

# OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 4 ★ DECEMBER 26, 2014 ★ Honesdale, PA ★ No. 42



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

The Hon. Raymond L. Hamill  
*President Judge*

The Hon. Robert J. Conway  
*Senior Judge*

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

*The Official Legal Publication of Wayne County, Pennsylvania*



Legal Journal of Wayne County

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

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

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

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

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

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## MESSAGE FROM THE WAYNE COUNTY BAR ASSOCIATION



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

### PRICING & RATES

#### *Notice Pricing*

##### *One time Insertions*

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

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

#### *Subscription Rates*

##### *Per Year*

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

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

### WAYNE COUNTY OFFICIALS

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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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Linus H. Myers

#### *Sheriff*

Mark Steelman

#### *District Attorney*

Janine Edwards, Esq.

#### *Prothonotary, Clerk of The Court*

Edward “Ned” Sandercock

#### *Chief Public Defender*

Scott Bennett, Esq.

#### *Commissioners*

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

#### *Treasurer*

Brian T. Field

#### *Recorder of Deeds, Register of Wills*

Ginger M. Golden

#### *Coroner*

Edward Howell

#### *Auditors*

Carla Komar  
Judy O’Connell  
Kathleen A. Schloesser

#### *Jury Commissioners*

Judith M. Romich  
Patricia Biondo

**LEGAL NOTICES**

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*IN THE COURT OF COMMON PLEAS OF WAYNE COUNTY  
COMMONWEALTH OF PENNSYLVANIA*

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**ESTATE NOTICES**

*Notice is hereby given that, in the estate of the decedents set forth below, the Register of Wills, has granted letters testamentary or of administration to the persons named. All persons having claims or demands against said estates are requested to present the same without delay and all persons indebted to said estates are requested to make immediate payment to the executors or administrators or their attorneys named below.*

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**EXECUTOR NOTICE**

Estate of ALYCE WOLOSON  
AKA ALYCE AMELIA  
WOLOSON  
Late of Prompton Borough  
Executor  
ROBERT CAPIZZO  
872 SHELDON AVENUE  
STATEN ISLAND, NY 10309  
Attorney  
THOMAS F. FARLEY, ESQ.  
2523 ROUTE 6, SUITE 1  
HAWLEY, PA 18428

**12/26/2014 • 1/2/2015 • 1/9/2015**

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**ESTATE NOTICE**

**NOTICE IS HEREBY GIVEN,** that Letters Testamentary have been issued in the Estate of Helen L. Allison-Fairchild, who died on September 18, 2014, late resident of 305 The Hideout, Lake Ariel, PA 18436, to Gail Allison Sauers,

Executrix of the Estate, residing at 501 Spring Run Lane, Madison Township, PA 18444. All persons indebted to said estate are required to make payment and those having claims or demands are to present the same without delay to the law offices of LEE C. KRAUSE, ESQUIRE, Attorney for the Estate, at 109 Ninth Street, Honesdale, PA 18431.

LEE C. KRAUSE, ESQUIRE  
ATTORNEY FOR THE ESTATE

**12/26/2014 • 1/2/2015 • 1/9/2015**

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**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**

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**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

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**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

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**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  
HONESDALE, PA 18431

12/12/2014 • 12/19/2014 • 12/26/2014

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**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  
HONESDALE, PA 18431

12/12/2014 • 12/19/2014 • 12/26/2014

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**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**

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**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  
HONESDALE, PA 18431

**12/12/2014 • 12/19/2014 • 12/26/2014**

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**OTHER NOTICES**

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**NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY  
PURSUANT TO  
PA. R.C.P. 3129(2)**

IN THE COURT OF COMMON  
PLEAS OF WAYNE COUNTY,  
PENNSYLVANIA

NO. 2014-CIVIL-325

ACTION IN MORTGAGE  
FORECLOSURE

CITIZENS SAVINGS BANK,  
Plaintiff

vs.

ARTHUR S. ZELLER,  
EXECUTOR of the Estate of  
Kenneth A. Hoagland, deceased

**NOTICE TO:**

**ARTHUR S. ZELLER  
EXECUTOR OF THE ESTATE  
OF KENNETH A. HOAGLAND,  
DECEASED**

**NOTICE IS GIVEN** that by virtue  
of a Writ of Execution issued under  
the judgment entered in the above -  
captioned action and directed to the  
Sheriff of Wayne County, there will  
be exposed to public sale, by  
vendue or outcry to the highest and  
best bidders, for cash, in the Wayne  
County Courthouse, in the City of  
Honesdale, Wayne County,  
Pennsylvania, on Wednesday,  
**February 18, 2015, at 10:00  
o'clock a.m.**, in the forenoon of  
the said day, all your right title and  
interest in and to all that certain  
piece or parcel of land situate in  
Preston Township of Wayne  
County and Commonwealth of  
Pennsylvania, the same more  
particularly described in Wayne  
County Deed Book 1406, page  
0133.

**NOTICE OF SHERIFF'S SALE**  
of Real Property (real estate) on  
Wednesday, February 18, 2015, at  
10:00 A.M., in the Wayne County  
Courthouse, 3rd Floor Conference  
Room, 925 Court Street,  
Honesdale, Wayne County,  
Pennsylvania 18431.

**THE PROPERTY TO BE SOLD**  
is located at: 140 Rainbow Road,

Preston Park, Preston Township, Wayne County, Pennsylvania 18431 and is improved with a home.

**THE PROPERTY TO BE SOLD**

is assessed under **TAX MAP #20-0-0141-0038**.

**BEING** the same premises conveyed by the 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 Deed Book1406, page 0133.

**THE JUDGMENT ON WHICH THE SALE IS BEING HELD** is a judgment in mortgage foreclosure docketed to the above term and number in the amount of \$43,910.06, as reflected in the Writ of Execution, plus additional interest, attorney's fees, late charges, costs and escrow advances through the date of payment in full.

**THE OWNER(S) OR REPUTED OWNER(S) OF THE PROPERTY IS/ARE: ARTHUR S. ZELLER, EXECUTOR OF THE ESTATE OF KENNETH A. HOAGLAND, DECEASED.**

**NOTICE IS GIVEN** to all claimants and parties in interest that the Sheriff will, for all sales where the filing of a schedule of distribution is required, file the said schedule of distribution not later than thirty (30) days after the sale, in his office, where the same will be available for inspection, and that

distribution will be made in accordance with the schedule, unless exceptions are filed thereto within ten (10) days after the filing of the schedule.

**SEIZED AND TAKEN IN EXECUTION** at the suit of Citizens Savings Bank vs. Arthur S. Zeller, Executor of the Estate of Kenneth A. Hoagland, deceased. Sheriff to collect \$43, 910.06 as reflected in the Writ of Execution, plus additional interest, attorney's fees, late charges, costs and escrow advances through the date of payment in full.

DAVID K. BROWN, ESQUIRE  
KREDER BROOKS HAILSTONE  
LLP  
Attorney for Plaintiff  
220 Penn Avenue, Suite 200  
Scranton, PA 18503  
(570) 346-7922

**12/26/2014**

**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 Ameriqwest 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

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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.

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

**SHERIFF'S SALE  
JANUARY 21, 2015**

By virtue of a writ of Execution instituted M&T Bank s/b/m Franklin First 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 21st 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 and parcel of land situate and being in Texas Township, Wayne County, Pennsylvania, more particularly described as follows:

BEGINNING at a point at the edge of Township Road #405 which point is a common corner between lands of Grantors herein and lands of Texas Township; thence along the boundary and lands of Texas Township and Grantors; South 71 degrees 29 minutes West 297.4 feet to a point for a corner; thence North 37 degrees 44 minutes West 143.25 feet to a corner; thence North 28 degrees 18 minutes West 133.4 feet to a point for a corner; thence along the common boundary line of lands of Grantor and lands now or formerly of David Lamberton, North 70 deg. 23 minutes East 322.5 feet to the edge of Township Road #405; thence along the edge of Township Road #405, South 40 degrees 42 minutes East 134.4 feet, South 21 degrees 21 minutes East 100 feet,

and South 5 degrees 37 minutes East 49.75 feet to the point and place of the BEGINNING.

More particularly set forth on map entitled "map of Land surveyed for Isebel Buckley, Texas Township, Wayne County, Pennsylvania, dated July 15, 1976 and recorded in the Office of the Recorder of Deeds of Wayne County in Map Book 33 page 20.

UNDER AND SUBJECT to all restrictions, reservations, conditions, covenants, and exceptions as set forth in prior deeds in the chain of title.

TAX PARCEL # 27-0-0001-0030.0003

BEING KNOWN AS: 502 Willow Avenue, Honesdale, PA 18431

Seized and taken in execution as property of:  
LINDA A. VAN DE WATER 502 WILLOW AVE HONESDALE PA 18431  
EDWIN JOHN VAN DE WATER 502 WILLOW AVE HONESDALE PA 18431  
LAURIE M. VAN DE WATER 502 WILLOW AVE HONESDALE PA 18431

Execution No. 276-Civil-2014  
Amount Due: \$64,948.89 Plus additional costs

November 3, 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.

12/26/2014 • 1/2/2015 • 1/9/2015

**SHERIFF'S SALE  
JANUARY 21, 2015**

By virtue of a writ of Execution instituted Honesdale National 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 21st 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 lot, piece or parcel of land located in the Township of South Canaan, County

of Wayne, Commonwealth of Pennsylvania, and being more particularly described as follows, to wit:

BEGINNING at a point for a corner in the center of the State Highway designated as the North and South Turnpike Road leading from the Village of Varden, to the Village of South Canaan, the said point or place of beginning being also on the line of lands of Miron Peron, et ux.; thence along the line of lands of the said Miron Peron, et ux., North sixty-six (66) degrees and ten (10) minutes East five hundred sixteen and ninety-five one-hundredths (516.95) feet to a point for a corner on the line of lands of W. Emerick, et ux.; thence along the line of lands of the said W. Emerick, et ux., South twenty-six (26) degrees and thirty (30) minutes East one hundred forty-eight and seven-tenths (148.7) feet to a point for a corner on the line of lands of the South Canaan Township School District; thence along the line of lands of the said South Canaan Township School District, South sixty-five (65) degrees and thirty (30) minutes West five hundred thirty-nine (539) feet to a point for a corner in the hereinbefore referred to State Highway, the North and South Turnpike Road; thence along the center of the said State Highway North and South Turnpike Road, North eighteen (18) degrees and thirty (30) minutes West one hundred forty-eight and seven-tenths (148.7) feet, to the point or place of BEGINNING, the said

parcel of land CONTAINING one and nine-tenths acres, be the same more or less, and is improved with a frame residence and garage building thereon.

Subject to a 30' utility right of way to South Canaan Telephone, dated May 11, 1995, and recorded in Wayne County Record Book 1032 at Page 180.

Tax Parcel: 24-2-30

Address: 2148 Easton Turnpike,  
Lake Ariel, Pennsylvania 18436

Seized and taken in execution as property of:  
Alexei D. Klmitchev 2148 Easton  
Tpke SOUTH CANAAN PA  
18459

Execution No. 304-Civil-2013  
Amount Due: \$133,355.77 Plus  
additional costs

November 3, 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.

Kimberly D. Martin Esq.

**12/26/2014 • 1/2/2015 • 1/9/2015**

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**SHERIFF'S SALE  
JANUARY 21, 2015**

By virtue of a writ of Execution instituted NBT Bank, NA, formerly Pennstar 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 21st 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, parcel and tract of land situate, lying and being in the Township of Paupack, County of Wayne, State of Pennsylvania, more particularly described as follows, to wit:

Lot 22, Section 4, as shown on Plan of Lots, Wallenpaupack Lake Estates, dated March 23, 1971, by VEP & Co., as recorded in the Office of the Recorder of Deeds in and for Wayne County, Pennsylvania, in Plat Book 19, Page 1, said map being incorporated by reference herewith

as if attached hereto.

TOGETHER with all rights of way and UNDER AND SUBJECT TO all easements, covenants, reservations, restrictions, exceptions and conditions of record as found in the chain of title.

BEING THE SAME PREMISES conveyed to Joseph Martinkovitch and Tina Martinkovitch by deed of Terrance Holleran and Marie P. Holleran, his wife, dated August 18, 2000 and recorded in Wayne County Book 1682 Page 211.

TAX MAP NO.: 19-0-0034-0011.-

Seized and taken in execution as property of:  
Joseph Martinkovitch 562 Tannery Road LAKE ARIEL PA 18436  
Tina M. Martinkovitch PO Box 533 CROGHAN NY 13327

Execution No. 312-Civil-2014  
Amount Due: \$98,176.73 Plus additional costs

November 3, 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.

**12/26/2014 • 1/2/2015 • 1/9/2015**

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**CIVIL ACTIONS FILED**


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*FROM NOVEMBER 29, 2014 TO DECEMBER 5, 2014  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

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**JUDGMENTS**

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2007-20691	P&A FISHER OIL CO INC	12/01/2014	WRIT OF EXECUTION	59,063.15
2007-20691	UNITED STATES OF AMERICA	12/01/2014	WRIT OF EXECUTION	59,063.15
2008-21217	P&A FISHER OIL COMPANY INC	12/01/2014	WRIT OF EXECUTION	59,063.15
2008-21217	UNITED STATES OF AMERICA	12/01/2014	WRIT OF EXECUTION	59,063.15
2008-21674	BERWANGER JOHN G	12/01/2014	SATISFACTION	—
2008-21674	BERWANGER DONNA J	12/01/2014	SATISFACTION	—
2009-00942	SALERNO GARY	12/02/2014	AMEND "IN REM" JUDG	219,277.02
2009-20685	P&A FISHER OIL CO INC	12/01/2014	WRIT OF EXECUTION	59,063.15
2009-20685	UNITED STATES OF AMERICA	12/01/2014	WRIT OF EXECUTION	59,063.15
2009-20939	KROMPASKY ANDREW J	12/03/2014	SATISFACTION	—
2009-20939	FRANC CHRISTINE M	12/03/2014	SATISFACTION	—
2009-21621	CONKLIN KRISTY LYNN	12/02/2014	SATISFACTION	—
2009-21633	UTEGG HARRY S	12/03/2014	SATISFACTION	—
2010-21136	P&A FISHER OIL CO INC	12/01/2014	WRIT OF EXECUTION	59,063.15
2010-21136	UNITED STATES OF AMERICA	12/01/2014	WRIT OF EXECUTION	59,063.15
2010-21592	KROMPASKY ANDREW J	12/03/2014	SATISFACTION	—
2010-21592	FRANC CHRISTINE M	12/03/2014	SATISFACTION	—
2011-00661	RODRIGUEZ MARTA I	12/01/2014	WRIT OF EXECUTION	81,998.74
2011-20752	UTEGG HARRY R	12/03/2014	SATISFACTION	—
2011-21628	P&A FISHER OIL CO INC	12/01/2014	WRIT OF EXECUTION	59,063.15
2011-21628	UNITED STATES OF AMERICA	12/01/2014	WRIT OF EXECUTION	59,063.15
2011-21969	LAZORCHAK PAUL A	12/01/2014	SATISFACTION	—
2012-00687	FEDOR FRANK J	12/04/2014	DEFAULT JUDGMENT	108,048.53
2012-00687	FEDOR KAREN BETH	12/04/2014	DEFAULT JUDGMENT	108,048.53
2012-21052	FRISBIE CHARLES A	12/03/2014	SATISFACTION	—
2012-21052	FRISBIE KAREN J	12/03/2014	SATISFACTION	—
2013-00208	COLE RUSSELL D	12/02/2014	AMEND "IN REM" JUDG	265,819.00
2013-00208	COLE MADALEN	12/02/2014	AMEND "IN REM" JUDG	265,819.00
2013-00208	UNITED STATES OF AMERICA	12/02/2014	AMEND "IN REM" JUDG	—
2013-00612	THOMAS ERAN	12/02/2014	WRIT OF EXECUTION	205,052.56
2013-00612	THOMAS BETH	12/02/2014	WRIT OF EXECUTION	205,052.56
2013-20906	YEAGER MARK R	12/03/2014	SATISFACTION	—
2013-20906	YEAGER MAUREEN A	12/03/2014	SATISFACTION	—
2013-21312	PENN SECURITY BANK & TRUST CO GARNISHEE	12/01/2014	DISCONTINUE ATTACHMT	—
2013-21397	PENDER THOMAS J	12/05/2014	SATISFACTION	—
2014-00042	WILLIAMS ROGER L	12/01/2014	WRIT OF EXECUTION	143,870.07
2014-00042	WILLIAMS DENISE	12/01/2014	WRIT OF EXECUTION	143,870.07
2014-00284	BAKKER NICHOLAS H A/K/A	12/01/2014	WRIT OF EXECUTION	63,674.42
2014-00284	BAKKER NICHOLAS	12/01/2014	WRIT OF EXECUTION	63,674.42

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

2014-00375	AMBROSIO MICHAEL D	12/01/2014	DEFAULT JUDGMENT	3,508.80
2014-00426	GRIFFIN MICHELLE L	12/04/2014	WRIT OF EXECUTION	80,461.63
2014-00435	GOBLE SUSAN	12/01/2014	CONSENT JUDGMENT	1,245.66
2014-00512	HFC MEMBER HSBC GROUP SUCCESSOR TO	12/04/2014	FINAL ORDER OF JUDG.	—
2014-00512	HOUSEHOLD REALTY CORPORATION	12/04/2014	FINAL ORDER OF JUDG.	—
2014-00512	HFC MEMBER HSBC GROUP SUCCESSOR TO	12/04/2014	SATISFACTION	—
2014-00512	HOUSEHOLD REALTY CORPORATION	12/04/2014	SATISFACTION	—
2014-00570	MCDERMOTT ROGER P	12/01/2014	DEFAULT JUDGMENT	4,932.83
2014-20012	RICKERT JODY R	12/05/2014	SATISFACTION	—
2014-20099	CLARK THOMAS F III	12/01/2014	SATISFACTION	—
2014-20700	HALBIG JOHN D	12/03/2014	SATISFACTION	—
2014-20700	HALBIG RENEE Y	12/03/2014	SATISFACTION	—
2014-21283	FODERA CARLO	12/01/2014	MUNICIPAL LIEN	1,260.44
2014-21284	FRANK DANIELS HOMES INC	12/01/2014	MUNICIPAL LIEN	301.68
2014-21285	SMITH AND MORRIS HOLDING LLC	12/01/2014	MUNICIPAL LIEN	535.04
2014-21286	BETA DANIEL	12/01/2014	MUNICIPAL LIEN	545.78
2014-21287	MOWATT PETER R	12/01/2014	MUNICIPAL LIEN	320.64
2014-21287	MOWATT BARBARA B	12/01/2014	MUNICIPAL LIEN	320.64
2014-21288	HOLLOWAY CONNOR JAMAL	12/01/2014	JUDGMENT	1,113.00
2014-21289	ROSE PETER R	12/01/2014	JUDGMENT	4,069.00
2014-21290	TITLE SEARCH SPECIALISTS	12/01/2014	TAX LIEN	3,206.82
2014-21291	BRESSET & SANTORA LLC	12/01/2014	TAX LIEN	10,405.12
2014-21292	HART KEVIN INDIVIDUALLY & AS PARTNERS	12/01/2014	TAX LIEN	2,769.83
2014-21292	HART EUGENE INDIVIDUALLY & AS PARTNERS	12/01/2014	TAX LIEN	2,769.83
2014-21292	K G CONSTRUCTION TRADING AS	12/01/2014	TAX LIEN	2,769.83
2014-21293	PHOENIX LEARNING RESOURCES LLC	12/04/2014	TAX LIEN	3,998.99
2014-21294	UNIVERSAL GLASS CONSTRUCTION INC	12/04/2014	JUDG / ONONDAGA CO NY	13,341.28
2014-21294	EISLOEFFEL SUSAN	12/04/2014	JUDG/ONONDAGA CO NY	13,341.28
2014-21295	DONLIN JODI	12/05/2014	JP TRANSCRIPT	3,753.47
2014-21295	WOHLMAKER NICHOLAS JAMES	12/05/2014	JP TRANSCRIPT	3,753.47
2014-21296	SALZ VERONICA	12/05/2014	MUNICIPAL LIEN	1,153.67
2014-21297	CLARKE GLORIA	12/05/2014	MUNICIPAL LIEN	546.36
2014-21298	LEONG FOOK THONG	12/05/2014	MUNICIPAL LIEN	525.38
2014-21299	KENT WILLIAM JR	12/05/2014	MUNICIPAL LIEN	1,141.37
2014-21299	KENT ANN MARIE	12/05/2014	MUNICIPAL LIEN	1,141.37
2014-21300	DIVERSIFIED AMPHIL CORP	12/05/2014	MUNICIPAL LIEN	528.29
2014-21301	CLEMONS EMMA	12/05/2014	MUNICIPAL LIEN	517.02
2014-21302	SKALA JAMES ROBERT JR	12/05/2014	MUNICIPAL LIEN	1,178.76
2014-21303	VELTRI FRANCIS	12/05/2014	MUNICIPAL LIEN	517.02
2014-21303	VELTRI MICHELE	12/05/2014	MUNICIPAL LIEN	517.02
2014-21304	BARCAROLA LOUIS	12/05/2014	MUNICIPAL LIEN	517.02
2014-21304	BARCASROLA ANGELINA	12/05/2014	MUNICIPAL LIEN	517.02

2014-40100	COWAN PHILIP A OWNER	P	12/05/2014	WAIVER OF LIENS	—
2014-40100	DALEY CORNELIA V OWNER	P	12/05/2014	WAIVER OF LIENS	—
2014-40100	WHEELER HILL DEVELOPING INC CONTRACTOR		12/05/2014	WAIVER OF LIENS	—
2014-90062	COOKE ANNA ESTATE		12/01/2014	SATISFACTION	456.03
2014-90063	COOKE ANNA ESTATE		12/01/2014	SATISFACTION	176.59
2014-90110	HOUCK JACK ESTATE		12/03/2014	ESTATE CLAIM	2,688.67
2014-90111	HOUCK JACK ESTATE		12/03/2014	ESTATE CLAIM	1,247.70

**CIVIL APPEALS — AGENCIES: ZONING BOARD**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2014-00676	STERLING RESIDENTS FOR RESPONSIBLE QUARRY OPERATION	PETITIONER	12/04/2014	—
2014-00676	STERLING TOWNSHIP ZONING HEARING BOARD	RESPONDANT	12/04/2014	—

**CONTRACT — BUYER PLAINTIFF**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2014-00669	PERRINGTON JENNY	PLAINTIFF	12/01/2014	—
2014-00669	FORD MOTOR COMPANY	DEFENDANT	12/01/2014	—

**CONTRACT — DEBT COLLECTION: CREDIT CARD**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2014-00678	AMERICAN EXPRESS BANK FSB	PLAINTIFF	12/04/2014	—
2014-00678	JONES JOHN	DEFENDANT	12/04/2014	—

**CONTRACT — OTHER**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2014-00675	2002 SUBARU IMPREZA WRX 4DR VIN JF1GD29682G514717	PLAINTIFF	12/04/2014	—
2014-00675	TIRADO SAL C	PLAINTIFF	12/04/2014	—
2014-00675	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	DEFENDANT	12/04/2014	—

**PETITION**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2014-00673	VENIRE FOR JURORS FOR 2015	PETITIONER	12/03/2014	—

**REAL PROPERTY — EJECTMENT**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2014-00668	AMETHYST ENTERPRISES INC	PLAINTIFF	12/01/2014	—
2014-00668	CHRISTIDES JACQUELINE A	DEFENDANT	12/01/2014	—

**REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2014-00670	ALLY BANK	PLAINTIFF	12/01/2014	—
2014-00670	SIMONS MATTHEW M	DEFENDANT	12/01/2014	—
2014-00670	SIMONS KARI D	DEFENDANT	12/01/2014	—
2014-00672	BANK OF NEW YORK	PLAINTIFF	12/03/2014	—
2014-00672	PILIPIE STEFANI LEE	DEFENDANT	12/03/2014	—
2014-00674	BANK OF NEW YORK MELLON F/K/A	PLAINTIFF	12/03/2014	—
2014-00674	BANK OF NEW YORK AS TRUSTEE FOR	PLAINTIFF	12/03/2014	—
2014-00674	NATIONSTAR HOME EQUITY LOAN TRUST	PLAINTIFF	12/03/2014	—
2014-00674	MINK KATHLEEN A	DEFENDANT	12/03/2014	—
2014-00677	BANK OF NEW YORK MELLON F/K/A	PLAINTIFF	12/04/2014	—
2014-00677	BANK OF NEW YORK	PLAINTIFF	12/04/2014	—
2014-00677	DENNIS STEPHANIE M HEIR OF	DEFENDANT	12/04/2014	—
2014-00677	DENNIS STEPHEN F HEIR OF	DEFENDANT	12/04/2014	—
2014-00677	DENNIS STEVE DECEASED	DEFENDANT	12/04/2014	—

**TORT — PREMISES LIABILITY**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2014-00671	BURTON DOROTHY	PLAINTIFF	12/01/2014	—
2014-00671	BURTON WILLIAM	PLAINTIFF	12/01/2014	—
2014-00671	HAMLIN CENTER LP	DEFENDANT	12/01/2014	—
2014-00671	TRACTOR SUPPLY COMPANY	DEFENDANT	12/01/2014	—
2014-00671	METRO COMMERCIAL REAL ESTATE	DEFENDANT	12/01/2014	—

Senator Baker announced the addition of direct email updates for those interested in receiving the latest information regarding legislative, revenue, veteran affairs and other constituent news. Go to [www.senatorbaker.com/e-mail.htm](http://www.senatorbaker.com/e-mail.htm) for more information.

**MORTGAGES AND DEEDS**

*RECORDED FROM DECEMBER 15, 2014 TO DECEMBER 19, 2014  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

<b>GRANTOR</b>	<b>GRANTEE</b>	<b>LOCATION</b>	<b>AMOUNT</b>
Leonard Frederick C	Wayne Bank	Clinton Township 1	36,500.00
Oswald Antoinette AKA Oswald Antoinett AKA	Honesdale National Bank	Lake Township	50,000.00
Simansky Leon	Honesdale National Bank	South Canaan Township	60,000.00
Simansky Theresa			60,000.00
Grossman James	Honesdale National Bank	Texas Township	60,000.00
Grossman Valerie A			60,000.00
Nebzydoski Thomas	Honesdale National Bank	Mount Pleasant Township	62,975.25
Nebzydoski Sharon			20,000.00
Nebzydoski Thomas Nebzydoski Sharon	Honesdale National Bank	Mount Pleasant Township	20,000.00
Kern Thomas	Mortgage Electronic Registration Systems	Dyberry Township	505,750.00
Kern Rosemary			505,750.00
Gerber Scott	P N C Bank	Paupack Township	50,000.00
Gerber Ingrid			50,000.00
Mosser Elaine	P N C Bank	Lehigh Township	20,000.00
Novak Michael	N B T Bank	Lake Township	193,600.00
Novak Catherine			193,600.00
Linke William J	Wayne Bank	Buckingham Township	80,000.00
Linke Betina J AKA Linke Bettina J AKA			80,000.00
Haggerty David AKA	Mortgage Electronic Registration Systems	Mount Pleasant Township	153,000.00
Haggerty David J AKA Haggerty Stephanie			153,000.00
Bernet Robert M	Mortgage Electronic Registration Systems	Dreher Township	51,750.00
Bernet Lisa M			51,750.00
Smith Ashlie	N B T Bank	Paupack Township	140,000.00
Crum Gerald C	Williams Barry T Williams Gretchen E	Damascus Township	350,000.00
Bannan Francis E Jr Bannan Heather A	Wayne Bank	Honesdale Borough	90,000.00
OConnell Kathleen	Mortgage Electronic Registration Systems	Lake Township	198,000.00
ONeill Marie	Honesdale National Bank	Oregon Township	180,000.00
Folz Denis			180,000.00
Bordieri Barbara	Honesdale National Bank	Lake Township	50,000.00

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

Pettinato Christopher	Honesdale National Bank	Paupack Township	
Pettinato Jean AKA			75,000.00
Peittinato Jean AKA			
Gustin David A	Honesdale National Bank	Palmyra Township	
Gustin Christine L			75,000.00
Sabia James B	Mortgage Electronic Registration Systems	South Canaan Township	
Sabia Dolores			208,700.00
Rappo Steven	Mortgage Electronic Registration Systems	Lake Township	160,477.00
Sergio Theodore G	Mortgage Electronic Registration Systems	Dreher Township	182,000.00
Swack John T Jr	Mortgage Electronic Registration Systems	Salem Township	
Swack Tina D Thilo			72,000.00
Thiloswack Tina D			
Kominski Jordan A	Dime Bank	Dyberry Township	
Kominski Rachael			39,325.00
Mowry Scott A	Wells Fargo Bank	Paupack Township	43,500.00
Mydosh Robert J	Bank Of America	Paupack Township	
Mydosh Aida M			100,000.00
Maerten Michael	Mortgage Electronic Registration Systems	Salem Township	
Maerten Maureen			139,500.00
Reno Anthony J Jr	Wells Fargo Bank	Salem Township	
Reno Robin L			65,000.00
Moreo Tricia J By Af	Mortgage Electronic Registration Systems	Damascus Township	
Abbott Timothy Af			112,500.00
Abbott Paul W Sr			
Fowler Colin	Navy Federal Credit Union	Paupack Township	
Fowler Colleen			287,045.00
Nikles Thomas R Tr	Embassy Bank	Paupack Township	
Thomas R Nikles Revocable Trust			175,000.00
Waibel William	Mortgage Electronic Registration Systems	Lake Township	
Waibel Carole E			202,500.00
Waibel William	Housing & Urban Development	Lake Township	
Waibel Carole E			202,500.00
Darvin Asset Recovery	Altemier Roger C	Sterling Township	
	Altemier Ruth		150,000.00
McGuire Richard	P N C Bank	Lake Township	
McGuire Maureen			50,000.00
Franks Ronald	Mortgage Electronic Registration Systems	Clinton Township	
Franks Melissa			352,000.00
Stevens Douglas R	N B T Bank	Sterling Township	102,000.00
Frost Helen A	Mortgage Electronic Registration Systems	Salem Township	181,500.00

Frost Helen A	Housing & Urban Development	Salem Township	181,500.00
Konzman Ludwig R	Wayne Bank	Mount Pleasant Township	
Konzman Patricia			120,000.00
Mercado Dimitrios	Mortgage Electronic Registration Systems	Paupack Township	
Mercado Erica			257,732.00
Woodmansee Scott	Wayne Bank	Buckingham Township	
Woodmansee Nicole			100,000.00
Aimino Dino R	Mortgage Electronic Registration Systems	Lake Township	
Aimino Karen L			74,160.00
Bates A	Kohrs Timothy J	Berlin Township	90,000.00
Maggio Justin T	Navy Federal Credit Union	Berlin Township	
Maggio Bonnie M			139,945.00

## DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Goodwin Brian By Sheriff	Schloesser Warren H	Honesdale Borough	
Goodwin Tina F By Sheriff			
Wasserlauf Harold M	Wasserlauf Harold M Wasserlauf Christine	Paupack Township	Lots 824 & 825
Carella Peter F	Otto James M	Hawley Borough	
Carella Judith E			Lot 2
Bauccio Judith E			
Peterson Daniel G	Kern Thomas	Dyberry Township	
Peterson Melissa M Palmer	Kern Rosemary		Lot 2
Ciulli Jennifer Heaney	Novak Michael	Lake Township	
Steck Robert	Novak Catherine		Lot 3373
Frantz Scott C	Federal National Mortgage Association	Paupack Township	
Frantz Susan C			Lot 309
Altmann Diane			
Laporte Randal J	Kiernan Brian M	Paupack Township	
Laporte Sandra D	Kiernan Anne B		Lot 42M
Ryan Margaret	Linke William J Linke Betina J AKA Linke Bettina J AKA	Buckingham Township	
Walters Gregory S Exr	Darrigo Dominic	Sterling Township	
Walters William R Est	Darrigo Elizabeth		Parcel B
Tinney Robert W	Bernet Robert M	Dreher Township	
Tinney Dorothy K	Bernet Lisa M		Lots 1 & 2
Cadus Monica A	Muglia Christopher A	Oregon Township	
Muglia Monica A	Muglia Monica A		Lot 5
Muglia Christopher A			
Breezewood Acres	Benfield Alan	Lehigh Township	Lot 138
Heiser Paula L	Smith Ashlie	Paupack Township	Lot 75
Williams Barry T	Crum Gerald C	Damascus Township	
Williams Gretchen E			

Johnston Christopher J	Paese Joseph	Lake Township	
Johnston Mary F	Paese Erica		Lot 2258
Delosa Rita	Fulton Diane Kathryn Exr	Lake Township	
	Reynolds Kathryn Elsie Est AKA		Lot 2840
	Reynolds Kathryn E Est AKA		
	Reynolds Kathryn Est AKA		
OConnell Kathleen Tr	OConnell Kathleen	Lake Township	
Kathleen OConnell Trust Agreement			Lot 3046
OConnell Kathleen	OConnell Kathleen Tr	Lake Township	
	Kathleen OConnell Trust		Lot 3046
Paterno Sharon L AKA	Sharon Paterno Family Trust	Paupack Township	
Paterno Sharon AKA	Paterno Sharon Tr		
Irwin Hugh	ONeill Marie	Oregon Township	
Raykher Adella	Raykher Shaya	Lake Township	
	Raykher Adella		Lot 4142
Gilpin Pauline Stevenson	Burton Matthew Harold	Dreher Township	
	Burton Kristen P		
Mautz Radune Tr	Enger Cynthia A Gdn	Cherry Ridge Township	
Mautz Randi L Tr	Enger Richard W Jr		
Bestel Robin L Tr	Enger Jason F		
Enger Trust			
Janosec Susan H	Free Richard S	Paupack Township	
Luzzi Donna M	Carter Sondra S		Lot 172
Rudloff Diana L Adm	Clabaugh Steven W	Honesdale Borough	
Southerton George Jest			
Mick Donald I	Heckman John W	Dreher Township	
	Heckman Sharon M		
Rogers Thomas F	Kuceravy John A	Paupack Township	
	Kuceravy Janet L		Lot 356
Safara Christopher J	Sergio Theodore G	Dreher Township	
ORourke Peter J	Swack John T Jt	Salem Township	
ORourke Timothy By Af	Swack Tina D Thilo		Lot 75R
ORourke Peter J Af	Thiloswack Tina D		
Italiano John J	Italiano John J	Paupack Township	
Italiano Loretta L	Italiano Loretta L		Lot 4A
Italiano Richard	Italiano Richard		
Italiano Diane	Italiano Diane		
	Mazzaro Jakki		
Ballard Christopher Est By Sheriff	Wayne County	Honesdale Borough	
C A Ballard & Company Inc By Sheriff			
Lupyak Robert S By Agent	Kominski Jordan A	Dyberry Township	
Lupyak Karen L Agent	Kominski Rachael		Lot B
Kominski Jordan A	Kominski Jordan A	Dyberry Township	
Kominski Rachael	Kaminski Rachael		
Gulnik Yelena By Agent	Maerten Michael	Salem Township	
Gulnik Anatoly Agent	Maerten Maureen		Lot 345
Gulnik Anatoly			

Bogart Mary Adm	Reno Anthony J	Salem Township	
Burnett Thomas A Est	Reno Robin L		Lot 218
Bogart Mary Adm	Reno Anthony J	Salem Township	
Burnett Thomas A Est	Reno Robin L		Lot 118
Whitney Robert K	Moreo Tricia J	Damascus Township	
Whitney Thelma J	Abbott Paul W Sr		Lot 25
Lande Marie	Novak Lawrence	Lehigh Township	
	Novak Roberta		Lot 30
Schwerdtfeger Edward W Jr	Vernarec Jason James	Paupack Township	
Riviello Frances	Terwilliger Roger	Paupack Township	
	Terwilliger Adona		Lot 6A
Angelo Kenneth	Angelo Kenneth	Paupack Township	
Angelo Dorinda	Angelo Dorinda		Lot 8
Patzig Helmut	Boike Steven	Salem Township	
Patzig Trude	Boike Karen		Lot 31
Missmer Richard O	Nikles Thomas R Tr	Paupack Township	
Missmer Dianne M	Thomas R Nikles Revocable Trust		Lots 26C & 26D
Lukeski Clarence A	Tigue Wayne	South Canaan Township	
Wayne County Tax Claim Bureau			
Waibel William	Waibel William	Lake Township	
Waibel Carole E	Waibel Carole E		
Altemier Roger C	Darvin Asset Recovery	Sterling Township	
Altemier Ruth			Lot 1
Stevens Patricia	Stevens Douglas R	Sterling Township	Lot 1
Frost Helen A	Frost Helen A	Salem Township	
Fannie Mae AKA	Mercado Dimitrios	Paupack Township	
Federal National Mortgage Association AKA	Mercado Erica		Lot 2A
K M L Law Group			
Woodmansee John R	Woodmansee Scott	Buckingham Township	
Woodmansee Carol S	Woodmansee Nicole		Lot A
Wells Fargo Financial Pennsylvania Inc	Aimino Dino R	Lake Township	
Wells Fargo Bank	Aimino Karen L		Lot 3455
Shields Margaret Est AKA	Bates A	Berlin Township	
Shields Margaret H Est AKA			
Shields Margaret Helen Est AKA			
Knapp John L Exr			
Hugler Leonard B	Maggio Justin T	Berlin Township	
Hugler Lynette S	Maggio Bonnie M		

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