

OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 5 ★ APRIL 24, 2015 ★ Honesdale, PA ★ No. 7



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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

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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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WAYNE COUNTY OFFICIALS

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Robert J. Conway, *Senior Judge*

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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 16, 2015 — The following cases were addressed by the Honorable Raymond L. Hamill, President Judge, Wayne County.

MOSES CABRERA-CAMPOS, age 55 of Wheaton, MD was sentenced to a State Correctional Facility for a period of not less than 13 months nor more than 5 years for one count of Driving Under the Influence of Alcohol-Highest Rate, graded as a Misdemeanor of the 1st Degree. He was also ordered to pay all Court costs and a fine in the amount of \$2,500.00. The incident occurred on June 28, 2014, in Preston Township, PA. His BAC was .192%.

STEVEN MATTHEW DAVIS, age 47 of White Mills, PA was sentenced to a State Correctional Facility for a period of not less than 9 months nor more than 48 months for one count of Resisting Arrest and one count of Simple Assault, both graded as Misdemeanors of the 2nd Degree. He was also ordered to pay all Court costs. The incident occurred on September 4, 2014, in Texas Township, PA.

GINO CRESPO, JR., age 47, of Beach Lake, 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 the Influence of Alcohol-Highest Rate, an ungraded Misdemeanor. 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, and obtain employment. The incident occurred on January 26, 2014, in Berlin Township, PA. His BAC was .232%.

RYAN LEE ROSENBERGER, age 22 of Hawley, PA was sentenced to the Wayne County Correctional Facility for a period of not less than 5 days nor more than 12 months for one count of False Swearing, graded as a Misdemeanor of the 2nd Degree. He was also ordered to pay all Court costs, pay a fine in the amount \$300.00, undergo a drug and alcohol evaluation and comply with all treatment recommendations, and perform 20 hours of community service. The incident occurred on May 26, 2014, in Honesdale Borough, PA.

LAUREN FRANCES HEPTNER, age 22 of East Stroudsburg, PA was sentenced to the Wayne County Correctional Facility for a period of not less than 5 days nor more than 18 months for one count of Simple Assault, a Misdemeanor of the 2nd Degree. She 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 treatment recommendations, complete an anger management course, and if not enrolled in college maintain fulltime employment. The incident occurred in Cherry Ridge Township, PA.

JOHN VANCOSKY, age 45, of Scranton, 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 the Influence of Controlled Substance, an ungraded

Misdemeanor. 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, continue with mental health treatment, complete the Alcohol Highway Safety Program, and obtain part-time employment. The incident occurred on April 23, 2013, in Salem Township, PA .

DANIEL PATRICK BELLINO, age 20 of Honesdale, PA was sentenced to the Wayne County Correctional Facility for a period of not less than 9 months nor more than 60 months less one (1) day for one count of Statutory Sexual Assault, graded as a Felony of the 2nd Degree. He was also ordered to pay all Court costs, pay for victim counseling not to exceed \$5,000.00, no contact with the victim, no unsupervised contact with any child under age 18, undergo a sex offender evaluation and comply with all treatment recommendations, no possession of pornographic materials, and obtain employment. The incident occurred over the time period of June 2014 to July 2014, in Honesdale Borough, PA.

TARA DIANE SMITH, age 37 of Lackawaxen, PA was sentenced, on two separate cases, to probation for a period of 6 months for two counts of Retail Theft, one graded as a Misdemeanor of the 2nd Degree and one a Summary Offense. She was also ordered to pay all Court costs, pay restitution in the amount of \$39.48, perform 25 hours of community service, and obtain employment. The incidents occurred on July 24, 2014 and November 2, 2014, in Texas and Palmyra Townships, PA.

WILLIAM J. STANGER, age 53 of Lake Ariel, PA was sentenced to probation for a period of 18 months for one count of Recklessly Endangering Another Person, graded as a Misdemeanor of the 2nd Degree and one count of Disorderly Conduct, a Summary Offense. He was also ordered pay all Court costs, pay a fine in the amount of \$300.00 complete an anger management course, and refrain from any contact with the victim. The incident occurred on August 30, 2014, in Lake Township, PA.

DANNY STOUT, age 64 of Lake Ariel, PA was sentenced to the Intermediate Punishment Program for a period of 5 years for one count of Driving Under the Influence of Alcohol, graded as a Misdemeanor of the 1st Degree. He was also ordered to pay all Court costs, pay a fine in the amount of \$1,500.00, be placed on House Arrest with Electronic and Alcohol Monitoring through the Scram Program for a period of 131 days, participate in the drug and alcohol addiction treatment, complete the Alcohol Highway Safety Program, and continue with mental health treatment. The incident occurred on February 21, 2014, in Honesdale Borough, PA. His BAC was .206%.

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.

ESTATE NOTICE

NOTICE IS HEREBY GIVEN, that Letters Testamentary have been issued in the Estate of Ethel Helen O'Connell a/k/a Ethel H. O'Connell, who died on December 8, 2014, late resident of 500 Terrace Street, Honesdale, PA 18431, to Debra Temperton, Executrix of the Estate, residing at 389 School House Road, Honesdale, PA 18431. 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 J. HOWELL, ESQUIRE, Attorney for the Estate, at 109 Ninth Street, Honesdale, PA 18431.

ALFRED J. HOWELL, ESQUIRE
ATTORNEY FOR THE ESTATE

4/24/2015 • 5/1/2015 • 5/8/2015

EXECUTOR NOTICE

Estate of PAULINE DAUGEVELO
Late of Clinton Township
Executor
RONALD POSKA
7 POSKA LANE
FOREST CITY, PA 18421
Attorney
RICHARD B. HENRY
1105 COURT STREET
HONESDALE, PA 18431

4/24/2015 • 5/1/2015 • 5/8/2015

EXECUTRIX NOTICE

Estate of PEARL L. SHUGARD
AKA PEARL LOUISE
SHUGARD
Late of Waymart Borough
Executrix
VALERIE P. LANG
20182 QUAIL RUN DR.
DUNNELLON, FL 34432
Attorney
JOHN F. SPALL
2573 ROUTE 6
HAWLEY, PA 18428

4/24/2015 • 5/1/2015 • 5/8/2015

EXECUTOR NOTICE

Estate of DAVID E. KAHN
Late of Honesdale Borough
Executor
JOHN F. SPALL
2573 ROUTE 6
HAWLEY, PA 18428

Attorney
JOHN F. SPALL
2573 ROUTE 6
HAWLEY, PA 18428

4/24/2015 • 5/1/2015 • 5/8/2015

**ESTATE OF
CATHERINE D. SCHUMAN**

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **Estate of Marilyn L. Shaffer**, Deceased, late of Salem Township, Wayne County, Pennsylvania, 18436 who died on March 19, 2015. All persons indebted to the Estate are requested to make payment and those having claims or demands are to present same, without delay, to the Executrix, Joy Shaffer Simons or John P. Sanderson, Attorney for the Estate or The Sanderson Law Firm — One Terrace Drive, Olyphant, PA 18447.

4/24/2015 • 5/1/2015 • 5/8/2015

EXECUTRIX NOTICE

Estate of NEAL H. SOUCY AKA
NEAL SOUCY
Late of Lake Township
Executrix
MICHELLE LYN MCKEAN
111 WILLIAMS ROAD
HAWLEY, PA 18428
Attorney
NICHOLAS A. BARNA
831 COURT STREET
HONESDALE, PA 18431

4/24/2015 • 5/1/2015 • 5/8/2015

ESTATE NOTICE

Estate of VERNA A. DRAKE, deceased, late of Paupack Township, Wayne County, Pennsylvania. Letters Testamentary have been granted to ROBERT V. DRAKE, who requests that all persons having claims or demands against the Estate of the Decedent to present same, and all persons indebted to the Decedent to make payments, to counsel for the Estate: R. Anthony Waldron, Esq. Ste 215. 8 Silk Mill Dr. Hawley, PA 18428 (570) 226-6288

4/24/2015 • 5/1/2015 • 5/8/2015

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

OTHER NOTICES

**NOTICE OF FILING OF
CERTIFICATE OF
ORGANIZATION**

TAKE NOTICE THAT a Certificate of Organization was filed with the Department of State. The name of the Limited Liability Company is Appollo Investment Club, LLC. This Limited Liability Company has been organized under the provision pursuant to 15 Pa. C.S. 8913. Solicitor: Matthew L. Meagher, Esquire, 1018 Church Street, Honesdale, Pennsylvania 18431.

4/24/2015

NOTICE

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

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

4/24/2015

**PETITION FOR
NAME CHANGE**

On April 1, 2015 an order of publication, RE: No. 171-2015-CIVIL, was submitted into the Court of Common Pleas in Wayne

County to change Jayce Anthony Hernandez' name to Jayce Anthony Eldred. The petition will be heard on May 26, 2015 at 11:30 a.m. in Courtroom 2 before Honorable Raymond L. Hamill at the Wayne County Courthouse.

4/24/2015

**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

**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) Feat 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
additonal 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 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
additional 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

**SHERIFF'S SALE
MAY 20, 2015**

By virtue of a writ of Execution instituted Federal National Mortgage Association ("Fannie Mae") issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 20th 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 lying, situate and being in the Township of Mount Pleasant, County of Wayne and Commonwealth of Pennsylvania more particularly described as follows:

Beginning at a point in the centerline of Township Route #594 (Dix Road) said point of beginning being the Eastern most corner of the property herein conveyed and being located along the Northern boundary of the Grantors herein; thence along the centerline of the aforesaid Township Road #594 the following six courses and distances: South 36 degrees 06

minutes 17 seconds West 87.75 feet; thence South 39 degrees 30 minutes 44 seconds West 151.70 feet; thence South 42 degrees 40 minutes 08 seconds West 74.71 feet; thence South 40 degrees 56 minutes 08 seconds West 100.38 feet; thence South 36 degrees 48 minutes 18 seconds West 90.01 feet; thence South 32 degrees 45 minutes 49 seconds West 36.49 feet to a point in the centerline of the aforesaid Township Road #594, said point being the Southern most corner of the property herein conveyed and the Easternmost corner of a 6.74 acre parcel designated as Lot 'B' on that certain survey map recorded in Wayne County Map Book 107, Page 71; thence along the line of lands of the aforesaid Lot 'B' North 51 degrees 44 minutes 16 seconds West 838.06 feet to a rebar set for a corner in line of lands now or formerly of Giles; thence along said Giles land South 84 degrees 05 minutes 18 seconds East 699.11 feet to a rebar set in a stone wall; thence continuing along Giles land and along the centerline of said stone wall South 85 degrees 09 minutes 08 seconds East 302.03 feet to the point or place of beginning.

Containing 5.14 acres as surveyed by James B. Rutherford, P.L.S. on July 11, 2006. A map of said survey approved by the Mount Pleasant Township Planning Commission and Supervisors is recorded in Wayne County Map Book 106, Page 98.

Subject to the right of way for public highway purposes of so much of TR #594 (Dix Road) as is contained in the above described premises.

Subject to the notes and conditions of approval set forth on the aforesaid survey map recorded in Wayne County Map Book 106, Page 98.

PARCEL IDENTIFICATION NO:
16-0-0171-0024.0001, TAX ID #:
116621

IMPROVEMENTS: Residential dwelling

Seized and taken in execution as property of:
DEREK RAGUSO 735 DIX
ROAD PLEASANT MOUNT PA
18453

Execution No. 416-Civil-2014
Amount Due: \$142,381.33 Plus
additional 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.

Heather Riloff Esq.

4/24/2015 • 5/1/2015 • 5/8/2015

**SHERIFF'S SALE
MAY 20, 2015**

By virtue of a writ of Execution instituted Bayview Loan Servicing, LLC, a Delaware limited liability company issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 20th 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 designated as Lot 25 on Map of Lots surveyed for Karl Neumann, Damascus Township, Wayne County, Pennsylvania, dated December 7, 1965, as described as follows:

BEGINNING at a point on the edge of a right of way said point being a common corner of Lot 25 and 26; thence along the common division line between Lot 25 and

26 North 76 degrees 26 minutes West a distance of 155.7 feet to a point; thence along line of other land of the grantor North 25 degrees 17 minutes East, a distance of 100 feet; thence still along other lands of grantors South 88 degrees 58 minutes East, a distance of 106.2 feet to a point on the edge of a right of way; thence along the edge of said right of way South 1 degree 07 minutes East, a distance of 125 feet to the point and place of beginning. Being all of Lot 25 and containing 14,270 square feet being the same more or less.

PARCEL II: (Being Lot 26 on map cited above)

BEGINNING at a point on the edge of a right of way said point being a common corner of Lot 26 and 27; thence along the common division line between Lots 26 and 27 North 77 degrees 12 minutes West a distance of 235.65 feet to a point in a stone wall and on line of Lot 9A; thence along line of Lot 9A and other lands of the grantors and through said stone wall North 19 degrees 45 minutes East, a distance of 125.15 feet to a point; thence along other line of land of grantor and Lot 25 South 76 degrees 26 minutes East, a distance of 155.7 feet to a point, said point being a common corner of Lot 25 and Lot 26; thence along the edge of a right of way South 00 degrees 25 minutes East, a distance of 125 feet to the point and place of beginning. Being all of Lot 26 and containing 25,750 square feet being the same more or less.

UNDER AND SUBJECT to a right of way for utility lines to be established along the Easterly edge of the aforescribed lot. Said right of way being of such nature and width as may be required by said utility companies utilizing said right of way and under and subject to their usual and customary requirements.

ALSO UNDER AND SUBJECT to the conditions and restrictions set forth in the Deed recorded in Wayne County Deed Book 254, at Page 1094.

PARCEL III:

BEGINNING at a point on the edge of a right of way, said point being also the Northeast corner of Lot 25 now or formerly owned by former Grantees herein; thence along the common division line between the lot herein being conveyed and Lot 25 North 88 degrees 58 minutes West a distance of 106.2 feet to a point, said point being a common corner of the lot herein being conveyed and Lot 25; thence North 22 degrees 56 minutes West a distance of 98.15 feet to a point in the center of State Highway Route 106; thence through the center of the State Highway Route 106 North 65 degrees 24 minutes East, a distance of 106.4 feet to the point in the center of said highway; thence along the edge of a right of way South 19 degrees 18 minutes East a distance of 144.75 feet to the point and place of beginning.

CONTAINING 12,420 square feet being the same more or less.

EXCEPTING AND RESERVING to the Grantors, their heirs and assigns, a 15 foot right of way located 7 1/12 feet to the east and west measured at right angles from the center of an existing road, or driveway which runs from the State Highway to Lot 10 and on the Westerly side of the lot herein being conveyed. The said right of way being reserved for the purposes of ingress and egress over the same to Lot 10, now or formerly owned by the Grantors.

The aforescribed description is taken from a map of lots surveyed by Karl Neumann, dated December 7, 1965, which is unnumbered but is now here designated as Lot 34.

The Grantee herein in accepting this deed stipulates and agrees that the aforescribed premises shall become a part of Lot 25 and shall therefore be treated as being one lot and subject to all of the covenants, conditions and restrictions as they apply to all lots in the aforescribed development.

BEING THE PROPERTY KNOWN AS 14 Little Beach Lake Road, Beach Lake, Pennsylvania 18405

TAX MAP NOS.: 07-0-0002-0018; 07-0-0002-0019.0001; and 07-0-0002-0019.

Seized and taken in execution as property of:
Kenneth T. Majka, Jr. 14 Little Beach Lake Road BEACH LAKE PA 18405

Execution No. 593-Civil-2014
Amount Due: \$199,482.70 Plus additional 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.

Gary W. Darr, Esq.

4/24/2015 • 5/1/2015 • 5/8/2015

CIVIL ACTIONS FILED

*FROM MARCH 28, 2015 TO APRIL 3, 2015
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2007-20404	SEPE JANICE	3/31/2015	SATISFACTION	2,930.16
2010-00088	SILVIA MICHELLE	3/30/2015	SATISFACTION	—
2010-20789	AYLWARD MATTHEW	3/30/2015	SATISFACTION	—
2010-20795	BELLOISE KERI	3/30/2015	SATISFACTION	—
2010-20795	DILASCIO ANGELO	3/30/2015	SATISFACTION	—
2010-21469	SCHOLL RAYMOND P JR	3/31/2015	SATISFACTION	737.93
2010-21469	SCHOLL CORRINE	3/31/2015	SATISFACTION	737.93
2011-20246	LORUSSO SAL JOSEPH	3/30/2015	SATISFACTION	—
2012-20730	JOHNSON CHRISTOPHER S	3/30/2015	SATISFACTION	—
2012-21045	FRAMMIGEN SARAH	3/30/2015	SATISFACTION	—
2013-00092	SICCA ANGELA	3/30/2015	JUDGMENT/STIPULATION	3,050.00
2013-20460	DALRYMPLE MICHAEL T	3/30/2015	SATISFACTION	—
2014-00574	WITTEN ROXIE A	3/30/2015	WRIT OF EXECUTION	3,560.80
2014-00574	WAYNE BANK GARNISHEE	3/30/2015	WRIT EXEC/GARNISHEE	—
2014-00599	GRUBER EMMA J	3/31/2015	WRIT OF EXECUTION	154,378.54
2014-00626	TOBIN AMY MCCLOSKEY	3/31/2015	WRIT OF EXECUTION	302,601.34
2014-21363	RATLIFF JAMES A	3/31/2015	SATISFACTION	403.34
2014-21366	HANNAH MARY A	3/31/2015	SATISFACTION	343.75
2015-20063	NOLA MICHAEL HOLDING	3/31/2015	SATISFACTION	292.84
2015-20066	SCHWAB MICHAEL R	3/31/2015	SATISFACTION	391.84
2015-20070	DENOFE NIKOLE Y	3/31/2015	SATISFACTION	725.45
2015-20166	FEDERAL HOME LOAN MORTGAGE	3/31/2015	SATISFACTION	250.08
2015-20167	LOANCARD A DIVISION OF FNF SERVICE INC	3/31/2015	SATISFACTION	292.92
2015-20247	SMITH DONALD	3/30/2015	JP TRANSCRIPT	12,160.00
2015-20248	GUELLICH THOMAS J	3/31/2015	FEDERAL TAX LIEN	217,967.33
2015-20248	GUELLICH HELENE M	3/31/2015	FEDERAL TAX LIEN	217,967.33
2015-20249	DENNIS TYLER C	3/31/2015	FEDERAL TAX LIEN	65,077.15
2015-20250	HILLER LORRAINE	3/31/2015	MUNICIPAL LIEN	292.84
2015-20251	HILLER LORRAINE	3/31/2015	MUNICIPAL LIEN	292.84
2015-20251	WILLOW WAYNE GARAGE	3/31/2015	MUNICIPAL LIEN	292.84
2015-20252	JACOBS HOWARD	3/31/2015	MUNICIPAL LIEN	243.42
2015-20252	JACOBS BETTY LOU	3/31/2015	MUNICIPAL LIEN	243.42
2015-20253	BARTHEL WADE G	3/31/2015	MUNICIPAL LIEN	251.75
2015-20254	TOWNEND AMANDA ELVA	4/01/2015	JUDGMENT	2,276.00
2015-20255	O'CONNELL MICHAEL T	4/01/2015	JUDGMENT	2,271.50
2015-20255	OCONELL MICHAEL T	4/01/2015	JUDGMENT	2,271.50
2015-20256	OTT ANDREW DUSTIN	4/01/2015	JUDGMENT	1,326.00
2015-20257	DUFFEY JONATHAN A	4/02/2015	JP TRANSCRIPT	3,203.24
2015-20258	MCALLISTER NICOLE	4/02/2015	JUDGMENT	1,501.20

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

2015-40014	SHARP GRAYSON OWNER	P	3/30/2015	STIP VS LIENS	—
2015-40014	SHARP LORI OWNER	P	3/30/2015	STIP VS LIENS	—
2015-40014	HERITAGE HOMES LTD CONTRACTOR		3/30/2015	STIP VS LIENS	—
2015-40015	GAMBUCCI LOUIS A OWNER	P	4/02/2015	WAIVER OF LIENS	—
2015-40015	GAMBUCCI REBECCA A OWNER	P	4/02/2015	WAIVER OF LIENS	—
2015-40015	2 COUSINS CONSTRUCTION CONTRACTOR		4/02/2015	WAIVER OF LIENS	—
2015-40016	GAMBUCCI LOUIS A OWNER	P	4/02/2015	WAIVER OF LIENS	—
2015-40016	GAMBUCCI REBECCA A OWNER	P	4/02/2015	WAIVER OF LIENS	—
2015-40016	MARTIRANO OUTDOOR SERVICES CONTRACTOR		4/02/2015	WAIVER OF LIENS	—

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00165	DISCOVER BANK	PLAINTIFF	3/31/2015	—
2015-00165	PROPT WILLIAM	DEFENDANT	3/31/2015	—
2015-00167	PORTFOLIO RECOVERY ASSOCIATES LLC	PLAINTIFF	3/31/2015	—
2015-00167	MEGIVERN PATRICIA	DEFENDANT	3/31/2015	—
2015-00168	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	3/31/2015	—
2015-00168	PETERSON KIMBERLY	DEFENDANT	3/31/2015	—
2015-00172	AMERICAN EXPRESS BANK FSB	PLAINTIFF	4/02/2015	—
2015-00172	PFAEFFLE KATHLEEN A/K/A PFAEFFLE KATHLEEN T	DEFENDANT	4/02/2015	—
2015-00173	PORTFOLIO RECOVERY ASSOCIATES LLC	PLAINTIFF	4/02/2015	—
2015-00173	MATERN EDWARD	DEFENDANT	4/02/2015	—
2015-00174	PORTFOLIO RECOVERY ASSOCIATES LLC	PLAINTIFF	4/02/2015	—
2015-00174	OFNER NOREEN A	DEFENDANT	4/02/2015	—

CONTRACT — DEBT COLLECTION: OTHER

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00166	CATERPILLAR FINANCIAL SERVICES	PLAINTIFF	3/31/2015	—
2015-00166	BILL GOODWIN CONSTRUCTION LLC	DEFENDANT	3/31/2015	—
2015-00166	GOODWIN WILLIAM R A/K/A GOODWIN BILL	DEFENDANT	3/31/2015	—

CONTRACT — OTHER

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00162	NATIONAL COLLEGIATE STUDENT LOAN TRUST 2006-1	PLAINTIFF	3/30/2015	—
2015-00162	COLLINS RONALD	DEFENDANT	3/30/2015	—
2015-00163	NATIONAL COLLEGIATE STUDENT LOAN TRUST 2007-3	PLAINTIFF	3/30/2015	—
2015-00163	COLLINS RONALD	DEFENDANT	3/30/2015	—

MISCELLANEOUS — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00164	J G WENTWORTH (F BIBILONI)	PLAINTIFF	3/31/2015	—

NAME CHANGE

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00171	HERNANDEZ JAYCE ANTHONY	PETITIONER	4/01/2015	—
2015-00171	ELDRED KYLE DAVID	PETITIONER	4/01/2015	—
2015-00180	LAUGUNAL ANDRE	PETITIONER	4/02/2015	—

REAL PROPERTY — EJECTMENT

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00175	BANK OF AMERICA NA SUCCESSOR BY MERGER TO	PLAINTIFF	4/02/2015	—
2015-00175	BAC HOME LOANS SERVICING F/K/A	PLAINTIFF	4/02/2015	—
2015-00175	COUNTRYWIDE HOME LOANS SERVICI	PLAINTIFF	4/02/2015	—
2015-00175	GRIVES JASON C OR OCCUPANTS	DEFENDANT	4/02/2015	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00169	BANK OF AMERICA NA	PLAINTIFF	3/31/2015	—
2015-00169	MAC CARTY LYNN F	DEFENDANT	3/31/2015	—
2015-00176	OCWEN LOAN SERVICING LLC	PLAINTIFF	4/02/2015	—
2015-00176	SMITH BECKY A	DEFENDANT	4/02/2015	—
2015-00176	SMITH WAYNE T	DEFENDANT	4/02/2015	—

REAL PROPERTY — PARTITION

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00170	KORB ELIZABETH ANN	PLAINTIFF	4/01/2015	—
2015-00170	KORB GEORGE R.	PLAINTIFF	4/01/2015	—
2015-00170	BORS DAM DAVID	DEFENDANT	4/01/2015	—
2015-00170	GOLDEN JANET	DEFENDANT	4/01/2015	—
2015-00170	BORS DAM MYRON J	DEFENDANT	4/01/2015	—
2015-00170	BARRY JOAN	DEFENDANT	4/01/2015	—

TORT — MOTOR VEHICLE

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00177	DUGAN RAYMOND JR	PLAINTIFF	4/02/2015	—
2015-00177	BLACK JESSICA L	DEFENDANT	4/02/2015	—
2015-00177	BLACK ANDREW	DEFENDANT	4/02/2015	—
2015-00177	MYERS JESSICA	DEFENDANT	4/02/2015	—
2015-00177	NATIONWIDE PROPERTY AND CASUAL	DEFENDANT	4/02/2015	—

MORTGAGES AND DEEDS

*RECORDED FROM APRIL 13, 2015 TO APRIL 17, 2015
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Gschwind Jill D AKA Hamelburg Jill AKA	P S E C U	Paupack Township	46,000.00
Shemanski Willie L Shemanski Danielle M	P S E C U	South Canaan Township	75,000.00
Patterson Nicholas	Mortgage Electronic Registration Systems	Lehigh Township	
Patterson Patricia			288,778.00
Edwards Ronald J Edwards Debra L	Wayne Bank	Damascus Township	67,000.00
Merrigan Thomas R Merrigan Judith A	Wayne Bank	Clinton Township 1	45,500.00
Lopatofsky Judith A Barillo Glen	Wayne Bank	Lake Township	
Barillo Jennifer		Lake & South Canaan Twps South Canaan Township	100,000.00
		South Canaan & Lake Twps	100,000.00
Harvey Luann Harvey Joseph M	Dime Bank	Dyberry Township	75,000.00
Baer Duane N Baer Angela K	Dime Bank	Berlin Township	36,000.00
Vanorden Joseph James Vanorden Thomas John	Dime Bank	Cherry Ridge Township	45,000.00
Bednarek Christopher	Dime Bank	Hawley Borough	19,000.00
GS Plaza	Dime Bank	Texas Township	590,000.00
B & B Dodge Inc	Wayne Bank	Honesdale Borough	225,000.00
Stark Kyle E Borick Alysia C	Honesdale National Bank	Clinton Township 2	56,000.00
Mannys Bluestone Supply Shursky Companies Inc	M & T Bank	Manchester Township Manchester Preston Buckingham Twps	350,000.00
		Preston Township Preston Buckingham Manchester Twps	350,000.00
		Buckingham Township Buckingham Manchester Preston Twps	350,000.00
Solenske Frank J Giaimo Linda	Honesdale National Bank	Cherry Ridge Township	280,000.00
Fox Joshua	Honesdale National Bank	Damascus Township	298,000.00

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

Hendershot John Jay	Mortgage Electronic Registration Systems	Hawley Borough	76,800.00
Hendershot Tara			
Labella Joseph Jr	Mortgage Electronic Registration Systems	Lake Township	
Labella Doreen			60,500.00
Misiura Jonathan	Honesdale National Bank	Honesdale Borough	
Misiura Christina			76,724.00
Lagattuta Cheryl	Singer Steven	Honesdale Borough	90,000.00
Lienert Mark W	Honesdale National Bank	Cherry Ridge Township	
Lienert Carol R			125,000.00
Frisbie John	Mortgage Electronic Registration Systems	Mount Pleasant Township	
Frisbie Stephanie			182,324.00
Dishong Roger D	Mortgage Electronic Registration Systems	Clinton Township	
Dishong Mary J			124,000.00
S & T Properties Inc	Honesdale National Bank	Manchester Township	1,000,000.00
Retana Gerardo O	Picatinny Federal Credit Union	Clinton Township	
Retana Laura E			53,250.00
Hubbard Cindy	N B T Bank	Lake Township	25,000.00
Liuzzo Thomas H	First National Community Bank	Lehigh Township	190,400.00
Heard Natasha	E S S A Bank & Trust	Bethany Borough	
Valerio Natasha Alyse			187,000.00
Richardson John S	First National Bank Of Pa	Clinton Township	
Richardson Kathleen J			171,000.00
Yatonsky John P	Wells Fargo Bank	Dreher Township	
Yatonsky Laurie R			141,000.00
Wasylyk Joshua T	Dime Bank	Clinton Township 1	104,000.00
Vail Beth Ann	Citizens Savings Bank	Paupack Township	210,000.00
Standen Diane M	Mortgage Electronic Registration Systems	Paupack Township	
Standen Joseph W Jr			219,000.00
Walter Michael R	Allentown Federal Credit Union	Salem Township	
Walter Veronica M		80,000.00	
Southerton Richard G	Mortgage Electronic Registration Systems	Dyberry Township	200,000.00
Harris Timothy D	Harris David R	Scott Township	
Harris Carisa			360,000.00
Boyer Nancy L	Honesdale National Bank	Dyberry Township	20,000.00
Beach Lake D P P X I	First Bank	Berlin Township	9,250,000.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Papp Laszlo E	Webb Keith E	Preston Township	
Hulley Erika Marie	Webb Elizabeth A		Lot 2
Papp Michelle Eva			
Bentley Richard	Bentley Katherine E	Paupack Township	
Bentley Martha			

Miller Christopher	Schultz Ed	Sterling Township	Lots 1 & 2
Maccie Joseph W Exr	Coanshock Frank J	Sterling Township	
Coanshock Rose Est AKA			Lot 6
Coanshock Rose Marie Est AKA			
McCarthy Douglas E	McCarthy Douglas E McCarthy Alyssa	Hawley Borough	
Nagoda Samuel	Lynady Jason	Clinton Township 2	Lots 8 & 9
Honesdale National Bank	Fannie Mae AKA Federal National Mortgage Association AKA	Berlin Township	
Fannie Mae AKA	Arnold Marianne L	Berlin Township	
Federal National Mortgage Association AKA K M L Law Group			
Vetere Barry T	Vetere Barry T	Preston Township	
Vetere Pamela B	Vetere Pamela B		
Hunt Kevin F Sr	Stark Kyle E	Clinton Township 2	
Hunt Pamela S	Borick Alysa C		Lot 12
Ciena Capital Funding	Shursky Companies Inc	Manchester Township	
Solenske Frank J	Solenske Frank J	Cherry Ridge Township	
Giaimo Linda	Giaimo Linda		Lot 4
Craney Gertrude E	Fox Joshua	Damascus Township	
Germans Gertrude Ellen Carney Germans Gertrude Ellen Craney			
Levenson Bernard G	Labella Joseph Jr	Lake Township	
Levenson Elaine	Labella Doreen		Lot 2320
Thompson Martha	Misiura Jonathan Misiura Christina	Honesdale Borough	Lot 10
Goodwin Mary L	Dennis Christopher	Lehigh Township	
Dicamillo Ellen	Dennis Deborah		Lot 130
Cuccherini Lorraine	Schiffman Paul L Schiffman Robert L	Lehigh Township	
Faigle Charles P	Starlight Land Company	Buckingham Township	
Vitale Thomas	Lagattuta Cheryl	Honesdale Borough	Lot 82
Taraschuk Betty Ann	Taraschuk Jordan N	Damascus Township	
Taraschuk Patrick			
Harageones Christina E	Box Kathryn A Davis Joseph D	Buckingham Township	
Eldred Timothy T	Schwegman Patrice	Texas Township 1 & 2	
Eldred Johnna			
Skinner Frances Lest	Ridd William J Sr	Honesdale Borough	
Ridd William Jr Exr			
Croop William J Jr	Croop William J III	Cherry Ridge Township	
Croop Janine			
Curley Brian K	Curley Kimberly L	Mount Pleasant Township	
Curley Kimberly L			
Wells Shirley AKA	Spinella Chris	Lehigh Township	
Wells Shirley T AKA	Gray Dawn		
Wells Shirley Taylor AKA			
Fournier Theodore	Javed Feraz	Sterling Township	
Fournier Christine			Lot 1

Knights Albert	Ashton Christopher H	Lehigh Township	
Knights Denise M	Ashton Rebecca A		
Webber Kenneth	Mcgaurn Janet	Paupack Township	
Webber Janet	Webber Danielle		Lot 21
McGaurn Janet			
Puya Anthony J Jr Est AKA	Martino Anthony	Cherry Ridge Township	
Puya Anthony Est AKA			
Puya Anthony J Est AKA			
McIntyre Scott Elmes	Paupackan Lake Association Inc	Lake Township	
McIntyre Teresa Mendonica			
Hartman Harry G III AKA	Hartman Harry G III	Lehigh Township	
Hartman Harry Gottlieb III AKA	Hartman Kathleen A		
Hartman Kathleen A AKA			
Hartman Kathleen Ann AKA			
Hickey Robert L AKA	Hickey Robert L Sr	Dreher Township	
Hickey Robert L Sr AKA	Hickey Linda L		
Hickey Linda L			
Minnick Ralph	Minnick Karen	Clinton Township 1	
Klosky Joseph Jr	Wasyluk Joshua T	Clinton Township 1	Lot B
Dennis Clinton P Jr	Dennis Maura	Berlin Township	
Carr Edmund R	Wayne Bank	Salem Township	
Williams Jace R	Williams Jace R	Paupack Township	
Weldon Elizabeth M	Williams Elizabeth M		Lot 1
Williams Elizabeth M			
Williams Jace R	Williams Jace R	Paupack Township	
Weldon Elizabeth M	Williams Elizabeth M		
Williams Elizabeth M			
Labita Robin	Standen Joseph W Jr	Paupack Township	
Labita Joseph	Standen Diane M		Lots 28 & 28A
Burger Adolf	Burger Adolf	Mount Pleasant Township	
Burger Rita M	Burger Rita M		
Burger Helga	Burger Helga		
Burger Theo	Burger Theo		
Myers Brian L	Walter Michael R	Salem Township	
Dauphinais Karen L	Walter Veronica M		Lot 513
Myers Karen L			
Harris David R	Harris Timothy D	Scott Township	
	Harris Carisa		
Schwartz Steven F	James Lawrence Joseph Jr	Sterling Township	
Schwartz Karen L			Lot 24
Sporer Paul D	Sporer Jeffrey A	Texas Township 3	
Sporer Jean M	Sporer Eva E	Texas & Cherry Ridge Twps	
		Cherry Ridge Township	
		Cherry Ridge & Texas Twps	
Sporer Paul D	Sporer David P	Texas Township 3	
Sporer Jean M	Sporer Amy E	Texas & Cherry Ridge Twps	
		Cherry Ridge Township	
		Cherry Ridge & Texas Twps	

Sporer Paul D	Sporer Paul D	Texas Township 3
Sporer Jean M	Sporer Jean M	
Sporer David P	Sporer David P	Cherry Ridge Township
Sporer Amy E	Sporer Amy E	Cherry Ridge & Texas Twps
		Texas Township 3
		Texas & Cherry Ridge Twps
Bates Leonard	Beach Lake D P P X I	Berlin Township
Bates Patricia		
Noble Jeffrey		

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.

LEGAL JOURNAL
OF WAYNE COUNTY, PA

23rd Judicial District
Vol. 1 • APRIL 1, 2011 • Honesdale, PA • No. 3



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CASES REVIEWED

Joseph Prazak v. Joseph Prazak, Jr. et al. Plaintiff
vs.
NewPac Exploration, LLC and
Southwestern Energy Production Company, Defendants



Court of Common Pleas
23rd Judicial District
The Hon. Raymond L. Hamill
Presiding Judge
The Hon. Robert L. Conroy
Senior Judge

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