

OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 4 ★ MARCH 6, 2015 ★ Honesdale, PA ★ No. 52



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Court of Common Pleas 22nd Judicial District:

The Hon. Raymond L. Hamill
President Judge

The Hon. Robert J. Conway
Senior Judge

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

The Official Legal Publication of Wayne County, Pennsylvania



Legal Journal of Wayne County

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

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

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

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

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

MESSAGE FROM THE
WAYNE COUNTY BAR ASSOCIATION



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

PRICING & RATES

Notice Pricing

One time Insertions

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

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

Subscription Rates

Per Year

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

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

WAYNE COUNTY OFFICIALS

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Robert J. Conway, *Senior Judge*

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Ronald J. Edwards
Ted Mikulak

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Linus H. Myers

Sheriff

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Jonathan Fritz

Treasurer

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Coroner

Edward Howell

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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.

EXECUTRIX NOTICE

Estate of PAUL CHARLES
GOMBITA, SR.

Late of Dyberry Township
Executrix

CAROL A. GOMBITA
243 GRANGE ROAD
HONESDALE, PA 18431

Attorney
FRANCES GRUBER, ESQ.
214 NINTH STREET
HONESDALE, PA 18431

3/6/2015 • 3/13/2015 • 3/20/2015

EXECUTOR NOTICE

Estate of CATHERINE
SCHLOTTFELD

Late of Honesdale Borough
Executor

JOHN SCHLOTTFELD
19 HOLIDAY PARK DRIVE
HONESDALE, PA 18431

Attorney
EDWARD A. MONSKY

425 SPRUCE ST., 4TH FL.
SCRANTON, PA 18503

3/6/2015 • 3/13/2015 • 3/20/2015

ESTATE NOTICE

Notice is hereby given, that Letters Testamentary have been granted to David A. Frisbie Sr., Administrator of the Estate of Jean Frisbie, late of Honesdale Borough, Wayne County, Pennsylvania who died on October 2, 2014. All persons indebted to said Estate are required to make payment and those having claims or demands to present the same without delay to the Administrator, David A. Frisbie, Sr. c/o Mark R Zimmer, Esquire, 1133 Main Street, Honesdale, PA 18431.

2/27/2015 • 3/6/2015 • 3/13/2015

EXECUTOR NOTICE

Estate of KAREN P. CUOMO
Late of Hawley Borough

Executor

KELLY CLAYTON

206 VITTORI COURT, APT. B
COLEVILLE, CA 96107

Attorney

EDWARD A. MONSKY

425 SPRUCE ST., 4TH FL.
SCRANTON, PA 18503

2/27/2015 • 3/6/2015 • 3/13/2015

ADMINISTRATRIX NOTICE

Estate of ELIZABETH EMILY
BOX AKA ELIZABETH
BASSAK BOX
Late of Lexington, North Carolina
Administratrix
LAURA MAYESKI
376 HITCHCOCK ROAD
JEFFERSON TWP, PA 18436
Attorney
RICHARD B. HENRY, ESQUIRE
1105 COURT STREET
HONESDALE, PA 18431

2/27/2015 • 3/6/2015 • 3/13/2015

EXECUTOR NOTICE

Estate of FRANCES SKINNER
AKA FRANCES L. SKINNER
Late of Honesdale Borough
Executor
WILLIAM RIDD, JR.
20 RIDD LANE
HONESDALE, PA 18431
Attorney
RICHARD B. HENRY, ESQUIRE
1105 COURT STREET
HONESDALE, PA 18431

2/27/2015 • 3/6/2015 • 3/13/2015

ADMINISTRATOR NOTICE

Estate of JAMES WATT, JR.
Late of Sterling Township
Administrator
STEPHEN WATT
216 CARPENTER HILL ROAD
SOUTH ABINGTON, PA 18411
Attorney
MICHAEL D. WALKER, ESQ.
PO BOX 747
HAMLIN, PA 18427

2/27/2015 • 3/6/2015 • 3/13/2015

ADMINISTRATRIX NOTICE

Estate of PABLO LUIS PONS
Late of Cherry Ridge Township
Administratrix
MARIA S. PONS
25 BEDE CIRCLE
HONESDALE, PA 18431
Attorney
CEFALO & ASSOCIATES
309 WYOMING AVENUE
WEST PITTSSTON, PA 18643

2/27/2015 • 3/6/2015 • 3/13/2015

EXECUTRIX NOTICE

Estate of JAMES FORD
Late of Salem Township
Executrix
PATRICIA KROTJE
15 MOUNTAIN CREST DRIVE
LAKE ARIEL, PA 18436
Attorney
JAMES J. CONABOY, ESQUIRE
1006 PITTSSTON AVENUE
SCRANTON, PA 18505

2/27/2015 • 3/6/2015 • 3/13/2015

EXECUTRIX NOTICE

Estate of THOMAS H. OLVER,
JR. AKA THOMAS H. OLVER
AKA THOMAS OLVER, JR. AKA
THOMAS OLVER
Late of Berlin Township
Executrix
ELIECE RYBAK
7 TERRACE LANE
TYLER HILL, PA 18469
Attorney
NICHOLAS A. BARNA
831 COURT STREET
HONESDALE, PA 18431

2/27/2015 • 3/6/2015 • 3/13/2015

EXECUTRIX NOTICE

Estate of EVELYN A. JONES
AKA EVELYN ADELE JONES
AKA EVELYN JONES
Late of Honesdale Borough
Executrix
LAURA B. RESTI
1771 N. MAIN ST.
HONESDALE, PA 18431

Attorney
NICHOLAS A. BARNA
831 COURT STREET
HONESDALE, PA 18431

2/20/2015 • 2/27/2015 • 3/6/2015

EXECUTOR NOTICE

Estate of DANIEL K.
SOUTHERTON AKA DANIEL
SOUTHERTON AKA DANIEL
KIETH SOUTHERTON AKA
DAN SOUTHERTON
Late of Berlin Township
Executor
JAMES FRANK SOUTHERTON
216 A POPLAR AVE.
EDGEWATER, MD 21037
Executor
TIMOTHY GEORGE
SOUTHERTON
9000 CHAPEL RD. APT 3203
WACO, TX 76712

2/20/2015 • 2/27/2015 • 3/6/2015

EXECUTOR NOTICE

Estate of VIRGINIA ELIREA
SCOTIDAS AKA VIRGINIA E.
SCOTIDAS AKA VIRGINIA
SCOTIDAS
Late of Waymart Borough
Executor
JOHN J. SCOTIDAS

6 PEACEFUL VALLEY RD.
SCOTT TWP., PA 18411
Attorney
MATTHEW L. MEAGHER,
ESQUIRE
1018 CHURCH STREET
HONESDALE, PA 18431

2/20/2015 • 2/27/2015 • 3/6/2015

EXECUTOR'S NOTICE

ESTATE OF ARTHUR CAPLAN,
a/k/a ARTHUR M. CAPLAN, late
of Preston Township, Wayne
County, Pennsylvania. Any person
or persons having claim against or
indebted to the estate present same
to Joseph B. Caplan, 20660
Hazelwood Trail, Lakeville, MN
55044. Sally N. Rutherford, Esq.,
921 Court St., Honesdale, PA
18431, Attorney for the Estate.

2/20/2015 • 2/27/2015 • 3/6/2015

ESTATE NOTICE

Estate of CHARLES T. VEALS
Late of Clinton Township
40 Crossroad, Waymart,
Pennsylvania 18472
Executrix
JUSTINA URAM-MUBANGO
8280 GREENSBORO DRIVE, 7TH
FLOOR
MCLEAN, VA 22102
Attorney
JAMES E. BROWN
303 TENTH STREET
HONESDALE, PENNSYLVANIA
18431
570-253-7767

2/20/2015 • 2/27/2015 • 3/6/2015

OTHER NOTICES

NOTICE

Notice is hereby given that on Thursday, January 29, 2015, a Petition was filed in the Wayne County Court of Common Pleas, requesting an order to change the name of Dakota James Rogan to Dakota James Robbins.

The Court has fixed Wednesday April 1, at 11:00 AM in Courtroom 2, Wayne County Courthouse, Honesdale, PA as the time and place for the hearing on said Petition, when and where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

3/6/2015

NOTICE

Notice is hereby given that on Thursday, January 29, 2015, a Petition was filed in the Wayne County Court of Common Pleas, requesting an order to change the name of Caleb Matthew Rogan to Caleb Matthew Robbins.

The Court has fixed Wednesday April 1, at 11:00 AM in Courtroom 2, Wayne County Courthouse, Honesdale, PA as the time and place for the hearing on said Petition, when and where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

3/6/2015

**NOTICE OF FILING OF
FICTITIOUS NAME**

NOTICE IS HEREBY GIVEN pursuant to the provisions of the Acts of Assembly approved May 24, 1945, as amended, of the filing in the Office of the Secretary of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on January 23, 2015 an application for registration of fictitious name for POLISHED BY HOLLIE, with its principal place of business at 868 Maple Avenue, Honesdale, Pennsylvania, 18431. The name of the person interested in said business is Hollie Schneider.

3/6/2015

**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
MARCH 18, 2015**

By virtue of a writ of Execution instituted Weichert Financial Services 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 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, COMMONWEALTH OF PENNSYLVANIA, KNOWN AS LOT #641, IN SECTION 7, OF THE HIDEOUT, A SUBDIVISION SITUATED IN THE TOWNSHIPS OF LAKE AND SALEM, WAYNE COUNTY, PENNSYLVANIA. SAID LOT #641, SECTION 7, THE HIDEOUT, IS RECORDED IN PLAT BOOK VOLUME 5, PAGE 58, IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR WAYNE COUNTY PENNSYLVANIA.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD, INCLUDING THOSE SET FORTH IN THE "DECLARATION OF PROTECTIVE COVENANTS FOR THE HIDEOUT", DATED AS OF MAY 11, 1970, AS AMENDED AND SUPPLEMENTED.

THE IMPROVEMENTS THEREON BEING KNOWN AS 641 WOODPOINT COURT, SALEM TOWNSHIP, PENNSYLVANIA - 18436.

BEING TAX NO.: 22-0-0023-0115

BEING KNOWN AS: 641 WOODPOINT COURT, HAMLIN, PENNSYLVANIA 18436.

Title to said premises is vested in Veronica W. Saltz by deed from Albert M Saltz and Veronica W Saltz, husband and wife, dated July 19,2010 and recorded August 3,2010 in Deed Book Vol 4073, Page 104 Instrument Number 201000007690.

Seized and taken in execution as property of:
Veronica W. Saltz 35 Clivedon Lane PHOENIXVILLE PA 19460

Execution No. 13-Civil-2014
Amount Due: \$454,067.70 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.

Carol A. DiPrinzio Esq.

2/20/2015 • 2/27/2015 • 3/6/2015

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

By virtue of a writ of Execution instituted TOBYHANNA FEDERAL CREDIT UNION F/K/A TOBYHANNA ARMY DEPOT FEDERAL CREDIT UNION 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 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 Commonwealth of Pennsylvania, more particularly described as Lot No. 583, Sunrise Trail, as shown on a Map of lands of Paupacken Lake Shores, Inc., recorded in the Office for the Recording of Deeds for Wayne County, Pennsylvania, in Map Book 29, at page 83.

Being the same premises conveyed by William F. Hitchcock and Irene B. Hitchcock, his wife, to Thomas Quigley and Tracey O'Donnell, by deed dated May 9, 2001 and duly recorded as Instrument No.200100005668, Volume 1814,

page 334.

Together with all rights of way and UNDER AND SUBJECT to all covenants, reservations, restrictions and conditions of record, as found in the Chain of Title.

Tax Assessment Map No. 12-54-583.-

Address Being: 2 Chipmunk Court, Hawley, PA 18428

Seized and taken in execution as property of:

THOMAS QUIGLEY 2
CHIPMUNK COURT,
PAUPACKAN LAKE ESTATES
HAWLEY PA 18428
TRACEY QUIGLEY a/k/a
TRACY O'DONNELL 2
CHIPMUNK COURT,
PAUPACKEN LAKE ESTATES
Hawley PA

Execution No. 362-Civil-2014
Amount Due: \$53,330.77 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.

John R. O'Brien Esq.

2/20/2015 • 2/27/2015 • 3/6/2015

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

By virtue of a writ of Execution instituted JPMorgan Chase Bank, N.A. S/I/I to Washington Mutual Bank, FA 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 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 plot of ground more particularly described as residential lot and assigned Map # 12-38-65 and Control #044011, Lake Township by the Wayne County Assessment Office.

Lot 3802-Section 37 of the Hideout located in the Township of Lake, and being set forth and illustrated in Wayne County Plat Book 5 at page 101. BEGINNING at an iron

pin corner found, located on the southern edge of a roadway referenced Thornwood Terrace and being the northeast corner of Lot 3804 in that subdivision designated as the Hideout Section 37; thence, along the southern edge of the aforesaid roadway, along the arc of a curve to the left, in a northeasterly direction, having a central angle of 02 degrees 32 minutes 43 seconds, with a radius of 431.03 feet, a distance or arc length of 19.15 feet to an iron pin corner set; thence, continuing along the southern edge of the aforesaid roadway, along the arc of a curve to the right, in a northeasterly direction, having a central angle of 14 degrees 48 minutes 13 seconds, with a radius of 336.46 feet, a distance or arc length of 86.93 feet to an iron pin corner set, being the northwest corner of Lot 3800; thence, along the western line of said Lot 3800, South 15 degrees 38 minutes 42 seconds East 226.34 feet to an iron pin corner found, being the southwest corner of said Lot 3800 and being located on the northern line of Lot 3693 - Section 39; thence, along the northern line of said lot 3693, South 75 degrees 11 minutes 37 seconds West 59.00 feet to a drill hole corner found in stone, being the southeast corner of the aforesaid Lot 3804; thence along the eastern line of said Lot 3804, North 27 degrees 54 minutes 12 seconds West 214.72 feet to the place of BEGINNING.

CONTAINING, within bounds, 18,255 square feet (0.419 acres) of

land and being designated as Lot 3802- Section 37 of THE HIDEOUT and being set forth and illustrated in Wayne County Plat Book 5 at page 101.

SUBJECT TO THE same conditions, exceptions, reservations, restrictions, easements and rights-of way as are contained in the prior deeds forming the chain of title.

TITLE TO SAID PREMISES IS VESTED IN James Robert Skala, Jr., married and William A. Dobrucky, single, as joint tenants with full right of survivorship, by Deed from Fred Serpico and Tamara Serpico, his wife, dated 02/25/2004, recorded 04/16/2004 in Book 2480, Page 161. The said William A. Dobrucky died on 6/26/10, vesting sole ownership in James Robert Skala, Jr as surviving joint tenant with right of survivorship.

Tax Parcel: 12-0-0038-0065

Premises Being: 3802 Thornwood Terrace, Lake Ariel, PA 18436

Seized and taken in execution as property of:
James Robert Skala a/k/a James Robert Skala, Jr. 363 The Hideout 3802 Thornwood Terrace LAKE ARIEL PA

Execution No. 114-Civil-2012
Amount Due: \$207,921.56 Plus additional costs

January 8, 2015

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.

2/27/2015 • 3/6/2015 • 3/13/2015

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

By virtue of a writ of Execution instituted The Dime Bank issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 25th 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 or parcel of land lying, situate, and being in the Township of Damascus, County of Wayne and Commonwealth of Pennsylvania, bounded and described, as follows:

BEGINNING at a point in the center line of Pennsylvania Legislative Route 63122 (S.R. 1012); Thence leaving said road and along line of lands of Kearney (Deed Book 372, Page 357) South 74 degrees 48 minutes 57 seconds West 466.96 feet, North 63 degrees 02 minutes 13 seconds West 227.29 feet, and North 11 degrees 08 minutes 13 seconds West 181.85 feet to a point in the center line of Pa. L.R. 63122;

THENCE along the center line of Pa. L.R. 63122 North 85 degrees 36 minutes 54 seconds West 45.72 feet, North 76 degrees 25 minutes 00 seconds West 142.69 feet, North 76 degrees 39 minutes 28 seconds West 185.11 feet, North 76 degrees 42 minutes 44 seconds West 144.70 feet, North 76 degrees 49 minutes 27 seconds West 119.21 feet, and North 74 degrees 10 minutes 05 seconds West 69.71 feet to the point of place of BEGINNING.

CONTAINING 2.234 acres, inclusive of that area occupied by public road and utilities, easements and right-of-way.

BEING the "second" parcel (Parcel I) in that certain deed from Roy W. Rolston, Sr., to Roy W. Rolston, Sr. and Doris C. Rolston, husband and

wife, dated November 3, 1989 and recorded in the office of the Recorder of Deeds of Wayne County in Deed Book 515 Page 502.

THE afore described parcel is illustrated on that certain map entitled, "Draft Illustrating Division of Land: Record Owner: Roy W. Rolston, Sr.; Deed Book Volume 406, page 034. Damascus Township, Wayne County, Pennsylvania" as drawn by Alfred K. Bucconear, R.P.L.S. and dated 7-13-1989. See Wayne County Map Book 69 at page 34.

THE afore described parcel is under and subject to building set backs and utility easements as more particularly set forth on said survey.

BEING the same premises which Roy W. Rolston, Sr. and Doris C. Rolston, husband and wife, granted and conveyed to Roy W. Rolston, Jr. and Theresa L. Rolston, husband and wife, by deed dated May 17, 1990 and recorded in Wayne County Record Book 0522 at Page 1159.

PARCEL: 07-0-0216-0033.0004-

ADDRESS BEING: 274 Griffith Road, Tyler Hill, PA 18469

Seized and taken in execution as property of:

Roy W. Rolston, Jr. 274 Griffith Road TYLER HILL PA 18469
Theresa L. Rolston 274 Griffith Road TYLER HILL PA 18469

Execution No. 405-Civil-2015
Amount Due: \$126,917.57 Plus
additional costs

January 7, 2015
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE
NOTICE:**

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

schedule of distribution need be given.

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

James T. Shoemaker, Esq.

2/27/2015 • 3/6/2015 • 3/13/2015

**SHERIFF'S SALE
MARCH 25, 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

**YOUR HOMETOWN
INSURANCE FRIENDS**

Providing You and Your Practice with Affordable

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Rated Insurance Companies.**

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www.nepainsurance.com

exposed to Public Sale, on Wednesday the 25th 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 THE FOLLOWING described lots or parcels of land situate, lying and being in the Township of Dreher, in the development of The Lookout, County of Wayne and State of Pennsylvania, to wit:

Lot Nos. 24 and 25, Section A, as shown on the survey and original plan of The Lookout, Wayne County, Pennsylvania, made by a Registered Surveyor and of record in the Recorder of Deeds Office of Wayne County, Pennsylvania, in Map Book 16, at Page 39, reference being thereto for a more particular description of the lot or lots hereinbefore described and herein conveyed.

BEING THE SAME PREMISES which William N. Stout and Helen M. Stout, his wife, by Deed dated November 16, 1984 and recorded December 4, 1984 in the Office of the Recorder of Deeds in and for Wayne County in Deed Book Volume 421, Page 1113, granted and conveyed unto Dale R. Stackhouse and Beckie G. Stackhouse, his wife.

Dale R. Stackhouse departed this life on November 23, 2010.

BEING KNOWN AS: RR 1 Box

26C a/k/a 1323 Mill Creek Road, Newfoundland, PA 18445

PARCEL #08-0-0019-0024.A & #08-0-0019-0025.A

Seized and taken in execution as property of:
Beckie G. Stackhouse 1323 Millcreek Rd. NEWFOUNDLAND PA 18445

Execution No. 272-Civil-2014
Amount Due: \$124,095.01 Plus additional costs

January 13, 2015
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.

Gregory Javardian, Esq.

2/27/2015 • 3/6/2015 • 3/13/2015

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

By virtue of a writ of Execution instituted Bank of America 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 25th 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 or parcel of land situate in the Township of South Canaan County of Wayne and Commonwealth of Pennsylvania bounded and described as follows:

Beginning at a point in the center of township road t -395 and in line of land of Joseph Jaffer, said point also being the most southerly corner of the property herein described; thence along line of Jaffer north forty-seven degrees seven minutes west (north 47 degrees 07 minutes west) two hundred eighty and twenty-two one-hundredths feet (280.22 minutes) to a steel rebar for a corner in line of land of Warren Brundage; thence along lands of said Warren Brundage and also land of Danny Brundage north forty degrees fifty-four minutes east (north 40 degrees 54 minutes east) one thousand four hundred eighty-four and six one-hundredths feet (1,484.06 minutes) to a steel rebar for a comer near the center of a creek; thence along said creek

and lands of Mildred G. Lamberton to be conveyed to Peter Gregorski (lot no. 2) the following courses: south twenty degrees four minutes west (south 20 degrees 04 minutes west) two hundred seventy-five and thirty-five one-hundredths feet (275.35 minutes), south sixty-nine degrees forty-three minutes west (south 69 degrees 43 minutes west) eighty-four and seventy-four one hundredths feet (84.74 minutes), south twenty-five degrees fifty-three minutes west (south 25 degrees 53 minutes west) seventy-eight and fifty-five one hundredths feet (78.55 minutes) south twenty-four degrees twelve minutes east (south 24 degrees 12 minutes east) seventy nine and eight one-hundredths feet (79.08 minutes), south three degrees thirty-two minutes west (south 3 degrees 32 minutes west) two hundred eighteen and thirty-one one-hundredths feet (218.31 minutes), south one degree nine minutes east (south 1 degrees 09 minutes east) four hundred twenty-one and twenty-one one-hundredths feet (421.21 minutes) to a point in the center of the aforementioned township road t-395; thence along the center of township road the following courses; south seventy-five degrees forty-three minutes west (south 75 degrees 43 minutes west) one hundred sixty-nine and seventy-two one-hundredths feet (169.72 minutes), south sixty-eight degrees thirty-three minutes west (south 68 degrees 33 minutes west) two hundred seventy three and seventy-one one-hundredths feet (273.71 minutes) and south fifty-

eight degrees fifty minutes west (south 58 degrees 50 minutes west) one hundred ninety-five and seventy-three one hundredths feet (195.73 minutes) to the place of beginning, containing 9.72 acres of land be the same more or less. The above description is in accordance with a map and survey made by Stephen E. Leshner, registered surveyor, and recorded in Wayne county map book 87 at page 4 and being known as lot number 1. The improvements thereon being known as 13 Stove Pipe Road, Waymart, Pennsylvania - 18472.

BEING TAX NO.: 24-0-0272-0039 & 24-0-0272-0039.0001-

BEING KNOWN AS: 13 STOVE PIPE ROAD, WAYMART, PENNSYLVANIA 18472-0000.

Title to said premises is vested in Daniel J Kizer and Karen Kizer, husband and wife, by deed from Mildred G. Lamberton, widow dated May 19, 1997 and recorded June 12, 1997 in Deed Book 1252, Page 70.

Seized and taken in execution as property of:
Daniel J. Kizer 13 Stove Pipe Rd.
Waymart PA 18472
Karen Kizer 13 Stove Pipe Road
Waymart PA 18472

Execution No. 576-Civil-2013
Amount Due: \$167,416.81 Plus
additional costs

January 14, 2015
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.

Brian T. LaManna, Esq.

2/27/2015 • 3/6/2015 • 3/13/2015

**SHERIFF'S SALE
APRIL 1, 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 1st day of April, 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 i the village of Seelyville, township of Texas, county of Wayne and state of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner in the south side of the state road leading from Honesdale to Carbondale, being the north east corner of a parcel of land which Kreitner Brothers incorporated by deed dated April 25th, 1927, granted and conveyed to Harland H. and Marion M. Jackson, his wife; thence along line of said Jackson land in a southerly direction about one hundred and twenty two feet more or less to the high water mark on the shore of Seelyville pond eighty two and 8/10 feet south from the north west corner of the lot of said Harland H. Jackson and Marion M. Jackson, his wife; thence along the shore of said pond at high water mark south seventy eight degrees twenty five minutes east thirty five feet to a corner; thence along land of Birdsall Brothers Co. north eighty nine degrees east ten feet to a corner in an Old Race way; thence along other lands now or formerly of Birdsall Bros. north three degrees fifty minutes east one hundred twenty three and 4/10 feet to a corner in southerly side of state road; and thence along the southerly side of said road south eighty nine degrees thirty minutes west forty five feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Peter T. Hubbard and

Erin C. Hubbard, his wife, as tenants by the entireties, by Deed from Robert J. Warnock, Jr. and Dorothy Jean Warnock, his wife, dated 04/21/1999, recorded 04/22/1999 in Book 1498, Page 345.

Tax Parcel: 27-0-0005-0071

Improvements thereon:
RESIDENTIAL DWELLING

Premises Being: 980 Maple Avenue, Honesdale, PA 18431

Seized and taken in execution as property of:

Erin C. Hubbard 980 Maple Avenue HONESDALE PA 18431
Peter T. Hubbard 980 Maple Avenue Honesdale PA 18431

Execution No. 428-Civil-2013
Amount Due: \$162,231.94 Plus additional costs

January 14, 2015
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.

3/6/2015 • 3/13/2015 • 3/20/2015

**SHERIFF'S SALE
APRIL 1, 2015**

By virtue of a writ of Execution instituted The Honesdale National Bank issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 1st day of April, 2015 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THAT CERTAIN piece and parcel of land, situated in the Township of Salem, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

COMMENCING at a point in the centerline of T-367 (Saw Mill Road), being the most northeasterly corner of lands of Roger Shaffer (now of formerly) as recorded in Wayne County Deed Book 1031 page 170; thence along said centerline South 81 degrees 23 minutes 09 seconds East a distance

of 336.28 feet to a point for a corner being the most northwesterly corner of this parcel, to the point of beginning thence continuing along the said centerline, South 81 degrees 22 minutes 08 seconds East, a distance of 513.57 feet to a point for a corner, thence through other lands of Roger Shaffer (now or formerly), as recorded in Wayne County Deed Book 1666 Page 236, the following three (3) courses and distance:

1. South 08 degrees 07 minutes 35 seconds West, a distance of 846.16 feet (passing through a set steel pin at 25.00 feet) to a set steel pin for a corner; and
2. North 81 degrees 49 minutes 39 seconds West, a distance of 513.55 feet to a set steel pin for a corner; and
3. North 08 degrees 07 minutes 35 seconds East a distance of 850.27 feet (passing through a set steel pin at 820.27 feet) to the point and place of BEGINNING.

TAX PARCEL # 22-0-0311-0056-0005

BEING KNOWN AS: 326
Sawmill Road a/k/a Lot 1 Sawmill
Road, Lake Ariel, PA 18436

Seized and taken in execution as property of:
Jason M. Shaffer 326 Sawmill
Road LAKE ARIEL PA 18436

Execution No. 627-Civil-2014
Amount Due: \$92,688.72 Plus
additional costs

January 14, 2015
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.**

Cristina Lynn Connor Esq.

3/6/2015 • 3/13/2015 • 3/20/2015

CIVIL ACTIONS FILED

*FROM FEBRUARY 7, 2015 TO FEBRUARY 13, 2015
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

| NUMBER | LITIGANT | DATE | DESCRIPTION | AMOUNT |
|---------------|--|-------------|---------------------|---------------|
| 2005-00092 | BURNS BRANDIE S A/K/A BURNS BRANDIE | 2/09/2015 | WRIT OF EXECUTION | 170,750.71 |
| 2005-00092 | BURNS GAIL | 2/09/2015 | WRIT OF EXECUTION | 170,750.71 |
| 2007-00061 | BRENNAN JAMES LEO JR CO-DEFENDANT | 2/09/2015 | SATISFACTION | — |
| 2007-00061 | LIMERICK THE CO-DEFENDANT | 2/09/2015 | SATISFACTION | — |
| 2007-20615 | KROWIAK MISSY | 2/10/2015 | WRIT OF EXECUTION | 4,631.15 |
| 2007-20615 | PENNSTAR BANK GARNISHEE | 2/10/2015 | GARNISHEE/WRIT EXEC | 4,631.15 |
| 2008-21862 | RIVERA DAWN | 2/10/2015 | WRIT OF EXECUTION | 3,340.28 |
| 2008-21862 | PNC BANK GARNISHEE | 2/10/2015 | GARNISHEE/WRIT EXEC | 3,340.28 |
| 2009-21752 | TREAT THOMAS G | 2/12/2015 | RELEASE | — |
| 2010-20011 | TREAT THOMAS G | 2/12/2015 | RELEASE | — |
| 2010-20012 | TREAT THOMAS G | 2/12/2015 | RELEASE | — |
| 2010-20014 | TREAT THOMAS G | 2/12/2015 | RELEASE | — |
| 2012-00436 | DEVINE LINDA E | 2/10/2015 | AMEND "IN REM" JUDG | 202,658.76 |
| 2012-20285 | RESINO KEVIN | 2/09/2015 | SATISFACTION | — |
| 2012-20285 | RESINO PAULETTE | 2/09/2015 | SATISFACTION | — |
| 2012-20639 | DOUGLAS JOHN E WIII | 2/10/2015 | SATISFACTION | — |
| 2013-00428 | HUBBARD ERIN C | 2/10/2015 | AMEND "IN REM" JUDG | 181,347.73 |
| 2013-00428 | HUBBARD PETER T | 2/10/2015 | AMEND "IN REM" JUDG | 181,347.73 |
| 2013-00469 | STUDNER MICHAEL DEFENDANT/APPELLANT | 2/12/2015 | DEFAULT JUDGMENT | 1,205.00 |
| 2013-21422 | MOWATT PETER R | 2/13/2015 | WRIT OF EXECUTION | 279.67 |
| 2014-00071 | GARDAS GREGORY G | 2/11/2015 | SATISFACTION | — |
| 2014-00114 | MEYERS WALTER | 2/12/2015 | SATISFACTION | — |
| 2014-00114 | MEYERS JUDITH | 2/12/2015 | SATISFACTION | — |
| 2014-00114 | MEYERS KEVIN | 2/12/2015 | SATISFACTION | — |
| 2014-00114 | MEYERS MELISSA | 2/12/2015 | SATISFACTION | — |
| 2014-00114 | TLB INDUSTRIES INC | 2/12/2015 | SATISFACTION | — |
| 2014-00291 | SCHOLL RAYMOND P JR | 2/09/2015 | VACATE JUDGMENT | — |
| 2014-00291 | SCHOLL CORRINE | 2/09/2015 | VACATE JUDGMENT | — |
| 2014-00463 | MORCOM EYDIE | 2/13/2015 | DEFAULT JUDGMENT | 4,979.27 |
| 2014-00557 | DELORENZO ROBIN | 2/09/2015 | DEFAULT JUDG IN REM | 127,083.27 |
| 2014-00588 | BALDWIN MICHAEL E | 2/09/2015 | DEFAULT JUDG IN REM | 137,431.72 |
| 2014-00660 | MIALE NICOLE E | 2/09/2015 | DEFAULT JUDG IN REM | 52,225.66 |
| 2014-00674 | MINK KATHLEEN A | 2/13/2015 | DEFAULT JUDG IN REM | 77,486.72 |
| 2014-00674 | MINK KATHLEEN A | 2/13/2015 | WRIT OF EXECUTION | 77,486.72 |

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

| | | | | |
|------------|------------------------------|-----------|-------------------|------------|
| 2014-00710 | HAMLIN CARR WASH INC | 2/09/2015 | WRIT OF EXECUTION | 449,443.25 |
| 2014-00710 | GFY AUTO SALES INC | 2/09/2015 | WRIT OF EXECUTION | 449,443.25 |
| 2014-00710 | CARR EDMUND R | 2/09/2015 | WRIT OF EXECUTION | 449,443.25 |
| 2014-20284 | VANWYCKHOUSE GAVIN | 2/09/2015 | SATISFACTION | — |
| 2014-20284 | VAN WYCKHOUSE GAVIN | 2/09/2015 | SATISFACTION | — |
| 2014-20615 | MOWATT PETER R | 2/13/2015 | WRIT OF EXECUTION | 526.16 |
| 2014-20660 | HOWANITZ DONALD | 2/10/2015 | SATISFACTION | — |
| 2014-21287 | MOWATT PETER R | 2/13/2015 | WRIT OF EXECUTION | 320.64 |
| 2014-21342 | LAKADA CORPORATION | 2/09/2015 | SATISFACTION | — |
| 2014-21342 | D'ALBERO L | 2/09/2015 | SATISFACTION | — |
| 2014-21342 | DALBERO L | 2/09/2015 | SATISFACTION | — |
| 2014-21343 | LAKADA CORPORATION | 2/09/2015 | SATISFACTION | — |
| 2014-21343 | D'ALBERO L | 2/09/2015 | SATISFACTION | — |
| 2014-21343 | DALBERO L | 2/09/2015 | SATISFACTION | — |
| 2014-21344 | LAKADA CORPORATION | 2/09/2015 | SATISFACTION | — |
| 2014-21344 | D'ALBERO L | 2/09/2015 | SATISFACTION | — |
| 2014-21344 | DALBERO L | 2/09/2015 | SATISFACTION | — |
| 2014-21345 | LAKADA CORPORATION | 2/09/2015 | SATISFACTION | — |
| 2014-21345 | D'ALBERO L | 2/09/2015 | SATISFACTION | — |
| 2014-21345 | DALBERO L | 2/09/2015 | SATISFACTION | — |
| 2015-20113 | BOWEN TIMOTHY | 2/09/2015 | JP TRANSCRIPPT | 8,521.96 |
| 2015-20113 | BOWEN JANET | 2/09/2015 | JP TRANSCRIPPT | 8,521.96 |
| 2015-20114 | KASPAR LOUISE ESTATE | 2/09/2015 | FEDERAL TAX LIEN | 345,475.49 |
| 2015-20114 | CHMIEL PAULA | 2/09/2015 | FEDERAL TAX LIEN | 345,475.49 |
| 2015-20115 | ROBINSON WILLIAM | 2/09/2015 | FEDERAL TAX LIEN | 27,718.49 |
| 2015-20117 | HERON PROPERTY SOLUTIONS LLC | 2/11/2015 | MUNICIPAL LIEN | 622.06 |
| 2015-20118 | POWERS HENRY | 2/11/2015 | JP TRANSCRIPT | 4,109.05 |
| 2015-20118 | POWERS ENTERPRISES INC | 2/11/2015 | JP TRANSCRIPT | 4,109.05 |
| 2015-20119 | DUNNE DENNIS | 2/11/2015 | JP TRANSCRIPT | 2,281.20 |
| 2015-20119 | WHITE KAITLIEN | 2/11/2015 | JP TRANSCRIPT | 2,281.20 |
| 2015-20119 | DUNNE DENNIS | 2/11/2015 | WRIT OF EXECUTION | — |
| 2015-20119 | WHITE KAITLIEN | 2/11/2015 | WRIT OF EXECUTION | — |
| 2015-20120 | MELAND KIM | 2/11/2015 | JP TRANSCRIPT | 4,188.74 |
| 2015-20120 | MELAND KIM | 2/11/2015 | WRIT OF EXECUTION | — |
| 2015-20121 | ANTHONY RALPH | 2/12/2015 | JUDGMENT NOTE | 7,843.00 |
| 2015-20121 | ANTHONY STACY | 2/12/2015 | JUDGMENT NOTE | 7,843.00 |
| 2015-20122 | BOEHMER RALPH P | 2/12/2015 | JUDGMENT | 350.50 |
| 2015-20123 | BOEHMER RALPH P | 2/12/2015 | JUDGMENT | 124,896.82 |
| 2015-20124 | LAKELAND STAIR & MILLWORK | 2/12/2015 | JP TRANSCRIPT | 506.11 |
| 2015-20124 | DEVREIZE BETH | 2/12/2015 | JP TRANSCRIPT | 506.11 |
| 2015-20124 | DEVREIZE HARRY | 2/12/2015 | JP TRANSCRIPT | 506.11 |
| 2015-20124 | DEVREIZE BETH | 2/12/2015 | JP TRANSCRIPT | 26.15 |
| 2015-20125 | PETERSON BONNIE | 2/12/2015 | JUDGMENT NOTE | 2,142.11 |
| 2015-20125 | PETERSON BONNIE L A/K/A | 2/12/2015 | JUDGMENT NOTE | 2,142.11 |
| 2015-20126 | DOLPH KATLYN K | 2/13/2015 | JUDGMENT | 1,523.50 |
| 2015-20127 | BREIDENSTEIN CHRISTOPHER K | 2/13/2015 | JUDGMENT | 14,298.50 |
| 2015-20128 | HOLEVINSKI JOHN | 2/13/2015 | JP TRANSCRIPT | 3,343.86 |

| | | | | | |
|------------|---|---|-----------|---------------|----------|
| 2015-40009 | PARRY BRYAN OWNER | P | 2/12/2015 | STIP VS LIENS | — |
| 2015-40009 | PARRY BERNADETTE OWNER | P | 2/12/2015 | STIP VS LIENS | — |
| 2015-40009 | PRECISION HOME BUILDERS INC CONTRACTOR | | 2/12/2015 | STIP VS LIENS | — |
| 2015-90014 | GRZEBIN PETER P ESTATE | | 2/09/2015 | ESTATE CLAIM | 200.00 |
| 2015-90015 | FRISBIE JEAN ESTATE | | 2/10/2015 | ESTATE CLAIM | 1,729.10 |
| 2015-90016 | FRISBIE JEAN ESTATE | | 2/10/2015 | ESTATE CLAIM | 230.55 |
| 2015-90017 | FRISBIE JEAN ESTATE | | 2/10/2015 | ESTATE CLAIM | 341.35 |
| 2015-90018 | FRISBIE JEAN ESTATE | | 2/10/2015 | ESTATE CLAIM | 253.05 |

CONTRACT — BUYER PLAINTIFF

| CASE NO. | INDEXED PARTY | TYPE | DATE | AMOUNT |
|------------|--------------------|-----------|-----------|--------|
| 2015-00070 | PIAZZA AUGUST | PLAINTIFF | 2/10/2015 | — |
| 2015-00070 | GENERAL MOTORS LLC | DEFENDANT | 2/10/2015 | — |

CONTRACT — DEBT COLLECTION: CREDIT CARD

| CASE NO. | INDEXED PARTY | TYPE | DATE | AMOUNT |
|------------|-------------------------------|-----------|-----------|--------|
| 2015-00073 | PORTFOLIO RECOVERY ASSOCIATES | PLAINTIFF | 2/11/2015 | — |
| 2015-00073 | DESANDO FRANCIS | DEFENDANT | 2/11/2015 | — |
| 2015-00074 | PORTFOLIO RECOVERY ASSOCIATES | PLAINTIFF | 2/11/2015 | — |
| 2015-00074 | MANN SUSAN | DEFENDANT | 2/11/2015 | — |

CONTRACT — DEBT COLLECTION: OTHER

| CASE NO. | INDEXED PARTY | TYPE | DATE | AMOUNT |
|------------|---------------------------|-----------|-----------|--------|
| 2015-00069 | FIRST NATIONAL BANK OF PA | PLAINTIFF | 2/10/2015 | — |
| 2015-00069 | DANIELS RICHARD C | DEFENDANT | 2/10/2015 | — |

CONTRACT — OTHER

| CASE NO. | INDEXED PARTY | TYPE | DATE | AMOUNT |
|------------|---|-----------|-----------|--------|
| 2015-00079 | HIGHLAND ACRES ESTATES INC PLAINTIFF/APPELLANT | PLAINTIFF | 2/13/2015 | — |
| 2015-00079 | KOEBELE RODNEY DEFENDANT/APPELLEE | DEFENDANT | 2/13/2015 | — |

MISCELLANEOUS — OTHER

| CASE NO. | INDEXED PARTY | TYPE | DATE | AMOUNT |
|------------|--|-----------|-----------|--------|
| 2015-00072 | MUTASCIO DOMINIC | PLAINTIFF | 2/11/2015 | — |
| 2015-00072 | MUTASCIO DEBBIE | PLAINTIFF | 2/11/2015 | — |
| 2015-00072 | ASSOCIATION OF PROPERTY OWNERS OF THE HIDEOUT, INC. | DEFENDANT | 2/11/2015 | — |
| 2015-00072 | HIDEOUT ASSOCIATION OF PROPERTY OWNERS | DEFENDANT | 2/11/2015 | — |

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

| CASE NO. | INDEXED PARTY | TYPE | DATE | AMOUNT |
|------------|---|-----------|-----------|--------|
| 2015-00071 | GENERATION MORTGAGE COMPANY | PLAINTIFF | 2/10/2015 | — |
| 2015-00071 | WOOD FLORENCE | DEFENDANT | 2/10/2015 | — |
| 2015-00071 | WOOD JACK | DEFENDANT | 2/10/2015 | — |
| 2015-00071 | UNITED STATES OF AMERICA DEPARTMENT OF JUSTICE | DEFENDANT | 2/10/2015 | — |
| 2015-00075 | WELLS FARGO BANK NA | PLAINTIFF | 2/11/2015 | — |
| 2015-00075 | SEITZ JOYCE M | DEFENDANT | 2/11/2015 | — |
| 2015-00076 | DEUTSCHE BANK TRUST COMPANY AS TRUSTEE | PLAINTIFF | 2/12/2015 | — |
| 2015-00076 | JPMORGAN MORTGAGE ACQUISITION | PLAINTIFF | 2/12/2015 | — |
| 2015-00076 | ROACH JENNIFER L | DEFENDANT | 2/12/2015 | — |
| 2015-00076 | ROACH PETER M | DEFENDANT | 2/12/2015 | — |
| 2015-00078 | WELLS FARGO BANK NA | PLAINTIFF | 2/13/2015 | — |
| 2015-00078 | LINES JASON | DEFENDANT | 2/13/2015 | — |

TORT — MOTOR VEHICLE

| CASE NO. | INDEXED PARTY | TYPE | DATE | AMOUNT |
|------------|--------------------|-----------|-----------|--------|
| 2015-00077 | DELISE CHRISTOPHER | PLAINTIFF | 2/13/2015 | — |
| 2015-00077 | MAGUIRE JULIA | DEFENDANT | 2/13/2015 | — |

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MORTGAGES AND DEEDS

*RECORDED FROM FEBRUARY 23, 2015 TO FEBRUARY 28, 2015
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

| GRANTOR | GRANTEE | LOCATION | AMOUNT |
|-----------------------------|---|-----------------------|---------------|
| Gould Daniel E | Dime Bank | Preston Township | |
| Gould S Anne Ricker | | | 5,816,000.00 |
| One II Inc | Dime Bank | Preston Township | |
| Independent Lake Camp | | | 5,816,000.00 |
| Brislin Keith | Honesdale National Bank | Cherry Ridge Township | 30,000.00 |
| Brodowsky Paul E | Mortgage Electronic Registration Systems | Paupack Township | |
| Hackal Keri | | | 104,400.00 |
| Atcavage Ronald L | Mortgage Electronic Registration Systems | Clinton Township | |
| Atcavage Beth | | | 270,697.00 |
| L A X M I Pa | Noah Bank | Hawley Borough | 350,000.00 |
| Miszler Martin Andrew | Honesdale National Bank | Berlin Township | |
| Miszler Susan A | | | 170,000.00 |
| Miszler Andrew | Honesdale National Bank | Clinton Township 1 | |
| Miszler Nadine | | | 170,000.00 |
| Suiverveld Nadine | | | |
| Non Brian | Honesdale National Bank | Clinton Township 1 | |
| Non Amanda E | | | 25,000.00 |
| Eroh Amanda | | | |
| Ambrosio Virginia | Mortgage Electronic Registration Systems | Manchester Township | |
| Ambrosio Charlotte | | | 58,913.00 |
| Matthews Charles | | | |
| Melbourne Monica R | N B T Bank | Salem Township | 56,050.00 |
| Geer Keith W | Mortgage Electronic Registration Systems | Buckingham Township | |
| Geer Danielle | | | 116,000.00 |
| McGarry William F | Mortgage Electronic Registration Systems | Paupack Township | |
| McGarry Brianne E | | | 300,000.00 |
| Stempky Christopher Michael | Wells Fargo Bank | Lake Township | 25,000.00 |
| Domenick James R | Mortgage Electronic Registration Systems | Lehigh Township | |
| Clupper Katherine L | | | 305,125.00 |
| Ryan Richard | Wayne Bank | Damascus Township | |
| Ryan Dolores | | | 130,000.00 |
| Dennis Andrew Jr | N B T Bank | Salem Township | |
| Dennis Sally M | | | 25,000.00 |
| Mattern Edward | N B T Bank | Sterling Township | |
| Mattern Maria | | 80,000.00 | |

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

| | | | |
|----------------------|---|-------------------|------------|
| Deobil Kimberly F | Mortgage Electronic Registration Systems | Salem Township | 84,800.00 |
| Swartz John P | Mortgage Electronic Registration Systems | Salem Township | 86,000.00 |
| Downton Jack | Dime Bank | Starrucca Borough | |
| Downton Jordan | | | 50,000.00 |
| Erbach Kristin Erk | Honesdale National Bank | Oregon Township | 152,900.00 |
| Dalrymple Cline D Jr | P N C Bank | Dreher Township | |
| Dalrymple Jane E | | | 203,000.00 |
| Killam Michael | Dime Bank | Honesdale Borough | 155,000.00 |
| Rimokh Jacques M | Mortgage Electronic Registration Systems | Dreher Township | 196,000.00 |
| ONeill Suzanne | P Sec U | Texas Township | |
| ONeill John J | | | 117,700.00 |
| Matz Jonathan | Mortgage Electronic Registration Systems | Paupack Township | 134,700.00 |
| Collentine Daniel | Fidelity Deposit & Discount Bank | Sterling Township | 119,916.00 |
| Fiorilla Lauren | Fiorilla Joseph S | Paupack Township | |
| Oggenfuss Michael | Fiorilla Susan | | 31,000.00 |

DEEDS

| GRANTOR | GRANTEE | LOCATION | LOT |
|--|--|-----------------------|---------|
| Cicco James | Beahan John K Swift Karen | South Canaan Township | |
| Accomando Angelo | Goldade James | Salem Township | |
| Accomando Tammy | | | Lot 437 |
| Maxwell John C | | | |
| Maxwell Dawn M | | | |
| Shanks William C | Brodowsky Paul E | Paupack Township | |
| Baker Constance H | Hackal Keri | | Lot 163 |
| Haffner Fred AKA By Agent | Cress Stephanie Tr | Lehigh Township | |
| Haffner Frederick D Jr AKA By Agent | Frederick D Haffner Irrevocable Grantor Tr | | Lot 7 |
| Haffner Virginia J Agent | Virginia J Haffner Irrevocable Grantor Tr | | |
| Haffner Virginia J AKA | | | |
| Haffner Virginia AKA | | | |
| Storm Debra Z Exr | Storm Timothy P | Palmyra Township | |
| Storm Franklin L Est AKA | | | Lot 7 |
| Storm Franklyn L Est AKA | | | |
| Deppe Barbara S | Hartman Harry Gottlieb III Hartman Kathleen Ann | Lehigh Township | Lot 128 |
| Dilello Family Poconos Property | Dilello John | Dreher Township | |
| First National Bank Of Pa | Maiorana Salvatore J Jr Maiorana Dena M | Clinton Township 2 | |
| Wasman Gary Charles | Wasman Gary Charles | Oregon Township | |
| Wasman Eileen Bridget | | | |

| | | | |
|------------------------------|--------------------------------------|----------------------|--------------|
| Urammabangu Justina Exr | Miszler Andrew | Clinton Township 1 | |
| Mubangu Justina Uram Exr | Miszler Nadine | | Lot 21 |
| Veals Charles T Est | | | |
| Citimortgage Inc By Af | Ambrosio Virginia | Manchester Township | |
| Servicelink Af | Ambrosio Charlotte | | Lot 2 |
| | Matthews Charles | | |
| Onewest Bank N A | Melbourne Monica R | Salem Township | Lot 546 |
| Geer Danielle | Geer Keith W | Buckingham Township | |
| Gulyas Danielle | Geer Danielle | | |
| Geer Keith W | | | |
| Leber H John | Mcgarry William F | Paupack Township | |
| Leber Barbara | Mcgarry Brianne E | | Lots 22 & 23 |
| Richhart Ronald B Sr | Deobil Kimberly F | Salem Township | Lot 731 |
| Vassa Frank M | Petrill Kathleen Phillips | Lake Township | |
| Vassa Heather S | Phillipspetrill Kathleen | | Lot 6 |
| Vassa Frank M | Petrill Kathleen Phillips | Lake Township | |
| Vassa Heather S | Phillipspetrill Kathleen | | Lot 22 |
| Gombita Carol A Exr | Gombita Carol A | Dyberry Township | |
| Gombita Paul Charles Sr Est | | | |
| Notarnicola Anthony | Notarnicola Family Irrevocable Trust | Manchester Township | |
| Notarnicola Gloria | | | Lot 1 |
| C O B A Inc | One Three Zero Six North Main Street | Honesdale Borough | |
| Davis Tracy L | Hunt Roger D | Texas Township 1 & 2 | |
| | Hunt Patricia W | | |
| Hunt Roger D | Hunt Roger D | Texas Township 1 & 2 | |
| Hunt Patricia W | Hunt Patricia W | | |
| Home Opportunity | Downton Jack | Starrucca Borough | |
| | Downton Jordan | | |
| Grives Jason C By Sheriff | Bank Of America | Lehigh Township | |
| Grives Melissa By Sheriff | | | Lot 118 |
| Bannon Dennis J AKA | | | |
| By Sheriff | Veterans Affairs | Berlin Township | |
| Bannon Dennis AKA By Sheriff | | | Lot 1 |
| Murania Sergio | Killam Michael | Honesdale Borough | |
| West Susan Exr | Patten Jeremy J | Honesdale Borough | |
| OKeefe Gwendoline Est | Patten Heidi M | | Lot 2 |
| Ruane Jeanne | Fiorilla Lauren | Paupack Township | |
| Coleman William | Oggenfuss Michael | | |
| Heyman Norman M Est AKA | Heyman Edith B | Paupack Township | |
| Heyman Norman Est AKA | | | |
| Heyman Edith B Exr | | | |
| Heyman Edith B | McCurdy Brent | Paupack Township | |
| | McCurdy Linda | | |



Legal Journal of Wayne County
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Honesdale, PA 18431