

OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 4 ★ JANUARY 30, 2015 ★ Honesdale, PA ★ No. 47



IN THIS ISSUE

LEGAL NOTICES	4
SHERIFF'S SALES.....	6
CIVIL ACTIONS FILED	21
MORTGAGES & DEEDS.....	25

© 2015 Legal Journal of Wayne County



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

Christine Rechner, Esq., Editor
rechnerc@ptd.net

Publisher:
Bailey Design and Advertising
3305 Lake Ariel Highway
Honesdale, PA 18431

P: 570-251-1512
F: 570-647-0086

www.waynecountylawyers.org

**Submit advertisements to
baileyd@ptd.net**

OFFICERS

President
Janine Edwards, Esq.

Vice-President
Matthew Meagher, Esq.

Secretary
Ronnie Bugaj Fischer, Esq.

Treasurer
Christine Rechner, Esq.

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

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

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

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

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

MESSAGE FROM THE
WAYNE COUNTY BAR ASSOCIATION



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

PRICING & RATES

Notice Pricing

One time Insertions

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

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

Subscription Rates

Per Year

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

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

WAYNE COUNTY OFFICIALS

Judge of the Court of Common Pleas

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

Magisterial District Judges

Bonnie L. Carney
Ronald J. Edwards
Ted Mikulak

Court Administrator

Linus H. Myers

Sheriff

Mark Steelman

District Attorney

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

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

ESTATE NOTICES

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

ADMINISTRATOR NOTICE

Estate of KATHRYN CARMODY
Late of Damascus Township
Administrator
ROBERT J. CARMODY
100 CALKINS RD.
HONESDALE, PA 18431
Attorney
MATTHEW L. MEAGHER,
ESQUIRE
1018 CHURCH STREET
HONESDALE, PA 18431

1/30/2015 • 2/6/2015 • 2/13/2015

EXECUTOR NOTICE

Estate of WILLIAM MICHAEL
BLUFF AKA WILLIAM M.
BLUFF
Late of Honesdale Borough
Executor
ROBERT W. BLUFF
11 VILLAGE LN.
BETHANY, PA 18431
Executrix
BARBARA LUBINSKI

265 SOUTH SMITH RD.
WAYMART, PA 18472
Attorney
MATTHEW L. MEAGHER,
ESQUIRE
1018 CHURCH STREET
HONESDALE, PA 18431

1/30/2015 • 2/6/2015 • 2/13/2015

EXECUTOR NOTICE

Estate of RONALD BISHOP
Late of Texas Township
Executor
KEVIN BISHOP
924 CHURCH STREET
HONESDALE, PA 18431
Attorney
CHRISTINE RECHNER
924 CHURCH ST.
HONESDALE, PA 18431

1/23/2015 • 1/30/2015 • 2/6/2015

EXECUTRIX NOTICE

Estate of PATRICK J.
MCANDREW
Late of Mount Pleasant Township
Executrix
TONEHE MCANDREW
2715 BETHANY TPKE.
PLEASANT MT., PA 18453

1/23/2015 • 1/30/2015 • 2/6/2015

ADMINISTRATOR NOTICE

Estate of SHIRLEY G. BONHAM
Late of Mount Pleasant Township

Administrator
DWIGHT BONHAM
957 CREAMTON DRIVE
HONESDALE, PA 18431
Attorney
MATTHEW L. MEAGHER,
ESQUIRE
1018 CHURCH STREET
HONESDALE, PA 18431

1/16/2015 • 1/23/2015 • 1/30/2015

OTHER NOTICES

CERTIFICATE OF ORGANIZATION

Notice is hereby given that a Certificate of Organization was filed on December 16, 2014, with the Pennsylvania Department of State for **R. JEFFREY SIMMONS, LLC**, in accordance with the provisions of the Limited Liability Act of 1994.

F. Craig La Rocca, Esquire

800 N. Broad Street
Lansdale, PA 19446

1/30/2015

CERTIFICATE OF ORGANIZATION

NOTICE IS HEREBY GIVEN that a Domestic Limited Liability Company has been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania effective on the 1st day of January, 2015, for the purpose of obtaining a Certificate of Organization for a limited liability company to be organized under the Limited Liability Company Act of the Commonwealth of Pennsylvania of 1994.

The name of the limited liability company is **OUTSIDE MATTERS SERVICES, LLC**.

The purpose for which it is to be or has been organized is: Retail sales and any and all lawful acts for which limited liability companies may be organized under the Pennsylvania Limited Liability Company Act, 15 Pa. C.S.A. Section 8901 et seq, as amended.

1/30/2015

NOTICE OF FILING CERTIFICATE OF ORGANIZATION

Pursuant to the requirements of 15 Pa. C.S. Sec. 8913, notice is hereby given that on January 6, 2015, a Certificate of Organization — Domestic Limited Liability Company for Farview Farm, LLC was filed with the Department of State, Harrisburg, Pennsylvania.

The purpose of the limited liability company is for the running of a family farm and related businesses.

BUGAJ/FISCHER, PC
308 NINTH ST., P.O. BOX 390
HONESDALE, PA 18431
(570) 253-3021

1/30/2015

NOTICE TO BETSY ARNOLD

A Petition has been filed at Docket No. 1- AD- 2015 in the Court of Common Pleas of Wayne County asking the Court to put an end to all rights you have to your child R.A.A. The Court has set a hearing

to consider ending your rights to your child. That hearing will be held in Courtroom No. 2, Wayne County Courthouse, Honesdale, PA, on February 9, 2015, before the Honorable Raymond L. Hamill, President Judge, at 9:00 a.m. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

NORTHERN PA LEGAL SERVICES, INC.
WAYNE COUNTY COURTHOUSE
COURT STREET
HONESDALE, PA 18431

1/30/2015

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 FEBRUARY 11, 2015

By virtue of a writ of Execution instituted Lakeview 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 11th day of February, 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 lying, situate and being in the Township of Palmyra, County of Wayne and Commonwealth of Pennsylvania as more particularly laid out and plotted upon a map Pennsylvania Coal Company of the Village of Hawley, said map being on file in the General Office of the Company at Dunmore, Lackawanna County, Pennsylvania, more particularly bounded and described as follows:

BEING LOT # 24 on Twenty-Second Street now North Street with reference to said map; said Lot # 24 having a frontage of sixty

(60 feet) feet on North Street and extending at right angles to said Street one hundred and twenty (120) feet. CONTAINNING 7, 200 square feet of land, be the same more or less.

TAX PARCEL # 18-0-002-0078

BEING KNOWN AS: 208 North Street, Hawley, PA 18428

Seized and taken in execution as property of:
Autumn Verbeke 183A Maines Road HAWLEY PA 18428

Execution No. 127-Civil-2014
Amount Due: \$89,012.14 Plus additional costs

November 19, 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.

Salvatore Filippello Esq.

1/16/2015 • 1/23/2015 • 1/30/2015

**SHERIFF'S SALE
FEBRUARY 11, 2015**

By virtue of a writ of Execution instituted Nationstar Mortgage, 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 11th day of February, 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, PARCEL OR PIECE OF GROUND SITUATE IN THE TOWNSHIP OF LEHIGH, COUNTY OF WAYNE AND COMMONWEALTH OF PENNSYLVANIA, BEING LOT NUMBER 19, SPRING LANE, SECTION 12, AS SHOWN ON MAP OF POCONO SPRINGS ESTATES ON FILE IN THE RECORDER OF DEEDS OFFICE AT HONESDALE, PENNSYLVANIA IN PLAT BOOK NO. 14 AT PAGE(S) 189. TOGETHER WITH ALL RIGHTS-OF-WAY AND UNDER AND SUBJECT TO ALL OF THE COVENANTS, RESERVATIONS, RESTRICTIONS AND CONDITIONS AS SET FORTH

IN THE RESTRICTIVE
COVENANTS.

BEING TAX NO.: 14-0-0030-0066

BEING KNOWN AS: 19 SPRING
LANE, GOULDSBORO,
PENNSYLVANIA 18424.

Title to said premises is vested in
Dennis Simpson and Gwen
Simpson by deed from Paul E
Nordsiek and Marie R. Nordsiek,
husband and wife, dated November
1, 2001 and recorded November 7,
2001 in Deed Book 1880, Page
108.

Seized and taken in execution as
property of:
Dennis W. Simpson 27 Spring
Lane GOULDSBORO PA 18424
Gwen M. Simpson 19 Spring Lane
GOULDSBORO PA 18424

Execution No. 87-Civil-2014
Amount Due: \$166,366.08 Plus
additional costs

December 19, 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.

Heidi R. Spivak, Esq.

1/16/2015 • 1/23/2015 • 1/30/2015

**SHERIFF'S SALE
FEBRUARY 11, 2015**

By virtue of a writ of Execution
instituted Wells Fargo Bank, N. A.
issued out of the Court of Common
Pleas of Wayne County, to me
directed, there will be exposed to
Public Sale, on Wednesday the
11th day of February, 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 in Browndale, Clinton
Township, Wayne County,
Pennsylvania, bounded and
described as follows:

BEGINNING at an iron pin at the
northeasterly corner of a parcel of
lands of Richard Tarry Line and
Karol L. Kline, DB 507, P 651,
said point also being the southeast
corner of a parcel of land of Rose
Fives, DB 453, P 745; thence along
land of Rose Fives, Gerald
Machek, DB 356, P 536 and

Robert Wirts, DB 296, P 946, N 24 deg. 10 min. 06 sec. E 1259.21 feet to a found iron pin corner in line of land of Joseph Franceski, DB 165, P 405; thence along land of Joseph Franceski, S 40 deg. 33 min. 37 sec. E 358.46 feet to a point in the center of creek, thence down the center of creek and through land of Klines, DB 395, P 40 the following courses and distances:

S 49 deg 54 min W 86.55 feet
S 35 deg 19 min W 219.71 feet
S 24 deg 49 min W 201.90 feet
S 54 deg 54 min W 169.76 feet
S 39 deg 39 min W 92.71 feet
S 12 deg 55 min W 62.40 feet
S 38 deg 36 min W 85.51 feet
S 7 deg 58 min W 145.05 feet
S 10 deg 35 min W 71.45 feet
S 13 deg 06 min W 70.49 feet
S 24 deg 54 min W 66.47 feet
S 52 deg 58 min W 84.75 feet
S 40 deg 36 min W 138.78 feet
S 0 deg 18 min W 39.38 feet
S 54 deg 28 min W 194.48 feet and
S 25 deg 11 min W 88.22 feet to an iron pin in center of creek, thence through land of Kline, DB 395, P 40, N 62 deg 22 min W 307.50 feet to an iron pin, a corner of land of Stanley Machek, DB 355, P 605; thence along land of Stanley Machek, N 61 deg 06 min 47 sec E 108.71 feet to a found iron pin, thence along land of Machek, N 62 deg 13 min W 34.30 feet to an iron pin, thence along land now or formerly of Kline, N 31 deg 13 min E 200.00 feet to an iron pin and N 62 deg 13 min W 51.00 feet to an iron pin, a corner of land of Paul McCartney, DB 273, P 333; thence along land of McCartney and others, N 27 deg 47 min E

364.00 feet to an iron pin, a corner between lots no. 29 and 30 in the Browndale Hose Co. Lot Development, thence along land of Rose Fives, DB 453, P 745, S 51 deg 09 min E 277.19 feet to an iron pin, the point of BEGINNING.

CONTAINING 11.33 acres of land more or less.

TITLE TO SAID PREMISES IS VESTED IN Richard Terry Kline and Karol L. Kline, his wife, by Deed from Richard Terry Kline and Karol L. Kline, his wife, dated 04/23/1991, recorded 04/24/1991 in Book 0556, Page 0239. Richard Terry Kline was a co-record of the mortgaged premises as tenant by the entirety. By viture of Richard Terry Klines death on or about 04/28/2011, his ownership interest was automatically vested in the surviving tenant by the entirety.

Tax Parcel: 06-2-0005-0081

PREMISES BEING: 700 Fireman's Lane, Forest City, PA 18421

Seized and taken in execution as property of:
Karol L. Kline 1113 Wheatland Avenue, Apt. F8 LANCASTER PA 17603

Execution No. 448-Civil-2014
Amount Due: \$336,060.99 Plus additional costs

December 19, 2014
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

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

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

Paul Cressman Esq.

1/16/2015 • 1/23/2015 • 1/30/2015

**SHERIFF'S SALE
FEBRUARY 11, 2015**

By virtue of a writ of Execution instituted US Bank National Association as Trustee for CitiGroup Mortgage Loan Trust, Inc. 2006-NC1, Asset-Backed Pass-Through Certificates Series 2006-NC1 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 11th day of February, 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 Borough of Hawley, Wayne County, Pennsylvania, bounded and described as follows, to wit:

PARCEL I:

LOT NUMBERED FORTY-FIVE (45) on Second Street, as shown by the map of the Village of Hawley in the office of the Pennsylvania Coal Company, said lot being a frontage of fifty feet on Second Street and extending at right angles to said street a depth of one hundred and twenty (12) feet and **CONTAINING** six thousand square feet of land, be the same more or less.

PARCEL II:

ALSO, the surface or right of soil in all that certain piece or parcel of land situate, lying and being in the Borough of Hawley, County of Wayne and Commonwealth of Pennsylvania, comprising Lots Numbered 41 and 43, on the Pennsylvania Coal Company Map of the Village of Hawley, on file in the general office of the said company in the Borough of Dunmore, County of Lackawanna and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the southwesterly corner of lot numbered 45, as laid out and plotted upon the map of

the Pennsylvania Coal Company of the Village of Hawley, on file in the general office aforesaid; thence one hundred twenty (120) feet along Lot Numbered 45, to the northeasterly corner of Lot #44; thence one hundred (100) feet along Lots #44 and #42 to the northeasterly corner of Lot #40; thence one hundred twenty (120) feet along Lot #39 to Second Street; thence one hundred (100) feet along Second Street to the place of BEGINNING.

EXCEPTING AND RESERVING THEREOUT AND THEREFROM, that certain piece or parcel of land, situate, lying and being in the borough of Hawley, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point eighty-seven (87) feet from the common corner of Lot No. 45 (now or previously owned by Verna Kellerman) and Lot No. 47 (now or previously owned by Angela Hurd), which point is along the line of Second Street (now known as Prospect Street); thence one hundred twenty (120) feet through Lot No. 43 (now or previously owned by Verna Kellerman), following a course parallel to the division line between Lot No. 45 and Lot No. 47 and eighty-seven (87) feet therefrom, to a corner on division line between Lot No. (43) and Lot No. 44; thence along the line of Lot No. 44 and Lot No. 42 to a common corner of Lot No. 41 (now or previously owned by Verna

Kellerman) and Lot Number 39 (now or previously of Mary Bennett) one hundred twenty (120) feet to Second Street (now known as Prospect Street) to the place of BEGINNING. Reference to lot numbers and street are in accordance with the Pennsylvania Coal Company map of the Village of Hawley.

THIS CONVEYANCE is made subject to all of the exceptions and reservations as are set forth at length in a certain deed from Jacob Knoedler, et ux., to Nicholas Everling, et ux; said reservations being the right to mine coal and other minerals; this deed conveys surface rights only.

TITLE TO SAID PREMISES IS VESTED IN Patrick W. Garvey & Neely Alison Garvey a/k/a Neely A. Garvey, by

Seized and taken in execution as property of:
Patrick W. Garvey 225 Prospect Street HAWLEY PA 18428
Neely Alison Garvey A/K/A Neely A. Garvey 225 Prospect Street HAWLEY PA 18428

Execution No. 458-Civil-2012
Amount Due: \$109,963.37 Plus additional costs

December 19, 2014
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

That all claims to the property will be filed with the sheriff before the

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

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

Joseph A. Dessoie Esq.

1/16/2015 • 1/23/2015 • 1/30/2015

**SHERIFF'S SALE
FEBRUARY 11, 2015**

By virtue of a writ of Execution instituted First National Bank of Pennsylvania s/b/m to Community Bank & Trust, Assignee issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 11th day of February, 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 LOCATED IN THE TOWNSHIP OF TEXAS, COUNTY OF WAYNE,

COMMONWEALTH OF PENNSYLVANIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERN SIDE OF THE MAIN PUBLIC STATE HIGHWAY, WHICH IS DESIGNATED AS STATE HIGHWAY ROUTE NO. 7 AT A POINT ONE HUNDRED FEET WESTERLY FROM THE SOUTHEAST CORNER OF THE NOW OR FORMER GABRIEL AND ELIZABETH SCHNEIDER'S PROPERTY; THENCE NORTH TEN (10) DEGREES THIRTY (30) MINUTES EAST FOUR HUNDRED (400.00) FEET TO A STAKE AND STONES CORNER, WHICH LINE IS PARALLEL TO AND ONE HUNDRED (100) FEET WESTERLY FROM THE DIVISION LINE BETWEEN LANDS OF THE NOW OR FORMERLY GABRIEL SCHNEIDER AND ELIZABETH SCHNEIDER AND LAND OF THE NOW OR FORMER NOAH GREGORY; THENCE NORTH EIGHTY-SEVEN (87) DEGREES WEST ONE HUNDRED FORTY-SEVEN (147) FEET ALONG THE LANDS OF THE NOW OR FORMER GABRIEL SCHNEIDER AND ELIZABETH SCHNEIDER TO A STAKE AND STONES CORNER; THENCE SOUTH EIGHTEEN (18) DEGREES THIRTY-FIVE (35) MINUTES WEST FOUR HUNDRED (400.00) FEET

ALONG LANDS OF THE NOW OR FORMERLY GABRIEL SCHNEIDER AND ELIZABETH SCHNEIDER TO A CORNER IN THE NORTHERLY SIDE OF THE AFOREMENTIONED PUBLIC STATE HIGHWAY; THENCE SOUTH EIGHTY-SIX (86) DEGREES EAST TWO HUNDRED (200) FEET ALONG THE NORTHERN SIDE OF THE STATE HIGHWAY TO THE PLACE OF BEGINNING.

CONTAINING ONE AND SIX TENTHS (1.6) ACRES, BE THE SAME MORE OR LESS.

HAVING ERECTED THEREON A DWELLING KNOWN AND NUMBERED AS 617 OLD WILLOW AVENUE, HONESDALE, PA 18431.

BEING KNOWN AND NUMBERED AS PARCEL #27-0-0010-0021

BEING THE SAME PREMISES WHICH MICHAEL WENTZELL AND JOANNE WENTZELL, BY THEIR DEED DATED SEPTEMBER 3, 2003 AND RECORDED ON APRIL 29, 2004 IN THE OFFICE OF THE RECORDER OF DEEDS FOR WAYNE COUNTY IN DEED BOOK 2488, PAGE 236, GRANTED AND CONVEYED UNTO JOANNE P. WENTZELL.

Seized and taken in execution as property of:
Michael A. Wentzell 261 S.
Northampton Street BANGOR PA

18013

Joanne P Wentzell 617 Old Willow Ave HONESDALE PA 18431

Execution No. 520-Civil-2014
Amount Due: \$15,570.05 Plus additional costs

December 19, 2014
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

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

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

Scott A. Dietterick, Esq.

1/16/2015 • 1/23/2015 • 1/30/2015

**SHERIFF'S SALE
FEBRUARY 18, 2015**

By virtue of a writ of Execution instituted DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR MORGAN STANLEY ABS CAPITOL 1 INC.

TRUST 2006-NC 5, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-NC5 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 18th day of February, 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 piece or parcels of land situate, lying and being in the Township of South Canaan, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

PARCEL ONE

BEGINNING at a point on the edge of a fifty (50) foot wide roadway known as Gramps Lane, said point being the northeasterly corner of the premises hereindescribed and the northwesterly corner of Lot 34R in a subdivision known as Lake Quinn; thence leaving the edge of the aforesaid fifty (50) foot wide right of way and along the common division line of the premises hereindescribed and Lot 34R South three degree (3 degrees) thirty-three minutes (33 minutes) West a distance of one hundred (100) feet to a point, said point being a common corner of Lots 34R and 35R; thence along the common division line between the

premises herein conveyed and Lots 35R and 36R South six degrees (6 degrees) thirty minutes (30 minutes) West a distance of one hundred (100) feet to a point, said point being a common corner of Lots 36R and 37R; thence along the common division line between the premises hereindescribed and Lots 37R, 38R, 39R, 40R, and 41R South eleven degrees (11 degrees) three minutes (3 minutes) West a distance of two hundred fifty (250) feet to a point for a corner, said point being a common corner of the premises hereindescribed Lot 41R, Lot 42R, and Lot R68R; thence along the common division line between the premises hereindescribed and Lot R68R North eighty-two degrees (82 degrees) twenty-six minutes (26 minutes) West a distance of two hundred twenty-one and forty-five hundredths (221.45) feet to a point for a corner; said point being a common corner of the premises hereindescribed, Lot R68R, Lot 69R, and a seven tenths (.7) of an acre parcel which is known and designated on the tax map of Wayne County as #24-01-132; thence along the common division line between the premises hereindescribed and the aforesaid seven tenths (.7) of an acre lot North forty-four degrees (44 degrees) two minutes (2 minutes) West a distance of one hundred sixty and three tenths (160.3) feet to a point for a corner on the endge of a fifty (50) foot wide road known as Gramps Lane, said point being a common corner of the premises hereindescribed and the

aforesaid seven tenths (.7) of an acre parcel; thence along the edge of the aforesaid right of way known as Gramps Lane North forty-seven degrees (47 degrees) fifty-eight minutes (58 minutes) East a distance of four hundred thirty seven and six tenths (437.6) feet to a point for corner; thence North eighty-three degrees (83 degrees) forty-nine minutes (49 minutes) East a distance of seventy-one and fifty-five hundredths (71.55) feet to the place of BEGINNING.

CONTAINING therein 2.415 acres, be the same more or less and known and designated on the tax maps of Wayne County as #24-01-135.

PARCEL TWO

BEGINNING at a point on the edge of a fifty (50) foot wide right of way being known as Gramps Lane, said point being a common corner of the premises hereindescribed and parcel One herein; thence along the edge of the aforesaid fifty (50) foot wide of way South seventy-eight degrees (78 degrees) fifty-seven minutes (57 minutes) East a distance of one hundred (100) feet to a point for a corner on the edge of a roadway which leads to LR 63018; thence continuing along the aforesaid roadways; South three degrees (3 degrees) thirty-three minutes (33 minutes) West a distance of one hundred (100) feet to a point for corner, said point being a common

YOUR HOMETOWN INSURANCE FRIENDS

Providing You and Your Practice with Affordable

Lawyers Professional Liability Insurance



OUR SERVICE SHINES ABOVE THE REST.

OLSOMMER-CLARKE
INSURANCE GROUP, INC.

HAMLIN OFFICE • 570-689-9600

HONESDALE OFFICE • 570-253-6330

MOSCOW OFFICE • 570-842-9600

Representing **COMPETITIVE** and **Highly Rated Insurance Companies.**

Our Insurance Companies are rated by
AM Bests Insurance Company Rating Guide.

www.nepainsurance.com

corner of the premises hereindescribed and Lot 35R in the aforesaid subdivision; thence leaving the edge of the aforesaid roadway and along the common division line of Lot 35R and the premises hereindescribed North seventy-eight degrees (78 degrees) fifty-seven minutes (57 minutes) West a distance of one hundred (100) feet to a point for a corner, said point being a common corner of the premises hereindescribed and lot 35R and on the common division line of Parcel One hereinabove described; thence along the common division line between the premises hereindescribed and the aforesaid Parcel One North three

Seized and taken in execution as property of:

Eric M. Michaud a/k/a Eric Michael Michaud 115 Bidwell Hill Road Apt. A LAKE ARIEL PA 18436

Sandra Michaud a/k/a Sandra Annette Michaud 17 Gramps Lane South Canaan PA 18459

Execution No. 820-Civil-2008
Amount Due: \$222,936.27 Plus additional costs

December 19, 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.

1/23/2015 • 1/30/2015 • 2/6/2015

**SHERIFF'S SALE
FEBRUARY 25, 2015**

By virtue of a writ of Execution instituted Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2005-4 Asset-Backed Certificates, Serices 2005-4 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 25th day of February, 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 and being in the township of Paupack, County of Wayne and Commonwealth of Pennsylvania, being bounded and

described as follows:

BEGINNING at a point in the center of Pennsylvania Legislative Route #943; thence down the center at a private thirty-three (33) foot wide right of way (Stourbridge Drive) South 40 degrees 29 minutes 00 seconds West 173.30 feet to a corner thence down the center of a private forty (40) foot wide right of way (Gravity Lane) North 35 degrees 31 minutes 00 seconds West 316.71 feet to a corner; thence along the common boundary line of Lots #2 and #4 North 54 Degrees 29 minutes 00 seconds East 166.84 feet to a corner in the center of Legislative Route #943; thence South 35 degrees 47 minutes. 20 seconds East 400.00 feet to the place at BEGINNING. CONTAINING within said boundaries Lot #4 of the development known as SKI Village.

TITLE TO SAID PREMISES IS VESTED IN Daniel W. Schuman, by Deed from Edward B. Strasser & Doris Strasser, h/w, dated 09/03/1992, recorded 09/03/1992 in Deed Book 718, Page 236.

Tax Parcel: 19-0-0071-0006

Premises Being: 2634 Oswego Turnpike Building A, Hawley, PA 18428

Seized and taken in execution as property of:
Daniel W. Schuman 2634 Oswego Turnpike, Building A Hawley PA 18428

Execution No. 230-Civil-2014
Amount Due: \$148,357.38 Plus additional costs

December 19, 2014
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

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

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

Joseph E. DeBarberie Esq.

1/30/2015 • 2/6/2015 • 2/13/2015

**SHERIFF'S SALE
FEBRUARY 25, 2015**

By virtue of a writ of Execution instituted U.S. Bank National Association, as Trustee, successor in interest to Bank of America, N.A. as Trustee as successor by merger to LaSalle Bank N.A., as Trustee for Certificateholders of

Bear Sterns Asset Backed Securities I LLC, et al issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 25th day of February, 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:

The Following Described Real Property Situate In The Township Of Palmyra, County Of Wayne, And Commonwealth Of Pennsylvania, To Wit:

All That Undivided Two-Thirds Interest In And To:

All That Certain Piece, Parcel, Lot, Or Tract Of Land Situate Lying And Being In The Township Of Palmyra County Of Wayne And Commonwealth Of Pennsylvania, Known, Styled And Designated As Lot/Lots No. 68 On A Certain Map Entitled "Milestone Estates", As Prepared By Carney Rhinevault, Dated July 28, 1984 As Recorded In The Office Of The Recorder Of Deeds In And For Wayne County, Pennsylvania, In Map Book 57, Page 43 (Erroneously Set Forth The In Previous Deed As Plot Book 55, Page 102).

TAX PARCEL#: 18-0-0012-0068

BEING KNOWN AS: 26 Milestone Estates, Hawley, PA, 18428

Seized and taken in execution as

property of:
Jay C. McMurray 26 Milestone Estates HAWLEY PA 18428

Execution No. 285-Civil-2013
Amount Due: \$100,162.43 Plus additional costs

December 19, 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 Fein Esq.

1/30/2015 • 2/6/2015 • 2/13/2015

**SHERIFF'S SALE
FEBRUARY 25, 2015**

By virtue of a writ of Execution instituted Wells Fargo Bank, N.A. Successor by Merger to Wells Fargo Bank Minnesota, N.A., F/K/A Norwest Bank Minnesota,

N.A., Soley as Trustee for Structured Asset Mortgage Investments II Inc. Bear Sterns Mortgage Funding Trust 2006-AR5, et. al. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 25th day of February, 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 lying, situate and being in the Township of Texas, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a railroad spike set for a corner located in the western line of lands of Alberta Siepiela, Trustee of the Alberta Siepiela Living Trust Agreement (R.B. 2314, P. 149; M.B. 60 P 84) said point being further described as being located in the center of an existing 50' wide right of way known as "Kiddy Lane II and being the southern most corner of the lands herein conveyed; thence along the center of an existing 40' private roadway and along the line of lands of Wayne Highlands School District (R.B. 960, P. 76) North 70 degrees 24 minutes 31 seconds West a distance of 293.26 feet to an iron pin corner set; thence departing from said road and continuing along the line of lands of the aforementioned Wayne

Highlands School District North 03 degrees 01 minutes 29 seconds East a distance of 118.93 feet to an iron pin corner set; South 70 degrees 24 minutes 31 seconds East a distance of 120.00 feet to an iron pin corner set; and South 86 degrees 14 minutes 51 seconds East a distance of 125.10 feet to a point for a corner located in the center of an existing 33' wide private roadway known as "Gray Farm Road"; thence along the center of the existing 33' wide private roadway North 16 degrees 30 minutes 48 seconds West a distance of 15.20 feet to a point for a corner said point being the southwestern corner of lands of Ronald & Grace M. Fullem (D.B. 288, P.158; M.B. 9, P.101); thence departing from said roadway and along the southern line of lands of said Fullem North 78 degrees 52 minutes 31 seconds East a distance of 190.50 feet to an iron pin corner set and South 58 degrees 39 minutes 20 seconds East a distance of 105.00 feet to a point for a corner in the western line of lands of John L. Southerton (D.B. 440, P.443; M.B. 08, P.190) said point being further described as being located North 44 degrees 54 minutes 38 seconds West 0.41 feet from an iron pipe found; thence along the western line of lands of the aforementioned Southerton, the western line of lands of Ronald J. Gardas, John H. Gardas, Jeffrey R. Gardas and James M. Gardas (R.B. 2137, P.62) and along the boundary line between Texas Township and Honesdale Borough South 07 degrees 24 minutes 19 seconds

West a distance of 39.60 feet to a point for a corner said point being the northeastern corner of lands of the aforementioned Siepiela; thence along the northern line of lands of the aforementioned Siepiela North 87 degrees 00 minutes 48 seconds West a distance of 247.00 feet to a point for a corner located in the center of the aforementioned existing 33' wide private roadway; thence along the center of same and along the western line of lands of the aforementioned Siepiela South 04 degrees 26 minutes 38 seconds East a distance of 138.88 feet to the point or place of BEGINNING.

BEING Resultant lot A-B-C as shown on the subdivision survey map hereinafter referred to and containing 53,027.24 square feet or 1.2173 acres of land inclusive of that area occupied by all utilities easements and rights of way. Map recorded in Wayne County Map Book 105 at Page 85.

TAX PARCEL # 27-0-0254-0119

BEING KNOWN AS: 21 Kiddy Lane, Honesdale, PA 18431

Seized and taken in execution as property of:
Anita E. Decker 67 Old State Road
HONESDALE PA 18431

Christopher L. Decker 67 Old State Road HONESDALE PA 18431

Execution No. 803-Civil-2012
Amount Due: \$353,248.19 Plus additional costs

December 19, 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 Fein Esq.

1/30/2015 • 2/6/2015 • 2/13/2015

CIVIL ACTIONS FILED

*FROM JANUARY 3, 2015 TO JANUARY 9, 2015
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2010-21553	PEREZ NARDIRA	1/09/2015	SATISFACTION	—
2012-00575	PRICE JUDITH A/K/A	1/08/2015	DEFAULT JUDGMENT	215,302.65
2012-00575	PRICE JUDITH L INDIV.& KNOWN HEIR OF LYMAN	1/08/2015	DEFAULT JUDGMENT	215,302.65
2012-00575	PRICE LYMAN J A/K/A	1/08/2015	DEFAULT JUDGMENT	215,302.65
2012-00575	PRICE LYMAN J JR A/K/A	1/08/2015	DEFAULT JUDGMENT	215,302.65
2012-00575	PRICE LYMAN LAST RECORD OWNER	1/08/2015	DEFAULT JUDGMENT	215,302.65
2012-00575	UNKNOWN HEIRS SUCCESSORS ASSIGNS & ALL PERSONS FIRMS OR	1/08/2015	DEFAULT JUDGMENT	215,302.65
2012-00575	PRICE JUDITH A/K/A	1/08/2015	WRIT OF EXECUTION	215,302.65
2012-00575	PRICE JUDITH L INDIV. & KNOWN HEIR OF LYMAN	1/08/2015	WRIT OF EXECUTION	215,302.65
2012-00575	PRICE LYMAN J A/K/A	1/08/2015	WRIT OF EXECUTION	215,302.65
2012-00575	PRICE LYMAN J JR A/K/A	1/08/2015	WRIT OF EXECUTION	215,302.65
2012-00575	PRICE LYMAN LAST RECORD OWNER	1/08/2015	WRIT OF EXECUTION	215,302.65
2012-00575	UNKNOWN HEIRS SUCCESSORS ASSIGNS & ALL PERSONS FIRMS OR	1/08/2015	WRIT OF EXECUTION	215,302.65
2012-00734	NDLOVU MZIKAYISE L	1/06/2015	VACATE JUDGMENT	—
2012-00734	NDLOVU MZIKAYISE L	1/06/2015	DEFAULT JUDGMENT	146,196.84
2013-00428	HUBBARD ERIN C	1/05/2015	WRIT OF EXECUTION	162,231.94
2013-00428	HUBBARD PETER T	1/05/2015	WRIT OF EXECUTION	162,231.94
2013-20772	SCARLATOS TERENCE	1/09/2015	SATISFACTION	—
2014-00170	ERDMANN MARK DEFENDANT/APPALLANT	1/05/2015	JGMT/ARBITRATION AWD	6,858.93
2014-00172	COMPTON JANICE A/K/A	1/07/2015	WRIT OF EXECUTION	147,660.98
2014-00172	SEPE JANICE	1/07/2015	WRIT OF EXECUTION	147,660.98
2014-00211	KOOP THOMAS J	1/08/2015	VACATE JUDGMENT	—
2014-00211	KOOP SHARON DEE	1/08/2015	VACATE JUDGMENT	—
2014-00341	MATTIS MARY ANN	1/05/2015	DEFAULT JUDGMENT	109,724.74
2014-00350	MAZZARIELLO JOSEPH J JR	1/07/2015	DEFAULT JUDG IN REM	58,162.96
2014-00350	MAZZARIELLO CHRISTINE K	1/07/2015	DEFAULT JUDG IN REM	58,162.96
2014-00350	MAZZARIELLO JOSEPH J JR	1/07/2015	WRIT OF EXECUTION	58,162.96
2014-00350	XAZZARIELLO CHRISTINE K	1/07/2015	WRIT OF EXECUTION	58,162.96

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

2014-00508	ENSLIN RYAN	1/07/2015	DEFAULT JUDGMENT	4,376.92
2014-00509	PARENTI MICHAEL D	1/05/2015	DEFAULT JUDGMENT	1,130.29
2014-00574	WITTEN ROXIE A	1/05/2015	DEFAULT JUDGMENT	3,518.58
2014-00627	SHAFFER JASON M	1/05/2015	DEFAULT JUDGMENT	92,688.72
2014-00627	SHAFFER JASON M	1/05/2015	WRIT OF EXECUTION	92,688.72
2014-00635	BARILLO RONALD J INDV & T/A	1/07/2015	DEFAULT JUDGMENT	4,234.47
2014-00635	RJ BARILLO BUILDING CONTRACTOR	1/07/2015	DEFAULT JUDGMENT	4,234.47
2014-20570	JAKOBSEN MARNE	1/09/2015	SATISFACTION	—
2014-20570	JAKOBSEN MARGRETE	1/09/2015	SATISFACTION	—
2014-20751	BARR BRADLEY G	1/09/2015	SATISFACTION	—
2014-20751	MCKITTRICK ANNE	1/09/2015	SATISFACTION	—
2014-20751	MC KITTRICK ANNE	1/09/2015	SATISFACTION	—
2014-21011	JOHNSON KATHLEEN IND AND AS SHAREHOLDER	1/06/2015	STRICKEN/COURT ORDER	—
2014-21011	FREEDOM FROM CALLS ANSWERING SERVICE	1/06/2015	STRICKEN/COURT ORDER	—
2014-21144	SHELDON CAROLYN M	1/09/2015	SATISFACTION	—
2014-21167	DURANTE JEFFREY RONALD	1/08/2015	WRIT OF EXECUTION	—
2014-21167	WAYNE BANK GARNISHEE	1/08/2015	WRIT OF EXECUTION	—
2015-00010	PRO JAN CUSTOM FLOORING INC	1/08/2015	CONFESSION OF JDGMT	537,261.94
2015-00010	SHIELDS JAMES V	1/08/2015	CONFESSION OF JDGMT	537,261.94
2015-00010	SHIELDS ELIZABETH A	1/08/2015	CONFESSION OF JDGMT	537,261.94
2015-00011	PRO JAN CUSTOM FLOORING INC	1/08/2015	CONFESSION OF JDGMT	15,827.58
2015-00011	SHIELDS JAMES V	1/08/2015	CONFESSION OF JDGMT	15,827.58
2015-00011	SHIELDS ELIZABETH A	1/08/2015	CONFESSION OF JDGMT	15,827.58
2015-00012	PRO JAN CUSTOM FLOORING INC	1/08/2015	CONFESSION OF JDGMT	11,274.87
2015-00012	SHIELDS JAMES V	1/08/2015	CONFESSION OF JDGMT	11,274.87
2015-00012	SHIELDS ELIZABETH A	1/08/2015	CONFESSION OF JDGMT	11,274.87
2015-00013	PROJANS PREMIER MODULAR HOMES	1/08/2015	CONFESSION OF JDGMT	25,011.75
2015-00013	PRO JAN CUSTOM FLOORING INC	1/08/2015	CONFESSION OF JDGMT	25,011.75
2015-00013	SHIELDS JAMES V	1/08/2015	CONFESSION OF JDGMT	25,011.75
2015-00013	SHIELDS ELIZABETH A	1/08/2015	CONFESSION OF JDGMT	25,011.75
2015-00016	DECKER CHRISTOPHER L	1/09/2015	CONFESSION OF JDGMT	176,912.96
2015-00016	DECKER ANITA	1/09/2015	CONFESSION OF JDGMT	176,912.96
2015-20006	THORNBURY MICHAEL S	1/05/2015	JUDGMENT	1,172.50
2015-20007	COMPTON BRANDON E	1/05/2015	TAX LIEN	609.09
2015-20008	HANNEL LARIN T	1/05/2015	TAX LIEN	1,493.23
2015-20009	ROSETTI JOSEPH R JR	1/06/2015	JUDGMENT	1,437.50
2015-20010	SEALES COLE EN	1/07/2015	JP TRANSCRIPT	1,442.10
2015-20011	CRUCIANI LUCILLE WALLACE	1/07/2015	JP TRANSCRIPT	4,592.48
2015-20012	CHRISTOPHERSEN CARL L	1/07/2015	JUDGMENT	1,047.00
2015-20013	RAJNER EDWARD	1/07/2015	JUDGMENT	1,492.00
2015-20014	WILLIAMS THEODORE	1/08/2015	TAX LIEN	5,718.39
2015-20014	BOOTH MARY H	1/08/2015	TAX LIEN	5,718.39
2015-20015	HECTOR THOMAS J	1/08/2015	TAX LIEN	1,359.01
2015-20015	MILLER MELISA J	1/08/2015	TAX LIEN	1,359.01
2015-20016	DENNIS CLINTON P SR	1/08/2015	TAX LIEN	2,272.24
2015-20017	WARGO ANDREW J	1/08/2015	TAX LIEN	2,626.51

2015-20018	BENNETT RANDOLPH	1/08/2015	TAX LIEN	2,529.88
2015-20018	BENNETT MARY	1/08/2015	TAX LIEN	2,529.88
2015-20019	SCHUMAN DANIEL W	1/08/2015	TAX LIEN	11,979.31
2015-20020	SCHRADER KEVIN	1/08/2015	TAX LIEN	21,179.22
2015-20021	GRANT ROBIN	1/08/2015	TAX LIEN	838.87
2015-20022	TURNER JOEL	1/08/2015	TAX LIEN	3,465.88
2015-20022	TURNER BETSY L	1/08/2015	TAX LIEN	3,465.88
2015-20023	POTRATZ JOHN	1/08/2015	TAX LIEN	873.89
2015-20024	FRISBIE DALE H	1/08/2015	TAX LIEN	1,694.91
2015-20025	GALLUCCI MICHAEL R	1/09/2015	JUDGMENT	1,492.00
2015-20026	ASSET ACCEPTANCE GROUP LLC THE	1/09/2015	MUNICIPAL LIEN	2,153.01
2015-40001	KING LEON O OWNER	P 1/07/2015	STIP VS LIENS	—
2015-40001	KING KATHY OWNER	P 1/07/2015	STIP VS LIENS	—
2015-40001	KILLAM CONSTRUCTION INC CONTRACTOR	1/07/2015	STIP VS LIENS	—

COMPLAINT — CONFESSION

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00010	HONESDALE NATIONAL BANK	PLAINTIFF	1/08/2015	—
2015-00010	PRO JAN CUSTOM FLOORING INC	DEFENDANT	1/08/2015	—
2015-00010	SHIELDS JAMES V	DEFENDANT	1/08/2015	—
2015-00010	SHIELDS ELIZABETH A	DEFENDANT	1/08/2015	—
2015-00011	HONESDALE NATIONAL BANK	PLAINTIFF	1/08/2015	—
2015-00011	PRO JAN CUSTOM FLOORING INC	DEFENDANT	1/08/2015	—
2015-00011	SHIELDS JAMES V	DEFENDANT	1/08/2015	—
2015-00011	SHIELDS ELIZABETH A	DEFENDANT	1/08/2015	—
2015-00012	HONESDALE NATIONAL BANK	PLAINTIFF	1/08/2015	—
2015-00012	PRO JAN CUSTOM FLOORING INC	DEFENDANT	1/08/2015	—
2015-00012	SHIELDS JAMES V	DEFENDANT	1/08/2015	—
2015-00012	SHIELDS ELIZABETH A	DEFENDANT	1/08/2015	—
2015-00013	HONESDALE NATIONAL BANK	PLAINTIFF	1/08/2015	—
2015-00013	PROJANS PREMIER MODULAR HOMES	DEFENDANT	1/08/2015	—
2015-00013	PRO JAN CUSTOM FLOORING INC	DEFENDANT	1/08/2015	—
2015-00013	SHIELDS JAMES V	DEFENDANT	1/08/2015	—
2015-00013	SHIELDS ELIZABETH A	DEFENDANT	1/08/2015	—
2015-00016	DIME BANK	PLAINTIFF	1/09/2015	—
2015-00016	DECKER CHRISTOPHER L	DEFENDANT	1/09/2015	—
2015-00016	DECKER ANITA	DEFENDANT	1/09/2015	—

CONTRACT — OTHER

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00015	BUSILLO ADOLFO	PLAINTIFF	1/09/2015	—
	PLAINTIFF/APPELLANT			
2015-00015	SCHWAB ENGINE MACHINE SHOP	DEFENDANT	1/09/2015	—
	DEFENDANT/APPELLEE			
2015-00015	SCHWAB MICHAEL	DEFENDANT	1/09/2015	—
	DEFENDANT/APPELLEE			

PETITION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00009	2005 TOWN COUNTRY VAN VIN 2C8GP54L75R505413	PETITIONER	1/07/2015	—
2015-00009	FARRELL CHRISTOPHER E	PETITIONER	1/07/2015	—
2015-00009	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	RESPONDENT	1/07/2015	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00004	PIPER CREEK INC	PLAINTIFF	1/05/2015	—
2015-00004	SYLVESTER LOUIS J JR	DEFENDANT	1/05/2015	—
2015-00005	BANK OF NEW YORK MELLON F/K/A	PLAINTIFF	1/05/2015	—
2015-00005	BANK OF NEW YORK	PLAINTIFF	1/05/2015	—
2015-00005	GOUGEON JESSTINA H	DEFENDANT	1/05/2015	—
2015-00005	GOUGEON WILLIAM G	DEFENDANT	1/05/2015	—
2015-00006	HSBC BANK USA NATIONAL ASSOC AS TRUSTEE FOR	PLAINTIFF	1/06/2015	—
2015-00006	NOMURA HOME EQUITY LOANS	PLAINTIFF	1/06/2015	—
2015-00006	CORRIGAN BRIAN A/K/A	DEFENDANT	1/06/2015	—
2015-00006	CORRIGAN BRIAN N	DEFENDANT	1/06/2015	—
2015-00006	CORRIGAN PATRICE	DEFENDANT	1/06/2015	—
2015-00007	BANK OF AMERICA NA AS SUCCESSOR BY MERGER TO	PLAINTIFF	1/06/2015	—
2015-00007	BAC HOME LOANS SERVICING F/K/A	PLAINTIFF	1/06/2015	—
2015-00007	COUNTRYWIDE HOME LOANS SERVICI	PLAINTIFF	1/06/2015	—
2015-00007	COLON JOSE	DEFENDANT	1/06/2015	—
2015-00008	BANK OF NEW YORK MELLON F/K/A	PLAINTIFF	1/06/2015	—
2015-00008	BANK OF NEW YORK	PLAINTIFF	1/06/2015	—
2015-00008	THOMAS CLYDE W	DEFENDANT	1/06/2015	—
2015-00017	NATIONSTAR MORTGAGE LLC	PLAINTIFF	1/09/2015	—
2015-00017	PIERCE CLAUDIA L	DEFENDANT	1/09/2015	—
2015-00017	PIERCE JEFFREY W	DEFENDANT	1/09/2015	—

TORT — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00014	SMITH JOLENE	PLAINTIFF	1/08/2015	—
2015-00014	UNIVERSAL FIDELITY LP	DEFENDANT	1/08/2015	—

MORTGAGES AND DEEDS

*RECORDED FROM JANUARY 20, 2015 TO JANUARY 23, 2015
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Hiscock Ronald G	Mortgage Electronic Registration Systems	Paupack Township	
Hiscock Jonathan Ronald			90,720.00
McHale Karl	Dime Bank	Hawley Borough	
McHale Alaina			49,800.00
Pinto Steven J	Mortgage Electronic Registration Systems	Damascus Township	
Pinto Paige C			320,000.00
Maughan Christine Besko	Polish & Slavic F C U	Lehigh Township	
Beskomaughan Christine			60,000.00
Maughan Stephen W			
Gummoe Shawn B	Mortgage Electronic Registration Systems	Honesdale Borough	
Gummoe Rosemary			80,000.00
Heslop Diana	Mortgage Electronic Registration Systems	Palmyra Township	
Heslop Ray			93,000.00
Skelton Philip L	Mortgage Electronic Registration Systems	Paupack Township	116,000.00
Kohlbrecher Wayne J	Mortgage Electronic Registration Systems	Lake Township	
Kohlbrecher Angelagrace T			100,000.00
Russo Tammy L Kerzic AKA	First National Bank Of Pa	Clinton Township	
Russo Tammy Kerzic AKA			121,413.65
Nebzydoski Margaret	Penn East Federal Credit Union	Mount Pleasant Township	
Nebzydoski Francis M			11,788.02
Ford Patricia A	Tobyhanna Federal Credit Union	Clinton Township	
Ford John H			50,000.00
Vessa Steven P	Univest Bank & Trust Co	Lebanon Township	
Vessa Stefanie R			350,000.00
Hocking James R	Mortgage Electronic Registration Systems	Texas Township 1 & 2	
Hocking Angela			129,934.00
Rutledge Daniel E	Honesdale National Bank	Damascus Township	
Rutledge Jennifer L			328,000.00
Rutledge Daniel E	Honesdale National Bank	Damascus Township	
Rutledge Jennifer L			50,000.00
Rutledge Daniel E	Honesdale National Bank	Damascus Township	
Rutledge Jennifer L			350,000.00

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

Rutledge Daniel E	Honesdale National Bank	Damascus Township	
Rutledge Jennifer L			400,000.00
Meyer Cord C Jr	Honesdale National Bank	Damascus Township	154,000.00
Correll Curt L	Wayne Bank	Preston Township	
Correll Beverly A			63,500.00
Homer Carolyn F	Wayne Bank	Preston Township	20,000.00
Derrick Robert G Jr	Wayne Bank	Berlin Township	
Derrick Trudy J			130,000.00
Kymac	Dime Bank	Berlin Township	605,000.00
Theobald John J	Dime Bank	Texas Township	
Theobald Tammy J			20,000.00
Toth Kenneth M	Dime Bank	Sterling Township	
Toth Darlene			40,000.00
Cornell Alicia	Dime Bank	Berlin Township	
Perkin Roy F			100,000.00
Canfield Travis M	Summit Mortgage Corporation	Damascus Township	144,337.00
Canfield Travis M	Pa Housing Finance Agency	Damascus Township	4,800.00
Williams Ian	N B T Bank	Lehigh Township	
Williams Tiegan			120,000.00
Maiocco Leonard Jr	Honesdale National Bank	Lake Township	
Maiocco Lance			75,000.00
Hawley Adam	Honesdale National Bank	Damascus Township	
Hawley Amy			40,000.00
Clover Kenneth	Citizens Bank Of Pa	Dyberry Township	
Clover Linda			150,000.00
Rowles John P	Mortgage Electronic Registration Systems	Texas Township	
Rowles Heather M			105,800.00
Bookin Judy	Mortgage Electronic Registration Systems	Paupack Township	
Bookin Andrew			900,000.00
Bookin Judy	Housing & Urban Development	Paupack Township	
Bookin Andrew			900,000.00
Orlando Claudia	Mortgage Electronic Registration Systems	Paupack Township	137,600.00
Maino Deborah	First Platinum Capital Corp	South Canaan Township	110,000.00
Sokol Glenn A	Wayne Bank	Scott Township	
Sokol Tammie I			100,000.00
Mistishin John J	Honesdale National Bank	Canaan Township	
Mistishin Amy R			180,000.00
Chervanka Christopher	Zegers Arthur Zegers Sally	Preston Township	70,000.00
Schwartz Frederick C	Wayne Bank	Paupack Township	
Schwartz Nancy C			875,000.00
Kane Stephen	Wolf David Wolf Catherine A	Buckingham Township	148,000.00
Templeton Billy J III	Honesdale National Bank	Cherry Ridge Township	
Avery Amanda S			113,600.00
Albert James	E S S A Bank & Trust	Paupack Township	
Albert Sheri			139,500.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Hawley Legion Home Corporation	American Legion Three One One Wilson Kelch	Hawley Borough	
Kus Patricia	Hiscock Ronald G Hiscock Jonathan Ronald	Paupack Township	Lot 30A
Armentani Natalie J	McHale Karl McHale Alaina	Hawley Borough	
Rickert Robert Rickert Debra	Pa Commonwealth Dept Transportation	Berlin Township	
Russo Anthony E	Anthony E Russo Living Trust	Salem Township	Lot 1752
Kendelski Stephen A Kendelski Marianne Maughan Stephen W	Maughan Christine Besko Beskomaughan Christine	Lehigh Township	Lot 10
Citimortgage Inc	Housing & Urban Development	Salem Township	Lot 76
Kizer Robbin Joyce	H S B C Mortgage Services Inc	Palmyra Township	
Serafin Louis Serafin Barbara	Barnas Patty	Clinton Township !	
Nationstar Mortgage L L C By Af Champion Mortgage Company By Af	Kohlbrecher Wayne J Kohlbrecher Angelagrace T	Lake Township	Lot 3870
Carrington Property Services Af			
Margouleff Donald	Margouleff Donald	Paupack Township	
Margouleff Marguerite	Margouleff Marguerite		Lot 110
Margouleff Donald	Margouleff Robert Tr	Paupack Township	
Margouleff Marguerite	Margouleff Family Irrevocable Trust		Lot 110
Soden Doris J	Soden David Soden Daniel	Texas Township 1 & 2	
Leduc Dennis	Vessa Steven P Vessa Stefanie R	Lebanon Township	Lot 5A
Vanname Margaret C	Hocking James R Hocking Angela	Texas Township 1 & 2	
Meyer Cord C Jr Meyer Mary Elizabeth	Meyer Cord C Jr	Damascus Township	
Meyer Cord C Jr	Meyer Cord C Jr	Damascus Township	
Meyer Cord C Jr	Meyer Cord C Jr	Damascus Township	Lot 1
Vanblarcom Robert C Vanblarcom Faith	Canfield Travis M	Damascus Township	Lot 1
Bonham John R Est AKA Bonham John R Sr Est AKA Bonham John Est AKA Bonham John R Jr Exr	Bonham John R Jr	Texas Township 1 & 2	
Conti Frederic AKA Conti Frederick J AKA Conti Maria K	Terracino Anthony Terracino Beth	Dreher Township	
Lewis William J Lewis John L	Williams Ian Williams Tiegan	Lehigh Township	
Kozic John S Est Kozic Thomas A Ind & Exr	Kozic Thomas A	Paupack Township	Lots 17R & 18R

J P Morgan Chase Bank	Housing & Urban Development	Clinton Township 2	
Wood Michael C	Jurgensen Limited Partnership	Honesdale Borough	
Wood Amy D			
Bookin Andrew	Bookin Judy	Paupack Township	
Bookin Judy	Bookin Andrew		Lot AIR
Bookin Judith			
Deangelis Frank E Jr	Orlando Claudia	Paupack Township	Lot 345
Rosetti Kenneth	Maino Deborah	South Canaan Township	
Rosetti Joseph R			
Steininger Daniel	Sokol Glenn A	Scott Township	
	Sokol Tammie I		Lots 15 & 16
Zegers Arthur	Chervanka Christopher	Preston Township	
Zegers Sally			
Wolf David	Kane Stephen	Buckingham Township	
Wolf Catherine A			
Burcher Thelma Rickard	Templeton Billy J III	Cherry Ridge Township	
	Avery Amanda S		
Losinno Ralph R Tr	Losinno Ralph R	Palmyra Township	
Kathleen Losinno Qualified			
Personal	Losinno Kathleen		Lots 52 & 53
Losinno Kathleen Tr	Losinno Ralph R	Palmyra Township	
Ralph Losinno Qualified			
Personal Residence	Losinno Kathleen		Lots 52 & 53
Duffey Robert A	Duffey Robert A	Lake Township	
Duffey Ronnie	Duffey Ronnie		Lot 1409
Duffey Jonathan A			
Ciriano Maria D	Thomsen Harold A	Palmyra Township	
	Thomsen Joanne		Lot 2
Staesser John F Est	Young Randy S	Manchester Township	
Young Marie Elaine Exr			
Coulter Eric Leroy	Roneker Erik	Damascus Township	
Coulter Timothy Collins	Schweighofer Cassilyn		
	Roneker Karl		
	Roneker Carol		
McColligan Thomas	Albert James	Paupack Township	
McColligan Judith	Albert Sheri		
Reilly John G	Reilly David J	Salem Township	
Reilly Marylou E			Lot 57

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

WAYNE COUNTY BAR ASSOCIATION



www.waynecountylawyers.org

LEGAL JOURNAL
OF WAYNE COUNTY, PA

22nd Judicial District
Vol. 1 • APRIL 1, 2011 • Monacaola, PA • No. 3



IN THIS ISSUE

COURT OPINION	4
LEGAL NOTICES	8
SHERIFF'S SALES	14
CIVIL RETURN FILED	39
MORTGAGES & DEEDS	41
ELD SCHEDULE	41

CASES REPORTED

Joseph Francisco v. Joseph Francisco, Jr. et al. Plaintiffs
vs.
NewTeam Exploration, LLC and
Southwestern Energy Production Company, Defendants



Court of Common Pleas
22nd Judicial District:
The Hon. Raymond L. Baust
Presiding 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.

3305 Lake Ariel Highway • Monacaola, PA 18851 • 570-251-1512

WAYNE COUNTY LEGAL JOURNAL
Official Publication of the Wayne County Bar Association

Don't Miss an Issue!
Get weekly Sheriff Sales, Estate Notices,
Mortgages, Deeds, Judgments & MORE.

Subscribe Today!

Subscription Rates Per Year – Prepay Only!

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

Email baileyd@ptd.net or call 570-251-1512.



Estate Notice Advertising Form

COST \$65 + A fee of \$10 will be added to all legal notices for the Notarized Proof of Publication. Minimum insertion fees apply.

All Notices published are Pre-Pay.

MasterCard and Visa Accepted. Make check payable to Bailey Design and Advertising.
PLEASE PRINT CLEARLY

ESTATE OF _____

A.K.A.s _____

LATE OF TOWNSHIP/BOROUGH _____

Executor () Administrator () *Please check one.*

List names and addresses of Executors or Administrators

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

ATTORNEY

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Mail form to:
Bailey Design and Advertising
c/o WCBA/Estate Notice Advertising
3305 Lake Ariel Highway
Honesdale, PA 18431

If you would like to drop the form off, the office is located on Route 191 S before Suburban Propane on the right, in the same building as the Hotel Café.

Phone: 570-251-1512 Fax: 570-647-0086
Email: baileyd@ptd.net



Wayne County Legal Journal Subscription Form

PLEASE PRINT CLEARLY

Name _____

Address _____

City _____ State _____ Zip _____

Phone (____) _____ - _____

Email Address _____ @ _____

Subscription Options and Rates

- | | |
|---|----------------|
| <input type="checkbox"/> Mailed Copy ONLY | \$100 per year |
| <input type="checkbox"/> Emailed Copy ONLY | \$50 per year |
| <input type="checkbox"/> Mailed and Emailed | \$125 per year |

Individual copies \$5 each

Your subscription year will begin from the date your subscription form and payment are received.

WC Legal Journal is published every Friday, except for Holidays.

Please fax completed form to 570-647-0086 or email to baileyd@ptd.net

Display Advertising Available

MAKE CHECK PAYABLE TO BAILEY DESIGN AND ADVERTISING

Please call for Rates —570-251-1512 or email baileyd@ptd.net



Legal Journal of Wayne County
3305 Lake Ariel Highway
Honesdale, PA 18431