

# OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 5 ★ MAY 1, 2015 ★ Honesdale, PA ★ No. 8



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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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Publisher:  
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3305 Lake Ariel Highway  
Honesdale, PA 18431

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

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

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

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

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

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MESSAGE FROM THE  
WAYNE COUNTY BAR ASSOCIATION



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

PRICING & RATES

**Notice Pricing**

*One time Insertions*

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

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

**Subscription Rates**

*Per Year*

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

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

WAYNE COUNTY OFFICIALS

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Robert J. Conway, *Senior Judge*

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Ronald J. Edwards  
Ted Mikulak

**Court Administrator**

Linus H. Myers

**Sheriff**

Mark Steelman

**District Attorney**

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**Prothonotary, Clerk of The Court**

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**Chief Public Defender**

Scott Bennett, Esq.

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Wendall R. Kay  
Jonathan Fritz

**Treasurer**

Brian T. Field

**Recorder of Deeds, Register of Wills**

Ginger M. Golden

**Coroner**

Edward Howell

**Auditors**

Carla Komar  
Judy O’Connell  
Kathleen A. Schloesser

**Jury Commissioners**

Judith M. Romich  
Patricia Biondo

**CRIMINAL CASES**

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*April 23, 2015 — The following cases were addressed by the Robert J. Conway, Senior Judge, Wayne County:*

**WILLIAM VOLP**, age 24 of Lansdale, PA, was sentenced to the Wayne County Correctional Facility for a period of not less than 5 days nor more than 23 1/2 months for one count of Terroristic Threats, graded as a Misdemeanor of the 1st Degree and one count of Driving While Operating Privilege Suspended/Revoked, a Summary Offense. He was also ordered to pay all Court costs, pay a fine in the amount of \$700.00, undergo a drug and alcohol evaluation, complete an anger management course, resolve all outstanding warrants, and have no contact with the victim or his family. The incident occurred on June 27, 2014, in Paupack Township, PA.

**SHAWN FRARY**, age 38 of Hawley, PA, was placed on the Accelerated Rehabilitative Disposition Program for a period of 6 months related to Possession of Marijuana. He was also ordered to pay all Court costs, perform 40 hours of community, and have a complete drug and alcohol assessment completed. The incident occurred on November 14, 2014, in Hawley Borough, PA.

**WALDEMAR GONZALEZ, JR.**, age 27 of Lake Ariel, PA, was placed on the Accelerated Rehabilitative Disposition Program for a period of 6 months related to a DUI. He was also ordered to pay all Court costs, perform 40 hours of community service, complete the Alcohol Highway Safety Program, and have his operator's license suspended for a period of 30 days. The incident occurred on December 27, 2014, in Salem Township, PA.

**LEGAL NOTICES**

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

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**ESTATE NOTICES**

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

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**ESTATE OF  
MARLYN L. SHAFFER**

**NOTICE IS HEREBY GIVEN**

that Letters Testamentary have been granted in the **Estate of Marlyn 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.

**5/1/2015 • 5/8/2015 • 5/15/2015**

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**EXECUTOR NOTICE**

Estate of PAULETTE A.  
DEVEREAUX AKA PAULETTE  
DEVEREAUX  
Late of Bethany Borough

Executor  
RALPH RODRIGUEZ  
420 EDNA LANE  
BETHANY, PA 18431  
Attorney  
MATTHEW L. MEAGHER,  
ESQUIRE  
1018 CHURCH STREET  
HONESDALE, PA 18431

**5/1/2015 • 5/8/2015 • 5/15/2015**

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**EXECUTOR NOTICE**

Estate of GISELE VERDI  
Late of Bethany Borough  
Executor  
VINCENT J VERDI  
213 CONKLIN HILL RD.  
DAMASCUS, PA 18415

**5/1/2015 • 5/8/2015 • 5/15/2015**

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**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

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**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

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**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

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**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

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**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

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**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**

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**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**

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**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**

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**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**

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**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**

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**OTHER NOTICES**

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**LEGAL NOTICE**

NOTICE IS HEREBY GIVEN that Western Wayne Track Foundation has been incorporated under the provisions of the Pennsylvania

Nonprofit Corporation Law of 1988.

WESTERN WAYNE TRACK  
FOUNDATION  
1970A Easton Turnpike  
Lake Ariel, PA 18436

5/1/2015

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**LEGAL NOTICE  
NOTICE OF REGISTRATION  
OF FICTITIOUS NAME**

In accordance with the Business Corporation Law of the Commonwealth of Pennsylvania, a limited liability company by the name of The Hideaway Exchange, LLC., 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 a retail specialty store and all other items authorized under the Business Law of 1988 as amended. Said Registration of Fictitious Name having been filed with the Department of State on March 9, 2015.

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

5/1/2015

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

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

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**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**

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**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**

**SHERIFF'S SALE  
MAY 27, 2015**

By virtue of a writ of Execution instituted The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-19 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 27th 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 Paupack, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING in the center of a fifty (50) foot wide road or right-of-way know as Ascot Avenue, being a common corner of lots 13,14, 39 and 40; thence leaving the center of said fifty (50) foot wide road or right-of-way (42) degrees fifty-eight (58) minutes thirty (30) seconds west along common boundary line between lots 39 and 40, two hundred seventy-nine and twenty-nine one hundredths(279.22)feet to a point for a corner being a common corner lots 33,34, 39 and 40; thence North fifty-three (53) degrees fifty-six (56) minutes zero (00) seconds East along the common boundary line of lots 40, 33 and 32, three hundred eight-one and sixty-seven one hundredths (381.67) feet to a point for a corner, being a common corner of lots 40, 41 and 32; thence along the common boundary line between lots 40, and 41 South forty-two(42) degrees fifty-eight (58) minutes thirty (30) seconds East one hundred ninety-two and fifty-five one-hundredths (192.55) feet and South seven (7) degrees thirty-five (35) minutes twenty (20) seconds West one hundred fifty and

seventy-eight one-hundredths (150.78) feet to a point for a corner on the boundary line of lot #13 and in the center of a fifty (50) foot wide road or right-of-way known as Ascot Avenue; thence always along the center of said fifty (50) foot wide road or right-of-way and being the common boundary line between lots 13 and 40 around curve #670 a length of one hundred thirty-three and six one-hundredths (130.06) feet and thence South forty-seven (47) degrees one (1) minutes thirty (30) seconds West one hundred forty-six (146) feet to the point or place of BEGINNING.

CONTAINNING therein 2.0 acres, be the same more or less and being lot #40.

TAX PARCEL # 19-0-0045-0040

BEING KNOWN AS: 40 Ascot Avenue a/k/a 1050 Ascot Avenue, Lake Ariel, PA 18436

Seized and taken in execution as property of:  
Frank Carillo 4 Agin Court Square MIDDLETOWN NY 10940  
Emma Grace Carillo 4 Agin Court Square MIDDLETOWN NY 10940

Execution No. 192-Civil-2014  
Amount Due: \$433,600.40 Plus additional costs

February 25, 2015  
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:  
That all claims to the property will

be filed with the sheriff before the sale and all claims to the proceeds before distribution; That a sheriff's schedule of distribution will be in his office on a date specified by him, not later than thirty (30) days after sale; and that distribution will be made in accordance with the schedule unless exceptions are filed within ten (10) days thereafter. No further notice of filing of the schedule of distribution need be given.

ANY SUCCESSFUL BIDDER MUST HAVE 10% DOWN PAYMENT AT DATE OF SALE. BALANCE DUE THIRTY (30) DAYS FROM DATE OF SALE. FAILURE TO PAY BALANCE WILL FORFEIT DOWN PAYMENT.

Cristina Lynn Connor Esq.

5/1/2015 • 5/8/2015 • 5/15/2015

**SHERIFF'S SALE  
MAY 27, 2015**

By virtue of a writ of Execution instituted Green Tree Servicing LLC issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 27th 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 Property Situated in the Township of Paupack In The County Of Wayne And Commonwealth Of Pennsylvania,



Being Described As Follows:  
Being Lot 269, Section 3, as shown on plan of lots, Wallenpaupack Lake Estates. Being more fully described in a fee simple deed dated deed dated 09/29/1995 and recorded 10/04/1995, among the Land Records Of The County and State Set Forth Above In Volume 1072 Page 336.

**ALSO DESCRIBED AS:**

ALL THAT CERTAIN, piece, parcel and tract of land, situate, lying and being in the Township of Paupack, County of Wayne, Commonwealth of Pennsylvania, more particularly described as follows:

BEING Lot 269, Section 3, as shown on Plan of Lots, Wallenpaupack Lake Estates, dated March 23, 1971 by VEP & Co., as recorded in the Office of the Recorder of Deeds in and for Wayne County, Pennsylvania, in Plat Book 14, Page 117, said Map being incorporated by reference herewith as if attached hereto.

TAX PARCEL # 19-0-0031-0129

BEING KNOWN AS: 6 Green Valley Circle, Lake Ariel, PA 18436

Seized and taken in execution as property of:  
Diane Russo 61 Crescent Place THORNWOOD NY 10594  
Charles A. Russo Jr. 61 Crescent Place THORNWOOD NY 10594

Execution No. 212-Civil-2014  
Amount Due: \$131,429.59 Plus additional costs

February 26, 2015  
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE NOTICE:**

That all claims to the property will be filed with the sheriff before the sale and all claims to the proceeds before distribution; That a sheriff's schedule of distribution will be in his office on a date specified by him, not later than thirty (30) days after sale; and that distribution will be made in accordance with the schedule unless exceptions are filed within ten (10) days thereafter. No further notice of filing of the schedule of distribution need be given.

**ANY SUCCESSFUL BIDDER MUST HAVE 10% DOWN PAYMENT AT DATE OF SALE. BALANCE DUE THIRTY (30) DAYS FROM DATE OF SALE. FAILURE TO PAY BALANCE WILL FORFEIT DOWN PAYMENT.**

Cristina Lynn Connor Esq.

**5/1/2015 • 5/8/2015 • 5/15/2015**

**SHERIFF'S SALE  
MAY 27, 2015**

By virtue of a writ of Execution instituted Nationstar Mortgage, LLC issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 27th day of May, 2015 at 10:00 AM in the

Conference Room on th third floor of the Wayne County Courthouse in the Borough of Honesdale the following property, viz:

All that certain piece or parcel of land lying, situated and being in the Township of Palmyra, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at a point in the centerline of SR#006, said point being the Northwest corner of the property herein conveyed; thence along line of lands of the Grantors herein North 58 degrees 23 minutes 21 seconds Est 237.59 feet to a rebar marker for a corner; thence South 47 degrees 38 minutes 35 seconds East 226.87 feet to a rebar marker, thence South 40 degrees 59 minutes 40 seconds East 244.90 feet to a rebar marker; thence South 53 degrees 00 minutes 53 seconds West 293.72 feet to a point in the centerline of the aforesaid SR#006; thence along said centerline North 39 degrees 26 minutes 11 seconds West 179.08 feet; thence North 35 degrees 55 minutes 28 seconds West 177.07 feet; thence North 35 degrees 55 minutes 28 seconds West 133.59 feet to the point or place of Beginning.

Under and subject to the conditions of subdivision approval and other restrictions set forth on said map.

TITLE TO SAID PREMISES IS VESTED IN Hector Dumblado, by Deed from A. Leroy Gibbons and Gladys M. Gibbons, his wife, dated

05/24/1999, recorded 05/27/1999 in Book 1514, Page 117.

Mortgagor HECTOR DUMBLADO died on 05/16/2012, and upon information and belief, his surviving heirs are BLANCANO A DUMBLADO CEPEDA, ELSA CEPEDA, JOHN CEPEDA, HECTOR CEPEDA, ROSABLANCA CEPEDA, and ADALINDA CEPEDA.

Tax Parcel: 18-0-0275-0090.-

Premises Being: 548 Route 6, a/k/a 398 Texas Palmyra Highway, Palmyra, PA 18428

Improvements thereon:  
RESIDENTIAL DWELLING

Seized and taken in execution as property of:  
Blancanoa Bumblado Cepeda, in Capacity as Heir of Hector Dumblado, Deceased 520 Sarah Street STROUDSBURG PA 18360  
Elsa Cepeda, in Capacity as Heir of Hector Dumblado, Deceased 520 Sarah Street STROUDSBURG PA 18360  
John Cepeda, in Capacity as Heir of Hector Dumblado, Deceased 184 Pennedale Avenue, Apt. 1 CLAYSBURG PA  
Hector Cepeda, in Capacity as Heir of Hector Dumblado, Deceased 184 Pennedale Avenue, Apt. 1, CLAYSBURG PA 16625  
Rosablanca Cepeda, in Capacity as Heir of Hector Dumblado, Deceased 520 Sarah Street STROUDSBURG PA  
Adalinda Cepeda, in Capacity as

Heir of Hector Dumblado,  
Deceased 180 Penndale Avenue,  
Apt. 1, CLAYSBURG PA 16625  
Unknown Heirs, Successors,  
Assigns, and All Persons, Firms, or  
Associations Claiming Right, Title  
or Interest from or Under Hector  
Dumblado, Deceased 398 Texas  
Palmyra Highway HAWLEY PA  
18428

Execution No. 292-Civil-2014  
Amount Due: \$139,868.89 Plus  
additional costs

February 26, 2015  
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE  
NOTICE:**

That all claims to the property will  
be filed with the sheriff before the  
sale and all claims to the proceeds  
before distribution; That a sheriff's  
schedule of distribution will be in  
his office on a date specified by  
him, not later than thirty (30) days  
after sale; and that distribution will  
be made in accordance with the  
schedule unless exceptions are filed  
within ten (10) days thereafter. No  
further notice of filing of the  
schedule of distribution need be  
given.

**ANY SUCCESSFUL BIDDER  
MUST HAVE 10% DOWN  
PAYMENT AT DATE OF SALE.  
BALANCE DUE THIRTY (30)  
DAYS FROM DATE OF SALE.  
FAILURE TO PAY BALANCE  
WILL FORFEIT DOWN  
PAYMENT.**

Joseph E. DeBarberie Esq.

**5/1/2015 • 5/8/2015 • 5/15/2015**

**SHERIFF'S SALE  
MAY 27, 2015**

By virtue of a writ of Execution  
instituted EverBank issued out of  
the Court of Common Pleas of  
Wayne County, to me directed,  
there will be exposed to Public  
Sale, on Wednesday the 27th 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 Township of  
Clinton, County of Wayne,  
Commonwealth of Pennsylvania,  
and being more particularly  
described as follows:

**THE FIRST BEGINNING** at a  
post and stones corner in the  
Western line of a tract of land  
called (Elk Forest), the Northwest  
corner of land conveyed to Morris  
Roach by Thomas Thomas, et ux:

**THENCE** by the Western line said  
Elk Forest Tract North 9 1/2  
degrees West 36 rods to a fallen  
hemlock corner and North 31 1/2  
degrees East 47 1/2 rods to a post  
and stones corner;

**THENCE** South 89 1/2 degrees  
East 201.4 rods to stones the  
Southwestern corner of formerly  
Eliza M. Stone's land;

**THENCE** South 3 1/2 degrees  
West 30 1/2 rods to a post by a  
hemlock;

THENCE 8 1/2 rods to a post and stones corner;

THENCE South 87 1/2 degrees East 20 rods to a post;

THENCE South 7 3/4 degrees East 28 rods to another Southwestern corner of land late of Lemuel Stone;

THENCE along the same and along the North line of land used for a public highway North 89 degrees East 61.3 rods to the Belmont and Easton Turnpike Road;

THENCE along the said turnpike south 1 degree East 2 1/2 rods;

THENCE South 10 degrees West 38 rods and South 19 1/2 degrees West 25.3 rods to stones near the carriage way of said road;

THENCE South 89 degrees West 67.8 rods to a hemlock;

THENCE North 25 degrees West 33.2 rods to stones;

THENCE South 89 degrees West 120.2 rods;

THENCE North 17.2 rods to a post and stones;

THENCE South 89 1/2 degrees West 94 1/2 rods to the place of BEGINNING.

The improvements thereon being known as 413 BELMONT TURNPIKE, WAYMART, PA

18472.

BEING TAX MAP NO.: 6-1-0241-0015.-

BEING KNOWN AS : 413 BELMONT TURNPIKE, WAYMART, PA 18472

Title to said premises is vested in Ralph Minnick and Karen Minnick, husband and wife, by deed from Karen Minnick dated June 4, 2009 and recorded June 18, 2009 in Deed Book 3765, Page 18 Instrument Number 200900006866.

Seized and taken in execution as property of:  
Ralph Minnick 862 Polovitch Road NICHOLSON PA 18446  
Karen Minnick 413 Belmont Turnpike WAYMART PA 18472

Execution No. 231-Civil-2014  
Amount Due: \$287,485.96 Plus additional costs

February 27, 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.

Joseph I. Foley Esq.

5/1/2015 • 5/8/2015 • 5/15/2015

**SHERIFF'S SALE  
MAY 27, 2015**

By virtue of a writ of Execution instituted Wells Fargo Bank, N. A. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 27th 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 referred to in this commitment is described as all that certain property situated in city of Gouldsboro in the county of Wayne, and state of Pennsylvania and being described in a deed dated 05/23/1989 and recorded 05/26/1989 in book 507 page 360 among the land records of the county and state set forth above and referenced as follows;

ALL THAT CERTAIN piece or parcel of land, situate in the township of Lehigh, county of

Wayne and commonwealth of Pennsylvania, bounded and described as follows, to wit:

FINAL map of Pocono Springs Estates, Inc., section XII

BEING lot no. 20, Choctaw Trail, on the plot or plan of lots known as 'Pocono Springs Estates, Inc.', as laid out for Pocono Springs Estates, Inc., by R.N. Harrison, civil engineer, Hackettstown, New Jersey dated May, 1968, and recorded in the office for recording of deeds of Wayne county in map book 14 at page 189.

TOGETHER WITH AND SUBJECT TO all of the rights, privileges, easements, conditions, reservations and restrictions that may be of record and/or visible on the ground, including but not limited to those of Pocono Springs Estates subdivision.

TITLE TO SAID PREMISES IS VESTED IN Laurie Ann Fischbach and Anthony Fontano, Jr., as joint tenants with the right of survivorship and not as tenants in common, by Deed from William Fischbach and Marie T. Fischbach, his wife, dated 05/23/1989, recorded 05/26/1989 in Book 507, Page 360.

By virtue of the death of Laurie Ann Fischbach a/k/a Laurie A. Fontano on or about 06/12/2004, Anthony Fontano Jr. became the sole owner of the premises as surviving joint tenant with the right of survivorship.

Tax Parcel: 14-0-0033-0037

Premises Being: 20 Choctaw Trail,  
a/k/a 1009 Choctaw Trail,  
Gouldsboro, PA 18424-9112

Improvements thereon:  
RESIDENTIAL DWELLING

Seized and taken in execution as  
property of:  
Anthony Fontano Jr. 20 Choctaw  
Trail a/k/a 1009 Choctaw Trail  
GOULDSBORO PA 18424

Execution No. 482-Civil-2014  
Amount Due: \$96,057.77 Plus  
additional costs

March 4, 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.**  
Jonathan Lobb, Esq.

**5/1/2015 • 5/8/2015 • 5/15/2015**

**SHERIFF'S SALE  
MAY 27, 2015**

By virtue of a writ of Execution  
instituted HSBC Bank USA, NA,  
as trustee for the registered holders  
of Nomura Home Equity Loan Inc,  
Asset-Backed Certificates, Series  
2006-HE3 issued out of the Court  
of Common Pleas of Wayne  
County, to me directed, there will  
be exposed to Public Sale, on  
Wednesday the 27th 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, situate, lying and  
being in Hawley Borough, Wayne  
County, Pennsylvania, bounded and  
described as follows:

**BEGINNING** at the southwesterly  
corner of 15th and 20th Streets;  
thence westerly along the line of  
15th Street about 85 feet to the  
center of the alley between the  
houses occupied by the parties  
hereto and that of the Lawlor  
sisters; thence at right angles to  
15th Street along the center of the  
alley and a line projected therefrom  
120 feet to the line of the Knapp  
property numbered as 11 on the  
Pennsylvania Coal Company Map;  
thence easterly along lot 11 about

15 feet to the lands of Bina Curran; thence along the latter northerly 60 feet to the line of lot numbered 7 and thence along the common line of lots 7 and 9, 70 feet easterly to the line of 20th Street; and thence along said street northerly 60 feet to the place of beginning. Being Parts of lots numbered 7 and 9 on said map.

Also granting and conveying all rights to the alley upon the western portion of the premises, 1/2 being within the boundaries thereof, which is to be used and enjoyed in common by the grantees and the owner of the other portion thereof.

Excepting and reserving all that 900 square foot parcel conveyed by prior Grantors to Helen A. Von Hake by Deed dated December 24, 1986 and recorded in Wayne County Deed Book 457 page 392.

TITLE TO SAID PREMISES IS VESTED IN Michael E. Baldwin by Deed from Michael E. Baldwin and Donna J. Baldwin now by re marriage known as Donna J. Noel and Ronald Noel her husband by Deed Dated 03/10/2001 Granted 03/14/2001 in Book 1755 Page 0039.

Tax Parcel: 10-0-0004-0089.-

Premises Being: 214 Keystone Street, Hawley, PA 18428-1320

Improvements thereon:  
RESIDENTIAL DWELLING

Seized and taken in execution as

property of:  
Michael E. Baldwin 214 Keystone Street Hawley PA 18428-1320

Execution No. 588-Civil-2014  
Amount Due: \$137,431.72 Plus additional costs

March 4, 2015  
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE NOTICE:**

That all claims to the property will be filed with the sheriff before the sale and all claims to the proceeds before distribution; That a sheriff's schedule of distribution will be in his office on a date specified by him, not later than thirty (30) days after sale; and that distribution will be made in accordance with the schedule unless exceptions are filed within ten (10) days thereafter. No further notice of filing of the schedule of distribution need be given.

**ANY SUCCESSFUL BIDDER MUST HAVE 10% DOWN PAYMENT AT DATE OF SALE. BALANCE DUE THIRTY (30) DAYS FROM DATE OF SALE. FAILURE TO PAY BALANCE WILL FORFEIT DOWN PAYMENT.**

Paul Cressman Esq.

**5/1/2015 • 5/8/2015 • 5/15/2015**

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**SHERIFF'S SALE  
MAY 27, 2015**

By virtue of a writ of Execution instituted Santander Bank, N.A. issued out of the Court of Common Pleas of Wayne County, to me

directed, there will be exposed to Public Sale, on Wednesday the 27th 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 certain pieces or parcels of land lying, being and situate in the Township of Lebanon, County of Wayne and Commonwealth of Pennsylvania, described as follows:

BEING all of Lot #49 consisting of 6.10 acres, more or less, of the revised Subdivision known as 'The Woods at Duck Harbor' in accordance with a map recorded in Wayne County Map Book 104 at page 78 in the public Records of Wayne County, Pennsylvania.

UNDER AND SUBJECT to revised Covenants, Conditions and Restrictions as specifically set forth in the Amended Declaration of Protective Covenants, Condition and Restrictions for the Woods at Duck Harbor dated August 14, 1992 and Recorded August 14, 1992 in Wayne County Deed Book 711 at page 285 et seq.

TITLE TO SAID PREMISES IS VESTED IN Nicole E. Miale, by Deed from Joseph A. Harcum and Nancy R. Harcum, his wife, by Alfred J. Howell, Attorney In Fact, t/a Duck Harbor Company, dated 01/10/2006, recorded 01/26/2006 in Book 2965, Page 274.

Tax Parcel: 13-0-0184-0049

Premises Being: Lot 49 Woods At Duck Harbor, Equinunk, PA 18417

Seized and taken in execution as property of:  
Nicole E. Miale 20 Lake  
Kitchawan Drive SOUTH SALEM  
NY 10590

Execution No. 660-Civil-2014  
Amount Due: \$52,225.66 Plus  
additional costs

March 4, 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.

5/1/2015 • 5/8/2015 • 5/15/2015



**CIVIL ACTIONS FILED**

*FROM APRIL 4, 2015 TO APRIL 10, 2015  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**JUDGMENTS**

| NUMBER     | LITIGANT  | DATE      | DESCRIPTION          | AMOUNT     |
|------------|---|-----------|----------------------|------------|
| 2007-20615 | PENNSTAR BANK<br>GARNISHEE                      | 4/07/2015 | DISCONTINUE ATTACMNT | —          |
| 2008-00931 | PENN STAR BANK<br>GARNISHEE-DISCONT. 04-10-2015 | 4/10/2015 | DISSOLVE ATTACHMENT  | —          |
| 2011-00374 | SORENSEN DINA M                                 | 4/06/2015 | DEFAULT JUDGMENT     | 230,628.60 |
| 2011-00374 | SORENSEN DINA M                                 | 4/06/2015 | WRIT OF EXECUTION    | 230,628.60 |
| 2012-00340 | OPALEK AUGUST V                                 | 4/06/2015 | WRIT OF EXECUTION    | 120,565.86 |
| 2012-20394 | HOFFMAN JAMES<br>A PARTNERSHIP                  | 4/07/2015 | SATISFACTION         | 11,303.95  |
| 2012-20394 | HOFFMAN AMY<br>A PARTNERSHIP                    | 4/07/2015 | SATISFACTION         | 11,303.95  |
| 2012-20983 | HARTLEY KRISTA                                  | 4/08/2015 | SATISFACTION         | 2,288.28   |
| 2012-20984 | TEXTER JAMES JR                                 | 4/08/2015 | WRIT OF EXECUTION    | 555.27     |
| 2012-21659 | PRICE EUGENE ROBERT                             | 4/07/2015 | SATISFACTION         | —          |
| 2014-00343 | KASPER BARILLO KELLY<br>D/B/A                   | 4/10/2015 | FINAL JUDGMENT       | —          |
| 2014-00343 | GRANDMAS CLOSET                                 | 4/10/2015 | FINAL JUDGMENT       | —          |
| 2014-00343 | BARILLO RONALD JR                               | 4/10/2015 | FINAL JUDGMENT       | —          |
| 2014-00366 | MORGENSTERN TRACY L                             | 4/10/2015 | CONSENT JUDGMENT     | 2,587.07   |
| 2014-00438 | FERRETTI BRYAN                                  | 4/06/2015 | DEFAULT JUDG IN REM  | 154,740.77 |
| 2014-20062 | COURTRIGHT LLEWELLYN H                          | 4/07/2015 | SATISFACTION         | —          |
| 2014-20062 | COURTRIGHT DAWN K                               | 4/07/2015 | SATISFACTION         | —          |
| 2014-20847 | SWINGLE ANDREW P                                | 4/07/2015 | SATISFACTION         | —          |
| 2014-20903 | TAYLOR RICHARD                                  | 4/07/2015 | SATISFACTION         | 150.00     |
| 2014-20903 | TAYLOR CHRISSIE                                 | 4/07/2015 | SATISFACTION         | 150.00     |
| 2014-21133 | MCGINNIS CRAIG C                                | 4/08/2015 | SATISFACTION         | —          |
| 2014-21133 | MCGINNIS DARIA C                                | 4/08/2015 | SATISFACTION         | —          |
| 2014-21139 | ROMAN OSCAR C                                   | 4/07/2015 | SATISFACTION         | —          |
| 2015-00037 | SCHUYLER NOBLE M ESTATE                         | 4/07/2015 | PRELIMINARY JUDGMENT | —          |
| 2015-00037 | SCHUYLER CHRISTINE EXECUTRIX                    | 4/07/2015 | PRELIMINARY JUDGMENT | —          |
| 2015-00181 | BENFORD JOE                                     | 4/06/2015 | LIS PENDENS          | —          |
| 2015-20259 | MIKULAK KIM C                                   | 4/07/2015 | TAX LIEN             | 1,324.67   |
| 2015-20259 | SIMPLY D-LISH<br>T/A                            | 4/07/2015 | TAX LIEN             | 1,324.67   |
| 2015-20260 | DORSCH JEFFREY                                  | 4/07/2015 | MUNICIPAL LIEN       | 1,589.58   |
| 2015-20260 | DORSCH DEBRA                                    | 4/07/2015 | MUNICIPAL LIEN       | 1,589.58   |
| 2015-20261 | WHEELER SCOTT                                   | 4/07/2015 | TAX LIEN             | 928.21     |
| 2015-20262 | BONE CLAUDE H ESTATE OF<br>GRANTOR              | 4/07/2015 | TAX LIEN             | 2,865.86   |
| 2015-20262 | UTTER NANCY<br>GRANTEE                          | 4/07/2015 | TAX LIEN             | 2,865.86   |

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

|            |  |   |           |                    |           |
|------------|--|---|-----------|--------------------|-----------|
| 2015-20263 | PAUL FISHER INC                                      |   | 4/07/2015 | TAX LIEN           | 20,929.32 |
| 2015-20264 | ROSKOSKI JEANNE                                      |   | 4/07/2015 | TAX LIEN           | 1,014.16  |
| 2015-20264 | ROSKOSKI DAVID F                                     |   | 4/07/2015 | TAX LIEN           | 1,014.16  |
| 2015-20265 | KINGSLEY ROBERT JR                                   |   | 4/07/2015 | JP TRANSCRIPT      | 10,817.97 |
| 2015-20266 | HORST MICHAEL V                                      |   | 4/08/2015 | JUDGMENT           | 4,302.50  |
| 2015-20267 | HOUCK ROBERT JAMES                                   |   | 4/08/2015 | JUDGMENT           | 2,363.00  |
| 2015-20268 | GIOE MELISSA F                                       |   | 4/08/2015 | WRIT OF REVIVAL    | 7,229.48  |
| 2015-20269 | GRABOWSKI THERESA                                    |   | 4/08/2015 | WRIT OF REVIVAL    | 3,108.07  |
| 2015-20270 | BRONSON JENNIFER                                     |   | 4/08/2015 | WRIT OF REVIVAL    | 3,911.00  |
| 2015-20271 | CORNETT DANIEL                                       |   | 4/08/2015 | WRIT OF REVIVAL    | 4,133.82  |
| 2015-20272 | WALLINGFORD CHRISTOPHER                              |   | 4/09/2015 | JP TRANSCRIPT      | 5,660.50  |
| 2015-20272 | WALLINGFORD CHRISTOPHER                              |   | 4/09/2015 | WRIT OF EXECUTION  | 6,051.50  |
| 2015-20273 | FATEMI AL  |   | 4/10/2015 | MUNICIPAL LIEN     | 167.78    |
| 2015-20274 | HUBBARD FLORENCE ESTATE OF                           |   | 4/10/2015 | MUNICIPAL LIEN     | 243.13    |
| 2015-25052 | RYBAK ELIECE   |   | 4/07/2015 | PROPERTY BAIL JUDG | 50,000.00 |
| 2015-40017 | STANG RALPH C JR OWNER                               | P | 4/06/2015 | STIP VS LIENS      | —         |
| 2015-40017 | BEILER ELSIE M OWNER                                 | P | 4/06/2015 | STIP VS LIENS      | —         |
| 2015-40017 | KINTNER MODULAR HOMES INC<br>CONTRACTOR              |   | 4/06/2015 | STIP VS LIENS      | —         |
| 2015-40018 | SYLVESTER MARK OWNER                                 | P | 4/09/2015 | STIP VS LIENS      | —         |
| 2015-40018 | SYLVESTER ALVERA TOWNER                              | P | 4/09/2015 | STIP VS LIENS      | —         |
| 2015-40018 | A&B HOMES<br>CONTRACTOR                              |   | 4/09/2015 | STIP VS LIENS      | —         |
| 2015-40019 | HIDEOUT PROPERTY OWNERS<br>ASSOCIATION INC THE OWNER | P | 4/10/2015 | STIP VS LIENS      | —         |
| 2015-40019 | SPANO CONSTRUCTION INC<br>CONTRACTOR                 |   | 4/10/2015 | STIP VS LIENS      | —         |
| 2015-90046 | PUYA ANTHONY   |   | 4/06/2015 | ESTATE CLAIM       | 18,845.60 |
| 2015-90047 | PUYA ANTHONY   |   | 4/06/2015 | ESTATE CLAIM       | 1,766.86  |
| 2015-90048 | WATT JAMES JR  |   | 4/07/2015 | ESTATE CLAIM       | 1,145.88  |
| 2015-90054 | PUYA ANTHONY   |   | 4/09/2015 | ESTATE CLAIM       | 10,520.12 |

**CIVIL APPEALS — AGENCIES: DEPT. OF TRANSPORTATION**

| CASE NO.   | INDEXED PARTY  |  | TYPE      | DATE      | AMOUNT |
|------------|--|--|-----------|-----------|--------|
| 2015-00192 | CLEMENS DAVID I  |  | PLAINTIFF | 4/08/2015 | —      |
| 2015-00192 | COMMONWEALTH OF PENNSYLVANIA<br>DEPARTMENT OF TRANSPORTATION |  | DEFENDANT | 4/08/2015 | —      |

**CONTRACT — BUYER PLAINTIFF**

| CASE NO.   | INDEXED PARTY      |  | TYPE      | DATE      | AMOUNT |
|------------|--------------------|--|-----------|-----------|--------|
| 2015-00197 | PRICE KRISTINE     |  | PLAINTIFF | 4/09/2015 | —      |
| 2015-00197 | FORD MOTOR COMPANY |  | DEFENDANT | 4/09/2015 | —      |

**CONTRACT — DEBT COLLECTION: CREDIT CARD**

| CASE NO.   | INDEXED PARTY                 |  | TYPE      | DATE      | AMOUNT |
|------------|-------------------------------|--|-----------|-----------|--------|
| 2015-00184 | PORTFOLIO RECOVERY ASSOCIATES |  | PLAINTIFF | 4/07/2015 | —      |
| 2015-00184 | FERGUSON MICHELLE             |  | DEFENDANT | 4/07/2015 | —      |
| 2015-00185 | PORTFOLIO RECOVERY ASSOCIATES |  | PLAINTIFF | 4/07/2015 | —      |

|            |                               |           |           |   |
|------------|-------------------------------|-----------|-----------|---|
| 2015-00185 | FERGUSON MICHELLE             | DEFENDANT | 4/07/2015 | — |
| 2015-00186 | DISCOVER BANK                 | PLAINTIFF | 4/07/2015 | — |
| 2015-00186 | GALLAGHER KYLAH               | DEFENDANT | 4/07/2015 | — |
| 2015-00187 | PORTFOLIO RECOVERY ASSOCIATES | PLAINTIFF | 4/07/2015 | — |
| 2015-00187 | MANNING SIMON                 | DEFENDANT | 4/07/2015 | — |
| 2015-00188 | PORTFOLIO RECOVERY ASSOCIATES | PLAINTIFF | 4/07/2015 | — |
| 2015-00188 | RANDOLPH CHARLES E            | DEFENDANT | 4/07/2015 | — |
| 2015-00196 | PORTFOLIO RECOVERY ASSOCIATES | PLAINTIFF | 4/09/2015 | — |
| 2015-00196 | SANDERS AMBERS                | DEFENDANT | 4/09/2015 | — |
| 2015-00199 | PORTFOLIO RECOVERY ASSOCIATES | PLAINTIFF | 4/10/2015 | — |
| 2015-00199 | MARONNA JOHN                  | DEFENDANT | 4/10/2015 | — |
| 2015-00200 | PORTFOLIO RECOVERY ASSOCIATES | PLAINTIFF | 4/10/2015 | — |
| 2015-00200 | SMITH EARL F JR               | DEFENDANT | 4/10/2015 | — |
| 2015-00201 | PORTFOLIO RECOVERY ASSOCIATES | PLAINTIFF | 4/10/2015 | — |
| 2015-00201 | ROLLISON DEBORAH              | DEFENDANT | 4/10/2015 | — |
| 2015-00202 | PORTFOLIO RECOVERY ASSOCIATES | PLAINTIFF | 4/10/2015 | — |
| 2015-00202 | ULRICHS MICHAEL               | DEFENDANT | 4/10/2015 | — |
| 2015-00204 | LNVV FUNDING LLC              | PLAINTIFF | 4/10/2015 | — |
| 2015-00204 | COLE MICHAEL L                | DEFENDANT | 4/10/2015 | — |

**CONTRACT — DEBT COLLECTION: OTHER**

| CASE No.   | INDEXED PARTY                                 | TYPE      | DATE      | AMOUNT |
|------------|---|-----------|-----------|--------|
| 2015-00195 | HONESDALE NATIONAL BANK<br>PLAINTIFF/APPELLEE | PLAINTIFF | 4/09/2015 | —      |
| 2015-00195 | BRYANT KAREN<br>DEFENDANT/APPELLANT           | DEFENDANT | 4/09/2015 | —      |
| 2015-00198 | VASSAR BROTHERS HOSPITAL                      | PLAINTIFF | 4/09/2015 | —      |
| 2015-00198 | WINSJANSEN KELLI                              | DEFENDANT | 4/09/2015 | —      |

**MISCELLANEOUS — OTHER**

| CASE No.   | INDEXED PARTY                           | TYPE      | DATE      | AMOUNT |
|------------|---|-----------|-----------|--------|
| 2015-00194 | LEHIGH TOWNSHIP BOARD OF<br>SUPERVISORS | PLAINTIFF | 4/09/2015 | —      |
| 2015-00194 | SZYMANOSKY ROBERT A                     | DEFENDANT | 4/09/2015 | —      |

**PETITION**

| CASE No.   | INDEXED PARTY  | TYPE       | DATE      | AMOUNT |
|------------|--|------------|-----------|--------|
| 2015-00190 | 1965 FORD PICKUP TRUCK<br>VIN F10DE699761                    | PETITIONER | 4/08/2015 | —      |
| 2015-00190 | CASE CRAIG   | PETITIONER | 4/08/2015 | —      |
| 2015-00190 | COMMONWEALTH OF PENNSYLVANIA<br>DEPARTMENT OF TRANSPORTATION | RESPONDENT | 4/08/2015 | —      |

**REAL PROPERTY — EJECTMENT**

| CASE No.   | INDEXED PARTY                                | TYPE      | DATE      | AMOUNT |
|------------|--|-----------|-----------|--------|
| 2015-00189 | OCWEN LOAN SERVICING LLC                     | PLAINTIFF | 4/08/2015 | —      |
| 2015-00189 | TOSTO JAMES R<br>AND KNOWN/UNKNOWN OCCUPANTS | DEFENDANT | 4/08/2015 | —      |

**REAL PROPERTY — MORTGAGE FORECLOSURE COMMERCIAL**

| CASE NO.   | INDEXED PARTY                                       | TYPE      | DATE      | AMOUNT |
|------------|---|-----------|-----------|--------|
| 2015-00191 | PEOPLES SECURITY BANK AND TRUS<br>FORMERLY KNOWN AS | PLAINTIFF | 4/08/2015 | —      |
| 2015-00191 | PEOPLES NEIGHBORHOOD BANK                           | PLAINTIFF | 4/08/2015 | —      |
| 2015-00191 | EPSHELL LLC   | DEFENDANT | 4/08/2015 | —      |

**REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL**

| CASE NO.   | INDEXED PARTY                | TYPE      | DATE      | AMOUNT |
|------------|------------------------------|-----------|-----------|--------|
| 2015-00178 | PHH MORTGAGE CORPORATION     | PLAINTIFF | 4/08/2015 | —      |
| 2015-00178 | SHEARER LOIS                 | DEFENDANT | 4/08/2015 | —      |
| 2015-00182 | WELLS FARGO BANK NA          | PLAINTIFF | 4/07/2015 | —      |
| 2015-00182 | CUZZOLINO ANTHONY            | DEFENDANT | 4/07/2015 | —      |
| 2015-00183 | NATIONSTAR MORTGAGE LLC      | PLAINTIFF | 4/07/2015 | —      |
| 2015-00183 | MCLANE MARY F                | DEFENDANT | 4/07/2015 | —      |
| 2015-00193 | PHH MORTGAGE CORPORATION     | PLAINTIFF | 4/08/2015 | —      |
| 2015-00193 | ABBRUZZESE DEMETRIO<br>A/K/A | DEFENDANT | 4/08/2015 | —      |
| 2015-00193 | ABBRUZZESE DEMETRIO J        | DEFENDANT | 4/08/2015 | —      |
| 2015-00203 | HSBC BANK USA NA             | PLAINTIFF | 4/10/2015 | —      |
| 2015-00203 | MILLER CRAIG D               | DEFENDANT | 4/10/2015 | —      |

**REAL PROPERTY — QUIET TITLE**

| CASE NO.   | INDEXED PARTY    | TYPE      | DATE      | AMOUNT |
|------------|------------------|-----------|-----------|--------|
| 2015-00181 | CITIMORTGAGE INC | PLAINTIFF | 4/06/2015 | —      |
| 2015-00181 | BENFORD JOE      | DEFENDANT | 4/06/2015 | —      |



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**MORTGAGES AND DEEDS**

*RECORDED FROM APRIL 20, 2015 TO APRIL 24, 2015  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

| <b>GRANTOR</b>            | <b>GRANTEE</b>                              | <b>LOCATION</b>       | <b>AMOUNT</b> |
|---------------------------|---|-----------------------|---------------|
| Peroni Christopher        | Honesdale National Bank                     | Texas Township        |               |
| Hamill David              |   |                       | 80,000.00     |
| Shaffer Giles F           | Mortgage Electronic<br>Registration Systems | Canaan Township       |               |
| Shaffer Nakita Y          |   |                       | 102,150.00    |
| Gillow Brian C            | Phillips Kenneth A                          | Waymart Borough       |               |
| Gillow Christina M        | Phillips Nancy C                            |                       | 61,000.00     |
| Dobkowski Theodore J Sr   | Wayne Bank                                  | Damascus Township     | 49,356.00     |
| Dugan Christopher Burnham | Mortgage Electronic<br>Registration Systems | Lake Township         | 258,250.00    |
| Vonderhey Joseph          | Dime Bank                                   | Salem Township        |               |
| Vonderhey Lynn            |   |                       | 350,000.00    |
| Sellitti Charles A        | Long Dale                                   | Lake Township         |               |
|                           | Long Arlene                                 |                       | 100,000.00    |
| Conley Ethel              | Honesdale National Bank                     | Honesdale Borough     | 58,900.00     |
| Powll Francis             | Honesdale National Bank                     | Oregon Township       |               |
| Powll Jo Ann              |   |                       | 125,000.00    |
| Rodriguez Ramon           | Honesdale National Bank                     | Salem Township        | 110,000.00    |
| Minnick Pamela J          | Honesdale National Bank                     | Salem Township        |               |
| Minnick Mark A            |   |                       | 150,000.00    |
| Biscardi Karen S          | N E P A Community F C U                     | Dreher Township       | 84,000.00     |
| Semon Jeffrey J           | P N C Bank                                  | South Canaan Township | 20,000.00     |
| Gager Ricky G             | Honesdale National Bank                     | Lebanon Township      |               |
| Gager Barbara H           |   |                       | 61,000.00     |
| Mountain William Dean     | Mortgage Electronic<br>Registration Systems | Salem Township        |               |
| Mountain Dawn Marie       |   |                       | 157,900.00    |
| Chapman Douglas R         | Mortgage Electronic<br>Registration Systems | South Canaan Township |               |
| Chapman Kimberly A        |   |                       | 99,700.00     |
| Massey Brian A            | Mortgage Electronic<br>Registration Systems | Dreher Township       | 167,000.00    |
| Parker Melissa L          | Citizens Savings Bank                       | Clinton Township 1    |               |
| Parker Sean P             |   |                       | 100,000.00    |
| Hunt Scott B              | Edward M Killilea                           | Buckingham Township   |               |
| Hunt Gary P               |   |                       | 10,000.00     |
| Ferraro Anthony           | Justice Federal Credit Union                | Waymart Borough       | 84,000.00     |
| Guzzone Anthony P         | Mortgage Electronic<br>Registration Systems | Berlin Township       | 123,960.00    |

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

|                          |   |                         |            |
|--------------------------|---|-------------------------|------------|
| Ramme Richard            | Valor Federal Credit Union                  | Oregon Township         |            |
| Ramme Brenda             |   |                         | 18,400.00  |
| McKiernan James A        | T D Bank                                    | Salem Township          |            |
| McKiernan Vicki L        |   |                         | 101,250.00 |
| Eltz Brian               | Honesdale National Bank                     | Mount Pleasant Township |            |
| Eltz Heather             |   |                         | 144,000.00 |
| Eltz Brian               | Honesdale National Bank                     | Mount Pleasant Township |            |
| Eltz Heather             |   |                         | 18,000.00  |
| Bonikowski Thomas E      | Mortgage Electronic<br>Registration Systems | Lehigh Township         |            |
| Bonikowski Patricia Anne |   |                         | 368,125.00 |
| Usbeck Eric              | Mortgage Electronic<br>Registration Systems | Paupack Township        |            |
| Usbeck Jeanine           |   |                         | 151,905.00 |
| Gallo Christopher A      | Mortgage Electronic<br>Registration Systems | Honesdale Borough       |            |
| Gallo Julie A            |   |                         | 61,300.00  |
| Weinstock Alan M         | Mortgage Electronic<br>Registration Systems | Paupack Township        |            |
| Weinstock Jean L         |   |                         | 172,500.00 |
| Clune Judy               | Discover Bank                               | Canaan Township         | 33,000.00  |
| Padula Donald J Jr       | Fidelity Deposit &<br>Discount Bank         | Salem Township          |            |
| Padula Donald J Jr Af    |   |                         | 36,000.00  |
| Padula Lucy By Af        |   |                         |            |
| Ashton Glenn R           | Wells Fargo Bank                            | Paupack Township        |            |
| Ashton Marcella A        |   |                         | 107,300.00 |
| Garnish Matthew C        | Mortgage Electronic<br>Registration Systems | Damascus Township       |            |
| Garnish Anne D           |   |                         | 153,846.00 |
| Radchin Leonid G         | Metro Bank                                  | Dreher Township         |            |
| Radchin Maria            |   |                         | 120,000.00 |
| Smolyar Elona            |   |                         |            |
| Valentino Michelle M     | Metro Bank                                  | Lake Township           |            |
| Valentino Nicholas P     |   |                         | 494,000.00 |
| Orloski Sara Lynn        | Metro Bank                                  | Salem Township          |            |
| Orloski John S           |   |                         | 190,575.00 |
| Spoerri Stefan           | Dime Bank                                   | Damascus Township       | 90,000.00  |

## DEEDS

| GRANTOR                                    | GRANTEE                            | LOCATION             | LOT   |
|--|------------------------------------|----------------------|-------|
| Kramp Jerri Lynn Adm                       | May Eleanor S                      | Palmyra Township     |       |
| Shewell Josephine C Est                    |                                    |                      | Lot 4 |
| First Presbyterian Society<br>Of Honesdale | Peroni Christopher<br>Hamill David | Texas Township 1 & 2 |       |

|                                      |  |                      |                |
|--------------------------------------|--|----------------------|----------------|
| Daniels Shirley L Est AKA            | Shaffer Giles F                          | Canaan Township      |                |
| Daniels Shirley Est AKA              | Shaffer Nakita Y                         |                      |                |
| Daniels Shirley Louise Est AKA       |  |                      |                |
| Askew Deborah A Exr                  |  |                      |                |
| Lovecchio Nicholas M Tr              | Lovecchio Marc F Tr                      | Paupack Township     |                |
| Lovecchio Marc F Tr                  | Lovecchio Francis A Jr Tr                |                      | Parcel 11      |
| Lovecchio Francis A Jr Tr            | Lovecchio Jill M Tr                      |                      |                |
| Lovecchio Christian A Tr             | Lovecchio Christian A Tr                 |                      |                |
| Lovecchio Jill M Tr                  | Private Lovecchio Revocable Family Trust |                      |                |
| Lovecchio Family Lake House Trust    |  |                      |                |
| Phillips Kenneth A                   | Gillow Brian C                           | Waymart Borough      |                |
| Phillips Nancy C                     | Gillow Christina M                       |                      |                |
| Joseph Stephen L By Marshal          | Tigue Patrick                            | Texas Township 1 & 2 | Lot 1          |
| Fama James J By Marshal              | Tigue Andrea                             | Hawley Borough       | Lots 5 & 227   |
| Norian Paul D                        | Dugan Christopher Burnham                | Lake Township        |                |
| Norian Raine R                       |  |                      | Lot 1822       |
| Signore Donna                        | Batchelor Thomas Alton                   | Salem Township       |                |
| Signore Joseph By Agent              |  |                      | Lot 13         |
| Signore Donna Agent                  |  |                      |                |
| U S Bank National Association        |  |                      |                |
| Tr By Af                             | Sledzinski Michael E                     | Sterling Township    |                |
| Wells Fargo Bank Af                  | Sledzinski Michael J                     |                      |                |
| Dipinto Gina                         | Dipinto Gina                             | Salem Township       |                |
| Olan Marilyn                         | Olan Marilyn                             |                      |                |
| MacMaster Brian                      | MacMaster Brian                          | Manchester Township  |                |
| MacMaster Lynda M                    | MacMaster Lynda M                        |                      | Lot 2          |
| Vandewater Linda A By Sheriff        | M & T Bank                               | Texas Township 1 & 2 |                |
| Vandewater Edwin John                |  |                      |                |
| By Sheriff                           |  |                      |                |
| Vandewater Laurie M By Sheriff       |  |                      |                |
| P P L Electric Utilities Corporation | P P L Electric Utilities Corporation     | Dreher Township      |                |
| Miscioscia Susan                     | Miscioscia Frank Jr                      | Damascus Township    |                |
| Wilson Michael T                     | Parker Sean P                            | Clinton Township 1   |                |
| Wilson Angela M                      | Parker Melissa L                         |                      | Lot 2          |
| Edward M Killilea                    | Hunt Scott B                             | Buckingham Township  |                |
|                                      | Hunt Gary P                              |                      | Lot B          |
| Hunt Scott B                         | Hunt Scott B                             | Buckingham Township  |                |
| Hunt Gary P                          | Hunt Gary P                              |                      | Lot A B C      |
| Hornung Shanon Mary                  | Hornung Shanon Mary                      | Waymart Borough      |                |
|                                      | Hornung Joseph                           |                      |                |
| Williams Harold By Af                | Reifler Brigitte                         | Paupack Township     |                |
| Williams Lois Af                     |  |                      | Lot 1E26       |
| Williams M Lois                      |  |                      |                |
| Shaffer Elwin E                      | Diehl Darlene Margaret                   | Berlin Township      |                |
| Curreri Joseph                       | Curreri Joseph C                         | Damascus Township    |                |
| Curreri Laura                        |  |                      | Lot 18         |
| Giegold Irene                        | Rittmann Ryan                            | Manchester Township  |                |
| Giegold James P                      |  |                      | Lots 794 & 795 |

|                                  |  |                       |                |
|----------------------------------|--|-----------------------|----------------|
| Verlo Inc                        | Meyer Mary Elizabeth                           | Honesdale Borough     |                |
| Klepadlo Tara L By Agent         | Hess David V                                   | Palmyra Township      |                |
| Meagher Matthew L Agent          | Hess Barbara                                   |                       |                |
| Swaine Daniel F                  | Silverman Brian                                | Palmyra Township      |                |
| Minella Anthony T                | Silverman Donna                                |                       | Lot 6          |
| Mendieta Felix                   | Mendieta Felix                                 | Manchester Township   |                |
| Mendieta Betty R                 | Mendieta Betty R                               |                       | Lot 565        |
|                                  | Mendieta Betty A                               |                       |                |
|                                  | Mendieta Freddy A                              |                       |                |
| Petras Faye Fortune              | Faye F Petras Revocable Trust                  | Lake Township         | Lot 1162       |
| Nigro Ronald L                   | Ella Nigro Revocable Trust                     | Lake Township         |                |
| Nigro Emanuela                   |  |                       | Lot 1160       |
| Guinther Paul                    | Pa Commonwealth Dept Conservation<br>& Natural | Clinton Township 1    |                |
| Guinther Cheryl                  |  |                       |                |
| Coppa Frank                      | Rizzo Joseph                                   | Lake Township         |                |
| Coppa Rosina                     | Coppa Francesca                                |                       | Lot 3910       |
| Clune Judy                       | Clune Judy                                     | Canaan Township       |                |
| Enslin Judy                      |  |                       |                |
| Marques Jaime R                  | Ashton Glenn R                                 | Paupack Township      |                |
| Marques Helena V                 | Ashton Marcella A                              |                       | Parcel 10      |
| Hansen Nettie                    | Warnott Judith E                               | Damascus Township     |                |
| Else Nettie J                    |  |                       | Lot 2          |
| Allen Patrick J Jr               | Faust Jeff A                                   | South Canaan Township |                |
|                                  | Faust Tammy L                                  |                       | Lot A          |
| Bogert Margaret Est              | Peregrine Property Group                       | Berlin Township       |                |
| MacEachern George Exr            |  |                       | Lot 31         |
| Stephens Judith A                | Stephens Judith A                              | Honesdale Borough     |                |
| Transportation Alliance Bank Inc | Home Opportunity                               | Starrucca Borough     |                |
| Patrisso David M                 | Garnish Matthew C                              | Damascus Township     |                |
| Patrisso Nicole M                | Garnish Anne D                                 |                       | Lots 2 & 3     |
| Schwartz David G                 | David G Schwartz Trust                         | Paupack Township      | Lot 131        |
| Ocwen Loan Servicing Af          | Castles Timothy                                | Clinton Township 1    |                |
| Wells Fargo Bank Tr By Af        | Castles Elizabeth                              |                       |                |
| Roy James                        | Hopkins Carrie D                               | Lake Township         |                |
| Roy Carrie                       | Hopkins Brant T                                |                       |                |
| Hopkins Carrie D                 |  |                       |                |
| Nutt April L                     | G T C Financial Center                         | Dreher Township       | Lots 115 & 119 |
| Nutt April L                     | L & M Enterprises Inc                          | Dreher Township       |                |
| Vandine Richard Est              | Mush Paugh Sportsmens Assoc Inc                | Berlin Township       |                |
| Bugaj Ronald M Adm               |  |                       |                |
| Deffaa Peter N                   | Deffaa Peter N                                 | Manchester Township   |                |
| Strong Lori E                    | Strong Lori E                                  |                       |                |
| Sollitto John S                  | Henthorn Daniel Richard                        | Lehigh Township       | Lot 11         |
| Jefrey Samantha J                | Gabrielson Susan M                             | Paupack Township      | Lot 102        |
| Jeffrey Samantha J               | Gabrielson Susan M                             | Paupack Township      | Lot M          |



|                            |                        |                    |         |
|----------------------------|------------------------|--------------------|---------|
| Gload Ross P Est AKA       | Batcher Gerald F       | Dyberry Township   |         |
| Gload Ross Peter Est AKA   | Batcher Patricia Nolan |                    |         |
| Gload Ross Adm             |                        |                    |         |
| Gload Ross                 |                        |                    |         |
| Davidson Larissa Elizabeth |                        |                    |         |
| Schneider Frederick J      | Waxler Gerald          | Clinton Township 1 |         |
| Schneider Suzanne L        | Kiehart Janet          |                    | Lot 10  |
| Culnane Mary Frances       | Culnane Mary Frances   | Preston Township   | Lot C D |
| White Joseph E Est AKA     | Spoerri Stefan         | Damascus Township  |         |
| White Joseph Est AKA       |                        |                    |         |
| White Joseph Ervin Est AKA |                        |                    |         |
| Yerger Maria Adm           |                        |                    |         |

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