

# OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 5 ★ MARCH 27, 2015 ★ Honesdale, PA ★ No. 3



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

The Hon. Raymond L. Hamill  
*President Judge*

The Hon. Robert J. Conway  
*Senior Judge*

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

*The Official Legal Publication of Wayne County, Pennsylvania*



Legal Journal of Wayne County

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

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

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

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

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

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## MESSAGE FROM THE WAYNE COUNTY BAR ASSOCIATION



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

### PRICING & RATES

#### *Notice Pricing*

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Mailed Copy	\$100
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### 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

**APPELLATE OPINION**

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**NON-PRECEDENTIAL DECISION – SEE SUPERIOR COURT I.O.P 65.37**

COMMONWEALTH OF PENNSYLVANIA, : IN THE SUPERIOR COURT OF  
: PENNSYLVANIA  
Appellee :  
v. :  
: :  
: :  
KENNETH MISZLER, :  
: :  
Appellant : No. 1800 EDA 2014

Appeal from the Judgment of Sentence Entered May 23, 2014,  
in the Court of Common Pleas of Wayne County,  
Criminal Division, at No(s): CP-64-CR-0000386-2013

BEFORE: LAZARUS, WECHT, and STRASSBURGER, JJ.\*

MEMORANDUM BY STRASSBURGER, J.: **FILED MARCH 10, 2015**

Kenneth Miszler (Appellant) appeals from the judgment of sentence entered May 23, 2014. We affirm.

The trial court set forth the relevant factual and procedural history of this case as follows.

On October 21, 2013, [Appellant] was charged with one (1) count of Driving Under Influence of Alcohol or Controlled Substance [(DUI)], one (1) count of [DUI] — Highest Rate, one (1) count of Duties at Stop Sign, and one (1) count of Careless Driving. The charges stemmed from a two-vehicle car accident that [Appellant] allegedly caused.

On February 27, 2014, [Appellant] entered a plea of guilty to one (1) count of [DUI] — Highest Rate, 75 Pa.C.S. § 3802(c). On May 23, 2014, [Appellant] was sentenced to the following: pay the costs of prosecution; pay a fine in the amount of one-thousand dollars; undergo incarceration in the Wayne County Correctional Facility for a period of not less than ten days, nor more than six months; pay restitution in the amount of two-hundred sixteen thousand three dollars and at a minimum monthly rate of two-hundred and fifty dollars; participate in and cooperate with drug and alcohol addiction treatment in

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\*Retired Senior Judge assigned to the Superior Court.

accordance with his drug and alcohol assessment; refrain from the use of alcohol or illegal controlled substances, and the abuse of prescription drugs, over-the-counter drugs, or any other substances, or frequenting places whose primary purpose is to dispense alcohol; attend and complete the Alcohol Highway Safety course, costs to be paid by [Appellant]; submit to random drug testing and be subject to personal/property searches; perform fifty hours of community service within three months; and pay a supervision fee of fifty-dollars per month to the Wayne County Probation Department while on parole. ...

[Appellant] filed a notice of appeal on June 26, 2014. [Appellant] filed his Concise Statement of [Errors] Complained of on Appeal [pursuant to Pa.R.A.P. 1925(b)] on July 14, 2014. [On July 31, 2014, the trial court filed its Pa.R.A.P. 1925(a) opinion.]

Trial Court Opinion, 7/31/2014, at 1-2 (unnumbered) (repetition of quantities in numeric format omitted).

Appellant raises the following issue for our review.

1. Did the [trial] court err as a matter of law in sentencing [Appellant] to pay restitution, presumably to the victims' auto and home insurance company, in the amount of \$216,003.83, when the Commonwealth failed to meet its burden of proving that the victims suffered personal injuries directly resulting from [Appellant's] DUI, offered no evidence to prove the nature of the injuries the victims sustained, and failed to prove the relation between these unknown injuries and the amounts claimed?

Appellant's Brief at 5.

We consider Appellant's arguments mindful of the following.

In the context of criminal proceedings, an order of restitution is not simply an award of damages, but, rather, a sentence. An appeal from an order of restitution based upon a claim that a restitution order is unsupported by the record challenges the legality, rather than the discretionary aspects, of sentencing. The determination as to whether the trial court imposed an illegal sentence is a question of law; our standard of review in cases dealing with questions of law is plenary.

*Commonwealth v. Stradley*, 50 A.3d 769, 771–72 (Pa. Super. 2012) (citations and quotation marks omitted).

The restitution statute provides, in relevant part, as follows.

**§ 1106. Restitution for injuries to person or property**

**(a) General rule.**—Upon conviction for any crime wherein property has been stolen, converted or otherwise unlawfully obtained, or its value substantially decreased as a direct result of the crime, or wherein the victim suffered personal injury directly resulting from the crime, the offender shall be sentenced to make restitution in addition to the punishment prescribed therefor.

\* \* \*

**(c) Mandatory restitution.**—

(1) The court shall order full restitution:

(i) Regardless of the financial resources of the defendant, so as to provide the victim with the fullest compensation for the loss.

\* \* \*

(2) At the time of sentencing the court shall specify the amount and method of restitution. In determining the amount and method of restitution, the court:

(i) Shall consider the extent of injury suffered by the victim, the victim’s request for restitution as presented to the district attorney in accordance with paragraph (4) and such other matters as it deems appropriate.

(ii) May order restitution in a lump sum, by monthly installments or according to such other schedule as it deems just.

\* \* \*

(4) (i) It shall be the responsibility of the district attorneys of the respective counties to make a recommendation to the court at or prior to the time of sentencing as to the amount of restitution to be ordered. This recommendation shall be based upon information solicited by the district attorney and received from the victim.

18 Pa.C.S. § 1106(a), (c).

Where, as here, the court imposes restitution as a direct sentence and not as a condition of probation, our courts have determined that restitution is appropriate “only as to loss caused by the very offense for which [the defendant] was tried and convicted.” *Commonwealth v. Cooper*, 466 A.2d 195, 197 (Pa. Super. 1983).

Appellant first argues that the court lacked authority to impose restitution in this

matter “because the Commonwealth failed to prove that the [victims’] injuries were directly caused by [Appellant’s] DUI.” Appellant’s Brief at 18.

It is undisputed that Appellant pled guilty to DUI and specifically agreed, as part of that guilty plea, to “make full restitution on all counts.” Written Guilty Plea Colloquy, 2/27/2014, at ¶ 48 (emphasis in original). Nonetheless, Appellant now takes issue with the Commonwealth’s reliance at sentencing on the transcript of Appellant’s guilty plea, and the facts set forth in the affidavit of probable cause, and contends that it failed to “present ... substantive evidence regarding the cause of the subject collision” to support its argument for restitution. Appellant’s Brief at 19-20.

Appellant does not argue that his guilty plea was constitutionally invalid. Thus, we presume that Appellant had a full understanding of the nature and consequences of his plea agreement, which included the factual scenario underlying the charges and the specific agreement to pay restitution to the victims. *See Commonwealth v. Pollard*, 832 A.2d 517, 522 (Pa. Super. 2003) (holding that “[o]ur law presumes that a defendant who enters a guilty plea was aware of what he was doing. He bears the burden of proving otherwise.”). Accordingly, because the terms were agreed to specifically at the time of Appellant’s guilty plea, we reject his argument that the Commonwealth was required to present additional “substantive” evidence to support its demand for restitution. *See Commonwealth v. Ortiz*, 854 A.2d 1280, 1284 (Pa. Super. 2004) (*en banc*) (honoring restitution order that was part of the negotiated sentence, the terms of which certainly induced the defendant to enter the plea).

Moreover, to the extent that Appellant argues that the trial court lacked the authority to impose restitution, this Court has noted as follows in a factually similar case.

Although the evidence relied upon by the trial court [in ordering restitution] did not arise during trial because of [Walker’s] guilty plea, nevertheless ... the court found that [Walker’s] driving while under the influence was a substantial factor in causing the injuries to the victims. Just as this finding of causation supports the sentencing court’s decision to apply the enhanced sentencing guideline, it likewise supports the court’s decision to impose restitution.

*Walker*, 666 A.3d at 309 (citation omitted).

This Court has made clear that restitution may be imposed as part of the judgment of sentence for a DUI conviction where there is either an explicit finding by the trial court that damage occurred as the direct result of the DUI, or where the record clearly implies that the damage occurred as a direct result of the DUI. See *Commonwealth v. Fuqua*, 407 A.2d 24, 26 (Pa. Super. 1979) superseded by statute on other grounds as

stated in *Commonwealth v. Runion*, 662 A.2d 617 (Pa. 1995); *Walker, supra*.

Instantly, the trial court stated in its 1925(a) opinion,

[a]ccording to the criminal complaint, [Appellant] told the Pennsylvania State Trooper who responded to the accident that [Appellant] had consumed alcoholic beverages prior to driving. [Appellant's] blood alcohol level after the accident was 0.165%, more than twice the legal limit. [Appellant's] degree of intoxication indicates that [Appellant] was not capable of safely operating a vehicle at the time of the accident. [Appellant's] incapability to safely operate a vehicle ultimately [led] to the two vehicle collision in the instant case. [Appellant's] intoxication while driving was a substantial factor, although perhaps not the sole factor, in causing the car accident and the victims' injuries. [Appellant] stated that he "thought the victim[s'] vehicle was far enough back that [he] could [pull out onto the roadway] without a collision occurring . . . ." [Appellant's] intoxication caused [Appellant] to misjudge the risk of entering the lane of traffic. Therefore, there exists a direct casual connection between the crime [Appellant] pleaded guilty to and the injuries the victims sustained as a result of the car accident.

Trial Court Opinion, 7/31/2014, at 3-4 (unnumbered) (citation omitted).

Thus, as the court explained, the damage, injuries, and losses suffered by the victims herein is inseparable from Appellant's act of DUI. For all of the foregoing reasons, we hold that the court had the authority to impose restitution as a part of Appellant's DUI sentence.

Next, Appellant argues that the record does not support the amount of restitution imposed. Appellant's Brief at 21. Specifically, Appellant contends that the evidence was deficient because the Commonwealth's witness failed to connect the insurance company's payment of medical bills to the injuries suffered by the victims in the accident at issue. *Id.* at 23. This claim is belied by the record.

As the trial court noted,

[t]o support its recommendation for restitution, the Commonwealth offered the testimony of Mary Bombard (hereinafter "Ms. Bombard"), a Claim Representative II for Unitrin Auto and Home Insurance Company (hereafter "Unitrin Insurance). Ms. Bombard handled the claims of the victims in the instant case. The victims were insured under an insurance policy with Unitrin Insurance.

Ms. Bombard testified that all medical payments made by Unitrin Insurance for the victims' injuries were necessary, reasonable and related to the two car collision in the instant case. To make that determination, Ms. Bombard examined the medical bills and the doctor's notes regarding each procedure performed. The



Commonwealth, through the testimony of Ms. Bombard, entered into evidence the victims' payment ledgers from Unitrin Insurance and copies of the checks Unitrin Insurance issued for payment of the victims' medical expenses.

Trial Court Opinion, 7/31/2014, at 4-5 (unnumbered) (footnotes and citations omitted).

Further, at sentencing, Appellant's counsel stipulated to the fact that the checks issued by the victims' insurance company were submitted under the claim number associated with the accident. N.T., 5/23/2014, at 6. This stipulation contradicts Appellant's argument that "it is not self-evident that these payments are directly related to the subject accident." Appellant's Brief at 23.

Our review of the record supports the trial court's determination that the Commonwealth "provided a sufficient factual basis on the record which supported its recommendation for restitution in the amount of ... \$215,003.83." Trial Court Opinion, 7/31/2014, at 5 (unnumbered). Accordingly, we affirm Appellant's judgment of sentence.

Judgment of sentence affirmed.

Judgment Entered.

/s/ Joseph D. Seletyn  
Joseph D. Seletyn, Esq.  
Prothonotary

Date: 3/10/2015



**LEGAL NOTICES**

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

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**ESTATE NOTICES**

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

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**ESTATE NOTICE**

Estate of Kenneth W. Whipple, deceased of Hawley, Wayne County, Pennsylvania. Letters Testamentary on the above estate having been granted to Agnes J. Whipple, Executrix, all persons indebted to the said estate are requested to make payment, and those having claims to present the same without delay to her attorney, Anthony J. Magnotta, Esquire, 1307 Purdytown Turnpike, Lakeville, PA 18438.

**3/27/2015 • 4/3/2015 • 4/10/2015**

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**EXECUTRIX'S NOTICE**

IN THE ESTATE OF JACKSON L. GEARHART, late of 539 Maple Grove Road, Moscow, Sterling Township, Wayne County, PA  
Date of Death: January 9, 2015  
NOTICE IS HEREBY GIVEN that Letters Testamentary in the above named estate have been

granted to Linda B. Gearhart, and all persons having claims or demands against the estate of said decedent are requested to make known the same and all persons indebted to said decedent to make payment without delay to:

Brenda R. Hess, Esquire  
Dickson, Gordner and Hess  
208 East Second Street  
Berwick, PA 18603

Attorney

**3/27/2015 • 4/3/2015 • 4/10/2015**

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**EXECUTOR NOTICE**

Estate of KAREN P. CUONO  
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

**3/27/2015 • 4/3/2015 • 4/10/2015**

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**EXECUTOR'S NOTICE**

ESTATE OF WILLIAM A. BUCKINGHAM, late of Berlin Township, Wayne County, Pennsylvania. Any person or persons having claim against or indebted to the estate present same

to Daryl W. Buckingham, 349 Buckingham Road, Honesdale, PA 18431 or Dennis Buckingham, 790 McClane Farm Road, Washington, PA 15301. Sally N. Rutherford, Esq., 921 Court St., Honesdale, PA 18431, Attorney for the Estate.

3/20/2015 • 3/27/2015 • 4/3/2015

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**EXECUTOR NOTICE**

Estate of SHIRLEY E. BELKNAP  
AKA SHIRLEY BELKNAP AKA  
SHIRLEY ELIZABETH  
BELKNAP

Late of Honesdale Borough  
Executor

ALBERT JOSEPH BELKNAP  
450 RIDGE ST.  
HONESDALE, PA 18431

Executrix  
ANNE MARIE HAYDEN  
788 RIDGE ST.  
HONESDALE, PA 18431

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

3/20/2015 • 3/27/2015 • 4/3/2015

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**ESTATE NOTICE**

**NOTICE IS HEREBY GIVEN,**  
that Letters Testamentary have been issued in the Estate of Anthony Cassaniti a/k/a Father Anthony R. Cassaniti, who died on October 11, 2013, late resident of 1113 Apache Trail, Gouldsboro, PA 18424 to Thurman Daniels, Executor of the Estate, residing at 1025 Apache Trail, Gouldsboro, PA 18424. All persons indebted to said estate are

required to make payment and those having claims or demands are to present the same without delay to the Law Offices of HOWELL, HOWELL & KRAUSE, ATTN: ALFRED G. HOWELL, ESQUIRE, Attorney for the Estate, at 109 Ninth Street, Honesdale, PA 18431.

ALFRED G. HOWELL, ESQUIRE  
ATTORNEY FOR THE ESTATE

3/20/2015 • 3/27/2015 • 4/3/2015

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**EXECUTOR NOTICE**

Estate of ALVIS HELEN FIELD  
AKA ALVIS FIELD

Late of Lake Township  
Executor

WALTER C. FIELD  
192 BOB BLACK ROAD  
LAKE ARIEL, PA 18436

Attorney  
MICHAEL D. WALKER, ESQ.  
PO BOX 747  
HAMLIN, PA 18427

3/20/2015 • 3/27/2015 • 4/3/2015

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**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

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**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

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**OTHER NOTICES**

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**LEGAL NOTICE OF  
CONTINUANCE OF HEARING**

To All Interested Persons:

Honesdale Volunteer Ambulance Corps., Inc., a dissolved Pennsylvania non profit corporation has filed a Petition for Distribution of Assets Committed to Charitable Purposes pursuant to 15 Purdon's Consolidated Statutes, Section 5976(b) with the Court of Common Pleas of Wayne County, Pennsylvania. The Court has re-scheduled a hearing on the petition which was originally set for Monday, April 20, 2015 at 10:00 a.m. o'clock to Monday, June 1, 2015 at 10:00 a.m. o'clock in Courtroom No. 2, Wayne County Courthouse, 925 Court Street, Honesdale, Pennsylvania 18431.

All persons interested in this matter who wish to address the Court on the matters raised in the petition should appear and be heard. A copy of the petition is available in the office of the Prothonotary of Wayne County at the Wayne County Courthouse, 925 Court Street, Honesdale, Pennsylvania 18431, or by contacting Stephen Jennings, Esquire, Jennings & Jennings, LLC, 303 Tenth Street, Honesdale, Pennsylvania 18431. (570) 253-5161

Stephen Jennings, Esquire  
Attorney for Petitioner

3/20/2015 • 3/27/2015

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**NOTICE OF FILING**

CENTRAL WAYNE REGIONAL  
AUTHORITY

V.

PETER R. MOWATT

CIVIL ACTION NO.  
615-JUDG-2014  
1287-JUDG-2014  
1422-JUDG-2013

**TO THE ABOVE-NAMED  
DEFENDANT: PLEASE TAKE  
NOTICE**

that on March 18, 2015, an Order of Publication signed by Raymond L. Hamill, President Judge, was filed ordering that service by publication be made on Defendant, Peter R. Mowatt, and all persons claiming, by through or under him, of the hereinafter set forth Writ of

Execution.

By virtue of a Writ of Execution instituted by Central Wayne Regional Authority issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 13th day of May, 2015, at 10:00 A.M. in the Conference Room on the third floor of the Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL that certain piece or parcel of land located in the Borough of Honesdale, County of Wayne, Commonwealth of Pennsylvania, and being more particularly described as follows:

BEGINNING in the Western side of Ridge Street, at a point in the division line between the lands formerly of Julia Dean, deceased now the Grantor's and the lands now or formerly in the name of Phil Coyne, which point is also the Northeast Corner of a lot originally containing about one (1) acre which was conveyed by Zenas H. Russel to John Ennis under date of October 20, 1843, and was designated as Lot No. 8 on the map of plot of lots of Zenas H. Russel; thence North sixty-three (63°) degrees thirty (30) minutes West eighty-seven and fifty hundredths (87.50') feet along the line of lands now or formerly of Phil Coyne to an iron pin for a corner in the line of lands of Dora Langendorfer; thence South twenty-six (26°) degrees thirty (30) minutes West

eight-two and fifty hundredths (82.50') feet along the line of lands of Dora Langendorfer and those of Elizabeth Hattler to a corner; thence North sixty-three (63°) degrees thirty (30) minutes West forty-four and fifty hundredths (44.50') feet along the line of lands of Elizabeth Hattler to a corner in the line of lands formerly of Rose Ann Lynett now John McDonald; thence South twenty-six (26°) degrees thirty (30) minutes West forty (40') feet along the line of lands of John McDonald to a corner in the line of lands formerly of Emma Hessling; thence South sixty-three (63°) degrees thirty (30) minutes East one hundred thirty-two (132') feet along the line of minutes East one hundred thirty-two (132') feet along the line of lands formerly of Emma Hessling to the Western side of Ridge Street and thence North twenty-six (26°) degrees thirty (30) minutes East one hundred nineteen (119') feet along the Western side of Ridge Street to the place of BEGINNING.

CONTAINING 12,271.25 square feet of land, be the same more or less.

BEING THE SAME PREMISES which Peter R. Mowatt and Barbara Verrill now by marriage Barbara B. Mowatt, by Deed dated August 7, 1992 and recorded August 7, 1992 in the Office of the Recorder of Deeds in and for the County of Wayne, Commonwealth of Pennsylvania, in Deed Book 0709 at Page 0158, granted and conveyed unto Peter R. Mowatt

and Barbara B. Mowatt, his wife.

AND THE SAID BARBARA B. MOWATT DEPARTED THIS LIFE ON THE 23RD DAY OF FEBRUARY, 2000, LEAVING SURVIVING AS TENANTS BY THE ENTIRETY HER HUSBAND, PETER R. MOWATT, TO WHOM THE PREMISES DESCENDED TO BY OPERATION OF LAW.

BEING further identified as Wayne County Tax Parcel No. 11-0-0009-0178

ADDRESS BEING KNOWN AS 366 Ridge Street, Honesdale, PA 18431

Seized and taken in execution as property of:

Peter R. Mowatt, 366 Ridge Street, Honesdale, PA 18431

Execution No. 615-Judg-2014  
1287-Judg-2014  
1422-Judg-2013

Amount Due: \$1,126.47 plus additional costs.

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.

MARK STEELMAN, SHERIFF  
WAYNE COUNTY,  
PENNSYLVANIA  
Anthony J. Magnotta, Esquire  
1307 Purdytown Turnpike, Suite A  
Lakeville, PA 18438

**3/27/2015**

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**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 Carol Sell's Honey 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

**3/27/2015**

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**NOTICE OF FILING OF  
SHERIFF'S SALES**

*Individual Sheriff's Sales can be cancelled for a variety of reasons. The notices enclosed were accurate as of the publish date. Sheriff's Sale notices are posted on the public bulletin board of the Sheriff's office in Honesdale, located at 925 Court Street.*

**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

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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**

**SHERIFF'S SALE  
APRIL 15, 2015**

By virtue of a writ of Execution instituted Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, LP F/K/A Countrywide Home Loans Servicing, LP issued out of the Court of Common Pleas of Wayne County, to me directed, there will

be exposed to Public Sale, on Wednesday the 15th 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 THOSE certain lots, pieces or parcels of land lying, situate and being in the Borough of Hawley, County of Wayne and Commonwealth of Pennsylvania, more particularly bounded and described as follows:

BEING Lots #33 and #31 on Second Street (now Prospect Street), as laid out and plotted upon the Pennsylvania Coal Company Map of the Village of Hawley, on file in their general office at Dunmore, Lackawanna County, Pennsylvania; said lots, each having a frontage of fifty (50) feet on Prospect Street and extending at right angles thereto a depth of one hundred and twenty (120) feet.

TITLE TO SAID PREMISES IS VESTED IN Arthur G. Satter, by Deed from Richard S. Sanders and Anna C. Sanders, h/w, dated 09/14/2002, recorded 09/27/2002 in Book 2070, Page 277.

Tax Parcel: 10-0-0001-0058

Premises Being: 301 Prospect Street, Hawley, PA 18428

Improvements thereon:  
RESIDENTIAL DWELLING

Seized and taken in execution as

property of:  
Arthur G. Satter 301 Prospect  
Street HAWLEY PA 18428

Execution No. 296-Civil-2012  
Amount Due: \$134,165.95 Plus  
additional costs

January 20, 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.**

Matthew Brushwood, Esq.

**3/20/2015 • 3/27/2015 • 4/3/2015**

**SHERIFF'S SALE  
APRIL 15, 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 15th 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 Lake, Wayne County, Pennsylvania, known as Lot 2120, Section 18, of The Hideout, a subdivision situated in the Townships of Lake and Salem, Wayne County, Pennsylvania, according the plats thereof recorded in the Office of the Recorder of Deeds of Wayne County, Pennsylvania, April 9, 1970 in Plat Book 5, Page 27; May 11, 1970 in Plat Book 5, Pages 34, 37, 41 through 48 and 50; September 8, 1970 in Plat Book 5, Page 57; February 8, 1971 in Plat Book 5, Pages 62 and 63; March 24, 1971 in Plat Book 5, Page 66; May 10, 1971 in Plat Book 5, Pages 71 and 72; March 14, 1972 in Plat Book 5, Pages 76, 79 through 84 and 86; May 26, 1972 in Plat Book 5, Pages 93 through 95; September 26, 1972 in Plat Book 5, Pages 96, 97 and 100 through 104; March 9, 1973 in Plat Book 5, Page 106; March 23, 1973 in Plat Book 5, Page 107; April 3, 1973 in Plat Book 5, Pages 108 through 110; May 18, 1973 in Plat Book 5, Pages 111 through 119; September 24, 1973 in Plat Book 5, Pages 120 through 123, as amended and supplemented.

Title to said Premises vested in  
William T. Kent, Jr. and Ann Marie

Kent, husband and wife by Deed from Agnes T. Sperduto, Widow dated 10/27/2006 and recorded 10/30/2006 in the Wayne County Recorder of Deeds in Book 3164, Page 18.

Being known as 2120 Lakeview Drive, Lake Ariel, PA 18436

Tax Parcel Number: 12-0-0023-0073

IMPROVEMENTS: Residential Dwelling

Seized and taken in execution as property of:  
William T. Kent, Jr. 604 The Hideout 2120 Lakeview Drive a/k/a Lakeview Drive East LAKE ARIEL PA 18436  
Ann Marie Kent 604 The Hideout 2120 Lakeview Drive a/k/a 2120 Lakeview Drive East LAKE ARIEL PA 18436

Execution No. 422-Civil-2014  
Amount Due: \$77,733.06 Plus additional costs

January 21, 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.**

Robert W. Williams Esq.

**3/20/2015 • 3/27/2015 • 4/3/2015**

**SHERIFF'S SALE  
APRIL 15, 2015**

By virtue of a writ of Execution instituted Bank of America, N.A., as successor by merger to BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 15th 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, parcel, or tract of land lying situate and being in the Township of Texas, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Beginning at an iron pipe corner found, located on the southeast side

of Locust Street (Township Route No 411) and being a common corner of the first parcel of lands of Zielinski (Deed Book 175, Page 475) thence departing from said roadway and along the first parcel of lands of Zielinska, South 41 degrees 07 minutes 13 seconds East 65.61 feet to an iron pin corner set, being a common corner of 41 degrees 07 minutes 13 seconds East 65.61 feet to an iron pin corner set, being a common corner of the first parcel of lands of said Zielinski and being located on line of lands of the Seelyville Fire Company (Deed Book 201, Page 540) Thence along line of lands of the aforesaid Seelyville Fire Company, South 03 degrees 20 minutes 36 seconds West 78.00 feet to an iron axle corner found, being a common corner of the first parcel of lands of Raught (Deed Book 205, Page 150); thence along the northern division of lands of said Raught, North 44 degrees 38 minutes 40 seconds West 116.31 feet to an iron pin corner set, being a common corner of lands of said Raught and being located on the southeast side of the aforesaid Locust Street; thence along the southeast side of said Locust Street, North 33 degrees, 10 minutes, 36 seconds East 62.00 feet to the place of beginning.

BEING TAX NO.: 27-0-0005-0026

BEING KNOWN AS: 54 LOCUST STREET, HONESDALE, PENNSYLVANIA 18431.

IMPROVEMENTS TEREON:

### Residential Dwelling

Title to said premises is vested in William S. Penn by deed from William M Musgrove and Bernadette Musgrove, his wife dated November 3, 2006 and recorded November 17, 2006 in Deed Book 3178, Page 81 Instrument Number 200600013729

Seized and taken in execution as property of:  
William S. Penn 54 Locust Street  
HONESDALE PA 18431

Execution No. 489-Civil-2012  
Amount Due: \$119,224.00 Plus  
additional costs

January 26, 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.

Heidi R. Spivak, Esq.

3/20/2015 • 3/27/2015 • 4/3/2015

**SHERIFF'S SALE  
APRIL 15, 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 15th 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 lying and situate in the Township of Palmyra, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

COMMENCING at a point in Beechnut Drive, the most southeasterly corner of this parcel, said point being the point of BEGINNING; thence through the lands of the Grantors, North 86 degrees 41 minutes 31 seconds West (passing a steel pin set at 25.00 feet) for a distance of 511.55 feet to a steel pin set in a stonewall; thence continuing through the lands of the Grantors and along a stonewall North 15 degrees 37 minutes 46 seconds West for a distance of 431.14 feet to a steel pin set at a stone wall intersection; thence through the

lands of the grantors and partially along a stonewall North 81 degrees 57 minutes 06 seconds East (passing a steel pin set at 612.53 feet) for 637.53 feet to a point in Beechnut Drive; thence along Beechnut drive South 5 degrees 17 minutes 00 seconds East for a distance of 100.93 feet to a point; thence continuing along Beechnut Drive South 0 degrees 03 minutes 00 seconds East for a distance of 204.60 feet to a point; thence continuing along Beechnut Drive South 3 degrees 28 minutes 00 seconds West for a distance of 229.30 feet to the point of BEGINNING.

BEING Lot No. 1 and containing 6.35 acres more or less as surveyed by Steven A. Wright, P.L.S. dated August 8, 2005 and recorded in Wayne County Map Book 104 at page 27.

PARCEL IDENTIFICATION NO:  
18-0-0284-0014.0002, TAX ID #:  
115576

IMPROVEMENTS: Residential dwelling

Seized and taken in execution as property of:

Tara L. Klepadlo 188 Beechnut Drive HONESDALE PA 18431

Execution No. 620-Civil-2014  
Amount Due: \$206,742.76 Plus additional costs

January 20, 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.**

Martha E. Von Rosenstiel, Esq.

**3/20/2015 • 3/27/2015 • 4/3/2015**

**SHERIFF'S SALE  
APRIL 15, 2015**

By virtue of a writ of Execution instituted Citimortgage, Inc. s/b/m to ABN AMRO Mortgage Group, Inc. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 15th 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 lying, being and situate in the Township of Lebanon, County of Wayne and Commonwealth of Pennsylvania, described as follows:

BEING all of Lot # 6 consisting of 5.57 acres, more or less of the revised Subdivision known as "The Woods at Duck Harbor" in accordance with a map recorded in Wayne County Map Book 82 at page 15 in the public records of Wayne County, Pennsylvania.

UNDER AND SUBJECT TO revised covenants, conditions and restrictions as specifically set forth in the amended Declaration of Protective Covenants, Conditions and Restrictions for the Woods at Duck Harbor dated August 14, 1992 and recorded August 14, 1992, in Wayne County Record Book 711 at page 285, et seq.

BEING THE SAME PREMISES which Robert R. Redick and Judith A. Redick, his wife, by Deed dated December 2, 2006 and recorded December 6, 2006 in the Office of the Recorder of Deeds in and for Wayne County in Deed Book Volume 3190, Page 150, granted and conveyed unto MARK D. CROSSMAN .

BEING KNOWN AS: 43 STONE GATE ROAD, EQUINUNK, PA 18417

PARCEL #13-0-0194-0007-0006

IMPROVEMENTS: Residential Dwelling



Seized and taken in execution as property of:

MARK D. CROSSMAN 43  
STONE GATE ROAD  
EQUINUNK PA 18417

Execution No. 645-Civil-2014  
Amount Due: \$228,692.70 Plus  
additional costs

January 21, 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.**

Daniel L. C. Fanaselle Esq.

**3/20/2015 • 3/27/2015 • 4/3/2015**

**SHERIFF'S SALE  
APRIL 15, 2015**

By virtue of a writ of Execution instituted NationStar Mortgage LLC D/B/A Champion Mortgage Company issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 15th 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 620, SECTION 7 OF THE HIDEOUT, A SUBDIVISION SITUATED IN THE TOWNSHIPS OF LAKE AND SALEM, WAYNE COUNTY, PENNSYLVANIA, ACCORDING TO THE PLATS THEREOF RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF WAYNE COUNTY, PENNSYLVANIA, APRIL 9, 1970 IN PLAT BOOK 5 PAGE 27, MAY 11, 1970 IN PLAT BOOK 5, PAGE 34, 37, 41 THROUGH 48 AND 50; SEPTEMBER 8, 1970 IN PLAT BOOK 5 PAGE 57, FEBRUARY 8, 1971 IN PLAT BOOK 5, PAGE 62 AND 63; MARCH 24, 1971 IN PLAT BOOK 5, PAGE 66, MAY 10, 1971 IN PLAT BOOK 5, PAGES 71 AND 72; MARCH 14, 1972 IN PLAT BOOK 5, PAGES 76, 79 THROUGH 84 AND 86; MAY 26,

1972 IN PLAT BOOK 5, PAGES 93 THROUGH 95; SEPTEMBER 26, 1972 IN PLAT BOOK 5, PAGE 96, 97 AND 100 THROUGH 104; MARCH 9, 1973 IN PLAT BOOK 5, PAGES 106, MARCH 23, 1973 IN PLAT BOOK 5, PAGE 107; APRIL 3, 1973 IN PLAT BOOK 5, PAGES 108 THROUGH 110, AND MAY 18, 1973 IN PLAT BOOK 5, PAGES 111 THROUGH 119.

THE IMPROVEMENTS THEREON BEING KNOWN AS 620 PARKWOOD DRIVE, LAKE ARIEL, PENNSYLVANIA - 18346.

BEING TAX NO.: 22-0-0021-0062

BEING KNOWN AS: 620 PARKWOOD DRIVE, LAKE ARIEL, PENNSYLVANIA 18436.

IMPROVEMENTS:  
RESIDENTIAL DWELLING

Title to said premises is vested in Mary Doty by deed from RICHARD EDDINGS AND PATRICIA EDDINGS, HIS WIFE dated February 28, 1990 and recorded March 5, 1990 in Deed Book 520, Page 441. The said Mary Doty died on April 30, 2013 thereby vesting title in Timothy John Doty, Known Surviving Heir of Mary A. Doty , Ellen Doty, Known Surviving Heir of Mary A. Doty , Patrick J. Doty, Known Surviving Heir of Mary A. Doty , Harold A. Doty, Known Surviving Heir of Mary A. Doty , Unknown Surviving Heirs of Mary A. Doty,

and Daniel C. Doty, Known Surviving Heir of Mary A. Doty , by operation of law.

Seized and taken in execution as property of:

Ellen Doty, Known Surviving Heir of Mary A. Doty 186 Kidder Street WILKES BARRE PA 18702

Patrick J. Doty, Known Surviving Heir of Mary A. Doty 186 Kidder Street WILKES BARRE PA 18702

Timothy John Doty, Known Surviving Heir of Mary A. Doty 22672 Sandy's Circle Edmond OK 73025

Daniel C. Doty, Known Surviving Heir of Mary A. Doty 186 Kidder Street WILKES BARRE PA 18702  
Unknown Surviving Heirs of Mary A. Doty 189 Kidder Street WILKES BARRE PA 18702

Execution No. 45-Civil-2014  
Amount Due: \$124,483.52 Plus additional costs

January 30, 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.

Heidi R. Spivak, Esq.

3/20/2015 • 3/27/2015 • 4/3/2015

**SHERIFF'S SALE  
APRIL 22, 2015**

By virtue of a writ of Execution instituted Bank of America, N.A. successor by merger to BAC Home Loans Servicing, LP issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 22nd 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 lying, situated and being in the Township of Palmyra, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING on the Southeast by Twenty-Second Street on the Southwest by Lot No. 34 on said Twenty-Second Street, on the Northeast by Lot No. 1 on Twenty-Six Street, and on the Northwest by Lot No. 38, on Twenty-Second Street aforesaid. Being sixty feet

front and sixty feet rear, and one hundred and twenty feet deep. CONTAINING seven thousand two hundred square feet of land. BEING lot No. 36 (erroneously referred to as Lot No. 26 in prior Deed of Record) on Twenty-Second Street.

TOGETHER with all rights and privileges and UNDER AND SUBJECT to the covenants, exceptions, conditions, reservations and restrictions as of record.

Parcel #18-0-0002-0096

BEING THE SAME PREMISES which William J. Roberts and Sandra J. Roberts, by Deed dated September 21, 2006 and recorded in the Wayne County Recorder of Deeds Office on October 6, 2006 in Deed Book 3148, Page 1, granted and conveyed unto Hubert Lugo, an adult.

Seized and taken in execution as property of:  
Hubert Lugo 312 North Street  
HAWLEY PA 18428

Execution No. 175-Civil-2014  
Amount Due: \$172,251.14 Plus  
additional costs

January 30, 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.

3/27/2015 • 4/3/2015 • 4/10/2015

**SHERIFF'S SALE  
APRIL 22, 2015**

By virtue of a writ of Execution instituted Federal National Mortgage Association issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 22nd 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 Lake, Wayne County, Pennsylvania, known as Lot 1620 in Section 14 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 and 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. BEING part of the same premises which vested In Boise Cascade Properties, Inc., by deed from various Grantors. The said corporation changed its name to Boise Cascade Recreation Communities, (Inc.) and by merger dated April 16, 1971, the said Boise Recreation Communities (Inc.) merged into and with Boise Cascade Home and Land Corporation, the surviving corporation.

SUBJECT to all easements, covenants, conditions and restrictions of record, including those set forth in the Declaration of Protective Covenants of Grantor, dated May 11,1970, as amended and supplemented, real estate taxes for all periods following 1970, governmental laws and

regulations, and liens created or suffered by the Grantees.

BEING THE SAME PREMISES which William M. Vanyo and Vidyawattie M. Vanyo, his wife by Deed dated 3/29/2007 and recorded 4/5/2007 in the Office of the Recorder of Deeds in and for Wayne County in Deed Book Volume 3268, Page 201, granted and conveyed unto Joseph T. Kelly.

TAX PARCEL NO.: 12-0-0021-0024.-

ADDRESS BEING: 1620 Ridgewiew Drive, Lake Ariel, PA 18436

IMPROVEMENTS THEREON: Residential Dwelling

Seized and taken in execution as property of:  
Joesph T. Kelly 1620 Ridgewiew Drive The Hideout LAKE ARIEL PA 18436

Execution No. 305-Civil-2014  
Amount Due: \$149,147.99 Plus additional costs

January 30, 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.

Harry B. Reese, Esq.

3/27/2015 • 4/3/2015 • 4/10/2015

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**SHERIFF'S SALE  
APRIL 22, 2015**

By virtue of a writ of Execution instituted U.S. 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 22nd 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 THOSE CERTAIN lots, pieces or parcels of land situate and being in the Village of Gouldsboro, Township of Lehigh, County of Wayne and State of Pennsylvania, bounded and described as follows, to wit:

FIRST PARCEL  
BEGINNING at a point in the Southerly right of way line of State

Highway Route 507, said point being in the division line between lands now or late of Robert Bryson and land herein conveyed; thence, S 24° 30' E 200 feet to a corner in line of lands now or late of Henry S. Morgan and Mary Morgan, his wife; thence, along division line of said Morgan property N 70° 15' W 60 feet to a corner; thence N 24° 30' E 200 feet to the southerly side of Route 507; thence along the southerly side of Route 507, S 72° 50' E 60 feet to the place of BEGINNING.

**SECOND PARCEL**

BEGINNING at a point in the southerly right of way line State Highway Route 507 at the northeasterly corner of the parcel hereinbefore described, said point being 60 feet distant from lands now or late of Robert Bryson et ux; thence, S 24° 30' W 200 feet to a point in line of lands now or late of Henry S. Morgan and Mary Morgan, his wife; thence, along the division line of said Morgan lands, N 70° 15' W 60 feet to a point in line of lands now or late of Verdon Crooks; thence, along the division line of Verdon Crooks, N 24° 30' E 200 feet to a point in the southerly right of way line of State Highway Route 507; thence, along the southerly line of Route 507, S 72° 50' E 60 feet to the place of BEGINNING.

BEING THE SAME PREMISES which Cheryl Shannon & Robert Shannon, by Deed dated May 15, 206 and recorded May 18, 2006 in the Office of the Recorder of

Deeds in and for Wayne County in Deed Book Volume 3041, Page 199, granted and conveyed unto William Peterson and Dennis Peterson.

BEING KNOWN AS: Route 507, Box 974 A/K/A 590 Main Street , Gouldsboro, PA 18424

PARCEL #14-371-73.- & 14-371-74.-

Seized and taken in execution as property of:  
William Peterson 10211 Rau Court  
HOWARD BEACH NY 11414  
Dennis Peterson 10211 Rau Court  
HOWARD BEACH NY 11414

Execution No. 427-Civil-2014  
Amount Due: \$321,103.29 Plus  
additional costs

January 29, 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.

Harry B. Reese Esq.

3/27/2015 • 4/3/2015 • 4/10/2015

**SHERIFF'S SALE  
APRIL 22, 2015**

By virtue of a writ of Execution instituted JPMorgan Chase Bank, N.A. s/b/m to Chase Home Finance, LLC, s/b/m to Chase Manhattan Mortgage Corporation issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 22nd 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 lying, situate and being in the Township of South Canaan, County of Wayne and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the centerline of Township Route T416, being also a corner of lands of Gardner; thence along the centerline of said road, South 06 degrees 38 minutes 42 seconds East 200.00 feet, and South 02 degrees 38 minutes 21 seconds East 47.00 feet; thence along line

of lands of Hoffman, South 50 degrees 25 minutes 33 seconds West 1,446.00 feet to an iron pipe corner; thence North 39 degrees 38 minutes 18 seconds West 1,084.31 feet to a hub and tack in a stones corner; thence along lands of Clift North 50 degrees 18 minutes 26 seconds East 669.68 feet to an iron pin in stones corner; thence along lands of Gardner, South 39 degrees 39 minutes 30 seconds East 881.30 feet and North 50 degrees 21 minutes 39 seconds East 913.21 feet to the place of BEGINNING. CONTAINING 20.665 ACRES AS SURVEYED BY Alfred K. Bucconear, R..P.L.S. on May 20, 1988. Map Book 64, at page 41.

UNDER AND SUBJECT TO the provision of a certain right-of-way agreement between William J. Marks, et ux, and Dane E. West, et ux, dated October 21, 1967 and recorded in Wayne County Deed Book 240, at page 41, and granting and conveying to the Grantee herein his heirs and assigns, all of the right, title and interest of the Grantors (successors in interest to Dane E. West, et ux) in and to said agreement.

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

TITLE TO SAID PREMISES IS VESTED IN William J. Hageman, a married man, by Deed from Charles Rothfuss, a single man, dated 03/10/2000, recorded

03/14/2000 in Book 1624, Page 73.

Tax Parcel: 24-0-0012-0002

Premises Being: 600 Racht Road,  
a/k/a 363 Racht Road, South  
Canaan, PA 18459

Improvements thereon:  
RESIDENTIAL DWELLING

Seized and taken in execution as  
property of:  
William J. Hageman 363 Racht  
Road a/k/a 600 Racht Road  
SOUTH CANAAN PA 18459

Execution No. 102-Civil-2014  
Amount Due: \$83,506.46 Plus  
additional costs

February 11, 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.

**3/27/2015 • 4/3/2015 • 4/10/2015**

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**CIVIL ACTIONS FILED**

*FROM FEBRUARY 28, 2015 TO MARCH 6, 2015  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**JUDGMENTS**

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2006-20602	SILVIA CHRISTOPHER A	3/06/2015	SATISFACTION	—
2006-20604	SILVIA CHRISTOPHER A	3/06/2015	SATISFACTION	—
2006-20604	SILVIA MICHELLE	3/06/2015	SATISFACTION	—
2007-20855	SILVIA CHRISTOPHER A	3/06/2015	SATISFACTION	—
2007-20893	SILVIA CHRISTOPHER A	3/06/2015	SATISFACTION	—
2007-20895	SILVIA CHRISTOPHER A	3/06/2015	SATISFACTION	—
2007-20895	SILVIA MICHELLE	3/06/2015	SATISFACTION	—
2009-21707	NAVARRA ANTHONY	3/02/2015	SATISFACTION	—
2009-21708	NAVARRA ANTHONY	3/02/2015	SATISFACTION	—
2010-00581	DUTTON SANDRA M	3/04/2015	WRIT OF EXECUTION	5,255.53
2010-00581	PENN SECURITY BANK & TRUST GARNISHEE	3/04/2015	WRIT EXEC/GARNISHEE	—
2010-20490	GOLD C REALTY INC	3/03/2015	SATISFACTION	—
2010-20491	GJH INSURANCE CENTER INC	3/03/2015	SATISFACTION	—
2010-20839	JOHN C SCHMITT & ASSOCIATES IN	3/03/2015	SATISFACTION	—
2010-22036	SHYLKOFSKI FRANK	3/05/2015	SATISFACTION	—
2010-22079	RAPHAEL JESSE	3/06/2015	ORDER-STRICKEN	—
2011-00337	JONES KIMBERLY A	3/06/2015	SATISFACTION	—
2011-00702	GRIFFIN MEGAN L	3/06/2015	SATISFACTION	—
2011-21962	WOODLANDS MANAGEMENT GROUP	3/03/2015	SATISFACTION	—
2012-20746	IMBURGIO CATHERINE	3/06/2015	WRIT OF EXECUTION	—
2012-20746	DIME BANK THE GARNISHEE	3/06/2015	GARNISHEE/WRIT EXEC	—
2012-21192	COULTER TIMOTHY C	3/06/2015	SATISFACTION	—
2012-21192	COULTER JESSICA	3/06/2015	SATISFACTION	—
2012-21626	DUNN KEVIN P	3/03/2015	SATISFACTION	—
2012-21626	DUNN RUTH L	3/03/2015	SATISFACTION	—
2013-00147	ALLEGRETTA NICOLA	3/04/2015	WRIT OF EXECUTION	205,925.66
2013-20081	GILLOW GARY LEE	3/04/2015	SATISFACTION	—
2013-20837	JUHASZ FRANK L	3/03/2015	SATISFACTION	—
2013-20837	JUHASZ VIOLA	3/03/2015	SATISFACTION	—
2013-21184	DIXON DOUGLAS J	3/03/2015	SATISFACTION	—
2013-21313	ZEILER JOANN	3/03/2015	SATISFACTION	—
2013-21559	DIXON DOUGLAS J	3/03/2015	SATISFACTION	—
2014-00249	OLSEN PETER DEFENDANT/APPELLEE	3/04/2015	WRIT OF EXECUTION	7,042.09
2014-00318	MACK CYNTHIA A A/K/A	3/06/2015	WRIT OF EXECUTION	165,871.06
2014-00318	MACK CYNTHIA	3/06/2015	WRIT OF EXECUTION	165,871.06
2014-00318	YEOMANS WILLIAM D DECEASED	3/06/2015	WRIT OF EXECUTION	165,871.06
2014-00318	UNKNOWN SURVIVING HEIRS	3/06/2015	WRIT OF EXECUTION	165,871.06
2014-00320	ORTIZ JIM	3/06/2015	JGMT/ARBITRATION AWD	1,543.91

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

2014-00353	PALYO ALEXANDER M	3/06/2015	VACATE JUDGMENT	—
2014-00473	US BANK NATIONAL ASSOCIATION P	3/04/2015	JUDGMENT NON PROS	—
2014-00518	RIZZI MICHAEL J JR	3/04/2015	WRIT OF EXECUTION	239,469.46
2014-00518	RIZZI TERRI LEIGH	3/04/2015	WRIT OF EXECUTION	239,469.46
2014-00557	DELORENZO ROBIN	3/04/2015	WRIT OF EXECUTION	127,083.27
2014-00567	SAWICKI JOHN P A/K/A	3/04/2015	DEFAULT JUDGMENT	15,987.88
2014-00567	SAWICKI JONATHAN P	3/04/2015	DEFAULT JUDGMENT	15,987.88
2014-00567	SAWICKI JOSEPHINE M	3/04/2015	DEFAULT JUDGMENT	15,987.88
2014-00633	CORBETT JOHN P	3/06/2015	DEFAULT JUDGMENT	3,567.24
2014-00635	PENNSTAR BANK GARNISHEE	3/04/2015	JUDGMENT - GARNISHEE	—
2014-00635	PENNSTAR BANK GARNISHEE-SATISFIED 3-6-15	3/06/2015	SATISFACTION	—
2014-00640	NEER MICHAEL D	3/04/2015	CONSENT JUDGMENT	3,006.47
2014-20957	WALLS RICHARD WESLEY	3/03/2015	WRIT OF SCIRE FACIAS	—
2014-20957	WALLS SANDRA KAY	3/03/2015	WRIT OF SCIRE FACIAS	—
2014-20964	COLE DANIELLE	3/06/2015	WRIT OF EXECUTION	—
2014-20964	PEOPLES SECURITY BANK GARNISHEE	3/06/2015	GARNISHEE/WRIT EXEC	—
2014-21140	ROGERS SCOTT R	3/03/2015	WRIT OF SCIRE FACIAS	—
2015-20061	RONEKER ERIK	3/05/2015	SATISFACTION	91,520.79
2015-20061	SCHWEIGHOFER CASSILYN	3/05/2015	SATISFACTION	91,520.79
2015-20061	RONEKER KARL	3/05/2015	SATISFACTION	91,520.79
2015-20061	RONEKER CAROL	3/05/2015	SATISFACTION	91,520.79
2015-20095	PYKUS WILLIAM	3/02/2015	SATISFACTION	—
2015-20171	DENNIS CLINTON JR	3/03/2015	SATISFACTION	—
2015-20175	HARDY SCOTT	3/02/2015	JP TRANSCRIPT	7,028.99
2015-20176	RIVERA APRIL	3/02/2015	JP TRANSCRIPT	1,919.00
2015-20177	BAKOS MICHAEL	3/03/2015	JP TRANSCRIPT	9,178.90
2015-20178	COBB BRIAN W	3/03/2015	TAX LIEN	41,392.02
2015-20179	SOHL STEPHEN M	3/03/2015	TAX LIEN	956.25
2015-20179	SOHL KIM S	3/03/2015	TAX LIEN	956.25
2015-20180	DICKINSON ROBERT	3/03/2015	TAX LIEN	3,923.90
2015-20181	AUGHE BRIAN M	3/03/2015	TAX LIEN	2,085.40
2015-20181	AUGHE KAREN L	3/03/2015	TAX LIEN	2,085.40
2015-20182	PACKER GARY C	3/03/2015	TAX LIEN	2,254.06
2015-20183	ERIC ROLLISON MASONRY INC	3/03/2015	JP TRANSCRIPT	1,244.76
2015-20184	THOMPSON RICHARD M	3/03/2015	JP TRANSCRIPT	2,065.99
2015-20185	JONES VICTOR JR	3/03/2015	JUDGMENT	3,380.50
2015-20186	ORAZZI BRANDEN	3/03/2015	JUDGMENT	1,221.00
2015-20187	HALEY GLENN	3/03/2015	JUDGMENT	1,360.00
2015-20188	SHYLKOFSKI EDWARD	3/03/2015	JP TRANSCRIPT	1,144.13
2015-20188	SHYLKOFSKI FLORENCE	3/03/2015	JP TRANSCRIPT	1,144.13
2015-20188	SHYLKOFSKI EDWARD	3/03/2015	WRIT OF EXECUTION	1,685.13
2015-20188	SHYLKOFSKI FLORENCE	3/03/2015	WRIT OF EXECUTION	1,685.13
2015-20189	NORRIS DEVON	3/03/2015	JP TRANSCRIPT	3,000.00
2015-20190	RAIMO LOUIS	3/05/2015	JP TRANSCRIPT	1,374.40
2015-20190	RAIMO LOUIS	3/05/2015	WRIT OF EXECUTION	1,765.90

2015-20191	CALUFUT JERRY JOHN	3/05/2015	JUDGMENT	2,123.00
2015-20192	LEONETTI JOHN A	3/05/2015	JUDGMENT	2,377.00
2015-20193	KELLOGG JACOB	3/05/2015	JUDGMENT	1,625.50
2015-20194	SHIELDS JOHN C	3/05/2015	MUNICIPAL LIEN	509.32
2015-20194	SHIELDS TERESA F	3/05/2015	MUNICIPAL LIEN	509.32
2015-20195	DEMRY GARY A	3/05/2015	MUNICIPAL LIEN	525.29
2015-20196	DATTOLI MICHAEL	3/05/2015	MUNICIPAL LIEN	726.70
2015-20196	DATTOLI JENNIFER	3/05/2015	MUNICIPAL LIEN	726.70
2015-20197	LUIGI KAPAJ	3/05/2015	MUNICIPAL LIEN	532.70
2015-20198	BOEHMER CRYSTAL	3/06/2015	JUDGMENT	123,515.32
2015-20199	EDWARDS ERIC	3/06/2015	JUDGMENT	900.46
2015-20200	AVILES PRISCILLA	3/06/2015	JUDGMENT	1,213.00
2015-20201	WALTERS WILLIAM A	3/06/2015	MUNICIPAL LIEN	340.42
2015-20201	GEPHART CYNTHIA A	3/06/2015	MUNICIPAL LIEN	340.42
2015-20202	MCCORMACK HELEN B	3/06/2015	MUNICIPAL LIEN	534.90
	PERSONAL REPRESENTIVE OF			
2015-20202	MCCORMACK JAMES E ESTATE OF	3/06/2015	MUNICIPAL LIEN	534.90
2015-20203	CRUZ ERICA LEE	3/06/2015	MUNICIPAL LIEN	429.67
2015-20203	AMENG MANUEL	3/06/2015	MUNICIPAL LIEN	429.67
2015-40012	STRETAVSKI JAMES THOMAS OWNER P	3/06/2015	STIP VS LIENS	—
2015-40012	D&D HOMES INC	3/06/2015	STIP VS LIENS	—
	CONTRACTOR			

### CIVIL APPEALS — AGENCIES: OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00107	BAMONTE NICHOLAS	PLAINTIFF	3/02/2015	—
2015-00107	HONESDALE BOROUGH COUNCIL	DEFENDANT	3/02/2015	—
2015-00107	HONESDALE BOROUGH PLANNING COMMISSION	DEFENDANT	3/02/2015	—

### CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00109	DISCOVER BANK	PLAINTIFF	3/03/2015	—
2015-00109	LEWON CHRISTIAN	DEFENDANT	3/03/2015	—
2015-00114	BARCLAYS BANK DELAWARE	PLAINTIFF	3/06/2015	—
2015-00114	MAHON BART J	DEFENDANT	3/06/2015	—
2015-00115	BARCLAYS BANK DELAWARE	PLAINTIFF	3/06/2015	—
2015-00115	ANTON KRISTEN ORELLANA	DEFENDANT	3/06/2015	—

### MISCELLANEOUS — REPLEVIN

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00108	ALLY FINANCIAL INC	PLAINTIFF	3/03/2015	—
2015-00108	TIETJEN MICHAEL	DEFENDANT	3/03/2015	—
2015-00108	DWYER LINDSAY	DEFENDANT	3/03/2015	—

**REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00110	US BANK NATIONAL ASSOCIATION TRUSTEE SUCCESSOR IN INTEREST	PLAINTIFF	3/03/2015	—
2015-00110	BANK OF AMERICA NA TRUSTEE SUCCESSOR TO	PLAINTIFF	3/03/2015	—
2015-00110	LASALLE BANK NA	PLAINTIFF	3/03/2015	—
2015-00110	WINCHESTER ROBERT J	DEFENDANT	3/03/2015	—
2015-00110	KILLEA JEAN MARIE	DEFENDANT	3/03/2015	—
2015-00110	TRIMARCO ANGELA M	DEFENDANT	3/03/2015	—
2015-00111	FEDERAL NATIONAL MORTGAGE ASSN	PLAINTIFF	3/03/2015	—
2015-00111	GALLI MONICA	DEFENDANT	3/03/2015	—
2015-00113	GREEN TREE SERVICING LLC	PLAINTIFF	3/06/2015	—
2015-00113	DAPKINS LISA A	DEFENDANT	3/06/2015	—
2015-00113	DAPKINS DOUGLAS J	DEFENDANT	3/06/2015	—

**TORT — PREMISES LIABILITY**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00112	VANHOUTEN MARLO ADMINISTRATRIX	PLAINTIFF	3/05/2015	—
2015-00112	WALLACE LUCILLE KAYE ESTATE	PLAINTIFF	3/05/2015	—
2015-00112	WAYNE COUNTY HOUSING AUTHORITY	DEFENDANT	3/05/2015	—



**MORTGAGES AND DEEDS**

*RECORDED FROM MARCH 16, 2015 TO MARCH 20, 2015  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

<b>GRANTOR</b>	<b>GRANTEE</b>	<b>LOCATION</b>	<b>AMOUNT</b>
Milani Michael A	Honesdale National Bank	Berlin Township	39,000.00
Costa Dalia	Honesdale National Bank	Paupack Township	15,500.00
Hornbeck Sara M	Mortgage Electronic Registration Systems	Clinton Township 2	82,417.00
White Jeffrey	Mortgage Electronic Registration Systems	Dyberry Township	150,000.00
White Kellie R			150,000.00
Barbour Vincent	Mortgage Electronic Registration Systems	Lehigh Township	61,690.00
Barbour Katherine Leslie Lesliebarbour Katherine			61,690.00
Ciaccia Robert T Jr	Mortgage Electronic Registration Systems	Salem Township	123,200.00
Ciaccia Autumn M			123,200.00
Congdon Christine M	Mortgage Electronic Registration Systems	Lehigh Township	253,350.00
Congdon Kevin A			253,350.00
Geer Rodney W	Mortgage Electronic Registration Systems	Buckingham Township	95,134.00
Northrop Bridget Northrop Shane	Honesdale National Bank	Palmyra Township	108,000.00
Massaro Michael	Mortgage Electronic Registration Systems	Paupack Township	141,600.00
Massaro Margaret			141,600.00
Young Marjorie	N B T Bank	Lake Township	60,000.00
Kellogg Glen	Antidormi Dominick J	Salem Township	240,000.00
Nudell Joshua	Wayne Bank	Honesdale Borough	50,000.00
Johnson Justin M	Mortgage Electronic Registration Systems	Damascus Township	248,000.00
Johnson Megan M			248,000.00

**DEEDS**

<b>GRANTOR</b>	<b>GRANTEE</b>	<b>LOCATION</b>	<b>LOT</b>
Bruno John G	Bushuk Galina	Paupack Township	
Bruno Carol			Lot 187
Bruno Joseph P Bruno Michele			
Field Paul E	Lees Stephen	Salem Township	
Field Clara R	Lees Barbara Horton		Lot 143

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

Sweeney Donna	Hornbeck Sara M	Clinton Township 2	Lots 13 & 14
Gentile Dennis	Pizzuto Joseph	Paupack Township	
Gentile Sandra	Pizzuto Anna		Lot 85
Gentile Dennis	Sabatino Robert	Paupack Township	
Gentile Sandra			Lot 81
Smith Jeffrey A	Smith Steven R	Paupack Township	
Smith Steven R			
Smith Timothy L			
Smith Patricia E Adm			
Smith Michael Joseph Est AKA			
Smith Michael J Est AKA			
Morin Suzanne AKA	Federal Home Loan Mortgage Corporation	Paupack Township	
Clifford Suzanne AKA			Lot P
Wisneski Dianne By Sheriff	Fidelity Deposit & Discount Bank	Clinton Township 1	
Settlers Partners	Settlers Inn R E	Hawley Borough	
Settlers Partners	Settlers Inn R E	Hawley Borough	
Molnar Sergey AKA	Shumvych Olga AKA	Manchester Township	
Molnar Sergiy AKA	Shumosych Olga AKA		Lot 167
	Shumovych Olga AKA		
Shumvych Olga AKA	Shumvych Olga AKA	Manchester Township	
Shumosych Olga AKA	Shumosych Olga AKA		Lot 167
Shumovych Olga AKA	Shumovych Olga AKA		
	Shumovych Vladimir		
Thumann Alfred C	Thumann Craig	Berlin Township	
Ullmann Daniel F	Derman Ray E Jr	Damascus Township	
Iwona Konopko	West Michael K	Lehigh Township	
Wojtek Twardowski	West Laurie S		
White Jeffrey	White Jeffrey	Dyberry Township	
Clark Kellie R	White Kellie R		
White Kellie R			
Wood Marie J	Wood Marie J	Cherry Ridge Township	
	Blum Susan Linda		
Walpole John	Miller Christopher Craig	Sterling Township	
Longo James			
Walpole John	Miller Christopher Craig	Manchester Township	
Longo John			
Alabrudzinski Stefan	Gomez Maria V	Lake Township	
Alabrudzinski Grazyna			Lot 724
Diblasio Jennifer	Ciaccia Robert T Jr	Salem Township	
Nelson Jennifer	Ciaccia Autumn M		Lot 2572
Webb Karen I	Karen I Webb Irrevocable Trust	Lehigh Township	Lots 26 & 28
Congdon Kevin A	Congdon Kevin A	Lehigh Township	
Congdon Christine M	Congdon Christine M		Lot 150
H S B C Mortgage Services			
Inc By Af	Northrop Bridget	Palmyra Township	
Altisource Solutions Inc Af	Northrop Shane		Lot 8
Margouleff Donald	Morrison Robert Tr	Paupack Township	
Margouleff Marguerite	Margouleff Family Irrevocable Trust		Lot 110

Fitzpatrick Linda A AKA By Sheriff	Fifth Third Mortgage Company	Lake Township	
Fitzpatrick Linda AKA By Sheriff			Lot 1055
Fitzpatrick Steven G AKA By Sheriff			
Fitzpatrick Steven AKA By Sheriff			
Alexander Ronald By Sheriff	Wilmington Savings Fund Society Tr	Salem Township	Lot 331
Antidormi Dominick J	Kellogg Glen	Salem Township	
Vacca Alfred R	Indian Rocks Property Owners Association	Salem Township	
Vacca Deborah			Lot 529
Neer Claud M	Johnson Justin M	Damascus Township	
Neer Audrey A	Johnson Megan M		
Dean Elizabeth Ann	Lakeview Investments	Paupack Township	
Dean Clyde Thomas			
Hume Russell J	Russell J Hume Revocable Trust	Paupack Township	Lot 341A
Marcinkus Ann AKA By Af	Dottle Melissa	Mount Pleasant Township	
Marcinkus Ann Marie AKA By Af			Lot 1B
Marcinkus David Edmund Af			
Marcinkus James Michael			
Marcinkus Kathryn Marie			
Reid Paul A	Hayes Timothy P	Preston Township	
Reid Cheryl Ann	Hayes Christine Ann Reid		

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