demands against said Estate, shall make them known, present them and all indebted to decedent shall make immediate payment to The Estate of Wayne W. Thalmann, c/o Caputo & Mariotti, P.C., 730 Main Street, Moosic, PA 18507.

12/20/2013 • 12/27/2013 • 1/3/2014

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**ESTATE NOTICE**

Estate of Roland Winterle, late of Lakeville, Wayne County, Pennsylvania.

Letters Testamentary on the above estate having been granted to Monika Chapman, all persons indebted to the said estate are requested to make payment, and those having claims to present the same without delay to her attorney, Joseph Kosierowski, Esq. of Ridley, Chuff, Kosierowski & Scanlon, P.C., 400 Broad Street, Milford, PA 18337.

12/20/2013 • 12/27/2013 • 1/3/2014

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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

**12/13/2013 • 12/20/2013 • 12/27/2013**

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**EXECUTRIX NOTICE**

Estate of HELEN R. HORST  
Late of Berlin Township  
Executrix  
LYNDA ANN HORST  
32 WEST STREET, CH3  
COLD SPRING, NY 10516  
Attorney  
RONALD M. BUGAJ, ESQ.  
PO BOX 390, 308 NINTH ST.  
HONESDALE, PA 18431

**12/13/2013 • 12/20/2013 • 12/27/2013**

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**EXECUTRIX NOTICE**

Estate of ANNE FRANCES  
FITZROY AKA ANNE F.  
FITZROY AKA ANNE FITZROY  
Late of Buckingham Township  
Executrix  
CATHERINE SCONFIENZA  
4805 HANCOCK HIGHWAY  
EQUINUNK, PA 18417  
Attorney  
JAMES E. BROWN  
303 TENTH STREET  
HONESDALE, PA 18431

**12/13/2013 • 12/20/2013 • 12/27/2013**

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**EXECUTOR NOTICE**

Estate of ANN M.  
SHAUGHNESSY, DECEASED,  
late of 1984 ROOSEVELT  
HIGHWAY, HONESDALE, PA  
18431, (Died NOVEMBER 15,  
2013) BRIAN F. SHAUGHNESSY  
and WILLIAM P.

SHAUGHNESSY, Co-Executors;  
Dante A. Cancelli, Suite 401, 400  
Spruce Street, Scranton,  
Pennsylvania 18503, Attorney.

DANTE A. CANCELLI, ESQUIRE

**12/13/2013 • 12/20/2013 • 12/27/2013**

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**OTHER NOTICES**

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**LEGAL NOTICE  
IN THE COURT OF COMMON  
PLEAS OF THE 22nd  
JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
COUNTY OF WAYNE**

No. 641 Civil 2013

COUNTY OF WAYNE  
Plaintiff

vs

ESTATE OF CHRISTOPHER  
BALLAD and  
C.A. BALLAD & COMPANY,  
INC.  
217 Riverside Drive  
Honesdale PA 18431  
Defendants

**NOTICE TO DEFEND AND  
CLAIM RIGHTS**

***YOU HAVE BEEN SUED IN  
COURT.*** If you wish to defend  
against the claims set forth in the  
following pages, you must take  
action within twenty (20) days  
after this complaint and Notice are  
served, by entering a written  
appearance personally or by

attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiffs. You may lose money or property or other rights important to you.

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

NORTHERN PENNSYLVANIA  
LEGAL SERVICES, INC.

Wayne County Courthouse  
925 Court Street  
Honesdale PA 18431  
(877) 515-7465

HOWELL, HOWELL & KRAUSE  
ALFRED G. HOWELL, ESQUIRE  
Attorney for Plaintiff

12/27/2013

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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.*

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**SHERIFF'S SALE  
JANUARY 8, 2014**

By virtue of a writ of Execution Bank of America, N.A. S/B/M to BAC Home Loans Servicing, LP F/K/A Countywide Home Loans Servicing, LP issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 8th day of January, 2014 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 situate, lying and being in the township of Lebanon, county of Wayne and commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING in the center of the existing public road way (Lebanon township route T-509), said point of beginning south 88 degrees 41 minutes east 361 feet and north 85 degrees 43 minutes east 235 feet along the centerline of said road from line of lands of Elston Schweighofer; thence south 3 degrees 00 minutes east 435.6 feet; thence north 88 degrees 5 minutes

east 200 feet to a point for a corner; thence north 3 degrees 00 minutes west 435.6 feet to the center of the aforementioned public highway; and thence south 88 degrees 5 minutes west 200 feet.

CONTAINING therein 2 acres, be the same more or less.

SEE map book 28, page 84.

BEING THE SAME PREMISES which Jerry W. Sciarrino, widower, by deed dated 06-29-98 and recorded 06-30-98 in the office of the record of deeds in and for the county of Wayne in record book 1382 page 48, granted and conveyed unto James Texter, Sr. and Bertha M. Texter, husband and wife as tenants by the entirety.

TITLE TO SAID PREMISES IS VESTED IN Joseph A. Musselman, by Deed from James Texter, Sr. and Bertha M. Texter, dated 10/24/2008, recorded 11/17/2008 in Book 3623, Page 198.

Tax Parcel: 13-0-0214-0005

Improvements thereon:  
RESIDENTIAL DWELLING

Premises Being: 280 BUNTING ROAD, HONESDALE, PA 18431-6505

Seized and taken in execution as Joseph A. Musselman 280 Bunting Road HONESDALE PA 18431

Execution No. 100-Civil-2013

Amount \$175,894.07 Plus additional

October 3, 2013  
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE NOTICE:**

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

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

John Michael Kolesnik Esq.

**12/13/2013 • 12/20/2013 • 12/27/2013**

**SHERIFF'S SALE  
JANUARY 8, 2014**

By virtue of a writ of Execution Wayne 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 8th day of January, 2014 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of



Honesdale the following property,

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

BEING Lot 62, Section I, 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 14, Page 117, said map being incorporated by reference as if attached hereto.

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

TITLE TO SAID PREMISES IS VESTED IN Warren G. Lennon and Elizabeth M. Lennon, h/w, by Deed from D. A. Gregory and E. A. Gregory, h/w, dated 07/11/2007, recorded 07/12/2007 in Book 3334, Page 304.

By virtue of the death of WARREN G. LENNON on 06/07/2012, Elizabeth M. Lennon became sole owner of the mortgaged premises as surviving tenant by the entireties.

Tax Parcel: 19-0-0029-0034

Improvements thereon:  
RESIDENTIAL DWELLING

Seized and taken in execution as Elizabeth M. Lennon 20 Lakeland Drive LAKE ARIEL PA 18436

Execution No. 135-Civil-2013  
Amount \$180,395.84 Plus  
additional

October 7, 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.

**12/13/2013 • 12/20/2013 • 12/27/2013**

**SHERIFF'S SALE  
JANUARY 8, 2014**

By virtue of a writ of Execution U.S. Bank, N.A. Trustee for the Pennsylvania Housing Finance Agency issued out of the Court of Common Pleas of Wayne County,

to me directed, there will be exposed to Public Sale, on Wednesday the 8th day of January, 2014 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 CERTAIN tracts or parcels of land situate in the Borough of Honesdale, County of Wayne and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit:

PARCEL I: BEING Lot Numbered 86 on map or plot of town lots of Z. H. Russell, deceased, situate on Moran Street and on the road leading from what was formerly the Red Schoolhouse on old Cherry Ridge Road to Cadjah Pond and being fifty (50) feet front on said street or road and fifty (50) feet rear on what is now known or formerly known as Crooked Street and two hundred twenty five (225) feet deep, bounded on the northwest by land now or formerly of Matthew Culley on the southwest by lands now or formerly of Michael Bessick, running through from the said road or street to said Crooked Street. Being the same lot of land known as and numbered 86 which (with two other lots) Z. H. Russell and wife, by deed dated February 16, 1872 and recorded in the Office of the Recorder of Deeds in and for Wayne County in Deed Book No. 44, Page 158, granted and conveyed to James Kelly. Being the same land which James Kelly,

et ux, by their deed dated December 16, 1878 granted and conveyed to Lawrence McGinnis. Which deed is recorded in Wayne County Deed Book No. 63, Page 127. Being the same property of which Lawrence McGinnis died seized and by his wills dated July 28, 1913, recorded in Wayne County Will Book No. 10, Page 507, devised and bequeathed to his wife, Catherine McGinnis. Being the same property which Catherine McGinnis by her will dated October 18, 1923, recorded in Wayne County Will Book No. 14, Page 273, devised and bequeathed to Frank McGinnis.

PARCEL II: BEING a part of Lots Numbered 84 and 85 on the map or plot of town lots of Zenas H. Russell, deceased, situate on Moran Street on the road leading from the location of the Red Schoolhouse (No. 3 1/2) on old Cherry Ridge Road to Cadjah Pond and being twenty (20) feet front on said street or road and twenty (20) feet rear on what is now or formerly known as Crooked Street and two hundred twenty five (225) feet in depth. Bounded on the northwest by other lands formerly of Lawrence F. McGinnis and on the southeast by lands formerly of Michael Bessick. The whole being a piece of land twenty (20) feet wide by two hundred twenty five (225) feet deep, running through from said Moran Street or road to said Crooked Street, and being a part of the land conveyed by Zenas H. Russell, et ux, to Michael Bessick by deed dated August 28, 1866 and recorded

in Wayne County Deed Book No. 47, Page 388. Being the same land, which Michael Bessick by his deed dated April 6, 1886 granted and conveyed to Lawrence F. McGinnis, said deed never having been recorded. Being the same property which Michael Bessick assigned to his wife, Annie Bessick by assignment dated March 17, 1876. Being the same property which Annie Bessick conveyed by quit claim deed to Michael Bessick by deed dated May 29, 1885, and recorded in Wayne County Deed Book No. 63, Page 128. The said Michael Bessick then assigned the said property to Lawrence F. McGinnis by assignment dated October 5, 1885, and recorded in Wayne County Deed Book No. 63, Page 130. Being the same property

of which Lawrence F. McGinnis died seized and by his last will and testament dated July 28, 1913, and recorded in Wayne County Will Book No. 10, Page 607, devised and bequeathed to his wife, Catherine McGinnis. Being the same property of which Catherine McGinnis died seized and by her will and testament dated October 18, 1923, recorded in Wayne County Will Book No. 14, Page 273, devised and bequeathed to the persons therein designated. Thus, however, from this second parcel upon which is located a well, the right to use of said well and the water therein by and to Fred Lesch, of the Borough of Honesdale, Wayne County, Pennsylvania, his heirs and assigns and also the right to go upon the said lot or parcel of land for the purpose of repairing the

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said well or laying pipes therefrom the property of the said Fred Lesch which joins the lot herein described.

The above described premises are further described in accordance with the plat demonstrating lands of Joan Marie Kinzinger, filed February 10, 1995 in the Office of the Recorder of Deeds of Wayne County, Pennsylvania in Map Book 82 at Page 96.

ALL THAT CERTAIN PARCEL of land situate in the Borough of Honesdale, County of Wayne and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point in the right of way of Forest Street, Honesdale, PA, thence north four (4) degrees fifty five (55) minutes forty (40) seconds east two hundred twenty one and eighty seven hundredths (221.87) feet to a point for a corner; thence north six (6) degrees one (1) minute fifty five (55) seconds east seventy (70) feet to a point; thence along the lands now or formerly of Niekrewicz south four (4) degrees fifty five (55) minutes zero (00) seconds west two hundred twenty three and five hundredths (223.05) feet to a point in the right of way of Forest Street the following three courses and distances:

- 1) South eighty nine (89) degrees fifty five (55) minutes fifty (50) seconds west thirty five and fifty two hundredths (35.52) feet;
- 2) South eighty six (86) degrees

twenty six (26) minutes thirty (30) seconds west twenty six and eighteen hundredths (26.18) feet; 3) South seventy six (76) degrees nine (9) minutes five (5) seconds west eight and thirty hundredths (8.30) feet to the point and place of beginning.

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

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear

Seized and taken in execution as Janice C. Blackaby 226 Forest Street HONESDALE PA 18431

Execution No. 170-Civil-2013  
Amount \$66,065.04 Plus additional

October 8, 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.

Leon P. Haller, Esq.

12/13/2013 • 12/20/2013 • 12/27/2013

**SHERIFF'S SALE  
JANUARY 8, 2014**

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 8th day of January, 2014 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property,

ALL THAT CERTAIN lot, piece or parcel of land situated and being in the Township of Manchester, County of Wayne, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner on the east side of the State Road and on the south side of a lane leading to Jacob Kellam's Flat; thence North 80-1/2 degrees East 34 44/100 perches to a heap of stones for a corner; thence South 11-1/4

degrees East 30 60/100 perches to a heap of stones on the North side of a creek; thence up said creek 65-1/2 degrees West 13 40/100 perches to a heap of stones by the side of said creek for a corner; thence up said creek South 74-1/2 degrees West 14 40/100 perches to a heap of stones by the side of the creek for a corner; thence North 29-1/2 degrees West 29 90/100 perches to the place of Beginning.

Containing five acres and 150 perches, be the same more or less.

For approved map of aforesaid tract, see Wayne County Map Book 50, at page 74.

Being the same land that Melvin R. Hill be deed dated January 24, 1996 and recorded in Wayne County Record Book 1328, page 25, granted and conveyed to Twin Spruce Lodge, Inc. It is the expressed intent of this quit claim deed that Melvin R. Hill quit claims and releases any and all interest he may have had by virtue of the following clause in the sore recited deed:

Under and Subject to an Agreement between the parties dated October 26, 1995, which is incorporated herein by reference, wherein the Grantee has limited rights to mortgage the afore described property as security for a loan, and requires the payment of certain corporate obligations on the sale of the aforesaid property.

Tax Parcel No.: 15-166-8

Seized and taken in execution as  
Michael T. Digregorio 16 Heide  
Court SAINT JAMES NY 11780  
Briton R. Lawlor, III 80 Circuit  
Road BELLPORT NY 11713

Execution No. 302-Civil-2013  
Amount \$348,637.99 Plus  
additional

October 9, 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.

**12/13/2013 • 12/20/2013 • 12/27/2013**

**SHERIFF'S SALE  
JANUARY 8, 2014**

By virtue of a writ of Execution Wells Fargo Bank , N.A. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 8th day of January, 2014 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 CERTAIN pieces or parcels of land situate in the Borough of Honesdale, County of Wayne and State of Pennsylvania, bounded and described as follows:

THE FIRST: Containing a front of five rods eastward on Middle Street on the map of S.W. and E.H. Geung village property adjoining the Borough of Honesdale. Bounded southward eight and three one-hundredths rods (by) Alley #4 on said map westward four and six-tenths rods by lot #99 on said map, and northward seven and ninety eight one-hundredths rods by lot #98 on said map. Composing lot #100 as represented on said map and containing thirty-six perches, be the same more or less.

THE SECOND: Containing a front on Middle Street four and six-hundredths rods between #100 and #96 and rear four and six one-hundredths rods on the line of lots #99 and #97, being lot #98 on the map of S.W. and E.H. Genung's village property as by reference to said map will appear. Containing

the above described piece of land, be the same more or less.

EXCEPTING AND RESERVING from the aforesaid lands all that certain piece or parcel of land which Charles L. Seegner, et ux, by Deed dated March 24, 1926, and recorded in Wayne County Deed Book #126, Page 84 granted and conveyed to Ed C. Seegner.

ALSO EXCEPTING AND RESERVING from the aforesaid lands all that certain piece or parcel of land which Charles L. Seegner, et ux, by Deed dated March 24, 1926, and recorded in Wayne County Deed Book #126, Page 84 granted and conveyed to Frank L. Seegner and Minne E. Seegner, his wife.

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

TITLE TO SAID PREMISES IS VESTED IN Christopher M. Burke and Catherine M. Burke, an adult, competent individual, by Deed from Patricia R. Delfino, an adult, dated 02/22/2005, recorded 03/10/2005 in Book 2724, Page 287.

Tax Parcel: 11-0-0011-0059

Premises Being: 326 GREEN STREET, HONESDALE, PA 18431-1516

Seized and taken in execution as Catherine M. Burke 326 Green

Street HONESDALE PA 18431

Execution No. 818-Civil-2012  
Amount \$56,201.63 Plus additional

October 3, 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.

12/13/2013 • 12/20/2013 • 12/27/2013

**SHERIFF'S SALE  
JANUARY 15, 2014**

By virtue of a writ of Execution U.S. Bank National Association, as Trustee Successor in Interest to Bank of America, National Association as Trustee as Successor by Merger to Lasalle Bank National Association,

as Trustee for Certificateholders of Bear Stearns Asset issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 15th day of January, 2014 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,

The Following Described Real Property Situate In The Township Of Palmyra, County Of Wayne, And Commonwealth Of Pennsylvania, To Wit:

All That Undivided Two-Thirds Interest In And To:

All That Certain Piece, Parcel, Lot, Or Tract Of Land Situate Lying And Being In The Township Of Palmyra County Of Wayne And Commonwealth Of Pennsylvania, Known, Styled And Designated As Lot/Lots No. 68 On A Certain Map Entitled "Milestone Estates", As Prepared By Carney Rhinevault, Dated July 28, 1984 As Recorded In The Office Of The Recorder Of Deeds In And For Wayne County, Pennsylvania, In Map Book 57, Page 43 (Erroneously Set Forth The In Previous Deed As Plot Book 55, Page 102).

TAX PARCEL#: 18-0-0012-0068

BEING KNOWN AS: 26 Milestone Estates, Hawley, PA, 18428

Seized and taken in execution as

Jay C. McMurray 26 Milestone Estates HAWLEY PA 18428

Execution No. 285-Civil-2013 Amount \$100,621.43 Plus additional

October 18, 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.**

Andrew F. Gornall Esq.

**12/20/2013 • 12/27/2013 • 1/3/2014**

**SHERIFF'S SALE  
JANUARY 15, 2014**

By virtue of a writ of Execution JPMorgan Chase Bank, N.A. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be



exposed to Public Sale, on Wednesday the 15th day of January, 2014 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 tract or parcel of land, situated in the township of Lake, Wayne county, Pennsylvania, known as lot 3452, section 33, of the hideout, a subdivision, situated in the townships of Lake and Sale, Wayne county, Pennsylvania, according to the plats thereof, recorded in the office of the recorder of deeds of Wayne county, Pennsylvania, April 9, 1970, in plat book 5, page 27; May 11, 1970, in plat book 5, pages 34, 37, 41 through 48 and 50; September 8, 1970, in plat book 5, page 57; February 8, 1971, in plat book 5, pages 62 and 63; March 24, 1971, in plat book 5, page 66; May 10, 1971, in plat book 5, pages 71 and 72; March 14, 1972, in plat book 5, pages 76, 79 through 84 and 86; May 26 1972, in plat book 5, pages 93 through 95; September 26, 1972, in plat book 5, pages 96, 97 and 100 through 104; March 9, 1973, in plat book 5, page 106; March 23, 1973, in plat book 5, page 107; April 3, 1973, in plat book 5, pages 108 through 110; and May 18, 1973, in plat book 5, pages 111 through 119.

TITLE TO SAID PREMISES IS VESTED IN Edward W. Sullivan, an adult individual, by Deed from

Ellen Dramisino, Executrix of the Estate of Frederick J. Prigge, dated 05/30/2007, recorded 06/05/2007 in Book 3308, Page 213.

Tax Parcel: 12-0-0035-0037

Premises Being: 3452 CHESTNUT HILL DRIVE, LAKE ARIEL, PA 18436

Seized and taken in execution as Edward W. Sullivan 3452 Chestnut Hill Drive, The Hideout LAKE ARIEL PA 18436

Execution No. 703-Civil-2012  
Amount \$133,191.43 Plus  
additional

October 18, 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.**

Joseph E. Debarberie Esq.

12/20/2013 • 12/27/2013 • 1/3/2014

**SHERIFF'S SALE  
JANUARY 15, 2014**

By virtue of a writ of Execution North Pocono School District issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 15th day of January, 2014 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, situate near North Jersey Lake in the Township of Lehigh, Wayne County, Pennsylvania, bounded and described in accordance with a survey and plan of lots made by John H. Vockroth, R.E., dated September 1947, and known as Replotting of Lots on Land owned by Walter Flower" and recorded in Wayne County, as follows:

BEGINNING at a point in the westerly side of South Fourth Street, (there are two streets on the said plot designated as South Fourth Street; the reference here is to the easterly one, which terminates at Park #1), and in the line between Lots 56 and 57; thence North eighty two (82°) degrees five (05) minutes West a distance of one hundred thirty-one and one-half (131.5) feet to South

Fourth Street (the westerly of the two); thence along the easterly side of South Fourth Street North seven (7°) degrees no minutes East a distance of fifty (50) feet to the line between Lots 57 and 58; thence along Lot 58 south eighty-two (82°) degrees five (5) minutes East a distance of one hundred thirty-one and one-half (131.5) feet to South Fourth Street (the easterly); thence along South Fourth Street South seven (7°) degrees no minutes West a distance of fifty (50) feet to the place of BEGINNING.

BEING Lot. No. 57 and being fifty (50) feet in width and one hundred thirty-one and one-half (131.5) feet in depth.

Wayne County Tax Map No. 14-0-0020-0037

BEING KNOWN AS: 90B Third Street, Gouldsboro, PA 18424

Seized and taken in execution as Christine Ackerman 95 Dorantown Road COVINGTON TWP PA 18444

Execution No. 140-Judgment-2010 Amount \$5,438.85 Plus additional

October 23, 2013  
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE  
NOTICE:**

That all claims to the property will be filed with the sheriff before the sale and all claims to the proceeds before distribution; That a sheriff's

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

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

James R. Wood, Esq.

12/20/2013 • 12/27/2013 • 1/3/2014

**SHERIFF'S SALE  
JANUARY 15, 2014**

By virtue of a writ of Execution Green Tree Servicing, LLC issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 15th day of January, 2014 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 THE SURFACE OR RIGHT OF SOIL OF, IN AND TO ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE VILLAGE OF BROWNDALE, TOWNSHIP OF CLINTON, COUNTY OF WAYNE AND STATE OF PENNSYLVANIA,

BOUNDED AND DESCRIBED AS FOLLOWS:

CONTAINING A FRONT OF FORTY (40) FEET NORTHERLY ON MAIN STREET; BOUNDED EASTERLY ONE HUNDRED FIFTY (150) FEET BY LOT NO. 2, NOW OR FORMERLY OWNED BY VINCENT POLEANEK; BOUNDED SOUTHERLY BY AN ALLEY FORTY (40) FEET; AND WESTERLY ONE HUNDRED FIFTY (150) FEET BY PART OF LOT NO. 1, OF THE FORMER GRANTOR.

COMPRISING FORTY (40) FEET OF THE EASTERLY PORTION OF LO NO. 1 IN BLOCK #8, AS DESCRIBED AND DESIGNATED ON A PLOT OF BUILDING LOTS OF S.W. BROWN AND WIFE IN THE SAID VILLAGE OF BROWNDALE.

BEING WAYNE COUNTY MAP NO. 06-2-0004-0135

AS DESCRIBED IN MORTGAGE BOOK 3254 PAGE 178.

BEING KNOWN AS : 440 Main Street a/k/a 1440 Main Street, Browndale, PA 18421

TITLE TO SAID PREMISES IS VESTED IN ROBERT W. FORD, JR. AND DENA L. FORD, HIS WIFE, AS TENANTS BY THE ENTIRETIES BY DEED FROM PHILLIP HODGES, AND DONNA HODGES, HIS WIFE

DATED 3/16/2007 RECORDED  
3/20/2007 IN DEED BOOK 3254  
PAGE 175.

Seized and taken in execution as  
Dena L. Ford 142 Craigs Meadow  
Road EAST STROUDSBURG PA  
18301

Robert W. Ford, Jr. 142 Craigs  
Meadow Road EAST  
STROUDSBURG PA 18301

Execution No. 165-Civil-2013  
Amount \$130,654.29 Plus  
additional

October 23, 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.**

Amanda L. Bauer Esq.

**12/20/2013 • 12/27/2013 • 1/3/2014**

**SHERIFF'S SALE  
JANUARY 15, 2014**

By virtue of a writ of Execution  
Deutsche Bank National Trust  
Company, as trustee for IXIS Real  
Estate Capital Trust 2005-HE4  
Mortgage Pass Through Certificat,  
Series 2005-HE4 issued out of the  
Court of Common Pleas of Wayne  
County, to me directed, there will  
be exposed to Public Sale, on  
Wednesday the 15th day of  
January, 2014 at 10:00 AM in the  
Conference Room on the third  
floor of th Wayne County  
Courthouse in the Borough of  
Honesdale the following property,

ALL that certain piece or parcel of  
land lying, situate and being in the  
Township of Berlin County of  
Wayne Commonwealth of  
Pennsylvania, as laid out and  
described upon a map entitled Map  
of Woodlyn Acres, Lands of  
Charles Swezy, Berlin Township,  
Wayne Co., Pa Feb., 10, 1969,  
Scale 1 =200' bearing the name  
and seal of George E. ferris, R.S,  
and being more particularly  
bounded and described asfollows:

**BEGINNING** at a point in the center  
of a certain fifty (50) foot wide  
private roadway and utility right of  
way of the tract known as  
"WOODLYN ACRE" said point of  
beginning being a common corner  
of Lots No. 29 and 30 and in line of  
Lot No. 8; thence along the common  
line dividing Lots Nos. 29 and 30  
South twenty seven (27) degrees  
nine (09) minutes West two hundred  
fifty-two and thirty-five one-  
hundredths (252.35) feet to a corner

in line of Lots Nos. 22; thence along the common line of Lots Nos. 22 with 29 South sixty four (64) degrees sixteen (16) minutes East two hundred forty-six and five-tenths (246.5) feet to a corner in the center of another fifty (50) foot wide private roadway and utility right of way of said tract; thence along the center of the said Last-mentioned private roadway and utility right of way the following two (2) courses and distances: North twenty-eight (28) degrees twelve (12) minutes East one hundred thirty-five and five one-hundredths (135.05) feet and North ten (10) degrees ten (10) minutes East one hundred thirty-one and fifty-five one-hundredths (135.55) feet to the intersection of the two right of ways mentioned in this description; thence along the center of the first mentioned private roadway and utility right of way the following three (3) courses and distances: North eighty-eight degrees thirty-one (31) minutes West one hundred fifteen and sixty-five one-hundredths (115.65) feet; North sixty-seven (67) degrees thirty (30) minutes West fifty-two (52) feet and North fifty-two (52) degrees thirty-seven (37) minutes West fifty-six and thirty-five one-hundredths (56.35) feet to the point or place of BEGINNING.

BEIGN KNOWN AS: 10 Isetta Drive, Hawley, PA 18428

PROPERTY MAP NO.: 01-0-0011-0029.-

TITLE TO SAID PREMISES IS VESTED IN ROBERT A.

MARTIN AND JOAN MARY O'TOOLE, HIS WIFE, AS TENANTS BY THE ENTIRETIES BY DEED FROM ROBERT A. MARTIN DATED

Seized and taken in execution as Robert A. Martin 10 Isetta Drive HAWLEY PA 18428  
Joan Mary O'Toole 10 Isetta Drive HAWLEY PA 18428

Execution No. 294-Civil-2013  
Amount \$172,432.81 Plus additional

October 23, 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.

Amanda L. Bauer Esq.

12/20/2013 • 12/27/2013 • 1/3/2014

**SHERIFF'S SALE  
JANUARY 15, 2014**

By virtue of a writ of Execution Deutsche Bank National Trust Co., et al issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 15th day of January, 2014 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 tract or parcel of land situated int eh Township of Salem, Wayne County, Pennsylvania, known as Lot 1694, Section 15, of The Hideout, a subdivision situated in the Townships of Lake 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, Pages 26 and 27; May 11, 1970 in Plat Book 5, pages 34, 37, 41 through 48 and 50; September 8, 1970 in Plat Book 5, pages 57 and 58; February 8, 1971 in Plat Book 5, pages 59 and 61 through 63; March 24, 1971 in Plat Book 5, pages 66 through 68; May 10, 1971 in Plat Book 5, pages 69 through 72; March 14, 1972 in Plat Book 5, pages 73 through 76, 79 through 84 and 86; May 26, 1972 in Plat Book 5, pages 93 through 95; and 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 for The Hideout, dated as of May 11, 1970 as amended and supplemented.

REFERENCE TAX MAP NO. 22-24-68

BEING KNOWN AS: 1694  
WINDEMERE COURT, LAKE  
ARIEL, PENNSYLVANIA 18436.

Title to said premises is vested in Angelica Matos and Deborah Blasi by deed from WARREN G. FAUST, SINGLE, AND DONNA G. PELUSO, SINGLE dated September 9, 2006 and recorded September 12, 2006 in Deed Book 3126, Page 53.

Seized and taken in execution as Angelica Matoes 1694 Windemere Court, The Hideout LAKE ARIEL PA 18436  
Deborah Blasi 1694 Windemere Court, The Hideout LAKE ARIEL PA 18436

Execution No. 389-Civil-2013  
Amount \$228,306.70 Plus  
additional

October 23, 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.

Joseph F. Riga Esq.

12/20/2013 • 12/27/2013 • 1/3/2014

**SHERIFF'S SALE  
JANUARY 22, 2014**

By virtue of a writ of Execution US Bank, NA, as Trustee, Successor in Interest to Wachovia Bank, N.A., as Trustee for GSMPS Mortgage Loan Trust 2004-4 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 22nd day of January, 2014 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 tract or parcel of land situated in the Township of Salem, Wayne County, Pennsylvania, known as Lot 300, Section 4 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 Plat Book 5, Page 26 and 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 and 58; February 8, 1971 in Plat Book 5, Pages 59 and 61 through 63; March 24, 1971 in Plat Book 5, Page 66 through 68; May 10, 1971 in Plat Book 5, Pages 69 through 72; March 14, 1972 in Plat Book 5, Pages 73 through 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.

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

TITLE TO SAID PREMISES IS VESTED IN John E. McGurgan and Gia R. McGurgan, h/w, by Deed from Donald L. Carpenter, II and Kathleen Carpenter, h/w, dated 06/23/2002, recorded 07/09/2002 in Instrument Number 3133565.

Tax Parcel: 22-0-0018-0007

Premises Being: 519 THE  
HIDEOUT, A/K/A 300  
PARKWOOD DRIVE, LAKE  
ARIEL, PA 18436

Improvements thereon:

**RESIDENTIAL DWELLING**

Seized and taken in execution as  
Brandie S. Burns 519 The Hideout,  
a/k/a 300 Parkwood Drive Lake  
Ariel PA 18436  
Gail Burns 519 The Hideout, a/k/a  
300 Parkwood Drive Lake Ariel PA  
18436

Execution No. 92-Civil-2005  
Amount \$156,339.30 Plus  
additional

October 24, 2013  
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE  
NOTICE:**

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

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

John Michael Kolesnik Esq.

12/27/2013 • 1/3/2014 • 1/10/2014

**SHERIFF'S SALE  
JANUARY 22, 2014**

By virtue of a writ of Execution  
One West 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 22nd day  
of January, 2014 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 TRACT OR  
PARCEL OF LAND SITUATE IN  
THE TOWNSHIP OF PAUPACK,  
COUNTY OF WAYNE AND  
COMMONWEALTH OF  
PENNSYLVANIA, BOUNDED  
AND DESCRIBED AS  
FOLLOWS, TO WIT:**

**BEING LOT NUMBER 41 AND  
42 AS SHOWN ON A  
SUBDIVISION PLAN OF  
HIDDEN LAKE ESTATES,  
PREPARED FOR PATTEN  
CORPORATION MID-  
ATLANTIC BY REINER AND  
FISHER ENGINEERING INC.  
DATED MARCH 24, 1987  
REVISED NOVEMBER 18, 1987  
AND RECORDED DECEMBER  
14, 1987 IN OFFICE OF THE  
RECORDER OF DEEDS IN AND  
FOR WAYNE COUNTY,  
PENNSYLVANIA IN MAP BOOK  
VOLUME 63 PAGE 7.**

**PARCEL ID # 19-0-0052-0041 &  
19-0-0052-0042**

**BEING KNOWN AS: 42**



ACACIA DRIVE, HAWLEY, PA  
18428

**IMPROVEMENTS:  
RESIDENTIAL DWELLING**

Seized and taken in execution as  
Robert Aronson 42 Acacia Drive  
HAWLEY PA 18428

Execution No. 221-Civil-2013  
Amount \$357,809.53 Plus  
additional

October 24, 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.**

J. Eric Kishbaug Esq.

12/27/2013 • 1/3/2014 • 1/10/2014

**SHERIFF'S SALE  
JANUARY 22, 2014**

By virtue of a writ of Execution Bank of America, N.A. Successor by Merger to BAC Home Loans Servicing, LP F/K/A Countrywide Home Loans Servicing, LP issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 22nd day of January, 2014 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 certain lots, pieces or parcels of land lying, situate and being in the Borough of Hawley, County of Wayne and Commonwealth of Pennsylvania, more particularly bounded and described as follows:

BEING Lots #33 and #31 on Second Street (now Prospect Street), as laid out and plotted upon the Pennsylvania Coal Company Map of the Village of Hawley, on file in their general office at Dunmore, Lackawanna County, Pennsylvania; said lots, each having a frontage of fifty (50) feet on Prospect Street and extending at right angles thereto a depth of one hundred and twenty (120) feet.

TITLE TO SAID PREMISES IS VESTED IN Arthur G. Satter, by Deed from Richard S. Sanders and Anna C. Sanders, h/w, dated 09/14/2002, recorded 09/27/2002 in Book 2070, Page 277.

Tax Parcel: 10-0-0001-0058

Premises Being: 301 PROSPECT STREET, HAWLEY, PA 18428

Seized and taken in execution as Arthur G. Satter 301 Prospect Street HAWLEY PA 18428 Execution No. 296-Civil-2012 Amount \$107,563.30 Plus additional

October 24, 2013  
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE NOTICE:**

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

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

John Michael Kolesnik Esq.

**12/27/2013 • 1/3/2014 • 1/10/2014**

**SHERIFF'S SALE  
JANUARY 22, 2014**

By virtue of a writ of Execution RBS Citizens, 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 22nd day of January, 2014 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 piece or parcel of land situate in the Township of Berlin, County of Wayne and Commonwealth of Pennsylvania bounded and described as follows:

BEGINNING at a point in the centerline of S.R. 1004, said point being North 67° 14' 37" West, 26.14 feet from an iron pipe on the Easterly side of S.R. 1004, and being also the Northwest corner of the property herein described (Lot 2); thence through land of the Grantors herein (Lot 3), South 67° 14' 37" East, 569.77 feet to an iron pipe corner in line of land of William and Carol Dunn; thence along line of land of William and Carol Dunn, South 6° 33' 39" West, 420.99 feet to an iron pipe corner; thence through land of the Grantors herein (Lot 1) and along line of land Maxine Avery, North 67° 14' 37" West, 756.88 feet to a point in the centerline of S.R. 1004, passing through a rebar of 25 feet from the centerline of S.R. 1004; thence along the centerline of S.R. 1004 the following seven courses and distances; (1) North

28° 3' 26" East, 102.43 feet; (2) North 28° 57' 50" East, 52.71 feet; (3) North 30° 47' 47" East, 71.44 feet; (4) North 33° 51' 25" East, 56.16 feet; (5) North 36° 32' 26" East, 55.02 feet; (6) North 38° 53' 10" East, 54.97 feet and (7) North 39° 26' 34" East, 18.59 feet to the place of BEGINNING.

CONTAINING 6.23 acres, more or less, in accordance with a survey dated September 22, 2007, and last revised January 18, 2008, made by Stephen E. Leshner, R.S., an approved map of said survey being recorded in Wayne County Map Book 110, page 112, on which map the parcel herein conveyed is depicted as Lot 2.

SUBJECT TO right of way for so much of S.R. 1004 as lies within the description of the premises herein conveyed and to public utility easements appearing of record or which an inspection of the premises would disclose.

BEING THE SAME PREMISES which David S. Barnes, individually and as agent for Avis Y. Barnes, his wife, Edward W. Barnes, single, Richard A. Barnes and Pauline P. Barnes, his wife, Joseph C. Barnes and Anne D. Barnes, his wife, by Deed dated March 13, 2008 and recorded March 17, 2008 in the Office of the Recorder of Deeds in and for Wayne County in Deed Book Volume 3482, Page 292, granted and conveyed unto Kevin Viering and Michelle Viering, his wife, as tenants by the entireties.

BEING KNOWN AS: 148  
Milanville Road, Beach Lake, PA  
18405

Seized and taken in execution as  
Kevin Viering 2038 Spring Street  
YORK PA 17408  
Michelle Viering 387 Maryland  
Line Road TOWNSEND DE  
19734

Execution No. 308-Civil-2013  
Amount \$179,713.90 Plus  
additional

October 25, 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.**

Gregory Javardian, Esq.

**12/27/2013 • 1/3/2014 • 1/10/2014**

**SHERIFF'S SALE  
JANUARY 22, 2014**

By virtue of a writ of Execution Deutsche Bank National Trust Company, as Trustee of the Home Equity Mortgage Loan Asset-Backed Trust Series INABS 2007-A, Home Equity Mortgage Loan Asset-Backed Certificates, Series INABS 2007-A under Pooling and Servicing agreement dated Mar 1, 2007 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 22nd day of January, 2014 at 10:00 AM in the Conference Room on the third floor of the Wayne County Courthouse in the Borough of Honesdale the following property,

ALL that certain tract or parcel of land situated in the Township of Lake, Wayne County, Pennsylvania, known as Lot 1164, Section 11, Woodridge Drive 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, 1973 in Plat Book 5, page 66; May 10, 1971 in Plat Book 5, pages 71 and 72; March 14, 1972 in Plat Book 5, pages 76, 79 through 84 and 86; May 26, 1972

in Plat Book 5, pages 93 through 95; September 26, 1972 in Plat Book 5, pages 96, 97 and 100 through 104; March 9, 1973 in Plat Book 5, page 106; March 23, 1973 in Plat Book 5, page 107; April 3, 1973 in Plat Book 5, pages 108 through 110 and May 18, 1973 in Plat Book 5, pages 111 through 119.

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

BEING the same premises which Robert Lee Carr and Sherrie L. Carr, his wife, by Deed dated September 21, 2001 and recorded in the Wayne County Recorder of Deeds Office on September 25, 2001 in Deed Book 1854, Page 141, granted and conveyed unto Frank P. Mills and Roxane Rossi-Mills.

TAX Parcel No.: 12-0-0017-0034.-

Seized and taken in execution as Frank P. Mills 1164 Woodridge Drive, The Hideout, LAKE ARIEL PA 18436  
Roxane Rossi-Mills 1164 Woodridge Drive, The Hideout, LAKE ARIEL PA 18436

Execution No. 472-Civil-2013  
Amount \$319,832.02 Plus additional

October 24, 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.**

Amy Glass Esq.

12/27/2013 • 1/3/2014 • 1/10/2014

**SHERIFF'S SALE  
JANUARY 22, 2014**

By virtue of a writ of Execution U.S. Bank National Association, As Trustee For Credit Suisse First Boston Armt issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 22nd day of January, 2014 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property,

ALL that certain lot of land situate partially in the Borough of Starrucca and partially in the Township of Preston, County of Wayne and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a heap of stones, the western corner of a tract of land in the warrantee name of James Cox; thence by the northern line of said tract sixty-five (65) degrees east one hundred and forty (140) rods to a stones corner; thence by land conveyed by Charles S. Cox to Jirah Mumford south twenty-six (26) degrees east one hundred and thirty-five (135) rods to a corner; thence south sixty-four (64) degrees west one hundred and forty (140) rods to a stones corner; and thence by the said tract of James Cox, north twenty-six (26) degrees west one hundred and thirty-five (135) rods to the place of BEGINNING.

CONTAINING one hundred and eighteen acres and twenty perches, be the same more or less.

EXCEPTING AND RESERVING a 47.06 acre parcel which was conveyed to Barry S. Haines and Ursula E. Lacey by deed dated February 1, 1991, and recorded in Wayne County Record Book 542, Page 115.

ALSO EXCEPTING AND RESERVING a 6.72 acre parcel which was conveyed to Barry S. Haines and Ursula E. Lacey by

deed dated February 1, 1991, and recorded in Wayne County Record Book 551, Page 166.

TITLE TO SAID PREMISES IS VESTED IN Bernice R. Phillips, by Deed from Adam S. Choi and Sontok Choi, his wife, by Adam S. Choi, her duly appointed agent, dated 06/20/2005, recorded 06/23/2005 in Book 2796, Page 31.

Tax Parcel: 25-0-0140-0023.A

Premises Being: 1010 JACOBS LADDER ROAD, A/K/A 140 JACOBS LADDER ROAD, STARRUCCA, PA 18462

Seized and taken in execution as Bernice R. Phillips 1010 Jacobs Ladder Road A/K/A 140 Jacobs Ladder Road STARRUCCA PA 18462

Execution No. 493-Civil-2009  
Amount \$237,500.76 Plus  
additional

October 24, 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.

**12/27/2013 • 1/3/2014 • 1/10/2014**

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**CIVIL ACTIONS FILED**


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*FROM NOVEMBER 30, 2013 TO DECEMBER 6, 2013  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

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**JUDGMENTS**

<b>NUMBER</b>	<b>LITIGANT</b>	<b>DATE</b>	<b>DESCRIPTION</b>	<b>AMOUNT</b>
2005-00092	BURNS BRANDIE S A/K/A BURNS BRANDIE	12/05/2013	AMEND "IN REM" JUDG	170,750.71
2005-00092	BURNS GAIL	12/05/2013	AMEND "IN REM" JUDG	170,750.71
2006-00218	SHEHADI DONNA R	12/02/2013	WRIT OF EXECUTION	34,024.21
2006-00218	PENNSYLVANIA SECURITY BANK GARNISHEE-DISCONT.	12/02/2013 02/06/12	WRIT EXEC/GARNISHEE	—
2008-20994	TRAPPER JOHN M	12/06/2013	SATISFACTION	—
2009-00011	MCGUIRE MICHAEL	12/02/2013	WRIT OF EXECUTION	11,852.04
2009-00011	VILLAGE CAFE AT S&H PLAZA LLC	12/02/2013	WRIT OF EXECUTION	11,852.04
2009-21535	BRYANT JOSHUA ALAN	12/06/2013	SATISFACTION	—
2010-20927	BUSSA RICHARD W	12/06/2013	SATISFACTION	—
2010-20927	BUSSA KATHY SANTORA	12/06/2013	SATISFACTION	—
2010-20927	SANTORA KATHY BUSSA	12/06/2013	SATISFACTION	—
2011-00791	HERNANDEZ GINA	12/03/2013	WRIT OF EXECUTION	472,090.45
2011-00791	HERNANDEZ RAMON	12/03/2013	WRIT OF EXECUTION	472,090.45
2012-00048	CARTER BEVERLY A/K/A	12/03/2013	WRIT OF EXECUTION	68,291.95
2012-00048	CARTER BEVERLY L A/K/A	12/03/2013	WRIT OF EXECUTION	68,291.95
2012-00048	KELLEY BEVERLY	12/03/2013	WRIT OF EXECUTION	68,291.95
2012-00048	CARTER DONALD M	12/03/2013	WRIT OF EXECUTION	68,291.95
2012-00177	INFANTE PATRICIA A A/K/A	12/02/2013	DEFAULT JUDG IN REM	249,913.24
2012-00177	INFANTE PATRICIA ANNE	12/02/2013	DEFAULT JUDG IN REM	249,913.24
2012-00253	CHAPMAN CHRISTOPHER J	12/03/2013	RELEASE OF JUDGMENT	—
2012-00296	SATTER ARTHUR G	12/05/2013	AMEND "IN REM" JUDG	128,640.51
2012-00406	TRANCHINA CHRISTINE	12/02/2013	WRIT OF EXECUTION	222,630.40
2012-00457	BROWN VIRGINIA	12/02/2013	WRIT OF EXECUTION	238,161.10
2012-00457	BROWN RODERICK	12/02/2013	WRIT OF EXECUTION	238,161.10
2012-00465	FLANNERY RYAN J	12/02/2013	WRIT OF EXECUTION	294,916.52
2012-00465	FLANNERY SANDRA M	12/02/2013	WRIT OF EXECUTION	294,916.52
2012-00623	RASTELLO KERRI	12/05/2013	AMEND "IN REM" JUDG	164,385.19
2012-00690	EISLOEFFEL DENNIS	12/06/2013	JUDGMENT "IN REM"	94,933.87
2012-00703	SULLIVAN EDWARD W	12/05/2013	AMEND "IN REM" JUDG	143,867.13
2012-00714	LAPASTA DOUGLAS G	12/02/2013	JDGMT BY COURT ORDER	4,713.16
2013-00105	KRINER CATHERINE	12/02/2013	WRIT OF EXECUTION	142,613.33
2013-00116	KENT ROBERT	12/05/2013	SUMMARY JUDGMENT	—
2013-00135	LENNON ELIZABETH M	12/05/2013	AMEND "IN REM" JUDG	191,389.24
2013-00192	RAJKUMAR JUNIOR B	12/02/2013	DEFAULT JUDG IN REM	113,441.73
2013-00192	RAJKUMAR JUDY	12/02/2013	DEFAULT JUDG IN REM	113,441.73

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

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2013-00202	KNEE WILLIAM	12/02/2013	WRIT OF EXECUTION	128,111.46
2013-00202	KNEE TRACY	12/02/2013	WRIT OF EXECUTION	128,111.46
2013-00262	ZILBERBERG JEFFREY	12/02/2013	WRIT OF EXECUTION	307,932.16
2013-00348	RUSSO ROBERT SR	12/06/2013	CONSENT JUDGMENT	1,278.02
2013-00392	BELMONT PETER W	12/02/2013	DEFAULT JUDG IN REM	168,138.78
2013-00435	HORST M V A/K/A	12/02/2013	DEFAULT JUDGMENT	2,058.94
2013-00435	HORST MICHAEL V	12/02/2013	DEFAULT JUDGMENT	2,058.94
2013-00516	LUISI CHRIS SR	12/02/2013	DEFAULT JUDGMENT	4,081.46
2013-00522	KENYON ROGER W	12/03/2013	DEFAULT JUDGMENT	1,150.96
2013-00526	MONTGOMERY WARREN A	12/06/2013	DEFAULT JUDGMENT	9,175.26
2013-00532	FOSTER GREGGORY J	12/03/2013	DEFAULT JUDGMENT	2,444.00
2013-00562	ALTMAN ALLAN R	12/02/2013	DEFAULT JUDGMENT	277,247.68
2013-00562	ALTMAN ALLAN R	12/02/2013	WRIT OF EXECUTION	277,247.68
2013-00574	SERAFIN THOMAS	12/06/2013	DEFAULT JUDGMENT	7,519.78
2013-00673	TRITARIS ROSA LUISA	12/06/2013	QUIET TITLE	—
2013-20261	GREGORY QUITMAN	12/06/2013	SATISFACTION	—
2013-20587	TON TONY	12/04/2013	SATISFACTION	510.20
2013-20667	REPKIE SANDRA L	12/05/2013	WRIT OF SCIRE FACIAS	—
2013-20865	BARNES JASON M	12/06/2013	SATISFACTION	—
2013-21211	ROSEMOND HANIEL	12/04/2013	SATISFACTION	446.47
2013-21211	ROSEMOND LAURA	12/04/2013	SATISFACTION	446.47
2013-21290	FERNANDEZ AFRANIO	12/04/2013	SATISFACTION	705.88
2013-21290	FERNANDEZ JULIA	12/04/2013	SATISFACTION	705.88
2013-21326	WARD COREY M	12/05/2013	SATISFACTION	—
2013-21326	TRENTO SHIRLEY ANN	12/05/2013	SATISFACTION	—
2013-21480	SKIPPER JAMES E	12/06/2013	SATISFACTION	—
2013-21542	SHOEMAKER JUSTIN	12/02/2013	JUDGMENT	1,027.50
2013-21543	ACTIVE COMMUNICATIONS INC	12/02/2013	TAX LIEN	11,300.36
2013-21544	MARSHALL CONSULTING INC	12/02/2013	TAX LIEN	11,538.61
2013-21545	TAVERAS JOSE A	12/02/2013	MUNICIPAL LIEN	458.67
2013-21545	TAVERAS CARLOS A	12/02/2013	MUNICIPAL LIEN	458.67
2013-21546	MEREDITH SHARI	12/02/2013	JUDG/LACKAWANNA CO	2,347.20
2013-21547	ROBINSON THOMAS J	12/03/2013	JP TRANSCRIPT	13,000.00
2013-21547	ROBINSON NANCY J	12/03/2013	JP TRANSCRIPT	13,000.00
2013-21548	JENNINGS JOHN M	12/06/2013	JUDGMENT	15,537.00
2013-21549	PETOLICCHIO FRANCES T	12/06/2013	JUDGMENT	707.83
2013-21550	BOHANNON DAVID R	12/06/2013	JUDGMENT	4,736.00
2013-21551	BOHANNON DAVID R	12/06/2013	JUDGMENT	1,170.50
2013-21552	TOUHEY KIMBERLY A	12/06/2013	JP TRANSCRIPT	1,311.00
2013-21552	TOUHEY PATRICK	12/06/2013	JP TRANSCRIPT	1,311.00
2013-40105	ZEILER JACOB A OWNER	P 12/05/2013	STIP VS LIENS	—
2013-40105	ZEILER ANN MARGARET OWNER	P 12/05/2013	STIP VS LIENS	—
2013-40105	JAMES KEATING EXCAVATING CONTRACTOR	12/05/2013	STIP VS LIENS	—
2013-40106	ZEILER JACOB A OWNER	P 12/05/2013	STIP VS LIENS	—
2013-40106	ZEILER ANN MARGARET OWNER	P 12/05/2013	STIP VS LIENS	—
2013-40106	MAPLE PROPERTIES ASSOCIATES CONTRACTOR	12/05/2013	STIP VS LIENS	—
2013-90155	HEYN ROBERT A ESTATE	12/02/2013	ESTATE CLAIM	4,656.21

**CONTRACT — DEBT COLLECTION: OTHER**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00676	WAYNE MEMORIAL HOSPITAL	PLAINTIFF	12/06/2013	—
2013-00676	STORMS MARK	DEFENDANT	12/06/2013	—
2013-00676	STORMS LISA	DEFENDANT	12/06/2013	—

**REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00671	GREEN TREE SERVICING LLC	PLAINTIFF	12/06/2013	—
2013-00671	STALLONE ROSEANN	DEFENDANT	12/06/2013	—
2013-00672	PENNSTAR BANK DIVISION OF	PLAINTIFF	12/06/2013	—
2013-00672	NET BANK NOW BY ASSIGNMENT	PLAINTIFF	12/06/2013	—
2013-00672	CNE REALTY TRUST	PLAINTIFF	12/06/2013	—
2013-00672	BUTLER BRIAN P	DEFENDANT	12/06/2013	—
2013-00672	BUTLER TAMARA J	DEFENDANT	12/06/2013	—
2013-00675	FEDERAL NATIONAL MORTGAGE ASSO BY	PLAINTIFF	12/06/2013	—
2013-00675	FIRST NATIONAL BANK OF PA SUCCESSOR TO	PLAINTIFF	12/06/2013	—
2013-00675	COMMUNITY BANK & TRUST CO	PLAINTIFF	12/06/2013	—
2013-00675	ROBBINS KATHY	DEFENDANT	12/06/2013	—
2013-00675	ROBBINS DOUGLAS	DEFENDANT	12/06/2013	—

**REAL PROPERTY — QUIET TITLE**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00673	FLYNN MICHAEL	PLAINTIFF	12/06/2013	—
2013-00673	TRITARIS ROSA LUISA	DEFENDANT	12/06/2013	—

**TORT — OTHER**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00674	IRIZARRY JOHN	PLAINTIFF	12/06/2013	—
2013-00674	C & C SEMLESS GUTTERS LLC	DEFENDANT	12/06/2013	—

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**MORTGAGES AND DEEDS**

*RECORDED FROM DECEMBER 16, 2013 TO DECEMBER 20, 2013  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

<b>GRANTOR</b>	<b>GRANTEE</b>	<b>LOCATION</b>	<b>AMOUNT</b>
Lacava Steven	J P Morgan Chase Bank	Salem Township	
Assenza Thomas			85,600.00
Kopcho Joanne L	Mortgage Electronic Registration Systems	Lehigh Township	236,000.00
Prusakowski Robert W	Mortgage Electronic Registration Systems	Lake Township	
Prusakowski Sharon			98,250.00
Ambrosio Frank	Mortgage Electronic Registration Systems	Lake Township	
Ambrosio Susan			109,100.00
Thorpe Richard L	Dime Bank	South Canaan Township	
Fox Maria			216,000.00
Viteri David L	Mortgage Electronic Registration Systems	Lake Township	
Matos Kimberly C			104,000.00
Roberts William C	Wayne Bank	Honesdale Borough	
Roberts Nancy A			20,000.00
Conway Virginia H	Mortgage Electronic Registration Systems	Paupack Township	
Conway Thomas C			142,000.00
Lahey George W	Peoples Security Bank & Trust Company	Lehigh Township	
Lahey Nancy L			3,500.00
Wingler Millie Campbell	P N C Mortgage	Paupack Township	
Wingler John G			157,200.00
Campbell Diane M			
Dietrich William A	Honesdale National Bank	Mount Pleasant Township	
Dietrich Mary T			205,000.00
Becker Elizabeth	Dime Bank	Paupack Township	52,500.00
Becker Elizabeth	Dime Bank	Paupack Township	5,000.00
Keith Susan A	Bank Of America	Waymart Borough	
Keith Allen J			25,000.00
Sweeney Michael G	Wells Fargo Bank	Paupack Township	150,000.00
Miron Larisa	Bank Of America	Paupack Township	
Miron Pavel			75,000.00
Kulesza Sharon L	Mortgage Electronic Registration Systems	Lake Township	
Kulesza Jean E			85,424.00
Lauthers Steven P	Wells Fargo Bank	Lake Township	
Lauthers Renee M			58,000.00

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

Jung Patricia A	Wells Fargo Bank	Palmyra Township	161,000.00
Fuller Sheilah A	Mortgage Electronic Registration Systems	Lake Township	
Fuller Timothy J			80,000.00
Hall Harold O	Wayne Bank	Mount Pleasant Township	
Hall Kim			16,000.00
Wielebinski Blaze John	Dime Bank	Mount Pleasant Township	
McAndrew Laura E			9,757.00
Wielebinski Laura E			
Estus Friend	Dime Bank	Sterling Township	
Estus Helen B			40,000.00
Layton Bradley W	Dime Bank	Damascus Township	
Layton Joanne			56,000.00
Schollenberger James C	Dime Bank	Texas Township	20,000.00
Predmore Robert L Jr	Dime Bank	Prompton Borough	
Predmore Kelly L			15,500.00
Gustafson Robert Kirk	Dime Bank	Damascus Township	
Gustafson Marie J			120,000.00
Walton Carolina	Mortgage Electronic Registration Systems	Salem Township	
Walton Albert			70,000.00
Eliane Dohn C	J P Morgan Chase Bank	Paupack Township	135,200.00
Casper Marie L	First National Bank Of Pa	South Canaan Township	30,000.00
Family Vision Care Associates PC	Dime Bank	Salem Township	52,500.00
Protection Engine Company No Three	Honesdale Firemans Relief Association	Honesdale Borough	125,000.00
Protection Engine Company No Three	Honesdale National Bank	Honesdale Borough	
Protection Engine Company			100,000.00
Berhman David J	Mortgage Electronic Registration Systems	Palmyra Township	115,000.00
Velasquez Michael	N B T Bank	Lake Township	
Jackson Miles			25,000.00
Schultz Randy	Wells Fargo Bank	Salem Township	86,800.00
Meagher Paul M Sr	Honesdale National Bank	Honesdale Borough	
Meagher Sandra A			92,000.00
Sciacca Michael	Mortgage Electronic Registration Systems	Paupack Township	
Sciacca Kerry J			113,000.00
Lasalle James C	Mortgage Electronic Registration Systems	Lake Township	
Lasalle Laurie			158,600.00
Tuite Timothy	Dime Bank	Sterling Township	
Tuite Misty L			40,000.00
Zaccagnino Paul D	Mortgage Electronic Registration Systems	Sterling Township	
Zaccagnino Carol M			108,425.00
Hostetler Jay K	Mortgage Electronic Registration Systems	Damascus Township	127,500.00

Ward Jennifer	Mortgage Electronic Registration Systems	Canaan Township	213,069.00
Camp Starlight Inc	Dime Bank	Buckingham Township Buckingham Scott & Preston Scott Township Scott Preston & Buckingham Preston Township Preston Buckingham & Scott	3,835,000.00 3,835,000.00 3,835,000.00

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## DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Eno Rose M	Dennis Charles A	Berlin Township	
Rizzo Jack C	Assenza Thomas	Salem Township	
Rizzo Mary Ann	Lacava Steven		Lot 366
Kirk William	Kopcho Joanne L	Lehigh Township	
Targonski Roberta			Lot 25
Lobley Harriet I	Lobley Lee A Smith Elaine I	Salem Township	
Mallozzi Joseph Mallozzi Diane	Mallozzi Joseph	South Canaan Township	
Housing & Urban Development	Walpole Catherine L	Palmyra Township	Lot 36
Coppola Camille	Viteri David L Matos Kimberly C	Lake Township	Lot 2843
Cullins Bart C By Sheriff Cullins Valerie By Sheriff	Morequity Inc	Sterling Township	Lots 10 & 21
Gray Deborah A	Grodski Julia M	Lake Township	Lot 2681
Evald I John	Campbell Joan	Lehigh Township	
Casciotta Vivian C By Agent Casciotta Charles F Agent	Becker Elizabeth	Paupack Township	Lot 447
Burlingame Barbara E	Green John R Green Patricia C	Lake Township	Lot 565
Devries Wilbert Devries Debra M	Devries Wilbert	Dyberry Township	
J P Morgan Chase Bank	Kulesza Sharon L Kulesza Jean E	Lake Township	Lot 3649
Colarusso Michael D	Lauthers Steven P Lauthers Renee M	Lake Township	Lot 1328
Curti Robert V Curti Joan D	Fuller Timothy J Fuller Sheilah A	Lake Township	Lot 4379
Danilovitz Marlene	Lakeview Hunting Club	Paupack Township	Lot A
OConnell Kathleen	Kathleen OConnell Trust	Lake Township	Lot 3046
Fawley James K Fawley Tracy A	Walton Albert Walton Carolina	Salem Township	
Hermey Victor Hermey Karen	Eliane Dohn C	Paupack Township	Lot 408
Papp Joseph J Jr Papp Marjorie A	Mitch Michael A Mitch Sue K	Paupack Township	Lot 3

Pozza Gary	Family Vision Care Associates P C	Salem Township	
Pozza Angelo J	Lakeside Vision		
Pa C V S Pharmacy	Cole C V Honesdale Pa	Honesdale Borough	
Howell Harry Exr	Howell Harry	Salem Township	
Howell Jean Exr	Howell Jean		
Howell John Paul Est			
Bove Thomas	ONeil George T Tr	Lake Township	
Bove Donna Lee	Bove Family Irrevocable Trust		Lot 2127
Connor Kathleen Exr	Reeder James W	Mount Pleasant Township	
Connor Rose M AKA Est			Lot 1
Connor Rose AKA Est			
Connor Kathleen Exr	Connor Kathleen	Mount Pleasant Township	
Connor Rose M AKA Est	Connor Dorothy		
Connor Rose AKA Est	Connor Barbara		
	Reeder Mary Alice		
	Reeder James		
	Mader Patricia		
	Mader Scott		
Rivano Raul F	Rinaldi Roberto Martinez	Lehigh Township	Lot 22
Meagher Paul M Jr	Meagher Paul M Sr	Honesdale Borough	
Meagher Jenny R	Meagher Sandra A		
Cinque Rachelle E Tr	Teeples Christopher W	Manchester Township	
Rachelle E Cinque Revocable Trust	Zieres Susan L		
Newman Carl B By Agent	Lasalle James C	Lake Township	
Walker Michael D Agent	Lasalle Laurie		Lot 3041
Grassie George J	Grassie & Sons Inc	Salem Township	
Grassie Michelle			
Grassie George Joseph	Grassie & Sons Inc	Salem Township	
Richter Susan L Exr	Marks Lynn S II	Waymart Borough	
Sutor Francis T Est	Marks Claire		Lots 119 & 120
MacDonald Luciainne	Brenner Walter N	Lake Township	
MacDonald William	Brenner Myrna B		Lot 1372
Scarpati Joseph A	Scarpati Louis J	Paupack Township	
	Scarpati Angelina J		Lot 243
Taylor Robert R	Robert R Taylor Qualified Personal	Paupack Township	
	Taylor Robert R Tr		
	Taylor Kelly N Tr		
Tuite Lois Mae	Tuite Kevin S	Sterling Township	
	Tuite Michele L		
Tuite Kevin S	Tuite Timothy	Sterling Township	
Tuite Michele L	Tuite Misty L		
Sheard Lucille Anne	Gravina Joan B	Damascus Township	Lot 1
Murphy George C	Ward Jennifer	Canaan Township	
Murphy Margaret Thonnesen			Lot 7A
Grossman Jocelyn Jan	Grossman Landen J	Cherry Ridge Township	
Deighton Jocelyn Jan			Lot A
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