

OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

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Court of Common Pleas 22nd Judicial District:

The Hon. Raymond L. Hamill
President Judge

The Hon. Robert J. Conway
Senior Judge

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

The Official Legal Publication of Wayne County, Pennsylvania



Legal Journal of Wayne County

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

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

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

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

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

MESSAGE FROM THE
WAYNE COUNTY BAR ASSOCIATION



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

PRICING & RATES

Notice Pricing

One time Insertions

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

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

Subscription Rates

Per Year

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

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

WAYNE COUNTY OFFICIALS

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

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Edward Howell

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Judy O’Connell
Kathleen A. Schloesser

Jury Commissioners

Judith M. Romich
Patricia Biondo

CRIMINAL CASES

March 26, 2015 — The following cases were addressed by the Honorable Raymond L. Hamill, President Judge, Wayne County.

GEORGE MILLER, age 50 of Newfoundland, PA was sentenced to a State Correctional Facility for a period of not less than 12 months nor more than 84 months for one count of Possession of Child Pornography, graded as a Felony of the 3rd Degree. He was also ordered to pay all Court costs and submit to the drawing of a DNA sample. The incident occurred between November 25, 2011 and January 21, 2013 in Dreher Township, PA.

HEATHER STUDENROTH, age 33 of Kingston, PA was sentenced to probation for a period of not less than 60 months for one count of Theft by Unlawful Taking or Disposition, graded as a Misdemeanor of the 1st Degree. She was also ordered to pay all Court costs and pay restitution in the amount of \$87,000.00. The incident occurred between May 1, 2008 and May 12, 2013 in Salem Township, PA.

JENNIFER BARTA, age 30 of Mount Pocono, PA was sentenced to the Wayne County Correctional Facility for a period of not less than 3 months nor more than 12 months for one count of Furnishing Drug Free Urine, graded as a Misdemeanor of the 3rd Degree. She was also ordered to pay all Court costs, undergo a drug and alcohol evaluation and comply with treatment recommendations, obtain a mental health evaluation, perform 50 hours of community service, and obtain employment. The incident occurred on June 12, 2014 in Honesdale Borough, PA.

RONALD CHAMBERLAIN, age 41 of Hawley, PA was sentenced to the Wayne County Correctional Facility for a period of not less than 3 months nor more than 18 months for one count of Terroristic threats, graded as a Misdemeanor of the 1st Degree and one count of Recklessly Endangering Another Person, graded as a Misdemeanor of the 2nd Degree. He was also ordered to pay all Court costs, pay a fine in the amount of \$500.00, continue with mental health treatment, complete an anger management course, and obtain full time employment. The incident occurred on August 13, 2014 in Hawley Borough, PA.

JOHN STANEK, age 30 of Covington, PA was sentenced to the Wayne County Correctional Facility for a period of not less than 9 months nor more than 36 months for one count of Criminal Trespass, graded as a Felony of the 3rd Degree. He was also ordered to pay all Court costs, pay a fine in the amount of \$300.00, undergo a drug and alcohol evaluation and comply with all treatment recommendations, submit to the drawing of a DNA sample, and obtain full time employment. The incident occurred on September 7, 2014 in Palmyra Township, PA.

CHERYL KRAFCHER, age 49 of Lake Ariel, PA was sentenced to the Wayne County Correctional Facility for a period of not less than 90 days followed by 60 months less 90 days to the Intermediate Punishment Program for one count of Driving Under Influence of Alcohol, graded as a Misdemeanor of the 1st Degree. She was also ordered to pay all Court costs, pay a fine in the amount of \$1,500.00, be placed on house arrest with electronic monitoring through the SCRAM Program for a period of 6 months, pay restitution in the amount of \$1,132.27, complete the Alcohol Highway Safety Program, and obtain employment. The incident occurred on July 16, 2013 in Palmyra Township, PA. Her BAC was .237%.

DOMINICK MENOTTI, age 23 of Hawley, PA was sentenced to the Wayne County Correctional Facility for a period of not less than 72 hours nor more than 6 months for one count of Driving Under Influence of Alcohol/Controlled Substance, an ungraded Misdemeanor. He was also ordered to pay all Court costs, pay a fine in the amount \$1,000.00, participate in the drug and alcohol addiction treatment, complete the Alcohol Highway Safety Program, and perform 50 hours of community service. The incident occurred on July 25, 2014 in Berlin Township, PA. His BAC was .133%

KATELYNN PLUNKETT, age 28 of Hamlin, PA was placed on the Accelerated Rehabilitative Disposition Program for a period of 6 months related to DUI. She was also ordered to pay all Court costs, perform 40 hours of community service, complete an alcohol highway safety program and have her operator's license suspended for a period of 30 days. The incident occurred on December 27, 2014, in Honesdale Borough, PA. Her BAC was .154%.

JOHN ROBERT MORTON, age 38 of Lakeville, PA, was placed on the Accelerated Rehabilitative Disposition Program for a period of 6 months related to DUI. He was also ordered to pay all Court costs, perform 40 hours of community, complete the Alcohol Highway Safety Program, and have his operator's license suspended for a period of 60 days. The incident occurred on June 1, 2014, in Paupack Township, PA.

April 2, 2015 — The following cases were addressed by the Honorable Raymond L. Hamill, President Judge, Wayne County.

JOSEPH C.GUGLIELMINO, age 41 of Hawley, PA was sentenced to a State Correctional Facility for a period of not less than 9 months nor more than 24 months for one count of Criminal Attempt/Retail Theft, graded as a Misdemeanor of the 2nd Degree. He was also ordered to pay all Court costs and pay a fine in the amount of \$200.00. The incident occurred on February 28, 2014, in Texas Township, PA.

GABRIEL GREENIDGE, age 29, was sentenced to a State Correctional Facility for a period of not less than 30 months nor more than 120 months for one count of Aggravated Assault-Deadly Weapon, graded as a Felony of the 2nd Degree. The incident occurred on April 29, 2014, in Canaan Township, PA.

HELMUT MEDITZ, age 58 of Hawley, PA was sentenced to probation for a period of 24 months for one count of Terroristic Threats, graded as a Misdemeanor of the 1st Degree. He was also ordered to pay all Court costs, pay a fine in the amount of \$1,000.00, continue with mental health treatment, undergo a drug and alcohol evaluation, and complete an anger management course. The incident occurred on April 12, 2014, in Palmyra Township, PA.

BRETT LEWIS RAKE, age 34 of Honesdale, PA was sentenced, on two separate cases, to the Wayne County Correctional Facility for a period of not less than 4 months nor more than 23 1/2 months for one count of Simple Assault, graded as a Misdemeanor of the 2nd Degree, one count of Criminal Mischief, graded as a Misdemeanor of the 3rd Degree, and one count of Driving Without a License, a Summary Offense. He was also ordered to pay all Court costs, pay a fine in the amount of \$200.00, pay restitution in the amount of \$1,850.00, undergo a mental health evaluation and comply with treatment recommendations, and complete an anger management course. The incidents occurred on August 10, 2013, in Honesdale Borough, PA and August 20, 2013, in Texas Township, PA.

MATTHEW SCHAEFER, age 23 of Lords Valley, PA was sentenced to the Wayne County Correctional Facility for a period of not less than 3 months nor more than 12 months for one count of Possession of Drug Paraphernalia, an ungraded Misdemeanor. He was also ordered to pay all Court costs, pay a fine in the amount of \$500.00, undergo a drug and alcohol evaluation and comply with all treatment recommendations, perform 50 hours of community service, and obtain employment. The incident occurred on August 23, 2014, in Honesdale Borough, PA.

JAMES A. DAVIS, age 25 of Forest City, PA was sentenced to the Wayne County Correctional Facility for a period of not less than 4 months nor more than 23 1/2 months for one count of Receiving Stolen Property, graded as a Misdemeanor of the 1st Degree. He was also ordered to pay all Court costs, pay a fine in the amount of \$300.00, undergo a drug and alcohol evaluation and comply with all treatment recommendations, and obtain employment. The incident occurred on October 24, 2014, in Clinton Township, PA.

MATTHEW HORWITZ, age 32 of Honesdale, PA was sentenced to probation for a period of 6 months for one count of Fleeing or Attempting to Elude a Police Officer, graded as a Misdemeanor of the 2nd Degree. He was also ordered to pay all Court costs, pay restitution in the amount of \$819.38, and undergo a mental health evaluation and comply with treatment recommendations. The incident occurred on April 22, 2013, through Honesdale Borough to Texas Township, PA.

KIMBERLY LUPINSKI, age 35 of Honesdale, PA was sentenced to probation for a period of 12 months for one count of Defraud Secured Creditors, graded as Misdemeanor of the 2nd Degree. She was also ordered to pay all Court costs, pay a fine

in the amount of \$300.00, pay restitution in the amount of \$1,089.99, and undergo a drug and alcohol evaluation and comply with all treatment recommendations. The incident occurred on October 14, 2013, in Texas Township, PA.

ANN KEEGAN, age 48 of Honesdale, PA, was placed on the Accelerated Rehabilitative Disposition Program for a period of 6 months related to DUI. She was also ordered to pay all Court costs, perform 40 hours of community, complete the Alcohol Highway Safety Program, and have her operator's license suspended for a period of 60 days. The incident occurred on October 6, 2014, in Texas Township, PA.

JOHN RHODES, III, age 43 of Lake Ariel, PA, was placed on the Accelerated Rehabilitative Disposition Program for a period of 6 months related to DUI. He was also ordered to pay all Court costs, perform 40 hours of community, complete the Alcohol Highway Safety Program, and have his operator's license suspended for a period of 60 days. The incident occurred on November 9, 2014, in Waymart Borough, PA.

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.

EXECUTOR NOTICE

Estate of IGNATZ J. SKUBIC
Late of Mount Pleasant Township
Executor
RONALD SKUBIC
544 LONG POND ROAD
FOREST CITY, PA 18421
Attorney
DAVID F. BIANCO, ESQ.
707 MAIN STREET, P.O. BOX 84
FOREST CITY, PA 18421

4/10/2015 • 4/17/2015 • 4/24/2015

ESTATE NOTICE

NOTICE IS HEREBY GIVEN, that Letters Testamentary have been issued in the Estate of Ellen L. Gewirtz, who died on July 24, 2013, late resident of 35 Wallenpaupack Drive, Lake Ariel, PA 18436 to Jeffrey Gewirtz, Executor of the Estate, residing at 3882 Lapeer Avenue, North Port, FL 34287. 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

4/10/2015 • 4/17/2015 • 4/24/2015

EXECUTRIX NOTICE

Estate of WILLIAM F. PEZZELLA, SR., late of Hawley Borough, Wayne County, Pennsylvania, deceased.

Letters testamentary on the above estate having been granted to the undersigned, all persons indebted to the said estate are requested to make payment and those having claims to present same, without delay to DONNA THACHER, of 46 Locust Street, Honesdale, PA 18431, or to her attorneys, KLEMEYER, FARLEY & BERNATHY, LLC, 2523 Route 6, Suite 1, Hawley, PA 18428.

4/3/2015 • 4/10/2015 • 4/17/2015

EXECUTRIX NOTICE

Estate of JOHN SCICUTELLA
AKA JOHN J. SCICUTELLA
Late of Cherry Ridge Township

Executrix
MARIE SCICUTELLA
4 BEDE CIRCLE.
HONESDALE, PA 18431
Attorney
MATTHEW L. MEAGHER,
ESQUIRE
1018 CHURCH STREET
HONESDALE, PA 18431

4/3/2015 • 4/10/2015 • 4/17/2015

EXECUTOR NOTICE

Estate of HERMAN
NEUGEBAUER AKA HERMAN
A. NEUGEBAUER
Late of Damascus Township
Executor
GREG HERMAN NEUGEBAUER
572 MILANVILLE ROAD
BEACH LAKE, PA 18405
Attorney
FRANCES GRUBER, ESQ.
214 NINTH STREET
HONESDALE, PA 18431

4/3/2015 • 4/10/2015 • 4/17/2015

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

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

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

OTHER NOTICES

NOTICE

IN THE COURT OF COMMON
PLEAS OF WAYNE COUNTY,
PENNSYLVANIA

CIVIL ACTION - LAW
NO.: 610-CIVIL-2014

**NOTICE OF ACTION IN
MORTGAGE FORECLOSURE**

Wells Fargo Bank, N.A.
Plaintiff

vs.

Unknown heirs and/or
Administrators of the Estate of
Martin Clancy, et al
Defendant(s)

TO: Unknown heirs and/or
Administrators of the Estate of
Martin Clancy, et al

PRESENTLY OR FORMERLY
of 3108 Northgate Road, Lake
Ariel, PA 18436. A lawsuit has
been filed against you in mortgage
foreclosure and against your real
estate at 3108 Northgate Road,
Lake Ariel, PA 18436 because you
have failed to make the regular
monthly payments on your
mortgage loan and the loan is in
default. The lawsuit is an attempt
to collect a debt from you owed to
the plaintiff, Wells Fargo Bank,
N.A.. A detailed notice to you of
your rights under the Fair Debt
Collection Practices Act (15 U.S.C.

§1692, et. seq.) is included in the
Complaint filed in the lawsuit. The
lawsuit is filed in the Wayne
County Court of Common Pleas, at
the above term and number.

A copy of the Complaint filed in
the lawsuit will be sent to you
upon request to the Attorney for
the Plaintiff, Scott A. Dieterick,
Esquire, P.O. Box 1024,
Mountainside, NJ 07092. Phone
(908) 233-8500.

IF YOU WISH TO DEFEND,
YOU MUST ENTER A WRITTEN
APPEARANCE PERSONALLY
OR BY AN ATTORNEY AND
FILE YOUR DEFENSES OR
OBJECTIONS IN WRITING
WITH THE COURT. YOU ARE
WARNED THAT IF YOU FAIL
TO DO SO THE CASE MAY
PROCEED WITHOUT YOU AND
A JUDGMENT MAY BE
ENTERED AGAINST YOU
WITHOUT FURTHER NOTICE
FOR 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
LAWYER OR CANNOT
AFFORD ONE GO TO OR
TELEPHONE THE OFFICE SET
FORTH BELOW TO FIND OUR
WHERE YOU CAN GET LEGAL
HELP.

NOTICE TO DEFEND
Commissioners Office
Pike County Administration
Building

506 Broad Street, Milford, PA
18337
Phone (570) 296-7613

LAWYER REFERRAL
Pennsylvania Bar Association
P.O. Box 186
Harrisburg, PA 17108
Phone (800) 692-7375

Zucker, Goldberg & Ackerman,
LLC

4/10/2015

**NOTICE OF FILING OF
ARTICLES OF
INCORPORATION**

Pursuant to the General Associations Act of 1988, as amended, notice is hereby given that on March 17, 2015, Articles of Incorporation for CB Excavating, Inc. were filed with the Department of State, Harrisburg, Pennsylvania, the said corporation being organized under the provisions of the Business Corporation Law, General Associations Act of 1988, as amended. The purposes of the corporation are: To engage in and to do any lawful act concerning any or all business for which corporations may be incorporated under the Pennsylvania Business Corporation Law, General Associations Act of 1988, as amended and supplemented, and to do all things and exercise all power, rights and privileges which a business corporation may now or hereafter be organized or authorized to do or to exercise under the said Business Corporation Law of Pennsylvania

as amended and supplemented.

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

4/10/2015

**ARTICLES OF
INCORPORATION**

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania on March 19, 2015, and approved pursuant to Pennsylvania Business Corporation Law of 1988 for the incorporation of **HONESDALE HURRICANES SOFTBALL, INC.**

JEFFREY S. TREAT, ESQUIRE
Attorney

4/10/2015 • 4/17/2015

**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
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 Cascade 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:
Joseph T. Kelly 1620 Ridgeview
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

**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

**SHERIFF'S SALE
MAY 6, 2015**

By virtue of a writ of Execution instituted EMC Mortgage Corporation, Attorney-In-Fact For Bank Of America, N.A. As S/B/M To LaSalle N. A., as Trustee for Certificateholders of Bear Stearns Asset Backed Securities I LLC Asset-Backed Certificates, Series 2006-HE8 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on

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Wednesday the 6th day of May, 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:

Land Situated In the Township of Salem In The County Of Wayne In The State Of PA

That Certain Piece Or Parcel Of Land Located, Situate And Being In The Township Of Salem, County At Wayne And Commonwealth Of Pennsylvania, Bounded And Described As Follows:

Beginning At A Point For A Corner At The Intersection Of PA State Road 63008 And Township Road 350; Thence Along The Center line Of PA State Road 63008 South Thirty-Nine (39) Degrees Forty-One (41) Minutes Twenty-Four (24) Seconds East Two Hundred Fifty-six And Forty-Six Hundredths Feet To A Point For A Corner; Thence Through The Lands Of The Former Grantor Herein, Elsie Sledzinski, Of Which This Was Part, The Following three Courses And Distances; South Forty (40) Degrees Thirteen (13) Minutes Nineteen (19) Seconds West One Hundred Ninety-Eight And Nine Hundredths (198.09) Feet (Passing Over A Placed Steel Pin On line At Twenty-Five (25) Feet, South Thirty (30) Degrees Thirty-one (31) Minutes Twenty-Three (23) Seconds East One Hundred Eighty-Nine And Forty-six Hundredths (189.46) Feet To A Placed Steel Pin For A Corner, And South Forty-Two

(42) Degrees Fifty-Three (53) Minutes Five (05)seconds West Three Hundred Fifteen And Ninety-six Hundredths (315.98) Feet To A Point For A Corner In The Center Of Township Road 350 (Passing Over A Placed Steel Pin At Two Hundred Ninety-Five And Ninety-Six Hundredths (295.96) Feet; Thence Along The Centerline Of Township Road 350 North Three (03) Degrees Ten (10) Minutes Forty-Four (44) Seconds West Two Hundred Fifteen And Eighty-Two Hundredths Feet To A Point; Thence North Four (34) Degrees Fifty (58) Minutes (00) Seconds West One Hundred Twenty- Three And Sixty-Five Hundredths (123.65) Feat To A Point; Thence North One (01) Degree Six (06) Minutes Fifty-Four (54) Seconds West Fifty (5o) Feet To A Point; Thence North Three (03) Degrees Fifty- Three minutes Thirty-Four (34) Seconds West Fifty-Three And Seventy-Three Hundredths (53.73) Feet To A Point; Thence On An Arc, In A Northeasterly Direction, The Radius Of Which Is Four Hundred (400) Feet, A Distance Of Three Hundred Seventeen And Ninety-Nine Hundredths (317.99) Feet To The Point And Place Of Beginning.

TAX PARCEL #22-0-0322-0003.0007-

BEING KNOWN AS: 92 Sledzinski Road, Lake Ariel, PA 18436

Seized and taken in execution as property of:
Thomas S. Sledzinski 92

Sledzinski Road Lake Ariel PA
18436

Execution No. 052-Civil-2010
Amount Due: \$131,129.91 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.**

Victoria W. Chin Esq.

4/10/2015 • 4/17/2015 • 4/24/2015

**SHERIFF'S SALE
MAY 6, 2015**

By virtue of a writ of Execution instituted US Bank, NA, as Trustee, Successor in Interest to Wachovia Bank, N.A., as Trustee for GSMPS Mortgage Loan Trust 2004-4 issued out of the Court of

Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 6th day of May, 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 300, Section 4, of The Hideout, a subdivision situate 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, 1980 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 through 104.

SUBJECT to all easements, covenants, conditions and restrictions of record, including those set forth in the Declaration of Protective Covenants for The Hideout, dated as of May 11, 1970, as amended and supplemented.

TITLE TO SAID PREMISES IS VESTED IN Brandie S. Burns and Gail Burns, as joint tenants with right of survivorship, by Deed from Andrew R. Sinclair and Susan M. Sinclair, his wife, dated 01/13/2003, recorded 02/25/2003 in Book 2173, Page 244.

Tax Parcel: 22-0-0018-0007.-

Premises Being: 519 The Hideout, a/k/a 300 Parkwood Drive, Lake Ariel, PA 18436

Improvements thereon:
RESIDENTIAL DWELLING

Seized and taken in execution as property of:
Brandie S. Burns a/k/a Brandie Burns 300 Parkwood Drive The Hideout Lake Ariel PA 18436
Gail Burns 300 Parkwood Drive The Hideout Lake Ariel PA 18436

Execution No. 92-Civil-2005
Amount Due: \$170,750.71 Plus additional costs

February 17, 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.

4/10/2015 • 4/17/2015 • 4/24/2015

**SHERIFF'S SALE
MAY 6, 2015**

By virtue of a writ of Execution instituted Wayne Bank s/b/m with North Penn 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 6th day of May, 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 two certain pieces or parcels of land, lying and being In the Township of Salem, County of Wayne, and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center of Pennsylvania Route 590 said point of beginning be the common corner of lands of Grantors and Martin Kovitch; thence along the center of PA Route 590 North 57 degrees 38

minutes 42 seconds East 402.77 feet to a point for a corner; thence South 41 degrees 28 minutes 16 seconds West 478.18 feet to a point for a corner; thence South 48 degrees 31 minutes 49 seconds East 50 feet to a point for a corner; thence North 83 degrees 54 minutes 22 seconds East 370 feet to a point for a corner; thence South 43 degrees 24 minutes 04 seconds East 936.79 feet; thence South 46 degrees 35 minutes 56 seconds West 767.85 feet to a point for a corner; thence North 43 degrees 19 minutes 40 seconds West 1,483.86 feet to a point for a corner; thence North 32 degrees 50 minutes 46 seconds West 233.81 feet to the point and place of BEGINNING. CONTAINING therein 24.701 acres more or less.

BEING the same premises conveyed to Edmund R. Carr by Deed from Nunzio LoBasso, by Madeline LoBasso, his Attorney in Fact, and Madeline LoBasso, his wife, Joseph LoBasso, Thomas LoBasso and Louis LoBasso, Co-Partners, dated October 17, 1997, and recorded on 10/28/97 in the Recorder of Deeds Office of Wayne County in Book 1297, Page 315.

TAX PARCEL NO.: 22-0-0312.-0051.0003-

ADDRESS BEING: Route 590, Lake Ariel, PA 18436

Seized and taken in execution as

property of:
Hamlin Car Wash Route 590
LAKE ARIEL PA 18436
GFY Auto Sale, Inc. Route 590
LAKE ARIEL PA 18436
Edmund R. Carr Route 590 LAKE
ARIEL PA 18436

Execution No. 710-Civil-2014
Amount Due: \$449,443.25 Plus
additional costs

February 17, 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.**

Kimberly D. Martin Esq.

4/10/2015 • 4/17/2015 • 4/24/2015

CIVIL ACTIONS FILED

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

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
1996-20264	WOLK HOWARD A	3/18/2015	SATISFACTION	12,212.13
2010-20190	DMOCHOWSKI RICHARD	3/16/2015	SATISFACTION	23,655.07
2010-20190	DMOCHOWSKI CYNTHIA	3/16/2015	SATISFACTION	23,655.07
2010-20809	GRABEK SONNY	3/18/2015	SATISFACTION	—
2011-21507	REEDER HARRY NELSON	3/20/2015	SATISFACTION	—
2012-00712	TRAUSTASON RUNOLFUR	3/16/2015	WRIT OF EXECUTION	150,541.32
2012-00712	BLEACKLEY MAUREEN	3/16/2015	WRIT OF EXECUTION	150,541.32
2012-21569	BAKER STANLEY	3/17/2015	SATISFACTION	—
2012-21569	BAKER KATHLEEN E	3/17/2015	SATISFACTION	—
2013-00460	M & S SEPTIC SERVICES INC DEFENDNT/APPELLANT	3/19/2015	JUDGMENT ATTY. FEE	1,875.00
2013-00460	M & S SANITARY SEWAGE DISPOSAL	3/19/2015	JUDGMENT ATTY. FEE	1,875.00
2013-00460	M & S SANITARY SEWAGE DISPOSAL INC	3/19/2015	JUDGMENT ATTY. FEE	1,875.00
2013-00460	MUIR JAMES M SR	3/19/2015	JUDGMENT ATTY. FEE	1,875.00
2013-00460	MUIR JOANNE	3/19/2015	JUDGMENT ATTY. FEE	1,875.00
2013-00582	BRACHT JAMES W	3/16/2015	VACATE JUDGMENT	—
2013-00582	BRACHT CHRISTINE M	3/16/2015	VACATE JUDGMENT	—
2013-20404	FRUEHAN JAMES R	3/18/2015	SATISFACTION	—
2013-20430	DEVRIEZE BETH A	3/19/2015	WRIT OF EXECUTION	1,972.24
2013-20430	DE VRIEZE BETH A	3/19/2015	WRIT OF EXECUTION	1,972.24
2013-20430	HONESDALE NATIONAL BANK GARNISHEE	3/19/2015	GARNISHEE/WRIT EXEC	1,972.24
2013-20823	BLOCKBERGER JOHN	3/19/2015	SATISFACTION	—
2013-21209	RAMOS RAFAEL A	3/17/2015	SATISFACTION	488.39
2013-21294	ALBARDAK ENVER	3/17/2015	SATISFACTION	705.36
2013-21294	ALBARDAK MELAHAT	3/17/2015	SATISFACTION	705.36
2013-21518	EDWARDS GREGORY J	3/18/2015	SATISFACTION	—
2013-54001	CHAPMAN ROBERT L EXCEPTOR/OBJECTOR	P 3/16/2015	FINAL JUDGMENT	—
2014-00275	THE DIME BANK GARNISHEE-DISCONT. 3-20-15	3/20/2015	DISSOLVE ATTACHMENT	—
2014-00298	EZRAPOUR SHAWN EXECUTOR	3/18/2015	SUMMARY JUDGMENT	—
2014-00298	WOOD EMILY CO-EXECUTOR	3/18/2015	SUMMARY JUDGMENT	—
2014-00298	WOOD DENISE CO-EXECUTOR	3/18/2015	SUMMARY JUDGMENT	—
2014-00298	ADAMS CINDY	3/18/2015	SUMMARY JUDGMENT	—
2014-00298	ADAMS WILLIAM KARL	3/18/2015	SUMMARY JUDGMENT	—
2014-00298	JOHANNES TOBY	3/18/2015	SUMMARY JUDGMENT	—
2014-00460	COSTANZO LOUIS J	3/19/2015	WRIT OF EXECUTION	100,751.97

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

2014-00570	MCDERMOTT ROGER P	3/19/2015	WRIT OF EXECUTION	5,013.92
2014-00570	WELLS FARGO BANK GARNISHEE	3/19/2015	WRIT EXEC/GARNISHEE	—
2014-00595	VAVERCHAK ANISSA	3/19/2015	DEFAULT JUDG IN REM	175,445.85
2014-00626	TOBIN AMY MCCLOSKEY	3/18/2015	DEFAULT JUDG IN REM	302,601.34
2014-00641	LACHANCE YVONNE	3/17/2015	DEFAULT JUDG IN REM	147,660.24
2014-00641	LACHANCE YVONNE	3/17/2015	WRIT OF EXECUTION	147,660.24
2014-20251	FARIAS CHRIS	3/17/2015	SATISFACTION	464.35
2014-20645	RAMOS RAFAEL	3/17/2015	SATISFACTION	745.35
2014-20891	ALBARDAK ENVER	3/17/2015	SATISFACTION	1,475.85
2014-20891	ALBARDAK MELAHAT	3/17/2015	SATISFACTION	1,475.85
2014-21007	NET BANK GARNISHEE	3/20/2015	GARNISHEE/DISC ATTCH	—
2014-21045	SHIELDS JOHN C	3/17/2015	SATISFACTION	520.98
2014-21045	SHIELDS TERESA F	3/17/2015	SATISFACTION	520.98
2014-21222	FARIAS CHRIS	3/17/2015	SATISFACTION	626.38
2014-21301	CLEMONS EMMA	3/17/2015	SATISFACTION	517.02
2014-21304	BARCAROLA LOUIS	3/17/2015	SATISFACTION	517.02
2014-21304	BARCASROLA ANGELINA	3/17/2015	SATISFACTION	517.02
2015-00007	COLON JOSE	3/20/2015	JUDGMENT "IN REM"	148,802.74
2015-00021	KILLE JAMES A/K/A	3/20/2015	JUDGMENT/POSSESSION	—
2015-00021	KILLE JAMES THEODORE	3/20/2015	JUDGMENT/POSSESSION	—
2015-00021	KILLE SHIRLEY A/K/A	3/20/2015	JUDGMENT/POSSESSION	—
2015-00021	KILLE SHIRLEY B	3/20/2015	JUDGMENT/POSSESSION	—
2015-00021	DOE JOHN	3/20/2015	JUDGMENT/POSSESSION	—
2015-00021	KILLE JAMES A/K/A	3/20/2015	WRIT OF POSSESSION	—
2015-00021	KILLE JAMES THEODORE	3/20/2015	WRIT OF POSSESSION	—
2015-00021	KILLE SHIRLEY A/K/A	3/20/2015	WRIT OF POSSESSION	—
2015-00021	KILLE SHIRLEY B	3/20/2015	WRIT OF POSSESSION	—
2015-00021	DOE JOHN	3/20/2015	WRIT OF POSSESSION	—
2015-00132	LITENING AUTO INC	3/16/2015	CONFESSION OF JDGMT	844,342.28
2015-00132	LITENING INC	3/16/2015	CONFESSION OF JDGMT	844,342.28
2015-00132	KLEPADLO TARA L	3/16/2015	CONFESSION OF JDGMT	844,342.28
2015-00133	LITENING AUTO INC	3/16/2015	CONFESSION OF JDGMT	20,723.85
2015-00133	LITENING INC	3/16/2015	CONFESSION OF JDGMT	20,723.85
2015-00133	KLEPADLO TARA L	3/16/2015	CONFESSION OF JDGMT	20,723.85
2015-20208	HERTZOG GARY A	3/16/2015	FEDERAL TAX LIEN	5,813.47
2015-20209	WALLS SANDRA K	3/16/2015	FEDERAL TAX LIEN	53,519.44
2015-20210	WOODLAND CREEK PROPERTY & DEVELOPMENT INC A CORPORATION	3/16/2015	FEDERAL TAX LIEN	54,465.82
2015-20211	BILL GOODWIN CONSTRUCTION LLC	3/16/2015	FEDERAL TAX LIEN	205,039.44
2015-20211	GOODWIN WILLIAM R SOLE MBR	3/16/2015	FEDERAL TAX LIEN	205,039.44

2015-20212	BURLEIGH CONSTRUCTION A CORPORATION	3/16/2015	TAX LIEN	534.22
2015-20213	BRINDLE PAUL J	3/17/2015	TAX LIEN	5,421.06
2015-20213	BRINDLE DENISE M	3/17/2015	TAX LIEN	5,421.06
2015-20214	CORRIGAN BRIAN	3/17/2015	TAX LIEN	2,189.37
2015-20215	RICHARDSON EDWARD	3/17/2015	TAX LIEN	5,692.11
2015-20215	RICHARDSON TINA	3/17/2015	TAX LIEN	5,692.11
2015-20216	KUPLACK MATTHEW J	3/17/2015	TAX LIEN	12,531.11
2015-20216	KUPLACK EVDENIA	3/17/2015	TAX LIEN	12,531.11
2015-20217	SHAFER HELEN J	3/17/2015	MUNICIPAL LIEN	2,213.42
2015-20219	HORST MICHAEL V	3/18/2015	FEDERAL TAX LIEN	9,566.47
2015-20219	MICHAEL HORST QUALITY PAINTING	3/18/2015	FEDERAL TAX LIEN	9,566.47
2015-20220	SCHENK HAROLD	3/18/2015	FEDERAL TAX LIEN	203,281.53
2015-20221	KROMPASKY JOSEPH	3/18/2015	FEDERAL TAX LIEN	4,647.65
2015-20221	KROMPASKY LOIS	3/18/2015	FEDERAL TAX LIEN	4,647.65
2015-20222	SMITH REALTY GROUP LLC CENTURY 21 SELECT GROUP LRDS VALLEY	3/18/2015	FEDERAL TAX LIEN	12,615.38
2015-20223	VENIZELOS MAUREEN	3/18/2015	JP TRANSCRIPT	2,701.07
2015-20224	PALYO ALEXANDER M	3/18/2015	JP TRANSCRIPT	1,392.95
2015-20225	LAMONICA RAYMOND JTLY SVLY JT TNS ENTS	3/18/2015	JUDG/LACKAWANNA CO	21,037.87
2015-20225	LAMONICA BRIDGET JTLY SVLY JT TNS ENTS	3/18/2015	JUDG/LACKAWANNA CO	21,037.87
2015-20225	HAMLIN FIREWORKS D/B/A	3/18/2015	JUDG/LACKAWANNA CO	21,037.87
2015-20226	GAVIN DESIGN-BUILD INC	3/20/2015	TAX LIEN	738.73
2015-20227	ANDRE DAMIEN	3/20/2015	JP TRANSCRIPT	1,146.59
2015-20228	BAKER JOHN	3/20/2015	JP TRANSCRIPT	3,579.65
2015-20229	BALDASSARI DAWN ALBERT	3/20/2015	JP TRANSCRIPT	1,900.04
2015-20229	ALBERT DAWN BASLDASSARI	3/20/2015	JP TRANSCRIPT	1,900.04
2015-20230	BENN LEONARD R JR	3/20/2015	JP TRANSCRIPT	11,696.47
2015-20231	BERGERSEN DEANNA	3/20/2015	JP TRANSCRIPT	1,146.59
2015-20232	BATTAGLIA JAMES	3/20/2015	JUDGMENT	1,437.00
2015-20233	PASKER BRENT	3/20/2015	JUDGMENT	1,379.50
2015-20234	BAND JOHN	3/20/2015	JUDGMENT	2,027.00
2015-90043	OKEEFE GWENDOLINE ESTATE	3/16/2015	ESTATE CLAIM	1,430.00

COMPLAINT — CONFESSION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00132	DIME BANK	PLAINTIFF	3/16/2015	—
2015-00132	LITENING AUTO INC	DEFENDANT	3/16/2015	—
2015-00132	LITENING INC	DEFENDANT	3/16/2015	—
2015-00132	KLEPADLO TARA L	DEFENDANT	3/16/2015	—
2015-00133	DIME BANK	PLAINTIFF	3/16/2015	—
2015-00133	LITENING AUTO INC	DEFENDANT	3/16/2015	—
2015-00133	LITENING INC	DEFENDANT	3/16/2015	—
2015-00133	KLEPADLO TARA L	DEFENDANT	3/16/2015	—

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00136	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	3/18/2015	—
2015-00136	LESCIO APRIL	DEFENDANT	3/18/2015	—
2015-00140	DISCOVER BANK	PLAINTIFF	3/20/2015	—
2015-00140	POTTER CAROL	DEFENDANT	3/20/2015	—
2015-00141	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	3/20/2015	—
2015-00141	DIRLAM JOANNE M	DEFENDANT	3/20/2015	—
2015-00142	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	3/20/2015	—
2015-00142	NOVOBILSKI SANDY K	DEFENDANT	3/20/2015	—

CONTRACT — DEBT COLLECTION: OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00130	AMERICREDIT FINANCIAL SERVICES D/B/A	PLAINTIFF	3/16/2015	—
2015-00130	GM FINANCIAL	PLAINTIFF	3/16/2015	—
2015-00130	TRAVERS AMY	DEFENDANT	3/16/2015	—

CONTRACT — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00135	CARTON JAMES T	PLAINTIFF	3/18/2015	—
2015-00135	PARANICH STEPHEN	DEFENDANT	3/18/2015	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00137	HORST WALTER H	PLAINTIFF	3/19/2015	—
2015-00137	SMITH MICHAEL	DEFENDANT	3/19/2015	—
2015-00137	SMITH DEIRDRE	DEFENDANT	3/19/2015	—
2015-00138	WELLS FARGO BANK NA	PLAINTIFF	3/20/2015	—
2015-00138	COOK DUSTIN M	DEFENDANT	3/20/2015	—
2015-00138	COOK JAMIE A	DEFENDANT	3/20/2015	—
2015-00139	WELLS FARGO BANK NA	PLAINTIFF	3/20/2015	—
2015-00139	LEWON CHRISTIAN	DEFENDANT	3/20/2015	—

REAL PROPERTY — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00134	CENTRAL WAYNE REGIONAL AUTH	PLAINTIFF	3/17/2015	—
2015-00134	ALLEN JOSEPH M	DEFENDANT	3/17/2015	—

TORT — PREMISES LIABILITY

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00131	WENDRICK LINDA	PLAINTIFF	3/16/2015	—
2015-00131	HAWLEY SILK MILL DEVELOPER LLC	DEFENDANT	3/16/2015	—
2015-00131	HAWLEY SILK MILL MANAGER LLC	DEFENDANT	3/16/2015	—
2015-00131	HAWLEY SILK MILL MASTER TENANT	DEFENDANT	3/16/2015	—
2015-00131	HAWLEY SILK MILL LLC	DEFENDANT	3/16/2015	—

MORTGAGES AND DEEDS

*RECORDED FROM MARCH 30, 2015 TO APRIL 2, 2015
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Giordano Robert J	Honesdale National Bank	Damascus Township	
Giordano Susan L			145,600.00
Wetherill Robert L	Honesdale National Bank	Salem Township	15,000.00
Shuman Mark J	Honesdale National Bank	Dyberry Township	
Shuman Judy L			22,000.00
Sharp Grayson S	Citizens Savings Bank	South Canaan Township	
Sharp Lori J			195,000.00
Lazaridis Anthony	Dime Bank	Paupack Township	
Lazaridis Vicki			30,000.00
Fonner Diane M	Honesdale National Bank	Damascus Township	
Quinn Diane M			99,300.00
Fonner David Kent			
Madden Sandra J	Mortgage Electronic Registration Systems	Salem Township	70,100.00
Padula Frank J Jr	Citizens Savings Bank	Salem Township	
Padula Jamie L			100,000.00
Smaracko Kevan	Mortgage Electronic Registration Systems	Damascus Township	94,261.00
Huber Dennis	Mortgage Electronic Registration Systems	Dyberry Township	249,500.00
Grife Scott	E S S A Bank & Trust	Paupack Township	
Grife Valerie			155,200.00
Morris Robert J	Mortgage Electronic Registration Systems	Texas Township	137,750.00
Arnold Janine	Mortgage Electronic Registration Systems	Salem Township	137,350.00
Clemmer Andrew D	Univest Bank & Trust Co	Buckingham Township	
Clemmer Melissa S			120,000.00
Schmidt Eric F	Mortgage Electronic Registration Systems	Honesdale Borough	
Derrick Trinity A			75,977.00
Posdon Joseph W III	Dime Bank	Damascus Township	210,000.00
Posdon Joseph W III	Appel Karen D	Damascus Township	60,000.00
Oralls Sherilyn	N B T Bank	Scott Township	
Oralls Walter			78,000.00
Matches Keith J	Honesdale National Bank	Mount Pleasant Township	8,500.00
Griffis Robert N	Honesdale National Bank	Damascus Township	
Griffis Kelly A			32,000.00
Orinick Richard T	Honesdale National Bank	South Canaan Township	
Obloshny Laurie R			130,000.00

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

Long Richard J	Honesdale National Bank	Salem Township	
Long Cathy S			70,000.00
Slish Nicholas A	Honesdale National Bank	Honesdale Borough	
Slish Season B			128,000.00
Bialoglow Robert P	Wells Fargo Bank	Lehigh Township	
Graf Allison E			55,000.00
Lamberton Paul E	First National Community Bank	South Canaan Township	
Lamberton Tracy P			67,500.00
Niggeman Stephen J	Conestoga Bank	Paupack Township	
Niggeman Kimberly S			700,000.00
Gambucci Rebecca A	Fidelity Deposit & Discount Bank	Sterling Township	
Gambucci Louis A			168,648.00
Rooney William J	Citizens Savings Bank	Paupack Township	
Rooney Deborah A			396,500.00
Bunting Mary B	Dime Bank	Cherry Ridge Township	
Bunting Robert M Jr			60,000.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Barr Jason	Barr Jason	Lake Township	
Barr Michele			
Primus Matthew	Nepomnyashchy Boris	Lehigh Township	
Primus Marietta S	Rubnova Irina		Lot 65
Leombruni Robert M	Sharp Grayson S	South Canaan Township	
	Sharp Lori J		Lot 32
Macchia Clementina	Macchia Clementina	Paupack Township	
Donofrio Michael	Macchia Peter		Lot 27 B
	Donofrio Michael		
	Donofrio Lori		
Strasser Gary	Witko John Paul	Paupack Township	
Strasser Kathleen	Morgan Kayleigh Anne		Lot 2A
Nothstein Earlyn AKA	Chick Jennifer	Lehigh Township	
Nothstein Earl AKA	Chick Jamie		
Nothstein Janean			
Polley James	Padula Frank J Jr	Salem Township	
Polley Regina	Padula Jamie L		
Wood Elouise			
Wood Edward			
Streagle Suzanne F Tr & Exr	Smaracko Kevan	Damascus Township	
Streagle Revocable Living Trust Agreement			
Streagle Grace Bogert Est			
Streagle Suzanne F Tr	Smaracko Kevan	Damascus Township	
Streagle Revocable Living Trust Agreement			
Moyer Kathy Suzanne	Moyer Donald L	Salem Township	
Musselman David L	Moyer Kathy Suzanne		Lot 35

Moyer Kathy Suzanne	Musselman David L	Salem Township	
Musselman David L			Lot 34
Diorio Anthony	Theobald Thomas P Theobald Barbara J	Oregon Township	
Vernarec Dorothy	Winchester Margaret Thompson Judith Vernarec David	Hawley Borough	Lot 38L7
D & D Property Management II	Schmidt Eric F Derrick Trinity A	Honesdale Borough	Lot 77
Appel Karen AKA Appel Karen D AKA	Posdon Joseph W III	Damascus Township	
Beam Patricia Ellen Exr Wilkinson James H Est	Dolph Micheal D Dolph Marjie D	Clinton Township 1	
Morris Daniel J Morris Algia L	Morris Algia L	South Canaan Township	
Oralls Walter Oralls Sherilyn	Oralls Walter Oralls Sherilyn	Scott Township	
Orinick Theodore M	Orinick Richard T Obloshny Laurie R	South Canaan Township	
Lamb Lewis M Lamb Margaret A Munson Lydia L	Culnane Mary Frances	Preston Township	Lot C
Lamb Lewis M Lamb Margaret A Munson Lynda L	Lamb Lewis M Lamb Margaret A Munson Lynda L	Preston Township	Lot A B
ORourke Patricia S By Sheriff Smith Dale Smith Margaret A	S R P Funding Trust Two Zero One One Five Smith Dale Smith Margaret A	Texas Township 1 & 2 Cherry Ridge Township	
Giombetti Karen Sue AKA Giombetti Karen E AKA	Karen E Giombetti Trust	Texas Township 3	
Smith Dale Smith Margaret A	Russell Patrick Russell Lynne M	Cherry Ridge Township	Lot A
Valdivia Anthony Jr Duque Katherine	Duque Katherine	Manchester Township	
Forrest Joseph G Forrest Donna M Brink Robert L Brink Cindy L	Forrest Joseph G Forrest Donna M	South Canaan Township	Lot 2
Forrest Joseph G Forrest Donna M Brink Robert L Brink Cindy L	Brink Robert L Brink Cindy L	South Canaan Township	Lot 1
Collins Leslie	Stewart James	Lake Township	Lot 849
Dutch Flats Corporation	Gam Bucci Louis A Gambucci Rebecca A	Sterling Township	Lot 5
Joan E Fehringer Trust Robert F Fehringer Trust	Robert F Fehringer Trust Joan E Fehringer Trust	Paupack Township	Lot 115
Bunting Gerald W	Bunting Mary B Bunting Robert M Jr	Cherry Ridge Township	

WAYNE COUNTY BAR ASSOCIATION



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LEGAL JOURNAL
OF WAYNE COUNTY, PA

22nd Judicial District
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CASES REPORTED

Joseph Poretsky v. Joseph Poretsky, Jr. et al. Plaintiffs
NewPass Exploration, LLC and
Southwestern Energy Production Company, Defendants



**Court of Common Pleas
22nd Judicial District:**
The Hon. Raymond L. Hunsell
President Judge
The Hon. Robert J. Cooney
Senior Judge

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