

OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 4 ★ NOVEMBER 28, 2014 ★ Honesdale, PA ★ No. 38



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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*

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Ronald J. Edwards
Ted Mikulak

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Coroner

Edward Howell

Auditors

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Judy O’Connell
Kathleen A. Schloesser

Jury Commissioners

Judith M. Romich
Patricia Biondo



BADGE of HONOR FUNDRAISER

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

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](mailto: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 LOUISE MONTELLO
Late of Lackawaxen Township,
Pike County
Administratrix
MARGUERITE M. AVERY
138 SYOSSET WOODBURY RD.
SYOSSET, NY 11791
Administrator
THOMAS MONTELLO
81 KELVIN AVE.
STATEN ISLAND, NY 10306
Attorney
MATTHEW L. MEAGHER,
ESQUIRE
1018 CHURCH STREET
HONESDALE, PA 18431

11/28/2014 • 12/5/2014 • 12/12/2014

ADMINISTRATOR NOTICE

Estate of JACK R. HOUCK
Late of Lake Township
Administrator
DONOVAN J. HOUCK
13 HARMONY LANE

HAWLEY, PA 18428
Attorney
JEFFREY S. TREAT
ATTORNEY AT LAW
926 COURT STREET
HONESDALE, PA 18431

10/10/2014 • 10/17/2014 • 10/24/2014

ESTATE NOTICE

NOTICE IS HEREBY GIVEN, that Letters Testamentary for Real Estate in Wayne County, Pennsylvania, have been issued in the Estate of John Frederick Staesser, who died on October 12, 2014, late resident of 665 Basket Rd., Long Eddy, NY 12760. 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, ESQUIRE
ATTORNEY FOR THE ESTATE

11/28/2014 • 12/5/2014 • 12/12/2014

EXECUTOR NOTICE

Estate of RICHARD ANTHONY
CALVITTI
Late of Hawley Borough

Date of Death: April 13, 2014

Executor

JOHN CALVITTI
305 RIDGE DRIVE
UNION, NJ 07083

Executor

STEVEN R. GUCCINI
8 SILK MILL DRIVE, SUITE 215
HAWLEY, PA 18428

Attorney

STEVEN R. GUCCINI
8 SILK MILL DRIVE, SUITE 215
HAWLEY, PA 18428

11/28/2014 • 12/5/2014 • 12/12/2014

EXECUTOR NOTICE

Estate of LAWRENCE A.
SIMPSON

Late of Preston Township

Executor

RANDY S. SIMPSON
P.O. BOX 85, 187 SIMPSON
STREET
LAKEWOOD, PA 18439

Attorney

EDWARD A. MONSKY
425 SPRUCE ST., 4TH FL.
SCRANTON, PA 18503

11/28/2014 • 12/5/2014 • 12/12/2014

ESTATE NOTICE

RE: ESTATE OF ROBERT C. MORSCH

Date of Death: October 18, 2014

NOTICE IS HEREBY GIVEN that Letters Testamentary in the Estate of **ROBERT C. MORSCH**, late of Texas Township, Wayne County, Pennsylvania, have been granted to the undersigned. All persons indebted to said estate are required

to make immediate payment and those having claims shall present them for settlement to:

MICHAEL J. MORSCH,
EXECUTOR
C/O MATTHEW J. PARKER,
ESQUIRE
MARSHALL, PARKER &
WEBER, LLC

1065 Highway 315 – Suite 402
Wilkes-Barre, PA 18702

11/28/2014 • 12/5/2014 • 12/12/2014

EXECUTOR NOTICE

Estate of JOHN C. DOHERTY,
SR. AKA JOHN DOHERTY

Late of Texas Township

Executor

GARY L. DOHERTY
300 HIGHLAND TRAIL
PLEASANT MOUNT, PA 18453

Attorney

ERROL C. FLYNN, ESQUIRE
926 COURT STREET
HONESDALE, PA 18431

11/28/2014 • 12/5/2014 • 12/12/2014

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

OTHER NOTICES

NOTICE

NOTICE IS HEREBY GIVEN,
pursuant to the provisions of Act of
Assembly, approved April 29,
1991, P.L. 1309, No. 295, that
application will be made by

Reliable Flag Car Services, Inc.,
484 Neville Rd., Moscow, PA
18444 to the Secretary of the
Commonwealth, in Harrisburg, on
or about November 2014 for a
certificate to carry on business in
Wayne County, PA under the
FICTICIOUS NAME of “Reliable
Flag Car Services” with an address
of 484 Neville Rd., Moscow, PA
18444.

11/28/2014

**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

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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 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 Hoefler (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 Hoefler (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
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.

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", dated9-10-70 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 Officer 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

CIVIL ACTIONS FILED

*FROM NOVEMBER 1, 2014 TO NOVEMBER 7, 2014
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2006-20696	FISHER PAUL JR	11/05/2014	WRIT OF EXECUTION	4,075.86
2006-20696	FISHER PAULINE	11/05/2014	WRIT OF EXECUTION	4,075.86
2009-21082	LASSLEY FRANK	11/03/2014	SATISFACTION	24,710.00
2011-00730	CASNER LUTHER C	11/04/2014	WRIT OF EXECUTION	180,252.00
2011-00730	CASNER STEPHENIE A	11/04/2014	WRIT OF EXECUTION	180,252.00
2013-00193	YOUNG FLORENCE D A/K/A	11/05/2014	WRIT OF EXECUTION	338,792.92
2013-00193	YOUNG FLORENCE	11/05/2014	WRIT OF EXECUTION	338,792.92
2013-00459	BERRIAN FRANK MORGAN	11/07/2014	SATISFACTION	—
2014-00013	SALTZ VERONICA W	11/05/2014	DEFAULT JUDG IN REM	454,067.70
2014-00042	WILLIAMS ROGER L	11/05/2014	COURT ORD. DEF. JUDG	149,825.54
2014-00042	WILLIAMS DENISE	11/05/2014	COURT ORD. DEF. JUDG	149,825.54
2014-00257	OLSOMMER JOSEPH D	11/05/2014	DEFAULT JUDG IN REM	142,036.15
2014-00257	OLSOMMER AMY L	11/05/2014	DEFAULT JUDG IN REM	142,036.15
2014-00324	FORD COREY W	11/05/2014	WRIT OF EXECUTION	185,250.72
2014-00324	FORD ANDREA L	11/05/2014	WRIT OF EXECUTION	185,250.72
2014-00326	SLIFKO ERIC B	11/04/2014	WRIT OF EXECUTION	35,081.50
2014-00340	CACCAVONE MICHAEL A	11/04/2014	WRIT OF EXECUTION	178,639.03
2014-00407	BIBALO CHRISTOPHER	11/07/2014	DEFAULT JUDGMENT	1,890.80
2014-00449	AMILL EVELYN	11/04/2014	WRIT OF EXECUTION	140,996.79
2014-00452	LONGO JOSEPH E JR	11/05/2014	DEFAULT JUDG IN REM	118,323.93
2014-00452	LONGO JOSEPH E JR	11/05/2014	WRIT OF EXECUTION	118,323.93
2014-00506	SPENCER FREDERICK ESTATE	11/07/2014	JUDGMENT IN EJECTMT	—
2014-00506	BALDWIN SIDNEY	11/07/2014	JUDGMENT IN EJECTMT	—
2014-00506	SPENCER FREDERICK ESTATE	11/07/2014	WRIT OF POSSESSION	—
2014-00506	BALDWIN SIDNEY	11/07/2014	WRIT OF POSSESSION	—
2014-00532	DAMBROSIO MICHAEL C A/K/A	11/04/2014	DEFAULT JUDGMENT	158,719.24
2014-00532	DAMBROSIO MICHAEL	11/04/2014	DEFAULT JUDGMENT	158,719.24
2014-00628	WEINBERG ELSA	11/04/2014	QUIET TITLE	—
2014-21202	NICHOLAS CAROL	11/03/2014	JUDGMENT	2,418.50
2014-21203	ANDERSON ROBBIE LEE	11/03/2014	JUDGMENT	1,515.00
2014-21204	KIZER RYAN J	11/03/2014	JUDGMENT	4,112.00
2014-21205	FALZONE JENNIFER	11/03/2014	JUDGMENT	3,031.00
2014-21206	ISBITSKI EDWARD L	11/03/2014	JUDGMENT	1,459.00
2014-21207	FALLER LUCINDA F	11/03/2014	JP TRANSCRIPT	3,656.07
2014-21208	DRONGOSKI ROBERT	11/03/2014	JUDGMENT	1,319.00
2014-21209	KANERIA PRATAP J	11/03/2014	MUNICIPAL LIEN	358.53
2014-21209	KANERIA URMILA P	11/03/2014	MUNICIPAL LIEN	358.53
2014-21210	PRESCOTT LUTHER	11/03/2014	MUNICIPAL LIEN	356.37
2014-21211	WHITTLE CLAUDE	11/03/2014	MUNICIPAL LIEN	384.44
2014-21212	YBARRA CHRISTOPHER W	11/03/2014	MUNICIPAL LIEN	384.44

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

2014-21213	AMERICAN REAL ESTATE INVESTMENT HOLDINGS III INC	11/03/2014	FEDERAL TAX LIEN	3,731.83
2014-21214	SCHUMAN DANIEL W	11/03/2014	FEDERAL TAX LIEN	37,112.34
2014-21215	ROGERS SCOTT R	11/04/2014	MUNICIPAL LIEN	744.93
2014-21216	NLL INVESTMENTS INC	11/04/2014	MUNICIPAL LIEN	589.67
2014-21217	EXETER AILEEN M	11/04/2014	MUNICIPAL LIEN	2,077.28
2014-21218	MATHIAS RALPH H	11/04/2014	MUNICIPAL LIEN	738.66
2014-21218	MATHIAS CONNIE S	11/04/2014	MUNICIPAL LIEN	738.66
2014-21219	ROGERS SCOTT R	11/04/2014	MUNICIPAL LIEN	580.82
2014-21220	SHARPE JODY ANNETTE	11/04/2014	MUNICIPAL LIEN	2,107.65
2014-21220	PEARCE VIRGINIA A	11/04/2014	MUNICIPAL LIEN	2,107.65
2014-21221	GLOBE DEVELOPERS INC	11/04/2014	MUNICIPAL LIEN	624.38
2014-21222	FARIAS CHRIS	11/04/2014	MUNICIPAL LIEN	626.38
2014-21223	GLOBE DEVELOPERS INC	11/04/2014	MUNICIPAL LIEN	638.62
2014-21224	GLOBE DEVELOPERS INC	11/04/2014	MUNICIPAL LIEN	624.38
2014-21225	STARK RICHARD T JR	11/04/2014	MUNICIPAL LIEN	438.38
2014-21226	KEPPER KARL	11/04/2014	MUNICIPAL LIEN	920.94
2014-21227	VANWYCKHOUSE GAVIN J	11/05/2014	JUDGMENT	1,140.00
2014-21228	VANWYCKHOUSE GAVIN J	11/05/2014	JUDGMENT	2,320.00
2014-21229	BALANOVICH MORAN	11/05/2014	MUNICIPAL LIEN	352.05
2014-21230	DONATO DEAN J	11/05/2014	MUNICIPAL LIEN	362.84
2014-21230	DONATO DEBRA A	11/05/2014	MUNICIPAL LIEN	362.84
2014-21231	MALTA DIEGO ENRICO	11/05/2014	MUNICIPAL LIEN	382.28
2014-21232	PETERS JILL	11/05/2014	MUNICIPAL LIEN	349.89
2014-21233	KENYON RICKY	11/05/2014	JUDGMENT	2,957.00
2014-21234	SMITH KYLE J	11/05/2014	JUDGMENT	37,232.98
2014-21235	HAMM CODY B	11/06/2014	JUDGMENT	2,967.50
2014-21236	BROOKS JEREME L	11/07/2014	JUDGMENT	2,147.34
2014-21237	KIEFER KEVIN D	11/07/2014	JUDGMENT	3,391.50
2014-21238	CARIDAD ROSEANN	11/07/2014	JP TRANSCRIPT	361.61
2014-21238	CARIDAD GARY RICHARD	11/07/2014	JP TRANSCRIPT	361.61
2014-21238	CARIDAD ROSEANN	11/07/2014	JP TRANSCRIPT	75.13
2014-21238	CARIDAD ROSEANN	11/07/2014	WRIT OF EXECUTION	—
2014-21238	CARIDAD GARY RICHARD	11/07/2014	WRIT OF EXECUTION	—
2014-21239	FIDEL TRUCKING INC	11/07/2014	JUDG/GWINNETT CO GA	69,982.59
2014-21239	FIDEL TRUCKING OF GEORGIA INC A/K/A	11/07/2014	JUDG/GWINNETT CO GA	69,982.59
2014-21239	MONTEIL FIDEL	11/07/2014	JUDG/GWINNETT CO GA	69,982.59
2014-90069	HUBER JANE E ESTATE	11/03/2014	RELEASE OF CLAIM	—

CIVIL APPEALS — AGENCIES: BOARD OF ASSESSMENT

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2014-00629	HAWLEY BANK NATIONAL TAX SEARC C/O PNC	PETITIONER	11/04/2014	—
2014-00629	BOARD OF ASSESSMENT APPEALS	RESPONDENT	11/04/2014	—
2014-00630	HAWLEY BANK NATIONAL TAX SEARC C/O PNC	PETITIONER	11/04/2014	—
2014-00630	BOARD OF ASSESSMENT APPEALS	RESPONDENT	11/04/2014	—
2014-00631	HAWLEY BANK NATIONAL TAX SEARC	PETITIONER	11/04/2014	—
2014-00631	BOARD OF ASSESSMENT APPEALS	RESPONDENT	11/04/2014	—

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2014-00622	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	11/03/2014	—
2014-00622	MANN SUSAN	DEFENDANT	11/03/2014	—
2014-00636	PYOD LLC	PLAINTIFF	11/07/2014	—
2014-00636	WALLACE RAYMOND	DEFENDANT	11/07/2014	—

CONTRACT — DEBT COLLECTION: OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2014-00635	AMERICAN BUILDERS & CONTRACTOR D/B/A	PLAINTIFF	11/05/2014	—
2014-00635	ABC SUPPLY CO INC	PLAINTIFF	11/05/2014	—
2014-00635	BARILLO RONALD J INDV & T/A	DEFENDANT	11/05/2014	—
2014-00635	RJ BARILLO BUILDING CONTRACTOR	DEFENDANT	11/05/2014	—

MISCELLANEOUS — DECLARATORY JUDGMENT

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2014-00624	BOROUGH OF STARRUCCA	PLAINTIFF	11/03/2014	—
2014-00624	STARRUCCA BOROUGH	PLAINTIFF	11/03/2014	—
2014-00624	SCOTT TOWNSHIP	DEFENDANT	11/03/2014	—

PETITION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2014-00637	2012 TANDUM AXLE ARISING INDUS VIN 5YCBE1225CH008370	PETITIONER	11/07/2014	—
2014-00637	LINDE CORP	PETITIONER	11/07/2014	—
2014-00637	AVERY RICKY	PETITIONER	11/07/2014	—
2014-00637	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	RESPONDENT	11/07/2014	—
2014-55207	UPSET SALE TAX CLAIM BUREAU SALE HELD ON SEPTEMBER 8, 2014	RESPONDENT	11/07/2014	—
2014-55207	WAYNE COUNTY TAX CLAIM BUREAU UPSET SALE HELD SEPT. 8, 2014	RESPONDENT	11/07/2014	—
2014-55207	NUZZI ANTHONY F ESTATE OF	RESPONDENT	11/07/2014	—
2014-55207	DELUCA JEFFREY E PUBLIC ADM. EST. ANTHONY NUZZI	RESPONDENT	11/07/2014	—

REAL PROPERTY — EJECTMENT

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2014-00634	REAL ESTATE MORTGAGE NETWORK	PLAINTIFF	11/05/2014	—
2014-00634	TASSO VIRGINIA	DEFENDANT	11/05/2014	—
2014-00634	OCCUPANTS	DEFENDANT	11/05/2014	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2014-00623	BANK OF AMERICA SUCCESSOR BY MERGER TO	PLAINTIFF	11/03/2014	—
2014-00623	BAC HOME LOANS SERVICING LP FORMERLY KNOWN AS	PLAINTIFF	11/03/2014	—
2014-00623	COUNTRYWIDE HOME LOANS SERVICI	PLAINTIFF	11/03/2014	—
2014-00623	BERGSMA MEGAN M A/K/A	DEFENDANT	11/03/2014	—
2014-00623	STORM MEGAN M	DEFENDANT	11/03/2014	—
2014-00626	WELLS FARGO BANK NA	PLAINTIFF	11/03/2014	—
2014-00626	TOBIN AMY MCCLOSKEY	DEFENDANT	11/03/2014	—
2014-00627	HONESDALE NATIONAL BANK	PLAINTIFF	11/03/2014	—
2014-00627	SHAFFER JASON M	DEFENDANT	11/03/2014	—
2014-00632	BANK OF NEW YORK MELLON F/K/A	PLAINTIFF	11/05/2014	—
2014-00632	BANK OF NEW YORK	PLAINTIFF	11/05/2014	—
2014-00632	LONG ANDREW J	DEFENDANT	11/05/2014	—
2014-00632	LONG ANGELA C	DEFENDANT	11/05/2014	—
2014-00633	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	11/05/2014	—
2014-00633	CORBETT JOHN P	DEFENDANT	11/05/2014	—
2014-00638	BANK OF NEW YORK MELLON F/K/A	PLAINTIFF	11/07/2014	—
2014-00638	BANK OF NEW YORK	PLAINTIFF	11/07/2014	—
2014-00638	HUTCHINS BARBARA L	DEFENDANT	11/07/2014	—
2014-00638	HUTCHINS KENNETH L JR	DEFENDANT	11/07/2014	—

REAL PROPERTY — PARTITION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2014-00625	STEPHENS PATRICK O	PLAINTIFF	11/03/2014	—
2014-00625	STAHL STEPHANIE A	DEFENDANT	11/03/2014	—

REAL PROPERTY — QUIET TITLE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2014-00628	ARGIROS RITA M	PLAINTIFF	11/04/2014	—
2014-00628	PARHAM SIDNEY F	PLAINTIFF	11/04/2014	—
2014-00628	ARGIROS RITA E	PLAINTIFF	11/04/2014	—
2014-00628	WEINBERG ELSA	DEFENDANT	11/04/2014	—

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MORTGAGES AND DEEDS

*RECORDED FROM NOVEMBER 17, 2014 TO NOVEMBER 21, 2014
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Morrison James Charles	Mortgage Electronic Registration Systems	Paupack Township	
Morrison Sandra			412,000.00
Rivera Ignacio	Mortgage Electronic Registration Systems	Lake Township	
Rivera Kathryn L			260,000.00
Swinick Realty Inc	Honesdale National Bank	Salem Township	198,000.00
Liscoe James F	P N C Bank	Clinton Township	
Liscoe Hilda M			50,000.00
Bollinger William W	Honesdale National Bank	Damascus Township	
Bollinger Christina P			20,000.00
Bates Thomas E	Honesdale National Bank	Hawley Borough	
Bates Jeannette L			70,550.00
Barton Robert	Metro Bank	Salem Township	100,000.00
Mulka Louis J	Mortgage Electronic Registration Systems	Salem Township	
Hershey Cynthia G			80,000.00
Scavullo Michael	Univest Bank & Trust Co	Lake Township	
Scavullo Lynette			119,000.00
McHugh Robert A	Mortgage Electronic Registration Systems	Prompton Borough	100,200.00
Johannes Joy E	Mortgage Electronic Registration Systems	Honesdale Borough	
Johannes Lynn J			57,950.00
Fiorelli John P	Mortgage Electronic Registration Systems	Cherry Ridge Township	
Fiorelli Tara M			206,756.00
Wolfe Michael J	Mortgage Electronic Registration Systems	Prompton Borough	
Wolfe Allison M			223,100.00
Shook James	Dime Bank	Palmyra Township	
Shook John			571,110.83
Shook Jeffrey			
Cioccia Maribel By Agent	Mortgage Electronic Registration Systems	Paupack Township	
Logrande Kevin J Agent			58,500.00
Logrande Kevin J			
McPherson Mark Edward	Mortgage Electronic Registration Systems	Lake Township	167,480.00

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

Serio Edward P	Mortgage Electronic Registration Systems	Oregon Township	
Serio Barbara A			177,500.00
Barnosky Raymond J	Community Bank	Salem Township	
Barnosky Dorothy N			132,300.00
Fornoff Stuart L	Wells Fargo Bank	Paupack Township	
Fornoff Adrienne A			234,500.00
Terranova Michael	T D Bank	Lake Township	
Terranova Kristal			100,000.00
Rutledge Matthew	Dime Bank	Damascus Township	
Sienko Robert C	Sienko Daniel J	Preston Township	60,000.00
Degrazia Christian	Mortgage Electronic Registration Systems	Damascus Township	
Degrazia Tammy J			82,100.00
Hayes Joseph Allen	Dime Bank	Hawley Borough	
Considine James	Citizens Savings Bank	Honesdale Borough	35,000.00
Avery Bruce A Jr	Wayne Bank	Berlin Township	
Avery Anna E			15,000.00
Bishop John W	Wayne Bank	Honesdale Borough	
Bishop Mary Jo			30,000.00
Vasilakis Alexander	Wells Fargo Bank	Lake Township	
Marrero Susan			60,800.00
Palladino Ralph J	Mortgage Electronic Registration Systems	Berlin Township	
Palladino Diana R			196,786.00
Gilbert Michael E	J P Morgan Chase Bank	Mount Pleasant Township	
Gilbert Barbara A			185,618.00
Major Richard A	Peoples Security Bank & Trust Company	Lehigh Township	
Major Diane B			100,000.00
Marino Scott	Dime Bank	Paupack Township	100,000.00
Marchese Vartoush	Fidelity Deposit & Discount Bank	Lehigh Township	
Kldiashvili Alexander			70,000.00
Vartanyan Suren			
Rice Gregory J	Mortgage Electronic Registration Systems	Paupack Township	
Rice Carol J AKA			412,500.00
Rice Carol J Debakker AKA			
Debakkerrice Carol J AKA			
Harvey Earl By Af	P S Bank	Lehigh Township	
Kobesky Keith Af			36,000.00
Kobesky Keith			
Braunstein Rochelle Ind & Tr	N B T Bank	Lake Township	
Rochelle Braunstein Revocable Trust			37,500.00
Walon Norbert	Dime Bank	Paupack Township	
Walon Magdalena			310,000.00

Chapman A Dennis	Honesdale National Bank	Salem Township	
Chapman Patricia A			31,000.00
Bird Russell H III	Wayne Bank	Preston Township	154,000.00
Nahlen Charles J	N B T Bank	Lake Township	15,000.00
Vikara John A	N B T Bank	Salem Township	
Vikara Charlotte V			65,000.00
Fedczuk Walter	Mortgage Electronic Registration Systems	Lake Township	
Fedczuk Patricia			62,463.00
Hammer Jacob	Mortgage Electronic Registration Systems	Waymart Borough	107,600.00
M B R Land Development Corp	Honesdale National Bank	Scott Township	136,000.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
McNulty James Edward Est	Serra Louis A	Paupack Township	
McNulty James Joseph Exr	Angelo Antoinette D		Lot 3A
Klusko Pamela Exr & Ind			
Goodeve Bernice E Tr	Morrison James Charles	Paupack Township	
Bernice E Goodeve Schweizer Trust	Morrison Sandra		
Kreder Karl J Jr	Rivera Ignacio Rivera Kathryn	Lake Township	Lot 807
Reingold Hope S	Snit Jerry Jaroslaw	Lake Township	
Reingold Brett	Snit Marzena		Lot 1610
Kentis Carol M By Sheriff	Citimortgage Inc	Paupack Township	
Kentis John F By Sheriff			Lot 16
Ballane Lucy A	Mulka Louis J Hershey Cynthia G	Salem Township	Lot 403
Perolini Paul	Scavullo Michael Scavullo Lynette	Lake Township	Lot 3289
Pagillo Roberta	Chu Toni Marie Cardillo Stacie Barcia Wendy Johnson Laurie Geffner Cindy Brown Alexander Brown Courtney Brown Griffin	Lake Township	Lot 3848
Barcellona Jo Anna	Barcellona Anthony Cawthon Eda A Maratea Joanne Barcellona Matthew	Paupack Township	Lot 485
McGinnis Lawrence F	McGinnis Lawrence F	Berlin Township	
McGinnis Lawrence F AKA	McGinnis Scott	Berlin Township	
McGinnis Lawrence AKA	McGinnis Kenneth McGinnis Steven McGinnis Kimberly		

Schaepe Michael A	Contarino Catherine A	Paupack Township	Lot 2
Fannie Mae AKA	Logrande Kevin J	Paupack Township	
Federal National Mortgage Association AKA	Cioccia Maribel		Lot 353
K M L Law Group			
Cioffi Richard Jr	Mcperson Mark Edward	Lake Township	
Cioffi Jamie			Lot 4202
Tisano Thomas J	Tisano John G	Buckingham Township	
Tisano David K			
Achilles Susan Tisano			
T One Zero Meltel L L C	T One Zero Meltel L L C	Preston Township	
T One Zero Unison Site Management L L C	T One Zero Unison Site Management L L C		
Tchorzewski Marek	Shafer Todd B	Lehigh Township	
Malinowski Anthony			
Tchorzewski Marek	Landslovers Corp	Damascus Township	
Malinowski Anthony			
Karle Eleanor	Rutledge Matthew	Damascus Township	
Karle Hans			
Sienko Robert C	Sienko Robert C	Preston Township	
Sienko Daniel J			
Saletel Living Trust	Neer Claud M	Damascus Township	
Saletel Frank J Tr	Neer Audrey A		Lot 2
Saletel Linda A Tr			
Monsky Edward A Adm	McFeeley Gerald P	Manchester Township	
Seminara Ann Barbara Est AKA	McFeeley Donna M		Lot 1
Seminara Ann B Est AKA			
Nita Constantin	Nita Constantin	Paupack Township	
	Nita Mircela		Lot 6
Degrazia Christian	Degrazia Christian	Damascus Township	
	Degrazia Tammy J		Lot 62
Dornin Nikki	Meyer Harvey	Canaan Township	
Spare Robert H	Hayes Joseph Allen	Hawley Borough	
Spare Ruth M			
Mitchell Barry L Exr	Misner Pamela	Honesdale Borough	
Mitchell Harriet D Est			
Mitchell Barry L			
Anderson Eric	Gilbert Michael E	Mount Pleasant Township	
	Gilbert Barbara A		
Pagliari Anthony R By Sheriff	Federal Home Loan Mortgage Corporation	Lake Township	Lot 2914
Bank Of New York Mellon			
Tr By Af	Harvey Earl	Lehigh Township	
Bank Of America Af	Kobesky Keith		Lot 14
Palmero Camille	Hughes Thomas	Manchester Township	
	Seegers Patricia		
Wood Jeffrey David	Wood Jeffrey David	Dreher Township	
Wood Janis Ann			
Wood Jeffrey David	Wood Jeffrey David	Dreher Township	
Wood Janis Ann			

Hempstead Elizabeth E AKA Bouchoux Elizabeth E Hempstead AKA Hempsteadbouchoux Elizabeth E AKA	Bird Russell H III	Preston Township
Cantone Virginia Exr Cantone John Est	M B R Land Development Corp	Scott Township
Dunn William G Dunn Carol H	Malti Ronald J	Berlin Township

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

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