

OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

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CASES REPORTED

In Re: Robert L. Chapman
v.
Upset Sale Tax Claim Bureau of Wayne County, PA

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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

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

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Bailey Design and Advertising
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Honesdale, PA 18431

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

www.waynecountylawyers.org

Submit advertisements to
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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

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A fee of \$10 will be added to all legal notices for the Notarized Proof of Publication.

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COURT OPINION

In Re: Robert L. Chapman

v.

**Upset Sale Tax Claim Bureau of Wayne County, PA
Held on September 9, 2013**

No. 553 C.D. 2014

Wayne County No. 54001-2013-CV

**Memorandum Opinion
Judge Cohn Jubelirer, PA Commonwealth Court**

This case, filed January 15, 2015, was the appeal taken by Robert Chapman from the Court of Common Pleas denial of his exceptions and objections to the tax upset sale of his property by the Tax Claim Bureau of Wayne County. Chapman argued that the Tax Claim Bureau did not meet its burden of proving that it posted the property in accordance with Section 602(e)(3) of the Real Estate Tax Sale Law which requires “[e]ach property scheduled for [tax upset] sale shall be posted at least ten (10) days prior to the sale.

At issue was a 32.284 acre parcel located in Damascus Township which was sold at tax upset sale on September 9, 2013. Chapman alleged that the notice was not affixed in a reasonable secured manner on the property in a conspicuous location. At the time of hearing, the Tax Claim Bureau presented testimony from an employee of the County Assessment office, a professional land surveyor, and the surveyor’s twenty-five year assistant. Between the three witnesses, testimony was presented regarding their efforts to identify the boundary lines of the property so that proper posting could be accomplished. The county employee testified that he used the county’s GIS system and tax maps to locate a large maple tree which he calculated to be within fourteen to eighteen feet of the property’s boundary line, which tree also had a Chant Realty “for sale” sign nailed to it.

In addition, both the surveyor and assistant testified that they utilized the property deeds, tax maps and surveys of adjacent properties to locate the property’s southeastern boundary line, and concluded the maple tree was in fact located on the property within thirteen feet of the boundary line. The assistant marked up a sketch of the property not made to scale which was admitted by the court over the objection of Chapman, opining that the sketch was properly admitted because the author testified regarding its creation and procedures he used in its creation.

In opposition to the Tax Claim Bureau's witnesses, Chapman presented the Chant realtor to testify that because there was no survey of the property, she utilized an aerial map to also conclude the maple tree was on the property. As a result, the trial court determined the Tax Claim Bureau's posting of the notice complied with the Tax Sale Law. On appeal, Chapman alleged that the Bureau did not meet its burden because it relied on the surveyor's testimony and sketch made by the assistant which was improperly admitted.

In its Opinion, the Court determined that Section 602(e)(3) does not set forth a particular method of posting a property, but the interpretation is that "the method of posting must be reasonable and likely to inform the taxpayer of an intended real property sale." In re Tax Sale of 2003 Upset, 860 A.2d 1184, 1188 (Pa.Cmwlth. 2004). A posted notice must be conspicuous enough to notify both the taxpayer and the public at large of the impending tax upset sale of the property. Ban v. Tax Claim Bureau of Washington County, 698 A.2d 1386, 1389 (Pa.Cmwlth. 1997). In reviewing whether a posting is reasonable, "this Court has taken a practical and commonsense approach" that considers "the nature and location of the property and, of course, the placement of the [n]otice." Wiles v. Washington County Tax Claim Bureau, 972 A.2d 24, 28 (Pa.Cmwlth. 2009). The Tax Sale Law's notice provisions must be strictly construed, and it is the tax claim bureau that bears the burden of proving that it strictly complied with the notice provisions of the Tax Sale Law. Ban, 698 A.2d at 1388.

The Court then opined that Chapman was actually challenging the weight and credibility the trial court gave to the testimony and evidence presented. In affirming the trial court's decision, this Court determined that the "practical and commonsense approach" that considers "the nature and location of the property and, of course, the placement of the [n]otice" Wiles, 972 A.2d at 28. With that, the Court further determined that the Tax Claim Bureau took reasonable steps to identify the location of the property and placed the notice in a conspicuous place on the property that was reasonable and likely to inform the public at large and Chapman of the upcoming tax upset sale of the property. As such, the Court determined the Tax Claim met its burden and the trial court did not err in denying Chapman's objections.



CRIMINAL CASES

April 9, 2015 — The following cases were addressed by the Honorable Raymond L. Hamill, President Judge, Wayne County.

BRANDON ROWLAND MATTHEWS, age 20 of Lake Ariel, PA, was sentenced, on two separate cases, to a State Correctional Facility for period of not less than 18 months nor more than 120 months for one count of Statutory Sexual Assault, graded as a Felony of the 2nd Degree, one count of Indecent Assault, graded as a Misdemeanor of the 2nd Degree, and four counts of Corruption of Minors, all graded as a Misdemeanor of the 1st Degree. He was also ordered to pay all Court costs, pay victim counseling not to exceed \$5,000.00 per victim, and submit to the drawing of a DNA sample. These incidents occurred between September 2013 and January 2014, in South Canaan Township, PA and on July 18, 2014 in Honesdale Borough, PA.

BRIAN FRANCIS LANZA, age 25 of Waymart, PA, was sentenced to probation for a period of 24 months for one count of Defraud Secured Creditors, 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, and pay restitution in the amount of \$200.00. The incident occurred on July 30, 2013, in Waymart Borough, PA.

DANIEL JACOB KREITER, age 30 of Honesdale, PA, was sentenced to the Wayne County Correctional Facility for a period of not less than 5 days nor more than 6 months, for one count of Driving Under Influence of Alcohol, an ungraded Misdemeanor and one count of Disorderly Conduct, a Summary Offense. He was also ordered to pay all Court costs, pay a fine in the amount of \$1,000.00, participate in the drug and alcohol addiction treatment, complete the Alcohol Highway Safety Program, continue mental health treatment, and obtain part time employment. The incident occurred on August 1, 2014, in Texas Township, PA. His BAC was .266%.

JEANETTE PARSHALL, age 43 of Hawley, PA, was sentenced to the Wayne County Correctional Facility for a period of not less than 2 months nor more than 12 months for one count of Possession of a Controlled Substance, an ungraded Misdemeanor. She was also ordered to pay all Court costs, undergo a drug and alcohol evaluation and comply with all treatment recommendations, and continue mental health treatment. The incident occurred on August 14, 2014, in Hawley Borough, PA.

AMY CASAL, age 37 of Lake Ariel, PA, was sentenced, on two separate cases, to the Wayne County Correctional Facility for a period of not less than 30 days nor more than 23 1/2 months for one count of Possession of a Controlled Substance-Heroin and one count of Possession of Controlled Substance-Oxycodone, both graded as a ungraded

Misdemeanor. She was also ordered to pay all Court costs, 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 July, 22, 2014 and August 9, 2014, in Lake Township, PA and Salem Township, PA.

VICTORIA MARQUES, age 21 of Lake Ariel, PA, was sentenced to the Wayne County Correctional Facility for a period of not less than 23 days nor more than 12 months for one count of Possession of Controlled Substance-Heroin, an ungraded Misdemeanor. She was also ordered to pay all Court costs, undergo a drug and alcohol evaluation and comply with all treatment recommendations, perform 40 hours of community service or pursue in a GED and take GED test within 6 months, and obtain employment. The incident occurred on October 6, 2014, in Paupack Township, PA.

MICHAEL CRAIG GROO, age 43 of Tafton, PA, was sentenced to the Wayne County Correctional Facility for a period of not less than 10 days nor more than 6 months for one count of Driving Under Influence of Alcohol, an ungraded Misdemeanor and one count of Restriction on Alcohol Beverages, a Summary Offense. He was also ordered to pay all Court costs, pay a fine in the amount of \$1,025.00, and participate in the drug and alcohol addiction treatment. The incident occurred on August 16, 2014, in Palmyra Township, PA. His BAC was .212%.

DONNA M. AMBROSIO, age 48 of Moscow, PA, was sentenced to probation for a period of 12 months for one count of False Swearing in Official Proceedings, graded as a Misdemeanor of the 2nd Degree. She was also ordered to pay all Court costs and undergo a drug and alcohol evaluation and comply with all treatment recommendations. The incident occurred on June 23, 2014, in Hawley Borough, PA.

AMANDA LOCONTE, age 20 of Greeley, PA, was sentenced to probation for a period of 12 months for one count of Possession of Controlled Substance-Heroin, an ungraded Misdemeanor. She was also ordered to pay all Court costs, undergo a drug and alcohol evaluation, and if not attending school full-time obtain employment. The incident occurred on October 31, 2014, in Hawley Borough, PA.

COLIN RICHARDS, age 49 of Holliswood, NY, 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 September 6, 2014 in Cherry Ridge Township, 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.

EXECUTRIX NOTICE

Estate of RONALD A. SEIPP
Late of Texas Township
Executrix
SHANNON BERTHOLF
414 15TH STREET
HONESDALE, PA 18431
Attorney
MATTHEW L. MEAGHER,
ESQUIRE
1018 CHURCH STREET
HONESDALE, PA 18431

4/17/2015 • 4/24/2015 • 5/1/2015

**ESTATE OF
CATHERINE D. SCHUMAN**

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted to PATricia Fleming of San Diego, CA, in the Estate of Catherine D. Schuman, deceased, who died on December 8, 2014, late of Wayne County, Pennsylvania. All creditors are requested to present their claims

and all persons indebted to the decedent are requested to make payment to the above Executor or her Attorney
R. Anthony Waldron, Esq.
8 Silk Mill Drive — Ste 215
Hawley, PA 18428
(570) 226-6288

4/17/2015 • 4/24/2015 • 5/1/2015

EXECUTRIX NOTICE

Estate of JUDITH A. MUCK AKA
JUDITH MUCK
Late of Bethany Borough
Executrix
LINDA J. GUSTIN
PO BOX 105
PRESTON PARK, PA 18455
Attorney
RONALD M. BUGAJ, ESQ.
BUGAJ/FISCHER, PC
PO BOX 390, 308 NINTH ST.
HONESDALE, PA 18431

4/17/2015 • 4/24/2015 • 5/1/2015

ESTATE NOTICE

Notice is given that Letters Testamentary have been granted in the Estate of Steven Hall, late of Browndale, Wayne County, Pennsylvania, who died on 12/2/2014. All persons indebted to said decedent are required to make payment, and those having claims or demands, to present the same without delay to Paul E. Smith,

Esquire, attorney for the Estate,
1015 N. Main Street, Forest City,
Pa 18421, or to the Executor,
Thomas Hall c/o the same address.

4/17/2015 • 4/24/2015 • 5/1/2015

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 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

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

OTHER NOTICES

PUBLIC NOTICE OF DEEMED DECISION OF THE DAMASCUS TOWNSHIP SUPERIVORS IN FAVOR OF ALBERT G. KAUFMAN AND GLADYS A. KAUFMAN

Notice Is Hereby Given of the deemed decision in favor of Albert G. Kaufman and Gladys A. Kaufman on their application for conditional use for a campground with ten campsites as set forth on the exhibits submitted at the conditional use hearing before the Damascus Township Supervisors held on January 19, 2015 at 6:00 p.m. The Board of Supervisors was required to render a written decision within forty-five (45) days after the conclusion of the hearing on January 19, 2015. No such decision has been rendered. (Damascus Township Zoning Ordinance of 2013, Section 608.2B5(b); 53 P.S. Section 10913.2(b)(1)) Failure to render such a decision within the said forty-five (45) days results in a

deemed decision in favor of the applicant. This notice is being provided by the applicant pursuant to 53 P.S. Section 10913.2(b)(2) and the Damascus Township Zoning Ordinance of 2013, Section 608.2B5(c).

4/17/2015 • 4/24/2015

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

LEGAL NOTICE

NOTICE OF INCORPORATION

In accordance with the Business Corporation Law of the Commonwealth of Pennsylvania, a limited liability company by the name of Five Star Modular, Inc., has been organized under the Provisions of the Business Corporation Law of 1988, P.S. 1444, as amended, for the purpose of any and all legal business in the Commonwealth of Pennsylvania including but not limited to

construction and all other items authorized under the Business Law of 1988 as amended. Said Articles of Incorporation having been filed with the Department of State on March 27, 2015.

ALFRED G. HOWELL, Esquire
HOWELL, HOWELL & KRAUSE
109 Ninth Street
Honesdale, Pennsylvania 18431
(570) 253-2520

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 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 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) Feet To A Point; Thence North One (01) Degree Six (06) Minutes Fifty-Four (54) Seconds West Fifty (50) 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

**SHERIFF'S SALE
MAY 13, 2015**

By virtue of a writ of Execution
instituted The Bank of New York
Mellon f/k/a The Bank of New York
as Trustee for Nationstar Home
Equity Loan Trust 2007-B issued
out of the Court of Common Pleas

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of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 13th 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 Lake, Wayne County, Pennsylvania, known as Lot 2859, Section 44 of The Hideout, a subdivision situated in the Township 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, 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, 1973 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, pages 108 through 110; May 18, 1973 in Plat Book 5, pages 111 through 119; and September 24, 1973 in Plat Book 5, pages 120 through 123.

Tax Control #: 044224

BEING PARCEL #12-0-0040-0055.-

ADDRESS BEING: 2859 Boulder Point, The Hideout, Lake Ariel, PA 18436

BEING THE SAME PREMISES which Kathleen A. Mink A/K/A Kathleen A. Lo Sasso A/K/A Kathleen A. Scamufflo, unmarried, by Deed dated 04/26/2005 and recorded 05/04/2005 in the Office of Recorder of Deeds in and for the County of Wayne in Deed Book 2760, Page 199, and Instrument Number 200500004462 granted and conveyed unto Kathleen A. Mink.

Seized and taken in execution as property of:
Kathleen A. Mink 814 A Terrace Street HONESDALE PA 18431

Execution No. 674-Civil-2014
Amount Due: \$77,486.72 Plus additional costs

February 19, 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.

4/17/2015 • 4/24/2015 • 5/1/2015

SHERIFF'S SALE MAY 13, 2015

By virtue of a writ of Execution instituted 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 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 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 BY OPERATION OF LAW.

TAX MAP NO.: 11-0-0009-0178.-

ADDRESS BEING: 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-Judgment-2014
Amount Due: \$526.16 Plus
additonal costs

February 24, 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.

Anthony J. Magnotta, Esq.

4/17/2015 • 4/24/2015 • 5/1/2015

CIVIL ACTIONS FILED

*FROM MARCH 21, 2015 TO MARCH 27, 2015
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2010-00581	PENN SECURITY BANK & TRUST GARNISHEE-DISCONT. 03/23/2015	3/23/2015	DISSOLVE ATTACHMENT	—
2011-20200	PURRFECT FENCE LLC A CORPORATION	3/24/2015	WITHDRAWAL/AFTER REL	9,046.64
2012-00296	SATTER ARTHUR G	3/26/2015	AMEND "IN REM" JUDG	141,702.91
2012-20813	WALTERS WILLIAM A	3/27/2015	WRIT OF SCIRE FACIAS	—
2012-20813	GEPHART CYNTHIA A	3/27/2015	WRIT OF SCIRE FACIAS	—
2012-20983	HARTLEY KRISTA	3/23/2015	WRIT OF EXECUTION	2,288.28
2013-20128	WILLIAMS RANDALL	3/26/2015	SATISFACTION	—
2013-20954	COSGROVE JOSEPH	3/23/2015	SATISFACTION	—
2014-00044	COSTELLO DAVID V A/K/A	3/26/2015	AMEND "IN REM" JUDG	99,783.84
2014-00044	COSTELLO DAVID	3/26/2015	AMEND "IN REM" JUDG	99,783.84
2014-00117	LUCAS JEFFREY A	3/27/2015	DEFAULT JUDGMENT	153,473.98
2014-00257	OLSOMMER JOSEPH D	3/24/2015	WRIT OF EXECUTION	142,036.15
2014-00257	OLSOMMER AMY L	3/24/2015	WRIT OF EXECUTION	142,036.15
2014-00292	CEPEDA BLANCAO DUMBLADO	3/26/2015	AMEND "IN REM" JUDG	162,566.20
2014-00292	CEPEDA ELSA	3/26/2015	AMEND "IN REM" JUDG	162,566.20
2014-00292	CEPEDA JOHN	3/26/2015	AMEND "IN REM" JUDG	162,566.20
2014-00292	CEPEDA HECTOR	3/26/2015	AMEND "IN REM" JUDG	162,566.20
2014-00292	CEPEDA ROSABLANCA	3/26/2015	AMEND "IN REM" JUDG	162,566.20
2014-00292	CEPEDA ADALINDA	3/26/2015	AMEND "IN REM" JUDG	162,566.20
2014-00292	DUMBLADO HECTOR DECEASED	3/26/2015	AMEND "IN REM" JUDG	162,566.20
2014-00292	UNKNOWN HEIRS, SUCCESSORS, ASSIGNS & ALL PERSONS	3/26/2015	AMEND "IN REM" JUDG	162,566.20
2014-00326	SLIFKO ERIC B	3/27/2015	SATISFACTION	—
2014-00473	US BANK NATIONAL ASSOCIATION P	3/26/2015	VACATE JDMT NON PROS	—
2014-20458	HANNEL ASHTON	3/26/2015	SATISFACTION	—
2015-00017	PIERCE CLAUDIA L	3/27/2015	DEFAULT JUDGMENT	90,208.55
2015-00017	PIERCE JEFFREY W	3/27/2015	DEFAULT JUDGMENT	90,208.55
2015-00017	PIERCE CLAUDIA L	3/27/2015	WRIT OF EXECUTION	90,208.55
2015-00017	PIERCE JEFFREY W	3/27/2015	WRIT OF EXECUTION	90,208.55
2015-00031	JOHNSON DOUGLAS	3/26/2015	FINAL JUDGMENT	—
2015-00040	COURTS VICTOR J	3/24/2015	DEFAULT JUDGMENT	155,962.17
2015-00040	COURTS VICTOR J	3/24/2015	WRIT OF EXECUTION	155,962.17
2015-00151	RUSTY PALMER INC	3/25/2015	CONFESSION OF JDGMT	3,328,886.30
2015-00152	PALMER RUSSELL M	3/25/2015	CONFESSION OF JDGMT	3,328,886.30
2015-00152	PALMER MARIE	3/25/2015	CONFESSION OF JDGMT	3,328,886.30
2015-00153	RUSTY PALMER INC	3/25/2015	CONFESSION OF JDGMT	1,292,839.10
2015-00154	PALMER RUSSELL M	3/25/2015	CONFESSION OF JDGMT	1,292,839.10
2015-00154	PALMER MARIE	3/25/2015	CONFESSION OF JDGMT	1,292,839.10

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

2015-00155	PALMER RUSSELL M JR	3/25/2015	CONFESSION OF JDGMT	305,349.50
2015-00155	PALMER MARIE	3/25/2015	CONFESSION OF JDGMT	305,349.50
2015-00156	PALMER RUSTY INC	3/25/2015	CONFESSION OF JDGMT	305,349.50
2015-00160	RUSTY PALMER INC	3/26/2015	CONFESSION OF JDGMT	7,181,056.53
2015-00161	PALMER RUSSELL M	3/26/2015	CONFESSION OF JDGMT	7,181,056.53
2015-00161	PALMER MARIE	3/26/2015	CONFESSION OF JDGMT	7,181,056.53
2015-20030	BARTHOLOMEW HAROLD	3/27/2015	WRIT OF SCIRE FACIAS	—
2015-20030	CAREY RUTH	3/27/2015	WRIT OF SCIRE FACIAS	—
2015-20030	CAREY HELEN DECEASED	3/27/2015	WRIT OF SCIRE FACIAS	—
2015-20030	UNKNOWN HEIRS SUCCESSORS OR ASSIGNS OF HELEN CAREY	3/27/2015	WRIT OF SCIRE FACIAS	—
2015-20030	BARRERA NANCY EXECUTRIX	3/27/2015	WRIT OF SCIRE FACIAS	—
2015-20030	DEVITT ARLINE ESTATE OF	3/27/2015	WRIT OF SCIRE FACIAS	—
2015-20030	JACKSON DAVID NEVIN EXECUTOR	3/27/2015	WRIT OF SCIRE FACIAS	—
2015-20030	JACKSON LOIS ESTATE OF	3/27/2015	WRIT OF SCIRE FACIAS	—
2015-20235	MCINTYRE WILLIAM J	3/23/2015	JUDGMENT	361.00
2015-20236	SMITH WAYNE T	3/23/2015	JP TRANSCRIPT	2,999.58
2015-20236	SMITH BECKY A	3/23/2015	JP TRANSCRIPT	2,999.58
2015-20237	BARRIGER LLOYD	3/23/2015	ABSTRACTJUDG/TAXLIEN	9,370,416.80
2015-20238	VOSKRESENSKIY ELLA	3/23/2015	ABSTRACTJUDG/TAXLIEN	6,297,939.08
2015-20239	FENESCEY JACQUELYN M	3/24/2015	JP TRANSCRIPT	1,301.84
2015-20240	ALLATTO ANTHONY	3/24/2015	JP TRANSCRIPT	2,281.39
2015-20241	CRUM PRECISION CONSTRUCTION INC A CORPORATION	3/24/2015	FEDERAL TAX LIEN	11,413.56
2015-20242	EDWARDS ERIC	3/26/2015	JUDGMENT	431.50
2015-20243	KUTCHMANICH JOHN EDWARD	3/26/2015	JUDGMENT	1,107.00
2015-20244	MILLER HOWARD E	3/27/2015	MUNICIPAL LIEN	877.27
2015-20244	MILLER CARLA	3/27/2015	MUNICIPAL LIEN	877.27
2015-20245	COLLINS KEITH D	3/27/2015	MUNICIPAL LIEN	2,401.02
2015-20245	COLLINS GAIL P	3/27/2015	MUNICIPAL LIEN	2,401.02
2015-20246	HUNT MATTHEW	3/27/2015	JUDGMENT	914.00
2015-40013	NORTHROP BRIDGETT OWNER	P 3/23/2015	STIP VS LIENS	—
2015-40013	NORTHROP SHANE OWNER	P 3/23/2015	STIP VS LIENS	—
2015-40013	WENTZELL TROY CONTRACTOR	3/23/2015	STIP VS LIENS	—
2015-40013	TROY WENTZELL CONSTRUCTION CONTRACTOR	3/23/2015	STIP VS LIENS	—
2015-90045	PEZZELLA WILLIAM F SR	3/23/2015	ESTATE CLAIM	3,484.78

Senator Baker announced the addition of direct email updates for those interested in receiving the latest information regarding legislative, revenue, veteran affairs and other constituent news. Go to www.senatorbaker.com/e-mail.htm for more information.

COMPLAINT — CONFESSION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00151	THE DIME BANK	PLAINTIFF	3/25/2015	—
2015-00151	RUSTY PALMER INC	DEFENDANT	3/25/2015	—
2015-00152	THE DIME BANK	PLAINTIFF	3/25/2015	—
2015-00152	PALMER RUSSELL M	DEFENDANT	3/25/2015	—
2015-00152	PALMER MARIE	DEFENDANT	3/25/2015	—
2015-00153	THE DIME BANK	PLAINTIFF	3/25/2015	—
2015-00153	RUSTY PALMER INC	DEFENDANT	3/25/2015	—
2015-00154	THE DIME BANK	PLAINTIFF	3/25/2015	—
2015-00154	PALMER RUSSELL M	DEFENDANT	3/25/2015	—
2015-00154	PALMER MARIE	DEFENDANT	3/25/2015	—
2015-00155	THE DIME BANK	PLAINTIFF	3/25/2015	—
2015-00155	PALMER RUSSELL M JR	DEFENDANT	3/25/2015	—
2015-00155	PALMER MARIE	DEFENDANT	3/25/2015	—
2015-00156	THE DIME BANK	PLAINTIFF	3/25/2015	—
2015-00156	PALMER RUSSELL INC	DEFENDANT	3/25/2015	—
2015-00160	THE DIME BANK	PLAINTIFF	3/26/2015	—
2015-00160	RUSTY PALMER INC	DEFENDANT	3/26/2015	—
2015-00161	THE DIME BANK	PLAINTIFF	3/26/2015	—
2015-00161	PALMER RUSSELL M	DEFENDANT	3/26/2015	—
2015-00161	PALMER MARIE	DEFENDANT	3/26/2015	—

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00157	CAVALRY SPV 1, LLC AS ASSIGNEE OF FORD CREDIT US	PLAINTIFF	3/26/2015	—
2015-00157	ACE DENISE	DEFENDANT	3/26/2015	—
2015-00159	BARCLAYS BANK DELAWARE	PLAINTIFF	3/26/2015	—
2015-00159	WILCOX LORI L	DEFENDANT	3/26/2015	—

REAL PROPERTY — LANDLORD/TENANT DISPUTE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00144	KEARNE DEBBIE	PLAINTIFF	3/23/2015	—
2015-00144	ALEXANDER STEVEN M	DEFENDANT	3/23/2015	—
2015-00144	TAYLOR ERIN	DEFENDANT	3/23/2015	—

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

REAL PROPERTY — MORTGAGE FORECLOSURE COMMERCIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00147	THE DIME BANK	PLAINTIFF	3/25/2015	—
2015-00147	PALMER RUSSELL M	DEFENDANT	3/25/2015	—
2015-00147	PALMER MARIE	DEFENDANT	3/25/2015	—
2015-00148	THE DIME BANK	PLAINTIFF	3/25/2015	—
2015-00148	PALMER RUSSELL M	DEFENDANT	3/25/2015	—
2015-00148	PALMER MARIE	DEFENDANT	3/25/2015	—
2015-00149	THE DIME BANK	PLAINTIFF	3/25/2015	—
2015-00149	PALMER RUSSELL M	DEFENDANT	3/25/2015	—
2015-00149	PALMER MARIE	DEFENDANT	3/25/2015	—
2015-00150	THE DIME BANK	PLAINTIFF	3/25/2015	—
2015-00150	PALMER RUSSELL M JR	DEFENDANT	3/25/2015	—
2015-00150	PALMER RUSSELL M A/K/A	DEFENDANT	3/25/2015	—
2015-00150	PALMER MARIE	DEFENDANT	3/25/2015	—
2015-00150	PALMER MARIE H A/K/A	DEFENDANT	3/25/2015	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00143	WELLS FARGO BANK NA	PLAINTIFF	3/23/2015	—
2015-00143	SALAK PAUL J JR	DEFENDANT	3/23/2015	—
2015-00143	SALAK DEBORAH A	DEFENDANT	3/23/2015	—
2015-00145	HORST WALTER H	PLAINTIFF	3/24/2015	—
2015-00145	LORE STEPHANIE	DEFENDANT	3/24/2015	—
2015-00146	FAIRWAY CONSUMER DISCOUNT CO	PLAINTIFF	3/24/2015	—
2015-00146	RESINO KEVIN	DEFENDANT	3/24/2015	—
2015-00146	JOHNSON PAULETTE G	DEFENDANT	3/24/2015	—

TORT — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00158	CARY TRANSPORTATION INC	PLAINTIFF	3/26/2015	—
2015-00158	BRESSLER'S GARAGE INC	DEFENDANT	3/26/2015	—

MORTGAGES AND DEEDS

*RECORDED FROM APRIL 6, 2015 TO APRIL 10, 2015
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Lusardi Vincent	Honesdale National Bank	Sterling Township	
Lusardi Gemma			112,000.00
Cigna Alfred J	Wells Fargo Bank	Lehigh Township	99,335.38
Sorrentino John J	Mortgage Electronic Registration Systems	Waymart Borough	
Sorrentino Eileen M			134,310.00
Joseph Gairy	Honesdale National Bank	Salem Township	40,000.00
Johannes Louis S	Honesdale National Bank	Honesdale Borough	65,000.00
Theobald Thomas P	Honesdale National Bank	Oregon Township	
Theobald Barbara J			249,500.00
Rickard Tammy S	Honesdale National Bank	Dyberry Township	58,000.00
Richards Sean	Honesdale National Bank	Paupack Township	150,000.00
Drake Travis M	Peoples Security Bank & Trust Company	Preston Township	110,700.00
Zack Michael A	Dime Bank	Mount Pleasant Township	150,000.00
Lewis Brian P	Citadel Federal Credit Union	Paupack Township	
Lewis Lynne S			30,000.00
Stang Ralph C Jr	Fidelity Deposit & Discount Bank	Mount Pleasant Township	
Beiler Elsie M			100,000.00
Chinsoon Carol	Mortgage Electronic Registration Systems	Sterling Township	111,925.00
Coggins Joseph F	Mortgage Electronic Registration Systems	Mount Pleasant Township	175,372.00
Dembowski Victor T	Honesdale National Bank	Honesdale Borough	
Dembowski Caren A			147,168.00
Kelly Brendan	Wells Fargo Bank	Lake Township	
Kelly Carmela			126,339.00
Svercauski Robert S	Honesdale National Bank	Paupack Township	
Svercauski Jacquelyn AKA Svercauski Jacqueline AKA			115,000.00
Sipko Stephen G	Honesdale National Bank	Texas Township	25,000.00
Vinton Edward T	Honesdale National Bank	Canaan Township	
Vinton Dawn A			94,000.00
McAdams Sean R	Mortgage Electronic Registration Systems	Honesdale Borough	
McAdams Christine M			185,693.00
Montagnino Michael A	Mortgage Electronic Registration Systems	Preston Township	
Montagnino Gina			176,000.00

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

Olver Dave T Jr	Dime Bank	Damascus Township	
Olver Stacey M			230,000.00
Stoudt Robin	Mortgage Electronic Registration Systems	Paupack Township	
Stoudt Robert J			225,000.00
Garloff Todd M	Citizens Savings Bank	Salem Township	
Garloff Suzanne M			73,600.00
Torossian Mark A	Mortgage Electronic Registration Systems	Lake Township	
Torossian Stephanie R			120,000.00
Petruzzello James L	Mortgage Electronic Registration Systems	Palmyra Township	
Petruzzello Pamela D			270,697.00
Kiesendahl Robert J	Citizens Savings Bank	Berlin Township	
		Berlin & Palmyra Twps	345,000.00
		Palmyra Township	
		Palmyra & Berlin Twps	345,000.00
Pryzant Bradley K	Mortgage Electronic Registration Systems	Texas Township	
Pryzant Jolene K			138,754.00
Seybold Martin	Citizens Savings Bank	South Canaan Township	
Seybold Keely A			25,000.00
Box Richard	Wayne Bank	Oregon Township	61,000.00
Walsh Joseph P	Wayne Bank	Honesdale Borough	78,000.00
Ulinsky Ronald S	Citizens Savings Bank	Damascus Township	
Ulinsky Judith			25,000.00
Donohue Terrance P	Wells Fargo Bank	Paupack Township	
Donohue Mary Jo			175,000.00
Stella Mary Ellen	Mortgage Electronic Registration Systems	Paupack Township	
Stella Umberto			200,000.00
Dima Vincent J	Honesdale National Bank	Dreher Township	
Dima Sandra M			180,000.00
Ammons Craig	Mortgage Electronic Registration Systems	Damascus Township	
Medeiros Tiffany			255,550.00
Sylvester Mark	Citizens Savings Bank	Paupack Township	
Sylvester Alvera T			190,000.00
Caprio John J	Mortgage Electronic Registration Systems	Lake Township	84,091.00
Williams Todd R	Honesdale National Bank	Damascus Township	
McGinnis Kimberly M AKA			97,300.00
Williams Kimberly M AKA			
McGrath Brian J	Mortgage Electronic Registration Systems	Salem Township	
McGrath Kristin R			175,266.00
Rodrigues Richard T	Wells Fargo Bank	Clinton Township 1	
Marcel Denise M			130,000.00

Henneforth Christopher B	Mortgage Electronic Registration Systems	Salem Township	98,188.00
Gramaglia John M	Mortgage Electronic Registration Systems	Damascus Township	
Gramaglia Catherine A Marsiglio Alexander M Jr Marsiglio Diane			92,000.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Lusardi Vincent	Lusardi Vincent Lusardi Gemma	Sterling Township	Lots 30 & 32
Goldstein Joel S	Goldstein Joel S Tr Goldstein Marsha B Tr Joel S Goldstein Living Trust Marsha B Goldstein Living Trust	Salem Township	
Goldstein Joel S	Goldstein Joel S Tr Goldstein Marsha B Tr Joel S Goldstein Living Trust Marsha B Goldstein Living Trust	Salem Township	Lot 770
Slifko Ann	Drake Travis M	Preston Township	
Beiler Elsie M	Stang Ralph C Jr Beiler Elsie M	Mount Pleasant Township	
Sweeting Frederick O Sweeting Anna Marie	Dalto Vincenzo Dalto Nicole A	Lake Township	Lot 4091
U S Bank National Association Tr By Af	Dembowski Victor T Dembowski Caren A	Honesdale Borough	Lot 4
Hughes Robert C	Tedesco Thomas Tedesco Lorraine	Cherry Ridge Township	
Fahey Peter C	Fahey Peter C	Manchester Township	
Hawley Silk Mill	Hawley Silk Mill	Hawley Borough	
Rosa Edward J	Smith Robert Smith Irene	Lake Township	
Smith Robert Smith Irene	Smith Robert Smith Irene	Lake Township	
Beall Victoria	Chocko Mark	Paupack Township	Lot 25
Rice Fred R Rice Fred R Jr	Donahue Edward Donahue Cindy	Sterling Township	
Spadaro John	John Spadaro Two Zero One Four Revocable	Paupack Township	Lots 147 & 145
Tartarone Giovanna	Paupackan Lake Association Inc	Paupack Township	Lot 505
Lamson Joan M	Stoudt Robert J Stoudt Robin	Paupack Township	Lot 17
Urban Dorothy Plate Kathrine Reed Kathrine	Martin John J	Honesdale Borough	

Hoffman Victor Est AKA Hoffmann Victor Est AKA Hoffmann Karen Exr	Hoffmann Victoria	Dreher Township	
Papocchia Patricia	Papocchia Kevin	Preston Township	
Novey Family Irrevocable Income Only	Garloff Todd	Salem Township	
Catuogno David Tr	Garloff Suzanne		Lots 233 & 234
Michnowski Alan	Torossian Mark A	Lake Township	
Michnowski Jennifer	Torossian Stephanie R		Lot 2892
Cronin William J	Petruzzello Pamela D	Palmyra Township	
Cronin Karen	Petruzzello James L		
Kozlikhin Stephen Galina Furuza	Kozlikhin Stephen Galina Furuza Kozlikhina Angelina	Honesdale Borough	
Davis Lake Front Properties	Stella Umberto J Stella Mary Ellen	Paupack Township	Lot 101
Hunter Randy D AKA Hunter Randy AKA	Konop Scott Konop Christine	Paupack Township	
Princevalli John Sr Adm	Rhodes Thomas J Sr	Lehigh Township	
Princevalli John Jr Est AKA Princevalli John Est AKA	Princevallirhodes Traci Rhodes Traci Princevalli		
Eisloeffel Dennis By Sheriff Eisloeffel Susan By Sheriff	Deutsche Bank National Trust Co Tr	Berlin Township	
Slawski Richard F	Slawski Richard F	Lake Township	
Slawski Billie L	Slawski Billie L		Lot B
Slawski Richard F	Slawski Richard F	Lake Township	
Slawski Billie L	Slawski Billie L		Lot A
Peregrine Property Group	Ammons Craig Medeiros Tiffany	Damascus Township	
Filsaime Maryjane By Sheriff Aime Maryjane Fils By Sheriff	U S Bank Tr	Paupack Township	Lot 316
Lefferts Colleen N Bates	Bates Christopher	Texas Township 1 & 2	
Gogolen Shirley Est	Mcgrath Brian J	Salem Township	
Doss Dianne Exr	Mcgrath Kristin R		Lot 1R
Deer Park Lumber Inc	Sterling Bristol Wind	Sterling Township	
Abel Joyce L	Smith Cynthia Abel	Sterling Township	Lot 44
Raftery James P	Rodriguez Richard T	Clinton Township 1	
Raftery Emma M	Marcel Denise M		
Goodwin Michael L	Federal Home Loan Mortgage Corporation	Salem Township	
Federal Home Loan Mortgage Corporation	Henne Forth Christopher B	Salem Township	
Powers Kirm & Associates			
Rogers Thomas R	Lyons Kenneth O	Paupack Township	
Rogers Eleanor B	Lyons Wendy S		Lot 2
Morley Roger J	Dunn Edward	Damascus Township	
Morley Eileen F	Dunn Christine		Lot 26
Robinson Robert C Tr	Robinson Christopher	Paupack Township	
Robinson Michael	Robinson Michael		Lot 266
Evelyn J Robinson Trust			

Daley Robert E	Daley Robert E	Manchester Township	
	Cortez Kristyn L		Lot 275
First Baptist Church Of Clinton	Aldenville Baptist Church Inc	Clinton Township	
Clinton Center Baptist Church			
First Baptist Church Of Aldenville			
Aldenville Baptist Church Inc			
Barriger Shirley M By Af	Gramaglia Catherine A	Damascus Township	
Barriger Linda J Af	Gramaglia John M		
	Marsiglio Alexander M Jr		
	Marsiglio Diane		
Schor Stanley S Ind & Tr	Schor Mark N	Paupack Township	Lot 57

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