

# OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 4 ★ OCTOBER 24, 2014 ★ Honesdale, PA ★ No. 33



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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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Bonnie L. Carney  
Ronald J. Edwards  
Ted Mikulak

**Court Administrator**

Linus H. Myers

**Sheriff**

Mark Steelman

**District Attorney**

Janine Edwards, Esq.

**Prothonotary, Clerk of The Court**

Edward “Ned” Sandercock

**Chief Public Defender**

Scott Bennett, Esq.

**Commissioners**

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

**Treasurer**

Brian T. Field

**Recorder of Deeds, Register of Wills**

Ginger M. Golden

**Coroner**

Edward Howell

**Auditors**

Carla Komar  
Judy O’Connell  
Kathleen A. Schloesser

**Jury Commissioners**

Judith M. Romich  
Patricia Biondo

**CRIMINAL CASES**

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*October 9, 2014 — The following cases were addressed by the Honorable Raymond L. Hamill, President Judge, Wayne County.*

**RAFAEL ANTONIO TORRES**, age 39 of Lake Ariel, PA, was placed on probation for a period of 6 months for one count of Simple Assault, graded as a Misdemeanor of the 3rd Degree. He was also ordered to pay all Court costs, pay a fine in the amount of \$500.00. The incident occurred on May 23, 2014, in Salem Township.

**JOSEPH D. PAUL**, age 22 of Honesdale, PA, was sentenced, in two separate cases, to the Intermediate Punishment Program for a period of 48 months, for one count of Delivery of Controlled Substance, an ungraded Felony, one count of Possession of Controlled Substance, an ungraded Misdemeanor, and one count of Possession of Drug Paraphernalia, an ungraded Misdemeanor. He was also ordered to pay all Court costs, be placed on House Arrest with Electronic and Alcohol monitoring for a period of 90 days, pay a fine in the amount of \$500.00, submit to the drawing of a DNA sample, perform 100 hours of community service, and comply with all drug and alcohol treatment recommendations. The incidents occurred on May 2, 2014 in Honesdale Borough, and August 28, 2013 in Texas Township.

**MATTHEW B. DISAVINO**, age 24 of Lakeville, PA, was sentenced to the Wayne County Correctional Facility for a period of not less than 72 hours nor more than 6 months, for one Count of DUI, an ungraded Misdemeanor. He was also ordered to pay all Court costs, pay fines in the amount of \$1,000.00, participate with drug and alcohol addiction treatment, complete the Alcohol Highway Safety Program, continue with mental health treatment, and obtain employment with 30 days of parole. The incident occurred on May 6, 2012, in Palmyra Township.

**JAIME ANNE POULIOT**, age 38 of Lakeville, PA, was placed on probation for a period of 6 months, for one count of Theft by Unlawful Taking or Disposition, graded as a Misdemeanor of the 1st Degree. She was also ordered to pay all Court costs, pay a fine in the amount of \$300.00, pay restitution in the amount of \$1,395.40, and perform 50 hours of community service. The incident occurred between July 9, 2012 and January 7, 2013, in Paupack Township.

**LORI ANN MROCZKA**, age 43 of Jermyn, PA, was sentenced, in two separate cases to the Wayne County Correctional Facility for a period of not less than 10 days nor more than 18 months for one count of DUI-Controlled Substance, an ungraded Misdemeanor and one count of Possession of Controlled Substance, an ungraded Misdemeanor. She was also ordered to pay all Court costs, pay a fine in the amount of \$1,000.00, participate in the drug and alcohol addiction treatment, complete the Alcohol Highway

Safety Program, undergo a mental health evaluation, and obtain employment within 30 days. The incident occurred on November 14, 2013, in Honesdale Borough and November 15, 2013 in Waymart Borough.

**JASON R. KENNEDY**, age 32 of Honesdale, PA, was sentenced to the Wayne County Correctional Facility for a period of not less than 2 months nor more than 23 1/2 months for one Count of DUI, an ungraded Misdemeanor. He was also ordered to pay all Court costs, pay a fine in the amount of \$500.00, participate in the drug and alcohol addiction treatment, and perform 100 hours of community service. The incident occurred on August 28, 2013, in Honesdale Borough.

**JON COURTLAND CLARK**, age 54 of Newfoundland, PA, was sentenced to the Wayne County Correctional Facility for a period of not less than 6 months nor more than 18 months for one count of Forgery, graded as a Misdemeanor of the 1st Degree. He was also ordered to pay all Court costs, and undergo a drug and alcohol evaluation. The incident occurred on March 26, 2013, in Texas Township.

**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.*

**ESTATE NOTICE**

Estate of Elwood J. Krum, deceased of Paupack Township, Wayne County, Pennsylvania. Letters Testamentary on the above estate having been granted to Sharon Rago, Executrix, all persons indebted to the said estate are requested to make payment, and those having claims to present the same without delay to her attorney, Anthony J. Magnotta, Esquire, 1307 Purdytown Turnpike, Lakeville, PA 18438.

**10/24/2014 • 10/31/2014 • 11/7/2014**

**ADMINISTRATOR NOTICE**

Estate of CATHERINE MARY RESTI AKA CATHERINE RESTI AKA CATHERINE M. RESTI Late of Buckingham Township Administrator  
JAMES DIBBLE  
1302 WALLERVILLE RD., PO BOX 4

EQUINUNK, PA 18417  
Attorney  
NICHOLAS A. BARNA  
831 COURT STREET  
HONESDALE, PA 18431

**10/24/2014 • 10/31/2014 • 11/7/2014**

**EXECUTRIX NOTICE**

Estate of JUDITH ANN GRAPSHI  
AKA JUDY GRAPSHI AKA  
JUDY ANN GRAPSHI  
Late of Sterling Township  
Executrix  
ANNA M. PUNT  
522 MAPLE GROVE RD.  
MOSCOW, PA 18444  
Attorney  
NICHOLAS A. BARNA  
831 COURT STREET  
HONESDALE, PA 18431

**10/17/2014 • 10/24/2014 • 10/31/2014**

**EXECUTRIX NOTICE**

Estate of CLAIR STEIMLING  
AKA CLAIR F. STEIMLING  
Late of Dreher Township  
Executrix  
PATRICIA STEIMLING  
Attorney  
JOHN F. SPALL, ESQ.  
2573 ROUTE 6  
HAWLEY, PA 18428

**10/17/2014 • 10/24/2014 • 10/31/2014**

**ADMINISTRATOR NOTICE**

Estate of RICHARD VAN DINE  
AKA RICHARD JOHN VAN  
DINE  
Late of Berlin Township  
Administrator  
RONALD M. BUGAJ, ESQ.  
308 NINTH ST., PO BOX 390  
HONESDALE, PA 18431  
Attorney  
BUGAJ/FISCHER, PC  
308 NINTH ST., PO BOX 390  
HONESDALE, PA 18431

10/17/2014 • 10/24/2014 • 10/31/2014

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**ESTATE OF  
FLORENCE HOUSMAN**

Late of Gouldsboro, Pennsylvania  
(Died June 10, 2014)

Letters Testamentary having been granted to Debra Trabalka. All persons having claims against the Estate or indebted to the Estate shall make payment or present claims to the Andrew J. Katsock, III, Esquire, Attorney for the Estate, 15 Sunrise Drive, Wilkes-Barre, Pa 18705.

10/17/2014 • 10/24/2014 • 10/31/2014

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**ESTATE NOTICE**

**NOTICE IS HEREBY GIVEN,** that Letters of Administration CTA have been issued in the Estate of George J. Southerton, who died on September 14, 2014, late resident of 613 High Street, Honesdale, PA 18431, to Diana L. Rudloff,

Administratrix CTA of the Estate, residing at 1607 Lloyd Lane, Pennsburg, PA 18073. 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 LEE C. KRAUSE, ESQUIRE, Attorney for the Estate, at 109 Ninth Street, Honesdale, PA 18431.

LEE C. KRAUSE, ESQUIRE  
ATTORNEY FOR THE ESTATE

10/10/2014 • 10/17/2014 • 10/24/2014

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**NOTICE**

Estate of Ann B. Seminara late of Manchester Township, Pennsylvania (died May 1, 2014); Notice is hereby given that Letters of Administration d.b.n.c.t.a. have been issued to Edward A. Monsky, Administrator. All persons indebted to the estate should make payment and those having claims are directed to present same to the Administrator for the Estate, Edward A. Monsky, Esquire, Fine & Wyatt, P.C., 425 Spruce St., 4th Fl., Scranton, PA 18503.

10/10/2014 • 10/17/2014 • 10/24/2014

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**ADMINISTRATOR NOTICE**

Estate of JANE C. MODRY  
Late of Lake Township  
Administrator  
WILLIAM P. MODRY  
6942 CAMDEN DRIVE  
NEW ALBANY, OH 43054  
Attorney

MICHAEL D. WALKER, ESQ.  
PO BOX 747  
HAMLIN, PA 18427

**10/10/2014 • 10/17/2014 • 10/24/2014**

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**ESTATE NOTICE**

Estate of MARLENE H. BROWN  
Late of Dyberry Township  
Executrix  
PAMELA MCDONALD  
P.O. BOX 13  
MOUNT PLEASANT, PA 18453  
Attorney  
THOMAS F. KILROE  
918 CHURCH STREET  
HONESDALE, PA 18431

**10/10/2014 • 10/17/2014 • 10/24/2014**

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**ADMINISTRATRIX NOTICE**

Estate of ILONA A. HARK AKA  
ILONA HARK  
Late of Lake Township  
Administratrix  
NANCY ANN REINA  
1954 LAKE ARIEL HWY.  
LAKE ARIEL, PA 18436  
Attorney  
JOHN F. SPALL  
2573 ROUTE 6  
HAWLEY, PA 18428

**10/10/2014 • 10/17/2014 • 10/24/2014**

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**ADMINISTRATOR NOTICE**

Estate of NORMA M.  
GALLOWAY  
Late of Manchester Township  
Administrator  
JOHN GALLOWAY  
39 GALLOWAY ROAD

EQUINUNK, PA 18417  
Attorney  
JEFFREY S. TREAT  
ATTORNEY AT LAW  
926 COURT STREET  
HONESDALE, PA 18431

**10/10/2014 • 10/17/2014 • 10/24/2014**

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**OTHER NOTICES**

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**NOTICE OF COMPLAINT**

NOTICE OF COMPLAINT TO:  
DAVID L. HAZEN. You are hereby notified that Brenda L. Hazen n/k/a Brenda L. Short, has commenced a Divorce Civil Action against you in the Court of Common Pleas of Wayne County, Pennsylvania, filed to 403-DR-2014. Details of the claim are more fully set forth in the Complaint filed in said Action. You have been sued in Court.

If you wish to defend against the claims set forth in the Complaint docketed at 403-DR-2014, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the Court. You are warned that if you fail to do so the case may proceed without you and a decree of divorce may be entered against you by the court without further notice for relief requested by the plaintiff. You may lose money or property or other rights important to you.

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR**



**TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.**

**NORTH PENN LEGAL SERVICES, INC.**

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

Pamela S. Wilson, Esquire  
Attorney for Plaintiff.

**10/24/2014**

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**NOTICE OF NAME CHANGE  
IN THE COURT OF COMMON  
PLEAS OF THE 22ND JUDICIAL  
DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
WAYNE COUNTY**

IN RE: CHANGE OF NAME OF:  
Christopher Andrew Beezup,  
No. 584-2014-Civil

**ORDER FOR PUBLICATION**

And now, this 8th day of October 2014, upon motion of Christopher Beezup, Petitioner, it is ORDERED and DECREED that the Petition be heard on the 21st day of November

2014 at 9:30 a.m. before the Honorable Raymond L. Hamill in Courtroom No. 2 at the Wayne County Courthouse, 925 Court Street, Honesdale, PA.

It is FURTHER ORDERED that a notice of the filing of the within Petition and of the aforesaid date of hearing be published in the Official Legal Journal of Wayne County, PA and The Wayne Independent at least thirty (30) days before the hearing. Proof of publication shall be submitted at the hearing.

It is FURTHER ORDERED that an official search be conducted by the county office where the Petitioner resided within the past five (5) years. Proper certification from the Prothonotary's Office verifying that there are no judgments, decrees of record, or any other of the like character against the Petitioner and proper certification from the Recorder of Deeds regarding mortgages shall be submitted to the Court at the hearing.

It is FURTHER ORDERED that if the Petitioner seeks to change the name of a minor child, the Petitioner is directed to mail a copy of the petition and this Order by regular and certified mail, return receipt requested to the non-petitioning parent. IF THE NON-PETITIONING PARENT DOES NOT ATTEND THE HEARING, PROOF THAT THE NON-PETITIONING PARENT RECEIVED A COPY OF THE PETITION AND NOTIFICATION OF THE NAME CHANGE HEARING MUST BE

SUBMITTED TO THE COURT  
AT THE HEARING.

For the Court:  
Karen Vinton  
Deputy Court Administrator

**10/24/2014**

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**NOTICE OF NAME CHANGE  
IN THE COURT OF COMMON  
PLEAS OF THE 22ND JUDICIAL  
DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
WAYNE COUNTY**

IN RE: CHANGE OF NAME OF:  
Julie Algasi Fracchia,  
No. 575-2014-Civil

**ORDER FOR PUBLICATION**

And now, this 2nd day of October 2014, upon motion of Julie Algasi Fracchia, Petitioner, it is ORDERED and DECREED that the Petition be heard on the 7th day of November 2014 at 11:00 a.m. before the Honorable Raymond L. Hamill in Courtroom No. 2 at the Wayne County Courthouse, 925 Court Street, Honesdale, PA.

It is FURTHER ORDERED that a notice of the filing of the within Petition and of the aforesaid date of hearing be published in the Official Legal Journal of Wayne County, PA and The Wayne Independent at least thirty (30) days before the hearing. Proof of publication shall be submitted at the hearing.

It is FURTHER ORDERED that an official search be conducted by the county office where the Petitioner resided within the past

five (5) years. Proper certification from the Prothonotary's Office verifying that there are no judgments, decrees of record, or any other of the like character against the Petitioner and proper certification from the Recorder of Deeds regarding mortgages shall be submitted to the Court at the hearing.

It is FURTHER ORDERED that if the Petitioner seeks to change the name of a minor child, the Petitioner is directed to mail a copy of the petition and this Order by regular and certified mail, return receipt requested to the non-petitioning parent. IF THE NON-PETITIONING PARENT DOES NOT ATTEND THE HEARING, PROOF THAT THE NON-PETITIONING PARENT RECEIVED A COPY OF THE PETITION AND NOTIFICATION OF THE NAME CHANGE HEARING MUST BE SUBMITTED TO THE COURT AT THE HEARING.

By the Court:  
/s/ Raymond L. Hamill  
RAYMOND L. HAMILL  
PRESIDENT JUDGE,

**10/24/2014**

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**NONPROFIT CORPORATION  
NOTICE**

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed and approved by the Department of State, Commonwealth of Pennsylvania, on September 25, 2014, in accordance with the provisions of the General Associations Act of 1988, for the

incorporation of The Hope for Stroke Foundation, Inc., the purposes of which are to do any and all acts and things and to exercise any and all powers which it may now or hereafter be lawful for the corporation to do or exercise under and pursuant to the laws of the Commonwealth of Pennsylvania for the purpose of accomplishing any of the purposes of the corporation. The corporation does not contemplate pecuniary gain or profit, incidental or otherwise.

NICHOLAS A. BARNA, ESQ.  
831 Court Street  
Honesdale, PA 18431

10/24/2014

**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  
NOVEMBER 12, 2014**

By virtue of a writ of Execution instituted Deutsche Bank National Trust Co., as Trustee for Home Equity Mortgage Loan Asset-Backed Trust Series INABS 2006-E, Home Equity Mortgage Loan Asset-Backed Certificates Series INABS 2006-E issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on

Wednesday the 12th day of November, 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, and being more particularly described as follows:

BEGINNING at an iron pin located in the boundary line of Lot #3, and being the Northeastern corner of other lands of Roland Mill (Deed Book 290, Page 212) and the Northeastern corner of the parcel herein described; thence along the lands of Roland Mill, South 3 degrees 48 minutes 35 seconds West 271.97 feet to an iron pin for a corner, being the common corner of the parcel herein described and lands now or formerly owned by DePasquale; thence along the boundary line of DePasquale South 74 degrees 35 minutes 53 seconds West 209.84 feet to an iron pin; thence continuing along lands of DePasquale and long a cul-de-sac having a radius of 40 feet and length of 125.66 feet to an iron pin as shown on the aforementioned map; thence continuing along the lands of DePasquale, South 74 degrees 35 minutes 53 seconds West 165.00 feet to an iron pin for a corner in the line of lands of LoPresti (Deed Book 227, Page 1105); thence along the lands of LoPresti North 24 degrees 01

minutes 40 seconds East 275.71 feet to an iron pin for a corner; thence along the boundary line of Lot #3, North 76 degrees 56 minutes 30 seconds East 293.86 feet to an iron pin located in the center of a private road; thence North 75 degrees 20 minutes 00 seconds East 292.09 feet to the point and place of BEGINNING.

CONTAINING 3.2 acres, more or less, and being Lot 2.

For an approved map showing the above-described parcel, see a map by M. R. Zimmer and Associates dated September 26, 1975, and recorded in Wayne County Map Book 34, Page 32.

ALSO GRANTING AND CONVEYING unto the Grantees, their heirs and assigns to use in common with the Grantors, their heirs and assigns a private roadway leading from Township Route 480 throughout the property herein described as the same is shown on the aforementioned map and more particularly bounded and described as follows:

BEGINNING at a point in the center of Township Road 480, this point being the Northeast corner of land of Friedrich (Deed Book 253, Page 494, and 304, page 838) and the Southeast corner of land of Roland Mill (Deed Book 173, Page 76); thence leaving the road, generally along the center line of a dirt lane, and along the line of said Friedrich, South 68 degrees 0 minutes 50 seconds West

approximately 530.00 feet to a point in the center of a small bridge over a small stream; thence through the land of Roland Mill (Deed Book 289, Page 751) South 66 degrees 43 minutes 55 seconds West 126.5 feet to a point on the south side of this 50 foot right of way, across the right of way North 23 degrees 16 minutes 05 seconds West 50.00 feet to a point on the west side of a 40.00 foot right of way, and along this 40.00 foot right of way North 08 degrees 48 minutes 32 seconds West 154.39 feet to a point on the division line of the Roland Mill's property (Deed Book 290, Page 212 and Deed Book 173, Page 76); thence through lands of Mill (Deed Book 173, Page 76) North 19 degrees 32 minutes 04 seconds West 169.85 feet and North 25 degrees 51 minutes 51 seconds West 422.70 feet; thence through lands of Mill for a very short distance and then through former lands of Mill (conveyed to Castellano, Deed Book 313, Page 025) North 55 degrees 34 minutes 18 seconds West 184.50 feet to a point, continuing through said Castellano and then through a lot conveyed to Olver on a radius of 280.00 feet to the left 278.56 feet; continuing through said Olver South 67 degrees 25 minutes 42 seconds West 109.98 feet to a point in a lot to be conveyed shown on a map by Karl Hennings, R.S. and on a map of M.R. Zimmer, R.S. to be filed; Continuing through lands of Mill (Deed Book 290, Page 212) and along the edge of this right of way South 76 degrees 57 minutes 02

seconds West 482.24 feet to a point and on a radius of 358.45 feet to the right 208.19 feet, North 69 degrees 46 minutes 19 seconds West 144.80 feet, on a radius of 20.00 feet to the left of 42.52 feet. South 11 degrees 35 minutes 43 seconds East 250.00 feet, South 18 degrees 09 minutes 17 seconds East 284.56 feet, South 25 degrees 42 minutes 36 seconds East 299.67 feet, and South 3 degrees 50 minutes 02 seconds 253.09 feet East to a point on the edge of a planned cul-de-sac on a radius of 40.00 feet to the left the following three courses: 39.55 feet to a set iron pipe corner, 125.66 feet to a set iron pipe corner, and 43.70 feet to a point on the other edge of the aforementioned 40.00 foot right of way; thence along this edge of the right of way North 3 degrees 50 minutes 02 seconds West 251.4 feet, North 25 degrees 42 minutes 36 seconds West 294.58 feet, North 18 degrees 09 minutes 17 seconds West 289.49 feet, North 11 degrees 35 minutes 43 seconds West 252.29 feet, on a radius of 60.00 feet to the right 127.57 feet, South 69 degrees 46 minutes 19 seconds East 144.80 feet, on a radius of 318.45 feet to the left 184.95 feet and North 76 degrees 57 minutes 02 seconds East 478.91 feet to a point in the aforementioned lot to be conveyed; thence through the aforementioned Olver lot, North 67 degrees 25 minutes 43 seconds East 106.64 feet to a point and on a radius of 430.00 feet to the right 318.35 feet to a point in the aforementioned Castellano lot, South 55 degrees 34 minutes 18 seconds East 186.49

feet, South 52 degrees 43 minutes 15 seconds East 138.56 feet to a point in Mill land (Deed Book 173, Page 76) continuing through this land of Mill and on the edge of the 40 foot right of way South 25 degrees 51 minutes 51 seconds East 434.47 feet, South 19 degrees 32 minutes 04 seconds East 175.81 feet, South 8 degrees 47 minutes 32 seconds East 150.00 feet to a point on the north side of the aforementioned 50.00 foot right of way; thence along the 50 foot right of way North 66 degrees 43 minutes 55 seconds East 85.18 feet to a point, and North 68 degrees 0 minutes 50 seconds East approximately 539 feet to the center of Township Road 480. This description is better illustrated on a map filed in the Wayne County Register and Recorder's Office, Map Book 30, Page 27.

SUBJECT to the use of the former Grantors, their heirs and assigns, that part of the aforementioned road that lies within the premises herein conveyed.

The cost of maintaining, clearing and repairing the aforesaid road shall be borne proportionately by the lot owners using said road as a means of ingress, egress and regress to their respective properties.

BEING KNOWN AS: 130 Saddleback Path, Honesdale, PA 18431

IMPROVEMENTS THEREON: Residential Dwelling

PROPERTY ID NO.: 01-0-0007-0023

Seized and taken in execution as property of:  
Dennis Eisloeffel 130 Saddleback Path HONESDALE PA 18431  
Susan Eisloeffel 130 Saddback Path HONESDALE PA 18431

Execution No. 296-Civil-2014  
Amount Due: \$181,963.74 Plus additional costs

August 11, 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.**

Amanda L. Rauer Esq.

**10/17/2014 • 10/24/2014 • 10/31/2014**

**SHERIFF'S SALE  
NOVEMBER 12, 2014**

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

UNDER AND SUBJECT to all the rights, privileges, benefits, easements, rights of way, covenants, conditions, restrictions, reservations, terms and provisions as may be more particularly set forth in the above recited Deed and which may run with the land.

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

Tax Parcel: 14-0-0030-0187

Premises Being: 1063 IROQUOIS AVENUE, A/K/A 35 IROQUOIS AVENUE, GOULDSBORO, PA 18424

Improvements thereon:  
RESIDENTIAL DWELLING

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

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

August 11, 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.

**10/17/2014 • 10/24/2014 • 10/31/2014**

**SHERIFF'S SALE  
NOVEMBER 12, 2014**

By virtue of a writ of Execution instituted Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc. Trust 2005-HE3 Mortgage Pass-Through Certificates, Series 2005-HE3 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 12th day of November, 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 lying, being and situate in the Borough of Honesdale, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the westerly side of Westside Avenue 100 feet southerly from the southern corner of Westside and Fourteenth Street; thence in a westerly direction on a line at right angles to Westside Avenue, being 100 feet; thence in a southerly direction on a line parallel to Westside Avenue 50 feet; thence in an easterly direction on a line at



right angles to west side Avenue 100 feet to the western side of Westside Avenue; thence in a northerly direction along the west side of West side Avenue 50 feet to the place of BEGINNING.

Containing 5,000 square feet.

Together with the use of a seven foot driveway along the northern side of a said lot. The simplified and corrected description herein being in accordance with survey of said lot by C.E. Ferris, R.S., on June 16, 1951.

BEING KNOWN AS : 1316 Westside Avenue, Honesdale, PA 18431

PROPERTY ID NO.: 11-0-0003-0120

IMPROVEMENTS: Residential

TITLE TO SAID PREMISES IS VESTED IN Marianne O'Brien, individually BY DEED FROM Philip N. Curtis and Marianne O'Brien, husband and wife DATED 09/20/2011 RECORDED 02/22/2012 IN DEED BOOK 4345 PAGE 91.

Seized and taken in execution as property of:  
Marianne O'Brien 610 Church Street, Apt. 1 HONESDALE PA 18431

Execution No. 528-Civil-2013  
Amount Due: \$157,129.23 Plus additional costs

August 11, 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.

**10/17/2014 • 10/24/2014 • 10/31/2014**

**SHERIFF'S SALE  
NOVEMBER 12, 2014**

By virtue of a writ of Execution instituted NationStar Mortgage, LLC, D/B/A Champion Mortgage Company issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 12th day of November, 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 or piece  
of ground situate in the County of  
Wayne, Commonwealth of  
Pennsylvania, in the development,  
known as Pine Grove Estates,  
Section "D" being Lot #25  
bounded and described as follows:

BEGINNING at the intersection of  
Elizabeth Road and First Street at  
the northeast corner of Lot #25;

THENCE along the easterly edge  
of a 50 foot wide right of way also  
known as Elizabeth Road, South 5  
degrees 18 minutes 40 seconds  
West 205 feet to a point for a  
corner, being a common corner of  
Lots 25 and 26;

THENCE along the common  
boundary line between Lots 25 and  
26, North 87 degrees 13 minutes  
55 seconds West 163.50 feet to a  
point for a corner being a common  
corner of Lots 24, 25, 26 and 27;

THENCE along the common  
boundary line of Lots 24 and 25,  
North 5 degrees 18 minutes 40  
seconds East 205.02 feet to a point  
for a corner on the southerly edge  
of a 50 foot wide right of way also  
known as First Street;

THENCE along the southerly edge  
of the 50 foot wide right of way  
known as First Street, South 87  
degrees 13 minutes 30 seconds  
East 163.50 feet to the point or  
place of beginning.

BEING Lot No. 25.

THE above conveyance is made  
under and subject to the covenants,  
conditions, exceptions, reservations  
and restrictions as more  
particularly set forth in Wayne  
County Deed Book 496 page 413.

EXCEPTING and RESERVING a  
ten foot easement on the road side  
of the above mentioned road right  
of way and a ten foot easement on  
the lot side of the above mentioned  
lot roadway and a five foot  
easement on the side and rear  
property lines of each lot said  
easement to be uses for public  
utility purposes.

ALSO EXCEPTING and  
RESERVING a ten foot easement  
on the lot side of all lots bounding  
on private land of this development  
or any lot bounding third parties  
private property belonging to the  
Commonwealth of Pennsylvania.

PROPERTY IDENTIFICATION  
NUMBER: 07-0-0008-0025

BEING KNOWN AS: 11 Elizabeth  
Road, Beach Lake, PA 18405

Seized and taken in execution as  
property of:  
ELIZABETH ARMBRUSTER ,  
SOLELY IN HER CAPACITY AS  
HEIR OF SHIRLEY F.  
KRUEGER, DECEASED, 105  
FERN DRIVE MILFORD PA  
18337

Execution No. 723-Civil-2013  
Amount Due: \$169,969.04 Plus  
additional costs

August 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.**

Jennifer Frechie Esq.

**10/17/2014 • 10/24/2014 • 10/31/2014**

**SHERIFF'S SALE  
NOVEMBER 12, 2014**

By virtue of a writ of Execution instituted Citimortgage, Inc. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 12th day of November, 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 or parcel of land situate, lying and being in the Township of Lehigh in the Development of Indian Country Campsites, Inc., County of Wayne, State of Pennsylvania, to wit;

Being Lot No. 2 in Block No. G of Section No. 5 as shown on the survey and original plan of Indian Country Campsites, Inc., Wayne County, Pennsylvania, made by a registered surveyor and of record in the Recorder of Deed's Office of Wayne County, Pennsylvania in Map Book 13 at Page 123, reference being made thereto for a more particular description of the lot or lots hereinbefore described and herein conveyed.

Being the same premises conveyed to Samuel Wasko and Barbara Wasko from Gary M. Toth and Donna J. Toth, by deed dated June 12, 1997 and recorded June 16, 1997 in the Office of the Recorder of Deed's in and for Wayne County in Book No. 1253, Page 0092.

Title to said Premises vested in Larry E. Ruch by Deed from Samuel Wasko and Barbara Wasko, husband and wife dated 10/21/2003 and recorded 11/17/2003 in the Wayne County Recorder of Deeds in Book 2388, Page 160.

Being known as 17 Ravens Trail a/k/a 131 Indian Country, Gouldsboro, PA 18424

Tax Parcel Number: 14-0-0016-

0129

Improvements thereon:  
RESIDENTIAL DWELLG  
Seized and taken in execution as  
property of:  
LARRY E. RUCH 17 SKY  
RAVENS TRAIL GOULDSBORO  
PA 18424

Execution No. 546-Civil-2013  
Amount Due: \$56,157.43 Plus  
additonal costs

August 21, 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.**

Robert W. Williams Esq.

**10/17/2014 • 10/24/2014 • 10/31/2014**

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**SHERIFF'S SALE  
NOVEMBER 19, 2014**

By virtue of a writ of Execution instituted 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 19th day of November, 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, BEING, SITUATE, AND BEING IN THE TOWNSHIP OF DAMASCUS, COUNTY OF WAYNE AND STATE OF PENNSYLVANIA, 18415 A/K/A HC9 BOX 10, DAMASCUS, PENNSYLVANIA 18415, BOUNDED AND DESCRIBED AS FOLLOWS TO WIT:

FIRST PARCEL: BEGINNING ON THE SOUTH SIDE OF "COCHECTON AND GREAT BEN" TURNPIKE ROAD IN THE CORNER OF LOT 27 LATELY OWNED BYR. ALICE VAIL; THENCE ALONG SAID LOT TWO HUNDRED (200) FEET TO A CORNER; THENCE OTHER LAND LATE OF THE SAID R. ALICE VAIL EASTERLY ONE HUNDRED (100) FEET TO THE CORNER OF LOT NO. 25; THENCE BY SAID LOT NO. 25 NORTHERLY TWO HUNDRED (200) FEET TO THE AFORESAID TURNPIKE ROAD

AND THENCE ALONG SAME WESTERLY ONE HUNDRED (100) FEET TO THE PLACE OF BEGINNING. BEING VILLAGE LOT NO. 26 IN THE DAMASCUS MANOR AS SURVEYED BY HENRY WELSH IN 1853.

ALSO: GRANTORS HEREIN GRANT AND CONVEYED TO THE GRANTEE THE RIGHT TO TAKE WATER FROM A WELL ON THE LANDS CONVEYED TO VIVARICKRICH ABOVE NAMED, AS SAID RIGHT IS SET FORTH IN SAID DEED FROM C.H. VALENTINE, ET UX, TO SAID VIVA RICKRICH, AND AS NOW SPECIFICALLY SET FORTH IN A WATER AGREEMENT DATED NOVEMBER \_\_, 1996, AND INTENDED TO BE RECORDED HEREWITH.

EXCEPTING AND RESERVING FROM THE LAND HEREIN ABOVE DESCRIBED, THE FOLLOWING:

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE TOWNSHIP OF DAMASCUS, COUNTY OF WAYNE, AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING IN THE SOUTHERLY LINE OF THE COCHECTON TURNPIKE AT THE WESTERLY LINE OF LAND OWNED BY RUSSELL

GRIESS AND THENCEALONG SAID LINE SOUTH 24 1/2 DEGREES EAST 200 FEET TO A CORNER;THENCE ALONG LANDS OF MRS. ELIZABETH EPPLEY SOUTH 48 1/2 DEGREESWEST 100 FEET TO A CORNER; THENCE ALONG LINE OF HILLSIDE CEMETERY COMPANY, INC. NORTH 28 DEGREES WEST 46 1/2 FEET TO A CORNER AND THENCE ALONG LANDS OF THE PRIOR GRANTORS NORTH 58 1/2 DEGREES EAST 65 FEET TO A CORNER AND NORTH 29 3/4 DEGREES WEST 153 1/2 FEET TO THE SOUTHERLY LINE OF THE ABOVE DESCRIBED TURNPIKE; THENCE ALONG THE SOUTHERLY SIDE OF THE TURNPIKE NORTH 48 1/2 DEGREES EAST 47 FEET TO THE PLACE OF BEGINNING. CONTAINING 12,422 SQUARE FEET OF LAND TO BE THE SAME MORE OR LESS.

ALSO THE PRIOR GRANTORS (TEGELER) GIVE TO THE PARTIES OF THE SECONDPARTY, THEIR HEIRS AND ASSIGNS THE RIGHT TO USE A LANE ORDRIVEWAY OVER THE LAND OF THE PRIORS GRANTORS (TEGELER) FROMTHE REAR OF THE PRIOR GRANTORS TO THE TURNPIKE ROAD AS THE SAIDLANE OR DRIVEWAY IS NOW SITUATE, AND IF THE GRANTED LANE OR DRIVEWAY IS CHANGED BY PRIOR GRANTORS, THEIR HEIRS AND ASSIGNS, THEN

THE PARTIES OF THE SECOND PARTY, THEIR HEIRS AND ASSIGNS, SHALL HAVE THE RIGHT TO USE THE NEW LANE OR DRIVEWAY.

IT BEING THE INTENTION THAT THE PARTIES OF THE SECOND PART, THEIR HEIRS AND ASSIGNS, SHALL ALWAYS HAVE ACCESS BY SOME LAND OR DRIVEWAY FROM THE TURNPIKE ROAD BACK TO THE REAR PORTION OFTHE LAND ABOVE DESCRIBED AND THIS DAY CONVEYED.

THE PARTIES OF THE FIRST PART HEREBY GRANTS AND CONVEYS THERIGHT TO ENTER UPON THE PROPERTY NOW OWNED BY LESLIE ANNRIDWAY TO LAY OR RELAY PIPES FROM THE WELL RESERVED FOR THEPURPOSE OF MAKING THE NECESSARY REPAIRS TO THE SAME. SEE WATERAGREEMENT DATED NOVEMBER\_\_1996 AND INTENDED TO BE RECORDED HEREWITH.

SECONDED PARCEL: BEGINNING ON THE SOUTH SIDE OF THE COCHECTON AND GREAT BEND TURNPIKE ROAD ON THE NORTHEAST CORNER OF LOT NO. 27, FORMERLY OWNED BY R. ALICE VAIL; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT 27, BEING ALSO THE

WESTERLY BOUNDARY LINE OF LOT NO. 26, NOW OWNED BY VERNON TEGELER, ET UX, ONE HUNDRED AND TEN (110) FEET TO A CORNER; THENCE IN A WESTERLY DIRECTION EIGHTY (80) FEET ON THE LINE PERPENDICULAR TO THE AFORESAID BOUNDARY LINE, TO A CORNER; THENCE ON A LINE PARALLEL TO THE AFORESAID BOUNDARY LINE AN DIN A NORTHERLY DIRECTION ONE HUNDRED AND TEN (110) FEET, OR THEREABOUTS, TO A POINT FOR A CORNER ON THE SOUTH SIDE OF THE COCHECTON AND GREAT BEND TURNPIKE ROAD; THENCE IN AN EASTERLY DIRECTION ALONG THE SOUTHERN SIDE OF THE SAID TURNPIKE ROAD, EIGHTY (80) FEET, OR THEREABOUTS, TO THE POINT OR PLACE OF BEGINNING. BE THE CONTENT THEREIN MORE OR LESS.

PARCEL THREE: BEGINNING AT A POINT IN THE CENTERLINE OF TOWNSHIP ROAD T541 (KNOWN IN PRIOR DEEDS AS THE ISAAC MITCHELL MILL ROAD) AND IN LINE OF LAND OF FUCHS; THENCE ALONG THE CENTERLINE OF SAID ROAD, SOUTH 10 DEGREES 45 MINUTES EAST 41.5 FEET TO A CORNER; THENCE SOUTH 67 DEGREES 47 MINUTES WEST ALONG LINE OF LAND ABOUT TO BE CONVEYED TO

DEWITT BOYCE, JR. S32.40 FEET TO AN IRON PIPE; THENCE ALONG A STONE WALL IN LINE OF LANDS OF HILLSIDE CEMETERY NORTH 14 DEGREES 39 MINUTES WEST 40.5 FEET TO AQ 22 INCH CHERRY TREE FOR A CORNER; THENCE ALONG LINE OF LANDS OF DECKER, RICKRICH, GRIESE, TITUS AND FUCHS FOLLOWING A STONE WALL NORTH 67 DEGREES 47 MINUTES EAST 535.0 FEET TO THE PLACE OF BEGINNING. CONTAINING 0.5 ACRES OF LAND MORE OR LESS AS SURVEYED BY JOHN J.J. MCGOUGH AND ASSOCIATES, A MAP OF SAID SURVEY IS INTENDED TO BE HEREWITH RECORDED IN WAYNE COUNTY MAP BOOK 19 PAGE 168.

SUBJECT TO A RIGHT OF WAY FOR PUBLIC HIGHWAY PURPOSES FOR SO MUCH OF TOWNSHIP ROAD T54 AS LIES WITHIN BOUNDARIES OF THE PREMISES HEREIN CONVEYED.

ALSO GRANTING AND CONVEYING UNTO THE SAID GRANTEES, THEIR HEIRS AND ASSIGNS, ALL THAT CERTAIN RIGHT, TITLE AND INTEREST OF THE GRANTORS, TO A CERTAIN WATER AGREEMENT BY AND BETWEEN LESLEYANN RIGWAY AND THE GRANTORS HEREIN DATED NOVEMBER 5, 1996 AND RECORDED IN WAYNE

COUNTY DEED BOOK 1198 AT  
PAGE 66.

BEING KNOWN AS: 1732  
Cochecton Turnpike, Damascus,  
PA 18415

PROPERTY ID NO.: 07-0-0004-  
0016

TITLE TO SAID PREMISES IS  
VESTED IN IVAN SURMIK,  
SINGLE, KATHLEEN  
SABATINO SURMIK, BY HER  
ATTORNEY IN FACT, IVAN  
SURMIK, AND IVAN BRENDAN  
SURMIK (STEP SON), BY HIS  
ATTORNEY IN FACT, IVAN  
SURMIK, AS JOINT TENANTS  
WITH THE RIGHT OF  
SURVIVORSHIP BY DEED  
FROM LAWRENCE HELLER  
DATED 04/30/2007 RECORDED  
04/30/2007 IN DEED BOOK 3284  
PA

Seized and taken in execution as  
property of:

Kathleen Sabatino Surmik 9732  
SW 1st Place BOCA RATON FL  
33428

Ivan Surmik 9732 SW 1st Place  
BOCA RATON FL 33428

Ivan Brendan Surmik 9732 SW 1st  
Place BOCA RATON FL 33428

Execution No. 259-Civil-2014  
Amount Due: \$114,984.91 Plus  
additional costs

August 22, 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.

10/24/2014 • 10/31/2014 • 11/7/2014

**SHERIFF'S SALE  
NOVEMBER 19, 2014**

By virtue of a writ of Execution  
instituted  
PennStar Bank, a Division of NBT  
Bank, NA, n/b/a CNB Realty 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  
19th day of November, 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:

Parcel One:



All that certain lot, piece or parcel of land lying, situate and being in the Township of Paupack, County of Wayne and Commonwealth of Pennsylvania, as more particularly laid out and plotted upon a map made for the Grantors herein by Harry F. Schoenagel, R.S., more particularly bounded and described as follows:

Beginning at Pennsylvania Power and Light Company Monument No. 417; thence along the lands of the said power company North sixty-seven (67) degrees twenty-two (22) minutes East seventy-five (75.00) feet to a corner; thence along Lot No. 26, North four (4) degrees seventeen (17) minutes West one hundred sixty-eight and five-tenths (168.5) feet to a corner in the center of a thirty-three (33) foot wide private road; thence along the centerline of the said private road North sixty-five (65) degrees eight(08) minutes West thirty (30) feet to a corner; thence along Lot No. 24 South twenty-seven (27) degrees seven (07) minutes West one hundred fifty-nine and eight-tenths (159.8) feet to a corner in the line of lands of the Pennsylvania Power and Light Company; thence along the lands of the said power company South thirty-two (32) degrees forty-nine (49) minutes East eighty (80) feet to the point and place of beginning. Comprising within said boundaries Lot No. 25 as shown on a map of lots of the lands of the Grantor herein.

Excepting and reserving a strip of

land sixteen and five-tenths(16.5) feet wide along the northerly side of the above described premises for the one-half width of the said private road and for utility installation and maintenance.

Also excepting and reserving the right of way of the Pennsylvania Power and Light Company whose power lines run over and across the above described premises. Also the right of way of the Bell Telephone Company of Pennsylvania.

Bearings of the true meridian as per maps of the Pennsylvania Power and Light Company and Containing thirty-three one hundredths (0.33) of an acre of land be the same more or less.

The Grantees, for themselves, their heirs and assigns, agree to and with the Grantors, their heirs and assigns, that the following restrictions and conditions shall be covenants running with the land.

Under and subject to the restrictions, reservations, covenants and conditions of record and found in the prior chain of title.

Map/Parcel No. 19-0-00610002

Parcel Two:

All that certain lot, piece or parcel of land lying, situate and being in the Township of Paupack, County of Wayne and Commonwealth of Pennsylvania, as more particularly laid out and plotted upon a map made by Harry F. Schoenagel, R.S.



for Oscar E. Schoenagel, et al, of “Parkside” more particularly bounded and described as follows:

Beginning at a point in the line of lands of the Pennsylvania Power and Light Company, said point being located North sixty-seven (67) degrees twenty-two (22) minutes East seventy-five (75.0) feet from Pennsylvania Power and Light Company Monument No. 417; thence along Lot No. 25, North four (4) degrees seventeen (17) minutes West one hundred sixty-eight and five-tenths (168.5) feet to a corner in the center of a thirty-three (33) foot wide private road; thence along the center line of the said private road North eighty-four (84) degrees forty-two (42) minutes East seventy(70.0) feet to a corner, thence along Lot No. 27 South fourteen (14) degrees thirty (30) minutes East one hundred forty and fifty-one hundredths(140.50) feet to a corner in the line of lands of the Pennsylvania Power and Light Company; thence along the lands of the said Power Company South sixty-seven (67) degrees twenty-two (22) minutes West one hundred (100) feet to the point and place of beginning. Compromising within said boundaries Lot No. 26 as shown on a certain plan of lots on the lands of the prior Grantors.

Excepting and reserving a strip of land sixteen and five-tenths (16.5) feet wide along the northerly side of the above described premises for the one-half width of the said private road and for utility

installation and maintenance.

Bearings of the true meridian as per maps of the Pennsylvania Power and Light Company and Containing twenty-nine one-hundredths (0.29) of an acre of land be the same more or less.

The Grantees, for themselves, their heirs and assigns, agree to and with the Grantors, their heirs and assigns, that the following restrictions and conditions shall be covenants running with the land.

Under and subject to the restrictions, reservations, covenants and conditions of record and found in the prior chain of title.

Map/Parcel No. 19-0-0061-0003

Seized and taken in execution as property of:

Gary Fischer a/k/a Gary William Fischer 1184 Salem Park Lane a/k/a 460 Salem Park Lane LAKE ARIEL PA 18436

Bronwyn Fischer a/k/a Bronwyn Anne William Fischer 1184 Salem Park Lane a/k/a 460 Salem Park Lane LAKE ARIEL PA 18436

Execution No. 533-Civil-2013  
Amount Due: \$98,176.68 Plus additional costs

August 22, 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.

James T. Shoemaker, Esq.

10/24/2014 • 10/31/2014 • 11/7/2014

**SHERIFF'S SALE  
NOVEMBER 19, 2014**

By virtue of a writ of Execution instituted  
Equicredit Corporation of America issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 19th day of November, 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 OR PARCEL OF LAND, SITUATE IN THE, TOWNSHIP OF STERLING, COUNTY OF WAYNE AND

COMMONWEALTH OF PENNSYLVANIA, MORE PARTICULARLY BOUNDED & DESCRIBED AS FOLLOWS:

BEGINNING AT THE COMMON CORNER OF LOTS 2 & 3 AS SHOWN ON A CERTAIN PLAN OF LOTS TITLED "HICKORY HILL ACRES", AS DRAWN BY HARRY F. SCHOENAGEL, R.S., DATED AUGUST 9, 1973, AND AS RECORDED IN WAYNE COUNTY PLAT BOOK 23 AT PAGE 111, SAID CORNER BEING LOCATED IN THE CENTER OF TOWNSHIP ROAD T-135; THENCE ALONG LOT 3 SOUTH 30 DEGREES 41 MINUTES 46 SECONDS EAST 333.15 FEET TO A CORNER IN THE CENTER OF PENNSYLVANIA LEGISLATIVE ROUTE NUMBER 63004; THENCE ALONG THE CENTERLINE OF THE SAID PUBLIC HIGHWAY THE FOLLOWING TWO COURSES AND DISTANCES; (1) SOUTH 78 DEGREES 45 MINUTES 38 SECONDS WEST 16.83 FEET TO A CORNER AND (2) SOUTH 74 DEGREES 25 MINUTES 18 SECONDS WEST 136.36 FEET TO THE MOST EASTERLY CORNER OF THE "WELL LOT": THENCE ALONG THE "WELL LOT" THE FOLLOWING TWO COURSES AND DISTANCES: (1) NORTH 30 DEGREES 41 MINUTES 46 SECONDS WEST 60 FEET TO A CORNER AND (2) SOUTH 74 DEGREES 25 MINUTES 18 SECONDS WEST 30 FEET TO A CORNER IN THE

LINE OF LOT 1; THENCE ALONG LOT 1 NORTH 30 DEGREES 41 MINUTES 46 SECONDS WEST 188.72 FEET TO CORNER IN THE CENTER OF TOWNSHIP ROAD T-135; THENCE ALONG THE CENTERLINE OF THE SAID PUBLIC HIGHWAY NORTH 47 DEGREES 56 MINUTES 57 SECONDS EAST 180.00 FEET TO THE POINT AND PLACE OF THE BEGINNING.

THE ABOVE PARCEL INCLUDES THE RIGHT OF FREE AND CLEAR ACCESS TO, AND USE OF, THE "WELL LOT", SAID RIGHTS ARE CONTAINED IN DECLARATIONS OF RESTRICTIVE COVENANTS AND IN DEED BOOK 331, PAGE 854.

EXCEPTING AND RESERVING THE RIGHTS-OF-WAY OF THE PUBLIC HIGHWAYS ALONG THE NORTHWESTERLY AND SOUTHERLY SIDES OF THE ABOVE DESCRIBED PREMISES FOR PUBLIC HIGHWAY PURPOSES.

ALSO EXCEPTING AND RESERVING STRIPS OF LAND FIFTY-ONE AND FIVE-TENTHS FEET (51.5) WIDE ALONG THE SOUTHWESTERLY AND SOUTHERLY SIDES OF THE ABOVE DESCRIBED PREMISES FOR UTILITY RIGHTS-OF-WAY PURPOSES.

UNDER AND SUBJECT TO THE

RIGHT TO MAINTAIN A FREE AND UN-OBSTRUCTED DRAIN LINE FROM THE "WELL LOT" AS THE SAME NOW EXISTS.

THE PREMISES ABOVE CONVEYED ARE UNDER AND SUBJECT TO A DECLARATION OF RESTRICTIVE COVENANTS EXECUTED DECEMBER 27, 1973 AND RECORDED IN THE OFFICE OF THE RECORDING OF DEED IN AND FOR WAYNE COUNTY ON JANUARY 2, 1974 IN BOOK 303, PAGE 686.

Tax Parcel I.D.: 26-0-0341-0050

Address: 369 Butternut Dr aka 125 Peet Road, Unit 1, Newfoundland, PA 18445.

BEING the same premises which JOSEPH ANTHONY MCCALL AND SUZANNE JEANDRON, by Deed dated June 26, 2001 and recorded July 12, 2001 in and for Wayne County, Pennsylvania, in Deed Book Volume 1813, Page 263, granted and conveyed unto Suzanne Jeandron

Seized and taken in execution as property of:  
Suzanne Jeandron 125 Peet Road,  
Unit 1 A/K/A 369 Butternut Drive  
NEWFOUNDLAND PA 18445

Execution No. 540-Civil-2011  
Amount Due: \$57,906.14 Plus  
additional costs

August 21, 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.**

Ashleigh L. Marin Esq.

10/24/2014 • 10/31/2014 • 11/7/2014

**SHERIFF'S SALE  
NOVEMBER 19, 2014**

By virtue of a writ of Execution instituted  
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 19th day of November, 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 interest in all that certain piece or parcel of land situate, lying and being in the township of Salem, county of Wayne and commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center of state road route no. 63.127 leading from route 348 to Maplewood, Pennsylvania, said point being north thirty-seven (37) degrees thirty (30) minutes east about ninety-four (94) feet from the corner of lands of Eli Swingle and Esther Swingle, his wife, and lands of Otto Bernhardt; in the center of the said road; thence through lands of Eli Swingle and Esther Swingle, his wife, south fifty-two (52) degrees thirty (30) minutes east two hundred seventeen and eight-tenths (217.8) feet to a pipe corner; thence through lands of the same north thirty-seven (37) degrees thirty (30) minutes east two hundred (200) feet to a cross on a small rock for a corner; thence through other lands of the same north fifty-two (52) degrees thirty (30) minutes west two hundred seventeen and eight-tenths (217.8) feet to a point in the center of the state road; thence along the center of the same south thirty-seven (37) degrees thirty (30) minutes west two hundred (200) feet to the place of beginning as surveyed by George E. Ferris R.S., September 14, 1961.

TITLE TO SAID PREMISES IS VESTED IN Adam Williams, by Deed from Patricia Williams, dated

05/29/2008, recorded 06/05/2008  
in Book 3534, Page 60.

Tax Parcel: 22-0-0031-0061

Premises Being: 828 Lake Henry  
Road Lake Ariel, PA 18436-4634

Improvements thereon:  
RESIDENTIAL DWELLING

Seized and taken in execution as  
property of:  
Adam Williams 828 Lake Henry  
Road LAKE ARIEL PA 18436

Execution No. 567-Civil-2013  
Amount Due: \$108,409.19 Plus  
additional costs

August 22, 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 A. Dessoye Esq.

**10/24/2014 • 10/31/2014 • 11/7/2014**

**SHERIFF'S SALE  
NOVEMBER 19, 2014**

By virtue of a writ of Execution  
instituted  
US Bank National Association, as  
Trustee for SASCO 2007-WF1  
issued out of the Court of Common  
Pleas of Wayne County, to me  
directed, there will be exposed to  
Public Sale, on Wednesday the  
19th day of November, 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  
AND BEING IN THE TOWNSHIP  
OF PAUPACK, COUNTY OF  
WAYNE AND  
COMMONWEALTH OF  
PENNSYLVANIA, MORE  
PARTICULARLY DESCRIBED  
AS LOT NO.316, TIFFANY  
ROAD, REGENCY SECTION, AS  
SHOWN ON A MAP OF LANDS  
OF PAUPACKAN LAKE  
SHORES, INC., RECORDED IN  
THE OFFICE FOR THE  
RECORDING OF DEEDS IN  
AND FOR THE COUNTY OF  
WAYNE IN MAP BOOK 29, AT  
PAGE 37.**

Tax Parcel I.D.: 19-0-0043-0316

Address: 316 Tiffany Road,

Lakeville, PA 18438.

BEING the same premises which DONNA M. MERCADO, by Deed dated September 30, 2004 and recorded October 13, 2004 in and for Wayne County, Pennsylvania, in Deed Book Volume 2616, Page 164, granted and conveyed unto Mary Jane Fils-Aime, as sole owner.

Seized and taken in execution as property of:  
Maryjane Fils-Aime 1141 Avoy Road LAKEVILLE PA 18438

Execution No. 1075-Civil-2010  
Amount Due: \$133,169.41 Plus additional costs

August 21, 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.**

Scott A. Dietterich, Esq.

**10/24/2014 • 10/31/2014 • 11/7/2014**

**SHERIFF'S SALE  
NOVEMBER 19, 2014**

By virtue of a writ of Execution instituted  
Green Tree Servicing LLC issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 19th day of November, 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 Parcel Of Land In Township Of Paupack, Wayne County, State Of Pennsylvania As More Fully Described In Deed Book 1315, Page 64, Id#033128, Being Known And Designated As Lots 706, 707 And 708 Pine Hill Section, Sandy Shore Development of lake Wallenpaupack.

**MORE FULLY DESCRIBED AS:**  
ALL THOSE CERTAIN pieces or parcels of land, situate, lying and being in the Township of Paupack County of Wane and Commonwealth of Pennsylvania, bounded and described as follows:

PARCEL NO.1: BEGINNING at a point on the southerly side of Historic Drive in the Pine Hill Section of Sandy Shore

Development; THENCE along the westerly line of Lot No. 705 south 34 degrees 45 minutes east 100 feet to a corner; THENCE south 55 degrees 15 minutes west 50 feet to a corner; THENCE along the easterly line of Lot No. 707 north 34 degrees 45 minutes west 100 feet to the southerly side of Historic Drive; THENCE ALONG THE SOUTHERLY SIDE OF HISTORIC DRIVE; THENCE along the southerly side of Historic Drive north 55 degrees 15 minutes east 50 feet to the place of BEGINNING. CONTAINING 5,000 Square feet more or less and being Lot No. 706 in the Pine Hill Section of Sandy Shore Development at Lake Wallenpaupack map of which is recorded in Wayne County Map Book No. 5, at page 9.

PARCEL NO.2: BEGINNING at a point on the southerly side of Historic Drive In the Pine Hill Section of Sandy Shore Development; THENCE ALONG the westerly line of Lot No. 706 south 34 degrees 45 minutes east 100 feet to a corner; THENCE south 55 degrees 15 minutes west 50 feet to a corner; THENCE along the easterly line of Lot No. 708 north 34 degrees 45 minutes west 100 feet to the southerly side of Historic Drive; THENCE along the southerly aide of Historic Drive north 55 degrees 15 minutes east 50 feet to the place of BEGINNING CONTAINING 5,000 square feet more or less and being Lot No. 707 in the-Pine Hill Section of of Sandy Shore

Devolpment at Lake Wallanpaupack.

PARCEL NO. 3 BEGINNING at a point on the southerly side of Historic Drive in the Pine Hill Section of Sandy Shore Development; THENCE along the westerly line of Lot No.707 South 34 degrees 45 minutes east 100 feet to a corner; THENCE South 55 degrees 15 minutes West 50 feet to a corner; THENCE north 34 degrees 45 minutes west 100 feet to the southerly side of Historic Drive; THENCE along the southerly side of Historic Drive north 55 degrees 15 minutes east 50 feet to the place of BEGINNING. CONTAINING 5,000 square feet more or less and being Lot No. 708 in the Pine Hill Section of Sandy Shore Development at Lake Wallanpaupack,

ALSO GRANTING AND CONVEYING to the grantee his heirs and assigns, in common, with the grantors their heirs and assigns, and to the same extent; as is now enjoyed by the grantors the right to use the waters of Lake Wallanpaupack for lawful recreational purposes and the right of ingrees to and egress from the property of the Pennsylvania Power and Light Company lying between the waters of said Lake and a 100 foot portion of Grantor's boundary line located between Monument 529 and 530 of the said Company's Project Boundary line.

UNDER AND SUBJECT to all the



exceptions and reservations in the chain of title to the above described premises in no far as they may now or hereafter affect said premises, and all restrictions, covenants and conditions as appear in the chain of title.

TAX PARCEL # 19-0-0010-0069

Seized and taken in execution as property of:  
Christopher J. Curry 117 Historic Drive, Lakeville, Pa 18428, Paupack Township or 706 Historic Dr Lakeville PA

Execution No. 55-Civil-2014  
Amount Due: \$77,760.62 Plus additional costs

September 5, 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.**

Jennifer Frechie Esq.

**10/24/2014 • 10/31/2014 • 11/7/2014**

**SHERIFF'S SALE  
NOVEMBER 19, 2014**

By virtue of a writ of Execution instituted  
Wells Fargo Bank, N.A., s/b/m to Wells Fargo Home Mortgage, Inc. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 19th day of November, 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 Palmyra, County of Wayne and Commonwealth of Pennsylvania, more particularly described as follows to wit:

BEING Lot 10 on a certain map entitled Milestone Estates, as prepared by Carney Rhinevault, dated July 28, 1984, as recorded in the Office of the Recorder of Deeds, in and for Wayne County, Pennsylvania in Plot Book 55 at page 101 and 102 on May 16, 1985.

TITLE TO SAID PREMISES IS VESTED IN Daniel J. Glauner and Rachel A. Glauner, h/w, by Deed



from Philip J. Klvana and Louise A. Klvana, h/w and as trustee of the P & L Living Trust, dated August 22, 2002, dated 01/16/2004, recorded 01/26/2004 in Book 2432, Page 265.

Tax Parcel: 18-0-0011-0010

Premises Being: 75 Fern Drive, a/k/a Lot 10 Fern Drive Hawley, PA 18428

Improvements thereon:  
RESIDENTIAL DWELLING

Seized and taken in execution as property of:  
DANIEL J. GLAUNER 75 FERN DRIVE HAWLEY PA 18428  
RACHEL A. GLAUNER 75 FERN DRIVE HAWLEY PA 18428

Execution No. 178-Civil-2014  
Amount Due: \$168,687.72 Plus additional costs

September 5, 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.**

Jonathan Lobb, Esq.

**10/24/2014 • 10/31/2014 • 11/7/2014**

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**CIVIL ACTIONS FILED**


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*FROM SEPTEMBER 27, 2014 TO OCTOBER 3, 2014  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

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**JUDGMENTS**

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2007-00647	NET FEDERAL CREDIT UNION GARNISHEE - DISCONT. 10/03/14	10/03/2014	DISSOLVE ATTACHMENT	—
2008-20380	HOLLAND JACQUELYN M	9/30/2014	WRIT OF EXECUTION	2,036.86
2008-20380	NBT BANK GARNISHEE	9/30/2014	WRIT OF EXECUTION	2,036.86
2009-21881	DAVIS KELLIE	10/01/2014	SATISFACTION	—
2010-21281	SHAY EDWARD	10/02/2014	DEFAULT JUDGMENT	1,388.64
2010-21281	SHAY KATHLEEN	10/02/2014	DEFAULT JUDGMENT	1,388.64
2011-20967	MARTIN ERIC SCOTT	10/02/2014	SATISFACTION	—
2011-21673	BURGER KENNETH	10/01/2014	SATISFACTION	2,041.14
2011-21673	BURGER CORRINE	10/01/2014	SATISFACTION	2,041.14
2012-00690	EISLOEFFEL DENNIS	9/29/2014	WRIT OF EXECUTION	94,933.87
2012-00712	TRAUSTASON RUNOLFUR	9/29/2014	DEFAULT JUDG IN REM	136,349.48
2012-00712	BLEACKLEY MAUREEN	9/29/2014	DEFAULT JUDG IN REM	136,349.48
2012-21465	MECCA VINCENT A	9/30/2014	SATISFACTION	91,065.89
2012-21465	MECCA SHEILA M	9/30/2014	SATISFACTION	91,065.89
2013-00304	KLIMITCHEV ALEXEI D	9/29/2014	DEFAULT JUDGMENT	133,355.77
2013-00442	DCN HOLDINGS INC	10/01/2014	DEFAULT JUDGMENT	5,441.50
2013-00491	DIPALMA RUTH E	9/29/2014	WRIT OF EXECUTION	279,360.24
2013-00491	DIPALMA F THOMAS A/K/A	9/29/2014	WRIT OF EXECUTION	279,360.24
2013-00491	DIPALMA THOMAS F	9/29/2014	WRIT OF EXECUTION	279,360.24
2013-00627	CAMPBELL GEORGE R	10/01/2014	SATISFACTION	—
2013-00627	GERBER ASSOCIATES INC	10/01/2014	SATISFACTION	—
2014-00246	FITZPATRICK LINDA A A/K/A	10/03/2014	WRIT OF EXECUTION	136,335.72
2014-00246	FITZPATRICK LINDA	10/03/2014	WRIT OF EXECUTION	136,335.72
2014-00246	FITZPATRICK STEVEN G A/K/A	10/03/2014	WRIT OF EXECUTION	136,335.72
2014-00246	FITZPATRICK STEVEN	10/03/2014	WRIT OF EXECUTION	136,335.72
2014-00250	JACKSON RANDY S	10/01/2014	SATISFACTION	—
2014-00278	HESKELL HAROLD W JR	9/29/2014	DEFAULT JUDGMENT	147,951.86
2014-00352	SOWARD REBECCA J	10/01/2014	DEFAULT JUDG IN REM	195,396.93
2014-00352	SOWARD TOBY L	10/01/2014	DEFAULT JUDG IN REM	195,396.93
2014-00353	PALYO ALEXANDER M	10/01/2014	WRIT OF EXECUTION	158,804.79
2014-00392	KINGSLEY FRAN	9/29/2014	DEFAULT JUDGMENT	3,914.92
2014-00393	KINGSLEY FRAN P	9/29/2014	DEFAULT JUDGMENT	2,453.58

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

2014-00412	DOLPH JOSEPH R	10/03/2014	DEFAULT JUDGMENT	91,801.50
2014-00412	DOLPH ROBBIN A	10/03/2014	DEFAULT JUDGMENT	91,801.50
2014-00412	DOLPH JOSEPH R	10/03/2014	WRIT OF EXECUTION	91,801.50
2014-00412	DOLPH ROBBIN A	10/03/2014	WRIT OF EXECUTION	91,801.50
2014-00422	KENT WILLIAM T JR	10/03/2014	DEFAULT JUDG IN REM	77,733.06
2014-00422	KENT ANN MARIE	10/03/2014	DEFAULT JUDG IN REM	77,733.06
2014-00427	PETERSON WILLIAM	10/03/2014	DEFAULT JUDGMENT	321,103.29
2014-00427	PETERSON DENNIS	10/03/2014	DEFAULT JUDGMENT	321,103.29
2014-00434	SOUTHERTON MIKE	9/29/2014	DEFAULT JUDGMENT	3,859.84
	INDIVIDUALLY AND T/A			
2014-00434	MIKE SOUTHERTON AUTOMOTIVE	9/29/2014	DEFAULT JUDGMENT	3,859.84
2014-00449	AMILL EVELYN	10/03/2014	DEFAULT JUDG IN REM	140,996.79
2014-20271	NIEVES EDWIN	9/30/2014	WRIT OF EXECUTION	2,563.46
2014-20271	PENNSTAR BANK	9/30/2014	GARNISHEE/WRIT EXEC	2,563.46
	GARNISHEE			
2014-20843	FLYNNS NATURESCAPES INC	9/30/2014	WITHDRAWAL	20,106.30
	A CORPORATION			
2014-21078	COLE DANIELLE	9/30/2014	JP TRANSCRIPT	3,034.42
2014-21079	AMERICAN REAL ESTATE	9/30/2014	FEDERAL TAX LIEN	15,189.92
	INVESTMENT HOLDINGS III INC			
2014-21080	PJ BRINDLE GENERAL CONTRACTING	9/30/2014	FEDERAL TAX LIEN	40,233.43
	A CORPORATION			
2014-21080	BRINDLE PAUL	9/30/2014	FEDERAL TAX LIEN	40,233.43
	PRES			
2014-21081	DISALVO FRANCES	9/30/2014	MUNICIPAL LIEN	358.53
2014-21082	RAZAC INDEERA JAIRAM	9/30/2014	MUNICIPAL LIEN	358.53
2014-21082	JAIRAM INDEERA RAZAC	9/30/2014	MUNICIPAL LIEN	358.53
2014-21083	JONES ARTHUR L SR	9/30/2014	MUNICIPAL LIEN	166.16
2014-21084	SHIRAZI ALI	9/30/2014	MUNICIPAL LIEN	358.53
2014-21084	MARZIEH SADEH	9/30/2014	MUNICIPAL LIEN	358.53
2014-21085	WEIKEL STEVEN EDWARD	9/30/2014	MUNICIPAL LIEN	365.01
2014-21085	WEIKEL SALLY ANN	9/30/2014	MUNICIPAL LIEN	365.01
2014-21086	YOUNG JOHN	9/30/2014	MUNICIPAL LIEN	358.53
2014-21087	ZHURAVINSKYI GENNADII	9/30/2014	MUNICIPAL LIEN	384.44
2014-21088	HERRING STEVEN P	10/02/2014	TAX LIEN	3,005.48
2014-21089	HOUMAN CHARLES	10/02/2014	JP TRANSCRIPT	6,161.95
2014-21089	HOUMAN GAIL	10/02/2014	JP TRANSCRIPT	6,108.35
2014-21090	CAGGIANO MARYANN	10/02/2014	JP TRANSCRIPT	2,051.60
2014-21091	DOTTER MICHAEL	10/02/2014	JP TRANSCRIPT	1,657.45
2014-21092	ARMSTRONG DAVID	10/02/2014	JP TRANSCRIPT	3,619.05
2014-21093	BROWN THOMAS	10/02/2014	JP TRANSCRIPT	1,513.20
2014-21094	LUNDQUIST PEGGY M	10/03/2014	JP TRANSCRIPT	3,310.91
2014-40085	JENKINS ERIC J OWNER	P 10/01/2014	WAIVER OF LIENS	—
2014-40085	YAKELY CHRISTINA A OWNER	P 10/01/2014	WAIVER OF LIENS	—
2014-40085	HOMESTEAD DESIGN & BUILD INC	10/01/2014	WAIVER OF LIENS	—
	CONTRACTOR			

**CONTRACT — DEBT COLLECTION: CREDIT CARD**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2014-00569	DISCOVER BANK	PLAINTIFF	9/30/2014	—
2014-00569	CHERNASKY THOMAS J JR	DEFENDANT	9/30/2014	—
2014-00570	DISCOVER BANK	PLAINTIFF	9/30/2014	—
2014-00570	MCDERMOTT ROGER P	DEFENDANT	9/30/2014	—
2014-00571	DISCOVER BANK	PLAINTIFF	9/30/2014	—
2014-00571	FITZPATRICK LINDA A	DEFENDANT	9/30/2014	—
2014-00572	DISCOVER BANK	PLAINTIFF	9/30/2014	—
2014-00572	RATLIFF JAMES A	DEFENDANT	9/30/2014	—
2014-00573	DISCOVER BANK	PLAINTIFF	9/30/2014	—
2014-00573	MAY ROGER	DEFENDANT	9/30/2014	—
2014-00574	DISCOVER BANK	PLAINTIFF	9/30/2014	—
2014-00574	WITTEN ROXIE A	DEFENDANT	9/30/2014	—
2014-00576	DISCOVER BANK	PLAINTIFF	10/01/2014	—
2014-00576	SLATTERY THOMAS J	DEFENDANT	10/01/2014	—
2014-00576	SLATTERY ROSE	DEFENDANT	10/01/2014	—
2014-00580	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	10/03/2014	—
2014-00580	WILISHEFSKI EDWARD	DEFENDANT	10/03/2014	—

**CONTRACT — OTHER**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2014-00581	HAWLEY BOROUGH PLAINTIFF/APPELLANT	PLAINTIFF	10/03/2014	—
2014-00581	SILK MILL LLC DEFENDANT/APPELLEE	DEFENDANT	10/03/2014	—

**MISCELLANEOUS — REPLEVIN**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2014-00578	FIDELITY DEPOSIT & DISCOUNT BANK	PLAINTIFF	10/02/2014	—
2014-00578	BERNSTEIN DAVID M	DEFENDANT	10/02/2014	—

**NAME CHANGE**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2014-00575	FRACCHIA JULIE ALGASI	PETITIONER	10/01/2014	—

**REAL PROPERTY — EJECTMENT**

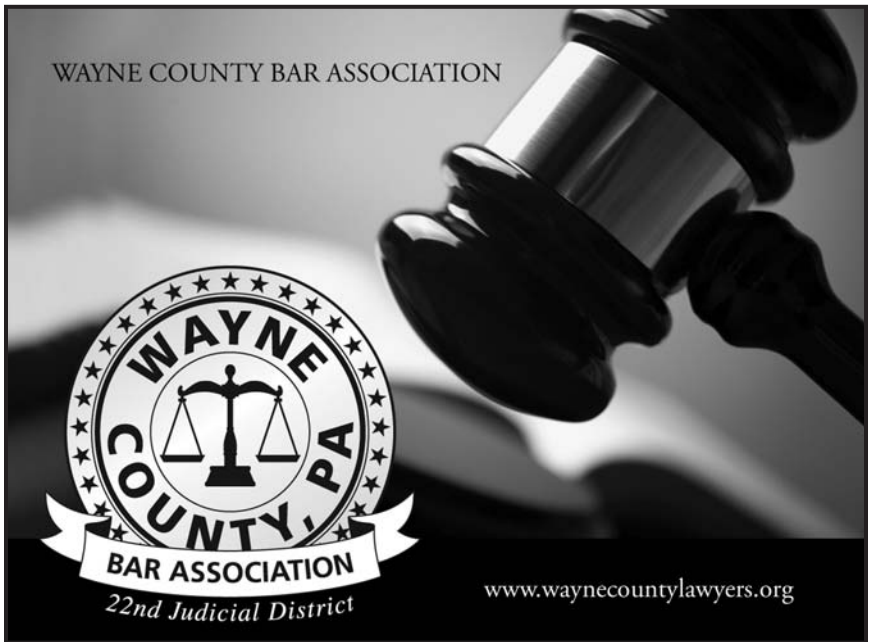
CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2014-00577	FEDERAL HOME LOAN MORTGAGE	PLAINTIFF	10/01/2014	—
2014-00577	SAMPSON JOSEF E OR OCCUPANTS	DEFENDANT	10/01/2014	—

**TORT — MOTOR VEHICLE**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2014-00566	DOLGE KELLY A	PLAINTIFF	9/30/2014	—
2014-00566	ALEXANDROV GENNADY	DEFENDANT	9/30/2014	—
2014-00567	PPL ELECTRIC UTILITIES CORP	PLAINTIFF	9/30/2014	—
2014-00567	SAWICKI JOHN P	DEFENDANT	9/30/2014	—

**TORT — OTHER**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2014-00568	PPL ELECTRIC UTILITIES CORP	PLAINTIFF	9/30/2014	—
2014-00568	CDS LOGISTICS MANAGEMENT INC D/B/A	DEFENDANT	9/30/2014	—
2014-00568	CDS EMERGENCY POWER SERVICES	DEFENDANT	9/30/2014	—
2014-00568	DOE JOHN	DEFENDANT	9/30/2014	—
2014-00568	HOME DEPOT INC THE	DEFENDANT	9/30/2014	—
2014-00579	EVERSON RAGAN RIZZO	PLAINTIFF	10/02/2014	—
2014-00579	EVERSON DAVID	PLAINTIFF	10/02/2014	—
2014-00579	BECK LOUIS D/B/A	DEFENDANT	10/02/2014	—
2014-00579	BECK BEVERLY D/B/A	DEFENDANT	10/02/2014	—
2014-00579	TRADING POST WHAT KNOTS	DEFENDANT	10/02/2014	—



**MORTGAGES AND DEEDS**

*RECORDED FROM OCTOBER 14, 2014 TO OCTOBER 17, 2014  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

<b>GRANTOR</b>	<b>GRANTEE</b>	<b>LOCATION</b>	<b>AMOUNT</b>
Miller Douglas W	Dime Bank	Damascus Township	
Miller Karen K			351,048.00
Miller Jesse D			
Miller Douglas W	Dime Bank	Damascus Township	
Miller Karen K			351,048.00
Jenson Brad M	Honesdale National Bank	Preston Township	
Jenson Roxanne M			90,000.00
Kiernan Anne B	Mortgage Electronic Registration Systems	Paupack Township	
Kiernan Brian M			240,000.00
Patrisso David M	Dime Bank	Damascus Township	
Patrisso Nicole M			238,400.00
Scheuermann Katherine D	Mortgage Electronic Registration Systems	Lehigh Township	
Scheuermann John			164,835.00
Sellars James J	Mortgage Electronic Registration Systems	Oregon Township	
Sellars Christine M			208,434.00
Ramsuchit Jonathan	N B T Bank	Dreher Township	114,750.00
Day Bridget M	Mortgage Electronic Registration Systems	Paupack Township	
Day James W			225,475.00
Rallis Theodore	Mortgage Electronic Registration Systems	Damascus Township	75,000.00
Baum Brigitte	Cross Valley F C U	Lake Township	40,000.00
Arch Steven R	Honesdale National Bank	Preston Township	
Arch Diane E			184,000.00
Arch Steven R	Honesdale National Bank	Preston Township	
Arch Diane E			23,000.00
Small Blake Alan	Fidelity Deposit & Discount Bank	Salem Township	
Spangler Hillary Elizabeth			32,625.00
McGinnis Steven L	Wayne Bank	Damascus Township	
McGinnis Ellen A			40,000.00
Raia Thomas P	Mortgage Electronic Registration Systems	Paupack Township	
Raia Loree M			96,000.00
Bell Brian M AKA	Pennstar Bank	Salem Township	
Bell Kimberly A AKA			59,220.21
Bell Brian AKA			
Bell Kimberly AKA			

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

Guzman Wilfredo Rodriguez Maria L	Wells Fargo Bank	Manchester Township	132,000.00
Parks Nancy	Mortgage Electronic Registration Systems	Lake Township	454,500.00
Parks Nancy	Housing & Urban Development	Lake Township	454,500.00
Turouski Janet A	Mortgage Electronic Registration Systems	Honesdale Borough	81,122.00
Keiper Francis Walter			
Bobrik Steven	Citizens Savings Bank	Paupack Township	320,000.00
Bobrik Laura			
Douenias Rami	Mortgage Electronic Registration Systems	Salem Township	100,400.00
Douenias Christine F			
Peppiatt James T	Mortgage Electronic Registration Systems	Paupack Township	150,000.00
Peppiatt Frances D			
Silvi Jerry J	Mortgage Electronic Registration Systems	Paupack Township	228,000.00
Silvi Jane T			
Steckman John Joseph III	Mortgage Electronic Registration Systems	Sterling Township	164,134.00
Steckman Jacqueline G			
Hassmiller Richard	Mortgage Electronic Registration Systems	Lake Township	203,000.00
Hassmiller Danielle			
Hemkes Cory	Honesdale National Bank	Lebanon Township	281,900.00
Hemkes Karin			

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## DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Kulesza Brian W	Jenson Brad M	Preston Township	
Kulesza Bonnie G	Jenson Roxanne M		Lot 3
Keller David W	Kiernan Anne B	Paupack Township	
Keller Pauline D	Kiernan Brian M		Lot 111.1M
Sheppard William J	Zajkowski Wojciech	Sterling Township	
Sheppard Sandra L	Zajkowski Malgorzata		
Flores Tina Marie Exr	Ramsuchit Jonathan	Dreher Township	
Biscardi Neil A Est			
Love Kenneth	Burachinsky Boris Burachinsky Oksana	Damascus Township	
H & R Block Bank	Gunuskey Keith E Gunuskey Mariann T	Honesdale Borough	
Muldoon Robert J Jr	Smith Ronald L Smith Patricia	Clinton Township 1	
Nichols Elaine	Nilsen Francis X Nilsen Sheryl A	Manchester Township	Lot 1 BR
Tyler Christine Mary	Tyler Michael J Tr Christine Mary Tyler Family Trust	Lake Township	

Griffin James M Jr By Agent	Arch Steven R	Preston Township	
Barna Nicholas A Agent	Arch Diane E		
Exter Dennis	Spangler Hillary Elizabeth	Salem Township	
Browand Linda M	Small Blake Alan		
Decker Joseph Sr By Sheriff	Federal Home Loan Mortgage Corporation	Honesdale Borough	
Decker Rebecca L By Sheriff			Lot 30
Buckley John F Jr Exr	Devita Thomas D	Manchester Township	
Buckley John F Est	Devita Margaret S		
Croce Rose Ann	Croce Louis Peter Tr	Lake Township	
	Croce Rose Ann Tr		
	Croce Family Qualified Personal Residence		
Haussler Ruth E	Daub David E	Honesdale Borough	
	Daub Beth E		
Branning Orville Jr	Murphy Elizabeth Mckean	Texas Township 1 & 2	
Branning Lorraine	Padua Bonnie K		
Clemo Deborah S Exr	Clemo Deborah S	Hawley Borough	
McGinty James M H Est			
Robbins Alberta B	Robbins Robert H	Oregon Township	
	Robbins Bruce W		
Caiati Michael	Barton James V	Preston Township	
Caiati Colleen			
Walter Family Irrevocable Trust	Schnitger David A Tr	Damascus Township	
Sahaydak Karen Audra Walter Tr	Schnitger Sarah E Tr		Lot 7B
David A Schnitger Living Trust			
Sarah E Schnitger Living Trust			
Cuccherini Lorraine I	Schiffman Paul L	Lehigh Township	
	Schiffman Robert L		
Mangenot Gerard G	Raia Thomas P	Paupack Township	
	Raia Loree M		Lot 43
Hutter Richard W	Mauro Zenobia	Lake Township	
Hutter Jean M	Mauro Kenneth		Lot 2263
Miller Edward J	Miller Edward J Jr Tr	Lake Township	
Miller Margaret A	Miller Margaret A Tr		Lot 968
	Miller Family Trust		
Voigt Jane L Tr	Bednarek Christopher	Hawley Borough	
Kathryn Voigt Trust			Lot 3
Walkley Charles	Wolf Keith D	Paupack Township	
Walkley Antionette C	Wolf Debra B		Lot 30
Parks Nancy	Parks Nancy	Lake Township	Lot 2
Wasman Thomas	Turouski Janet A	Honesdale Borough	
Wasman Jeanne Frances	Keiper Francis Walter		Lots 18 & 20
Wasman John			
Wasman Catherine A			
Bank Of America	Sledzinski Properties	Dreher Township	
Moline Robert E	Salerno Richard	Paupack Township	
Moline Laraine M	Salerno Mala		Lot 242
Ranellone Daniel G	Bobrik Steven	Paupack Township	
Ranellone Patrice C	Bobrik Laura		
Berkovich Bina	Douenias Rami	Salem Township	
	Douenias Christine F		Lot 1913



Silvi Jerry	Peppiatt James T	Paupack Township	
Silvi Jane T	Peppiatt Frances D		Lot 89
Cicco Joseph C	Silvi Jerry J	Paupack Township	
Cicco Clara E	Silvi Jane T		Lot 80
Russo Sherry	Russo Louis A	Lehigh Township	
Russo Joseph L	Mazzierirusso Maria Fernanda Russo Maria Fernanda Mazzieri		
Miller Gerald	Rodriguez Jose	Lehigh Township	
Miller Olivia	Rodriguez Steven Rodriguez Nereida		Lot 92
Stetch Joseph J Jr	Stetch Nikolas A	Lehigh Township	
Stetch Sally R			Lot 137
Keating Joseph M	Steckman John Joseph III	Sterling Township	
Richards Alice	Steckman Jacqueline G		Lot 36
Richardskeating Alice			
Keating Alice Richards			
Atty Olga	Amerosa Robert A Amerosa Roberta L	Lake Township	Lot 3494
Williams K Joyce	Hassmiller Richard Hassmiller Danielle	Lake Township	Lot 1W12
Schmikt Jeanine M	Cataudella Susan Schmidt Steven	Damascus Township	
Deutsche Bank Trust Company Americas Tr Ocwen Loan Servicing	Pontosky Chester	Salem Township	



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