

OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 5 ★ MARCH 13, 2015 ★ Honesdale, PA ★ No. 1



IN THIS ISSUE

LEGAL NOTICES	4
SHERIFF'S SALES.....	9
CIVIL ACTIONS FILED	23
MORTGAGES & DEEDS.....	27

© 2015 Legal Journal of Wayne County



Court of Common Pleas 22nd Judicial District:

The Hon. Raymond L. Hamill
President Judge

The Hon. Robert J. Conway
Senior Judge

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

The Official Legal Publication of Wayne County, Pennsylvania



Legal Journal of Wayne County

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

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

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

www.waynecountylawyers.org

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

OFFICERS

President
Janine Edwards, Esq.

Vice-President
Matthew Meagher, Esq.

Secretary
Ronnie Bugaj Fischer, Esq.

Treasurer
Christine Rechner, Esq.

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

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

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

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

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

MESSAGE FROM THE
WAYNE COUNTY BAR ASSOCIATION



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

PRICING & RATES

Notice Pricing

One time Insertions

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

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

Subscription Rates

Per Year

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

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

WAYNE COUNTY OFFICIALS

Judge of the Court of Common Pleas

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

Magisterial District Judges

Bonnie L. Carney
Ronald J. Edwards
Ted Mikulak

Court Administrator

Linus H. Myers

Sheriff

Mark Steelman

District Attorney

Janine Edwards, Esq.

Prothonotary, Clerk of The Court

Edward “Ned” Sandercock

Chief Public Defender

Scott Bennett, Esq.

Commissioners

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

Treasurer

Brian T. Field

Recorder of Deeds, Register of Wills

Ginger M. Golden

Coroner

Edward Howell

Auditors

Carla Komar
Judy O’Connell
Kathleen A. Schloesser

Jury Commissioners

Judith M. Romich
Patricia Biondo

LEGAL NOTICES

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

ESTATE NOTICES

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

EXECUTRIX NOTICE

Estate of GRACE E. YOUNG
AKA GRACE YOUNG
Late of Manchester Township
Executrix
CINDY BALDWIN
3853 HANCOCK HWY.
HONESDALE, PA 18431
Attorney
MATTHEW L. MEAGHER,
ESQUIRE
1018 CHURCH STREET
HONESDALE, PA 18431

3/13/2015 • 3/20/2015 • 3/27/2015

EXECUTRIX NOTICE

Estate of HILDEGARD
SPERLING
Late of Damascus Township
Executrix
GABRIELE VANNATTA
2015 RIVER ROAD
DAMASCUS, PA 18415
Executrix
EVELYN H. CIMAHOSKY

48 ZIMMER TRAIL
BEACH LAKE, PA 18405
Attorney
FRANCES GRUBER, ESQ.
214 NINTH STREET
HONESDALE, PA 18431

3/13/2015 • 3/20/2015 • 3/27/2015

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
HONSDALE, PA 18431

2/27/2015 • 3/6/2015 • 3/13/2015

OTHER NOTICES

NOTICE

COURT OF COMMON PLEAS
OF WAYNE COUNTY
COMMONWEALTH OF
PENNSYLVANIA

CASE NO. 4-2015-CIVIL

MORTGAGE FORECLOSURE
ACTION

PIPER CREEK INC.,
PLAINTIFF,

vs.

LOUIS J. SYLVESTER, JR. ,
DEFENDANT.

TO: LOUIS J. SYLVESTER, JR.

TAKE NOTICE THAT Plaintiff has filed a Complaint in Mortgage Foreclosure in the aforesaid Court against you in connection with your property situate in South Canaan Township, Wayne County, PA (more commonly known as 1310 Cortez Road, Lake Ariel, PA 18436) and more particularly described in Wayne County Record Book 4226 at page 230 for your failure to make mortgage payments.

If you wish to defend you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defense or

objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

North Penn Legal Services
Wayne County Courthouse
Honesdale, PA 18431
Intake 1-877-515-7465
Monday-Thursday 9:30-11:30am
and 1:30-3:30pm
Friday 9:30-11:30am

Kimberly D. Martin, Esquire
1022 Court Street
Honesdale, Pennsylvania 18431
Attorney for Plaintiff

3/13/2015

LEGAL NOTICE

THE SUPERVISORS OF MOUNT PLEASANT TOWNSHIP WILL HOLD A PUBLIC MEETING ON APRIL 6, 2015 AT 7:00 PM AT THE TOWNSHIP BUILDING FOR THE PURPOSE OF CONSIDERING THE ENACTMENT OF A PROPOSED ORDINANCE, THE TITLE AND SUMMARY OF WHICH ARE AS FOLLOWS:

ORDINANCE NO. 2015-1
Mount Pleasant Township, Wayne County, Pennsylvania

Ordinance Authorizing the Participation of Mount Pleasant Township in the PSATS Unemployment Compensation Group Trust Pursuant to the Pennsylvania Intergovernmental Cooperation Law

Proposed Ordinance No. 2015-1 would confirm Mount Pleasant Township's continued membership in the PSATS Unemployment Compensation Group Trust ("Trust"), which consists of governmental units from throughout the Commonwealth of Pennsylvania that have created an intergovernmental cooperative arrangement to permit participating employers to pool resources to satisfy unemployment compensation obligations in a cost effective manner.

Proposed Ordinance No. 2015-1 includes provisions addressing the conditions that must be met to

participate in and withdraw from the Trust, the organization structure of the Trust, the appropriation of funds required for the operation of the Trust, the authority of the Trust to enter into contracts and take other actions appropriate to carry out the purposes of the Trust, and the effective date of April 6, 2015 Township's participation in the Trust. The proposed ordinance also provides for severability and confirms that it does not affect any rights or liabilities existing prior to the adoption of the ordinance. It also references the Trust Agreement that governs the operations of the Trust.

The full text of Proposed Ordinance No. 2015-1 and the Trust Agreement are on file for inspection and review without charge (or a copy may be obtained for a charge not greater than the cost thereof) at Mount Pleasant Township's offices at the Township Building, Pleasant Mount, PA.

If any person with a disability wishes to request that special accommodations be made to allow his or her participation, he or she is asked to contact the Township Secretary at 570-448-2575 at least one business day in advance to make arrangements.

Kathryn Dix, Secretary
David F. Bianco, Esq., Solicitor

3/13/2015

NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Pennsylvania Department of State for Advanced Inpatient Medicine Transitional Care, P.C. pursuant to the provisions of the Pennsylvania Business Corporation Law of 1988.

Robert S. Sensky, Esquire
LAPUTKA, BAYLESS, ECKER &
COHN, P.C.
One South Church Street, Suite
301
Hazleton, PA 18201

3/13/2015

CERTIFICATE OF ORGANIZATION

TAKE NOTICE THAT a Certificate of Organization was filed with the Department of State. The name of the Limited Liability Company is Affordable Storage and Rental Facilities, LLC. This Limited Liability Company has been organized under the provision pursuant to 15 Pa. C.S. 8913.

NICHOLAS A. BARN, ESQUIRE
831 Court Street
Honesdale, PA 18431

3/13/2015

CERTIFICATE OF ORGANIZATION

TAKE NOTICE THAT a Certificate of Organization was filed with the Department of State. The name of the Limited Liability

Company is EKB Abstracting LLC. This Limited Liability Company has been organized under the provision pursuant to 15 Pa. C.S. 8913.

NICHOLAS A. BARNA, ESQUIRE
831 Court Street
Honesdale, PA 18431

3/13/2015

CERTIFICATE OF ORGANIZATION

TAKE NOTICE THAT a Certificate of Organization was filed with the Department of State. The name of the Limited Liability Company is Yatsonsky Busing, LLC. This Limited Liability Company has been organized under the provision pursuant to 15 Pa. C.S. 8913.

NICHOLAS A. BARNA, ESQUIRE
831 Court Street
Honesdale, PA 18431

3/13/2015

CERTIFICATE OF ORGANIZATION

TAKE NOTICE THAT a Certificate of Organization was filed with the Department of State. The name of the Limited Liability Company is Yatsonsky Farms, LLC. This Limited Liability Company has been organized under the provision pursuant to 15 Pa. C.S. 8913.

NICHOLAS A. BARNA, ESQUIRE

831 Court Street
Honesdale, PA 18431

3/13/2015

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 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 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 the 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

YOUR HOMETOWN INSURANCE FRIENDS

Providing You and Your Practice with Affordable

Lawyers Professional Liability Insurance



OUR SERVICE SHINES ABOVE THE REST.

OLSOMMER-CLARKE
INSURANCE GROUP, INC.

HAMLIN OFFICE • 570-689-9600

HONESDALE OFFICE • 570-253-6330

MOSCOW OFFICE • 570-842-9600

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

Our Insurance Companies are rated by
AM Best's Insurance Company Rating Guide.

www.nepainsurance.com

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 corner 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

**SHERIFF'S SALE
APRIL 8, 2015**

By virtue of a writ of Execution instituted Deutsche Bank National Trust Company as Trustee for HSI Asset Securitization Corporation 2006-OPT3, by its servicer, Ocwen Loan Servicing, LLC issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 8th 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 situated in the Borough of Honesdale (formerly Texas Township), County of Wayne, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the center of the Main Public Highway which leads from Honesdale to Bunnelltown, the southeast corner of lot of Mrs. John Hiller; thence North 84 degrees 15 minutes West 266 feet along the Hiller line to a corner in the stone wall; thence South 10 degrees East 100 feet along property of Clarence Calloway to a stake and stones corner; thence South 85 degrees 55 minutes East 204 feet along lands of CC. Brown to a point in the center of the aforementioned public highway; thence along the center of the highway North 28 degrees 30 minutes East 100 feet to the place of BEGINNING.

CONTAINING 23,500.00 square feet.

BEING the same premises which Farmers & Merchants Bank, a Division of Citizens National Bank of Lansford, Pennsylvania, by its deed dated the 23rd day of December, 1997, and recorded in Wayne County Record Book 1316

at Page 0048, granted and conveyed unto Joseph J. Sepe.

FURTHER BEING the same premises which Joseph J. Sepe, by his deed dated the 10th day of January, 2003, and intended to be recorded immediately prior hereto, granted and conveyed unto Janice Sepe, the Grantor herein.

PARCEL NO. 11-0-0010-0126

BEING KNOWN AS 248 Cliff Street, Honesdale, PA 18431

BEING the same premises which Janice Sepe, by Deed dated March 24, 2003 and recorded March 24, 2003 in the Office of the Recorder of Deeds in and for Wayne County in Deed Book 2190Page 186 granted and conveyed unto Janice Sepe and Patrick J. Griffin, as joint tenants with rights of survivorship and not as tenants in common. Patrick J. Griffin has since departed this life on 03/11/2013.

Seized and taken in execution as property of:
Janice Compton a/k/a Janice Sepe
248 Cliff Street HONESDALE PA
18431

Execution No. 172-Civil-2014
Amount Due: \$147,660.98 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.

William E. Miller Esq.

3/13/2015 • 3/20/2015 • 3/27/2015

**SHERIFF'S SALE
APRIL 8, 2015**

By virtue of a writ of Execution instituted PNC 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 8th 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 tract or parcel of land situated in the Township of Salem, Wayne County, Pennsylvania, known as Lot 762, Section 8, 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.

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.

BEING THE SAME PREMISES which Frederick W. Horton, Jr. and Virginia S. Horton, his wife, by Deed dated November 22, 1997 and recorded in the Wayne County Recorder of Deeds Office on December 2, 1997 in Deed Book 1308, Page 328, granted and conveyed unto Joseph J. Mazzariello, Jr. and Christine K. Mazzariello, his wife.

Tax Parcel No.: 22-0-0021-0015.-

Address Being: 762 Deerfield

Road, Lake Ariel, PA 18436

Seized and taken in execution as property of:
Joseph J. Mazzariello, Jr 321 The Hideout 762 DEERFIELD RD LAKE ARIEL PA 18436
Christine K. Mazzariello 321 The Hideout 762 DEERFIELD RD LAKE ARIEL PA 18436

Execution No. 350-Civil-2014
Amount Due: \$58,162.96 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.

LeeAne O. Huggins Esq.

3/13/2015 • 3/20/2015 • 3/27/2015

**SHERIFF'S SALE
APRIL 8, 2015**

By virtue of a writ of Execution instituted U.S. Bank, National Association, as Trustee for C-Bass Trust 2006-CB9, C-Bass Mortgage Loan Asset-Backed Certificates, Series 2006-CB9 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 8th 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, lying and being in the Township of Paupack, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at an iron pin for a corner, said iron pin being located where the western side of poplar street joins with the northern side of first street, and also being the southwest corner of lot #4, thence along the Westerly side of poplar street, north 66 degrees 30 minutes west, a distance of 100 feet to a corner, thence along the northerly side of lot #4, and a Portion of lot #3, south 46 degrees 36 minutes west, a distance of 75 feet to a point for a corner; thence through lot #3, south 66 degrees 30 minutes east, a distance of 100 feet to a point on the edge of first street; thence along the edge of first street, north 46 degrees 36 minutes

east a distance of 75 feet to the place of beginning.

Being all of lot #4 and 25 feet of lot #3, Section "H" as portrayed on map of lands of R. Fabbri, D. Possansa, Paupack Township, Wayne County, PA. Dated January 20, 1952. By P. LCCAS, Surveyor.

PARCEL NO.: 19-0-0015-0076.-

BEING KNOWN AS: 817 First Street, Lakeville, PA 18438

IMPROVEMENTS THEREON:
Residential Dwelling

Seized and taken in execution as property of:
Lyman J. Price a/k/a Lyman J. Price, Jr. a/k/a Lyman Price, Last Record Owner, et al 817 First Street LAKEVILLE PA 18438

Execution No. 575-Civil-2012
Amount Due: \$215,302.65 Plus additional costs

January 16, 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.

Nicole LaBletta, Esq.

3/13/2015 • 3/20/2015 • 3/27/2015

CIVIL ACTIONS FILED

*FROM FEBRUARY 14, 2015 TO FEBRUARY 20, 2015
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2009-20808	LANGAN THERESA	2/18/2015	SATISFACTION	784.70
2009-20809	LANGAN THERESA	2/18/2015	SATISFACTION	758.70
2010-20370	LANGAN THERESA	2/18/2015	SATISFACTION	1,509.84
2010-20394	LANGAN THERESA	2/18/2015	SATISFACTION	1,509.84
2010-21224	RANDALL MARC M	2/18/2015	SATISFACTION	—
2010-21224	RANDALL PATRICIA A	2/18/2015	SATISFACTION	—
2011-20336	MCGOWAN KEVIN J	2/17/2015	SATISFACTION	4,505.06
2011-20336	MCGOWAN DEBRA A	2/17/2015	SATISFACTION	4,505.06
2013-20033	SWEENEY KEVIN G	2/17/2015	SATISFACTION	12,156.53
2013-20614	SLOSS WILLIAM W	2/17/2015	SATISFACTION	—
2013-21293	PAGLIERI ANTHONY	2/18/2015	SATISFACTION	707.86
2014-00416	RAGUSO DEREK	2/19/2015	JDGMT BY COURT ORDER	142,381.33
2014-00416	RAGUSO DEREK	2/19/2015	WRIT OF EXECUTION	142,381.33
2014-00433	RUTLEDGE NORA L	2/20/2015	SATISFACTION	—
2014-00593	MAJKA KENNETH T JR	2/19/2015	DEFAULT JUDGMENT	199,482.70
2014-00593	MAJKA KENNETH T JR	2/19/2015	WRIT OF EXECUTION	199,482.70
2014-20269	GUARDIANS OF MERCY ANIMAL LEAGUE (A CORPORATION)	2/17/2015	SATISFACTION	—
2014-20396	YERMAL JOHN WILLIAM	2/19/2015	SATISFACTION	—
2014-20528	SLOSS WILLIAM W	2/18/2015	SATISFACTION	—
2014-20549	BOOTS BRENNEN B	2/18/2015	SATISFACTION	3,040.05
2014-20900	PAGLIERI ANTHONY	2/18/2015	SATISFACTION	1,473.06
2014-20986	TAGLE GREGORY	2/19/2015	WRIT OF EXECUTION	765.47
2014-21007	DEVITA VINCENT T	2/18/2015	WRIT OF EXECUTION	4,813.13
2014-21007	NBT BANK GARNISHEE	2/18/2015	GARNISHEE/WRIT EXEC	4,813.13
2014-21023	MOLLIKA THERESA	2/18/2015	SATISFACTION	—
2014-21047	PATEL ATUL R	2/18/2015	SATISFACTION	764.25
2014-21068	NAZARIO MICHAEL	2/20/2015	SATISFACTION	—
2014-21105	VILLARREAL RONALD	2/18/2015	SATISFACTION	—
2014-21167	WAYNE BANK GARNISHEE	2/17/2015	DISSOLVE WRIT ATTCH	—
2015-20009	ROSETTI JOSEPH R JR	2/20/2015	SATISFACTION	—
2015-20013	RAJNER EDWARD	2/20/2015	SATISFACTION	—
2015-20129	RICKARD WADE LOUIS	2/17/2015	JUDGMENT	4,960.40
2015-20130	CHMURA KEVIN	2/17/2015	JUDGMENT	1,949.00
2015-20131	GUENST VERNON	2/17/2015	JUDGMENT	2,277.00
2015-20132	PARISIO DANIEL W	2/17/2015	JUDGMENT	1,191.00
2015-20133	CAPASSO FRANK	2/17/2015	JUDGMENT	1,792.00

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

2015-20134	KLOECKENER MARC	2/17/2015	MUNICIPAL LIEN	533.53
2015-20134	KALNY PETER	2/17/2015	MUNICIPAL LIEN	533.53
2015-20135	SCUTT JENNIFER A	2/17/2015	FEDERAL TAX LIEN	24,594.31
2015-20136	TOMI MARIANA S	2/17/2015	JP TRANSCRIPT	1,545.64
2015-20137	POLLAY MIKE	2/17/2015	JP TRANSCRIPT	5,180.00
2015-20137	POLLAY MIKE	2/17/2015	WRIT OF EXECUTION	5,571.50
2015-20138	MCCORMACK HELEN B	2/18/2015	MUNICIPAL LIEN	533.53
	PERSONAL REPRESENTATIVE			
2015-20138	MCCORMACK JAMES E ESTATE OF	2/18/2015	MUNICIPAL LIEN	533.53
2015-20139	CALISE ANTHONY	2/18/2015	MUNICIPAL LIEN	1,150.99
2015-20139	CALISE FRANCES	2/18/2015	MUNICIPAL LIEN	1,150.99
2015-20140	OCWEN LOAN SERVICING LLC	2/18/2015	MUNICIPAL LIEN	1,243.04
2015-20141	MAROLD JOSEPH F	2/18/2015	MUNICIPAL LIEN	1,116.03
2015-20142	SCOTT CHARLENE	2/18/2015	MUNICIPAL LIEN	1,509.77
2015-20143	CAPOBIANCHI MICHAEL	2/18/2015	MUNICIPAL LIEN	1,150.99
2015-20143	CAPOBIANCHI DARLENE	2/18/2015	MUNICIPAL LIEN	1,150.99
2015-20144	GENUINO GERALD	2/18/2015	MUNICIPAL LIEN	1,191.54
2015-20144	GENUINO MARY JANE	2/18/2015	MUNICIPAL LIEN	1,191.54
2015-20145	MINK KATHLEEN	2/18/2015	MUNICIPAL LIEN	1,226.41
2015-20146	ULKOSKI ROBERT	2/18/2015	JP TRANSCRIPT	1,889.76
2015-20147	44 WELWOOD AVENUE LLC	2/18/2015	JUDGMENT NOTE	22,000.00
2015-20148	KOMINSKI LON KEVIN JR	2/18/2015	JUDGMENT	1,589.50
2015-20149	SINCLAIR NANCY	2/18/2015	JP TRANSCRIPT	883.74
2015-20150	FLAHERTY MICHAEL J	2/19/2015	JUDGMENT	1,521.00
2015-20151	FLAHERTY MICHAEL J	2/19/2015	JUDGMENT	1,709.00
2015-20152	FITZPATRICK STEVEN G	2/19/2015	JP TRANSCRIPT	1,555.40
2015-20153	ORTHOUSE EDWARD	2/19/2015	JP TRANSCRIPT	7,463.56
2015-20154	DAY EDWIN E	2/20/2015	TAX LIEN	1,679.91
2015-20154	DAYS BAKERY	2/20/2015	TAX LIEN	1,679.91
	T/A			
2015-20155	HOTEL SEAGRAVES & SEAGRAVES DEV CO INC THE	2/20/2015	TAX LIEN	1,982.74
2015-20156	JOYFUL NOISE CHILD LEARNING INC	2/20/2015	TAX LIEN	14,257.77
2015-20157	HEINEMANN SAMUAL	2/20/2015	JUDGMENT	1,366.00
2015-20158	HEATER NANCY R	2/20/2015	JUDGMENT	1,874.50
2015-90019	CAPLAN ARTHUR ESTATE P	2/17/2015	ESTATE CLAIM	582.56
2015-90020	KLEPADLO JAMES ROBERT ESTATE A/K/A	2/17/2015	ESTATE CLAIM	6,092.93
2015-90020	KLEPADLO JAMES RESTATE	2/17/2015	ESTATE CLAIM	6,092.93

CIVIL APPEALS — AGENCIES: DEPT. OF TRANSPORTATION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00087	PULICI JILL R	PLAINTIFF	2/19/2015	—
2015-00087	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	DEFENDANT	2/19/2015	—

CONTRACT — BUYER PLAINTIFF

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00086	MILLER CAITLIN	PLAINTIFF	2/18/2015	—
2015-00086	MROZ TAYLOR	PLAINTIFF	2/18/2015	—
2015-00086	FORD MOTOR COMPANY	DEFENDANT	2/18/2015	—

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00090	AMERICAN EXPRESS CENTURION BAN	PLAINTIFF	2/20/2015	—
2015-00090	GUERRIERI CINDY A/K/A	DEFENDANT	2/20/2015	—
2015-00090	GUERRIERI CINDY A	DEFENDANT	2/20/2015	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00080	WELLS FARGO BANK	PLAINTIFF	2/18/2015	—
2015-00080	IMBURGIO CATHERINE ANN	DEFENDANT	2/18/2015	—
2015-00080	IMBURGIO LORETTA DECEASED	DEFENDANT	2/18/2015	—
2015-00080	IMBURGIO STEVEN	DEFENDANT	2/18/2015	—
2015-00081	BANK OF AMERICA NA SUCCESSOR BY MERGER TO	PLAINTIFF	2/18/2015	—
2015-00081	COUNTRYWIDE BANK FSB	PLAINTIFF	2/18/2015	—
2015-00081	HEWSON JANINE	DEFENDANT	2/18/2015	—
2015-00082	WELLS FARGO BANK	PLAINTIFF	2/18/2015	—
2015-00082	SENGUN SABAHATTIN	DEFENDANT	2/18/2015	—
2015-00082	SENGUN CANAN	DEFENDANT	2/18/2015	—
2015-00083	US BANK NATIONAL ASSOCIATION TRUSTEE FOR	PLAINTIFF	2/18/2015	—
2015-00083	JPMORGAN MORTGAGE ACQUISITION	PLAINTIFF	2/18/2015	—
2015-00083	WOODS WILLIAM	DEFENDANT	2/18/2015	—
2015-00083	WOODS JENNIFER L	DEFENDANT	2/18/2015	—
2015-00083	PETERKA JASON P	DEFENDANT	2/18/2015	—
2015-00084	US BANK NATIONAL ASSOCIATION AS TRUSTEE FOR	PLAINTIFF	2/18/2015	—
2015-00084	PENNSYLVANIA HOUSING FINANCE	PLAINTIFF	2/18/2015	—
2015-00084	HANNAH MARY A	DEFENDANT	2/18/2015	—
2015-00084	UNKNOWN HEIRS OF MARY A HANNAH	DEFENDANT	2/18/2015	—
2015-00091	WELLS FARGO BANK NA	PLAINTIFF	2/20/2015	—
2015-00091	IMPELLIZZERI DOROTHY A/K/A	DEFENDANT	2/20/2015	—
2015-00091	IMPELLIZZERI DOROTHY	DEFENDANT	2/20/2015	—

TORT — MOTOR VEHICLE

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00088	STOSS DOREEN	PLAINTIFF	2/20/2015	—
2015-00088	SCHAFFER SCOTT	DEFENDANT	2/20/2015	—
2015-00088	FEDERAL EXPRESS CORPORATION	DEFENDANT	2/20/2015	—
2015-00092	MYERS SHIRLEY	PLAINTIFF	2/20/2015	—
2015-00092	MYERS STANLEY	PLAINTIFF	2/20/2015	—
2015-00092	HARTZ MARY	DEFENDANT	2/20/2015	—

TORT — OTHER

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00085	COUNTRYWAY INSURNACE COMPANY A/S/O	PLAINTIFF	2/18/2015	—
2015-00085	SCIARRINO JOSEPH	PLAINTIFF	2/18/2015	—
2015-00085	SCIARRINO PAOLA	PLAINTIFF	2/18/2015	—
2015-00085	MORGAN JOHN	DEFENDANT	2/18/2015	—
2015-00089	LIBERTY MUTUAL INSURANCE CO AS SUBROGEE OF	PLAINTIFF	2/20/2015	—
2015-00089	VENNIE MARISSA	PLAINTIFF	2/20/2015	—
2015-00089	BARNES BRETT F A/K/A	DEFENDANT	2/20/2015	—
2015-00089	BARDES BRETT	DEFENDANT	2/20/2015	—
2015-00089	LITZENBAUER JOSHUA L	DEFENDANT	2/20/2015	—

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

MORTGAGES AND DEEDS

*RECORDED FROM MARCH 2, 2015 TO MARCH 6, 2015
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Realmuto John D	First National Bank Of Pa	Lebanon Township	
Realmuto Elvera		Lebanon & Manchester Townships	110,000.00
		Manchester Township	
		Manchester & Lebanon Townships	110,000.00
Fratto Vincent	Wells Fargo Bank	Paupack Township	
Fratto Lucy			125,000.00
Maiocco Lance	Honesdale National Bank	Lake Township	
Maiocco Joann			40,000.00
Pieszala Courtney	Mortgage Electronic Registration Systems	Dreher Township	
Alaimo Adam			170,050.00
Sporer David P	Wayne Bank	Cherry Ridge Township	
Sporer Amy E			237,000.00
Giles Edwin C Jr	Giles Tami	Prompton Borough	
	Hardler Michael James		45,960.76
Clark Richard Lee II	Dime Bank	Damascus Township	
Smith Shelby Lynn			106,000.00
McKinney Roger Jr	Dime Bank	South Canaan Township	
Douglass William E	Dime Bank	Oregon Township	
Douglass Mary Ellen			80,000.00
Douglass Family Trust			
Klein Solveig	Dime Bank	Damascus Township	
Miracle Johnnie D	Mortgage Electronic Registration Systems	Lake Township	
Miracle Bonita A			145,060.00
Randolph William	Mortgage Electronic Registration Systems	Bethany Borough	
Krisova Andrea Randolph			139,407.00
Randolphkrisova Andrea			
Neveloff Diane	Wells Fargo Bank	Paupack Township	
Palladino Michael Joseph	Citadel Federal Credit Union	Lake Township	
Palladino Anne Elizabeth			105,400.00
Beahan John K	Mortgage Electronic Registration Systems	South Canaan Township	
Swift Karen			109,250.00
Daniels Melissa A	Mortgage Electronic Registration Systems	Clinton Township	
			200,750.00
McDonnell Patrick J	First National Bank Of Pa	Clinton Township	
			64,000.00

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

Franckowiak Matthew W	Mortgage Electronic Registration Systems	Canaan Township	
Franckowiak Michelle Franckowiak Matthew W Jr			156,000.00
Birmelin Robert F	Dime Bank	Lake Township	
Birmelin Dorothy Jean			142,000.00
Usenko Victor	Honesdale National Bank	Lake Township	
Usenko Debra A			101,000.00
A J H Rentals L L C	Wayne Bank	Honesdale Borough	200,000.00
Fico Brenton Lee	P N C Bank	Starrucca Borough	
Schaal Ashley Denise			25,000.00
Figura Mark E	Honesdale National Bank	Texas Township	
Figura Yong Hui			120,000.00
Barriger Linda J	Jeff Bank	Damascus Township	75,000.00
Schmitt Peter J	J P Morgan Chase Bank	Salem Township	
Johnson Abby C			295,920.00
Barton Robert	Mortgage Electronic Registration Systems	Salem Township	100,000.00
Defex Miguel AKA	Sharonview Federal Credit Union	Paupack Township	
Defex Michael AKA Defex Sirpa			399,500.00
Grochowski Mary	Mortgage Electronic Registration Systems	Cherry Ridge Township	156,000.00
Stretavski James Thomas	N B T Bank	Sterling Township	147,000.00
Maiorana Salvatore J Jr Maiorana Dena M	Wayne Bank	Clinton Township	80,000.00
Bairstow William	Citizens Savings Bank	Bethany Borough	
Bairstow Ruth L			30,000.00
Edwards Gerald W	Wayne Bank	South Canaan Township	150,000.00
Edwards Gerald W	Wayne Bank	South Canaan Township	
Edwards Carol A			150,000.00
Bouchard Deborah A Bouchard Michael D	Provident Bank	Paupack Township	252,000.00
Tate Melissa A	Mortgage Electronic Registration Systems	Honesdale Borough	
Tate Brian L			84,873.00

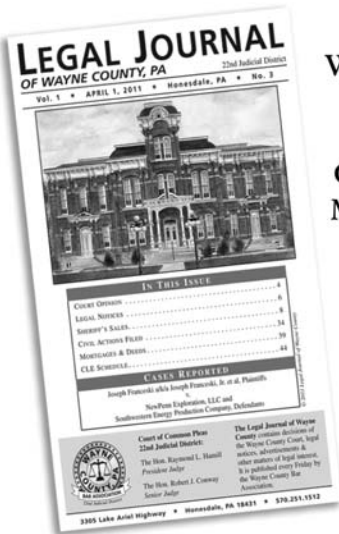
DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Hoodak Margaret M	Hoodak Margaret M Hoodak John	Lake Township Lake & Salem Townships Salem Township Salem & Lake Townships	Lot 1 Lot 1
Nuttall Barbara A	Stowell Christine E Stowell Michael T Nuttall Thomas J Jr	Paupack Township	

E S S A Bank & Trust	Pieszala Courtney Alaimo Adam	Dreher Township	Lot B 13S1
Szymczak Jean C	Maholick Jean C	Lehigh Township	
Maholick Jean C	Maholick Michael		
Maholick Michael			
Boruta Linda	Major Richard A Major Diane B	Lehigh Township	
Black George	Black George P	Damascus Township	
Black Mary Ann			
Paciotti Robert J	Paciotti Michael	Damascus Township	
Paciotti Louise			
Austin Gregory	Austin Gregory John Tr Gregory John Austin Revocable Living Trust	Dreher Township	
Terhune Dennis A	Gillis Joseph P	South Canaan Township	
Terhune Barbara A	Gillis Anne Mistretta		
Bea John R	Bea Tammie	Honesdale Borough	Lot 1
Bea Tammie			
Sporer David P	Sporer David P	Cherry Ridge Township	
Kasper Amy E	Sporer Amy E		
Sporer Amy E			
Novobilski Thomas A Jr	Devane Kevin W Devane Agnes	Clinton Township 1	
Schleicher Linda Tr	Young Jenny	Oregon Township	
Greta A Vanderburgh Revocable Living Trust			
First Citizens Bank & Trust Company	Cobb Patrick L Cobb Wendy S	Lehigh Township	Lot 42
Turnpike Gun Club	Pitti Christine M	Dreher Township	
Wayne County Tax Claim Bureau			
Glosenger Kathleen A	Pitti Christine M	Salem Township	
Wayne County Tax Claim Bureau			
Foster David	Pitti Christine M	Damascus Township	
Wayne County Tax Claim Bureau			
Freddie Mac AKA	Clark Richard Lee II	Damascus Township	
Federal Home Loan Mortgage Corporation AKA	Smith Shelby Lynn		
Udren Law Offices			
Florida Marie L Est AKA	Bonsignore Louise	Damascus Township	Lots 2 & 3
Florida Marie Est AKA			
Florida Marie Louise Est AKA			
Bonsignore Louise Exr			
Kolek Keith	Palladino Michael Joseph	Lake Township	
Kolek Kristen H	Palladino Anne Elizabeth		Lot 2971
McNair Kimberly Exr	Mcnair Kimberly S	Paupack Township	
Stefano Sharron S Est	Wargo Jeannine		Lot 183
McNair Kimberly Exr	Mcnair Kimberly S	Paupack Township	
Stefano Sharron S Est	Wargo Jeannine		Lot 49

Courtright Bernadette M	Peoples Dennis R Peoples Deborah C Courtright Fred I	Paupack Township	
Abuhamatto Amjad S Hamatto Amjad S Abu	Beahan John K Swift Karen	South Canaan Township	Lots 74 & 75
Latourmous Thomas Latourmous Nancy	Barna Robert	Clinton Township 1	
Antionioli Henry W Adamitis Diane M	A J H Rentals Schmitt Peter J Johnson Abby C	Honesdale Borough Salem Township	
McAteer Alice S Hess Robert G Hess Tammy L	Strauch Family Lake House L L C Hess Robert G	Lehigh Township Sterling Township	Lot 27
McNair Timothy E McNair Kimberly S McNair Kimberly Exr Stefano Sharron S Est	Berger Richard S Berger Richard C	Paupack Township	Lots 181 & 179
Eskra Dolores A	Dietz James J Dietz Doris A	Paupack Township	Lot 3
Dime Bank	Taylor Kristina Agnes Anen Anentaylor Kristina Agnes	Dyberry Township	
Ferraro Anthony U S Bank National Association Tr By Af Pa Housing Finance Agency Af	Grochowski Mary Brockner Thomas Kelly Susan	Cherry Ridge Township Honesdale Borough	Lot 26
Fobes Beatrice Nancy	Fobes Daniel Fobes Tracy Lynn	Clinton Township 1	Lots 4 & 6
Prickett Gerald J Prickett Janet L	Prickett Gerald J Prickett Janet L	Paupack Township	Lot 47R
Harris Alan Defini Dan	Defini Dan Defini Dena Defini Dan	Lehigh Township Lehigh Township	Lots 4 & 5
Wayne County Tax Claim Bureau Robinson Elizabeth Hunsberger John K	Malinowski Anthony	Paupack Township	
Foley Marie W Mills Frank P By Sheriff Rossimills Roxane By Sheriff Mills Roxane Rossi By Sheriff	Pasquale John Bank Of New York Mellon Tr	Damascus Township Lake Township	
Griffin Charles W Griffin Barbara A Barbara Ann Griffin Joint Living Trust	Charles William Griffin Joint Living Trust	Salem Township	Lot 886
Hayes Thomas	Donahue James J Donahue Marie	Lehigh Township	Lot 116
Bishop Ann Thersa AKA Bishop Ann T AKA	Werner Carol Tr Guest Joan Tr Bishop Family Trust	Mount Pleasant Township	

Samson Sherry L By Af	Bouchard Deborah A	Paupack Township	
Samson Andrew B	Bouchard Michael D		Lots 1E15 & 1E14
Samson Andrew B Af			
Sperry Albert William	Sellitti Charles	Lake Township	Lot 3460
Quinn Michael F	J N J Real Estate Holdings	Honesdale Borough	
Bursis Patricia A	Tate Brian Landon	Honesdale Borough	
	Tate Melissa Anne		
Vosburg Neal T	Vosburg Neal T	Paupack Township	
Vosburg Ralph E	Vosburg Ralph E		Parcel 3



WAYNE COUNTY LEGAL JOURNAL

Official Publication of the Wayne County Bar Association

Don't Miss an Issue!

Get weekly Sheriff Sales, Estate Notices, Mortgages, Deeds, Judgments & MORE.

Subscribe Today!

Subscription Rates Per Year – Prepay Only!

Mailed Copy \$100

Emailed Copy \$50

Mailed & Emailed \$125

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



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