

OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 4 ★ DECEMBER 19, 2014 ★ Honesdale, PA ★ No. 41



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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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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*

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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.

EXECUTRIX NOTICE

Estate of ELIZABETH CASTELLANO
Late of Berlin Township
Executrix
LINDSEY GRACE CASTELLANO
56 CHEROKEE DRIVE
HONESDALE, PA 18431
Executrix
JESSICA INES CASTELLANO
56 CHEROKEE DRIVE
HONESDALE, PA 18431
Attorney
MATTHEW L. MEAGHER,
ESQUIRE
1018 CHURCH STREET
HONESDALE, PA 18431

12/19/2014 • 12/26/2014 • 1/2/2015

ADMINISTRATRIX NOTICE

Estate of ROBERT L. HALE AKA
ROBERT LLOYD HALE AKA
ROBERT HALE
Late of Lake Township

Administratrix
JOYCE E. BLANKFEIN
10 SOUTH WYND DR.
LAKEVILLE, PA 18438
Attorney
NICHOLAS A. BARNA
831 COURT STREET
HONESDALE, PA 18431

12/19/2014 • 12/26/2014 • 1/2/2015

ESTATE NOTICE

Notice is hereby given, that Letters Testamentary have been granted to Randy Scott Heller and James R.N. Heller, Co-Executors of the Estate of James A. Heller, late of Honesdale, Wayne County, Pennsylvania who died on July 13, 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 Co-Executors, Randy Scott Heller and James R.N. Heller c/o Mark R Zimmer, Esquire, 1133 Main Street, Honesdale, PA 18431.

12/12/2014 • 12/19/2014 • 12/26/2014

EXECUTRIX NOTICE

Estate of SHIRLEY L. DANIELS
AKA SHIRLEY DANIELS AKA
SHIRLEY LOUISE DANIELS
Late of Canaan Township
Executrix
DEBORAH A. ASKEW

61 CAPWELL AVE.
FACTORYVILLE, PA 18419
Attorney
NICHOLAS A. BARNA
831 COURT STREET
HONSDALE, PA 18431

12/12/2014 • 12/19/2014 • 12/26/2014

EXECUTOR NOTICE

Estate of EIZENS EUGENE
ABOLINS AKA EIZENS
ABOLINS AKA EIZENS E.
ABOLINS AKA EUGENE
ABOLINS
Late of Bethany Borough
Executor
FATHER DANIEL DONLICK
1733 THE HIDEOUT
LAKE ARIEL, PA 18436
Executor
MARTIN PALUCH
BOX 115
SOUTH CANAAN, PA 18459
Attorney
NICHOLAS A. BARNA
831 COURT STREET
HONSDALE, PA 18431

12/12/2014 • 12/19/2014 • 12/26/2014

ESTATE NOTICE

Notice is hereby given, that Letters Testamentary have been granted to Gary Tyler, Jr., Executor of the Estate of Gary R Tyler, late of Damascus Township, Wayne County, Pennsylvania who died on October 19, 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, Gary Tyler, Jr. c/o Mark R Zimmer, Esquire, 1133 Main Street, Honesdale, PA 18431.

12/12/2014 • 12/19/2014 • 12/26/2014

EXECUTRIX NOTICE

Estate of PATRICIA C. LEAMY
Late of Paupack Township
Executrix
SISTER THERESE O'ROURKE
835 N. IRVING AVENUE
SCRANTON, PA 18510
Executrix
SISTER MARY PERSICO
122 BENT TREE DRIVE
WEST CHESTER, PA 19380
Attorney
FRANCES GRUBER, ESQ.
214 NINTH STREET
HONSDALE, PA 18431

12/12/2014 • 12/19/2014 • 12/26/2014

OTHER NOTICES

**NOTICE OF FILING OF
APPLICATION FOR
FICTITIOUS NAME**

TO THE GENERAL PUBLIC:

PLEASE NOTE THAT JOHN RANDALL THORPE HAS ON THE 17TH DAY OF NOVEMBER, 2014, FILED AN APPLICATION FOR FICTITIOUS NAME WITH THE COMMONWEALTH OF PENNSYLVANIA, DEPARTMENT OF STATE, CORPORATION BUREAU, AND WILL BE CONDUCTING BUSINESS UNDER THE NAME

OF OLD NO. 3 STATION WITH
ITS PRINCIPAL PLACE OF
BUSINESS AT 20 MAPLE ST.,
WAYMART, PA 18472.

HOWELL, HOWELL & KRAUSE
BY: ALFRED J. HOWELL,
ESQUIRE
109 NINTH STREET
HONESDALE, PENNSYLVANIA
18431
(570) 253-2520

12/19/2014

**NOTICE OF FILING OF
ARTICLES OF
INCORPORATION**

NOTICE IS HEREBY GIVEN
THAT Articles of Incorporation
were filed with the Department of
State of the Commonwealth of
Pennsylvania, at Harrisburg, Pa.
The name of the corporation is
Meagher Insurance and Brokerage
Services, Inc. The corporation has
been incorporated under the
provision of the Pennsylvania
Business Corporation Law of 1988.

Meagher Insurance and Brokerage
Services, Inc., 416 Main Street,
Honesdale, PA 18431.

12/19/2014

**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
JANUARY 7, 2015**

By virtue of a writ of Execution
instituted Fifth Third Mortgage
Company issued out of the Court
of Common Pleas of Wayne
County, to me directed, there will
be exposed to Public Sale, on
Wednesday the 7th day of January,
2015 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 1055,
Section 11, 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 Plate 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 Flat 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.

Title to said premises is vested in Linda A. Fitzpatrick a.k.a Linda Fitzpatrick and Steven G. Fitzpatrick a.k.a Steven Fitzpatrick, Husband and Wife, by Deed from Raymond Mascarelli and Carol Mascarelli, his wife dated May 26, 2000 and recorded June 1, 2000 in Deed Book 1651, Page 0253.

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.

Tax I.D. #: 12-0-0017-0062

BEING KNOWN AS: 1055 Wildwood Terrace, Lake Ariel, Pennsylvania 18436.

Seized and taken in execution as property of:
Linda A. Fitzpatrick a/k/a Linda

Fitzpatrick 1055 Wildwood Terrace, The Hideout Lake Ariel PA 18436
Steven G. Fitzpatrick a/k/a Steven Fitzpatrick 1055 Wildwood Terrace, The Hideout Lake Ariel PA 18436

Execution No. 246-Civil-2014
Amount Due: \$136,225.72 Plus additional costs

November 6, 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.

Marc S. Weisberg, Esq.

12/12/2014 • 12/19/2014 • 12/26/2014

**SHERIFF'S SALE
JANUARY 7, 2015**

By virtue of a writ of Execution instituted Deutsche Bank National Trust Company, as Trustee for Ameriquet Mortgage Securities inc., Asset-Backed Pass-Through Certificates, Series 2006-R1, by its servicer Ocwen loan Servicing LLC issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 7th day of January, 2015 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. Lying and being in the Township of Clinton. County of Wayne and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at a point in the center of Township Road No. 433 said point being the southwesterly corner of the hereindescribed premises and the southeasterly corner of Lot No. 10, Section C of the Strawn Subdivision: Thence along the said Lot No. 10, North 40 11' 38" West 2846.67 feet to a point for a corner, said point being the northwesterly corner of the hereindescribed premises and the northeasterly corner of Lot No. 10; Thence along land now or formerly of Joseph Franceski North 35 51' 32" East 159.71 feet to a point for a corner, said point being the

northeasterly corner of the hereindescribed premises; Thence South 40 11' 38" East along portion of the westerly boundary of Lot No. 24, Section A Plat 2 of the Strawn Subdivision and along the westerly boundary of Lot No. 23, Section A Plat 2 of the Strawn Subdivision, 2885.37 feet to a point in the center of Township Road No. 433, said point being the southeasterly corner of the hereindescribed premises; Thence along the center of Township Road No. 433, South 49, 46' 20" West 155.00 feet to the place of beginning. Containing 10.20 acres of land as surveyed by John E. January 1983.

Being Lot No. 11, Section C of the Strawn Subdivision as recorded in Map Book No. 52 at Page 40.

Premises being 631 Ravnikar Road, Forest City, PA 18421

Parcel no. 22-0-0023-0103

BEING the same premises which Rene Lepre n/b/m Rene Kernoschak and Joseph Kernoschak, her husband, by Deed dated April 27, 1998 and recorded May 11, 1998 in the Office of the Recorder of Deeds in and for Wayne County in Deed Book 1362 Page 0017, granted and conveyed unto Harold W. Heskell, Jr.

Seized and taken in execution as property of:
Harold W. Heskell, Jr. 631 Ravnikar Road FOREST CITY PA 18421

Execution No. 278-Civil-2014
Amount Due: \$147,951.86 Plus
additional costs

October 30, 2014
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE
NOTICE:**

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

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

Andrew Marley, Esq.

12/12/2014 • 12/19/2014 • 12/26/2014

**SHERIFF'S SALE
JANUARY 7, 2015**

By virtue of a writ of Execution instituted LSF8 Master Participation 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 7th day of January, 2015 at 10:00 AM in the

Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THOSE CERTAIN, lots, pieces or parcels of land situate, lying and being in the Township of Dreher, County of Wayne and State of Pennsylvania, bounded and described as follows, to wit:

PARCEL 1:

BEING Lot No. 5 Street Laurel Drive on plot or plan of lots known as 'Pocono Springs Estates, Inc.' as laid out for the grantor herein by R.N. Harrison, Civil Engineer, Hackettstown, N.J. dated May 1968 and recorded in the Office of the Recorder of Deeds of Wane County in Map Book 13, Page 28.

PARCEL 2:

BEING Lot No. 3 Street Laurel Drive on plot or plan of lots known as 'Pocono Springs Estates, Inc.' as laid out for the grantor herein by R.N. Harrison, Civil Engineer, Hackettstown, N.J. dated May 1968 and recorded in the Office of the Recorder of Deeds of Wane County in Map Book 13, Page 28.

TITLE TO SAID PREMISES IS VESTED IN Alexander M. Palyo, by Deed from Kenneth F. Haynes, dated 12/20/2005, recorded 12/29/2005 in Book 2947, Page 40.

Tax Parcel: 08-0-0001-0056, 08-0-0001-0057

Premises Being: 3 & 5 Laurel
Drive Newfoundland, PA 18445

Improvements thereon:
RESIDENTIAL DWELLING

Seized and taken in execution as
property of:
Alexander M. Palyo 1012 Laurel
Drive NEWFOUNDLAND PA
18445

Execution No. 353-Civil-2014
Amount Due: \$158,804.79 Plus
additional costs

October 29, 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.

12/12/2014 • 12/19/2014 • 12/26/2014

**SHERIFF'S SALE
JANUARY 7, 2015**

By virtue of a writ of Execution
instituted 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 7th
day of January, 2015 at 10:00 AM
in the Conference Room on the
third floor of th Wayne County
Courthouse in the Borough of
Honesdale the following property,
viz:

ALL those three certain lots, pieces
or parcels of land, lying, situate
and being in the Township of Lake,
County of Wayne and
Commonwealth of Pennsylvania,
bounded and described as follows:

PARCEL ONE: BEGINNING in
the center of highway and on line
of lands of Leland Megargel;
thence along said Megargel, North
sixty-two (62) degrees forty (40)
minutes West two hundred (200)
feet to a stake; thence through
lands of the prior Grantor, South
ten (10) degrees fifteen (15)
minutes West one hundred forty-
five (145) feet to a stake and South
eighty-two (82) degrees fifteen (15)
minutes East two hundred (200)
feet to the center of highway;
thence along center of said
highway, North five (5) degrees
forty (40) minutes East seventy-
seven and two-tenths (77.2) feet to
the place of **BEGINNING**.
CONTAINING twenty-two
thousand twenty-two (22,022)
square feet, more or less.

PARCEL TWO: BEGINNING at an iron pin corner of the property of E. J. Gillette and on line of lands (now or formerly) of Leland Megargel; thence along lands of E. J. Gillette, South ten (10) degrees thirty-five (35) minutes West one hundred forty-five and three-tenths (145.3) feet to an iron pin; thence along lands (now or formerly) of the late Blanche Gillette, North forty-four (44) degrees West two hundred twenty-nine and zero tenths (229.0) feet to a stake at the end of stone wall; thence along lands (now or formerly) of the late Blanche Gillette, North twenty-six (26) degrees twenty (20) minutes East sixty-four and eight-tenths (64.8) feet to a stake on line of lands (now or formerly) of Leland Megargel; thence along lands of same, South sixty-two (62) degrees twenty-five (25) minutes East one hundred seventy-six and six-tenths (176.6) feet to the place of BEGINNING. CONTAINING nineteen thousand three hundred forty-four (19,344) square feet, more or less.

PARCEL THREE: BEGINNING at a point for a corner in the center of the State Road Route No. 63011, leading from the Village of Lake Ariel to the Village of Gravity, Pennsylvania, the said point or place of beginning being also on the line of other lands of the prior Grantees, Edward J. Gillette, et ux., and the Northeasterly corner thereof; thence along the line of lands of the said prior Grantees, Edward J. Gillette, et ux, North sixty-two (62) degrees twenty-five

(25) minutes West three hundred seventy-seven and forty-five hundredths (377.45) feet to a pipe for a corner at the end of a stone wall, the Northwesterly corner of other lands of the said prior Grantees, Edward J. Gillette, et ux., thence through other lands (now or formerly) of Leland R. Megargel, and on a course representing the extension of the Westerly boundary of other lands of the prior grantees, the said Edward J. Gillette, et ux., North twenty-six (26) degrees twenty (20) minutes East fifty (50) feet to a pipe for a corner; thence still through other lands (now or formerly) of the said Leland R. Megargel, South seventy-two (72) degrees fifty-three (53) minutes East three hundred forty-two and six-tenths (342.6) feet to a point for a corner in the center of the hereinbefore referred to State Road Route No. 63011, referenced also by a pipe in the Westerly edge of the said road; thence along the center thereof, and of a course representing the Easterly boundary of other lands of the said Edward J. Gillette, et ux., and a continuum thereof, South seven (7) degrees twelve (12) minutes West one hundred nineteen and six-tenths (119.6) feet to the point or place of BEGINNING. The said parcel of land contains 1.35 acres, be the same more or less, the description therefor being in accordance with a survey thereof made by George E. Ferris, R.S. on May 15, 1965, bearing being magnetic as of that date.

BEING the same premises which

Michael VanSickle and Maria VanSickle, husband and wife, granted and conveyed to David P. Weber, by virtue of their Deed dated July 8, 2004 and recorded in Wayne County Record Book 2540, page 237.

SUBJECT to the same exceptions, conditions and reservations as are contained in all deeds forming the chain of title.

The premises conveyed are under and subject to the rights of ways of all public highways and public utilities, which may be over and across the same.

Seized and taken in execution as property of:
David Weber a/k/a David P. Weber
167 Gravity Road LAKE ARIEL
PA 18436

Execution No. 519-Civil-2012
Amount Due: \$40,194.83 Plus
additional costs

October 30, 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 M. Gregory, Esq.

12/12/2014 • 12/19/2014 • 12/26/2014

**SHERIFF'S SALE
JANUARY 14, 2015**

By virtue of a writ of Execution instituted Ocwen Loan Servicing, LLC issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 14th day of January, 2015 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 piece, parcel lot of land, situate, lying and being in the Borough of Honesdale, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center of State Route 3033 (Grove Street), being the southwesterly corner of lands of Eugene and Virginia Villaume (DB 187, pg

555) and running; thence North 85 degrees 36 minutes 02 seconds East 239.75 feet along the southerly line of said Villaume to a #4 rebar set; thence South 05 degrees 21 minutes 12 seconds East 239.07 feet thru lands of Weidner to a #4 rebar set; thence North 78 degrees 43 minutes 35 seconds West 67.48 feet to a #4 rebar set and North 65 degrees 33 minutes 22 seconds West 201.84 feet passing a #4 rebar set at 142.83 feet thru lands of Weidner to a point in the center of S.R. 3033; thence North 03 degrees 39 minutes 48 seconds West 3.45 feet and North 05 degrees 21 minutes 12 seconds West 120.00 feet along the center of said S.R. 3033 to the point of BEGINNING.

CONTAINING 1.03 acres.

UNDER AND SUBJECT TO 20 feet easement to the Honesdale Consolidated Water Co. recorded in Deed Book 1158, page 149.

UNDER AND SUBEJECT TO the right to use in common with the prior Grantor (Weidner) the driveway as shown on the above mentioned plan.

UNDER AND SUBJECT TO a gas line/gas pit as shown on Wayne County Map Book 94, page 61.

THE ABOVE PREMISES are designated as parcel number 11-13-11 on the tax maps of the Borough of Honesdale, Wayne County, Pennsylvania.

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HAZARDOUS waste is not being disposed of nor has it ever been disposed of on the property conveyed herein by the Grantor or to the actual knowledge of the Grantor.

TITLE TO SAID PREMISES IS VESTED IN Toby L. Soward and Rebecca J. Soward, his wife, by Deed from Louis Grego and Toni Sorice-Lodespoto, dated 10/21/2009, recorded 10/22/2009 in Book 3849, Page 171.

Tax Parcel: 11-0-0013-0011

Premises Being: 489 Grove Street, a/k/a 103 Weidner Street, Honesdale, PA 18431-7412

Seized and taken in execution as property of:
Rebecca J. Soward 2957 Collier Lane BURLINGTON KY 41005
Toby L. Soward 2957 Collier Lane BURLINGTON KY 41005

Execution No. 352-Civil-2014
Amount Due: \$195,396.93 Plus additional costs

October 31, 2014
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

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

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

Jonathan Lobb, Esq.

12/19/2014 • 12/26/2014 • 1/2/2015

CIVIL ACTIONS FILED

*FROM NOVEMBER 22, 2014 TO NOVEMBER 28, 2014
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2003-20148	ACKER BRIAN C	11/25/2014	SATISFACTION	255.63
2008-00931	WISLINSKI KENNETH J	11/24/2014	WRIT OF EXECUTION	13,350.45
2008-00931	WISLINSKI KATHLEEN A	11/24/2014	WRIT OF EXECUTION	13,350.45
2008-00931	PENN STAR BANK GARNISHEE	11/24/2014	WRIT EXEC/GARNISHEE	—
2008-21299	LANG KEN	11/24/2014	SATISFACTION	—
2008-21299	MATHURA RAVINDRA	11/24/2014	SATISFACTION	—
2011-20289	PACE ROBERT W	11/26/2014	SATISFACTION	659.59
2011-20289	PACE ROSEMARIE	11/26/2014	SATISFACTION	659.59
2011-21528	BUSH THOMAS MONROE	11/24/2014	SATISFACTION	—
2012-00803	DECKER ANITA E	11/24/2014	WRIT OF EXECUTION	353,248.19
2012-00803	DECKER CHRISTOPHER L	11/24/2014	WRIT OF EXECUTION	353,248.19
2012-20690	BUSH THOMAS MONROE	11/24/2014	SATISFACTION	—
2012-21122	RAFAT MUHAMMAD	11/24/2014	SATISFACTION	—
2013-00076	MITERKO DAVID J	11/28/2014	SATISFACTION	—
2013-00076	MITERKO COLLEEN	11/28/2014	SATISFACTION	—
2013-00285	MCMURRAY JAY C	11/24/2014	WRIT OF EXECUTION	100,621.43
2013-00695	SUTTLES MARK A	11/25/2014	WRIT OF EXECUTION	4,069.83
2013-00695	THE DIME BANK GARNISHEE	11/25/2014	WRIT EXEC/GARNISHEE	—
2013-20667	REPKIE SANDRA L	11/24/2014	SATISFACTION	—
2013-20797	BUSH THOMAS MONROE	11/24/2014	SATISFACTION	—
2013-20819	SIMMONDS JOSEPH	11/24/2014	SATISFACTION	—
2013-20819	SIMMONDS MARY	11/24/2014	SATISFACTION	—
2013-21425	CA BALLAD & CO	11/26/2014	SATISFACTION	297.67
2014-00070	BAND JOHN	11/26/2014	DEFAULT JUDGMENT	4,202.84
2014-00230	SCHUMAN DANIEL W	11/25/2014	WRIT OF EXECUTION	148,357.38
2014-00349	DULEY JOAN D	11/25/2014	PRELIMINARY JUDGMENT	—
2014-00415	SYLVESTER MICHAEL J	11/25/2014	WRIT OF EXECUTION	5,317.45
2014-00415	THE DIME BANK GARNISHEE	11/25/2014	WRIT EXEC/GARNISHEE	—
2014-00418	FRESHOUR SUSAN	11/25/2014	WRIT OF EXECUTION	4,271.85
2014-00418	SIMPLY CARPENTRY INC	11/25/2014	WRIT OF EXECUTION	4,271.85
2014-00418	WAYNE BANK GARNISHEE	11/25/2014	WRIT EXEC/GARNISHEE	—
2014-00426	GRIFFIN MICHELLE L	11/24/2014	DEFAULT JUDG IN REM	80,461.63
2014-00428	MASKER JAMES	11/25/2014	DEFAULT JUDGMENT	2,387.38
2014-00476	HARDZIEWIC ALBRETA	11/25/2014	DEFAULT JUDGMENT	220,872.44

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

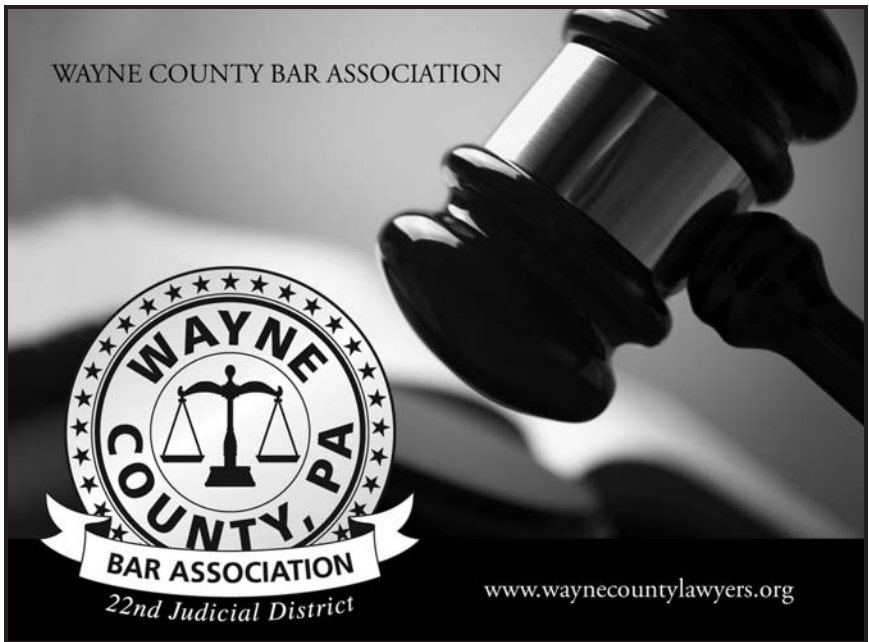
2014-00532	DAMBROSIO MICHAEL C A/K/A	11/26/2014	WRIT OF EXECUTION	158,719.24
2014-00532	DAMBROSIO MICHAEL	11/26/2014	WRIT OF EXECUTION	158,719.24
2014-00561	DULEY JOAN D	11/26/2014	JUDGMENT IN EJECTMT	—
2014-20092	TOSTO JAMES R	11/26/2014	SATISFACTION	177.18
2014-20169	HEDGE LON MARTIN L	11/26/2014	SATISFACTION	669.27
2014-20169	HEDGE LON RACHEL M	11/26/2014	SATISFACTION	669.27
2014-20173	NON PAUL D	11/26/2014	SATISFACTION	307.22
2014-20173	NON DONNA R	11/26/2014	SATISFACTION	307.22
2014-20291	C A BALLAD & CO	11/26/2014	SATISFACTION	298.82
2014-20404	SUBURBAN MILLS INC	11/25/2014	SATISFACTION	—
2014-20510	REPKIE SANDRA L	11/24/2014	SATISFACTION	—
2014-20607	DEFINIS MICHAEL	11/24/2014	SATISFACTION	—
2014-20607	DE FINIS MICHAEL	11/24/2014	SATISFACTION	—
2014-20608	DEFINIS MICHAEL	11/24/2014	SATISFACTION	—
2014-20608	DE FINIS MICHAEL	11/24/2014	SATISFACTION	—
2014-20614	TOSTO JAMES R	11/26/2014	SATISFACTION	352.41
2014-20737	BUSH THOMAS MONROE	11/24/2014	SATISFACTION	—
2014-21275	SHEEHAN JASON H	11/24/2014	JUDGMENT	2,636.78
2014-21276	ORTIZ SHIRLEY	11/24/2014	JP TRANSCRIPT	817.82
2014-21277	POCONO MOUNTAIN SCREEN SUPPLY INC	11/24/2014	TAX LIEN	8,844.38
2014-21278	FILLEBROWN JULIE	11/24/2014	JP TRANSCRIPT	2,657.10
2014-21279	HALLORAN GERARD J	11/24/2014	FEDERAL TAX LIEN	6,150.43
2014-21280	PUKANECZ CHARLES S	11/24/2014	FEDERAL TAX LIEN	123,046.09
2014-21281	DISMUKES JERMAINE	11/24/2014	FEDERAL TAX LIEN	23,105.17
2014-21282	GAY JOSEPH J	11/26/2014	FEDERAL TAX LIEN	31,737.96
2014-40098	DUGGAN ANNEMARIE OWNER P	11/24/2014	STIP VS LIENS	—
2014-40098	GAITER ROBERT J OWNER P	11/24/2014	STIP VS LIENS	—
2014-40098	MONTAGE MOUNTAIN HOMES INC CONTRACTOR	11/24/2014	STIP VS LIENS	—
2014-40099	BREMER MARK OWNER P	11/25/2014	STIP VS LIENS	—
2014-40099	BREMER DEVON OWNER P	11/25/2014	STIP VS LIENS	—
2014-40099	FINE LINE HOMES INC CONTRACTOR	11/25/2014	STIP VS LIENS	—

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2014-00662	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	11/28/2014	—
2014-00662	RUTLEDGE CATHERINE	DEFENDANT	11/28/2014	—
2014-00663	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	11/28/2014	—
2014-00663	MARINO CHRISTOPHER	DEFENDANT	11/28/2014	—
2014-00664	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	11/28/2014	—
2014-00664	MANN SUSAN	DEFENDANT	11/28/2014	—
2014-00665	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	11/28/2014	—
2014-00665	CLEMO DEBORAH	DEFENDANT	11/28/2014	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2014-00660	SANTANDER BANK NA	PLAINTIFF	11/24/2014	—
2014-00660	MIALE NICOLE E	DEFENDANT	11/24/2014	—
2014-00666	BANK OF NEW YORK MELLON F/K/A	PLAINTIFF	11/28/2014	—
2014-00666	BANK OF NEW YORK SUCCESSOR IN INTEREST TO	PLAINTIFF	11/28/2014	—
2014-00666	JPMORGAN CHASE BANK	PLAINTIFF	11/28/2014	—
2014-00666	BRODOWSKY PAMELA	DEFENDANT	11/28/2014	—
2014-00667	LVNV FUNDING, LLC	PLAINTIFF	11/28/2014	—
2014-00667	BONICHE MARTHA A	DEFENDANT	11/28/2014	—



MORTGAGES AND DEEDS

*RECORDED FROM DECEMBER 8, 2014 TO DECEMBER 12, 2014
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Fristachi Matthew	Mortgage Electronic Registration Systems	Lebanon Township	114,400.00
Karrick Russell	Citizens Savings Bank	Paupack Township	
McPhillips Kathleen			83,900.00
Pell Kevin W	Mortgage Electronic Registration Systems	Lake Township	108,800.00
Biondo Daniel D	Dime Bank	Mount Pleasant Township	
Biondo Patricia A		Mount Pleasant & Prompton Prompton Borough	180,000.00
		Prompton & Mount Pleasant	180,000.00
Sassi Steven J AKA	Dime Bank	Dreher Township	
Sassi Steven AKA			150,000.00
Sassi Beverly A AKA			
Sassi Beverly AKA			
Hoey Brian AKA	Dime Bank	Berlin Township	
Hoey Brian M AKA			20,500.00
Hoey Sara AKA			
Hoey Sara A AKA			
White Amanda L	Mortgage Electronic Registration Systems	Clinton Township 2	
McGraw Michael			118,612.00
Silverman Barry	N B T Bank	Lake Township	
Silverman Arlene			75,000.00
Kaplan Scott			
Kaplan Beth			
Carolan Edward	N B T Bank	Sterling Township	
Carolan Louise R			175,000.00
Goldstein Lois	N B T Bank	Lake Township	200,000.00
Bloodworth James N	P N C Bank	Palmyra Township	
Bloodworth Kathryn L			263,000.00
Darcy David J	Bank Of America	Dreher Township	
Darcy Mary L Montroy			116,120.00
Montroydarcy Mary L			
Boynton Lynwood By Agent	Honesdale National Bank	Salem Township	
Walker Michael D Agent			170,000.00
Boynton Laurel By Agent			
Wurzbach Charles	Dime Bank	Lake Township	
Wurzbach Denise By Agent			300,000.00
Wurzbach Charles Agent			
Wachter Michele	Mortgage Electronic Registration Systems	Lehigh Township	53,424.00

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

Kellam Alan R Sr	Mortgage Electronic Registration Systems	Buckingham Township	
Kellam Joyce			166,971.00
Atienza Felorna	Mortgage Electronic Registration Systems	Dreher Township	187,590.00
Alimonos Miriam Friedman Alimonos John	Honesdale National Bank	Damascus Township	300,000.00
Knapp Zachary T	Mortgage Electronic Registration Systems	Damascus Township	
Lange Melissa N			127,551.00
Shehadi Jarrod	Mortgage Electronic Registration Systems	Salem Township	
Shehadi Andrea L			215,000.00
Jones Jeremy A	Altemier Roger C	Sterling Township	
Jones Rebekah L	Altemier Ruth		19,000.00
Jones Jeremy A	Altemier Roger C	Sterling Township	
Jones Rebekah L	Altemier Ruth		17,000.00
Murphy Linda M	Mortgage Electronic Registration Systems	Lebanon Township	
Harrison Thomas W Jr			153,447.00
Efinger Robert M	Honesdale National Bank	Palmyra Township	
Efinger Lora L			50,000.00
Fila Timothy	Honesdale National Bank	Texas Township	
Fila Colleen			29,000.00
Durante Brian	E S S A Bank & Trust	Dreher Township	
Deluca Megan			293,500.00
Durante Megan			
Peterson Daniel G	Dime Bank	Damascus Township	
Peterson Melissa M			35,000.00
Wilson Timothy T	Mortgage Electronic Registration Systems	Lebanon Township	
Wilson Patricia A By Af Wilson Timothy T Af			352,417.00
Harvey Thomas S	Honesdale National Bank	Bethany Borough	
Kinney Deborah J			100,000.00
Laki Josephine B	Bank Of America	Paupack Township	60,000.00
Ferrugia Thomas S	P N C Bank	Paupack Township	
Ferrugia Nicole M AKA Guerriero Nicole F AKA			150,000.00
Mintz Daria	Honesdale National Bank	Preston Township	
Mintz Kenneth			123,000.00
Delaney James	Mortgage Electronic Registration Systems	Waymart Borough	
Delaney Shana M			104,570.00
McAfee Alice	Manufacturers & Traders Trust Company	Sterling Township	68,000.00
Dunn Lewis J	First National Community Bank	Honesdale Borough	
Dunn Mary Theresa			81,600.00

Mistishin John J	First National Community Bank	Canaan Township	
Mistishin Janice D			25,000.00
Sinova Rodney R	First National Community Bank	Cherry Ridge Township	30,000.00
Shaffer Michael B	Community Bank	Canaan Township	
Shaffer Mary Lou			28,500.00
Tamblyn Jeffrey	Wayne Bank	Texas Township 1 & 2	100,000.00
Cottell Richard B	Silberlicht Jack	Clinton Township	
	Silberlicht Joan		45,000.00
Duggan Annemarie	Honesdale National Bank	Lehigh Township	
Gaiter Robert J			200,000.00
Buchanan Ellen	Wayne Bank	Bethany Borough	42,000.00
Cush Nancy	Wayne Bank	Honesdale Borough	
Cush Thomas			28,000.00
Gunshannon William F	Navy Federal Credit Union	Salem Township	
Gunshannon Judith A			181,827.00
Giacalone Joseph L	J P Morgan Chase Bank	Lake Township	
Giacalone Maria Ferina			68,000.00
Corcoran Thomas E	Corcoran Lewis F	Texas Township 1 & 2	
Corcoran Timothy L	Corcoran Kathryn E		543,300.00
Corcoran Michael D			
Corcoran James F			
Rinde Kristina A			
Wilds William F	R B S Citizens	Buckingham Township	
Wilds Judith L			249,375.00
Frotten Lawrence D	Bank Of America	Lake Township	
Frotten Andrea L			100,000.00
Hawley D G	Centennial Bank	Hawley Borough	1,260,000.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Bailey Calvin D Jr	Fristachi Matthew	Lebanon Township	
Bailey Irene G			
Morreale Nicholas	Grimm Robert C	Lake Township	
	Grimm Karla D		Lot 1982
Williams Robert H	Williams Scott	Sterling Township	
Williams Charlene A			
Meade Robert J	Karrick Russell	Paupack Township	
	McPhillips Kathleen		Lot 181
Mulligan James T Adm	Stadtlander Thomas	Paupack Township	
Mogelesky Margaret Est	Stadtlander Karen		Lots 98 & 100
Kay Leo John	Smith Donald P	Preston Township	
Forr Mary Jane	Smith Christine K		Lots 3 & 4
	Brownell William W		
	Dudley Thomas		
	Dudley Patricia		
Pocono Ranchettes Inc	Smith Frances A	Lehigh Township	Lot 14
Erbach Konstantino By Sheriff	Honesdale National Bank	Berlin Township	

Zaverl Eugene J	White Amanda L McGraw Michael	Clinton Township 2	Lot 18
Errigo Karen A	Regan Gary C	Lehigh Township	
Errigo James	Regan Victoria R		Lot 640
Foley Sean P	Lucas Michael	Lake Township	
Kim Min Jeong	Lucas Deborah		Lot 1798
Pike Albert L	Wurzbach Charles Wurzbach Denise	Lake Township	
Donovan Kevin	Mereness Edith V	Paupack Township	
Donovan Nancy			Lot 519
Siock Robert AKA Siock Robert J Sr AKA Siock Ann Marie	Rebar William S	South Canaan Township	
Zmuda Adam	Emara Sami	Dreher Township	
Poe John Willard III	Cusick Paul John	Lehigh Township	Lots 11 & 12
Vanvalkenburgh William	Fineout Shelene R	Scott Township	
Vanvalkenburgh Elisabeth M	Fineout Ronald L		
Mulry William P Est Mulry Nina Adm	Wachter Michele	Lehigh Township	Lot 161
Bank Of New York Mellon Tr Af New Penn Financial L L C Af Shellpoint Mortgage Servicing Af	Oliver Lisa Archer Robin	Paupack Township	Lot 437
Thompson Vulius M	Maiocco Lance	Lake Township	Lot 2128
Ferencz Magda AKA Ferencz Madga AKA	Karazia James B Karazia Jo Ann	Texas Township 3	
Miller Douglas J Engel Peter	Knapp Zachary T Lange Melissa N	Damascus Township	Lot 27
Housing & Urban Development Heller Theresa Exr	Loancare Shehadi Jarrod	Damascus Township Salem Township	Lots 30 & 31
Yuscavage Veronica Est AKA Yuscavage Veronica M Est AKA Drain Marcella Exr Smith Jack B Est AKA Smith Jack Brian Est AKA Smith Jack Est AKA	Shehadi Andrea L		Lot 8
Dutch Flats Corporation	Jones Jeremy A Jones Rebekah L	Sterling Township	Lot 1
Dutch Flats Corporation	Jones Jeremy A Jones Rebekah L	Sterling Township	Lot 2
Watson Beverly Est AKA Watson Beverly A Est AKA Fitzsimmons Mary Exr	Fitzsimmons Mary	Preston Township	
Corcoran June M Corcoran James F	Corcoran Brian J	Honesdale Borough	
Britton Thomas C Britton Robin A	Durante Brian Deluca Megan Durante Megan	Dreher Township	Lot 3
Frisbie Shirley I	Frisbie Shirley Irene Tr Frisbie Irrevocable Real Estate Trust	Salem Township	

Procopio Madelyn Est	Peterson Daniel G	Damascus Township	
Procopio Louis J Exr	Peterson Melissa M		Lot 1
Procopio Philip Est			
Procopio Anthony Adm			
Madelyn Procopio Legacy Revocable Trust			
Procopio Louis J Tr & Ind			
Procopio Anthony			
Spreen Judith			
Schott Joseph	Cominio Elizabeth	Texas Township 1 & 2	
Schott Anna			Lot 2
Vreeland Margaret J	Wilson Patricia A	Lebanon Township	
	Wilson Timothy T		Lot 26
Angelone Frederick J	Harvey Thomas S	Bethany Borough	
Angelone Marion P	Kinney Deborah J		
Flaherty John By Sheriff	Wells Fargo Bank	Dreher Township	Lot 9R
Hauenstein David S III	Hauenstein David S III	Clinton Township 1	
Hauenstein Barbara L	Hauenstein Barbara L		
	Hauenstein Chad		
	Hauenstein Keith		
	Hauenstein Russell		
Hauenstein David S III	Hauenstein David S III	Clinton Township 1	
	Hauenstein Barbara L		
Hauenstein David S III	Hauenstein David S III	Clinton Township 1	
	Hauenstein Barbara L		
Ayende Lileana	Gonzalez Daniel	Lehigh Township	
	Auer Diego Ivan Vidal		
Dallaste Gino	Dallaste Gino	Paupack Township	
Dallaste Dolores	Dallaste Dolores		Lots 47 & 48
	Dallaste Edward		
	Dallaste Michael		
Fenik Alex Thomas	Mintz Kenneth	Preston Township	
	Mintz Daria		Lot 24
Rozdilskymintz Daria N	Grosso Sandra L	Preston Township	
Mintz Daria N Rozdilsky	Grosso John		Lot 23
Mintz Kenneth			
Rozdilskygrosso Sandra L			
Grosso Sandra L Rozdilsky			
Grosso John			
Swendsen Fred R	Delaney James	Waymart Borough	
Swendsen Mary S	Delaney Shana M		
Henthorn Andrew J	Taratut Gennady	Paupack Township	
Henthorn Barbara E	Taratut Lena		Lot 315
Dereamer Jamie A	Tamblyn Jeffrey	Texas Township 1 & 2	
Dereamer Amy S			
Wayne County Tax Claim Bureau	Woods Raymond John II	Starrucca Borough	
Woods Raymond John II			
Conklin Lawrence J	Gunshannon William F	Salem Township	
Conklin Pamela J	Gunshannon Judith A		

Chapman Monika	Chapman Monika Winterle Dieter	Paupack Township	Lot 4
Fannie Mae AKA Federal National Mortgage Association AKA Servicelink	C R Homes L L C	Clinton Township 2	
Casais Jack Casais Ellen	Gialcone Joseph L Gialcone Maria Ferina	Lake Township	Lot 3479
Mannick Rebecca L Park Rebecca L	Park Rebecca L	Canaan Township	
Corcoran Lewis F Corcoran Kathryn E	Corcoran Thomas E Corcoran Timothy L Corcoran Michael D Corcoran James F Rinde Kristina A	Texas Township 1 & 2	
Koberlein Allen A Koberlein Nora L Koberlein Christine Anne Est AKA Koberlein Christine A Est AKA	Lusso Charles V Lusso Beverly L	Texas Township 3	Lot 16
Tisano John G By Af Tisano Thomas J Af	Wilds William F Wilds Judith L	Buckingham Township	

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22nd Judicial District
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CASES REPORTED

Joseph Francis aka Joseph Francis, Jr. et al Plaintiffs
vs.
NewPac Exploration, LLC and
Southeastern Energy Production Company, Defendants



Court of Common Pleas
22nd Judicial District
The Hon. Raymond L. Hanzell
Presiding Judge
The Hon. Robert J. Conway
Senior Judge

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