

OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 5 ★ MAY 15, 2015 ★ Honesdale, PA ★ No. 10



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Court of Common Pleas 22nd Judicial District:

The Hon. Raymond L. Hamill
President Judge

The Hon. Robert J. Conway
Senior Judge

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

The Official Legal Publication of Wayne County, Pennsylvania



Legal Journal of Wayne County

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

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

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

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

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

MESSAGE FROM THE
WAYNE COUNTY BAR ASSOCIATION



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

PRICING & RATES

Notice Pricing

One time Insertions

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

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

Subscription Rates

Per Year

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

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

WAYNE COUNTY OFFICIALS

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

Magisterial District Judges

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Ronald J. Edwards
Ted Mikulak

Court Administrator

Linus H. Myers

Sheriff

Mark Steelman

District Attorney

Janine Edwards, Esq.

Prothonotary, Clerk of The Court

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Wendall R. Kay
Jonathan Fritz

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Brian T. Field

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Ginger M. Golden

Coroner

Edward Howell

Auditors

Carla Komar
Judy O’Connell
Kathleen A. Schloesser

Jury Commissioners

Judith M. Romich
Patricia Biondo

CRIMINAL CASES

May 7, 2015 — The following cases were addressed by the Robert J. Conway, Senior Judge, Wayne County:

CASEY DUNN, age 39 of Moscow, PA, was sentenced to the State Intermediate Punishment Program for a period of 24 months, followed by 5 years probation, for one count of Possession With Intent to Deliver, an ungraded Felony. He was also ordered to pay all Court costs and pay a fine in the amount of \$1,000.00. The incident occurred on July 23, 2014, in Lake Township, PA.

JOSHUA MICHAEL RAVE, age 23 of Starrucca, PA, was sentenced to the Wayne County Correctional Facility for a period of not less than 12 months nor more than 30 months, less 1 day for one count of Failure to Register with PSP, a Felony of the 2nd Degree. He was also ordered to pay all Court costs, undergo a mental health evaluation and comply with all treatment recommendations, obtain employment, and submit to the drawing of a DNA sample. The incident occurred between February 7, 2015 and February 18, 2015, in Scott Township, PA.

FAITH COLLINS, age 22 of Beach Lake, PA, was sentenced to the Wayne County Correctional Facility for a period of not less than 15 days nor more than 18 months for one count of Retail Theft, a Misdemeanor of the 1st Degree. She was also ordered to pay all Court costs, pay a fine in the amount of \$300.00, pay restitution in the amount of \$238.22, undergo a drug and alcohol evaluation and comply with all treatment recommendations, and obtain employment. The incident occurred on November 28, 2014, in Texas Township, PA.

MICHAEL ANGELO BRUNO, age 24 of Honesdale, PA, was sentenced to the Wayne County Correctional Facility for a period of not less than 6 months nor more than 23 ? months for one count of Simple Assault, a Misdemeanor of the 2nd Degree. He was also ordered to pay all Court costs, pay a fine in the amount of \$100.00, comply with all recommendations of the drug and alcohol assessment, complete an anger management course, continue with mental health treatment, and obtain full time employment. The incident occurred on November 21, 2014, in Texas Township, PA.

LISA ANN MERCER, age 51 of Honesdale, PA, was placed on the Intermediate Punishment Program for a period of not less than 6 months for one count of DUI, an ungraded Misdemeanor. She was also ordered to pay all Court costs, pay a fine in the amount of \$1,000.00, pay restitution in the amount of \$13,370.15, participate in the drug and alcohol addiction treatment, and complete the Alcohol Highway Safety Program. The incident occurred on November 3, 2014, in Honesdale Borough, PA. Her BAC was .204%.

SELENA SPARRO, age 43 of Waymart, PA, was sentenced to the Wayne County Correctional Facility for a period of not less than 1 month nor more than 6 months for one count of DUI: Alcohol and Controlled Substance, an ungraded Misdemeanor and

one count of Driving Without a License, a Summary Offense. She was also ordered to pay all Court costs, pay a fine in the amount of \$1,200.00, participate in the drug and alcohol addiction treatment, and continue with mental health treatment. The incident occurred on December 13, 2014, in Waymart Borough, PA. Her BAC was .191% and Controlled Substance.

CONNOR JAMAL HOLLOWAY, age 20 of Honesdale, PA, was sentenced to probation for a period of not less than 18 months for one count of Unauthorized Use of Automobiles and Other Vehicles, a Misdemeanor of the 2nd Degree. He was also ordered to pay all Court costs, pay a fine in the amount of \$300.00, undergo a drug and alcohol evaluation and comply with all treatment recommendations, perform 50 hours of community service, and obtain full time employment. The incident occurred on March 9, 2014, in Damascus Township, PA.

EMILIE R. BLAYLOCK, age 29 of Honesdale, PA, was sentenced to probation for a period of not less than 24 months for one count of Resisting Arrest or Other Law Enforcement, a Misdemeanor of the 2nd Degree and one count of False Identification to Law Enforcement Authorities, a Misdemeanor of the 3rd Degree. She was also ordered to pay all Court costs, undergo a drug and alcohol evaluation and comply with treatment recommendations, undergo a mental health evaluation and comply with all treatment recommendations, and surrender to the outstanding warrants in Sullivan County, NY within 30 days. The incident occurred on December 19, 2014 in Honesdale Borough, PA.

CHARLES A. FARR, age 54 of Waymart, PA, was placed on the Accelerated Rehabilitative Disposition Program for a period of 6 months related to DUI. He was also ordered to pay all Court costs, perform 40 hours of community, complete the Alcohol Highway Safety Program, and have his operator's license suspended for a period of 30 days. The incident occurred on November 13, 2014, in Canaan Township, PA.

RONALD WINTERS, JR., age 20 of Honesdale, PA, was placed on the Accelerated Rehabilitative Disposition Program for a period of 6 months. He was also ordered to pay all Court costs and perform 40 hours of community. The incident occurred on October 21, 2104, in Honesdale Borough, PA.

STANLEY CONKLIN, JR., age 51 Lake Ariel, PA, was placed on the Accelerated Rehabilitative Disposition Program for a period of 6 months related to DUI. He was also ordered to pay all Court costs, perform 40 hours of community, complete the Alcohol Highway Safety Program, and have his operator's license suspended for a period of 60 days. The incident occurred on February 21, 2015 in Lake Township, PA.

FRANCISCO RODRIGUEZ, age 49 of Hancock, NY, was placed on the Accelerated Rehabilitative Disposition Program for a period of 6 months. He was also ordered to pay all Court costs and perform 40 hours of community. The incident occurred on August 21, 2014, in Buckingham Township, PA.

LEGAL NOTICES

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

ESTATE NOTICES

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

EXECUTOR NOTICE

Estate of ANNA A. POLTANIS
AKA ANNA AMBROSE
POLTANIS AKA ANN POLTANIS
Late of Canaan Township
Executor
JAMES A. POLTANIS
1163 ROOSEVELT HWY
WAYMART, PA 18472
Executor
JOSEPH A. POLTANIS
1163 ROOSEVELT HWY
WAYMART, PA 18472

5/15/2015 • 5/22/2015 • 5/29/2015

ESTATE NOTICE

Estate of Francis Augustine Grimes, a/k/a Francis A. Grimes, late of Buckingham Township, Wayne County, Pennsylvania (died December 16, 2014). Letters Testamentary having been granted, all persons indebted to said estate are required to make payment and those having claims or demands to

present same to the Executor, Edward Grimes, or the attorney for the Estate, Ann Lavelle Powell, Nogi, Appleton, Weinberger & Wren, P.C., 415 Wyoming Avenue, Scranton, PA 18503.

5/15/2015 • 5/22/2015 • 5/29/2015

ESTATE NOTICE

NOTICE IS HEREBY GIVEN, that Letters of Administration have been issued in the Estate of Matthew Gordon Baker a/k/a Matt Baker a/k/a Matthew Baker, who died on April 30, 2015, late resident of 23 Spur Road, Cherry Ridge Township, Honesdale, PA 18431, to Sarah Lynne Hafler, Co-Administrator of the Estate, residing at 172 Fallsdale Road, Milanville, PA 18443 and John Matthew Baker, Co-Administrator, residing at 132 Highland Drive, Hawley, PA 18428. 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

5/15/2015 • 5/22/2015 • 5/29/2015

ESTATE NOTICE

Estate of DOROTHY C. DUDLEY
Executrix
STEPHANIE SAVAGE
121 RTE 590
TAFTON, PA 18464
Executor
RICHARD GARRITY
603 HIGH STREET
HONESDALE, PA 18431
Attorney
THOMAS F. KILROE
918 CHURCH STREET
HONESDALE, PA 18431

5/8/2015 • 5/15/2015 • 5/22/2015

EXECUTRIX NOTICE

Estate of BETTY M. COBB AKA
BETTY COBB AKA ELIZABETH
COBB AKA ELIZABETH M.
COBB
Late of Lake Township
Executrix
ROSALIND M. WILLIAMS
409 STOCK FARM RD.
LAKE ARIEL, PA 18436
Attorney
NICHOLAS A. BARNA
831 COURT STREET
HONESDALE, PA 18431

5/8/2015 • 5/15/2015 • 5/22/2015

EXECUTRIX NOTICE

Estate of BETTY M. DENNIS
AKA BETTY DENNIS
Late of Texas Township
Executrix
SUSAN B. SEBER
269 WHITE MILLS RD.
HONESDALE, PA 18431

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

5/8/2015 • 5/15/2015 • 5/22/2015

ESTATE NOTICE

NOTICE IS HEREBY GIVEN,
that Letters Testamentary have
been issued in the Estate of Earl
Robert Mege, a/k/a Earl R. Mege
a/k/a Earl Mege, who died on
March 13, 2015, late resident of 62
Ledge Drive, Lakeville, PA 18438,
to Matthew R. Mege, Executor of
the Estate, residing at 105 Gosling
Court, Reading, PA 19606. 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

5/8/2015 • 5/15/2015 • 5/22/2015

**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

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

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

OTHER NOTICES

NOTICE

IN THE COURT OF COMMON
PLEAS OF WAYNE COUNTY

MORTGAGE FORECLOSURE
Owner Occupied Mortgage
Foreclosure

No. 312 - civil - 2014

NBT BANK, NA, formerly
PENNSTAR BANK,
Plaintiff

v.

JOSEPH MARTINKOVITCH and
TINA M. MARTINKOVITCH,
Defendants

TO: Tina Martinkovitch

NOTICE IS HEREBY GIVEN to Tina Martinkovitch that a writ of execution has been filed against you in connection with your interest in the property located at 28 Calypso Drive, Lake Ariel, PA 18436 and a sheriff sale has been scheduled for August 5, 2015.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for the

relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

NORTHERN PENNSYLVANIA
LEGAL SERVICES, INC.
Wayne County Court House
Honesdale, Pennsylvania 18431
(570) 253-1031

OR

PENNSYLVANIA LAWYER
REFERRAL SERVICE
P.O. Box 1086, 100 South St.
Harrisburg, PA 17108
(Pennsylvania residents phone:
1-800-692-7375; out-of-state
residents phone: 1-717-238-6715)

HOURIGAN, KLUGER &
QUINN, P.C.

5/15/2015

NOTICE

IN THE COURT OF COMMON
PLEAS OF WAYNE COUNTY

MORTGAGE FORECLOSURE
Owner Occupied Mortgage
Foreclosure

No. 611-civil-2014

NBT BANK, NA, formerly
PENNSTAR BANK,
Plaintiff

v.

VICTORIA KUEMMEL
Defendant

To: Victoria Kuemmel

In the above captioned action, a mortgage foreclosure complaint has been filed against you for the following property:

All that certain tract or parcel of land situated in the Township of Lake, County of Wayne and Commonwealth of Pennsylvania, known as Lot 1036, Section 11 of The Hideout, a subdivision situated in the Township of Lake and Sale, Wayne County, Pennsylvania, more fully described in the Wayne County Recorder of Deeds Office, Book 1365 Page 0155.

If you wish to defend, you must enter a written appearance personally or by attorney and file in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT

**AFFORD ONE, GO TO OR
TELEPHONE THE OFFICE
SET FORTH BELOW TO FIND
OUT WHERE YOU CAN GET
LEGAL HELP.**

NORTHERN PENNSYLVANIA
LEGAL SERVICES, INC.
Wayne County Court House
Honesdale, Pennsylvania 18431
(570) 253-1031

- or -

PENNSYLVANIA LAWYERS
REFERRAL SERVICE
P.O. Box 1086, 100 South Street
Harrisburg, PA 17108
(Pennsylvania residents phone:
1-800-692-7375; out-of-state
residents phone: 1-717-238-6715)

HOURIGAN, KLUGER &
QUINN, P.C.

5/15/2015

**ARTICLES OF
INCORPORATION**

NOTICE IS HEREBY GIVEN
that Articles of Incorporation were
filed with the Department of State
of the Commonwealth of
Pennsylvania on April 24, 2015,
and approved pursuant to the
Pennsylvania Business Corporation
Law of 1988 for the incorporation
of **TEST OF TIME
LANDSCAPE DESIGN, INC.**

**JEFFREY S. TREAT, ESQUIRE
Attorney**

5/15/2015 • 5/22/2015

**CERTIFICATE OF
ORGANIZATION —
DOMESTIC LIMITED
LIABILITY COMPANY**

NOTICE IS HEREBY GIVEN
that a Certificate of Organization-
Domestic Limited Liability
Company was filed with the
Department of State of the
Commonwealth of Pennsylvania on
December 19, 2014, and approved
pursuant to 15 Pa. C.S. Section
8913 for the organization of **ES
MEADOWS, LLC.**

**JEFFREY S. TREAT, ESQUIRE
Attorney**

5/8/2015 • 5/15/2015

**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 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
additonal 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 the third floor of the Wayne County Courthouse in the Borough of Honesdale the following property, viz:

All that certain piece or parcel of land 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 East 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:
Blancano A Dumblado 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 Penndale Avenue, Apt. 1
CLAYSBURG PA
Hector Cepeda, in Capacity as Heir
of Hector Dumblado, Deceased
184 Penndale 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

**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

**SHERIFF'S SALE
JUNE 3, 2015**

By virtue of a writ of Execution instituted The Bank of New York Mellon Trust Company, National Association FKA The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank N.A. as Trustee for Ramp 2003-RS9 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 3rd day of June, 2015 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THAT CERTAIN piece or parcel of land situated, in Dreher Township, County of Wayne, and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at an iron bar, being the southwest corner of this parcel, being the southeast corner of this parcel, being the southeast corner of New Lot No. 18, and being in the Line of lands of Cora A. Lang, thence along lands of Cora A. Lang, S 82 degrees 07 minutes 39 seconds E 214.98 feet to an iron bar being the southwest corner of New Lot No. 19, thence by New Lot No. 19 N 7 degrees 28 minutes 39 seconds E 446.05 feet to a point in the centerline of Charphil Drive (a 40 feet wide Private Drive), being the southwest corner of Lot No. 2, being the northwest corner of New Lot No. 19, and being the

southeast corner of Lot 3, thence along the centerline of Charphil Drive and along a curve to the left, the radius of which is 1145.92 feet a distance of 70.57 feet (the chord of which is S 82 degrees 53 minutes 46 seconds W 70.56) to a point, thence still along the centerline of Charphil Drive and along a curve to the right, the radius of which is 1145.92 feet, a distance of 150.12 (the chord of which is S 85 degrees 23 minutes 37 seconds W 150.01 feet) to a point, being the northwest corner of New Lot No. 18, thence along New Lot 18 S 7 degrees 28 minutes 39 seconds W 395.41 feet to the point and place of beginning. Containing 2.01 Acres more or less. This parcel is New Lot No. 18A in a subdivision named NU-FOUND-HI-LANDS PHASE 1 surveyed by Colan Enterprises, Inc., and recorded in Wayne County Recorders office in map book 62 page 44. Date April 1987.

TITLE TO SAID PREMISES IS VESTED IN Nicola Allegretta, a single man, by Deed from Ellen M. Ross, nka Ellen M. Haag, by and through her Limited Power of Attorney, Robert E. Haag and Robert E. Haag, dated 09/05/2003, recorded 10/09/2003 in Book 2356, Page 217.

Tax Parcel: 08-0-0026-0022.-

Premises Being: 18A Charphil Drive, a/k/a 53 Charphil Drive, South Sterling, PA 18460

Improvements thereon:

RESIDENTIAL DWELLING

Seized and taken in execution as property of:
Nicola Allegretta 18A Charphil Drive, a/k/a 53 Charphil Drive
SOUTH STERLING PA 18460

Execution No. 147-Civil-2013
Amount Due: \$205,925.66 Plus additional costs

March 6, 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.

5/8/2015 • 5/15/2015 • 5/22/2015

**SHERIFF'S SALE
JUNE 3, 2015**

By virtue of a writ of Execution instituted NationStar Mortgage LLC d/b/a Champion Mortgage Company issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 3rd day of June, 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 Scott Township, Wayne County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center of Township Route 778, said point being a common corner of lots 8 and 9 and on line of lot 5; thence along the common division line between lot 8 and 9 south 84 degrees 51 minutes 20 seconds west a distance of 424.52 feet to a point, said point being a common corner of lots 8, 18, 17 and 9; thence along the common division line between a portion of lot 17 and all of lot 9 north 0 degrees 00 minutes 10 seconds west a distance of 300 feet to a point, said point being a common corner of lots 9 and 10; thence along the common division line between lots 9 and 10 north 85 degrees 24 minutes 30 seconds east a distance of 469.12 feet to a point in the center of Township Route 778 and on line of lot 4; thence through the center of said Township Route 778 and along line of a portion of lots 4 and 5 the

following two courses and distances; south 8 degrees 9 minutes 30 seconds west a distance of 167.84 feet; thence south 8 degrees 58 minutes 20 seconds west a distance of 135 feet to the point and place of BEGINNING. BEING all of lot 9 and containing 3.1 acres, be the same more or less.

BEING TAX NO.: 23-0-0004-0019

BEING KNOWN AS: 198 FOX FARM HILL ROAD,
SUSQUEHANNA,
PENNSYLVANIA 18847

IMPROVEMENTS THEREON:
Residential Dwelling

Title to said premises is vested in William Yeomans by deed from Alexander J. Butrym and Jeanne A. Butrym dated September 17, 2005 and recorded September 19, 2005 in Instrument Number 200500010463. The said William Yeomans died on January 31, 2011 thereby vesting title in Unknown Surviving Heirs of William D. Yeomans, Deceased Mortgagor and Real Owner and Cynthia A. Mack A/K/A Cynthia Mack, Known Surviving Heir of William D. Yeomans, Deceased Mortgagor and Real Owner by operation of law.

Seized and taken in execution as property of:
Unknown Surviving Heirs of William D. Yeomans, Deceased Mortgagor and Real Owner and Cynthia A. Mack a/k/a Cynthia Mack, Known Surviving Heir of Willam D. Yeomans, Deceased

Mortgagor and Real Owner 198
Fox Farm Hill Road
SUSQUEHANNA PA 18847

Execution No. 318-Civil-2014
Amount Due: \$165,871.06 Plus
additional costs

March 10, 2015
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE
NOTICE:**

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

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

Heidi R. Spivak, Esq.

5/8/2015 • 5/15/2015 • 5/22/2015

**SHERIFF'S SALE
JUNE 3, 2015**

By virtue of a writ of Execution instituted U.S. Bank, N.A., Successor Trustee LaSalle Bank National Association, on behalf of the holders of Bear Stearns Asset

Backed Securities Trust I 2005-HE10, Asset Backed-Certificates, Series 2005-HE10 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 3rd day of June, 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 lot or piece of land, situate in the Township of Palmyra, County of Wayne, and State of Pennsylvania, bounded and described as follows:

BEING lot No.: 14, Block 1, on a map of Section No. 2 of Woodledge as recorded in the Office of the Recorder of Deeds Wayne County in Plat Book No. 16, at Page 50;

Excepting, Reserving, Under and Subject to an together with all exceptions, reservations, covenants, restitutions, and rights of way of record.

The premises above described are known and designated on the assessment records of Wayne County as Taxable No. 18-04-22.

BEING the same premises which Kathleen E. Rizzi, Executrix of the Estate of David Harris a/k/a David C. Harris a/k/a David Claire Harris by deed dated April 12, 2006 and recorded April 13, 2006 in the Recorder of Deeds Office in and

for Wayne County, Pennsylvania as Instrument No.: 20060000397, Book 3014, Page 125 granted and conveyed unto Michael J. Rizzi, Jr., and Terri-Leigh Rizzi, husband and wife, in fee.

TAX MAP NO.: 18-0-0004-0022.-

ADDRESS BEING: 14 Meadows Drive, Hawley, PA 18428

Seized and taken in execution as property of:
Michael J. Rizzi 14 Meadows Drive Hawley PA 18428
Terri Leigh Rizzi 14 Meadows Drive HAWLEY PA 18428

Execution No. 518-Civil-2014
Amount Due: \$239,469.46 Plus additional costs

March 6, 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.

Stephen M. Hladik Esq.

5/8/2015 • 5/15/2015 • 5/22/2015

**SHERIFF'S SALE
JUNE 3, 2015**

By virtue of a writ of Execution instituted Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2005-Opt2, Asset-Backed Certificates, Series 2005-Opt2 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 3rd day of June, 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 piece or parcels of land located in the Township of Cherry Ridge, County of Wayne and Commonwealth of Pennsylvania lying, being more particularly described as follows:

PARCEL ONE:

BEGINNING at an iron pin, the northeast corner of the herein described tract and the northwest corner of Tract 3 of 1.035 acres, said iron pin also located in the center line of the Old Gravity R.R. bed; thence leaving said centerline of the Old Gravity R.R.

bed and proceeding along the west line of Tract 3 of 1.035 acres, S 33 deg. 32 min. 54 sec. W 362.54 feet to a set iron pin on the north side of a stonewall (at 15.00 feet passing over the center of a set iron pin); thence along line of land common to Cherry Ridge Acres and along the north side of said stonewall, S 86 deg. 31 min. 32 sec. W 137.50 feet to an iron pin, thence along the east line of Tract 1 of 1.369 acres N 25 deg. 51 min. 45 sec. E 426.25 feet to the centerline of the aforementioned Old Gravity R.R. bed (at 411.25 feet passing over the center of an iron pin); thence along the centerline of the Old Gravity R.R. bed S 64 deg. 08 min. 15 sec. E 64.35 feet to a point and S 64 deg. 21 min. 27 sec. E 104.00 feet to the place of BEGINNING. BEING all of Tract 2 of 1.280 acres.

The apparent road bed of the Old Gravity Rail Road is the access to Tracts 1, 2 and 3, said road bed also being described and location thereof being shown on Plat of Minor Subdivision of part of lands of Lawrence Sherwood as drawing number 679-A-88, dated October, 12, 1988. The apparent road bed of the Gravity Rail Road extends through lands of Harold Mang to Pa. Rte. 191 for a distance of approximately 885 feet.

PARCEL TWO:

BEGINNING at a found iron pin located in the centerline of the Old Gravity R.R. bed, said iron pin also

being a corner common to lands of Cherry Ridge Acres; said iron pin also being the northeast corner of the herein described tract; thence leaving the centerline of said Old Gravity R.R. bed and proceeding along line of land common to said Cherry Ridge Acres the following two courses and distances, S 42 deg. 48 min. 45 sec. W 267.81 feet to a found iron pin in the center of a stonewall axis (at 60.00 feet and at 147.90 feet passing over the center of iron pins) and S 86 deg. 31 min. 32 sec. W 154.36 feet to an iron pin on the north side of said stonewall; thence along the east line of Tract 2 of 1.280 acres, N 33 deg. 32 min. 54 sec. E 362.54 feet to the centerline of said Old Gravity R.R. bed (at 347.54 feet passing over the center of an iron pin); thence along the centerline of said Old Gravity R.R. bed S 64 deg. 21 min. 27 sec. E 48.40 feet to a point and S 50 deg. 39 min. 15 sec. E 118.61 feet to the place of BEGINNING. BEING all of Tract 3 of 1.035 acres.

The apparent road bed of the Old Gravity Rail Road is the access to Tracts 1, 2 and 3, said road bed also being described and location thereof being shown on Plat of Minor Subdivision of part of lands of Lawrence Sherwood is drawing number 679-A-88, dated October 12, 1988. The apparent road bed of the Gravity Rail Road extends through lands of Harold Mang to Pa. Rte. 191 for a distance of approximately 885 feet.

TITLE TO SAID PREMISES IS

VESTED IN Robin D. Delorenzo, by Deed from Christopher Erhardt, through his attorney in fact, Janine Edward, Esquire (Power of Attorney recorded in Book 2787, Page 267) Dated 06/03/2005, Recorded 06/13/2005, in Book 2787, Page 271.

Seized and taken in execution as property of:
ROBIN DELORENZO 2664
LAKE ARIEL HIGHWAY ROUTE
191 HONESDALE PA 18431

Execution No. 557-Civil-2014
Amount Due: \$127,083.27 Plus
additional costs

March 6, 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.

5/8/2015 • 5/15/2015 • 5/22/2015

**SHERIFF'S SALE
JUNE 10, 2015**

By virtue of a writ of Execution instituted Bank of America, 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 10th day of June, 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 LOT,
PIECE OR PARCEL OF LAND
SITUATE, LYING AND BEING
IN THE TOWNSHIP OF
DAMASCUS, COUNTY OF
WAYNE AND
COMMONWEALTH OF
PENNSYLVANIA, BOUNDED
AND DESCRIBED AS
FOLLOWS, TO WIT:
BEGINNING AT THE COMMON
CORNERS OF LOTS NO. 43
AND NO. 42, ON PLATE
COORDINATES NO. 9501.506
AND NO. 9223.432 OF MAP OF
SECTION 2, BAVARIAN
VILLAGE, MADE BY THE M.R.
ZIMMER SURVEYORS,
HONESDALE, PENNSYLVANIA,
THIS POINT BEING ON THE
NORTHERN EDGE OF A 50
FOOT WIDE RIGHT-OF-WAY;
THENCE LEAVING THE EDGE
OF THE RIGHT-OF-WAY AND**

ALONG LOT NO. 43 NORTH 22 DEGREES 18 MINUTES AND 40 SECONDS EAST 208.47 FEET TO A SET IRON PIPE CORNER; THENCE SOUTH 61 DEGREES 01 MINUTES AND 50 SECONDS EAST 59.72 FEET TO A SET IRON PIPE CORNER AND SOUTH 63 DEGREES 03 MINUTES AND 50 SECONDS EAST 40.05 FEET TO THE CENTER OF A LARGE PINE STUMP ON THE EDGE OF LOT NO. 41; THENCE ALONG LOT NO. 41 SOUTH 17 DEGREES 48 MINUTES AND 20 SECONDS WEST 155.72 FEET TO THE EDGE OF THE AFOREMENTIONED RIGHT-OF-WAY; THENCE ALONG THIS RIGHT-OF-WAY SOUTH 86 DEGREES WEST 95.86 FEET AND NORTH 69 DEGREES WEST 25.55 FEET TO THE PLACE OF BEGINNING, CONTAINING 19,734 SQUARE FEET, MORE OR LESS. ALL BEARINGS GIVEN HEREIN ARE BASED UPON THE MAGNETIC MERIDIAN AS OF DECEMBER, 1965. BEING LOT NO. 42 IN SECTION 2 OF BARVARIAN VILLAGE AS SHOWN ON MAP OF SURVEY BY MARK R. ZIMMER, REGISTERED SURVEYOR, REVISED SEPTEMBER 16, 1971. TOGETHER ALSO WITH THE RIGHTS AND PRIVILEGES AND SUBJECT TO THE RESTRICTIONS, RESERVATIONS AND CONDITIONS AS ARE SET FORTH IN THE PRIOR CHAIN OF TITLE. HAZARDOUS

WASTE IS NOT BEING DISPOSED OF NOR HAS IT EVER BEEN DISPOSED OF ON THE PROPERTY CONVEYED HEREIN BY THE GRANTOR OR TO THE ACTUAL KNOWLEDGE OF THE GRANTOR.

BEING KNOWN AS: 19 Alpine Road, Beach Lake, PA 18405

PROPERTY MAP NO.: 07-0-0006-0042.-

IMPROVEMENTS: Residential Dwelling

TITLE TO SAID PREMISES IS VESTED IN Arsenio Crespo BY DEED FROM Joseph A. Garcia and Rosa J. Garcia, husband and wife DATED 11/30/2006 RECORDED 12/01/2006 IN DEED BOOK 3187 PAGE 151.

Seized and taken in execution as property of:
ARSENIO CRESPO 19 ALPINE ROAD BEACH LAKE PA 18405

Execution No. 271-Civil-2014
Amount Due: \$97,223.10 Plus additional costs

March 10, 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.

Elizabeth L. Wassall, Esq.

5/15/2015 • 5/22/2015 • 5/29/2015

**SHERIFF'S SALE
JUNE 10, 2015**

By virtue of a writ of Execution instituted Bank of America, N.A., c/o Carrington Mortgage Services, 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 10th day of June, 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 Salem, County of Wayne and Commonwealth of Pennsylvania, as laid out and plotted upon a Map entitled "Now Lands of Charles Swezy, Map of the E. Alpha

property, Salem Township, Wayne County, Pennsylvania, June 27, 1967, Scale 1" = 200' bearing the name of George E. Ferris, R.S. and being more specifically bounded and described as follows:

BEGINNING at a point in the middle of Township Road No. 339, said point beginning being a common corner of Lot No. 20 and Lot No. 21 of Wild Acres in line of Lot No. 18; thence along the center of a private roadway of said tract South 22° 15' West, 100 feet and South 37° 46' West, 174 feet to a corner in the line of Lot No. 6; thence along the common line of Lot No. 6 and Lot No. 20 North 61° 14' West, 142.2 feet; thence along the common line dividing Lots Nos. 20 and 7 North 42° 10' West, 200 feet to a corner in the center of the aforementioned Township Road No. 339; thence along the center of the same the following three courses and distances: North 82° 50' East, 190 feet, North 86° 10' East, 175 feet and North 75° 12' East, 72 feet to the point and place of BEGINNING.

CONTAING 1.25 acres of land be the same more or less.

BEING THE SAME PREMISES which Carl Paltjon and Marva Paltjon, husband and wife, by Deed dated July 22, 1998 and recorded August 5, 1998 in the Office of the Recorder of Deeds in and for Wayne County in Deed Book Volume 1998-1, Page 102902,

granted and conveyed unto Paul Hardziewic and Alberta Hardziewic.

Paul Hardziewic departed this life on January 16, 2010.

BEING KNOWN AS: 198 Eisenhower Road, Lake Ariel, PA 18436

PARCEL #22-0-0303-0084.0012

IMPROVEMENTS THEREON:
Residential dwelling

Seized and taken in execution as property of:
Alberta Hardziewic 238 Saint Francis Cabrini Avenue
SCRANTON PA 18504

Execution No. 476-Civil-2014
Amount Due: \$220,872.44 Plus additional costs

March 10, 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.
Gregory Javardian, Esq.

5/15/2015 • 5/22/2015 • 5/29/2015

**SHERIFF'S SALE
JUNE 10, 2015**

By virtue of a writ of Execution instituted HSBC Bank USA, N.A. as Trustee for Sequoia Mortgage Trust 2007-3 by its servicer Ocwen Loan Servicing, LLC issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 10th day of June, 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 All that certain parcel of land situated in the Township of Salem, County of Wayne, Commonwealth of Pennsylvania, being known and designated as Lot 629, Section 7 of the Hideout, a subdivision situated In the Townships of Lake and Salem, Wayne County, Pennsylvania according to the plats Thereof recorded in the office of the Recorder of Deeds of Wayne County, Pennsylvania, April 9, 1970 in Plat Book 5, Page 27; May 11, 1970 in Plat Book 5, Pages 34,

37, 41 through 48 and 50; September 8, 1970 in Plat Book 5, Page 57; February 8, 1971 in Plat Book 5 Page 62 and 63; March 24, 1971 in Plat Book 5, Page 66; May 10, 1971 in Plat Book 5, Pages 71 and 72; March 14, 1972 in Plat Book 5, Pages 76, 79 through 84 and 86; May 26, 1972 in Plat Book 5, Pages 93 through 95; September 26, 1972 In Plat Book 5, Pages 96, 97 and 100 through 104; March 9, 1973 in Plat Book 5, Page 108; March 23, 1973 in Plat Book 5, Pages 107; April 3, 1973 in Plat Book 5, Pages 108 through 110; May 18, 1973 in Plat Books 5, Pages 111 Through 119.

Premises being 1645 The Hideout a/k/a 629 Lake View Drive, Lake Ariel, PA 18436

Parcel no. 22-0-0023-0103

BEING the same premises which Frank Gingerelli and Carol Ann Gingerelli, his wife, by Deed dated April 12, 1997 and recorded April 17, 1997 in the Office of the Recorder of Deeds in and for Wayne County in Deed Book 1234 Page 155, granted and conveyed unto Stephen Matlin.

Seized and taken in execution as property of:
Stephen Matlin 1645 The Hideout,
629 Lake View Dr LAKE ARIEL

PA 18436
Diane Matlin 194 Saint John
Avenue STATEN ISLAND NY
10305

Execution No. 547-Civil-2013
Amount Due: \$210,202.61 Plus
additional costs

March 10, 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.**

Andrew Marley, Esq.

5/15/2015 • 5/22/2015 • 5/29/2015

CIVIL ACTIONS FILED

*FROM APRIL 18, 2015 TO APRIL 24, 2015
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2006-21919	COPENSKY DIANE T	4/21/2015	SATISFACTION	—
2009-21828	MALEC OSCAR L	4/20/2015	SATISFACTION	13,844.18
2009-21828	MALEC TERESA	4/20/2015	SATISFACTION	13,844.18
2009-21941	BELLO JOSEPH R	4/20/2015	SATISFACTION	—
2010-20213	RANDALL MARC M	4/21/2015	SATISFACTION	—
2010-20213	RANDALL PATRICIA A	4/21/2015	SATISFACTION	—
2011-20649	PEREZ NARDIRA	4/21/2015	SATISFACTION	—
2011-21405	SOMMERS THOMAS C JR	4/21/2015	SATISFACTION	—
2011-21405	SOMMERS DEBORAH	4/21/2015	SATISFACTION	—
2011-21405	SOMME THOMAS C SR	4/21/2015	SATISFACTION	—
2011-21405	SOMME KATHLEEN M SR	4/21/2015	SATISFACTION	—
2012-20784	MORGAN WILLIAM T	4/24/2015	WRIT OF SCIRE FACIAS	—
2012-20984	TEXTER JAMES JR	4/22/2015	SATISFACTION	555.27
2012-21177	PEREZ NARDIRA	4/21/2015	SATISFACTION	—
2013-00657	MICHELIN BETTY J EXECUTRIX	4/23/2015	WRIT OF EXECUTION	14,329.02
2013-20324	DONATO DEAN J	4/21/2015	SATISFACTION	—
2013-20324	DONATO DEBRA A	4/21/2015	SATISFACTION	—
2013-20370	VITALE THOMAS	4/20/2015	SATISFACTION	—
2013-20469	PIAZZA DANIEL M	4/21/2015	SATISFACTION	—
2013-20469	PIAZZA CAROLANN	4/21/2015	SATISFACTION	—
2013-20470	PIAZZA DANIEL M	4/21/2015	SATISFACTION	—
2013-20470	PIAZZA CAROLANN	4/21/2015	SATISFACTION	—
2013-20485	SHEA DOLORES C	4/21/2015	SATISFACTION	—
2013-20624	WOODMANSEE CY JOHN	4/20/2015	SATISFACTION	—
2013-20638	AMORE CHRISTOPHER	4/21/2015	SATISFACTION	—
2013-21288	PUNT EDWARD	4/21/2015	SATISFACTION	—
2014-00274	PLANK JOAN	4/22/2015	WRIT OF EXECUTION	210,174.17
2014-00274	PLANK MARTIN	4/22/2015	WRIT OF EXECUTION	210,174.17
2014-00450	ZARUBSKI ROBERT A	4/21/2015	WRIT OF EXECUTION	2,259.39
2014-00450	FIRST NATIONAL COMUNITY BANK GARNISHEE	4/21/2015	WRIT EXEC/GARNISHEE	—
2014-00464	BILL GOODWIN EXCAVATING INC	4/20/2015	AMENDED ARB. , CT. ORD.	12,856.11
2014-00570	WELLS FARGO BANK GARNISHEE-DISCONT. 4-22-15	4/22/2015	DISCT. ATTACHMT.EXEC	—
2014-00595	VAVERCHAK ANISSA	4/22/2015	WRIT OF EXECUTION	175,445.85
2014-00652	BURNS JUSTIN	4/23/2015	DEFAULT JUDG IN REM	102,486.53
2014-00652	BURNS NATALIE	4/23/2015	DEFAULT JUDG IN REM	102,486.53
2014-00652	BURNS JUSTIN	4/23/2015	WRIT OF EXECUTION	105,684.50
2014-00652	BURNS NATALIE	4/23/2015	WRIT OF EXECUTION	105,684.50
2014-20334	DIAZ MARIO	4/21/2015	SATISFACTION	—
2014-20442	MADONNA MARK	4/21/2015	SATISFACTION	—

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

2014-20486	VALANDA EDWARD C		4/21/2015	SATISFACTION	—
2014-20486	VALANDA CHRISTINE M		4/21/2015	SATISFACTION	—
2014-20840	DEFILIPPI ROB		4/22/2015	SATISFACTION	—
2014-21052	MAGUIRE JAMES W		4/21/2015	SATISFACTION	—
2014-21062	ALTAMURO MICHAEL		4/24/2015	REINSTATE WRIT EXEC	—
2014-21141	DE LUCA TODD S		4/21/2015	SATISFACTION	—
2014-21141	DELUCA TODD S		4/21/2015	SATISFACTION	—
2014-21295	WOHLMAKER NICHOLAS JAMES		4/23/2015	MOTOR VEHICLE JUDG	3,753.47
2015-00133	LITENING AUTO INC		4/22/2015	WRIT OF EXECUTION	20,723.85
2015-00133	LITENING INC		4/22/2015	WRIT OF EXECUTION	20,723.85
2015-00233	RICKERT DAVID J		4/24/2015	CONFESSION OF JDGMT	21,070.82
2015-00233	LAKE IRVING GROUP LLC		4/24/2015	CONFESSION OF JDGMT	21,070.82
2015-00234	RICKERT DAVID J		4/24/2015	CONFESSION OF JDGMT	564,980.74
2015-00235	LAKE IRVING GROUP LLC		4/24/2015	CONFESSION OF JDGMT	564,980.74
2015-00236	B & O ENTERPRISES INC		4/24/2015	CONFESSION OF JDGMT	415,665.22
2015-00236	OCONNOR EDWARD R		4/24/2015	CONFESSION OF JDGMT	415,665.22
2015-00237	OCONNOR LAURIE J		4/24/2015	CONFESSION OF JDGMT	415,665.22
2015-20293	FONTANO ANTHONY		4/21/2015	JP TRANSCRIPT	5,680.51
2015-20294	INTOCCIA MARIE M		4/21/2015	MUNICIPAL LIEN	6,089.34
2015-20295	MENOTTI DOMINICK R		4/22/2015	JUDGMENT	2,208.50
2015-20296	GREENIDGE GABRIEL		4/22/2015	JUDGMENT	502.50
2015-20297	KUEHNER DANA M		4/22/2015	TAX LIEN	703.24
2015-20298	KRAFCEK CHERYL		4/23/2015	JUDGMENT	8,466.27
2015-20299	MITACEK NICOLE A		4/24/2015	WRIT OF REVIVAL	4,933.95
2015-20300	STUDENROTH HEATHER		4/24/2015	JUDGMENT	90,347.50
2015-20301	FULLER CLARENCE JR		4/24/2015	JUDGMENT	3,753.00
2015-25067	STUDNER MICHAEL		4/24/2015	PROPERTY BAIL JUDG	200,000.00
2015-40024	RAVENSROFT LISA SANDERS OWNER P		4/21/2015	STIP VS LIENS	—
2015-40024	SANDERS LISA RAVENSROFT P		4/21/2015	STIP VS LIENS	—
2015-40024	A&B HOMES INC		4/21/2015	STIP VS LIENS	—
	CONTRACTOR				
2015-40025	SMOLYAR ELONA OWNER	P	4/24/2015	STIP VS LIENS	—
2015-40025	RADCHIN LEONID G OWNER	P	4/24/2015	STIP VS LIENS	—
2015-40025	RADCHIN MARIA OWNER	P	4/24/2015	STIP VS LIENS	—
2015-40025	EDELVYS CONSTRUCTION INC		4/24/2015	STIP VS LIENS	—
	CONTRACTOR				
2015-40026	VALENTINO MICHELLE M OWNER	P	4/24/2015	STIP VS LIENS	—
2015-40026	VALENTINO NICHOLAS P OWNER	P	4/24/2015	STIP VS LIENS	—
2015-40026	DAKAN ENTERPRISES INC		4/24/2015	STIP VS LIENS	—
	CONTRACTOR				
2015-90056	PUYA ANTHONY		4/23/2015	ESTATE CLAIM	855.20

COMPLAINT — CONFESSION

CASE NO.	INDEXED PARTY		TYPE	DATE	AMOUNT
2015-00233	DIME BANK		PLAINTIFF	4/24/2015	—
2015-00233	RICKERT DAVID J		DEFENDANT	4/24/2015	—
2015-00233	LAKE IRVING GROUP LLC		DEFENDANT	4/24/2015	—
2015-00234	DIME BANK		PLAINTIFF	4/24/2015	—
2015-00234	RICKERT DAVID J		DEFENDANT	4/24/2015	—

2015-00235	DIME BANK	PLAINTIFF	4/24/2015	—
2015-00235	LAKE IRVING GROUP LLC	DEFENDANT	4/24/2015	—
2015-00236	DIME BANK	PLAINTIFF	4/24/2015	—
2015-00236	B & O ENTERPRISES INC	DEFENDANT	4/24/2015	—
2015-00236	OCONNOR EDWARD R	DEFENDANT	4/24/2015	—
2015-00237	DIME BANK	PLAINTIFF	4/24/2015	—
2015-00237	OCONNOR LAURIE J	DEFENDANT	4/24/2015	—

CONTRACT — BUYER PLAINTIFF

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00218	KILGALLON CHRISTOPHER	PLAINTIFF	4/20/2015	—
2015-00218	FORD MOTOR COMPANY	DEFENDANT	4/20/2015	—
2015-00228	METSCHULAT KATHLEEN	PLAINTIFF	4/22/2015	—
2015-00228	FCA US LLC	DEFENDANT	4/22/2015	—
2015-00229	COYLE THOMAS	PLAINTIFF	4/22/2015	—
2015-00229	GENERAL MOTORS LLC	DEFENDANT	4/22/2015	—

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00220	CAVALRY SPV I LLC ASSIGNEE OF CAPITAL ONE	PLAINTIFF	4/20/2015	—
2015-00220	OSTRANDER DIANE	DEFENDANT	4/20/2015	—
2015-00221	CAVALRY SPV I LLC AS ASSIGNEE OF GMAC	PLAINTIFF	4/21/2015	—
2015-00221	COMPTON WILLIAM R	DEFENDANT	4/21/2015	—

MISCELLANEOUS — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00219	CAZES MARK EXEC/ADM. ESTATE OF F.& C. KAY	PLAINTIFF	4/20/2015	—
2015-00219	KAY FRANKLIN ESTATE	PLAINTIFF	4/20/2015	—
2015-00219	KAY CAROL ESTATE	PLAINTIFF	4/20/2015	—
2015-00219	VERIZON COMMUNICATIONS INC	DEFENDANT	4/20/2015	—
2015-00232	POTTS THEODORE	PLAINTIFF	4/24/2015	—
2015-00232	SENECA ONE LLC	PLAINTIFF	4/24/2015	—

PETITION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00227	LOPEZ ASHLEY	PETITIONER	4/21/2015	—
2015-00227	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	RESPONDENT	4/21/2015	—
2015-00231	1999 FORD PICKUP VIN 1FT2F1724XNB96394	PETITIONER	4/24/2015	—
2015-00231	BALCH NORMAN	PETITIONER	4/24/2015	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00222	BANK OF NEW YORK MELLON	PLAINTIFF	4/21/2015	—
2015-00222	FITZGERALD WILLIAM	DEFENDANT	4/21/2015	—
2015-00222	FITZGERALD LINDA	DEFENDANT	4/21/2015	—
2015-00223	CITIBANK NA	PLAINTIFF	4/21/2015	—
2015-00223	KSIAZEK JESSICA	DEFENDANT	4/21/2015	—
2015-00223	DUNN JAMES	DEFENDANT	4/21/2015	—
2015-00223	DUNN JAMES M	DEFENDANT	4/21/2015	—
2015-00223	KSIAZEK CAROLEE	DEFENDANT	4/21/2015	—
2015-00224	WELLS FARGO BANK NA	PLAINTIFF	4/21/2015	—
2015-00224	KATSIOTIS MITSA	DEFENDANT	4/21/2015	—
2015-00226	NATIONSTAR MORTGAGE, LLC	PLAINTIFF	4/21/2015	—
2015-00226	BALDASSANO JAY V	DEFENDANT	4/21/2015	—
2015-00230	WELLS FARGO BANK NA	PLAINTIFF	4/22/2015	—
2015-00230	ALEVIS KENNETH	DEFENDANT	4/22/2015	—

TORT — PREMISES LIABILITY

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00225	WITKOWSKI KENNETH	PLAINTIFF	4/21/2015	—
2015-00225	ZEILER MATTHEW	DEFENDANT	4/21/2015	—
2015-00225	ZEILER RACHEL	DEFENDANT	4/21/2015	—



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MORTGAGES AND DEEDS

*RECORDED FROM MAY 4, 2015 TO MAY 8, 2015
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Friedman Richard J	Peoples Security Bank & Trust Company	Lehigh Township	
Friedman Susan R			60,000.00
Prince Brian	Honesdale National Bank	Clinton Township	30,000.00
Maxson Sandra L	Honesdale National Bank	Preston Township	
Maxsoncarnes Sandra L			110,000.00
Carnes Sandra L Maxson			
Martin Anthony	Citizens Savings Bank	Lehigh Township	
Martin Christina			215,750.00
Steiger Alfred C	Dime Bank	Lake Township	50,000.00
Moyer Jason M	Dime Bank	Clinton Township 2	
Moyer Amanda M			85,000.00
Arpino Amanda	Mortgage Electronic Registration Systems	Lake Township	120,124.00
Lodini Thomas	Honesdale National Bank	Lake Township	
Lodini Norma			60,000.00
Cavalli Stephanie	Mortgage Electronic Registration Systems	Damascus Township	128,227.00
Private Lovecchio Revocable Family Trust	Wayne Bank	Paupack Township	
Lovecchio Marc Find & Tr			100,000.00
Lovecchio Francis A Jr Ind & Tr			
Lovecchio Jill Mind & Tr			
Lovecchio Christian A Ind & Tr			
Woodmansee Bruce L	Wayne Bank	Preston Township	
Woodmansee Ann D		Preston & Buckingham Twps	1,350,000.00
		Buckingham Township	
		Buckingham & Preston Twps	1,350,000.00
Hicks Barbara	Wayne Bank	Cherry Ridge Township	31,000.00
Bentler Allen	Wells Fargo Bank	Lehigh Township	65,300.00
Weiss Theodore B	Bank Of America	Paupack Township	
Weiss Irena Jug			216,000.00
Jugweiss Irena			
Jug Karin			
Blaum Joseph P	Penn East Federal Credit Union	Paupack Township	
Blaum Patricia L			5,500.00
Dernbach Allen	Honesdale National Bank	Oregon Township	
Zito Edith M Peters			221,600.00
Peterszito Edith M			

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

Dernbach Allen	Honesdale National Bank	Oregon Township	
Zito Edith M Peters			27,700.00
Peterszito Edith M			
Lowe Clifford E	Honesdale National Bank	Honesdale Borough	
Lowe Diane M			16,000.00
Eccles Tom	Honesdale National Bank	Prompton Borough	
Eccles Denise			24,000.00
Yuncza Edward J	Mortgage Electronic Registration Systems	Scott Township	
Yuncza Christina M			193,500.00
Pollack Thomas	Mortgage Electronic Registration Systems	Lake Township	
Pollack Carole A			270,000.00
Pollack Thomas	Housing & Urban Development	Lake Township	
Pollack Carole A			270,000.00
Manufacturing Technology Enterprises Inc	First National Bank Of Pa	Mount Pleasant Township	225,000.00
Moshier Walter	Wayne Bank	Clinton Township	
Smith Pamela AKA Moshier Pamela AKA			50,000.00
Standen Edwin S	Mortgage Electronic Registration Systems	Paupack Township	
Standen Carol A			145,819.00
Covey Bruce F	Mortgage Electronic Registration Systems	Lake Township	
Covey Betty A			128,000.00
Metzgar Neil H	N B T Bank	Salem Township	109,650.00
Heberling William C	Dime Bank	Dreher Township	203,850.00
Callahan Jane	Honesdale National Bank	Honesdale Borough	68,000.00
Randis Deborah D	Mortgage Electronic Registration Systems	Salem Township	
Randis Joseph D Jr			165,000.00
Lippincott Kurt	Bank Of America	Lake Township	201,550.00
Rivera Jorge	Mortgage Electronic Registration Systems	Salem Township	
Alverio Lillian			98,275.00
Gartrell Robert D	Wells Fargo Bank	Salem Township	
Gartrell Lisa J			114,272.00
Martino Karen E	Mortgage Electronic Registration Systems	Mount Pleasant Township	
Karowski Peter J Jr			89,000.00
Lopatofsky John G	Honesdale National Bank	Cherry Ridge Township	118,750.00

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

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Wolfe James R Finch Richard E	Finch Joshua W	Clinton Township 1	
Lavrenev Albert Lavreneva Irina	Martin Anthony Martin Christina	Lehigh Township	Lot 14
Probst John J Exr Loughlin Susan P Est	Horwitz Robert Horwitz Marcie	Lake Township	Lot 2918
Graser Alfred J Graser Madeline M	Graser Alfred J Tr Graser Madeline M Tr Alfred Graser Joint Revocable Trust Madeline Graser Joint Revocable Trust	Salem Township	Lot 1740
Harvey Marlene	Monahan Josephine A Monahan Thomas Jill Monahan Kevin M	Manchester Township	Lot 14
Booths Eric C Booths Joseph A	Steiger Alfred C	Lake Township	Lot 15
Marcinkus Kathleen C Exr Hall Jean O Est AKA Hall Jean Est AKA	Moyer Jason M Moyer Amanda M	Clinton Township 2	Lot 14
Kline Patricia	Kline Patricia D Kline Karen P	Honesdale Borough	
C R Homes L L C Marshall Earl J	Hodges Phillip Jr Snyder Michael Snyder Amery	Clinton Township 2 Berlin Township	
Stone Financing Vivola Wayne J Cruz Luz S	Arpino Amanda Vivola Wayne J Vivola Daniel L Vivola Wayne J Jr	Lake Township Lake Township	Lot 4041 Lot 4300
Rosch Walter Exr Ingram Anna Est	Morris Tammy Lynn	Lehigh Township	Lots 14 & 15
Demasi Ralph J Demasi Marsha	Demasi Ralph J Demasi Marsha Demasi Dana	Sterling Township	
Perlman Dorothy Perlman Dorothy Perlman Dorothy	Shanahan Kathleen Shanahan Kathleen Shanahan Kathleen	Lehigh Township Lehigh Township Lehigh Township	Lot 6
Lazorchak Darrin M Lazorchak Laurie A	Dernbach Allen Zito Edith M Peters Peterszito Edith M	Oregon Township	
Maselli Joanne	Maselli Louis Maselli Francesca Maselli Julianne Maselli Samuel	Manchester Township	
Mihalislis K Gus By Sheriff Mihalislis Chrysoula N By Sheriff	Wayne Bank	Berlin Township	Lot 22
Klimitchev Alexei D By Sheriff Lefferts Colleen N Bates Bates Christopher	Honesdale National Bank Bates Christopher Lefferts Colleen N Bates	South Canaan Township Texas Township 1 & 2 Texas Township 1 & 2	

Storino Kathleen A	Storino Harold A	Scott Township
Skoczylas Albert	Yuncza Edward J Yuncza Christina M	Scott Township
Graham James F Jr	Batchelor Jacqueline R Graham April Marie	Salem Township
Gustin Jason R Gustin Kristen N	Gustin Jason R	Preston Township
Lefferts Colleen N Bates	Lefferts Colleen N Bates	Texas Township 1 & 2
Shaughnessy Brian F Exr	Shaughnessy Brian F	Damascus Township
Shaughnessy William P Exr	Shaughnessy William P	
Shaughnessy Ann Est AKA	Bishop Kelly E	
Shaughnessy Ann M Est AKA	Kirchdoerfer Maureen A	
Shaughnessy Brian F Exr	Shaughnessy Brian F	Damascus Township
Shaughnessy William P Exr	Shaughnessy William P	
Shaughnessy Ann M Est	Bishop Kelly E Kirchdoerfer Maureen A	
Shaughnessy Brian F Exr	Shaughnessy Brian F	Damascus Township
Shaughnessy William P Exr	Shaughnessy William P	Damascus & Oregon Twps
Shaughnessy Ann Est AKA	Bishop Kelly E	Oregon Township
Shaughnessy Ann M Est AKA	Kirchdoerfer Maureen A	Oregon & Damascus Twps
Shaughnessy Brian F Exr	Shaughnessy Brian F	Damascus Township
Shaughnessy William P Exr	Shaughnessy William P	
Shaughnessy Ann Est AKA	Bishop Kelly E	
Shaughnessy Ann M Est AKA	Kirchdoerfer Maureen A	
Arena Philip A	Baker Warren	Oregon Township
Arena Ellen	Baker Linda	Lot 2
Kreiter Anne Bomba	Kreiter Karl P Kreiter Beverley A	Hawley Borough
Wolfe James R	Wolfe James R	Clinton Township 1
Finch Richard E	Wolfe Heather L	
Leone Mario	Mario Leone Revocable Family Living Trust	Salem Township
Leone Linda	Linda Leone Revocable Family Living Trust Leone Mario Tr Leone Linda Tr	
Senisi Joseph D	Hagemann John	Dreher Township
Senisi Luann		Lot 183
Smith William	Giordano Robert J Giordano Susan L	Damascus Township
Knecht Thomas P	Sporer Thomas F	Cherry Ridge Township
Knecht Christine M	Sporer Kathleen E	Lots B & C
Tregaskis Jerry	Barillo Glen	Lake Township
Tregaskis Virginia	Barillo Jennifer	
Kamenos Despo	Yuengling David	Salem Township
Carven John	Daloisio Mitch	Lake Township
Carven Jeanne C	Daloisio Roseanne	Lot 1614
Konitsky Frank	Konitsky Frank Foster Stephanie	Sterling Township
Dunn Lynda	Hartje Henry James Hartje Nancy E	Dreher Township
		Parcel 1
		Lot 2

Citizens Bank	Conkling Donald L Jr	Berlin Township	Lot 2
Harrison James R	Covey Bruce F	Lake Township	
Harrison Karin	Covey Betty A		Lot 926
Tsiarletski Andrei	Grodno Two Zero One Five Trust	Paupack Township	Lot 28
Metzgar Neil H	Metzgar Neil H	Salem Township	
Metzgar Debra			Lots 21 & 22
Sekerak Maureen Exr	McMahon Lawrence J Jr	Lehigh Township	
McMahon Bernice Est			Lot 5
Santarelli David	Walsh Kathy	Sterling Township	Lot 25
Gumpper John J	Pa Commonwealth Dept Transportation	Texas Township	
Lawrence Mary	Diaz Stefanie	Lehigh Township	Lot 159
Seana Thomas M	Seana Thomas M	Clinton Township	
Seana Janet M	Seana Janet M		Lot 2
Seana Robert P	Seana Robert P		
Seana Thomas M	Seana Thomas M	Clinton Township	
Seana Janet M	Seana Janet M		Lot 2
Seana Robert P			
P M C A L	Wayne Memorial Hospital	Cherry Ridge Township	Lots 304 & 309
Schuman Daniel W By Sheriff	Wells Fargo Bank	Paupack Township	Lot 4
Williams Adam By Sheriff	Federal National Mortgage Association	Salem Township	
Nationstar Mortgage L L C AF	E X R	Sterling Township	
Morequity Inc By Af			Lots 10 & 21
Klepadlo Tara L By Agent	Heberling William C	Dreher Township	
Meagher Matthew L Agent	William Heberling Excavating & Trucking		
Salak James	Salak Joseph J	Preston Township	
Salak Joseph			
Freddie Mac AKA	Lewis Raymond	South Canaan Township	
Federal Home Loan Mortgage Corporation AKA	Lewis Cheryl		
Udren Law Offices			
Loancare By Af	Selene Finance L P	Honesdale Borough	
Selene Finance Af			Lot 81
Selene Finance L P	Callahan Jane	Honesdale Borough	Lot 81
Goodman Charles Sargent AKA By Agent	Lopatofsky John G	Cherry Ridge Township	
Goodman Charles AKA By Agent			
Goodman Edna Christina AKA By Agent			
Goodman Edna AKA By Agent			
Goodman Reed S Agent			



Legal Journal of Wayne County
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Honesdale, PA 18431