

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

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

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

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

www.waynecountylawyers.org

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

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

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

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

MESSAGE FROM THE
WAYNE COUNTY BAR ASSOCIATION



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

PRICING & RATES

Notice Pricing

One time Insertions

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

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

Subscription Rates

Per Year

Mailed Copy	\$100
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Robert J. Conway, *Senior Judge*

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ORDER OF THE COURT: CUSTODY FILING FEES

Effective **August 1, 2014**, a filing fee of \$50.00 will be assessed for a custody modification petition and a fee of \$25.00 for a custody contempt petition. The imposition of the fees is to offset the rising costs of the custody process. Master fees alone are on schedule to surpass \$50,000 this year all at take payer expense.

Parties will not be denied access due to lack of funds however in each instance in which a modification or contempt petition is to be filed and the party is without sufficient funds, they must file a petition for *in forma pauperis* in order to have the fees waived.

The Order filed by the Court on July 2, 2014, and docketed to the Civil Docket, is as follows:

AND NOW, this 2nd day of July, 2014, upon consideration of the within filed Petition, it is hereby ORDERED AND DECREED that the existing Fee Bill for the Prothonotary of Wayne County, be amended to include the assessment of a Fifty (\$50.00) dollar fee for the filing of a custody modification petition and a Twenty-five (\$25.00) dollar fee for the filing of a custody order contempt petition. Said assessment shall be effective August 1, 2014.

It is further ORDERED AND DECREED that all members of the Wayne County Bar Association shall be notified of the increase forthwith and that all existing *pro se* forms and filing information contained on the Court of Common Pleas website be amended to include the assessments.

Further, in the event parties cannot afford said filing fees, a Petition for In Forma Pauperis status must be filed with an approving Order on each separate filing.

BY THE COURT:

/s/ Raymond L. Hamill

President Judge, 22nd Judicial District

LEGAL NOTICES

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

ESTATE NOTICES

Notice is hereby given that, in the estate of the decedents set forth below, the Register of Wills, has granted letters testamentary or of administration to the persons named. All persons having claims or demands against said estates are requested to present the same without delay and all persons indebted to said estates are requested to make immediate payment to the executors or administrators or their attorneys named below.

ADMINISTRATRIX NOTICE

Estate of CHARLES T. FAIRLESS
Late of Gouldsboro
Administratrix
SUSAN KLIMASAUSKAS
412 BARBARA DRIVE
ROARING BROOK TWP., PA
18444
Attorney
WILLIAM F. DUNSTONE,
ESQUIRE
1212 S. ABINGTON ROAD, PO
BOX 240
CLARKS SUMMIT, PA 18411

7/18/2014 • 7/25/2014 • 8/1/2014

EXECUTRIX NOTICE

Estate of BEVERLY A. WATSON
AKA BEVERLY WATSON
Late of Preston Township
Executrix
MARY FITZSIMMONS
PO BOX C
FOREST CITY, PA 18421

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

7/18/2014 • 7/25/2014 • 8/1/2014

EXECUTOR NOTICE

Estate of ALDO DELL AQUILA
AKA ALDO L. DELL AQUILA
Late of Honesdale Borough
Executor
LOUIS M. DELL AQUILA
670 CRIBBS RD.
POYNTELLE, PA 18454
Attorney
NICHOLAS A. BARNA
831 COURT STREET
HONSDALE, PA 18431

7/18/2014 • 7/25/2014 • 8/1/2014

EXECUTRIX NOTICE

Estate of ANNETTE
GRUNDMANN
Late of Berlin Township
Executrix
CAROL HERTLER
63 61 75TH PLACE
MIDDLE VILLAGE, NY 11379
Attorney
NICHOLAS A. BARNA
831 COURT STREET
HONSDALE, PA 18431

7/18/2014 • 7/25/2014 • 8/1/2014

ADMINISTRATOR NOTICE

Estate of JOANNE O’FEE AKA
JOANNE DILEVA
Late of Sterling Township
Administrator
RORY O’FEE
36 WOODLEDGE HILLS DR.
HAWLEY, PA 18428

7/18/2014 • 7/25/2014 • 8/1/2014

EXECUTOR’S NOTICE

ESTATE OF EMIL J. POLLACK,
late of Damascus Township, Wayne
County, Pennsylvania. Any person
or persons having claim against or
indebted to the estate present same
to Andrew Thomas Pollack, 20
Nanuet Avenue, Nanuet, NY
10954. Sally N. Rutherford, Esq.,
921 Court St., Honesdale, PA

18431, Attorney for the Estate.

7/18/2014 • 7/25/2014 • 8/1/2014

ESTATE NOTICE

Notice is hereby given that Letters
of Testamentary have been granted
in the **ESTATE OF PETER
BARDI**, late of 94 Reid Road, Lake
Ariel, Wayne County, Pennsylvania
(died June 4, 2014), to Anna Marie
Izykovicz, Executrix. All persons
indebted to the said Estate are
required to make payment and those
having claims to present the same
without delay to the Executrix
named above in c/o Tammy Lee
Clause, Esquire, P.O. Box 241,
Newfoundland, PA 18445.

7/4/2014 • 7/11/2014 • 7/18/2014



WAYNE COUNTY BAR ASSOCIATION

www.waynecountylawyers.org

OTHER NOTICES

NOTICE OF PUBLIC JUDICIAL SALE

Notice is hereby given that the Wayne County Tax Claim Bureau will sell at Public sale to the highest bidder, properties listed in its Petition & its amendments, filed to No. 265 Civil 2014, as decreed by the Court, on July 8, 2014, in the Court House, Honesdale, Pa. The sale will be held on Friday, August 15, 2014, beginning at 10:00 a.m. No sale shall be made except to the County of Wayne for a bid less than costs, since the County of Wayne in preparation for the Sale has already incurred title search costs. The properties to be sold are among those advertised as follows:

YEAR OF SALE	PUBLICIZED IN..	DATE OF PUBLICATION
2010	Wayne Independent News Eagle	August 11, 2010 August 11, 2010
2011	Wayne Independent News Eagle Legal Journal of Wayne County	August 6, 2011 August 6, 2011 August 5, 2011
2012	Wayne Independent News Eagle Legal Journal of Wayne County	August 8, 2012 August 8, 2012 August 3, 2012
2013	Wayne Independent News Eagle Legal Journal of Wayne County	August 6, 2013 August 7, 2013 August 2, 2013

Prospective purchasers are referred to those advertisements or to the Wayne County Tax Claim Bureau, Court House, Honesdale, Pa. 18431, for further information. **TERMS OF SALE: CASH OR CERTIFIED CHECK FOR THE ENTIRE PURCHASE PRICE** as soon as the property is struck down. If the bid is not immediately paid, the sale will be voided and the property re-offered. Recording fees and Transfer Tax will be included with the accrued costs to set the beginning bid. A List of Properties offered may be view at our County Web Site www.co.wayne.pa.us. Cheryl A. Davies, Director, Wayne County Tax Claim Bureau, 925 Court St., Honesdale, Pa. 18431 570-253-5970 EXT. 4000.

7/18/2014

**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
AUGUST 6, 2014**

By virtue of a writ of Execution instituted Lakeview Loan Servicing, LLC issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 6th day of August, 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, viz:

ALL THAT CERTAIN lot, piece or parcel of land lying, situate and being in the Township of Palmyra, County of Wayne and Commonwealth of Pennsylvania as more particularly laid out and plotted upon a map Pennsylvania Coal Company of the Village of Hawley, said map being on file in the General Office of the Company at Dunmore, Lackawanna County, Pennsylvania, more particularly bounded and described as follows:

BEING LOT # 24 on Twenty-Second Street now North Street with reference to said map; said Lot # 24 having a frontage of sixty (60 feet) feet on North Street and

extending at right angles to said Street one hundred and twenty (120) feet. CONTAINNING 7, 200 square feet of land, be the same more or less.

TAX PARCEL # 18-0-002-0078

BEING KNOWN AS: 208 North Street, Hawley, PA 18428

Seized and taken in execution as property of:
Autumn Verbeke 183 Maines Road
HAWLEY PA 18428

Execution No. 127-Civil-2014
Amount Due: \$89,012.14 Plus
additional costs

May 9, 2014
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.
Salvatore Filippello Esq.

7/11/2014 • 7/18/2014 • 7/25/2014

**SHERIFF'S SALE
AUGUST 13, 2014**

By virtue of a writ of Execution instituted 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 13th day of August, 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, viz:

All that certain piece or parcel of land situate in Salem Township, Wayne County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the easterly side of right-of-way line of Lake View Drive, said point being the southwesterly corner of the herein described tract and a common corner of Lot 9 and Lot 10 in Maka Estates; thence leaving the side road and along the northerly side or line of said Lot 9 South 87 degrees East 150.00 feet to the northeasterly corner of same; thence along lands now or formerly of Karl A. Hennings, et ux., the following two courses and distances: North 3 degrees East 115.00 feet to a corner; and North 87 degrees West 150.00 feet to the

forementioned road; thence along the easterly side or right-of-way line thereof South 3 degrees West 115.00 feet to the point or place of BEGINNING.

CONTAINING 0.396 acres of land and being Lot 10

TITLE TO SAID PREMISES IS VESTED IN Michael L. Goodwin, by Deed from Michael L. Goodwin and Cynthia J. Reck, aka, Cynthia J. Goodwin, dated 12/01/2009, recorded 10/29/2010 in Book 4122, Page 38.

Tax Parcel: 22-0-0010-0051

Premises Being: 44 Lake View Drive Lake Ariel, PA 18436-5559

Improvements thereon:
RESIDENTIAL DWELLING

Seized and taken in execution as property of:
Michael L. Goodwin 44 Lakeview Drive LAKE ARIEL PA 18436
Cynthia J. RECK, A.K.A Cynthia J. Goodwin N/K/A Cynthia J.Skelton 44 LAKEVIEW DR. LAKE ARIEL PA 18436

Execution No. 49-Civil-2014
Amount Due: \$144,583.75 Plus additional costs

May 15, 2014
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.

7/18/2014 • 7/25/2014 • 8/1/2014

**SHERIFF'S SALE
AUGUST 13, 2014**

By virtue of a writ of Execution instituted 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 13th day of August, 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, viz:

ALL that certain piece or parcel of land located in the Township of Berlin, County of Wayne, Commonwealth of Pennsylvania, being known as Lot 1 on a survey map by James Motichka, PLS, as

recorded in Wayne County Map Book 111 at page 117, being bound and described as follows:

BEGINNING at a 3/4 inch threaded rod set, at the most westerly corner of the parcel herein described.

Thence from said point of beginning through the lands of the grantor N 44 degrees 05 minutes 45 seconds E 294.77 feet to an iron bolt set.

Thence continuing through the lands of the grantor N 57 degrees 04 minutes 27 seconds E 383.73 feet to a 1/2 inch rebar set.

Thence still through the lands of the grantor N 13 degrees 31 minutes 28 seconds E 232.66 feet to a 1/2 inch rebar found at the most southeasterly corner of lands of Joseph M. DeRosa Record Book 2831 Page 194.

Thence continuing along the line of lands of DeRosa on the same N 13 degrees 31 minutes 28 seconds E 65.24 feet to a 1/2 inch rebar found.

Thence still along the line of lands of DeRosa N 19 degrees 19 minutes 42 seconds W 48.38 feet to a 1/2 inch rebar set in the line of lands of Earl J. Marshall Record Book 1905 Page 37.

Thence along the line of lands of Earl J. Marshall, Record Book 1905 Page 37, the following (5) courses and distances:

- 1) S 51 degrees 33 minutes 45 seconds E 43.65 feet
- 2) S 73 degrees 13 minutes 45 seconds E 83.30 feet
- 3) S 62 degrees 18 minutes 45 seconds E 106.50 feet
- 4) S 25 degrees 16 minutes 15 seconds W 53.30 feet
- 5) S 34 degrees 43 minutes 45 seconds F 55.40 feet

Thence through the lands of the grantor the following (6) courses and distances:

- 6) S 14 degrees 01 minutes 56 seconds W 431.71 feet
- 7) S 56 degrees 06 minutes 16 seconds W 347.99 feet
- 8) N 82 degrees 18 minutes 32 seconds W 206.33 feet
- 9) N 73 degrees 49 minutes 20 seconds W 45.73 feet
- 10) N 86 degrees 10 minutes 23 seconds W 116.00 feet
- 11) N 84 degrees 51 minutes 18 seconds W 40.42 feet to the point or place of beginning.

Containing 6.00 acres as surveyed by James Motichka PLS, and as shown in Wayne County Map Book 111 at page 117.

Subject to rights previously granted for public utilities.

SUBJECT TO the terms and conditions as set forth in Wayne County Map Book 111 at page 117.

ALSO GRANTING AND CONVEYING to the Grantee, his heirs and assigns, to be used in

common with the Grantors, their heirs and assigns, a right-of-way as a means of ingress, egress and regress to the parcel herein described, leading from Township Road 480, a/k/a Reining Road, to the parcel herein described, and being bound and described as follows:

Beginning at a 3/4 inch threaded rod set, at the most westerly corner of the parcel above described.

Thence from said point of beginning N 84 degrees 51 minutes 18 seconds W 112.10 feet to a point in the easterly bounds of another right of way known as 'Red Ridge Drive.'

Thence along the easterly bounds of 'Red Ridge Drive' N 50 degrees 57 minutes 54 seconds W 57.19 feet to a point.

Thence along the northerly end of 'Red Ridge Drive' S 76 degrees 42 minutes 58 seconds W 16.00 feet.

Thence along the center of Reining Road T.R. 480, N 16 degrees 00 minutes 34 seconds W 52.07 feet to a point.

Thence S 78 degrees 39 minutes 44 seconds E 235.33 feet to a 1/2 inch rebar set.

Thence S 44 degrees 05 minutes 45 seconds W 64.29 feet to the point or place of beginning.

Containing within the bounds of said right-of-way 0.264 acres, and

being shown in Wayne County Map Book 111 at page 117.

The costs of maintenance, repairs and snow removal shall be borne equally by the Grantors, their heirs and assigns, and the Grantee, his heirs and assigns.

EXCEPTING AND RESERVING and SUBJECT TO the right of the Grantors, their heirs and assigns, to use in common with the Grantee, his heirs and assigns, that portion of the above described right-of-way that lies within the premises herein described as a means of ingress, egress and regress to the Grantors' adjoining lands, as shown on the aforesaid map.

ALSO GRANTING AND

CONVEYING to the Grantee, his heirs and assigns, all of the Grantors' right, title and interest in a certain gas lease dated April 25, 2008, between Stanley M. Petroski and Nora M. Petroski, and Chesapeake Appalachia, LLC, and recorded in Wayne County Record Book 3548 at page 215, as it pertains to the property conveyed herein.

TITLE TO SAID PREMISES IS VESTED IN Dennis Bannon, by Deed from Stanley M. Petroski and Nora M. Petroski, his wife, dated 10/28/2008, recorded 11/05/2008 in Book 3619, Page 30.

Tax Parcel: 01-0-0245-0054

Premises Being: 41 Reining Road

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Honesdale, PA 18431-3143
Improvements thereon:
RESIDENTIAL DWELLING

Seized and taken in execution as
property of:
Dennis J. Bannon a/k/a Dennis
Bannon 41 Reining Road
HONESDALE PA 18431

Execution No. 110-Civil-2014
Amount Due: \$220,137.70 Plus
additonal costs

May 14, 2014
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.

7/18/2014 • 7/25/2014 • 8/1/2014

**SHERIFF'S SALE
AUGUST 13, 2014**

By virtue of a writ of Execution
instituted Deutsche Bank National
Trust Company, as Trustee for
Ameriquet Mortgage Securities
Inc., Asset-Backed Pass-Through
Certificates, Series 2005-R7 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 August, 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,
viz:

**ALL THAT CERTAIN PIECE,
PARCEL AND TRACT OF LAND
SITUATE, LYING AND BEING
IN THE TOWNSHIP OF
PAUPACK, COUNTY OF
WAYNE, STATE OF
PENNSYLVANIA, MORE
PARTICULARLY DESCRIBED
AS FOLLOWS: LOT 193,
SECTION 2, AS SHOWN ON
PLAN OF LOTS,
WALLENPAUPACK LAKE
ESTATES, DATED MARCH 23,
1971 BY VEP & CO. AS
RECORDED IN THEOFFICE OF
THE RECORDER OF DEEDS IN
AND FOR WAYNE COUNTY,
PENNSYLVANIA, IN PLAT
BOOK 14, PAGE 117, SAID MAP
BEING INCORPORATED BY
REFERENCE HEREWITH AS IF
ATTACHED HERETO.**

**BEING KNOWN AS: 193 Red
Hawk Drive n/k/a 3 Red Hawk
Drive, Lake Ariel, PA 18436**

PROPERTY ID NO.: 19-0-0028-0237

IMPROVEMENTS:
RESIDENTIAL DWELLING

TITLE TO SAID PREMISES IS VESTED IN Theresa Marques, as sole owner BY DEED FROM Benjamin M. Galkin DATED 05/21/2003 RECORDED 06/13/2003 IN DEED BOOK 2254 PAGE 325 OR AT INSTRUMENT NUMBER .

Seized and taken in execution as property of:
THERESA MARQUES A/K/A TERRY MARQUES 193 RED HAWK DRIVE N/K/A 3 RED HAWK DRIVE LAKE ARIEL PA 18436

Execution No. 140-Civil-2014
Amount Due: \$128,477.42 Plus additional costs

May 16, 2014
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.

Nicole LaBletta, Esq.

7/18/2014 • 7/25/2014 • 8/1/2014

**SHERIFF'S SALE
AUGUST 13, 2014**

By virtue of a writ of Execution instituted PennyMac Corp. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 13th day of August, 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, viz:

All that certain pieces or parcels of land lying, being and situate in the Township of Lebanon, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the centerline of traveled way of Pennsylvania Route 191 (Hancock Highway) at the southeasterly corner of lands of West End Games Ltd., (RB 1026 P 18) said point of beginning is further described as being a southwesterly corner of lands of Eugene H. and Solveig

Spuhler (DB 258 P 857) and said point of beginning is still further described as being South 88 degrees North 10 minutes 42 seconds West 27.00 feet from a 1/2" rebar set; thence from said place of beginning North 88 degrees 10 minutes 42 seconds East 607.62 feet along the southerly line of said lands of Spohler to a 1/2" rebar set; thence South 03 degrees 27 minutes 13 seconds East 1153.99 feet along the westerly line of said lands of Spohler, to and along the westerly line of lands of Edward and Anna Mae Curtis (DB 178 P 138 "Third Parcel") to a 1/2" rebar set in a stone wall corner; thence South 86 degrees 44 minutes 12 seconds West 1130.32 feet along the northerly line of other lands of said Edward and Anna Mae Curtis (DB 178 P 138 - "Second Parcel") to a point in the centerline of traveled way of Pennsylvania Route 19 (Hancock Highway), which point is South 86 degrees 44 minutes 12 seconds West 27.54 feet from a 1/2" rebar set on the easterly side of said road and which point in said centerline is also North 87 degrees 38 minutes 28 seconds East 27.25 feet from a 1/2" rebar set on the westerly side of said road; thence along said centerline of traveled way for the following 4 courses and distances:

- a. North 21 degrees 31 minutes 30 seconds East 253.42 feet
- b. North 20 degrees 47 minutes 14 seconds East 778.39 feet
- c. North 19 degrees 42 minutes 12 seconds East 774.37 feet

d. North 20 degrees 23 minutes 38 seconds East 173.16 feet to the point or place of beginning. CONTAINING 23.15 acres of land as surveyed by Gary Packer, P.L.S. and recorded in Wayne County Map Book 86 at page 56.

SUBJECT to the rights of the public in and to the to the use of that portion of the above described 23.15 acre parcel which lies within the highway right of way line of Pennsylvania Route 191.

SUBJECT to any easements of record to public utilities.

UNDER AND SUBJECT to the covenant, condition and restriction that there shall be allowed no mobile homes or double wides upon the property hereinabove described at any time.

TITLE TO SAID PREMISES IS VESTED IN Russell D. Cole and Madalen Cole, his wife, by Deed from Gerald F. Brussell and Timothy E. O'Connell, dated 01/03/1997, recorded 01/10/1997 in Book 1210, Page 196.

Tax Parcel: 13-0-0214-0011

Premises Being: 1568 Hancock Highway Honesdale, PA 18431-6528

Improvements thereon:
RESIDENTIAL DWELLING

Seized and taken in execution as property of:
Russell D. Cole 1568 Hancock

Hwy Honesdale PA 18431
Madalen Cole 1568 Hancock Hwy
Honesdale PA 18431-6528

Execution No. 208-Civil-2013
Amount Due: \$226,449.04 Plus
additional costs

May 16, 2014
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.

7/18/2014 • 7/25/2014 • 8/1/2014

**SHERIFF'S SALE
AUGUST 13, 2014**

By virtue of a writ of Execution instituted Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans

Servicing, LP issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 13th day of August, 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, viz:

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 property of:
Arthur G. Satter 301 Prospect Street HAWLEY PA 18428

Execution No. 296-Civil-2012
Amount Due: \$128,640.51 Plus additional costs

May 16, 2014
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.

7/18/2014 • 7/25/2014 • 8/1/2014

**SHERIFF'S SALE
AUGUST 13, 2014**

By virtue of a writ of Execution instituted FIRST NIAGARA BANK, N.A., A NATIONAL BANKING ASSOCIATION,

SUCCESSOR BY MERGER TO HARLEYSVILLE NATIONAL BANK AND TRUST 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 August, 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, viz:

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

BEGINNING at a point in the center of Traffic Route 247; said point of beginning being on the common boundary line of lands now or formerly of Antzoulis and Hill. Said point of beginning being also on line with a stone wall on the easterly side of said road.

THENCE leaving the center of Traffic Route 247 and along lands now or formerly of Antzoulis the following two (2) courses and distances: 1. North eighty eight (88) degrees, thirty (30) minutes, zero (00) seconds East, Two thousand four hundred thirty five and no hundredths (2435.00) feet to a corner post; 2. South one (01) degree, thirty (30) minutes, zero (00) seconds East, Nine hundred thirty three and sixty one hundredths (933.61) feet to a point on line of lands now or formerly of

Carpender.

THENCE along lands now or formerly of Carpenter the following two (2) courses and distances: 1. South eighty eight (88) degrees thirty (30) minutes, zero (00) seconds West, Nine hundred eight and seven hundredths (908.7) feet to an iron pin found; 2. South one (01) degree, fifty nine (59) minutes, thirty five (35) seconds East, One thousand seven hundred ninety-one and eighteen hundredths (1791.18) feet to an iron pin set on line of lands now or formerly of O'Neill.

THENCE along lands now or formerly of O'Neill, South eighty-eight (88) degrees, thirty (30) minutes, zero (00) seconds West, Two thousand four hundred forty and nineteen hundredths (2440.19) feet to an iron pin set on line of other lands now or formerly of O'Neill.

THENCE continuing along lands now or formerly of O'Neill and crossing Traffic Route 247, North five (05) degrees, thirty (30) minutes, zero (00) seconds West, Three thousand three hundred twenty four and five hundredths (3324.05) feet to an iron pin set on line of lands now or formerly of Clune.

THENCE along lands now or formerly of Clune, North eight four (84) degrees nine (09) minutes, zero (00) seconds East, One thousand one hundred fifteen and nine hundredths (1115.09) feet to a

pint in the center of Traffic Route 247.

THENCE along the center of Traffic Route 247 the following two (2) courses and distances; 1. South two (02) degrees, five (05) minutes, sixteen (16) seconds East, Two hundred twelve and seventy eight hundredths (212.78 feet to a point; 2. South three (03) degrees, twenty six (26) minutes, seventeen (17) seconds East, Four hundred sixty three and twenty nine hundredths (463.29) feet to the point of beginning.

CONTAINING One hundred ninety three and forty one hundredths (193.41) acres of land more or less as surveyed by Ronald J. Gruzsky, Registered Land Surveyor.

This deed is conveyed under and subject to the rights of way of any and all public highways and public utilities which may be over and across the same.

The aforescribed property is depicted on a map drawn by Ronald J. Gruzsky dated March 1984, and recorded in the Office of the Recorder of Deeds of Wayne County in May Book 53 at Page 59.

BEING the same premises which William F. Esposito and Colegate N. Esposito, his wife by deed dated December 12, 2005 and intending to be simultaneously recorded herewith granted and conveyed unto Irv Bader, the Mortgagor

herein.

Seized and taken in execution as property of:
Irving Bader c/o Richard B. Henry, Esq. 1105 Court Street
HONESDALE PA 18431
BGL Holdings, LLC c/o Richard B. Henry, Esq. 1105 Court Street
HONESDALE PA 18431

Execution No. 568-Civil-2013
Amount Due: \$1,253,653.03 Plus additional costs

May 16, 2014
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.

Jeffrey G. Trauger, Esq.

7/18/2014 • 7/25/2014 • 8/1/2014

**SHERIFF'S SALE
AUGUST 13, 2014**

By virtue of a writ of Execution instituted U.S. Bank National Association, as Trustee for J.P.Morgan Alternative LoanTrust 2007-S1 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 August, 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, viz:

ALL that certain lot, piece or parcel of land situate, lying and being in the Township of Lehigh, County of Wayne and State of Pennsylvania, bounded and described as follows, to wit:

BEING lot number 3, Street Mohawk Trail on the plot or plan of lots known as 'Pocono Springs Estates, Inc.' as laid out for Pocono Springs Estates, Inc. by R.N. Harrison, Civil Engineer, Hackettstown, New Jersey dated May 1968 and recorded in the Office of the Recorder of Deeds in and for Wayne County in Map book 14, Page 189.

TITLE TO SAID PREMISES IS VESTED IN Janet Velehoski-Schneider and Lonnie Schneider, her husband, by Deed from Janet Velehoski, nbm Janet Velehoski-Schneider, dated 01/19/2007, recorded 01/25/2007 in Book 3222, Page 49.

Tax Parcel: 14-0-0030-0076

Premises Being: 1009 Mohawk Trail, a/k/a 3 Mohawk Trail Gouldsboro, PA 18424

Improvements thereon:
RESIDENTIAL DWELLING

Seized and taken in execution as property of:

Janet Velehoski-Schneider a/k/a Janet Velehoski a/k/a Janet Orwis a/k/a Janet Schinder 1213 South Irving Avenue SCRANTON PA 18505
Lonnie Schneider a/k/a Lonnie Schnider 1213 Couth Irving Avenue SCRANTON PA 18505

Execution No. 622-Civil-2012
Amount Due: \$222,913.45 Plus additional costs

May 15, 2014
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.

7/18/2014 • 7/25/2014 • 8/1/2014

CIVIL ACTIONS FILED

*FROM JUNE 21, 2014 TO JUNE 27, 2014
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2006-00263	WILCOX IVAN	6/25/2014	WRIT OF EXECUTION	6,500.00
2006-00263	WAYNE BANK GARNISHEE	6/25/2014	WRIT EXEC/GARNISHEE	—
2006-20214	BURKHEAD MICHAEL J	6/27/2014	SATISFACTION	589.52
2006-20214	BURKHEAD MARGARET M	6/27/2014	SATISFACTION	589.52
2008-90102	DAVIS ELIZABETH M ESTATE OF	6/26/2014	RELEASE OF CLAIM	—
2010-00448	BOROCHANER GLENN S	6/27/2014	WRIT OF EXECUTION	109,048.49
2010-21845	SHUFELDT CHRISTOPHER	6/25/2014	SATISFACTION	—
2011-00747	CUCCIA CHARLES	6/26/2014	SATISFACTION	—
2011-20319	SHUFELDT CHRISTOPHER	6/25/2014	SATISFACTION	—
2011-20319	CHRISTIANSSEN EMILY M	6/25/2014	SATISFACTION	—
2012-21021	JOHNSON EDWARD S	6/24/2014	SATISFACTION	227.05
2012-21021	JOHNSON KATHLEEN	6/24/2014	SATISFACTION	227.05
2012-21271	BAXTER KYLE C	6/26/2014	SATISFACTION	—
2012-21496	VIERING KEVIN	6/27/2014	SATISFACTION	893.38
2012-21496	VIERING MICHELLE	6/27/2014	SATISFACTION	893.38
2012-21580	WEIST BRIAN P	6/24/2014	SATISFACTION	269.36
2012-21580	WEIST SUSAN L	6/24/2014	SATISFACTION	269.36
2012-21583	JOHNSON EDWARD S	6/24/2014	SATISFACTION	288.77
2012-21583	JOHNSON KATHLEEN	6/24/2014	SATISFACTION	288.77
2013-00657	MICHELIN BETTY J EXECUTRIX	6/27/2014	DEFAULT JUDGMENT	14,329.02
2013-20002	SNITKOVSKIY SERGEI	6/26/2014	WRIT OF EXECUTION	1,552.56
2013-20051	CARLSON JAMES	6/25/2014	SATISFACTION	—
2013-20180	DELUCA TINA M PINEIRO	6/24/2014	SATISFACTION	634.59
2013-20180	PINEIRO TINA M DELUCA	6/24/2014	SATISFACTION	634.59
2013-20180	DELUCA THOMAS A	6/24/2014	SATISFACTION	634.59
2013-20187	KNEE WILLIAM	6/24/2014	SATISFACTION	279.31
2013-20187	KNEE TRACY	6/24/2014	SATISFACTION	279.31
2013-20382	JOHNSON EDWARD S	6/24/2014	SATISFACTION	260.68
2013-20382	JOHNSON KATHLEEN	6/24/2014	SATISFACTION	260.68
2013-20385	LOCKWOOD JAMES FRANKLIN	6/25/2014	SATISFACTION	—
2013-20390	MARTIN CHRISTOPHER R	6/23/2014	WRIT OF EXECUTION	—
2013-20390	HONESDALE NATIONAL BANK GARNISHEE	6/23/2014	GARNISHEE/WRIT EXEC	—
2014-00006	PAGLIERI ANTHONY R	6/27/2014	DEFAULT JUDG IN REM	188,384.87
2014-00006	PAGLIERI ANTHONY R	6/27/2014	WRIT OF EXECUTION	188,384.87
2014-00016	SMITH STANLEY	6/27/2014	WRIT OF EXECUTION	106,596.60
2014-00167	FOSTER LORETTA	6/27/2014	DEFAULT JUDGMENT	1,485.70
2014-00171	FULLER JOHN E	6/27/2014	JUDGMENT "IN REM"	69,824.55
2014-00171	FULLER ESTHER	6/27/2014	JUDGMENT "IN REM"	69,824.55
2014-00225	BRENNAN EDWARD E	6/25/2014	DEFAULT JUDGMENT	51,453.07

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

2014-00225	BRENNAN JOANNE M	6/25/2014	DEFAULT JUDGMENT	51,453.07
2014-00228	NEER FRANK D	6/27/2014	CONSENT JUDGMENT	4,660.60
2014-20190	FOUR STAR CONTRACTING INC	6/23/2014	SATISFACTION	—
2014-20364	ROCK LAKE INC A CORPORATION	6/24/2014	SATISFACTION	21,392.82
2014-20610	SCHROEDER HENRY J	6/23/2014	JUDG/PIKE COUNTY PA	121,500.00
2014-20611	SMALL KENNETH T	6/24/2014	FEDERAL TAX LIEN	16,108.58
2014-20611	SMALL DIANN L	6/24/2014	FEDERAL TAX LIEN	16,108.58
2014-20612	FREEDOM FROM CALLS ANSWERING SERVICE INC A CORPORATION	6/24/2014	FEDERAL TAX LIEN	13,022.86
2014-20613	WILLIAMS KATHERINE K	6/24/2014	FEDERAL TAX LIEN	8,832.41
2014-20614	TOSTO JAMES R	6/24/2014	MUNICIPAL LIEN	352.41
2014-20615	MOWATT PETER R	6/24/2014	MUNICIPAL LIEN	526.16
2014-20615	MOWATT BARBARA B	6/24/2014	MUNICIPAL LIEN	526.16
2014-20616	FENDT KATHERINE	6/25/2014	JUDG/MONROE CO PA	56,546.68
2014-20616	FENDT KATHERINE	6/25/2014	WRIT OF EXECUTION	57,137.48
2014-20616	DIME BANK GARNISHEE	6/25/2014	GARNISHEE/WRIT EXEC	57,137.48
2014-20617	SALTZ VERONICA W	P 6/25/2014	JUDG/CHESTER CO PA	82,000.00
2014-20618	HAHN VICKI R	6/26/2014	WRIT OF REVIVAL	2,909.50
2014-20619	BRAJUKA NICHOLAS	6/26/2014	JP TRANSCRIPT	1,289.60
2014-20620	BIHLER SHAWN	6/26/2014	JP TRANSCRIPT	5,553.00
2014-20621	DUNN JONATHAN	6/26/2014	JP TRANSCRIPT	1,459.30
2014-20622	MEHRTENS AMANDA	6/26/2014	JP TRANSCRIPT	2,081.78
2014-20623	GORDON JESSICA	6/26/2014	JP TRANSCRIPT	2,389.55
2014-20624	GERICHTEN YOLANDA	6/26/2014	JP TRANSCRIPT	1,052.95
2014-20625	HILLER DENNIS	6/26/2014	JP TRANSCRIPT	8,012.78
2014-20625	HILLER KRISTIANN	6/26/2014	JP TRANSCRIPT	8,009.03
2014-20626	HENDEL MICHAEL D	6/26/2014	JP TRANSCRIPT	3,072.15
2014-20627	SATTER AUTHUR G	6/26/2014	JP TRANSCRIPT	1,614.92
2014-20627	SATTER TAMMY	6/26/2014	JP TRANSCRIPT	1,614.92
2014-20628	TEXTER SCOTT	6/26/2014	JP TRANSCRIPT	8,135.00
2014-20629	HENSHAW NICHOLAS	6/26/2014	JP TRANSCRIPT	4,208.10
2014-20629	HENSHAW APRIL	6/26/2014	JP TRANSCRIPT	4,276.60
2014-20630	MCKINNEY ROGER	6/26/2014	JP TRANSCRIPT	1,084.50
2014-20630	MCKINNEY LISA	6/26/2014	JP TRANSCRIPT	1,084.50
2014-20632	GRENVILLE PHIL	6/27/2014	MUNICIPAL LIEN	546.41
2014-20632	WHYTE ADANA JANE	6/27/2014	MUNICIPAL LIEN	546.41
2014-20633	HOPKINS GUY W	6/27/2014	MUNICIPAL LIEN	740.55
2014-20633	HOPKINS KATHLEEN K	6/27/2014	MUNICIPAL LIEN	740.55
2014-20634	KOLB GEORGE W JR	6/27/2014	MUNICIPAL LIEN	590.40
2014-20635	TROIANELLI DENNIS	6/27/2014	MUNICIPAL LIEN	780.63
2014-20635	TROIANELLI LYNN	6/27/2014	MUNICIPAL LIEN	780.63
2014-20636	DELIA CHRISTINE	6/27/2014	MUNICIPAL LIEN	669.93
2014-20636	D'ELIA CHRISTINE	6/27/2014	MUNICIPAL LIEN	669.93
2014-20636	ABAYE RADOMES R	6/27/2014	MUNICIPAL LIEN	669.93
2014-20637	DMATTIA STACI ANN	6/27/2014	MUNICIPAL LIEN	507.72
2014-20638	ATTY DAVID	6/27/2014	MUNICIPAL LIEN	960.23
2014-20638	ATTY OLGA	6/27/2014	MUNICIPAL LIEN	960.23

2014-20639	TAVERAS JOSE A	6/27/2014	MUNICIPAL LIEN	495.04
2014-20639	TAVERAS CARLOS A	6/27/2014	MUNICIPAL LIEN	495.04
2014-20640	KOTEEN MARK A	6/27/2014	MUNICIPAL LIEN	491.34
2014-20641	ACOLIA DAVE	6/27/2014	MUNICIPAL LIEN	555.73
2014-20641	ACOLIA SYLVANA	6/27/2014	MUNICIPAL LIEN	555.73
2014-20642	LAWLOR ANNE MARIE	6/27/2014	MUNICIPAL LIEN	555.73
2014-20643	KUNG YAO HAU	6/27/2014	MUNICIPAL LIEN	740.55
2014-20644	KUNG HUA YAO	6/27/2014	MUNICIPAL LIEN	740.55
2014-20645	RAMOS RAFAEL	6/27/2014	MUNICIPAL LIEN	745.35
2014-20646	WATSON FRANCES	6/27/2014	MUNICIPAL LIEN	764.35
2014-20647	LUCKETT GRANT	6/27/2014	MUNICIPAL LIEN	740.55
2014-20647	LUCKETT DEBRA	6/27/2014	MUNICIPAL LIEN	740.55
2014-20648	BEEBEE PETER C	6/27/2014	MUNICIPAL LIEN	740.55
2014-20649	RAY BRIAN G	6/27/2014	MUNICIPAL LIEN	740.55
2014-20650	SPADONE NORMA	6/27/2014	MUNICIPAL LIEN	747.28
2014-20651	ODDO MICHAEL	6/27/2014	MUNICIPAL LIEN	743.20
2014-20651	ODDO RITA	6/27/2014	MUNICIPAL LIEN	743.20
2014-20652	CHURCH OF UNITY AND LIFE	6/27/2014	MUNICIPAL LIEN	528.17
2014-40051	CARLILE ERIC OWNER	P 6/24/2014	STIP VS LIENS	—
2014-40051	SCRANTON CRAFTSMEN INC CONTRACTOR	6/24/2014	STIP VS LIENS	—

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2014-00364	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	6/23/2014	—
2014-00364	KNECHT BRYANNA M	DEFENDANT	6/23/2014	—
2014-00365	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	6/23/2014	—
2014-00365	ORTMAN CHRISTINE A	DEFENDANT	6/23/2014	—
2014-00366	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	6/23/2014	—
2014-00366	MORGENSTERN TRACY L	DEFENDANT	6/23/2014	—
2014-00367	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	6/23/2014	—
2014-00367	LONGHENRY E J	DEFENDANT	6/23/2014	—
2014-00368	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	6/23/2014	—
2014-00368	REESEY ROBERT D JR	DEFENDANT	6/23/2014	—
2014-00369	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	6/23/2014	—
2014-00369	ELSTON WILLIAM R	DEFENDANT	6/23/2014	—
2014-00370	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	6/23/2014	—
2014-00370	BARRETT MINERVA	DEFENDANT	6/23/2014	—
2014-00371	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	6/23/2014	—
2014-00371	GREENBURG MELISSA	DEFENDANT	6/23/2014	—
2014-00372	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	6/24/2014	—
2014-00372	SCHERMERHORN CHARLENE	DEFENDANT	6/24/2014	—
2014-00373	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	6/24/2014	—
2014-00373	MASKER SAMANTHA M	DEFENDANT	6/24/2014	—
2014-00374	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	6/24/2014	—
2014-00374	MASKER JAMES	DEFENDANT	6/24/2014	—
2014-00375	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	6/24/2014	—
2014-00375	AMBROSIO MICHAEL D	DEFENDANT	6/24/2014	—

CONTRACT — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2014-00376	COMMONWEALTH OF PENNSYLVANIA BY AND THROUGH THE	PLAINTIFF	6/24/2014	—
2014-00376	DEPARTMENT OF COMMUNITY & ECON	PLAINTIFF	6/24/2014	—
2014-00376	IDEAL STEEL CORPORATION	DEFENDANT	6/24/2014	—
2014-00379	MED CLAIMS INTERNATIONAL ASSIGNEE OF	PLAINTIFF	6/25/2014	—
2014-00379	POCONO MEDICAL CENTER	PLAINTIFF	6/25/2014	—
2014-00379	MAZZAWI SAID	DEFENDANT	6/25/2014	—

PETITION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2014-00378	2006 BOAT TRAILER	PETITIONER	6/24/2014	—
2014-00378	BROWN GEORGE K	PETITIONER	6/24/2014	—

REAL PROPERTY — EJECTMENT

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2014-00377	JPMORGAN CHASE BANK NATIONAL SUCCESSOR BY MERGER TO	PLAINTIFF	6/24/2014	—
2014-00377	CHASE HOME FINANCE LLC SUCCESSOR BY MERGER TO	PLAINTIFF	6/24/2014	—
2014-00377	CHASE MANHATTAN MORTGAGE CORP	PLAINTIFF	6/24/2014	—
2014-00377	DAILY RONALD P	DEFENDANT	6/24/2014	—
2014-00377	BROWN SANDRA	DEFENDANT	6/24/2014	—
2014-00377	DAILEY LESTER P DECEASED	DEFENDANT	6/24/2014	—
2014-00377	UNKNOWN OCCUPANTS	DEFENDANT	6/24/2014	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2014-00380	US BANK NATIONAL ASSOCIATION	PLAINTIFF	6/26/2014	—
2014-00380	BAINBRIDGE CHRISTOPHER A/K/A	DEFENDANT	6/26/2014	—
2014-00380	BAINBRIDGE CHRISTOPHER W	DEFENDANT	6/26/2014	—
2014-00380	BAINBRIDGE KELLY A/K/A	DEFENDANT	6/26/2014	—
2014-00380	BAINBRIDGE KELLY J	DEFENDANT	6/26/2014	—

TORT — MOTOR VEHICLE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2014-00381	PPL ELECTRIC UTILITIES CORP	PLAINTIFF	6/26/2014	—
2014-00381	ARBOGAST JASON GESTATE	DEFENDANT	6/26/2014	—
2014-00381	NATIONWIDE MUTUAL INSURANCE CO	DEFENDANT	6/26/2014	—

TORT — PREMISES LIABILITY

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2014-00382	KORKES JOHN P JR	PLAINTIFF	6/27/2014	—
2014-00382	KORKES BARBARA	PLAINTIFF	6/27/2014	—
2014-00382	RUBIN GEORGE B T/D/B/A	DEFENDANT	6/27/2014	—
2014-00382	RUBIN JUDITH G T/D/B/A	DEFENDANT	6/27/2014	—
2014-00382	MCDONALDS OF HONESDALE	DEFENDANT	6/27/2014	—

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



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MORTGAGES AND DEEDS

*RECORDED FROM JULY 7, 2014 TO JULY 11, 2014
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Suchter Mark F Jr	P N C Mortgage	Salem Township	
Suchter Krista			438,000.00
Jankowska Dorota Szawrycka	J P Morgan Chase Bank	Salem Township	
Jankowski Lukasz			148,924.00
Conde Sylvia			
Szawrycki Tadeusz			
Protano David A	Mortgage Electronic Registration Systems	Lake Township	
Protano Aurora T			111,500.00
McDermott Kelly A	Mortgage Electronic Registration Systems	Paupack Township	
McDermott Peter P			286,020.00
StClair Wendy L Bennett	Mortgage Electronic Registration Systems	Honesdale Borough	120,000.00
Buchinski Douglas	Wayne Bank	South Canaan Township	
Buchinski Karen			91,000.00
Green Philip H	Wayne Bank	Buckingham Township	
Green Amy L			72,000.00
Bussard Richard Joseph AKA	Wayne Bank	Cherry Ridge Township	
Bussard R Joseph AKA			22,000.00
Hahn William A	Mortgage Electronic Registration Systems	Paupack Township	115,000.00
Petraglia Toni A	Mortgage Electronic Registration Systems	Salem Township	
Petraglia James			176,000.00
Grenier Joseph	Mortgage Electronic Registration Systems	Sterling Township	
Grenier Dawn			133,000.00
Taylor Melvin L	Mortgage Electronic Registration Systems	Lake Township	
Taylor Carlise H			222,750.00
Taylor Melvin L	Housing & Urban Development	Lake Township	
Taylor Carlise H			222,750.00
Degregorio Irene	J P Morgan Chase Bank	Salem Township	120,315.00
Demoose Leslie K	Mortgage Electronic Registration Systems	Cherry Ridge Township	130,050.00
Yannone Anthony John	Stemmler William Stemmler Joyce C	Salem Township	53,000.00
Parrish Mark	Mortgage Electronic Registration Systems	Preston Township	134,150.00

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

Neugebauer Amy J Neugebauer Greg H	Wayne Bank	Damascus Township	35,000.00
Waitkus Daniel W	Mortgage Electronic Registration Systems	South Canaan Township	
Waitkus Tara Lane			264,000.00
Matoushek Karen Matoushek Karl Anthony	P S E C U	Clinton Township	50,000.00
Warholic Brian Simpson David	N B T Bank Mortgage Electronic Registration Systems	Lake Township Damascus Township	279,000.00
Simpson Meaghan			151,020.00
Depalma Richard Springer Russell Jr	Honesdale National Bank Honesdale National Bank	Preston Township Salem Township	48,500.00
Springer Nancy			15,000.00
Bunting David I Bunting Susan D	Honesdale National Bank	Lake Township	18,000.00
Piotrowski Nancy A Adams Nancy A P	Honesdale National Bank	Berlin Township	27,298.00
Tuttle Adam Tuttle Gloria M	Honesdale National Bank	Oregon Township	32,000.00
Beam Patricia E	Honesdale National Bank	Waymart Borough	75,000.00
Olszyk Chad N Olszyk Nicole K	Honesdale National Bank	Salem Township	291,000.00
Hiller Daniel J Sr	Mortgage Electronic Registration Systems	Honesdale Borough	
Hiller Heather Marie			153,174.00
Demuro Chris	Mortgage Electronic Registration Systems	Berlin Township	80,000.00
Clifford Joseph Curtain Catherine	J P Morgan Chase Bank	Lake Township	272,000.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Peterson Robert	Peterson Robert R Sr	Lehigh Township	
Skelton Tracy Jannner By Sheriff Skelton Glenn A By Sheriff	Federal National Mortgage Association	Lake Township	
Murtagh Susan	Suchter Mark F Jr	Salem Township	
Talkiewicz Joseph	Suchter Krista		Lot 7
Scott William A Scott Janet V	Scott Michael John Tr Scott Justin Matthew Tr William A Scott Family Joint Lives Irrev Janet V Scott Family Joint Lives Irrev	Lehigh Township	
Scaduto Patricia A	Donnelly Ronald J Jr	Dreher Township	Lots 129 & 130
Trezza Michael J Trezza Rosemary J	Trezza Michael John Tr Trezza Rosemary J Tr Trezza Family Trust	Salem Township	Lot 2593
Treat Jeffrey S	Lake One Two Six Eight Five	Lake Township	Lot 4

Jankowska Dorota Szawrycka Conde Sylvia	Jankowska Dorota Szawrycka Conde Sylvia Szawrycki Tadeusz	Salem Township	Lot 66
Singer Steven J	McDermott Peter P McDermott Kelly A	Paupack Township	Lot 55
Plouffe Catherine Rosen Ann	Sporer Thomas F Jr Munsell Mark	Honesdale Borough Paupack Township	
Lucier Ann Rosen	Munsell Ervin Munsell Michele Munsell Nikki		Lots 504 & 505
Ott Constance A	Green Philip H Green Amy L	Buckingham Township	
Sheard Lucille Anne Pinto Steven J Pinto Paige C	Pinto Steven J Pinto Paige C	Damascus Township	
Sheard Lucille Anne Pinto Steven J Pinto Paige C	Sheard Lucille Anne	Damascus Township	
Weisel Linda S	Indian Rocks Property Owners Association	Salem Township	Lot 696
Weist Brian P By Sheriff Weist Suzan L By Sheriff	Loancare	Honesdale Borough	Lot 81
Knee William D By Sheriff Knee Tracy By Sheriff	Federal National Mortgage Association	Honesdale Borough	
Bolduc David J Sr Bolduc Patricia C	Hahn William A	Paupack Township	Lot 18
Scutti Vito D	Petraglia James Petraglia Toni A	Salem Township	Lot 9
Dolci Louis P Russano Mela	Russano Mela	Salem Township	Lot 8
Bank Of America By Af Nationstar Mortgage Af	Peregrine Property Group L L C	Waymart Borough	Lot 2
Housing & Urban Development Johnson Henry Jr	Yannone Anthony John Ruiz Michael A Sr Ruiz Stephanie	Salem Township Lehigh Township	Lot 166
Ascolese Vicki S	Atkinson David Atkinson Michele	Manchester Township	
Jorgensen John E Jorgensen Donna W ODonnell Lynn E Jorgensen Lynn E	Jorgensen John E Jorgensen Donna W Jorgensen Lynn E	Paupack Township	
Green Philip Green John E IV	Parrish Mark	Preston Township	
Henkels Mark G By Sheriff Henkles Jessica A By Sheriff	E S S A Bank & Trust	Dreher Township	Lot B13S1
Molinaro Paul T MolinaroCarolynn D	Schrader Kevin	Buckingham Township	
Adubato Yvonne M Hocker Andrew M	Gazer Stefanie Blue Water Two	Lehigh Township Damascus Township	Lot 76

Lintner Augustus W By Agent	Lintner Susan	Cherry Ridge Township	
Lintner Jeffrey A Agent			
Lange Erik R	Flynn Michael J	Oregon Township	
Ranieri Carl	Sroka Wallace B Jr	Scott Township	
	Prato Gregory		
Longo Rosario M	Longo Rosario M	Texas Township 1 & 2	
	Longo Misty R	Texas 1 & 2 & Honesdale	
		Honesdale Borough	
		Honesdale & Texas 1 & 2	
Salak Cathy M	Waitkus Daniel W	South Canaan Township	
	Waitkus Tara Lane		
Feigenbaum Paul A Exr	Barbe Walter B	Texas Township 3	
Harlan Judith Alayne Est AKA			
Harlan Judith A V Est AKA			
Eisele Janet B	Eisele Janet B	Hawley Borough	
Eisele Kurt	Eisele Kurt		
Flynn Clement G	Simpson David	Damascus Township	
Flynn Penny M	Simpson Meaghan		Lot 7
Reinbold J Scott	Beam Patricia E	Waymart Borough	
Reinbold Mary Bernadette			Lot 20
Hart Amanda Gaardsmoe Exr	Gaardsmoe Eric	Dyberry Township	
Gaardsmoe Janet L Est	Hart Amanda Gaardsmoe AKA		Lot 6
	Hart Amanda AKA		
J B Estreet Properties	Hiller Daniel J Sr	Honesdale Borough	
	Hiller Heather Marie		Lot 36
Avery Lois J	Demuro Chris M	Berlin Township	
Schwartz Lois J Avery			
Schwartz Albert H			
Marshall Lillian	Clifford Joseph	Lake Township	
	Curtin Catherine		Lot 2047
Martone Lawrence Adm			
By Sheriff	Federal Home Loan Mortgage Corporation	Texas Township 1 & 2	
Martone Margaret Adm By Sheriff			
Martone Mary M Est AKA			
By Sheriff			
Martone Mary Margaret Est			
AKA By Sheriff			
Spencer Fredrick By Sheriff	Nationstar Mortgage L L C	Buckingham Township	
	Champion Mortgage Company		
Holland Shirley A By Sheriff	Federal National Mortgage Association	Clinton Township 1	
Holland Martin M By Sheriff			
Lienert Mark W	Lienert Marcus	Cherry Ridge Township	
Lienert Carol R			Lot A
Turner Joel Adm By Sheriff	Nationstar Mortgage L L C	Damascus Township	
Franklin Camber H Est By Sheriff		Champion Mortgage Company	



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