

# OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 4 ★ FEBRUARY 6, 2015 ★ Honesdale, PA ★ No. 48



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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

**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

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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 EDWARD THOMAS  
BLACKLEDGE, III  
Late of Lake Ariel  
Executor  
WILLIAM NASSER, JR.  
ONE DUNHAM DRIVE  
DUNMORE, PA 18512  
Attorney  
MICHAEL F. COSGROVE  
203 FRANKLIN AVENUE  
SCRANTON, PA 18503

**2/6/2015 • 2/13/2015 • 2/20/2015**

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**EXECUTRIX NOTICE**

Estate of PATRICIA ANN COYLE  
Late of Hawley Borough  
Executrix  
MEAGAN L. OLIVERAS AKA  
MEGAN L. OLIVERAS  
317 FERN ST.  
HAWLEY, PA 18428  
Attorney  
JEFFREY S. TREAT  
ATTORNEY AT LAW

926 COURT STREET  
HONESDALE, PA 18431

**2/6/2015 • 2/13/2015 • 2/20/2015**

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**EXECUTRIX NOTICE**

Estate of HARRIS BROWN AKA  
HARRIS H. BROWN  
Late of Paupack Township  
Executrix  
JOANN BEARD  
24 GLEN ROAD  
LAKE ARIEL, PA 18436  
Attorney  
JOHN F. SPALL  
2573 ROUTE 6  
HAWLEY, PA 18428

**2/6/2015 • 2/13/2015 • 2/20/2015**

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**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**

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**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

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**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

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**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

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**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.*

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**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 end 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 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 Owego 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. O8, 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**

**SHERIFF'S SALE  
MARCH 4, 2015**

By virtue of a writ of Execution instituted Wells Fargo Bank, N.A., as Indenture Trustee for the Registered Holders of IMH ssets Corp., Collateralized Asset-Backed Bonds, Series 2004-11 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 4th day of March, 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:

Parcel One:

All that certain lot, piece of land lying, situate and being in the Township of Palmyra, County of Wayne and State of Pennsylvania, bounded and described as follows:

Beginning at a point on the Northerly side of Woodland Avenue, extended one hundred fifteen and eight-tenths (115.8) feet from the Borough line, said point being the Southeast corner of Lot No. 59 as laid out and plotted upon a map of lots of Woodland Heights on file in the Office of Abram M. Skier in the Borough of Hawley; thence North forty-nine (49) degrees twenty-eight (28) minutes West along line of Lot No. 59, one hundred (100) feet to a corner; thence North forty (40) degrees thirty-four (34) minutes East about one hundred (100) feet to the Borough line; thence South forty-

nine (49) degrees twenty-eight (28) minutes East one hundred (100) feet to the Northerly line of Woodland Avenue; thence South forty (40) degrees thirty-four (34) minutes West one hundred (100) feet to the place of beginning. Containing ten thousand (10,000) square feet of land, be the same more or less. Being Lot No. 58 and a part of Lot No. 57 on said map. It being the intention of the prior grantor to convey unto the prior grantees, a certain strip of land in Palmyra Township, having a frontage on the Northerly side of Woodland Avenue, extended one hundred (100) feet and extending at right angles thereto, a depth of one hundred (100) feet.

Excepting and reserving that portion of the said premises which Frederick Bes and Ethel M. Bes, his wife conveyed unto Anthony Dean, Jr. and Lorraine E. Dean, his wife, be deed dated June 30, 1949, recorded in Wayne County Deed Book 172, at Page 335, said exempted premises being more fully described as follows:

All that certain lot, piece or parcel of land lying, situate and being in the Township of Palmyra, County of Wayne and State of Pennsylvania, bounded and described as follows:

Beginning at a point on the Northern side of Woodland Avenue extended same point being South forty (40) degrees thirty-four (34) minutes West one hundred and fifteen and eight-tenths (115.8) feet

from the Borough line; said point being the Southeastern corner of Lot No. 59, as laid out and plotted upon a map of lots of Woodland Heights on file in the office of Abram M. Skier in the Borough of Hawley; thence North forty-nine (49) degrees twenty-eight (28) minutes West one hundred (100) feet to a corner; thence North forty (40) degrees thirty-four (34) minutes East forty-nine (49) feet to a corner; thence South forty-nine (49) degrees twenty-eight (28) minutes East twenty-five (25) feet to a corner; thence South forty (40) degrees thirty-four (34) minutes West three (3) feet to a corner; thence South forty-nine (49) degrees twenty-eight (28) minutes West seventy-five (75) feet to Woodland Avenue extended; thence along the same South forty (40) degrees thirty-four (34) minutes West forty-six (46) feet to the place of beginning.

Parcel Two:

All that certain lot, piece or parcel of land lying, situate and being in the Borough of Hawley, County of Wayne and Commonwealth of Pennsylvania, as more particularly laid out and plotted upon a map of "Woodland Heights" property drawn by James R. Gardner.

Beginning at a point on the Northerly side of Woodland Avenue; said point of beginning being on the Borough line and the Easterly corner of other lands of the prior grantees with reference to said map; thence North fifty-six

(56) degrees thirty (30) minutes West along the said Borough line and line of lot of the prior grantees one hundred and forty-two and seventy-five one-hundredths (142.75) feet to a corner; thence North thirty-three (33) degrees thirty (30) minutes East seventy-nine and seventy-five one-hundredths (79.75) feet to a corner; thence South forty-one (41) degrees forty-seven (47) minutes East one hundred and sixty-one and five-tenths (161.5) feet to the Northerly side of Woodland Avenue; and thence along the Northerly side of Woodland Avenue, South forty-eight (48) degrees forty-three (43) minutes West thirty-nine and one-tenths (39.1) feet to the place of beginning.

Title to said Premises vested in Roger L. Williams and Denise Williams, husband and wife, as tenants by the entireties by Deed from Jeanette Rhode, widow dated 09/30/2004 and recorded 10/21/2004 in the Wayne

Seized and taken in execution as property of:  
ROGER L. WILLIAMS 468  
WOODLAND AVE HAWLEY PA  
18428  
DENISE WILLIAMS 468  
WOODLAND AVENUE  
HAWLEY PA 18428

Execution No. 42-Civil-2014  
Amount Due: \$143,870.07 Plus  
additional costs

December 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.**

Robert W. Williams Esq.

**2/6/2015 • 2/13/2015 • 2/20/2015**

**SHERIFF'S SALE  
MARCH 4, 2015**

By virtue of a writ of Execution instituted Citimortgage Inc issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 4th day of March, 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 or lot of land, situate lying and being in the Township of Lake, County of Wayne and State of Pennsylvania, more particularly described as Lot No. 603, as shown on Map of Lands of Paupackan Lake Shores, Inc., recorded in the Office for the Recording of Deeds in and for the County of Wayne in Map Book 30, at Page 30.

Under and subject to the covenants, conditions and restrictions as set forth in Wayne County Deed Book 332 at Page 474.

Title to said Premises vested in Nicholas H. Bakker by Deed from Joan Park, by her Attorney-In-Fact William Park dated 03/17/2005 and recorded 03/21/2005 in the Wayne County Recorder of Deeds in Book 2730, Page 25.

Being known as 603 Playground Trail, Hawley, PA 18428

Tax Parcel Number: 12-0-0050-0603.-

**IMPROVEMENTS:** Residential Dwelling

Seized and taken in execution as property of:  
Nicholas H. Bakker, a/k/a Nicholas Bakker, 603 Playground Trail  
HAWLEY PA 18428

Execution No. 284-Civil-2014  
Amount Due: \$63,674.42 Plus  
additional costs

December 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.**

Robert W. Williams, Esq.

**2/6/2015 • 2/13/2015 • 2/20/2015**

**SHERIFF'S SALE  
MARCH 4, 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 4th day of March, 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,

**YOUR HOMETOWN  
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viz:

ALL THOSE CERTAIN PIECES or parcels of land situate, lying and being in the Borough of Waymart, County of Wayne and State of Pennsylvania, bounded and described as follows, to wit:

PARCEL I: BEGINNING in the Northerly line of South Street, 75 feet westerly from the Southwesterly corner of the W.J. Ramble's lot; thence North on line parallel with the Easterly line of lands now or formerly of Horace Keast, et ux., and 75 feet distant therefrom 100 feet to a corner in land now or formerly of Horace Keast, et ux; thence westerly on a line parallel with the North line of South Street 50 feet; thence South on a line parallel with the first line and 50 feet distant therefrom, 100 feet to a corner in the Northerly line of South Street, thence easterly along the northerly line of South Street 50 feet to the place of beginning. CONTAINING 5000 square feet.

EXCEPTING AND RESERVING THEREFROM, a right of way along the westerly edge of said lot to give access to South Street by the rear lot owners. The said reservation being the same reservation as recited in deed from Grover S. Ramble, et ux., dated October 29, 1924 and recorded in Wayne County Deed Book 122 Page 701 to Horace Keast and Laura Keast, his wife. Being the same land that Horace Keast, et ux, by deed dated April 17, 1925 and

recorded in Wayne County Deed Book 123 at Page 557, granted and conveyed to Jennie Clemo.

PARCEL II:

BEGINNING at the Northeast corner of Lot sold to Jennie Clemo by Horace Keast, et ux., thence North on a line parallel with the easterly line of lands now or formerly of Horace Keast, et ux., and 75 feet distant therefrom 150 feet to a corner; thence in a Westerly direction 50 feet to a corner; thence in a Southerly direction parallel to and 50 feet distant from the easterly line of lot 150 feet to a corner being the northwest corner of lands now or formerly of Jennie Clemo; thence in an easterly direction along the lands formerly of said Jennie Clemo 50 feet to the place of beginning. CONTAINING 7,500 square feet.

EXCEPTING AND RESERVING THEREFROM, a right of way along the westerly side of said lot to give access to South Street by the rear lot owners. The said reservation as recited in Deed dated October 29, 1924 and recorded in Wayne County Deed Book 122 at Page 701 from Grover S. Ramble, et ux., to Horace Keast, et ux.,

ALSO EXCEPTING AND RESERVING to Horace Keast et ux., their heirs and assigns, the right ot maintain and repair a pipe line running across the said lands from cesspool now or formerly of Horace Keast, et ux., and the right

to enter upon said lands for he purpose of repairing and maintaining the said dipline.

**PARCEL III:**

BEGINNING at a point one-hundred ninety (190) feet Northerly from the North side of South Street, thence North sixty (60) feet to a corner; thence East seventy-five (75) feet to the Northwest corner of the Corey Buckland lot (now land of Julia H. Kenedy); thence South sixty (60) feet to a corner along the West side of the Corey Buckland lot (now Julia H. Kennedy); thence westerly seventy-five (75) feet to the place of BEGINNING. Being the rear portion of the property owned by Horace Keast and Laura Keast, his wife, located on the Northerly side of South Street in the Borough of Waymart.

TITLE TO SAID PREMISES IS VESTED IN Michelle L. Griffin, individually, by Deed from Bruce Wayne Maxwell and Debra Joy Maxwell, his wife, dated 01/26/2004, recorded 02/26/2004 in Book 2449, Page 96.

Tax Parcel: 28-0-0004-0073

Seized and taken in execution as property of:  
Michelle L. Griffin 221 Carbondale Road WAYMART PA 18472

Execution No. 426-Civil-2014  
Amount Due: \$80,461.63 Plus additional costs

December 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.**

Adam H. Davis Esq.

**2/6/2015 • 2/13/2015 • 2/20/2015**

**SHERIFF'S SALE  
MARCH 4, 2015**

By virtue of a writ of Execution instituted JPMorgan Chase Bank, N.A. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 4th day of March, 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 parcel or piece of ground situate in the Township of South Canaan, County of Wayne and Commonwealth of Pennsylvania, designated as Lot No. 37 in Salem View Estate Subdivision, shown on the "Map of Lots of Alfred Gaiser" revised July, 1972 and recorded in the Office for the Recording of Deeds, in and for the County of Wayne, at Honesdale, Pennsylvania, in Plot Book Vol. 16 at page 109.

BEING TAX NO.: 24-0-0003-0037.-

BEING KNOWN AS: 37 SALEM VIEW DRIVE, WAYMART, PENNSYLVANIA 18472.

Title to said premises is vested in Eran Thomas and Beth Thomas by deed from Gary S. Rumbalski and Denise P. Rumbalski, his wife dated August 11, 2009 and recorded August 13, 2009 in Deed Book 3796, Page 54.

Seized and taken in execution as property of:  
Eran Thomas 37 Salem View Drive  
WAYMART PA 18472  
Beth Thomas 37 Salem View Drive  
WAYMART PA 18472

Execution No. 612-Civil-2013  
Amount Due: \$205,052.56 Plus  
additonal costs

December 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.**

Carol A. DiPrinzio Esq.

**2/6/2015 • 2/13/2015 • 2/20/2015**

**SHERIFF'S SALE  
MARCH 4, 2015**

By virtue of a writ of Execution instituted Green Tree 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 4th day of March, 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 Salem, Wayne County, Pennsylvania, known as Lot 745, Section 7 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, pages 26 and 27; May 11, 1970 in Plat Book 5, pages 34, 37, 41 through 48 and 50; September 8, 1970 in Plat Book 5, pages 57 and 58; February 8, 1971 in Plat Book 5, pages 59 and 61 through 63; March 24, 1971 in Plat Book 5, pages 66 through 68; May 10, 1971 in Plat Book 5, pages 69 through 72; March 14, 1972 in Plat Book 5, pages 73 through 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 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** Marta I. Rodriguez, by Deed from Gerald M. Ray, Sr. and Patricia A. Ray, his wife, dated 06/14/2002, recorded 06/24/2002 in Book 2011, Page 60.

Tax Parcel: 22-0-0023-0028

Premises Being: 745 Woodridge

Drive, Lake Ariel, PA 18436-8436  
Improvements thereon:  
**RESIDENTIAL DWELLING**

Seized and taken in execution as property of:  
Marta I. Rodriguez 745 Woodridge Drive 1603 The Hideout LAKE ARIEL PA 18436

Execution No. 661-Civil-2011  
Amount Due: \$81,998.74 Plus additional costs

December 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.**

Joseph E. DeBarberie Esq.

**2/6/2015 • 2/13/2015 • 2/20/2015**

**SHERIFF'S SALE  
MARCH 4, 2015**

By virtue of a writ of Execution instituted North Pocono School District issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 4th day of March, 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 piece of land situate and lying in the Township of Lehigh, County of Wayne and Commonwealth of Pennsylvania and shown as property number 370-17 on a map recorded in the Office of the Wayne County Tax Assessors Office, described as follows:

The Lehigh River borders the premises on the northwest from Interstate Highway 81E Right of Way line to and most northerly portion of said premises and on the northeasterly boundary line by Tax Parcel No. 370-17.5 and on the easterly boundary line by Tax Parcel no. 370-17.2 and on the southwesterly boundary line by Interstate 81E Right of Way line, now known as I-380.

EXCEPTING AND RESERVING unto KUMMERMAN ESTATE, INC., its successors and/or assigns, the right to use a one hundred foot (100') strip of land parallel to the Right of Way of Interstate

Highway 81E for the entire length of said Right of Way as such Right of Way borders the above described parcel, for the purpose of erecting and maintaining advertising sign or signs or other advertising devises; together with the right to clear the one hundred foot strip of property of any and all trees, shrubbery, and other vegetation; and with the right to provide such electricity and other utilities and necessary; to operate and maintain the advertising signs and devises; and with the right to enter upon the one hundred foot strip with any vehicle for the purposes of maintaining or displaying the advertising signs or devises.

UNDER AND SUBJECT to any and all reservations, restrictions, conditions, covenants, etc. that are contained in the chain of title.

AND ALSO RESERVING unto the Grantors, Kunnerman Estate, Inc. the right of approval of any and all signs and other advertising devices which are to be place on the aforementioned 100 foot strip.

Wayne County Tax Map No.: #14-0-0370-0017.-

Seized and taken in execution as property of:  
P & A Fisher Oil Co., Inc. 23  
Route 435 Gouldsboro PA 18424

Execution No. 1628-Civil-2011  
Amount Due: \$59,063.15 Plus  
additional costs

December 24, 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 R. Wood, Esq.

**2/6/2015 • 2/13/2015 • 2/20/2015**

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**CIVIL ACTIONS FILED**

*FROM JANUARY 10, 2015 TO JANUARY 16, 2015  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**JUDGMENTS**

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2006-20463	MONINGTON SHARON	1/12/2015	SATISFACTION	—
2006-20463	BROWN SHARON MONINGTON A/K/A	1/12/2015	SATISFACTION	—
2007-20360	STEWART LORI A	1/12/2015	SATISFACTION	—
2008-00299	COLLINS KEITH D	1/15/2015	AMEND "IN REM" JUDG	274,430.08
2008-00299	COLLINS GAIL P	1/15/2015	AMEND "IN REM" JUDG	274,430.08
2008-20472	SCOTT HERMAN A	1/14/2015	SATISFACTION	—
2010-00601	LISS JODI	1/13/2015	VACATE JUDGMENT	—
2010-21460	ROWE SHERRY	1/12/2015	SATISFACTION	—
2010-21460	GILETTE SHERRY A/K/A	1/12/2015	SATISFACTION	—
2011-00197	JOHNSON CINDY	1/13/2015	SATISFACTION	—
2011-21272	ACKERMAN CHRISTINE	1/12/2015	WRIT OF SCIRE FACIAS	—
2012-00296	SATTER ARTHUR G	1/16/2015	WRIT OF EXECUTION	134,165.95
2012-00489	PENN WILLIAM S	1/16/2015	WRIT OF EXECUTION	119,224.00
2012-21457	KARACHUN ALEXANDER	1/12/2015	SATISFACTION	—
2013-00193	YOUNG FLORENCE D A/K/A	1/15/2015	AMEND "IN REM" JUDG	379,758.69
2013-00193	YOUNG FLORENCE	1/15/2015	AMEND "IN REM" JUDG	379,758.69
2013-00615	MCKOY KAREN	1/13/2015	SATISFACTION	—
2013-00671	STALLONE ROSEANN	1/16/2015	VACATE JUDGMENT	—
2014-00044	COSTELLO DAVID V A/K/A	1/15/2015	AMEND "IN REM" JUDG	98,446.03
2014-00044	COSTELLO DAVID	1/15/2015	AMEND "IN REM" JUDG	98,446.03
2014-00045	DOTY TIMOTHY JOHN SURVIVING HEIR	1/16/2015	WRIT OF EXECUTION	124,483.52
2014-00045	DOTY PATRICK J SURVIVING HEIR	1/16/2015	WRIT OF EXECUTION	124,483.52
2014-00045	DOTY DANIEL C SURVIVING HEIR	1/16/2015	WRIT OF EXECUTION	124,483.52
2014-00045	DOTY HAROLD A SURVIVING HEIR	1/16/2015	WRIT OF EXECUTION	124,483.52
2014-00045	DOTY ELLEN SURVIVING HEIR	1/16/2015	WRIT OF EXECUTION	124,483.52
2014-00071	HONESDALE NATIONAL BANK GARNISHEE-SATISFIED 1-13-15	1/13/2015	SATISFY ATTCHMT EXEC	—
2014-00197	VELOCITY INVESTMENT LLC P PLAINTIFF/APPELLEE	1/12/2015	JGMT/ARBITRATION AWD	—
2014-00274	PLANK JOAN	1/16/2015	DEFAULT JUDGMENT	210,174.17
2014-00274	PLANK MARTIN	1/16/2015	DEFAULT JUDGMENT	210,174.17
2014-00422	KENT WILLIAM T JR	1/16/2015	WRIT OF EXECUTION	77,733.06
2014-00422	KENT ANN MARIE	1/16/2015	WRIT OF EXECUTION	77,733.06

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



2014-00518	RIZZI MICHAEL J JR	1/13/2015	DEFAULT JUDGMENT	239,469.46
2014-00518	RIZZI TERRI LEIGH	1/13/2015	DEFAULT JUDGMENT	239,469.46
2014-00535	SERGI ROBYN	1/16/2015	DEFAULT JUDGMENT	—
2014-00553	JACKSON RANDY S	1/15/2015	CONSENT JUDGMENT	3,564.07
2014-00554	CASTRO CATHY BUEHRING	1/13/2015	CONSENT JUDGMENT	814.79
2014-00554	CASTRO NOEL	1/13/2015	CONSENT JUDGMENT	814.79
2014-00599	GRUBER EMMA J	1/15/2015	DEFAULT JUDG IN REM	154,378.54
2014-00620	KLEPADLO TARA L	1/15/2015	DEFAULT JUDGMENT	206,742.76
2014-00620	KLEPADLO TARA L	1/15/2015	WRIT OF EXECUTION	206,742.76
2014-00628	WEINBERG ELSA	1/12/2015	FINAL JUDGMENT	—
2014-00638	HUTCHINS BARBARA L	1/16/2015	DEFAULT JUDG IN REM	369,283.07
2014-00638	HUTCHINS KENNETH L JR	1/16/2015	DEFAULT JUDG IN REM	369,283.07
2014-00645	CROSSMAN MARK D	1/16/2015	DEFAULT JUDGMENT	228,692.70
2014-00645	CROSSMAN MARK D	1/16/2015	WRIT OF EXECUTION	228,692.70
2014-20271	NIEVES EDWIN	1/12/2015	WRIT OF EXECUTION	2,597.44
2014-20271	PENNSTAR BANK GARNISHEE	1/12/2015	GARNISHEE/WRIT EXEC	2,597.44
2014-20579	MATERN EDWARD	1/16/2015	SATISFACTION	—
2014-20679	SEMKEW MARK	1/12/2015	SATISFACTION	—
2014-20860	KLEPADLO JAMES	1/14/2015	STRICKEN BY CT ORDER	—
2014-20860	KLEPADLO TARA	1/14/2015	STRICKEN BY CT ORDER	—
2014-20865	HOFMANN GEORGE T	1/14/2015	SATISFACTION	—
2014-21194	SUN BAY REALTY LLC	1/15/2015	DEFAULT JUDGMENT	6,257.50
2014-21194	ARPA PROPERTIES INC TERRE TENANT	1/15/2015	DEFAULT JUDGMENT	6,257.50
2014-21195	SUN BAY REALTY LLC	1/15/2015	DEFAULT JUDGMENT	6,257.50
2014-21195	ARPA PROPERTIES INC TERRE-TENANT	1/15/2015	DEFAULT JUDGMENT	6,257.50
2014-21196	SUN BAY REALTY LLC	1/15/2015	DEFAULT JUDGMENT	6,257.50
2014-21196	ARPA PROPERTIES INC TERRE-TENANT	1/15/2015	DEFAULT JUDGMENT	6,257.50
2014-21197	SUN BAY REALTY LLC	1/15/2015	DEFAULT JUDGMENT	6,257.50
2014-21197	ARPA PROPERTIES INC TERRE-TENANT	1/15/2015	DEFAULT JUDGMENT	6,257.50
2014-21217	EXETER AILEEN M	1/12/2015	WRIT OF SCIRE FACIAS	—
2014-21241	PUNT EDWARD	1/15/2015	WRIT OF SCIRE FACIAS	—
2014-40083	ALOGNA JOSEPH OWNER	1/15/2015	SATISFACTION	1,344.00
2015-00031	JOHNSON DOUGLAS	1/16/2015	QUIET TITLE	—
2015-00031	MIHALISLIS K GUS	1/16/2015	QUIET TITLE	—
2015-00031	MIHALISLIS CHRYSOULA N	1/16/2015	QUIET TITLE	—
2015-00037	SCHUYLER NOBLE M ESTATE	1/13/2015	QUIET TITLE	—
2015-00037	SCHUYLER CHRISTINE EXECUTRIX	1/13/2015	QUIET TITLE	—
2015-20027	STATION HOUSE IRISH PUB & STEAKHOUSE LTD THE	1/12/2015	JUDG/MIDDLE DIST PA	33,177.00
2015-20027	STATION HOSE IRISH PUB & STEAKHOUSE D/B/A	1/12/2015	JUDG/MIDDLE DIST PA	33,177.00
2015-20027	RUSSO GARY INDIVIDUALLY	1/12/2015	JUDG/MIDDLE DIST PA	33,177.00
2015-20027	BENSON CHRISTOPHER INDIVIDUALLY	1/12/2015	JUDG/MIDDLE DIST PA	33,177.00

2015-20028	ARIS PAULA		1/12/2015	JP TRANSCRIPT	2,182.19
2015-20029	BARTHOLOMEW HAROLD		1/12/2015	MUNICIPAL LIEN	2,256.65
2015-20029	CAREY RUTH		1/12/2015	MUNICIPAL LIEN	2,256.65
2015-20029	CAREY HELEN DECEASED		1/12/2015	MUNICIPAL LIEN	2,256.65
2015-20029	UNKNOWN HEIRS, SUCCESSORS OR ASSIGNS OF HELEN CAREY		1/12/2015	MUNICIPAL LIEN	2,256.65
2015-20029	BARRERA NANCY EXECUTRIX		1/12/2015	MUNICIPAL LIEN	2,256.65
2015-20029	DEVITT ARLINE ESTATE OF		1/12/2015	MUNICIPAL LIEN	2,256.65
2015-20029	JACKSON DAVID NEVIN EXECUTOR		1/12/2015	MUNICIPAL LIEN	2,256.65
2015-20029	JACKSON LOIS ESTATE OF		1/12/2015	MUNICIPAL LIEN	2,256.65
2015-20030	BARTHOLOMEW HAROLD		1/12/2015	MUNICIPAL LIEN	2,280.84
2015-20030	CAREY RUTH		1/12/2015	MUNICIPAL LIEN	2,280.84
2015-20030	CAREY HELEN DECEASED		1/12/2015	MUNICIPAL LIEN	2,280.84
2015-20030	UNKNOWN HEIRS SUCCESSORS OR ASSIGNS OF HELEN CAREY		1/12/2015	MUNICIPAL LIEN	2,280.84
2015-20030	BARRERA NANCY EXECUTRIX		1/12/2015	MUNICIPAL LIEN	2,280.84
2015-20030	DEVITT ARLINE ESTATE OF		1/12/2015	MUNICIPAL LIEN	2,280.84
2015-20030	JACKSON DAVID NEVIN EXECUTOR		1/12/2015	MUNICIPAL LIEN	2,280.84
2015-20030	JACKSON LOIS ESTATE OF		1/12/2015	MUNICIPAL LIEN	2,280.84
2015-20031	TROAST TIMOTHY		1/13/2015	JUDGMENT	1,822.50
2015-20032	D'AMATO MARISA C		1/13/2015	JUDGMENT	702.50
2015-20032	DAMATO MARISA C		1/13/2015	JUDGMENT	702.50
2015-20033	COLEMAN GERALD		1/13/2015	JUDGMENT	1,808.00
2015-20034	WINTERS RONALD EDWARD		1/13/2015	JUDGMENT	363.50
2015-20035	MORRIS HENRY D JR		1/13/2015	FEDERAL TAX LIEN	3,501.84
2015-20035	MORRIS LORI A		1/13/2015	FEDERAL TAX LIEN	3,501.84
2015-20036	SCIBEK THOMAS		1/13/2015	FEDERAL TAX LIEN	49,487.80
2015-20037	PETERKA JASON		1/13/2015	JUDGMENT	6,279.00
2015-20038	KORMAN MARK D		1/14/2015	JUDGMENT	1,647.00
2015-20039	NORRIS DEVON		1/14/2015	JP TRANSCRIPT	993.27
2015-20040	LOWE GINA MARIE		1/15/2015	MUNICIPAL LIEN	486.48
2015-20041	LOWE GINA MARIE		1/15/2015	MUNICIPAL LIEN	484.29
2015-20042	LAPASTA DOUGLAS		1/15/2015	JP TRANSCRIPT	7,955.47
2015-20042	LAPASTA SUSAN		1/15/2015	JP TRANSCRIPT	7,955.47
2015-20043	CROMBIE CHARLENEANNE		1/16/2015	JUDGMENT	2,449.00
2015-20044	TIGHE MIKAELA		1/16/2015	JUDGMENT	1,762.50
2015-30016	RUANE ELAN		1/15/2015	JUDGMENT LACKAWANNA	—
2015-30016	RUANE PATRICK	P	1/15/2015	JUDGMENT LACKAWANNA	—
2015-40002	KULICK JOSHUA R OWNER	P	1/12/2015	RELEASEMECHANICSLIEN	—
2015-40002	YACINOVICH EXCAVATING CONTRACTOR		1/12/2015	RELEASEMECHANICSLIEN	—

2015-40003	WHITAKER WILLIAM R OWNER	P	1/12/2015	STIP VS LIENS	—
2015-40003	WHITAKER JAMIE OWNER	P	1/12/2015	STIP VS LIENS	—
2015-40003	BEECH LAKE CONSTRUCTION INC		1/12/2015	STIP VS LIENS	—
	CONTRACTOR				
2015-40004	WHITAKER WILLIAM R OWNER	P	1/12/2015	STIP VS LIENS	—
2015-40004	WHITAKER JAMIE OWNER	P	1/12/2015	STIP VS LIENS	—
2015-40004	EDSALL ELECTRICAL SERVICE		1/12/2015	STIP VS LIENS	—
	CONTRACTOR				
2015-40005	WHITAKER WILLIAM R OWNER	P	1/12/2015	STIP VS LIENS	—
2015-40005	WHITAKER JAMIE OWNER	P	1/12/2015	STIP VS LIENS	—
2015-40005	INDIAN ORCHARD HOMES INC		1/12/2015	STIP VS LIENS	—
	CONTRACTOR				
2015-40006	WHITAKER WILLIAM R OWNER	P	1/12/2015	STIP VS LIENS	—
2015-40006	WHITAKER JAMIE OWNER	P	1/12/2015	STIP VS LIENS	—
2015-40006	FRITZ BROS INC		1/12/2015	STIP VS LIENS	—
	CONTRACTOR				

**CONTRACT — BUYER PLAINTIFF**

CASE NO.	INDEXED PARTY		TYPE	DATE	AMOUNT
2015-00024	LAUBE BRANDY		PLAINTIFF	1/13/2015	—
2015-00024	FCA US LLC		DEFENDANT	1/13/2015	—
2015-00025	FUCCI JOSEPH		PLAINTIFF	1/13/2015	—
2015-00025	FORD MOTOR COMPANY		DEFENDANT	1/13/2015	—

**CONTRACT — DEBT COLLECTION: CREDIT CARD**

CASE NO.	INDEXED PARTY		TYPE	DATE	AMOUNT
2015-00022	CITIBANK NA		PLAINTIFF	1/13/2015	—
2015-00022	NEER FRANK D		DEFENDANT	1/13/2015	—
2015-00023	BANK OF AMERICA NA		PLAINTIFF	1/13/2015	—
2015-00023	MCGLONE GREGORY J		DEFENDANT	1/13/2015	—

**CONTRACT — DEBT COLLECTION: OTHER**

CASE NO.	INDEXED PARTY		TYPE	DATE	AMOUNT
2015-00020	FLOOD TRUCKING LLC		PLAINTIFF	1/13/2015	—
2015-00020	WAYCO INC		DEFENDANT	1/13/2015	—

**PETITION**

CASE NO.	INDEXED PARTY		TYPE	DATE	AMOUNT
2015-00018	1984 MACK		PETITIONER	1/12/2015	—
	VIN 1M1N187Y0FA007014				
2015-00018	ELK FOREST FARMS INC		PETITIONER	1/12/2015	—
2015-00018	COMMONWEALTH OF PENNSYLVANIA		RESPONDENT	1/12/2015	—
	DEPARTMENT OF TRANSPORTATION				
2015-00019	1987 TALBERT TRAILER		PETITIONER	1/12/2015	—
	VIN 40FW04535H1006996				
2015-00019	ELK FOREST FARMS INC		PETITIONER	1/12/2015	—
2015-00019	COMMONWEALTH OF PENNSYLVANIA		RESPONDENT	1/12/2015	—
	DEPARTMENT OF TRANSPORTATION				

**REAL PROPERTY — EJECTMENT**

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00021	DEUTSCHE BANK NATIONAL TRUST AS TRUSTEE FOR	PLAINTIFF	1/13/2015	—
2015-00021	AMERIQUEST MORTGAGE SECURITIES	PLAINTIFF	1/13/2015	—
2015-00021	KILLE JAMES A/K/A	DEFENDANT	1/13/2015	—
2015-00021	KILLE JAMES THEODORE	DEFENDANT	1/13/2015	—
2015-00021	KILLE SHIRLEY A/K/A	DEFENDANT	1/13/2015	—
2015-00021	KILLE SHIRLEY B	DEFENDANT	1/13/2015	—
2015-00021	DOE JOHN	DEFENDANT	1/13/2015	—

**REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL**

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00026	WELLS FARGO FINANCIAL PA INC	PLAINTIFF	1/14/2015	—
2015-00026	STEFANOV ANN MARIE	DEFENDANT	1/14/2015	—
2015-00033	BANK OF AMERICA NA	PLAINTIFF	1/21/2015	—
2015-00033	BAILER THOMAS B	DEFENDANT	1/21/2015	—
2015-00033	BAILER JILL E	DEFENDANT	1/21/2015	—
2015-00034	US BANK NATIONAL ASSOCIATION	PLAINTIFF	1/21/2015	—
2015-00034	FORD MARY JESS	DEFENDANT	1/21/2015	—
2015-00034	FORD PETER JOHN	DEFENDANT	1/21/2015	—
2015-00038	DIME BANK	PLAINTIFF	1/23/2015	—
2015-00038	IMBURGIO CATHERINE A	DEFENDANT	1/23/2015	—
2015-00040	LAKEVIEW LOAN SERVICING, LLC	PLAINTIFF	1/27/2015	—
2015-00040	COURTS VICTOR J	DEFENDANT	1/27/2015	—

**REAL PROPERTY — PARTITION**

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00029	LUCAS MATTHEW J	PLAINTIFF	1/15/2015	—
2015-00029	LUCAS CARL M	DEFENDANT	1/15/2015	—
2015-00029	LUCAS KATHRYN V AS POWER OF ATTORNEY	DEFENDANT	1/15/2015	—

**REAL PROPERTY — QUIET TITLE**

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00031	CITIZENS SAVINGS BANK	PLAINTIFF	1/16/2015	—
2015-00031	JOHNSON DOUGLAS	DEFENDANT	1/16/2015	—
2015-00031	MIHALISLIS K GUS	DEFENDANT	1/16/2015	—
2015-00031	MIHALISLIS CHRYSOULA N	DEFENDANT	1/16/2015	—

**TORT — MOTOR VEHICLE**

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00030	FISCHER BRONWYN A	PLAINTIFF	1/15/2015	—
2015-00030	BUTLER'S DISPOSAL INC	DEFENDANT	1/15/2015	—

**MORTGAGES AND DEEDS**

*RECORDED FROM JANUARY 26, 2015 TO JANUARY 30, 2015  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

<b>GRANTOR</b>	<b>GRANTEE</b>	<b>LOCATION</b>	<b>AMOUNT</b>
Berntsen Lisa M	Mortgage Electronic Registration Systems	Lake Township	216,000.00
Evans Brad T	P S Bank	Lake Township	200,000.00
Weidner Daniel	Wayne Bank	Texas Township	30,000.00
King Leon O	Honesdale National Bank	Berlin Township	
King Kathy			212,000.00
King Leon O	Honesdale National Bank	Berlin Township	
King Kathy			26,500.00
Houghton Scott E	Snyder Charles H	Preston Township	91,484.44
Feola Gina	Habitat For Humanity Of Wayne County Pa Inc	Honesdale Borough	100,000.00
Feola Gina	Habitat For Humanity Of Wayne County Pa Inc	Honesdale Borough	40,000.00
Sansone Robert A	Wells Fargo Bank	Salem Township	
Sansone Lynn			44,000.00
Trumbore Thomas K	Mortgage Electronic Registration Systems	Paupack Township	
Trumbore Donna L			173,900.00
Day Kevin	Dime Bank	Cherry Ridge Township	
Day Suzanne		Cherry Ridge & Texas 1 & 2 Twp	130,000.00
		Texas Township 1 & 2	
		Texas 1 & 2 & Cherry Ridge Twp	130,000.00
Carnes William Wesley Sr	Honesdale National Bank	Preston Township	300,000.00
Lorenz Diana M AKA	Dime Bank	Damascus Township	
Lorenz Diana AKA			28,500.00
Lorenz Mark S AKA			
Lorenz Mark AKA			
Noble Lane	Dime Bank	Bethany Borough	35,000.00
Krajkovich John	Dime Bank	Canaan Township	
Krajkovich Courtney		Canaan Waymart & Cherry Ridge	60,000.00
		Waymart Borough	
		Waymart Cherry Ridge & Canaan	60,000.00
		Cherry Ridge Township	
		Cherry Ridge Canaan & Waymart	60,000.00
ONeill Carol Ann	Mortgage Electronic Registration Systems	Cherry Ridge Township	109,100.00
Stout Phillip AKA	N B T Bank	Sterling Township	
Stout Phillip Sr AKA			20,000.00
Stout Amber			

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

Kramer Elizabeth Jean	N B T Bank	Salem Township	45,000.00
Doherty Richard	Honesdale National Bank	Texas Township	
Doherty Marie			40,000.00
Bunnell Marie			
Komar Anthony J	Honesdale National Bank	Honesdale Borough	
Komar Heather Ann Holmes			15,000.00
Holmeskomar Heather Ann			
Yannis Michael V	Honesdale National Bank	Honesdale Borough	27,000.00
Shibirina Regina	J P Morgan Chase Bank	Salem Township	
Shibirin Oleg			292,000.00
Janushevich Walter	E S S A Bank & Trust	Lake Township	
Janushevich Linda			308,700.00
Troast Beth A	Mortgage Electronic Registration Systems	Hawley Borough	96,632.00
Gill Benjamin James	Mortgage Electronic Registration Systems	Salem Township	160,434.00
Finn Anna	Mortgage Electronic Registration Systems	Damascus Township	
Finn Alexander J			110,000.00
Rabbitt Thomas J	Navy Federal Credit Union	Paupack Township	
Rabbitt Carrie K			385,000.00
Tyler Corey L	Wayne Bank	Texas Township 1 & 2	56,000.00

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## DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Schott Joseph	Cominio Elizabeth	Texas Township 1 & 2	
Schott Anna			Lot 2
Fulkerson Gary	Fulkerson Gary	Texas Township 1 & 2	
Fulkerson Bonnie J			
Speed Kimberly A			
Speed Jonathan D			
Southwestern Energy Production Company	S W N Production Company	Merger	
Weisman Harvey	Sammy Rose Construction	Paupack Township	Lots 41 & 42
Webber Donald R	Webber Donald R	Salem Township	
Webber Patricia F	Webber Patricia F Webber David		Lot 38
Glorioso Louis	Berntsen Lisa M	Lake Township	
Glorioso Denise			Lot 2123
Young Robert J	Beskovoynne Gerald Jr	Paupack Township	
Young Mary G			Lot 283
Berardi Michael	Smolensky Michael	Sterling Township	
Dowdican Toni Lee	Smolensky Cindy		Lot 2
Dowdican Timothy			
Berardi Bianca L			
Berardi Evette A			
Cox Charles S			

Freiermuth William	Kinzinger Lisa M	Canaan Township	
Freiermuth Evelyn			
Schult Robert R	Haase Frederick J Haase Margaret S	Damascus Township	
Federal Home Loan Mortgage Corporation	Piper Creek Inc	Honesdale Borough	
Phelan Hallinan L L P			Lot 30
Ranells Reena Rachele	Lawrence Edward H Lawrence Deborah A	Dreher Township	
Lisewski William A	Sherman Richard L	Lake Township	
Sample Michael V	Stone Financing	Lake Township	
Sample Natasha Dade Dadesample Natasha			Lot 4041
Woodmansee Luke W	Pa Commonwealth Dept Transportation	Buckingham Township	
Woodmansee Christine Fay	Pa Commonwealth Dept Transportation	Buckingham Township	
Croce Rose Ann Tr	Walker Cathy Louise	Lake Township	
Croce Family Qualified Personal Residence	Croce Louis James Giammarusco Lori Ann		
Habitat For Humanity Wayne County Pa Inc	Feola Gina	Honesdale Borough	
Rukse Roseanne	Pitti Christine M	Salem Township	
Shefchick George Jr			Lot 2
Hussey Robert M	G C Marketing Inc	Dreher Township	
Hussey Carol A			Lot 148
Hernandez Gina By Sheriff	Bank Of New York Mellon Tr	Paupack Township	
Hernandez Ramon By Sheriff			Lot 8
Morea Vincent	Morea Joseph Jr	Manchester Township	
Morea Juli	Morea Milissa M		
Haser George	Haser Matthew R	Cherry Ridge Township	
Haser Deanna			
Haser George	Haser Sarah L	Cherry Ridge Township	
Haser Deanna	Stoltzfus Curtis		
Newby Samuel	Tighe Robert	Lehigh Township	
Newby Adrienne F	Tighe Kelly		
Rossi Kelly Louise Exr By Sheriff	Veteran Affairs	Lebanon Township	
Rossi Peter Est By Sheriff			Lot 7
Rossi Peter R Exr By Sheriff			
Davis Melody By Sheriff	Federal National Mortgage Association	Damascus Township	
Perz Arnold	Perz Arnold	Palmyra Township	
Perz Gerhard			Lot 12
Moon Robert H	Tuite Timothy L	Sterling Township	
Moon Lorraine			Lot 2
Lukeski Clarence A Est	Tigue Wayne	South Canaan Township	
McLain Virginia L Exr			
Barthel Wade G	Barthel Wade G	Honesdale Borough	
Barthel Jean M			



Gershonowitz Joseph Jr By Sheriff	Wells Fargo Bank	Cherry Ridge Township	
Laird Ashley KAKA By Sheriff			
Laird Ashley RAKA By Sheriff			
Moss John E By Sheriff	Bank Of America	Texas Township 1 & 2	
Moss Maryann By Sheriff			
Infante Patricia A By Sheriff	U S Bank National Association Tr	Lake Township	
Infante Robert Frances By Sheriff			Lot 2621
Deoliveira Geralda Penha Dinis	Marks Paul	Salem Township	
Delosky Samuel	Janushevich Walter	Lake Township	
Delosky Jean Marie	Janushevich Linda		
Schmeltz Robert G	Rittler Curtis M	Scott Township	
Schmeltz Susan B Wilson Susan B	Rittler Jennifer		
Rutledge Harold L	Finn Alexander J	Damascus Township	
Rutledge Jeanne G	Finn Anna		Lot 54
Zanroche Richard Best Constantinou Sofia Adm	Constantinou Sofia	Lake Township	Lot 3554
Barke Helen Ruth	Ruthkosky Francis David	Lehigh Township	
Seal George William Ruthkosky Mary Lou	Ruthkosky Karen Marie		Lots 102c & 102d
Seal Charles David Dubranski Kathryn McIntyre Ann			
Wood Michael C	Serfass Wayne A	Manchester Township	
Wood Amy D	Serfass Lindsay R Smyth Dustin Smyth Earlene		Lot 5
Koehler Mark E Jr Koehler Anna V	Tyler Corey L	Texas Township 1 & 2	

**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.**

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**CASES REPORTED**

Joseph Francisco v. Joseph Francisco, Jr. et al. Plaintiffs  
vs.  
Newfem 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 L. Conway  
Senior Judge

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