

OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 4 ★ NOVEMBER 21, 2014 ★ Honesdale, PA ★ No. 37



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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.

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

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

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

MESSAGE FROM THE WAYNE COUNTY BAR ASSOCIATION



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

PRICING & RATES

Notice Pricing

One time Insertions

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

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

Subscription Rates

Per Year

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

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

WAYNE COUNTY OFFICIALS

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

Magisterial District Judges

Bonnie L. Carney
Ronald J. Edwards
Ted Mikulak

Court Administrator

Linus H. Myers

Sheriff

Mark Steelman

District Attorney

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Prothonotary, Clerk of The Court

Edward “Ned” Sandercock

Chief Public Defender

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Coroner

Edward Howell

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Carla Komar
Judy O’Connell
Kathleen A. Schloesser

Jury Commissioners

Judith M. Romich
Patricia Biondo



BADGE of HONOR FUNDRAISER

TO BENEFIT THE FAMILIES OF
CORPORAL BRYON **DICKSON**
TROOPER ALEX **DOUGLASS**

12.06.14
6:30 PM TILL ?
KC PEPPER BAR & GRILL

GREAT FOOD AND CASH BAR
LIVE MUSIC BY 30 PACK LITE
DANCE MUSIC AND LIVE DJ
RAFFLES AND PRIZES

\$25 PER
PERSON

TICKETS AVAILABLE AT THE DA'S OFFICE
WAYNE COUNTY COURTHOUSE, HONESDALE, PA
CALL 570.253.4912 OR EMAIL JEDWARDS@CO.WAYNE.PA.US FOR INFO

HOSTED BY THE WAYNE COUNTY DISTRICT ATTORNEY'S OFFICE
★ **JANINE EDWARDS**  **DISTRICT ATTORNEY** ★

MAKE CHECKS PAYABLE TO: WAYNE COUNTY COMMUNITY FOUNDATION/BADGE OF HONOR FUND

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.

ADMINISTRATOR NOTICE

Estate of ENID O. MILLER
Late of Lake Township
Administrator
ROBERT B. MILLER
201 LENORA LANE
DOWNINGTON, PA 19335
Attorney
MICHAEL D. WALKER, ESQ.
PO BOX 747
HAMLIN, PA 18427

11/21/2014 • 11/28/2014 • 12/5/2014

EXECUTOR NOTICE

Estate of DOROTHY M. RONEY
Late of Buckingham Township
Executrix
BERTHA SCHOONMAKER
456 PENNSYLVANIA AVENUE
HANCOCK, NY 13783
Executor
BARRY RONEY
113 EDGEWOOD DRIVE
BOYERTOWN, PA 19512
Attorney

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

11/14/2014 • 11/21/2014 • 11/28/2014

EXECUTOR NOTICE

Estate of ROBERT A. COONS
Late of Texas Township
Executor
GARY SLISH
28 HUCKLEBERRY LANE
HONESDALE, PA 18431
Attorney
ERROL C. FLYNN, ESQUIRE
926 COURT STREET
HONESDALE, PA 18431

11/14/2014 • 11/21/2014 • 11/28/2014

ESTATE NOTICE

NOTICE IS HEREBY GIVEN, that Letters of Administration have been issued in the Estate of Philip Procopio, who died on August 2, 2011, late resident of 11 Henderson Road, Milanville, PA 18443, to Anthony Procopio, Administrator of the Estate, residing at 18 Forest Hill Drive, New Fairfield, CT 06812. 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.
ATTORNEY FOR THE ESTATE

11/14/2014 • 11/21/2014 • 11/28/2014

ESTATE NOTICE

Estate of Charles R. Havlik, deceased of Paupack Township, Wayne County, Pennsylvania. Letters Testamentary on the above estate having been granted to Hilda Havlik, 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.

11/14/2014 • 11/21/2014 • 11/28/2014

ESTATE NOTICE

Notice is hereby given, that Letters Testamentary have been granted to Barry L. Mitchell, Executor of the Estate of Harriet D. Mitchell, late of Honesdale, Wayne County, Pennsylvania who died on October 8, 2014. All persons indebted to said Estate are required to make payment and those having claims or demands to present the same without delay to the Executor, Barry L. Mitchell c/o Mark R Zimmer, Esquire, 1133 Main Street, Honesdale, PA 18431.

11/7/2014 • 11/14/2014 • 11/21/2014

EXECUTOR NOTICE

Estate of LILLIAN SIDLOWSKI
Late of Waymart Borough
Executer
THOMAS M. SIDLOWSKI
40 ALPINE ROAD
BEACH LAKE, PA 18405
Attorney
WARREN SCHLOESSER, ESQ.
214 NINTH STREET
HONESDALE, PA 18431

11/7/2014 • 11/14/2014 • 11/21/2014

EXECUTRIX NOTICE

Estate of JEANNE E. BIGART
Late of Cherry Ridge Township
Executrix
BETH E. PYKUS
1260 UPPER WOODS ROAD
HONESDALE, PA 18431
Attorney
ERROL C. FLYNN, ESQUIRE
926 COURT STREET
HONESDALE, PA 18431

11/7/2014 • 11/14/2014 • 11/21/2014

EXECUTOR NOTICE

Estate of ALBERT WILLIAM
OPINSKY AKA ALBERT W.
OPINSKY
Late of Berlin Township
Executrix
ANN MARIE OPINSKY
MATTHEWS
207 WILLOW AVENUE
HONESDALE, PA 18431
Executer
MICHAEL J. OPINSKY
142 YOUNG STREET
HONESDALE, PA 18431

Attorney
WARREN SCHLOESSER, ESQ.
214 NINTH STREET
HONESDALE, PA 18431

11/7/2014 • 11/14/2014 • 11/21/2014

EXECUTRIX NOTICE

Estate of LORETTA B. COWAN
Late of Berlin Township
Executrix
MARY L. HILLER
269 PLANK ROAD
BEACH LAKE, PA 18405
Attorney
FRANCES GRUBER, ESQ.
214 NINTH STREET
HONESDALE, PA 18431

11/7/2014 • 11/14/2014 • 11/21/2014

OTHER NOTICES

NOTICE

TO: THE ESTATE OF GLORIA
DAVIS AND ALL UNKNOWN
BENEFICIARIES OF THE
ESTATE OF GLORIA RICE-DAVIS

YOU ARE HEREBY NOTIFIED
that on May 17, 2013, Plaintiff,
Bank of New York Mellon, filed a
Complaint in Mortgage Foreclosure
endorsed with a Notice to Defend,
against you in the Court of Common
Pleas of Wayne County
Pennsylvania, docketed to No. 251
Civil 2013 wherein Plaintiff seeks to
foreclose on the mortgage secured
by your property located at RD 2
Box 525, Hawley, PA 18428 where
upon your property would be sold

by the Sheriff of Wayne County.

YOU ARE HEREBY NOTIFIED
to plead to the above referenced
Complaint on or before twenty
(20) days from the date of this
publication or a Judgment will be
entered against you.

NOTICE

IF YOU WISH TO DEFEND, 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 further notice for the
relief requested by the plaintiff. You
may lose money or property or other
rights important to you. YOU
SHOULD TAKE THIS NOTICE 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.

WAYNE COUNTY LAWYER
REFERRAL SERVICE
Wayne County Bar Association
Wayne County Courthouse
Honesdale, PA 18431
(570) 253-1031

11/21/2014

**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
DECEMBER 10, 2014**

By virtue of a writ of Execution instituted

Bank of America, N.A. Successor by Merger to BAC Home Loans Servicing, LP F/K/A Countrywide Home Loans Servicing, LP issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 10th day of December, 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 tract or parcel of land, situated in the Township of Lake, Wayne County, Pennsylvania, known as Lot 2725 Section 43 of The Hideout, a Subdivision, situated in the Townships of Lake and Salem. Wayne County, Pennsylvania, according to the plats thereof, recorded in the Office of the Recorder of Deeds of Wayne County, Pennsylvania, April 9, 1970, in Plat Book 5, Page 27; May 11 ,1970, in Plat Book 5, pages 34, 37, 41 through 48 and 50; September 8, 1970, in Plat

Book 5, Page 57; February 8, 1971, in Plat Book 5, Pages 62 and 63; March 24, 1971, in Plat Book 5, Page 66; May 10, 1971, in Plat Book 5, Pages 71 and 72; March 14, 1972, in Plat Book 5, Pages 76 and 79 through 84 and 86; May 26,1972, in Plat Book 5, Pages 93 through 95; September 26, 1972, in Plat Book 5, Pages 96, 97 and 100 through 104; March 9, 1973 in Plat book 5, Page 106; March 23,1973 in plat book 5, Page 107; April 3, 1973 in plat book 5, Pages 108 through 110; May 18, 1973 in plat Book 5, Pages 111 through 119 as amended and supplemented,

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

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of them, the said grantors, as well at law as in equity, of, in and to the same.

TAX PARCEL #: 044317

BEING KNOWN AS: 2725 Pebble

Court, Lake Ariel, PA 18436

Seized and taken in execution as property of:
Lauren Terwilliger 2725 Pebble Court, The Hideout LAKE ARIEL PA 18436
John D. Terwilliger 2725 Pebble Court, The Hideout LAKE ARIEL PA 18436

Execution No. 43-Civil-2010
Amount Due: \$286,436.31 Plus additional costs

September 9, 2014
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

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

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

Jennifer Frechie Esq.

11/14/2014 • 11/21/2014 • 11/28/2014

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

By virtue of a writ of Execution instituted JPMorgan Chase Bank National Association issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 10th day of December, 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 parcel of land situate in the Township of Lake, (erroneously referred to as Township of Salem in Record Book Volume 674, Page 17), County of Wayne, Commonwealth of Pennsylvania, being known and designated as follows:

Lot 3873, Section 39, of The Hideout, a subdivision situated in the Townships of Lake and Salem, Wayne County, Pennsylvania, according to the plats thereof recorded in the Office of the Recorder of Deeds of Wayne County, Pennsylvania, April 9, 1970, in Plat Book 5, Page 27; May 11, 1970, in Plat Book 5, Pages 34, 37, 41 through 48 and 50; September 8, 1970, in Plat Book 5, Page 57 February 8, 1971, in Plat Book 5, Pages 62 and 63; March 24, 1971 in Plat Book 5, Page 66; May 10, 1971, in Plat Book 5, Pages 71 and 72; March 14, 1972, in Plat Book 5, Pages 76, 79 through 84 and 86; May 26, 1972, in Plat Book 5, Pages 93

through 95; September 26, 1972, in Plat Book 5, Pages 96, 97 and 100 through 104; March 9, 1973, in Plat Book 5, Page 106; March 23, 1973, in Plat Book 5, Page 107, April 3, 1973, in Plat Book 5, Pages 108 through 110; May 18, 1973, in Plat Book 5, Pages 111 through 119; and September 24, 1973, in Plat Book 5, Pages 120 through 123.

TAX PARCEL #12-0-0038-0053

BEING KNOWN AS: 3873
Applegate Road, Lake Ariel, PA
18436

Seized and taken in execution as property of:
Kimberly A. Dulney 3873
Applegate Road The Hideout Lake
Ariel PA 18436
Steven M. Dulney 3873 Applegate
Road The Hideout LAKE ARIEL
PA 18436

Execution No. 334-Civil-2014
Amount Due: \$60,295.72 Plus
additional costs

September 8, 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.

11/14/2014 • 11/21/2014 • 11/28/2014

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

By virtue of a writ of Execution instituted JPMorgan Chase Bank, N.A. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 10th day of December, 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 parcel of land situate in the Township of Lake, County of Wayne, Commonwealth of Pennsylvania, being known and designated as follows:

Lot 1876 Section 16 of The Hideout, a subdivision situate in the Township of Lake and Salem, Wayne County, Pennsylvania, according to the plats thereof recorded in the Office of the

Recorder of Deeds of Wayne County, Pennsylvania April 9, 1970 in Plat Book 5, Page 27; May 11, 1970 in Plat Book 5, Pages 34, 37, 41 through 48 and 50; September 8, 1970 in Plat Book 5, Page 57; February 8, 1971 in Plat Book 5, Pages 62 and 63; March 24, 1971 in Plat Book 5, Page 66; May 10, 1971 in Plat Book 5, Pages 71 and 72; March 14, 1972 in Plat Book 5, Pages 76, 79 through 84 and 86; May 26, 1972 in Plat Book 5, Pages 93 through 95; September 26, 1972 in Plat Book 5, Pages 96, 97 and 100 through 104; March 9, 1973 in Plat Book 5, Page 106; March 23, 1973 in Plat Book 5, Page 107; April 3, 1973 in Plat Book 5, Pages 108 through 110; and May 18, 1973 in Plat Book 5, Pages 111 through 119.

SUBJECT to all easements, covenants, conditions and restrictions of record, including those set forth in the Declaration of Protective Covenants for The Hideout, dated as of May 11, 1970 as amended and supplemented, real estate taxes for all periods following 1976; governmental laws and regulations, and liens created or suffered by Grantees.

TITLE TO SAID PREMISES IS VESTED IN John J. Devine and Linda E. Devine, his wife, as tenants by the entireties, by Deed from Frederick J. Termini and Cecelia M. Termini, his wife, dated 08/08/1986, recorded 08/18/1986 in Book 447, Page 347. John J. Devine departed this life on or about 10/18/2010, at which time

his ownership interest vested in the surviving tenant by the entireties.

Tax Parcel: 22-0-0024-0141

Premises Being: 1876 Windemere Lane Lake Ariel, PA 18436

Improvements thereon:
RESIDENTIAL DWELLING

Seized and taken in execution as property of:
Linda E. Devine 1876 Windemere Lane, The Hideout LAKE ARIEL PA 18436

Execution No. 436-Civil-2012
Amount Due: \$162,435.61 Plus additional costs

September 10, 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.

Michael Dingerdissen, Esq.

11/14/2014 • 11/21/2014 • 11/28/2014

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

By virtue of a writ of Execution instituted JPMorgan Chase Bank, N.A. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 10th day of December, 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 and parcel of land lying, being, and situate, in the Township of Damascus, County of Wayne and Commonwealth of Pennsylvania, being Lot No. 2 in the Development known as "Beaver Lake Estates" bounded and described as follows:

BEGINNING in the center of a 50 foot wide road or right-of-way known as Lakeview Drive on the boundary line of Lot No.10; thence along the common boundary between Lots 2 and 3 South 24 degrees 21 minutes 34 seconds East 287.00 feet to the shoreline of Beaver Lake; thence generally following the shoreline of Beaver Lake South 75 degrees 55 minutes 59 seconds West 27.31 feet; South 35 degrees 50 minutes 11 seconds West 78.50 feet and South 71

degrees 21 minutes 49 seconds West 122.26 feet to a common corner of Lots 1 and 2; thence along the common boundary line between Lots 1 and 2 North 04 degrees 35 minutes 7 seconds East 324.30 feet to the centerline of the aforementioned 50 foot wide road or right-of-way known as Lakeview Drive; thence along the centerline of Lakeview Drive and being a common boundary line with Lots 12, 11, and 10 North 71 degrees 25 minutes 20 seconds East 50.58 feet; North 77 degrees 22 minutes 26 seconds West 154.93 feet and North 88 degrees 52 minutes 10 seconds East 53.56 feet to the point or place of BEGINNING. CONTAINING therein 1.4 acres be the same more or less and being Lot No. 2.

The above description being in accordance with the survey of the above captioned development recorded in Wayne County Map Book 30, page 77.

UNDER AND SUBJECT to covenants, conditions, and restrictions running with the land as appear of record and as are more specifically set forth in the Declaration of Restrictive Covenants recorded in Wayne County Deed Book 270, at page 658.

TAX PARCEL # 97-0-0033-0017

BEING KNOWN AS: 36 Lakeview Drive, Damascus, PA 18415

Seized and taken in execution as property of:

Allan R. Altman 71 Robertson
Road LYNBROOK NY 11563

Execution No. 562-Civil-2013
Amount Due: \$277,247.68 Plus
additional costs

September 9, 2014
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE
NOTICE:**

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

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

Jennifer Frechie Esq.

11/14/2014 • 11/21/2014 • 11/28/2014

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

By virtue of a writ of Execution instituted
Santander 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 December, 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 TRACT OR PARCEL of land situated in the Township of Lake, Wayne County, Pennsylvania known as Lot #2189, in Section 19, of The Hideout, a subdivision situated in the Townships of Lake and Salem, Wayne County, Pennsylvania according to the plats thereof recorded in the Office of the Recorder of Deeds in and for Wayne County, Pennsylvania, April 9, 1970 in Plat Book 5, page 27; May 11, 1970 in Plat Book 5, pages 34, 37, 41 through 48 and 50; September 8, 1970 in Plat Book 5, page 57; February 8, 1971 in Plat Book 5, pages 62 and 63; March 24, 1971 in Plat Book 5, page 66; May 10, 1971 in Plat Book 5, pages 71 and 72; March 14, 1972 in Plat Book 5, pages 76, 79 through 84 and 86; May 26, 1972 in Plat Book 5, pages 93 through 95; September 26, 1972 in Plat Book 5, pages 96, 97 and 100 through 104; March 9, 1973 in Plat Book 5, page 106; March 23, 1973 in Plat Book 5, page 107; April 3, 1973 in Plat Book 5, pages 108 through 110; and May 18, 1973 in Plat Book 5, pages 111 through 119.

SUBJECT to all easements, covenants, conditions and

restrictions of record, including those set forth in the Declaration of Protective Covenants for The Hideout, dated as of May 11, 1970 as amended and supplemented, real estate taxes for all periods following 1975; governmental laws and regulations, and liens created or suffered by Grantees.

TOGETHER with all and singular privileges, hereditaments and appurtenances whatsoever thereunto belonging or in anywise appertaining, and the revisions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, chain and demand whatsoever of Grantor, either in law or in equity, of, in and to the same.

TITLE TO SAID PREMISES IS VESTED IN David Costello, by Deed from Eva Kennedy and Gerard Kennedy, her husband, dated 10/23/2004, recorded 12/06/2004 in Book 2668, Page 26.

Tax Parcel: 12-0-0022-0034

Premises Being: 2189 South Northgate Court Lake Ariel, PA 18436

Improvements thereon:
RESIDENTIAL DWELLING

Seized and taken in execution as property of:
David V. Costello a/k/a David Costello 629 S 2nd Street
PHILADELPHIA PA 19147

Execution No. 44-Civil-2014

Amount Due: \$86,707.62 Plus additional costs

September 16, 2014
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

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

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

Paul Cressman Esq.

11/14/2014 • 11/21/2014 • 11/28/2014

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

By virtue of a writ of Execution instituted Wells Fargo Bank, National Association, as Trustee for the Holders of Morgan Stanley ABS Capital I Inc., Trust 2007-HE4, Mortgage Pass-Through Certificates, Series 2007-HE4 issued out of the Court of Common Pleas of Wayne County, to me

directed, there will be exposed to Public Sale, on Wednesday the 10th day of December, 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 tract or parcel of land situated in the Township of Lake, Wayne County, Pennsylvania known as Lot No. 4088, Section 47, of the Hideout, a subdivision situated in the Townships of Lake and Salem, Wayne County, Pennsylvania according to the plats thereof recorded in the Office of the Recorder of Deeds in and for Wayne County, Pennsylvania. Said Lot No. 4088, Section 47, The Hideout, is recorded in Plat Book Volume 5 at Page 122, in the Office of the Recorder of Deeds in and for Wayne County, Pennsylvania.

Title to said Premises vested in Brian Stine and Kerry Stine, his wife as tenants by the entireties by Deed from Bernice Chu, unmarried, Elaine P. Chu and Donald Chin, her husband and Douglas P. Chu, unmarried dated 06/03/2000 and recorded 06/08/2000 in the Wayne County Recorder of Deeds in Book 1654, Page 0003.

Being known as 4088 South Fairway Drive, Lake Ariel, PA 18436

Tax Parcel Number: 12-0-0044-0014

Improvements thereon:
RESIDENTIAL DWELLING

Seized and taken in execution as property of:
Kerry Stine a/k/a Kerry A. Stine 15 Van Leuven Road LAKE ARIEL PA 18436

Execution No. 96-Civil-2012
Amount Due: \$222,036.09 Plus additional costs

September 16, 2014
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

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

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

11/14/2014 • 11/21/2014 • 11/28/2014

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

By virtue of a writ of Execution instituted Quicken Loans, 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 10th day of December, 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 situate and being in the Township of Lebanon, County of Wayne and State of Pennsylvania bounded and described as follows:

BEGINNING at a point in the centerline of a private road known as Wildwood Trail being a common corner of Lots 6, 7, 10 and 11 in the subdivision of lands of Highland Associates, thence along the eastern line of Lot 6 North 07 degrees 23 minutes 25 seconds East 709.25 feet to an iron pin corner; thence along line of Pennsylvania game Lands #159 South 81 degrees 44 minutes 50 seconds East 250.00 feet to an iron pin corner; thence along the Western line of Lot 8 South 07 degrees 23 minutes 25 seconds West 698.67 feet to a corner in the centerline of the aforesaid road; thence along the centerline of said road North 84 degrees 10 minutes 20 seconds West 250.06 feet to the place of beginning.

CONTAINING 4.04 acres and being designated as Lot 7, Section 1 in the subdivision of lands of Highland Associates as surveyed by M. R. Zimmer, R. S., May 23, 1975. A map of said survey approved by the Board of Supervisors of the Township of Lebanon recorded in Wayne County Map Book 29, Page 15.

THE ABOVE PREMISES are designated as parcel number 13-02-17 on the tax maps of Lebanon Township, Wayne County, Pennsylvania.

THE LOT HEREINABOVE described is conveyed subject to an easement in favor of the various lot owners in the subdivision of Highland Associates, for the sue of so much of the private road known as Wildwood Trail, depicted on the aforesaid map, as is contained in the description of the lot herein conveyed.

THE ABOVE DESCRIBED premises are sold and conveyed by the above mentioned Grantor and accepted by the above Grantee as one lot which may not be further subdivided, and upon, under and subject to the following express covenants and restrictions, which shall run with the land, binding and the Grantor herein, his heirs and assigns:

1. No commercial use of any lot or lots shall be allowed. No mobile homes, garage or outbuildings shall be set or erected upon any lot for use as a dwelling.

2. All buildings shall conform to local zoning and subdivision ordinances. All construction plans must receive the approval of the former Grantor prior to the erection of any building or structure. No building shall be erected on any lot nearer the front boundary (road centerline) than 80 feet and from the back and side boundaries nearer than 20 feet.

3. Easements for the installation and maintenance of utilities and drainage facilities are reserved over the front 10 feet and side 5 feet of each lot.

4. No lot shall be used or maintained as dumping ground for rubbish, junk or other debris. Trash, garbage and other waste shall be kept in sanitary containers and disposed of regularly.

5. No individual water supply or sewage disposal system shall be permitted on any lot unless such system is located, constructed and equipped in accordance with the requirements, standard and recommendations of the State and local healthy authorities.

6. No live trees larger than 4 inches in diameter may be removed, except for clearing the site for driveway and outbuildings.

7. Subdivision road maintenance shall be shared by the property owners adjoining the road after 50% of the lots in that section have been sold. At such time, the

Former Grantor shall turn the roads over to the property owners who will then share in common with each other the maintenance of the private roads out to the public road.

8. In the event the property owners desire that the private road be dedicated to the Municipality, it shall be the property owners' responsibility to improve the road as necessary to meet the existing minimum standards and requirements of the Municipality to dedication.

9. It is hereby agreed that the use and maintenance of roads and common use facilities shall be the responsibility of the Grantee and users, and that the former Grantor shall in no way be held liable for and accident, damage or costs arising from or in the course of using such common use facilities or rights of way, the Grantee will indemnify and save harmless the Former Grantor from any claims, loss, damage or injuring growing out of such use.

BEING TAX NO.: 13-0-0002-0017

BEING KNOWN AS: 187
WILDWOOD TRAIL,
PLEASANT MOUNT,
PENNSYLVANIA 18453.

Title to said premises is vested in Peter Rossi by deed from Peter Rossi, surviving joint tenant dated May 28,

Seized and taken in execution as property of:

KELLY LOUISE ROSSI, CO-EXECUTRIX OF THE ESTATE OF PETER ROSSI, DECEASED MORTGAGOR AND REAL OWNER, 187 WILDWOOD TRAIL PLEASANT MOUNT PA 18453
PETER R. ROSSI, CO-EXECUTOR OF THE ESTATE OF PETER ROSSI, DECEASED MORTGAGOR AND REAL OWNER 187 WILDWOOD TRAIL PLEASANT MOUNT PA 18453

Execution No. 263-Civil-2014
Amount Due: \$197,949.09 Plus additional costs

September 17, 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.
Carol A. DiPrinzio Esq.

11/14/2014 • 11/21/2014 • 11/28/2014

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

By virtue of a writ of Execution instituted Bank of America, N.A. successor by merger to BAC Home Loans Servicing, LP issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 10th day of December, 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, Wayne County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point for a corner which point is the most Southeasterly corner of Lot No. 36 and the most Southwesterly corner of Lot No. 37, which point abuts a private drive entitled 'Sr. Colette-Fr. John Drive' which lots and private drive are set forth in a map entitled 'Ginger-Mary-Ann Acres, Lands of Margretta Murnin, Lake Township, Wayne County, Pennsylvania, May 25, 1976, Revised May 31, 1977, Revised August 6, 1977' which map is

recorded in the Office of the Recorder of Deeds of Wayne County, Pennsylvania, in Map Book 36, at page 1; thence along the common boundary lines of Lots No. 36 and 37, North eight (08) degrees fifty (50) minutes East four hundred (400) feet to a point for a corner; thence North eighty-two degrees fifteen (15) minutes West two hundred (200) feet to a point for a corner which point is the most Northwesterly corner of Lots No. 36 and the most Northeasterly corner of Lot No. 35 on said map; thence along the common boundary lines of Lots Nos. 35 and 36 on said map, South eight (08) degrees fifty (50) minutes West four hundred (400) feet to a point for a corner, which point abuts the aforesaid private drive; thence

along the edge of the aforesaid private drive, South eighty-two (82) degrees fifteen (15) East two hundred (200) feet to the point or place of BEGINNING. CONTAINING therein all of Lot No. 36 as set forth on the aforesaid Map.

TOGETHER WITH an easement in right of ingress, egress or regress to be used in common with the Grantor, their heirs and assigns on the private roads leading from State Road Route 196 through the roads of the development known as "Ginger-Mary-Ann Acres", Lake Township, Wayne County Map Book 35 at page 34.

TITLE TO SAID PREMISES IS VESTED IN Gary Salerno, by

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Deed from John J. McCaffrey and Carolyn A. McCaffrey, dated 07/12/2002, recorded 07/18/2002 in Book 2025, Page 348.

Tax Parcel: 12-0-0058-0018

Premises Being: 122 FATHER JOHN DRIVE, LAKE ARIEL, PA 18436-4630

Improvements thereon:
RESIDENTIAL DWELLING

Seized and taken in execution as property of:

Gary Salerno 122 Father John Drive LAKE ARIEL PA 18436

Execution No. 942-Civil-2009
Amount Due: \$206,011.97 Plus additional costs

September 17, 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.

Paul Cressman Esq.

11/14/2014 • 11/21/2014 • 11/28/2014

**SHERIFF'S SALE
DECEMBER 17, 2014**

By virtue of a writ of Execution instituted Bank of America, N.A., S/B/M BAC Home Loan Servicing L.P. F/K/A Countrywide Home Loans Servicing issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 17th day of December, 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 and being in the Township of South Canaan, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point or corner, located within the travelway of a certain public highway, designated as PA L.R. 63018/State Route 3020/Lake Quinn Road and being the western most corner of lands of Clifford VanSickle, Jr. and Elaine VanSickle (D.B. 363, P.1172); thence along and within, the

travelway of the aforesaid public highway, the following eight (8) chord courses and distances (as per 'NUMBER REFERENCE' set forth on Plan/Plat recorded in Wayne County Map Book Volume 102 at Page 58);

1. North 72 degrees 14 minutes 13 seconds West 178.83 feet;
2. North 71 degrees 08 minutes 48 seconds West 51.98 feet;
3. North 70 degrees 28 minutes 16 seconds West 120.97 feet;
4. North 68 degrees 13 minutes 54 seconds West 07.12 feet;
5. North 68 degrees 13 minutes 54 seconds West 81.66 feet;
6. North 63 degrees 57 minutes 13 seconds West 68.46 feet;
7. North 59 degrees 32 minutes 00 seconds West 46.48 feet; and
8. North 55 degrees 11 minutes 30 seconds West 06.38 feet to a point or corner

Thence departing from said public highway, through lands of the Grantor's decedent herein, Arlene L. Telshaw (D.B. 273, P 336) and along common bounds of lands of LOT 1, as depicted on Plan/Plat recorded in Wayne County Map Book Volume 102 at Page 58, the following four (4) courses and distances; North 03 degrees 51 minutes 36 seconds East 240.46 feet to an iron pin corner set; North 12 degrees 38 minutes 24 seconds West 179.82 feet to an iron pin corner set; North 18 degrees 38 minutes 24 seconds West 136.44 feet to an iron pin corner set; and North 59 degrees 33 minutes 19 seconds East 700.47 feet to an iron

pin corner set; thence along lands of Dirk & Irmgard Hoefer (D.B. 375, P 1117; MB 45, P 54), the following three (3) courses and distances; South 33 degrees 15 minutes 19 seconds East (along "TITLE LINE") 491.50 feet to an iron pin corner set; thence North 40 degrees 01 minutes 51 seconds East 50.95 feet to an iron pin corner found; and, North 30 degrees 46 minutes 10 seconds East 25.77 feet to an iron pin corner set; thence, along lands of Irmgard Hoefer (R.B. 1300, P. 0247; M.B. 65, P. 90, the following course and distance; South 40 degrees 51 minutes 50 seconds East 347.58 feet to an iron axle corner found, being the northern most corner of lands of the aforesaid VanSickle; thence, along common bounds of lands of the aforesaid Van Sickle, the following course and distance; South 48 degrees 44 minutes 24 seconds West (along a wire fence) 741.29 feet to the place of BEGINNING.

CONTAINING, within bounds, 17.1024 acres of land, inclusive of that area occupied by public highway and utility companies; easements and right of way, supporting, various improvements and being designated as the REMAINING/RESIDUAL lands on Plan/Plat recorded in Wayne County Map Book Volume 102 at Page 58.

BEING THE SAME PREMISES WHICH FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION,

ETAL. BY DEED DATED
3/5/2008 AND RECORDED
3/13/2008 IN THE OFFICE OF
THE RECORDER OF DEEDS IN
AND FOR WAYNE COUNTY IN
DEED BOOL VOLUME 3480,
PAGE 207, GRANTED AND
CONVEYED UTO WOJTEK
BOBER, DECEASED.

Seized and taken in execution as
property of:

Charles A. J. Halpin, III, Esq., as
personal representative of Wojtek
Bober, Deceased 2226 Land Title
Building 100
South Broad Street
PHILADELPHIA PA 19110

Execution No. 322-Civil-2012
Amount Due: \$239,005.57 Plus
additional costs

September 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.**

Harry B. Reese, Esq.

11/21/2014 • 11/28/2014 • 12/5/2014

**SHERIFF'S SALE
DECEMBER 17, 2014**

By virtue of a writ of Execution
instituted HSBC Bank USA 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
17th day of December, 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 interest in the
following described real estate
situated in the County of Wayne,
Borough of Waymart, State of
Pennsylvania, to wit:

BEGINNING at a point on the
Easterly side of Rock Lane, a
distance of 300 feet from the
Northerly side of the Carbondale
and Honesdale Turnpike Road;
thence in a Northerly direction
along the Easterly side of Rock
Lane 60 feet to a corner; thence in
an Easterly direction and at right
angles to Rock Lane 150 feet to a
corner; thence in Southerly
direction 60 feet to a corner; thence
is a Westerly direction 150 feet to a
place of beginning.

BEING Lot No. 13 on that Ben F. Long plot of lots on the Northerly side of said Turnpike.

TAX PARCEL 029392

MAP #28-0-0002-0051

BEING the same premises which Leonard F. Razny and Joanne Razny by Deed dated May 7, 2008 and recorded February 10, 2009 in the Office of the Recorder of Deeds in and for Wayne County in Deed Book 3678 Page 113, as Instrument Number 200900001902, granted and conveyed unto Andrew Francis Razny and Sarah Marie Sweeley, as joint tenants with the right of survivorship, in fee.

Seized and taken in execution as property of:
Andrew Francis Razny 33
Patterson Avenue WAYMART PA
18472
Sarah Marie Sweeley 211 Chestnut
Ave HAWLEY PA 18428

Execution No. 218-Civil-2014
Amount Due: \$228,802.90 Plus
additional costs

October 17, 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.**

William E. Miller Esq.

11/21/2014 • 11/28/2014 • 12/5/2014

**SHERIFF'S SALE
DECEMBER 17, 2014**

By virtue of a writ of Execution instituted Citizens Savings Bank issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 17th day of December, 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 THE FOLLOWING certain piece of parcel of land lying, being and situate in the Preston Park, Preston Township, Wayne County, Pennsylvania, and located at 140 Rainbow Road, Preston Park, Pennsylvania 18455.

**BEING THE SAME PREMISES
conveyed by Ruth Ann Jones,**

Administrator, C.T.A. of the Estate of William R. Berghorn to Kenneth A. Hoagland by Deed dated August 27, 1998, and recorded in Wayne County on August 27, 1998, at Record Book 1406, page 0133.

UNDER AND SUBJECT to the rights, privileges, benefits, easements, covenants, conditions, restrictions, reservations, terms and provisions as more particularly set forth in the above recited Deed.

TAX MAP NUMBER: 20-0-0141-0038

CONTROL NUMBER: 025750

DIMENSIONS OF PARCEL: 12.0 acres

KNOWN AS : 140 Rainbow Road, Preston Park, Pennsylvania 18455

IMPROVEMENTS THEREON CONSIST OF: a personal residence known as 140 Rainbow Road, Preston Park, Pennsylvania 18455

Seized and taken in execution as property of:
ARTHUR S. ZELLER, AS
EXECUTOR OF THE ESTATE
OF KENNETH HOAGLAND 140
RAINBOW ROAD
PRESTON PARK PA 18455

Execution No. 325-Civil-2014
Amount Due: \$43,910.06 Plus
additional costs

October 17, 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.**

David K. Brown, Esq.

11/21/2014 • 11/28/2014 • 12/5/2014

**SHERIFF'S SALE
DECEMBER 17, 2014**

By virtue of a writ of Execution instituted The Fidelity Deposit and Discount Bank issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 17th day of December, 2014 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

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

BEGINNING at an iron pin on the westerly right of way line of L.R. 949 also call Pa. Route 296, the road between Waymart and Clinton Center, said pin distant northerly 146 feet more or less from the intersection of said westerly right of way line North 5 degrees West 100 feet to an iron pin, then through land of Grantors South 85 degrees West 300 feet to an iron pin, thence South 5 degrees East 100 feet to an iron and North 85 degrees East 300 feet to the point of BEGINNING, containing 30,000 square feet of land being the same more or less.

MAP BOOK 22, PAGE 82.

Parcel Identification No. 06-1-0221-0034.001-

Title to said premises is vested in the name of the Defendant, Dianne Wesneski by deed dated June 6, 1997 from Wayne E. Weaver and Carol A. Weaver, his wife, recorded in Deed Book 1252 at page 257 in the Office of the Recorder of Deeds in and for Wayne County, PA.

Seized and taken in execution as property of:
DIANNE WISNESKI 610
LINCOLN STREET DICKSON
CITY PA 18519

Execution No. 345-Civil-2014
Amount Due: \$36,293.70 Plus
additional costs

October 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.**

Heather K. Kazinetz Esq.

11/21/2014 • 11/28/2014 • 12/5/2014

**SHERIFF'S SALE
DECEMBER 17, 2014**

By virtue of a writ of Execution instituted JPMorgan Chase Bank, N.A. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 17th day of

December, 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:

The Following Described Real Property Situate In The City Of Lake Ariel, Township Of Salem, County Of Wayne, And Commonwealth Of Pennsylvania, To Wit:

All That Certain Tract Of Land Situate In Salem Township, Wayne County Pennsylvania, Known And Described As Lot No. 642 In Section No. 3, Indian Rocks, On A Subdivision Plan Recorded In The Recorder Of Deeds Office In And For Wayne County, Pennsylvania, On October 21, 1971, In Map Book Volume 17, Page 40.

TAX PARCEL # 22-0-0006-0124

BEING KNOWN AS: 38 Hemlock Path, Lake Ariel, PA 18436

Seized and taken in execution as property of:
Ruth E. DiPalma 38 Hemlock Path
Lake Ariel PA 18436
F. Thomas DiPalma a/k/a Thomas
F. DiPalma 38 Hemlock Path
LAKE ARIEL PA 18436

Execution No. 491-Civil-2013
Amount Due: \$279,360.24 Plus
additonal costs

October 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.

Jennifer Frechie Esq.

11/21/2014 • 11/28/2014 • 12/5/2014

**SHERIFF'S SALE
DECEMBER 17, 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 17th day of December, 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:

Tract #1:

All that certain lot, piece or parcel of land, situated in the Township of Lake (erroneously called Township of Lake Henry in previous deed), County of Wayne and Commonwealth of Pennsylvania, being Lot No.Eight (8) in Section “B”, as shown on a survey made by M.R. Zimmer entitled “Map Showing Lots on the East Side of Lake Henry, Section “B”, dated 9-10-70 and recorded in Wayne County Map Book 13, at page 157, Lake Township.

Together with an under and subject to all the restrictions, covenants and conditions as set forth in Restrictions of Lake Henry, recorded in Wayne County Deed Book 259, Page 1022.

Being the same premises which Benjamin L. Pitta also known as Liborio B. Pitto, widower, by deed dated August 25, 2000 and recorded September 1, 2000 in the Office of the Recorder of Deeds of Wayne County, Pennsylvania in Deed Book 1685 Page 218, and by Deed dated July 31, 2004 and recorded immediately preceding this Deed in the Office of the Recorder of Deeds of Wayne County, Pennsylvania granted and conveyed unto Salvatore J. Pitta and Minnie A. Pitta, husband and wife.

Tract #2:

All that certain piece or parcel of land situated in Lake Township,

Wayne County, Pennsylvania, bounded and described as follows:

Beginning at a point on the shoreline as it existed in December 1989 on the southwesterly line of lands now or formerly of Benjamin L. and Susan Pitta (Deed Book 206, Page 122) which point of beginning is further described as being South 71 degrees 02 minutes 30 seconds East 3.97 feet from the most westerly corner of said lands of Pitta.

1. Thence from said place of beginning South 71 degrees 02 minutes 30 seconds East 5.17 feet along the southwesterly line of said lands of Pitta to a point;

2. Thence South 41 degrees 58 minutes 15 seconds East 29.82 feet continuing along the southwesterly line of said lands of Pitta to a point on said shoreline of Lake Henry.

3. Thence North 46 degrees 09 minutes 15 seconds West 34.43 feet along said shoreline of Lake Henry to the point or place of BEGINNING.

BEING a part of the same premises which Lake Henry Cottagers’ Association, a Pennsylvania Corporation, by deed dated February 23, 2004 and recorded March 22, 2004 in the Recorder of Deeds of Wayne County, Pennsylvania, in Deed Book 2463 Page 294, granted and conveyed unto Salvatore J. Pitta and Minnie A. Pitta, his wife.

Tract #3:

All that certain piece or parcel of land situated in Lake Township, Wayne County, Pennsylvania, bounded and described as follows:

Beginning at a 1/2 inch iron pipe found in the southerly line of lands now or formerly of Benjamin L. and Susan Pitta (Deed Book 260, Page 122) which 1/2 inch iron pipe is also at the northwesterly corner of lands now or formerly of Joseph and Evelyn (erroneously called Everlyn in previous deed) Hartland (Deed Book 259 Page 1031).

Thence from said place of beginning South 07 degrees 21 minutes 15 seconds East 110.05 feet along the westerly line of said lands of Hartland to a 1/2 inch rebar set.

Thence South 24 degrees 00 minutes 45 seconds East 24.46 feet to a point. Thence, North 89 degrees 57 minutes 15 seconds East 29.18 feet to a point. Thence South 01 degrees 20 minutes 00 seconds East 27.49 feet to a point on the shoreline of Lake Henry as it existed in December 1989.

Thence, along said shoreline of Lake Henry the following 4 courses and distances:

North 57 degrees 40 minutes 45 seconds West 28.13 feet
North 42 degrees 30 minutes 45 seconds West 34.55 feet
North 01 degrees 32 minutes 45 seconds West 70.86 feet
North 30 degrees 03 minutes 45 seconds West 95.56 feet to a point

on said shoreline.

Thence, South 41 degrees 58 minutes 15 seconds East 50.91 feet along the southwesterly line of lands now or formerly of Benjamin L. and Susan Pitta, aforementioned, to a point at the southwesterly corner of said lands of Benjamin L. And Susan Pitta. Thence, North 72 degrees 58 minutes 45 seconds East 9.41 feet along the southerly line of said lands of Benjamin L. and Susan Pitta to a point or place of beginning.

CONTAINING .04 acre or 1763 square feet of land as surveyed by Gary Packer, P.L.S.

Seized and taken in execution as property of:
Brian P. Butler 201 Lake Spangenberg Road Jefferson twp. PA 18436
Tamara J. Butler 201 Lake Spangenberg Road Jefferson Twp. PA 18436

Execution No. 672-Civil-2013
Amount Due: \$195,084.39 Plus additional costs

October 17, 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.

11/21/2014 • 11/28/2014 • 12/5/2014

**SHERIFF'S SALE
DECEMBER 17, 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 17th day of December, 2014 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL that certain piece or parcel of land situate in the Borough of Honesdale, County of Wayne and State of Pennsylvania, bounded westward 50 feet by the eastern line of a street called 'Dyberry Place'; bounded northward by an extension eastward of the southern line of 13th street; bounded eastward by a line along the foot of

the steep bank on the western margin of Dyberry Creek above low water mark and southward by a line parallel to and 50 feet southward from said southern line of 13th street. Being also the northern line of a lot conveyed to J. Adam Reitenauer on December 8, 1874, now or formerly belonging to Chester A. Garratt and Eva Garratt, his wife.

Located on the above described land is a two story dwelling and a garage.

TITLE TO SAID PREMISES IS VESTED IN Dennis Eisloeffel, by Deed from Jeraldine Gager, nka, Jeraldine Kirchner, dated 04/02/2008, recorded 04/03/2008 in Book 3493, Page 207.

Tax Parcel: 11-0-0003-0275

Premises Being: 1231 Dyberry Place Honesdale, PA 18431-2065

Improvements thereon:
RESIDENTIAL DWELLING

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

Execution No. 690-Civil-2012
Amount Due: \$94,933.87 Plus additional costs

October 20, 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.

Paul Cressman Esq.

11/21/2014 • 11/28/2014 • 12/5/2014



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CIVIL ACTIONS FILED

*FROM OCTOBER 25, 2014 TO OCTOBER 31, 2014
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2004-20420	HOLLISTER MARLENE	10/27/2014	SATISFACTION	122,051.85
2005-20310	HOLLISTER MARLENE	10/27/2014	SATISFACTION	118,566.53
2006-20501	NOLL NICHOLAS P INDIVIDUALLY	10/28/2014	SATISFACTION	—
2006-20501	BALLANTINE KATHY M INDIVIDUALLY	10/28/2014	SATISFACTION	—
2006-20501	GROWERS T/A	10/28/2014	SATISFACTION	—
2006-20749	KILLE JAMES	10/31/2014	SATISFACTION	2,785.63
2006-20749	KILLE SHIRLEY	10/31/2014	SATISFACTION	2,785.63
2006-20879	QUALITY DESIGNER HOMES INC	10/27/2014	SATISFACTION	—
2006-20880	QUALITY DESIGNER HOMES INC	10/27/2014	SATISFACTION	—
2006-20912	QUALITY DESIGNER HOMES INC	10/27/2014	SATISFACTION	—
2006-20913	QUALITY DESIGNER HOMES INC	10/27/2014	SATISFACTION	—
2006-20914	QUALITY DESIGNER HOMES INC	10/27/2014	SATISFACTION	—
2006-21068	STUDT JOHN R	10/27/2014	SATISFACTION	—
2006-21265	BRADY HARRY P	10/27/2014	SATISFACTION	—
2006-21265	BRADY THERESA	10/27/2014	SATISFACTION	—
2006-21562	VALERIO JOHN	10/27/2014	SATISFACTION	—
2006-21562	ZTN PIZZA INC	10/27/2014	SATISFACTION	—
2007-20440	LOWE DAVID E	10/27/2014	SATISFACTION	—
2007-20456	MONTELEONE JANE M	10/31/2014	SATISFACTION	—
2007-20739	MARTIN MICHAEL P	10/27/2014	SATISFACTION	—
2008-21535	GREIVES REGINA M	10/31/2014	SATISFACTION	—
2009-20840	CRUZ ERICA LEE	10/31/2014	SATISFACTION	—
2009-20840	AMENG MANUEL	10/31/2014	SATISFACTION	—
2009-21240	KILLIE JAMES	10/31/2014	SATISFACTION	3,122.53
2009-21240	KILLIE SHIRLEY B	10/31/2014	SATISFACTION	3,122.53
2010-20441	KILLE JAMES	10/31/2014	SATISFACTION	672.80
2010-20441	KILLE SHIRLEY B	10/31/2014	SATISFACTION	672.80
2010-21629	ARMONA THOMAS C	10/27/2014	SATISFACTION	11,714.60
2010-21629	ARMONA SUSAN A	10/27/2014	SATISFACTION	11,714.60
2011-00038	HATTON MORGEN R	10/31/2014	COURT ORD. DEF. JUDG	244,701.86
2011-00038	HATTON KATHLEEN J (MORTGAGOR)	10/31/2014	COURT ORD. DEF. JUDG	244,701.86
2011-00038	HATTON MORGEN R	10/31/2014	WRIT OF EXECUTION	244,701.86
2011-00038	HATTON KATHLEEN J (MORTGAGOR)	10/31/2014	WRIT OF EXECUTION	244,701.86
2011-00661	RODRIGUEZ MARTA I	10/27/2014	DEFAULT JUDG IN REM	81,998.74
2011-20185	ARCHIL DEKANOIDZE	10/31/2014	SATISFACTION	—

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

2011-20298	KILLE JAMES	10/31/2014	SATISFACTION	756.02
2011-20298	KILLE SHIRLEY B	10/31/2014	SATISFACTION	756.02
2011-21862	BOZHKOVA VALERIY	10/31/2014	SATISFACTION	393.55
2012-00458	GARVEY PATRICK W	10/27/2014	DEFAULT JUDG IN REM	109,963.27
2012-00458	GARVEY NEELY ALISON A/K/A	10/27/2014	DEFAULT JUDG IN REM	109,963.27
2012-00458	GARVEY NEELY A	10/27/2014	DEFAULT JUDG IN REM	109,963.27
2012-20429	BRESSET STEPHEN G	10/27/2014	SATISFACTION	—
2012-20950	BOZHKOVA VALERIY	10/31/2014	SATISFACTION	599.50
2012-21445	POCONO SPRINGS ESTATES INC	10/31/2014	SATISFACTION	—
2012-21704	MITERKO DAVID J	10/31/2014	SATISFACTION	767.75
2013-00505	ROBACKER LEIGH	10/27/2014	FINAL JUDGMENT	—
2013-00505	ROBACKER JOAN	10/27/2014	FINAL JUDGMENT	—
2013-00582	BRACHT JAMES W	10/31/2014	JDGMT BY COURT ORDER	58,979.72
2013-00582	BRACHT CHRISTINE M	10/31/2014	JDGMT BY COURT ORDER	58,979.72
2013-20575	SCARLATOS TERENCE	10/31/2014	SATISFACTION	—
2013-21038	MITERKO DAVID J	10/31/2014	SATISFACTION	982.24
2013-21229	MILLER HOWARD E	10/31/2014	SATISFACTION	—
2013-21229	MILLER CARLA	10/31/2014	SATISFACTION	—
2013-90163	REYNOLDS LYNN GEORGE ESTATE	10/31/2014	DISMISSAL OF CLAIM	—
2013-90163	REYNOLDS LYNN GEORGE ESTATE	10/31/2014	EXTINGUISH WRIT/LIS	—
2014-00079	FOSSETTA CHRISTOPHER A	10/31/2014	JGMT/ARBITRATION AWD	2,592.04
2014-00083	MYERS RONALD	10/27/2014	WRIT OF EXECUTION	1,433.86
2014-00083	WOODFOREST NATIONAL BANK GARNISHEE	10/27/2014	WRIT EXEC/GARNISHEE	—
2014-00083	CITIZENS SAVINGS BANK GARNISHEE	10/27/2014	WRIT EXEC/GARNISHEE	—
2014-00083	THE DIME BANK GARNISHEE	10/27/2014	WRIT EXEC/GARNISHEE	—
2014-00249	OLSEN PETER DEFENDANT/APPELLEE	10/27/2014	JDGMT BY COURT ORDER	6,407.51
2014-00272	STACKHOUSE BECKIE G	10/27/2014	DEFAULT JUDGMENT	124,095.01
2014-00350	MAZZARIELLO JOSEPH J JR	10/31/2014	VACATE JUDGMENT	—
2014-00350	MAZZARIELLO CHRISTINE K	10/31/2014	VACATE JUDGMENT	—
2014-00450	ZARUBSKI ROBERT A	10/27/2014	DEFAULT JUDGMENT	2,201.13
2014-20131	HOLLISTER MARLENE	10/27/2014	SATISFACTION	1,363.81
2014-20131	KIDPEDDLER EXPRESS	10/27/2014	SATISFACTION	1,363.81
2014-20178	HSBC BANK	10/29/2014	SATISFACTION	282.17
2014-20488	WELLS FARGO	10/29/2014	SATISFACTION	318.11
2014-20638	ATTY DAVID	10/31/2014	SATISFACTION	960.23
2014-20638	ATTY OLGA	10/31/2014	SATISFACTION	960.23
2014-20951	ERICKSEN ALF	10/31/2014	SATISFACTION	—
2014-20951	ERICKSEN CAROL	10/31/2014	SATISFACTION	—
2014-20963	WELLS FARGO BANK GARNISHEE	10/27/2014	GARNISHEE/DISC ATTCH	—
2014-20967	RABE JASON RUSSELL	10/31/2014	SATISFACTION	—
2014-21048	GILL GREGORY J	10/31/2014	SATISFACTION	520.98
2014-21076	URBAN ROBERT B	10/31/2014	SATISFACTION	—
2014-21083	JONES ARTHUR L SR	10/31/2014	SATISFACTION	—
2014-21178	FIORE MICHAEL J	10/27/2014	JP TRANSCRIPT	7,751.60

2014-21179	CLARK JON COURTLAND	10/28/2014	JUDGMENT	1,033.45
2014-21180	TRAVERS CHRISTIAN M	10/28/2014	JUDGMENT	1,518.00
2014-21181	CRUM PRECISION CONSTRUCTION INC A CORPORATION	10/28/2014	FEDERAL TAX LIEN	15,179.99
2014-21182	ODENDAAL RUDOLPH PHILIP	10/29/2014	MUNICIPAL LIEN	358.53
2014-21183	PATERNOSTRO ROCCO	10/29/2014	MUNICIPAL LIEN	358.53
2014-21183	PATERNOSTRO MARIE	10/29/2014	MUNICIPAL LIEN	358.53
2014-21184	ROSENAUR ADRAIN L	10/29/2014	MUNICIPAL LIEN	358.53
2014-21184	ROSENAUR ALICIA M	10/29/2014	MUNICIPAL LIEN	358.53
2014-21185	BULL KATHRYN R	10/29/2014	MUNICIPAL LIEN	349.89
2014-21186	HUBER TISHA	10/29/2014	MUNICIPAL LIEN	401.34
2014-21187	WESTBROOK STEVEN	10/29/2014	MUNICIPAL LIEN	507.83
2014-21188	PENN WILLIAM S	10/29/2014	MUNICIPAL LIEN	633.57
2014-21189	GMAC MORTGAGE	10/29/2014	MUNICIPAL LIEN	331.48
2014-21190	MARTIN DAVID M	10/29/2014	MUNICIPAL LIEN	374.68
2014-21191	MY HOUSE LLC	10/29/2014	MUNICIPAL LIEN	534.94
2014-21192	SHYLKOFSKI FLORENCE	10/29/2014	MUNICIPAL LIEN	635.67
2014-21192	SHYLKOFSKI EDWARD	10/29/2014	MUNICIPAL LIEN	635.67
2014-21193	SHYLKOFSKI FLORENCE	10/29/2014	MUNICIPAL LIEN	685.58
2014-21193	SHYLKOFSKI EDWARD	10/29/2014	MUNICIPAL LIEN	685.58
2014-21194	SUN BAY REALTY LLC	10/29/2014	WRIT OF REVIVAL	6,257.50
2014-21194	AHPA PROPERTIES INC TERRE TENANT	10/29/2014	WRIT OF REVIVAL	6,257.50
2014-21195	SUN BAY REALTY LLC	10/29/2014	WRIT OF REVIVAL	6,257.50
2014-21195	AHPA PROPERTIES INC TERRE-TENANT	10/29/2014	WRIT OF REVIVAL	6,257.50
2014-21196	SUN BAY REALTY LLC	10/29/2014	WRIT OF REVIVAL	6,257.50
2014-21196	AHPA PROPERTIES INC TERRE-TENANT	10/29/2014	WRIT OF REVIVAL	6,257.50
2014-21197	SUN BAY REALTY LLC	10/29/2014	WRIT OF REVIVAL	6,257.50
2014-21197	AHPA PROPERTIES INC TERRE-TENANT	10/29/2014	WRIT OF REVIVAL	6,257.50
2014-21198	KENNEDY JASON R	10/31/2014	JUDGMENT	2,660.00
2014-21199	BUSKIRK CURTIS J	10/31/2014	JUDGMENT	2,617.00
2014-21200	GRAHAM LORIANN	10/31/2014	JUDGMENT	2,538.00
2014-21201	STORMS MARK	10/31/2014	JP TRANSCRIPT	2,441.87
2014-21201	STORMS LISA	10/31/2014	JP TRANSCRIPT	2,441.87
2014-40060	LAKE WANOKA RESORT LLC OWNER	10/30/2014	DISCONTINUE	—
2014-40060	LAKE WANOKA RESORT LLC OWNER	10/30/2014	GENERAL RELEASE	—
2014-40095	HOPKINS CHARLES R OWNER	P 10/29/2014	STIP VS LIENS	—
2014-40095	HOPKINS CATHERINE H OWNER	P 10/29/2014	STIP VS LIENS	—
2014-40095	DAVID DULAY INC CONTRACTOR	10/29/2014	STIP VS LIENS	—
2014-90097	DAVIS LEAH M ESTATE	10/27/2014	ESTATE CLAIM	4,719.00
2014-90098	MODRY JANE ESTATE	10/30/2014	ESTATE CLAIM	4,349.51

CIVIL APPEALS — AGENCIES: DEPT. OF TRANSPORTATION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2014-00621	LOPEZ ASHLEY	PLAINTIFF	10/30/2014	—
2014-00621	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	DEFENDANT	10/30/2014	—

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2014-00615	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	10/27/2014	—
2014-00615	OCASIO ANGEL A FIGUEROA	DEFENDANT	10/27/2014	—
2014-00619	BARCLAYS BANK DELAWARE	PLAINTIFF	10/30/2014	—
2014-00619	KROTJE TRICIA L	DEFENDANT	10/30/2014	—

CONTRACT — DEBT COLLECTION: OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2014-00616	JT HOWE OIL COMPANY LLC	PLAINTIFF	10/28/2014	—
2014-00616	HENNE FORTH AARON A/B/A	DEFENDANT	10/28/2014	—
2014-00616	HENNEFORTH TRUCKING	DEFENDANT	10/28/2014	—

CONTRACT — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2014-00618	BATSON DIANE L TRADING AS	PLAINTIFF	10/30/2014	—
2014-00618	BATSON DONALD TRADING AS	PLAINTIFF	10/30/2014	—
2014-00618	DAIRY TWIST THE	PLAINTIFF	10/30/2014	—
2014-00618	BOSTON SEAFOOD DIRECT EYNON	DEFENDANT	10/30/2014	—

PETITION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2014-00613	1974 MG VIN GHD5UE340675G	PETITIONER	10/27/2014	—
2014-00613	SURGE KARL F	PETITIONER	10/27/2014	—
2014-00614	2005 SUBARU FORESTER VIN JF1SG65605H731689	PETITIONER	10/27/2014	—
2014-00614	HENDEL KIERA	PETITIONER	10/27/2014	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2014-00620	WELLS FARGO BANK NA	PLAINTIFF	10/30/2014	—
2014-00620	KLEPADLO TARA L	DEFENDANT	10/30/2014	—

TORT — PREMISES LIABILITY

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2014-00617	SOLOMON MARA	PLAINTIFF	10/28/2014	—
2014-00617	UNITED JEWISH APPEAL	DEFENDANT	10/28/2014	—

MORTGAGES AND DEEDS

*RECORDED FROM NOVEMBER 10, 2014 TO NOVEMBER 14, 2014
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Haines Michael J	Hudson Valley Federal Credit Union	Salem Township	
Haines Domenica A			42,600.00
Megargle Michele A	Dime Bank	Dreher Township	
Milenkovic John L			191,400.00
Frigoletto Anthony	Wells Fargo Bank	Damascus Township	
Frigoletto Jacqueline			180,000.00
Nolan Debra A	First National Community Bank	Cherry Ridge Township	30,000.00
Press Elliot	Catskill Hudson Bank	Damascus Township	75,000.00
French Alice A	Wayne Bank	Honesdale Borough	84,000.00
Murphy Linda M	Mortgage Electronic Registration Systems	Lebanon Township	
Harrison Thomas W Jr			153,447.00
Greenwood Monique	Dime Bank	Bethany Borough	
Pogue Glenn By Agent Greenwood Monique Agent			165,600.00
Douglas Maynard M	Mortgage Electronic Registration Systems	Lebanon Township	
Douglas Loretta			142,500.00
Douglas Maynard M	Housing & Urban Development	Lebanon Township	
Douglas Loretta			142,500.00
Davis Vincent	Wayne Bank	Oregon Township	
Davis Lorraine			120,000.00
Tallman Thomas C Jr	Wayne Bank	Cherry Ridge Township	
Tallman Linda S			110,000.00
Smith Olney W Jr By Agent Smith Malyn By Agent Schloesser Warren Agent	Dime Bank	Oregon Township	106,000.00
Vanbuskirk Jim Vanbuskirk Jana	Honesdale National Bank	Lake Township	94,400.00
OReilly Leo P	Mortgage Electronic Registration Systems	Lake Township	
OReilly Margaret			91,000.00
Mosher Neil S	Mortgage Electronic Registration Systems	Palmyra Township	
Mosher Elizabeth			132,589.00
Ursich David L	First National Bank Of Pa	Honesdale Borough	
Ursich Georgette			47,000.00
Rickert John	Honesdale National Bank	Bethany Borough	
Rickert Karen E			108,000.00

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

Gillette Sandra L	Honesdale National Bank	Salem Township	15,000.00
Wentzell Troy D	Honesdale National Bank	Texas Township	30,000.00
Atcavage Stephen	Honesdale National Bank	Texas Township	
Atcavage Suzanne C			120,000.00
Ingaglio Raphael	Mortgage Electronic Registration Systems	Lake Township	
Ingaglio Lisa V			83,500.00
Pratschler Michael	Honesdale National Bank	Scott Township	
Pratschler Kelly			62,000.00
Warner Michael V	Housing & Urban Development	Hawley Borough	43,778.03
Velazquez Julio	Wells Fargo Bank	Paupack Township	
Velazquez Kim			100,000.00
Fox Ledge Inc	Wayne Bank	Mount Pleasant Township	800,000.00
Fox Ledge Inc	Wayne Bank	Mount Pleasant Township	2,500,000.00
Valvano Christina	P N C Bank	Sterling Township	25,000.00
Solenske Frank J	Honesdale National Bank	Cherry Ridge Township	
Giaimo Linda			10,000.00
Garbher Warren Jr	Mortgage Electronic Registration Systems	Dreher Township	
Grabher Warren Sr			89,794.00
Ruthkosky Francis David	Pentagon Federal C U	Lehigh Township	
Ruthkosky Karen Marie			80,000.00
S Fasig Charter	Wells Fargo Bank	Palmyra Township	1,314,000.00
Fasig Jean	Wells Fargo Bank	Palmyra Township	
Fasig Susan			1,314,000.00
Decker Jonathan G	Summit Mortgage Corporation	Texas Township 3	
Tassos Joanna			95,913.00
Decker Jonathan G	Pa Housing Finance Agency	Texas Township	
Tassos Joanna			3,800.00
Dangelo Michael L	Dime Bank	Paupack Township	
Chin May S			65,000.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Martin Steven R	Martin Steven R	Cherry Ridge Township	
Martin Karen A	Martin Karen A		
Burns Thomas A	Burns Joseph G	South Canaan Township	
	Burns Shirley M		Lot 4
Murphy Kathleen	Isgro Arturo	Preston Township	
	Isgro Cheryl L		Lot 4
Kleinbaum Josephine L	Cicco Pierino	Lake Township	
Kleinbaum Paul L			Lot 1803
Kleinbaum Michele			
Kleinbaum Sara Dena			
Kleinbaum Aaron			
Kleinbaum Sharon			
Furman Teri			
Cheung Lequan	Lee Raymond	Lehigh Township	

Bortree Joseph By Sheriff	U S Bank Tr	Canaan Township	
Bortree Maria By Sheriff			
Trapp Erin M	Dillon Michael	Manchester Township	Lot 351
Trapp Erin M	Dillon Michael	Manchester Township	Lot 529
Trapp Erin M	Dillon Michael	Manchester Township	Lot 530
Kidiashvili Alexander	Pa Commonwealth	Lehigh Township	
Marchese Vartoush	Pa Game Commission		Lot 2
Vartanyan Suren			
Corbett Rudy Est By Sheriff	Wells Fargo Bank Tr	Clinton Township 1	
Corbett Dawn Shemia By Sheriff			
Matoushek James A	Pazel Linda	Clinton Township 1	
Matoushek Linda M			
Maddi Anthony	Maddi Anthony	Clinton Township 1	
Maddi Jacqueline			
Klinger Alice A	French Alice A	Honesdale Borough	
French Alice A			
Daniels Arthur H By Agent	Daniels Shirley L	Canaan Township	
Daniels Shirley Agent			
U S Bank Tr By Af	Murphy Linda M	Lebanon Township	
Ocwen Loan Servicing Af			
Malmude Carol AKA	Dunn Ronald B	Damascus Township	
Szamatowicz Carol			
Malmude AKA			Lots B & C
Burcher Jack R	Burcher Thelma Rickard	Cherry Ridge Township	
Beers Bonnie F			
Burcher Russell S			
Burcher Nicholas S			
Miller Devon			
Burcher Robert L			
Burcher Marsha A			
Klikus Susan M			
Klikus Todd J			
Burcher Terry S			
Burcher Lisa M			
Dodson Robin W	Greenwood Monique	Bethany Borough	
Moore Robin W	Pogue Glenn		
Schweinsburg Elaine M	Schweinsburg Ted R	South Canaan Township	
Schweinsburg Richard			Lot A
Marx John C By Agent	Marx Austin	Lebanon Township	
Meagher Matthew L Agent			
Marx John C By Agent	Marx Austin	Lebanon Township	
Meagher Matthew L Agent			
Marx John C By Agent	Marx Austin	Lebanon Township	
Meagher Matthew L Agent			
Collins Raymond A	Collins Harry B	Sterling Township	
	Collins Dorothy B		Lot 1
Smith Olney W Jr	Smith Olney W Jr	Oregon Township	
Smith Malyn	Smith Malyn		
Hersh Gary A	Vanbuskirk Jim	Lake Township	
Hersh Diane M	Vanbuskirk Jana		Lot 26

Breezewood Acres Land Development Co Inc	Wojno Gregory Wojno Phyllis	Lehigh Township	Lot 315
Breezewood Land Development Co Inc	Gonzalez Jose	Lehigh Township	Lot 69
Peterson William	Peterson William	Lehigh Township	
Peterson Dennis Peterson Lisa			
Kille James AKA By Sheriff Kille James Theodore AKA By Sheriff Kille Shirley AKA By Sheriff Kille Shirley B AKA By Sheriff	Deutsche Bank National Trust Company Tr	Honesdale Borough	
Venetis Panayiotis K By Sheriff Venetis Traci By Sheriff	Deutsche Bank Trust Company Americas Tr	Paupack Township	Lot 209
Leijtjen Victor F Kloeck Anita Maria	Leijtjen Aileen	Manchester Township	
Tigue Wayne	Homes For Our Troops Inc	Palmyra Township	Lot 64
Toigo Michael Est AKA Toigo Michael J Est AKA Toigo Michael John Est AKA Toigo Toni Adm & Ind	Toigo Toni	South Canaan Township	
Pollaro Michael Pollaro Carol A	Brock Keith James	Dreher Township	Lots 209 & 210
Cooney Dennis Cooney Catherine	Dietrich Marlene Ann	Lehigh Township	Lots 469 & 470
Humphreys Annette R Palazzo Joseph D Jr Palazzo Kelly C	Johnston Lynn A Humphreys Fischer Robert W Fischer Joy	South Canaan Township Sterling Township	Lot 59
Stack Elliot Stack Linda	Kuebler Stephen E	Lehigh Township	
Eisele Kurt W Eisele Janet B	Pa Commonwealth Dept Transportation	Berlin Township	
Steffen Peter Tr Richard J Steffen Trust A	Richards Peace	Damascus Township Damascus & Lebanon Townships Lebanon Township Lebanon & Damascus Townships	Lots 66 & 66a Lots 66 & 66a
Vanderhoff William Vanderhoff Marsha	Velazquez Julio Velazquez Kim	Paupack Township	Lot A
Natale Nicholas Natale Ruth Wayne County Tax Claim Bureau	Schloesser Warren	Bethany Borough	
Malosh Michelene Z Wayne County Tax Claim Bureau	Scholl Raymond P	Cherry Ridge Township	
Malosh Michel Ene Z Wayne County Tax Claim Bureau	OConnell Bernadette OConnell Chester	Cherry Ridge Township	
Wayne County Tax Claim Bureau Foster David	Pitti Christine M	Damascus Township	

Seehousen John J	Vanorden Clint Edward	Dreher Township
Seehousen Kathleen		
Wayne County Tax Claim Bureau		
Betlow Edward M	Olsson Matthew R	Dreher Township
Betlow Helen M		
Wayne County Tax Claim Bureau		
Wayne County Tax Claim Bureau	Madurski Stanley	Dreher Township
Hewlett Ann M		
Wayne County Tax Claim Bureau	Vanorden Clint Edward	Dreher Township
Coleman August		
Wayne County Tax Claim Bureau	Haas Vincent J	Lake Township
Steltz William L		
Steltz Doris		
Wayne County Tax Claim Bureau	Pitti Christine M	Lake Township
Schuyler Christine		
Wayne County Tax Claim Bureau	Lastella John S	Lehigh Township
McCrea Jon	Lastella Mary R	
Wayne County Tax Claim Bureau	Lastella John S	Lehigh Township
McCrea Jon	Lastella Mary R	
Wayne County Tax Claim Bureau	Grilli Julia	Lehigh Township
Shea Dolores C	Grilli Emanuel	
Wayne County Tax Claim Bureau	Grilli Julia	Lehigh Township
Shea Dolores C	Grilli Emanuel	
Wayne County Tax Claim Bureau	Grilli Julia	Lehigh Township
Shea Dolores C	Grilli Emanuel	
Wayne County Tax Claim Bureau	Crouchelli Damian	Lehigh Township
May Thomas	Crouchelli Kara	
May Brenda A		
May Robert Jr		
Wayne County Tax Claim Bureau	Crouchelli Damian	Lehigh Township
May Thomas	Crouchelli Kara	
May Brenda A		
May Robert Jr		
Wayne County Tax Claim Bureau	Crouchelli Damian	Lehigh Township
May Robert Jr	Crouchelli Kara	
May Thomas		
May Brenda A		
Wayne County Tax Claim Bureau	Boos Roy C	Lehigh Township
Rasimowicz Terrance		
Wayne County Tax Claim Bureau	Boos Roy C	Lehigh Township
Rasimowicz Terrance		
Avery Lyle E	Avery Lyle E	Berlin Township
Avery Nancy		
Wayne County Tax Claim Bureau	Pitti Christine M	Salem Township
Mastroianni Teresa		
Mastroianni Gaetano		
Wayne County Tax Claim Bureau	Pitti Christine M	Salem Township
Shefchick George		
Shefchick Jacqueline		

Wayne County Tax Claim Bureau Blauvelt Dean Blauvelt Florence	Woods Raymond John III	Starrucca Borough	
Wayne County Tax Claim Bureau Gobel Patricia A	Rynearson Keith	Waymart Borough	
Wayne County Tax Claim Bureau Amato Charles T Amato Daria U	Tigue Wayne	Paupack Township	
Wayne County Tax Claim Bureau De Finis Michael	Anchor Real Estate Group L L C	Paupack Township	
Wayne County Tax Claim Bureau Mazzarella Anthony R	Fisher William L Fisher Karen	Paupack Township	
Wayne County Tax Claim Bureau Cahenvorburger Sophie Vorburger Sophie Cahen	Lake Region Development L L C	Paupack Township	
Wayne County Tax Claim Bureau Borochaner Kenneth W Borochaner Sandra D	Tchorzewski Marek	Preston Township	
Machek Gerald J	Machek Joseph G Machek Ann Marie	Clinton Township 2	
Cucco William P Jr Exr Cucco William Pest	Parlapiano Maria	Lehigh Township	Lot 3
Sinawa Caroline	Lodini Thomas C	Lake Township	
Ziemba Wendy	Lodini Norma L		Lot 4
Shaffer Barbara A	Shaffer Donald L	Lake Township	Lot 5
Compton David M	Compton David M	Mount Pleasant Township	
Compton Macy L	Compton Macy L		Lots C & D
Federal Home Loan Mortgage Corporation	Grabher Warren Sr Grabher Warren Jr	Dreher Township	Parcel A
Phelan Hallinan L L P Minisink Land Holdings	Cocodrilli Curt Kaufman Jerry Shea Joseph	Scott Township	
Minisink Land Holdings	Cocodrilli Curt Kaufman Jerry Shea Joseph	Scott Township	
Berry Eben Clair Berry Mary Jean	Rudy Terry	Dreher Township	
Palmero Camille Hughes Thomas	Seegers Patricia	Manchester Township	
Duffy James K Duffy Jill A	Smith Steven K	Scott Township	Lot A
Butler Richard B II	Butler Joann M	Lake Township	
Burger Adolf Burger Rita M Burger Helga Burger Theo	Burger Adolf Burger Rita M	Mount Pleasant Township	Lot 3
Hartmann John A	Burress Ellis Burress Jacqueline L	Texas Township 1 & 2	Lot 3

Fiorilla Joseph Fiorilla Marilyn	Fiorilla Joseph Fiorilla Marilyn Fiorilla Joseph S Fiorilla Susan	Paupack Township	
Nantz Louise T Tr Louise T Nantz Revocable Trust	Abellana Maria Corazon G	Cherry Ridge Township	Lot 3
Scheck Gary W Scheck Pamela J	S Fasig Charter	Palmyra Township	
Twin Tier Homes	Decker Jonathan G Tassos Joanna	Texas Township 3	
South Pine Beach Community Association Inc	Schwartz Murray E Schwartz Adrienne	Paupack Township	
Carfora Patrick J Carfora Denise P	Chin May S Dangelo Michael L	Paupack Township	Lot 129

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

Wayne County LEGAL JOURNAL

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