

# OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 4 ★ AUGUST 29, 2014 ★ Honesdale, PA ★ No. 25



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

The Hon. Raymond L. Hamill  
*President Judge*

The Hon. Robert J. Conway  
*Senior Judge*

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

*The Official Legal Publication of Wayne County, Pennsylvania*



Legal Journal of Wayne County

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

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

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

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

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

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MESSAGE FROM THE  
WAYNE COUNTY BAR ASSOCIATION



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

PRICING & RATES

**Notice Pricing**

*One time Insertions*

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

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

**Subscription Rates**

*Per Year*

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

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

WAYNE COUNTY OFFICIALS

**Judge of the Court of Common Pleas**

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

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Ronald J. Edwards  
Ted Mikulak

**Court Administrator**

Linus H. Myers

**Sheriff**

Mark Steelman

**District Attorney**

Janine Edwards, Esq.

**Prothonotary, Clerk of The Court**

Edward “Ned” Sandercock

**Chief Public Defender**

Scott Bennett, Esq.

**Commissioners**

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Wendall R. Kay  
Jonathan Fritz

**Treasurer**

Brian T. Field

**Recorder of Deeds, Register of Wills**

Ginger M. Golden

**Coroner**

Edward Howell

**Auditors**

Carla Komar  
Judy O’Connell  
Kathleen A. Schloesser

**Jury Commissioners**

Judith M. Romich  
Patricia Biondo

**CRIMINAL CASES**

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*August 14, 2014 — The following cases were addressed by the Raymond L. Hamill, President Judge, Wayne County.*

**DAVID MARTIN JR.**, age 43 of Honesdale, PA, was sentenced to the Wayne County Correctional Facility for a total of not less than 4 months and 3 days nor more than 18 months for one count of DUI, ungraded Misdemeanor and one count of Endangering Welfare of Children: As Parent/Guardian, graded as a Misdemeanor of the 1st Degree. He was also ordered to pay all Court costs and pay a fine in the amount of \$1,000.00, complete the Alcohol Highway Safety Program, and comply with all recommendations from a drug and alcohol assessment. The incident occurred on December 4, 2013, in Honesdale Borough. His BAC was .301% and he had two children, ages 4 and 5, in the vehicle.

**JOHN SCHARIEST**, age 43 of Honesdale, PA, was sentenced to the Wayne County Correctional Facility for a period of not less than 180 days nor more than 6 months for one count of DUI, graded as a Misdemeanor and one count of Driving While Operating Privilege Is Suspended/Revoked, a Summary offense . He was also ordered to pay all Court costs, pay a fine in the amount of \$2,500.00, participate in a drug and alcohol addiction treatment program, and complete the Alcohol Highway Safety Program. The incident occurred on February 22, 2014, in Honesdale Borough. He refused a BAC test.

**KIMBERLY J. BOUCHER**, age 31 of Newfoundland, PA, was sentenced to the Wayne County Correctional Facility for a period of not less than 2 months not more than 12 months, for one count of Retail Theft-Take Merchandise, graded as a Misdemeanor of the 2nd Degree. She was also ordered to pay all Court costs, undergo a drug and alcohol evaluation and comply with all treatment recommendations, undergo a mental health evaluation and comply with all treatment recommendations, and obtain employment upon parole. The incident occurred on January 31, 2014, in Dreher Township.

**JOHN AUSTIN**, age 53 of Honesdale, PA, was sentenced to the Wayne County Correctional Facility for a period of not less than 3 days nor more than 6 months for one count of DUI-Highest Rate, an ungraded Misdemeanor. He was also ordered to pay all Court costs, pay a fine in the amount of \$1,000.00, Participate in a drug and alcohol addiction treatment program, complete the Alcohol Highway Safety Program, and continue with ongoing mental health treatment. The incident occurred on June 23, 2013, in Texas Township. His BAC was .211%.

**CRAIG MEYER**, age 45 of Gouldsboro, PA, was sentenced to the Wayne County Correctional Facility for a period of not less than 3 days nor more than 6 months for one count of DUI-Highest Rate, an ungraded Misdemeanor. He was also ordered to pay all Court costs, pay a fine in the amount of \$1,000.00, participate in a drug and alcohol

addiction treatment program, complete the Alcohol Highway Safety Program, perform 50 hours of community service, resolve all outstanding warrants, and obtain full time employment upon parole. The incident occurred on September 1, 2013, in Lehigh Township. His BAC was .187%.

**JAMES E. SULLIVAN**, age 30 of Hawley, PA, was sentenced to the Wayne County Correctional Facility for a period of not less than 6 months nor more than 1 year for one count of Theft by Unlawful Taking or Disposition, graded as a Misdemeanor of the 3rd Degree. He was also ordered to pay all Court costs, pay restitution in the amount of \$770.00, undergo a drug and alcohol evaluation and comply with all treatment recommendations, and obtain employment upon parole. The incident occurred on November 8, 2013, in Honesdale Borough.

**DANIELLE A. ZIPPERLEN**, age 23 of Honesdale, PA, was sentenced to be placed in the State Intermediate Punishment Program for a period of 24 months for one count of Possession of a Controlled Substance With Intent to Deliver-Heroin, an ungraded Felony. She was also ordered to pay all Court costs and a fine in the amount of \$5,000.00. The incident occurred on December 18, 2013, in Honesdale Borough.

**KAMIE ROSE HANSON**, age 23 of Tobyhanna, PA, was sentenced to the Wayne County Correctional Facility for a period of 11 days nor more than 12 months for one count of Possession of a Controlled Substance-Heroin, an ungraded Misdemeanor. She was also ordered to pay all Court costs, pay a fine in the amount of \$100.00, no contact with co-defendant, Eric Edwards, continue with drug and alcohol treatment, perform 50 hours of community service, and obtain employment upon parole. The incident occurred on February 1, 2013, in Salem Township.

**CHRISTINE L. JOHNSON**, age 40 of Honesdale, PA, was sentenced to probation for a period of 1 year for one count of Terroristic Threats, graded as a Misdemeanor of the 1st Degree. She was also ordered to pay all Court costs, undergo a drug and alcohol evaluation and comply with all treatment recommendations, refrain from contact with the victims, and obtain employment upon parole. The incidents occurred on March 26, 2014, in Manchester Township.

**MICHAEL J. JENKINS**, age 38 of Wilkes-Barre, PA, was sentenced to probation for a period of 18 months for one count of Terroristic Threats-Violent Crime with Intent to Terrorize, graded as a Misdemeanor of the 1st Degree. He was also ordered to pay all Court costs, pay a fine in the amount of \$300.00, undergo a drug and alcohol evaluation and comply with all treatment recommendations, complete an anger management course, and refrain from contact with the victim. The incident occurred on April 14, 2013, in Waymart Borough.

**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 JANE LAMBERTON  
AKA JANIE LAMBERTON  
Late of Lake Township  
Executor  
THOMAS LAMBERTON  
1187 THE HIDEOUT  
LAKE ARIEL, PA 18436  
Attorney  
JAMES CHRISTOPHER  
MUNLEY  
227 PENN AVE.  
SCRANTON, PA 18503

**8/29/2014 • 9/5/2014 • 9/12/2014**

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**ESTATE NOTICE**

NOTICE IS HEABY GIVEN that Letters of Testamentary have been granted in the estate of Willard H. Dakey late of Canaan Township. Date of death July 11, 2014. All persons indebted to the said estate are required to make payment and those having claims or demands to

present the same without delay to the Executor Alan W. Dakey208 Braewood Road, Dalton PA 18414

**8/29/2014 • 9/5/2014 • 9/12/2014**

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**EXECUTRIX NOTICE**

Estate of HERBERT W.  
MESSINGER AKA HERBERT  
MESSINGER  
Late of Starucca Borough  
Executrix  
ELAINE L. CARD  
4 COLLEGE AVENUE  
WINDSOR, NY 13865  
Attorney  
RONALD M. BUGAJ, ESQ.  
308 NINTH ST., PO BOX 390  
HONESDALE, PA 18431

**8/29/2014 • 9/5/2014 • 9/12/2014**

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**ADMINISTRATRIX NOTICE**

Estate of ANTHONY JOSEPH  
MCDONOUGH  
Late of Paupack Township  
Administratrix  
BARBARA MCDONOUGH  
24 SUNDEW RD.  
LAKE ARIEL, PA 18436  
Attorney  
JOHN F. SPALL  
2573 RT. 6  
HAWLEY, PA 18428

**8/29/2014 • 9/5/2014 • 9/12/2014**

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**EXECUTRIX NOTICE**

Estate of GWENDOLINE  
OKEEFE  
Late of Cherry Ridge Township  
Executrix  
SUSAN OKEEFE WEST  
25995 LAKE ARIEL HWY.  
HONESDALE, PA 18431  
Attorney  
JOHN F. SPALL  
2573 RT. 6  
HAWLEY, PA 18428

8/29/2014 • 9/5/2014 • 9/12/2014

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**ESTATE NOTICE**

Notice is hereby given that Letters of Administration have been granted in the Estate of Harry W. Rohrman, late of Wayne County, Pennsylvania, on August 18, 2014 to Kathryn F. Warboys. All persons indebted to said estate are required to make payment, and those having claims or demands to present the same without delay to David F. Bianco, Esquire, 707 Main Street, P.O. Box 84, Forest City, PA 18421.

DAVID F. BIANCO, ESQUIRE  
Attorney for the Estate

8/29/2014 • 9/5/2014 • 9/12/2014

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**EXECUTOR'S NOTICE**

ESTATE OF RONALD R.  
ROBINSON, a/k/a RONALD  
ROBINSON, late of Dyberry  
Township, Wayne County,  
Pennsylvania. Any person or  
persons having claim against or

indebted to the estate present same to Robert R. Robinson, 51 Myrtle Street, Waymart, PA 18472. Sally N. Rutherford, Esq., 921 Court St., Honesdale, PA 18431, Attorney for the Estate.

8/29/2014 • 9/5/2014 • 9/12/2014

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**EXECUTOR'S NOTICE**

ESTATE OF VIRGINIA PEIL  
JULES, a/k/a VIRGINIA JULES,  
late of Honesdale Borough, Wayne  
County, Pennsylvania. Any person  
or persons having claim against or  
indebted to the estate present same to Rebecca Michele Jules, 517 Finley Street, Duram, NC 27705. Sally N. Rutherford, Esq., 921 Court St., Honesdale, PA 18431, Attorney for the Estate.

8/22/2014 • 8/29/2014 • 9/5/2014

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**ESTATE NOTICE**

Estate of **Juel F. Enger, a/k/a Juel Frederick Enger** deceased,  
Late of **Las Vegas**, Clark County,  
Nevada,  
Letters **Administration C.T.A.**  
have been granted to the under-  
signed, who requests all persons  
having claims or demands against  
the Estate of the Decedent to make  
known of same, and all persons  
indebted to the Decedent to make  
payment without delay to:  
**Ms. Radune Mautz,**  
**Administratrix C.T.A.**

Or to her attorney:  
**John D. Lychak, Esquire**  
Law Offices of John D. Lychak, P.C.



35 East Elizabeth Avenue, Suite 21  
Bethlehem, PA 18018

8/22/2014 • 8/29/2014 • 9/5/2014

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**EXECUTRIX NOTICE**

Estate of JOHN D. POTOCHNICK  
AKA JOHN POTOCHNICK  
Late of Lake Township  
Executrix  
CAROL A. POTOCHNICK  
157 LAKE HEIGHTS COURT  
LAKE ARIEL, PA 18436  
Attorney  
STEPHEN J. EVERS, ESQ.  
213 R. NORTH STATE ST.  
CLARKS SUMMIT, PA 18411

8/22/2014 • 8/29/2014 • 9/5/2014

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**ESTATE NOTICE**

**NOTICE IS HEREBY GIVEN,**  
that Letters Testamentary have  
been issued in the Estate of Helen  
P. Marcinkevich, a/k/a Helen  
Marcinkevich, who died on May 2,  
2014, late resident of 42 Skyhawk  
Lane, Gouldsboro, PA 18424, to  
Karen Cortese, f/n/a Karen Smoke,  
Executrix of the Estate, residing at  
RD2 Box 136, Avoca, PA 18641.  
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 J.  
HOWELL, ESQUIRE, Attorney for  
the Estate, at 109 Ninth Street,  
Honesdale, PA 18431.

ALFRED J. HOWELL, ESQ.

HOWELL, HOWELL & KRAUSE

8/22/2014 • 8/29/2014 • 9/5/2014

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**EXECUTRIX NOTICE**

Estate of ALFRED WOLF  
Late of Palmyra Township  
Executrix  
MILDRED P. WOLF  
33 ROCKY VIEW DRIVE  
HAWLEY, PA 18428  
Attorney  
NICHOLAS A. BARNA  
831 COURT STREET  
HONSDALE, PA 18431

8/22/2014 • 8/29/2014 • 9/5/2014

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**EXECUTOR NOTICE**

Estate of LORNA I. THOMPSON  
AKA LORNA THOMPSON AKA  
LORNA THORNE AKA LORNA  
I. THORNE  
Late of Honesdale Borough  
Executor  
ROMAYNE CRAWFORD  
446 COUNTY HIGHWAY 67  
HANCOCK, NY 13783  
Executor  
MARTHA THOMPSON  
234 TERRACE ST.  
HONSDALE, PA 18431  
Attorney  
NICHOLAS A. BARNA  
831 COURT STREET  
HONSDALE, PA 18431

8/22/2014 • 8/29/2014 • 9/5/2014

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**EXECUTRIX NOTICE**

Estate of VIOLA ROBB AKA  
VIOLA E. ROBB



Late of Manchester Township  
Executrix  
BEVERLY JOHANNES  
464 DUCK HARBOR ROAD  
EQUINUNK, PA 18417  
Attorney  
FRANCES GRUBER, ESQ.  
214 NINTH STREET  
HONESDALE, PA 18431

8/22/2014 • 8/29/2014 • 9/5/2014

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**EXECUTRIX NOTICE**

Estate of JOANNA SORRENTO  
Late of Lake Ariel, PA  
Executrix  
ROSEANN DESANNO  
264 EASTON TURNPIKE  
LAKE ARIEL, PA 18436  
Attorney  
JUSTIN J. SULLA, ESQ,  
318 PENN AVENUE, 2ND FLOOR  
SCRANTON, PA 18503

8/22/2014 • 8/29/2014 • 9/5/2014

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**OTHER NOTICES**

**NOTICE OF FILING OF  
ARTICLES OF  
INCORPORATION**

Notice is hereby given that Articles of Incorporation have been filed with the Commonwealth of Pennsylvania, Department of State at Harrisburg, PA on or about August 21, 2014. The name of the corporation is LMJB, Inc. The corporation has been organized pursuant to the Pennsylvania Business Corporation Law of 1988, as amended.

Michael P. Lehutsky, Esq.  
613 Main Street  
Honesdale, PA 18431  
(570) 253-3800

8/29/2014

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**FICTITIOUS NAME  
REGISTRATION**

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Commonwealth of Pennsylvania on June 06, 2014, Your Internet Seller, at 632 Purdytown Tpke, Lakeville, PA 18438. The name and address of each individual interested in the business is Loretta Ubaldi, 632 Purdytown Tpke, Lakeville, PA. This was filed in accordance with 54 PaC.S. 311.

8/29/2014

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**NOTICE OF FILING OF  
CERTIFICATE OF  
ORGANIZATION**

TAKE NOTICE THAT a Certificate of Organization was filed with the Department of State. The name of the Limited Liability Company is Rockwell Travel, LLC. This Limited Liability Company has been organized under the provision pursuant to 15 Pa. C.S. 8913. Solicitor: Matthew L. Meagher, Esquire, 1018 Church Street, Honesdale, Pennsylvania 18431.

8/29/2014

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**NOTICE OF FILING OF  
CERTIFICATE OF  
ORGANIZATION**

TAKE NOTICE THAT a Certificate of Organization was filed with the Department of State. The name of the Limited Liability Company is A Sunny Place for Shady People, LLC. This Limited Liability Company has been organized under the provision pursuant to 15 Pa. C.S. 8913. Solicitor: Matthew L. Meagher, Esquire, 1018 Church Street, Honesdale, Pennsylvania 18431.

**8/29/2014**

**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  
SEPTEMBER 10, 2014**

By virtue of a writ of Execution instituted Deutsche Bank Nat'l. Trust Co., as Trustee for HIS Asset Securitization Corp. Trust 2006-OPT3, by its servicer Ocwen 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 10th day of September, 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 situated in the Borough of Honesdale (formerly Texas Township), County of Wayne, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the center of the Main Public Highway which leads from Honesdale to Bunnelltown, the southeast corner of lot of Mrs. John Hiller; thence North 84 degrees 15 minutes West 266 feet along the Hiller line to a corner in the stone wall; thence South 10 degrees East 100 feet along property of Clarence Calloway to a stake and stones corner; thence South 85 degrees 55 minutes East 204 feet along lands of CC. Brown to a point in the center of the aforementioned public highway; thence along the center of the highway North 28 degrees 30 minutes East 100 feet to the place of BEGINNING.

CONTAINING 23,500.00 square feet.

BEING the same premises which Farmers & Merchants Bank, a Division of Citizens National Bank of Lansford, Pennsylvania, by its deed dated the 23rd day of December, 1997, and recorded in Wayne County Record Book 1316 at Page 0048, granted and conveyed unto Joseph J. Sepe.

FURTHER BEING the same

premises which Joseph J. Sepe, by his deed dated the 10th day of January, 2003, and intended to be recorded immediately prior hereto, granted and conveyed unto Janice Sepe, the Grantor herein.

PARCEL NO. 11-0-0010-0126

BEING KNOWN AS 248 Cliff Street, Honesdale, PA 18431

BEING the same premises which Janice Sepe, by Deed dated March 24, 2003 and recorded March 24, 2003 in the Office of the Recorder of Deeds in and for Wayne County in Deed Book 2190Page 186 granted and conveyed unto Janice Sepe and Patrick J. Griffin, as joint tenants with rights of survivorship and not as tenants in common. Patrick J. Griffin has since departed this life on 03/11/2013.

Seized and taken in execution as property of:  
Janice Compton a/k/a Janice Sepe  
248 Cliff Street HONESDALE PA  
18431

Execution No. 172-Civil-2014  
Amount Due: \$147,660.98 Plus  
additonal costs

June 13, 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.**

Andrew Marley, Esq.

**8/15/2014 • 8/22/2014 • 8/29/2014**

**SHERIFF'S SALE  
SEPTEMBER 10, 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 10th day of September, 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 or tract of land lying situate within the Township of Dreher, County of Wayne and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit:

Commencing at a point for a

corner in the easterly right-of-way of Newfoundland Drive marked by a found steel pin, being the most westerly corner of this parcel and a corner in common with Lot 11, as shown on PLOT OF LOTS, titled Kresswood Streams prepared by Harry F. Schoenagel, Registered Surveyor and dated 13 May 1971, said point being the POINT OF BEGINNING;

Thence along the common line between this parcel and said Lot 11, North 57 degrees 20 minutes 20 seconds East, a distance of 186.53 feet to a found steel pin for a corner;

Thence, South 25 degrees 02 minutes 25 seconds East, a distance of 8.40 feet to a set steel pin for a corner;

Thence North 57 degrees 20 minutes 20 seconds East a distance of 214.59 feet to a found steel pin for a corner in the westerly right-of-way of the aforementioned Newfoundland Drive;

Thence, along the said Newfoundland Drive right-of-way the following five (5) courses and distances; (1) South 32 degrees 39 minutes 40 seconds East, a distance of 35.20 feet to a found steel pin being a point of intersection with a non-tangent curve, concave Westerly, having a radius of 80.01 feet and a central angel of 89 degrees 59 minutes 59 seconds, thence (2) Southeasterly along the arc of said curve to the right, from which the local tangent at the

beginning point bears South 32 degrees 39 minutes 44 seconds East, a distance of 125.67 feet, said arc subtended by a chord which bears South 12 degrees 20 minutes 21 seconds West, a distance of 113.14 feet to the point of intersection with a non-tangent line; thence (3) South 57 degrees 20 minutes 20 seconds West, a distance of 240.00 feet to a set steel point for a corner, being the beginning of a curve, concave Northerly, having a radius of 80.00 feet and a central angle of 90 degrees 00 minute 00 second, thence (4) Southwesterly along the arc of said curve to the right, a distance of 125.66 feet, said arc subtended by a chord which bears North 77 degrees 39 minutes 40 seconds West, a distance of 113.14 feet to eh curve's end; and (5) North 32 degrees 39 minutes 40 seconds West, a distance of 43.51 feet to the POINT OF BEGINNING; Containing 1.03 acres of land, more or less.

Lots 9 and 10 are now known as Lot 9R, referred to and recorded in Map Book 95, Page 4.

UNDER AND SUBJECT to the conditions, exceptions and reservations, and restrictive covenants which are attached and incorporated herein, and as are contained in prior deeds forming the chain of title.

ALSO UNDER AND SUBJECT to the condition that the parcels herein conveyed namely Lot Nos. 9 and 10, are hereby consolidated

and merged into one parcel and the same shall not be subdivided nor sold individually or separately without the express written permission of the Dreher Township Board of Supervisors, and/or any Township agency authorized to approve the same.

TITLE TO SAID PREMISES IS VESTED IN John Flaherty, a married man, by Deed from Wells Fargo Bank, N.A. a/k/a Wachovia Mortgage, a division of Wells Fargo Bank, NA f/k/a Wachovia Mortgage f/k/a World Savings Bank, FSB, dated 07/25/2012, recorded 08/15/2012 in Book 4425, Page 147.

TAX PARCEL: #08-0-0010-0013.-

Seized and taken in execution as property of:

John Flaherty 70 East Sterling Road NEWFOUNDLAND PA 18445

Execution No. 186-Civil-2014  
Amount Due: \$211,645.65 Plus additional costs

June 12, 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

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

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

Jonathan Lobb, Esq.

8/15/2014 • 8/22/2014 • 8/29/2014

**SHERIFF'S SALE  
SEPTEMBER 10, 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 10th day of September, 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 Cherry Ridge, County of Wayne, and Commonwealth of Pennsylvania, and more particularly laid out and plotted upon a certain map designated as 'Land Estates' recorded in Wayne County Map Book 3, at page 56, as by reference thereto will more fully and at large appear, and being more

particularly described as follows:

BEGINNING at a point for a corner of the Northerly side of edge of Hemlock Street, so designated on the referred map, the said point or place of beginning being also the Southeasterly corner of lands hereinafter described and the Southwesterly corner of Lot No. 141; thence along the Northerly side or edge of the referred to Hemlock Street, South 69 degrees 30 minutes West 100 feet to a point for a corner in the Easterly side or edge of Middle Avenue with reference to the said map; thence, along the Easterly side or edge of the referred to Middle Avenue on a course generally North 23 degrees 00 minutes West 100 feet to a point for a corner in the Easterly side or edge of the said Middle Avenue, and Southwesterly corner of Lot No. 105; thence, along the common line between the lands herein described and the Southerly boundary of Lots No. 105, 104, 103, 102, and 101, North 69 degrees 30 minutes East 100 feet to a point for a corner the common corner of Lot No. 100 the Southwesterly corner thereof and Lot No. 141 the Northwesterly corner thereof, thence along the common line dividing the premises herein described and the referred to Lot No. 141 and along the Westerly boundary thereof, generally on a course South 23 degrees 00 minutes East 100 feet to the point or place of beginning; the said lands or premises being an area 10,000 square feet, more or less

and comprising Lots No. 136, 137, 138, 139 and 140 as designated on the referred to map the said Lands or premises are improved with a frame cottage thereon.

ALL THAT CERTAIN piece or parcel of land located in the Township of Cherry Ridge, County of Wayne, and Commonwealth of Pennsylvania, and more particularly laid out and plotted upon a certain map designated as 'Land Estates', surveyed by C.E. Ferris. C.E., May 22, 1928, bounded and described as follows:

BEGINNING at a point at the common corner of Lots No. 102, and 101 with reference to the aforementioned map; thence South sixty-nine (69) degrees thirty (30) minutes West (S. 69 degrees. 30 minutes W) along the southerly side of Birch Street eighty (80) feet more or less to a corner marking the northwesterly corner of Lot No. 105, being the intersection of the easterly side of Middle Avenue with the southerly side of Birch Street, thence along the easterly side of Middle Avenue one hundred (100) feet to a point being a corner common to Lots No. 105 with Lot No. 136; thence North sixty-nine (69) degrees thirty (30) minutes East (N 69 degrees 30 minutes E) along the common line dividing Lot Nos. 136, 105, 137, 104, 138, 103, 139 and 102, eighty (80) feet more or less to a point marking a corner common to Lots Nos. 139, 102, 140 and 101; thence along the dividing line southerly side of Birch Street marking the point or

place of BEGINNING.

Comprising within said boundaries Lot Nos. 102, 103, 104 and 105 with reference to said map.

TITLE TO SAID PREMISES IS VESTED IN Joseph Gershonowitz, Jr. and Ashley R. Laird, joint tenants with the right of survivorship, by Deed from Michelle A. Merrigan, a single woman, dated 08/29/2011, recorded 09/15/2011 in Book 4277, Page 224.

Tax Parcel: 05-0-0001-0285, 05-0-0001-0326

Premises Being: 7 Middle Avenue, Honesdale, PA 18431

Improvements thereon:  
RESIDENTIAL DWELLING

Seized and taken in execution as property of:  
Joseph Gershonowitz, Jr. 7 Middle Avenue HONESDALE PA 18431  
Ashley K. Laird a/k/a Ashley R. Laird 7 Middle Avenue HONESDALE PA 18431

Execution No. 409-Civil-2013  
Amount Due: \$128,845.78 Plus additional costs

June 12, 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.

Emily M. Phelan Esq.

8/15/2014 • 8/22/2014 • 8/29/2014

**SHERIFF'S SALE  
SEPTEMBER 10, 2014**

By virtue of a writ of Execution instituted LSF8 Master Participation Trust, as successor Plaintiff to Household Finance Consumer Discount Company issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 10th day of September, 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 pieces or parcels of land lying, situate and being in the Township of Manchester, County of Wayne and

Commonwealth of Pennsylvania, bounded and described as follows:

FIRST PARCEL: BEGINNING at a corner South 89 degrees West 23 feet from the Northwest corner of the Odd Fellows Hall in the village of Lookout, County and State aforesaid; thence by land now or formerly of Sylvania A. Teeple, North 1 degree West 269 feet to a corner; thence North 89 degrees East along land now or formerly of Sylvania A. Teeple, 153 feet to the center of the improved highway leading to Honesdale to Equinunk, designated as Route 90; thence along the center of the same, South 5 1/2 degrees East 275 feet and thence along the Northern line of the Odd Fellows Hall lot and land now or formerly of Sylvania A. Teeple, South 89 degrees West 173 feet to the place of BEGINNING. CONTAINING 1 Acre of land, be the same more or less.

SECOND PARCEL: BEGINNING at an iron pin, said pin being in the Northwest corner of the property known as Lookout Lodge (See Wayne County Deed Book 104, page 171); thence South seven (07) degrees eighteen (18) minutes West one hundred (100) feet to a found iron pin; thence North eighty-one (81) degrees twelve (12) minutes West fifty-nine (59) feet to a set iron pin; thence North ten (10) degrees eighteen (18) minutes West two hundred twenty (220) feet to a set iron pin; thence North forty-three (43) degrees forty-two (42) minutes East forty and six-tenths (40.6) feet to a set iron pin; thence

South eighty-one (81) degrees twelve (12) minutes East eighty-five (85) feet to an iron pin set, said pin being the Southwest corner of a parcel conveyed by Melvin James Burger, et ux, et al, to Everett F. Hawley, et ux, by deed dated June 30, 1979 and recorded in Wayne County Deed Book 360, Page 386; thence South ten (10) degrees six (06) minutes West one hundred forty-one (141) feet to a found iron pin; thence South eighty-one (81) degrees twelve (12) minutes East twenty-three (23) feet to the point or place of BEGINNING. CONTAINING forty-six one-hundredths (0.46) of an acre, be the same more or less.

UNDER AND SUBJECT to a prohibition in the grantees, Melvin James Burger and Ella Burger, and Melvin James Lindsey and Connie Lindsey, their heirs and assigns, whereby the said grantees, Burger and Lindsey, are precluded from excavating, digging, etc. on any portion of the ground herein conveyed so as to effect the water supply via natural springs which services property of grantors (Everett F. Hawley and Joan F. Hawley, now or formerly), Umstedters, or Rollisons, or grantees, Burger and Lindsey, their heirs and assigns will bear total liability for the loss of said water and agree to supply same.

Located thereon is a 2 story house and a small shed.

BEING Parcel ID No. 15-0-0175-0039

KNOWN AS 3113 Hancock Highway, Equinunk, PA 18417

BEING the same premises which Ella Burger, Widow, and Melvin James Lindsey and Connie Lindsey, his wife, by Deed dated January 4, 1985 and recorded January 16, 1985 in the Office of the Recorder of Deeds in and for Wayne County in Deed Book 423 Page 328, granted and conveyed unto Melvin James Lindsey and Connie Lindsey, his wife, in fee.

Seized and taken in execution as property of:

Melvin James Lindsey 3113 Hancock Highway EQUINUNK PA 18417

Connie Lindsey 3113 Hancock Hwy. Equinunk PA 18417

Execution No. 822-Civil-2010  
Amount Due: \$278,333.89 Plus additional costs

June 13, 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.

Christina C. Viola Esq.

8/15/2014 • 8/22/2014 • 8/29/2014

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**SHERIFF'S SALE  
SEPTEMBER 10, 2014**

By virtue of a writ of Execution instituted FEDERAL NATIONAL MORTGAGE ASSOCIATION (FANNIE MAE) issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 10th day of September, 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 or lot of land, situate, lying and being in the Township of Lake, County of Wayne and Commonwealth of Pennsylvania, more particularly described as Lot 589, Sunrise Trail, as shown on a Map of Lands of Paupackan Lake Shores, Inc., recorded in the Office of the Recorder of Deeds in and for the County of Wayne in Map Book 29, Page 83.

PARCEL IDENTIFICATION NO:  
12-0-0054-0589, TAX ID #:  
045423

IMPROVEMENTS: Residential dwelling

Seized and taken in execution as property of:  
Charles Leach 1 Chipmunk Ct  
HAWLEY PA 18428  
Sandra L. Grant 1 Chipmunk  
Court, Lot 589 HAWLEY PA  
18428

Execution No. 235-Civil-2014  
Amount Due: \$112,773.52 Plus  
additional costs

June 25, 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.

Heather Riloff Esq.

8/15/2014 • 8/22/2014 • 8/29/2014

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## CIVIL ACTIONS FILED

*FROM AUGUST 2, 2014 TO AUGUST 8, 2014  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

### JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
1996-20374	CESTONE DANIEL SR	8/08/2014	SATISFACTION	964.00
2007-20362	DOBKOWSKI THEODORE	8/04/2014	SATISFACTION	—
2007-20579	DOBKOWSKI THEODORE	8/04/2014	SATISFACTION	—
2007-21268	DOBKOWSKI THEODORE	8/04/2014	SATISFACTION	—
2008-00299	COLLINS KEITH D	8/05/2014	WRIT OF EXECUTION	242,881.59
2008-00299	COLLINS GAIL P	8/05/2014	WRIT OF EXECUTION	242,881.59
2008-20317	DOBKOWSKI THEODORE	8/04/2014	SATISFACTION	—
2008-21631	DOBKOWSKI THEODORE	8/04/2014	SATISFACTON	—
2010-00964	BURKE BRIAN P	8/07/2014	DEFAULT JUDG IN REM	—
2010-00964	SCALZO MAUREEN BURKE	8/07/2014	DEFAULT JUDG IN REM	—
2010-20226	CORNACCHIA PASQUALE	8/05/2014	WRIT OF EXECUTION	—
2010-20226	WOODFOREST NATIONAL BANK GARNISHEE	8/05/2014	GARNISHEE/WRIT EXEC	—
2010-21189	CHRISTIANSSEN EMILY M	8/04/2014	SATISFACTION	—
2011-21641	KAZAWIC JOHN	8/05/2014	SATISFACTION	—
2012-00266	COBB JOHN P	P 8/06/2014	JDGMT BY COURT ORDER	—
2012-00266	COBB NANCY M	P 8/06/2014	JDGMT BY COURT ORDER	—
2012-00296	SATTER ARTHUR G	8/05/2014	AMEND "IN REM" JUDG	134,165.95
2012-00394	BARONE FRANK A	P 8/06/2014	JDGMT BY COURT ORDER	—
2012-00465	FLANNERY RYAN J	8/05/2014	AMEND "IN REM" JUDG	309,149.42
2012-00465	FLANNERY SANDRA M	8/05/2014	AMEND "IN REM" JUDG	309,149.42
2012-00484	HEDGELON MARTIN L	8/05/2014	AMEND "IN REM" JUDG	211,057.52
2012-00484	HEDGELON RACHEL M	8/05/2014	AMEND "IN REM" JUDG	211,057.52
2012-20652	EHRlich JIMMIE R	8/04/2014	SATISFACTION	—
2012-20652	EHRlich JEAN M OBRIEN	8/04/2014	SATISFACTION	—
2012-20652	OBRIEN JEAN M EHRlich	8/04/2014	SATISFACTION	—
2012-21043	AUSTIN BENNIE L	8/05/2014	SATISFACTION	—
2012-21627	PEARSON RANDY G	8/04/2014	SATISFACTION	—
2012-21627	PEARSON MICHELLE	8/04/2014	SATISFACTION	—
2013-00071	BLISS THOMAS A	8/05/2014	AMEND "IN REM" JUDG	259,472.18
2013-00071	BLISS LORI M	8/05/2014	AMEND "IN REM" JUDG	259,472.18
2013-00409	GERSHONOWITZ JOSEPH JR	8/05/2014	AMEND "IN REM" JUDG	143,267.86
2013-00409	LAIRD ASHLEY K A/K/A	8/05/2014	AMEND "IN REM" JUDG	143,267.86
2013-00409	LAIRD ASHLEY R	8/05/2014	AMEND "IN REM" JUDG	143,267.86
2013-00528	OBRIEN MARIANNE	8/06/2014	WRIT OF EXECUTION	157,129.23
2013-00546	RUCH LARRY E	8/06/2014	WRIT OF EXECUTION	56,157.43
2013-00711	POPICK CHRISTOPHER S	8/07/2014	DEFAULT JUDGMENT	—
2013-00723	ARMBRUSTER ELIZABETH SOLELY/HEIR OF SHIRLEY F KRUEG	8/07/2014	DEFAULT JUDGMENT	169,969.04
2013-00723	ARMBRUSTER ELIZABETH SOLELY/HEIR OF SHIRLEY F KRUEG	8/07/2014	WRIT OF EXECUTION	169,969.04

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

2013-20308	ROTUSKY CINDY A	8/04/2014	SATISFACTION	—
2013-20308	FOTUSKY BERNARD R	8/04/2014	SATISFACTION	—
2013-20752	EHRlich JIMMIE R	8/04/2014	SATISFACTION	—
2013-20752	OBRIENEHRlich JEAN M	8/04/2014	SATISFACTION	—
2013-21072	PUGH DONALD	8/06/2014	SATISFACTION	—
2013-21072	PUGH DEBBIE	8/06/2014	SATISFACTION	—
2013-21387	ARIEL SCREEN ARTS LLC	8/04/2014	SATISFACTION	—
2014-00035	MANLEY WAYNE	8/06/2014	SUMMARY JUDGMENT	—
2014-00144	BRINKWORTH MARTHA K	8/07/2014	DEFAULT JUDG IN REM	51,512.60
2014-00144	BRINKWORTH DAVID R	8/07/2014	DEFAULT JUDG IN REM	51,512.60
2014-00186	FLAHERTY JOHN	8/05/2014	AMEND "IN REM" JUDG	218,776.02
2014-00244	ABBOTT DANIEL	8/07/2014	DEFAULT JUDGMENT	15,411.40
2014-00263	ROSSI KELLY LOUISE	8/06/2014	DEFAULT JUDG IN REM	198,949.09
	CO EXECUTRIX			
2014-00263	ROSSI PETER R	8/06/2014	DEFAULT JUDG IN REM	198,949.09
	CO EXECUTOR			
2014-00296	EISLOEFFEL DENNIS	8/07/2014	DEFAULT JUDGMENT	181,963.74
2014-00296	EISLOEFFEL SUSAN	8/07/2014	DEFAULT JUDGMENT	181,963.74
2014-00296	EISLOEFFEL DENNIS	8/07/2014	WRIT OF EXECUTION	181,963.74
2014-00296	EISLOEFFEL SUSAN	8/07/2014	WRIT OF EXECUTION	181,963.74
2014-00325	ZELLER ARTHUR S	8/07/2014	DEFAULT JUDGMENT	43,910.06
	EXECUTOR			
2014-00327	SCHNECK ROBERT J	8/07/2014	PRELIMINARY JUDGMENT	—
2014-00327	SCHNECK ROBERTA C	8/07/2014	PRELIMINARY JUDGMENT	—
2014-20130	LEE BRENDA CLEMO	8/06/2014	WITHDRAW WRIT EXEC	—
2014-20130	CLEMO BRENDA LEE	8/06/2014	WITHDRAW WRIT EXEC	—
2014-20341	UPPER DELAWARE VALLEY	8/04/2014	SATISFACTION	17,495.90
	INFECTIOUS DISEASES PC			
2014-20796	CORRIGAN CREATIVE CUSTOMS LLC	8/04/2014	TAX LIEN	698.42
2014-20797	DOBKOWSKI THEODORE	8/04/2014	TAX LIEN	357.06
2014-20798	MENOTTI ADORE J	8/04/2014	TAX LIEN	5,462.11
2014-20799	VISION QUEST INC	8/04/2014	TAX LIEN	712.50
2014-20800	FREEDOM FROM CALLS ANSWERING	8/04/2014	TAX LIEN	9,344.23
	SERVICE INC			
2014-20801	ARIEL SCREEN ARTS LLC	8/04/2014	TAX LIEN	493.23
2014-20802	ALDENVILLE LOG & LUMBER INC	8/04/2014	TAX LIEN	415.68
2014-20803	TEXTER JAMES JR	8/04/2014	TAX LIEN	1,083.67
2014-20804	HOWANITZ DONALD J	8/04/2014	TAX LIEN	1,848.51
2014-20805	CAVAGE PAUL	8/04/2014	TAX LIEN	331.29
2014-20806	CLANCY MARTIN H	8/04/2014	TAX LIEN	2,410.66
2014-20807	TREAT THOMAS	8/04/2014	TAX LIEN	2,830.14
2014-20807	TREAT DENISE	8/04/2014	TAX LIEN	2,830.14
2014-20808	KUPLACK MATTHEW J	8/04/2014	FEDERAL TAX LIEN	80,007.60
2014-20809	KUPLACK MATTHEW	8/04/2014	FEDERAL TAX LIEN	95,100.48
2014-20809	SHITOVA EVGENITA	8/04/2014	FEDERAL TAX LIEN	95,100.48
2014-20810	DELRIO JOSEPH	8/04/2014	JUDGMENT	2,568.50
2014-20811	MCCLAIN CHRISTOPHER K	8/04/2014	JUDGMENT	2,808.00
2014-20812	BESCHNER CONNOR W	8/04/2014	JUDGMENT	2,092.00
2014-20813	CREATIVE BUILDING & DESIGN CO	8/04/2014	TAX LIEN	600.60
	INC			

2014-20814	BEDDOE JEFFREY	8/04/2014	JUDGMENT NOTE	1,443.00
2014-20814	BEDDOE JOHN	8/04/2014	JUDGMENT NOTE	1,443.00
2014-20815	GILLETTE KIMBERLY A	8/05/2014	JUDGMENT	4,217.00
2014-20816	HARRISON LEE D	8/05/2014	FEDERAL TAX LIEN	60,645.60
2014-20817	VOGEL TERRY L	8/07/2014	JP TRANSCRIPT	1,451.36
2014-20817	VOGEL MYRNA	8/07/2014	JP TRANSCRIPT	1,385.75
2014-20818	DAVEY TIMOTHY	8/07/2014	JP TRANSCRIPT	4,748.90
2014-20819	GEIGER PAUL	8/07/2014	JP TRANSCRIPT	1,534.91
2014-20819	GEIGER TERRY	8/07/2014	JP TRANSCRIPT	1,588.41
2014-20820	WILSON JAMES	8/07/2014	JP TRANSCRIPT	4,848.05
2014-20821	HOFFMAN ROBERT	8/07/2014	JP TRANSCRIPT	4,132.50
2014-20822	MILLS FRANK	8/07/2014	JP TRANSCRIPT	1,226.90
2014-20822	MILLS ROXANE	8/07/2014	JP TRANSCRIPT	1,226.90
2014-20823	STRUBLE FRANK	8/07/2014	JP TRANSCRIPT	7,750.70
2014-20823	STRUBLE PATRICIA	8/07/2014	JP TRANSCRIPT	7,750.70
2014-20824	WILLIAMS CHRISTOPHER J	8/08/2014	JUDGMENT	2,124.00
2014-20825	WILLIAMS CHRISTOPHER J	8/08/2014	JUDGMENT	3,126.00
2014-20826	BIGLIN NICOLE M	8/08/2014	JUDGMENT	3,277.09
2014-20827	ESTRELLA RICHARD M	8/08/2014	JUDGMENT	2,283.50
2014-20828	ACOSTA DAMIAN	8/08/2014	JUDGMENT	618.50
2014-20829	AMERICAN REAL ESTATE INVESTMENT HOLDINGS III INC	8/08/2014	TAX LIEN	1,374.24
2014-20830	BELMONT PETER	8/08/2014	JP TRANSCRIPT	4,741.56
2014-40070	NATIONSTAR MORTGAGE LLC OWNER	8/05/2014	MECHANICS LIEN CLAIM	21,624.81
2014-40070	CHAMPION MORTGAGE COMPANY D/B/A OWNER	8/05/2014	MECHANICS LIEN CLAIM	21,624.81
2014-90066	ROMAN WILLIAM C ESTATE	8/04/2014	ESTATE CLAIM	19,557.04

**CIVIL APPEALS — AGENCIES: DEPT. OF TRANSPORTATION**

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2014-00474	MURPHY RUSSELL W	PLAINTIFF	8/05/2014	—
2014-00474	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	DEFENDANT	8/05/2014	—
2014-00486	SEMKEW MARK	PLAINTIFF	8/08/2014	—
2014-00486	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	DEFENDANT	8/08/2014	—

**CONTRACT — DEBT COLLECTION: CREDIT CARD**

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2014-00461	BARCLAYS BANK DELAWARE	PLAINTIFF	8/04/2014	—
2014-00461	STINAVAGE JOHN M	DEFENDANT	8/04/2014	—
2014-00462	DISCOVER BANK	PLAINTIFF	8/04/2014	—
2014-00462	GINTER ROSEMARIE L	DEFENDANT	8/04/2014	—
2014-00463	DISCOVER BANK	PLAINTIFF	8/04/2014	—
2014-00463	MORCOM EYDIE	DEFENDANT	8/04/2014	—
2014-00468	DISCOVER BANK	PLAINTIFF	8/05/2014	—
2014-00468	ROSES STEVEN P	DEFENDANT	8/05/2014	—
2014-00469	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	8/05/2014	—
2014-00469	HORST MICHAEL V	DEFENDANT	8/05/2014	—

2014-00470	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	8/05/2014	—
2014-00470	ULKOSKI ROBERT	DEFENDANT	8/05/2014	—
2014-00471	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	8/05/2014	—
2014-00471	GOBEL PATRICIA A	DEFENDANT	8/05/2014	—
2014-00481	DISCOVER BANK	PLAINTIFF	8/07/2014	—
2014-00481	DALEY MICHAEL J	DEFENDANT	8/07/2014	—

**CONTRACT — DEBT COLLECTION: OTHER**

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2014-00464	HIGHHOUSE OIL OPERATIONS INC	PLAINTIFF	8/04/2014	—
2014-00464	BILL GOODWIN EXCAVATING INC	DEFENDANT	8/04/2014	—
2014-00465	HIGHHOUSE OIL OPERATIONS INC	PLAINTIFF	8/04/2014	—
2014-00465	GOODWIN WILLIAM R	DEFENDANT	8/04/2014	—

**CONTRACT — OTHER**

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2014-00466	GIAMETTA SRAUN	PLAINTIFF	8/04/2014	—
2014-00466	FURMAN LAUREN DEFENDANT/APPELLEE	DEFENDANT	8/04/2014	—
2014-00477	MILLERS FARM POA INC PLAINTIFF/APPELLEE	PLAINTIFF	8/06/2014	—
2014-00477	CROTHAMEL CHARLES DEFENDANT/APPELLANT	DEFENDANT	8/06/2014	—
2014-00477	CROTHAMEL SHELIA DEFENDANT/APPELLANT	DEFENDANT	8/06/2014	—
2014-00478	MILLERS FARM POA INC PLAINTIFF/APPELLEE	PLAINTIFF	8/06/2014	—
2014-00478	GRIMM LAUREN DEFENDANT/APPELLANT	DEFENDANT	8/06/2014	—

**MISCELLANEOUS — OTHER**

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2014-00467	CLINTON TOWNSHIP WAYNE COUNTY	PLAINTIFF	8/04/2014	—
2014-00467	MACHNEH NAARIM INC D/B/A	DEFENDANT	8/04/2014	—
2014-00467	CAMP BONIM	DEFENDANT	8/04/2014	—

**NAME CHANGE**

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2014-00483	FASCIANO ANTHONY MICHAEL A MINOR	PETITIONER	8/07/2014	—
2014-00483	FASCIANO VICTORIA ROSE A MINOR	PETITIONER	8/07/2014	—

**REAL PROPERTY — EJECTMENT**

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2014-00479	NATIONSTAR MORTGAGE LLC	PLAINTIFF	8/07/2014	—
2014-00479	RASTELLO KERRI	DEFENDANT	8/07/2014	—
2014-00479	ANY/ALL TENANTS/OCCUPANTS	DEFENDANT	8/07/2014	—



**REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2014-00460	CITIFINACIAL SERVICING LLC	PLAINTIFF	8/04/2014	—
2014-00460	COSTANZO LOUIS J	DEFENDANT	8/04/2014	—
2014-00460	COSTANZO ETHEL A	DEFENDANT	8/04/2014	—
2014-00472	DEUTSCHE BANK NATIONAL TRUST TRUSTEE FOR	PLAINTIFF	8/06/2014	—
2014-00472	ATGENT SECURITIES INC	PLAINTIFF	8/06/2014	—
2014-00472	GULINO BRIGIT A/K/A	DEFENDANT	8/06/2014	—
2014-00472	GULINO BRIGIT M	DEFENDANT	8/06/2014	—
2014-00472	MULVIHILL MARGARET MARY A/K/A	DEFENDANT	8/06/2014	—
2014-00472	MULVIHILL MARGARET MARY GULINO	DEFENDANT	8/06/2014	—
2014-00473	US BANK NATIONAL ASSOCIATION	PLAINTIFF	8/06/2014	—
2014-00473	CHABALA FRANCIS J	DEFENDANT	8/06/2014	—
2014-00473	CHABALA TAMMY	DEFENDANT	8/06/2014	—
2014-00473	OSBORNE MARY	DEFENDANT	8/06/2014	—
2014-00473	OSBORNE ROBERT A	DEFENDANT	8/06/2014	—
2014-00475	SUNTRUST MORTGAGE INC	PLAINTIFF	8/06/2014	—
2014-00475	BARTHEL JEAN M A/K/A	DEFENDANT	8/06/2014	—
2014-00475	BARTHEL JEAN MARIE A/K/A	DEFENDANT	8/06/2014	—
2014-00475	RICKARD JEAN M	DEFENDANT	8/06/2014	—
2014-00475	BARTHEL WADE G	DEFENDANT	8/06/2014	—
2014-00476	BANK OF AMERICA	PLAINTIFF	8/06/2014	—
2014-00476	HARDZIEWIC ALBRETA	DEFENDANT	8/06/2014	—
2014-00482	WELLS FARGO BANK	PLAINTIFF	8/07/2014	—
2014-00482	FONTANO ANTHONY JR	DEFENDANT	8/07/2014	—
2014-00485	CITIFINACIAL SERVICING LLC	PLAINTIFF	8/08/2014	—
2014-00485	DIX JOANNE G	DEFENDANT	8/08/2014	—

**TORT — MOTOR VEHICLE**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2014-00458	PPL ELECTRIC UTILITIES CORPORA	PLAINTIFF	8/04/2014	—
2014-00458	SHAFFER JSAON M	DEFENDANT	8/04/2014	—
2014-00458	DOE JOHN	DEFENDANT	8/04/2014	—
2014-00459	UHL GLENDA	PLAINTIFF	8/04/2014	—
2014-00459	UHL WOLFGANG	PLAINTIFF	8/04/2014	—
2014-00459	FOERSTER BERNHARD	DEFENDANT	8/04/2014	—
2014-00480	HANF GARY	PLAINTIFF	8/07/2014	—
2014-00480	ERBACH KRISTEN	DEFENDANT	8/07/2014	—
2014-00484	KAZLAUSKAS DANIEL	PLAINTIFF	8/08/2014	—
2014-00484	VEROCHIO RONALD III	DEFENDANT	8/08/2014	—
2014-00484	VEROCHIO RONALD JR	DEFENDANT	8/08/2014	—

**MORTGAGES AND DEEDS**

*RECORDED FROM AUGUST 18, 2014 TO AUGUST 22, 2014  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

<b>GRANTOR</b>	<b>GRANTEE</b>	<b>LOCATION</b>	<b>AMOUNT</b>
Keesler Kory R	Dime Bank	Damascus Township	
Keesler Wendy S			120,000.00
Roussy Thomas M	Mortgage Electronic Registration Systems	Lake Township	
Dimino Joseph M			185,000.00
Peet Kevin C	First National Bank Of Pa	Lake Township	
Peet Peggie L			72,000.00
Boyd Rich T	Mortgage Electronic Registration Systems	Paupack Township	
Boyd Carol S			190,400.00
McAnulty Alan J	Tyndall Federal Credit Union	Sterling Township	
Estler Susan L			165,000.00
Michaud Eric M	Mortgage Electronic Registration Systems	Salem Township	145,612.00
Ferrey Robert T	First National Bank Of Pa	Paupack Township	
Ferrey Lucille M			80,000.00
Colucci Michael N	Citizens Bank Of Pa	Salem Township	
Colucci Joanne			81,600.00
Burdett Charles T	Mortgage Electronic Registration Systems	Canaan Township	
Burdett Nicole L			216,413.00
Gridley Mary L	N B T Bank	Lake Township	94,500.00
Lockwood Howard J	Bank Of America	Lake Township	50,000.00
Casale James	Wells Fargo Bank	Dreher Township	157,500.00
Gunuskey Keith E	P S E C U	Honesdale Borough	
Gunuskey Mariann T			80,000.00
Dengate Joseph J	Mortgage Electronic Registration Systems	Dreher Township	
Dengate Erica A			214,400.00
Decker Michael E	Mortgage Electronic Registration Systems	Damascus Township	
Decker Caryn L			300,993.00
Ramirez Mariano Jr	Citizens Savings Bank	Oregon Township	
Ramirez Cynthia J			135,000.00
N & L Barna Irrevocable Trust	Dime Bank	Berlin Township	
Barna Timothy P Tr			219,000.00
Barna Nicholas A	Dime Bank	Damascus Township	
Barna Linda			219,000.00
Hemmler Ricky	N B T Bank	Salem Township	
Hemmler Linda			131,600.00

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

Yanacek Walter John	Honesdale National Bank	Manchester Township	
Yanacek Deborah			62,000.00
Bastone Robert C	Citizens Savings Bank	Damascus Township	
Bastone Joan			15,000.00
Henry Alan F	Dime Bank	Berlin Township	
Carlson Karen A			170,000.00
Levy Robert C AKA	Dime Bank	Damascus Township	
Levy Robert Cyle AKA			142,841.96
Hellmers Edward	Dime Bank	Manchester Township	108,000.00
Hust Daniel L	Dime Bank	Damascus Township	
Hulse William G			14,000.00
Davis Samuel Jr	Dime Bank	Sterling Township	
Davis Janette M			30,000.00
Dodson Robin W	Wayne Bank	Bethany Borough	
Moore Robin W			48,356.00
Skubicki Mark R	Wayne Bank	Palmyra Township	
Skubicki Maria			300,000.00
Emerson Brian	Honesdale National Bank	Sterling Township	
Emerson Michelle			162,700.00
Casey William	Mortgage Electronic Registration Systems	Sterling Township	
Casey Barbara			228,918.00

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## DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Stanton Daniel L	Stanton Daniel L Knecht Robin L	Cherry Ridge Township	
Ciaro Lisa	Kennedy Christine B	Damascus Township	Lot 18
Robacker James W	Fetherman William J II	Dreher Township	
Robacker Irene M	Fetherman Sarabeth		
OBoyle Louis J	OBoyle Louis J	Paupack Township	
OBoyle Julianne	OBoyle Julianne		Lot 2
OBoyle Louis J	OBoyle Louis J	Paupack Township	
OBoyle Julianne	OBoyle Julianne		Lot 2A
Scalzi Anthony A AKA	Scalzi Anthony A	Salem Township	
Scalzi Anthony AKA	Scalzi Christine M		Lot 473R
Scalzi Christine M			
Stephens Charles H	Desantis Guy	Lehigh Township	
Stephens Janet F			
Bartholomew Janet M	Two Four Hemlock Way	Sterling Township	Lot 24
Busillo Adolfo	Roussy Thomas M	Lake Township	
Busillo Sorayda	Dimino Joseph M		Lot 1179
Stoyka Nadean	Lopatofsky Mark Lopatofsky Elva	Clinton Township 1	
Zell James G	Zell James G	Paupack Township	
Zell Sheryl L			

Taylor Robert R Tr	Stauffer Stephen	Paupack Township	
Taylor Kelly N Tr	Stauffer Alison		Lot S2
Robert R Taylor Qualified Personal			
Catrombon John D Jr	Boyd Richard T	Paupack Township	
Catrombon Daria M	Boyd Carol S		Lot 84 R
Malsom Barry C	Mcanulty Alan J	Sterling Township	
Malsom Marie A	Estler Susan L		Lot 8
Hocker W Dale AKA By Agent	Hocker Margo	Damascus Township	
Hocker Warren Dale AKA By Agent			
Hocker Margo AKA Agent			
Hocker Margo Maria AKA Agent			
Hocker Margo			
Martin Tammy Exr	Michaud Eric M	Salem Township	
Dowse John Rest			
Schweinsburg Elaine	Richard E Schweinsburg Family Trust	South Canaan Township	
Schweinsburg Richard	Elaine M Schweinsburg Family Trust Knecht Jodi R Tr Schweinsburg Ted R Tr		
Mazza Emanuel	Emanuel S Mazza Irrevocable Grantor Trust Doney Lisa Tr	Damascus Township	
Andrews James	Burdett Charles T	Canaan Township	
Andrews Brittany	Burdett Nicole L		Lot 65
Chernesky John	Houman Patrick M Houman Lori	Clinton Township 2	Lot 5C
Novak Anne	Ferris James Richard	Texas Township 3	
Moylan James E	Hess Timothy G Sr Hess Heather E	Waymart Borough	Lot 38
Bruno A Spencer	Bruno Family Trust	Paupack Township	
Bruno Elise M			Lot 99
Lockwood Brett A	Honesdale National Bank	Honesdale Borough	
Lockwood Kristin M			
Yazdzik Emanuel J	Hoffmann Justin G Hoffmann Alison T Fehring William R Fehring Cynthia Fehring Jonathan	Honesdale Borough	
Perrotti Andrew G	Perrotti Andrew G	Lake Township	
Perrotti Georgia Lynn	Perrotti Georgia Lynn		Lot 3955
Fauci Steven P	Fauci Steven Phillip Fauci Steven P Fauci Anthony Gerald Badgley Lisa Fauci	Lake Township	Lot 3253
Rigano Michael Jack	Terranova Michael	Lake Township	
Rigano Judith May	Terranova Kristal		Lot 109
Guest Charles F	Alibrandi Robert	Sterling Township	
Guest Patricia A	Alibrandi Frank		
Wolf Elmo G	Alibrandi Ashley		

Metrock Karin	Casale James	Dreher Township	
Walbert Clarence J Jr	Sun Tung Tien	Salem Township	
Walbert Nancy R	Sun Shih Ying		Lot 1746
Mergner James Roy	Gilbert Garrett L	Berlin Township	
Mergner Ruth A	Gilbert June E		
Wood Marie J	Wood Marie J	Cherry Ridge Township	
	Blum Susan Linda		
Stevenson Clarence W	Dengate Joseph J	Dreher Township	
	Dengate Erica A		Lot 5R
Beischer Martha A Tr	Bohannon Loreen	Sterling Township	
Martha A Beischer Trust			Lot 6
Barrera Marcia L	N & L Barna Irrevocable Trust	Berlin Township	
	Barna Timothy P Tr		Lot 6
Hemmler Ricky	Hemmler Ricky	Salem Township	
	Hemmler Linda		Lot 5
McCann Julia B	Azzispuembra Omar	Manchester Township	
	Puebla Omar Alzis		Lots 922 & 969
Scholl Raymond P Jr	Scholl Corrine	Cherry Ridge Township	
Scholl Corrine			
McClemens Harold F	Cleary Victor J	Cherry Ridge Township	
McClemens Judith A			
Carrera Sergio	Stefano Amy	Manchester Township	
Dinger Barbara A Ind & Adm	France Ski Gerald B	Preston Township	
Dinger August Est	Franceski Kathleen		
Raymond F Rebernik Trust	Wasyluk Joshua	Clinton Township 2	
Elke Rebernik Trust			Lot 11
Rebernik Raymond F Tr			
Rebernik Elke Tr			
Trunzo Michael C	Trunzo Michael C	Palmyra Township	
Trunzo Laura	Trunzo Laura		Lot 23
Trunzo Caesar Est			
Trunzo Michael C	Trunzo Michael C	Palmyra Township	
Trunzo Laura	Trunzo Laura		Lot 9
Trunzo Caesar Est			
Merrick Francis	One Five Bosley L L C	Paupack Township	
Merrick Margaret			Lot 89
Miller Christopher K	Miller Christopher K	Scott Township	
Miller Joni M			
Ariel Land Owners Inc	Dempsey James	Lake Township	
Drobnicki Marie A	Drobnicki Marie A	Paupack Township	
	Kunz Donna M		
	Drobnicki David J		
Johnson Clifton F	Flaherty David	Cherry Ridge Township	
Johnson Mary Elaine			Lot 245



**Legal Journal of Wayne County**  
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Honesdale, PA 18431