

OFFICIAL

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OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 5

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JUNE 12, 2015

★

Honesdale, PA

★

No. 14



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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.*

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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.

## 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

#### *Judge of the Court of Common Pleas*

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*

Edward “Ned” Sandercock

#### *Chief Public Defender*

Scott Bennett, Esq.

#### *Commissioners*

Brian W. Smith, *Chairman*

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

## 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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#### EXECUTOR NOTICE

Estate of KATHLEEN R.  
BUCKLEY  
Late of P.O. Box 44, Sterling,  
Wayne County, PA 18463  
Executor  
WILLIAM O. BUCKLEY  
1945 WEDGEWOOD LANE  
HEBRON, KENTUCKY 41048  
Attorney  
JAMES F. MARSH, ESQUIRE  
109 NORTH SEVENTH STREET  
STROUDSBURG, PA 18360

6/12/2015 • 6/19/2015 • 6/26/2015

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#### ESTATE NOTICE

Notice is hereby given that Letters of Administration have been granted in the Estate of Dennis E. Whitmore, Sr. a/k/a Dennis E. Whitmore, late of Wayne County, Pennsylvania, on May 18, 2015 to Mary L. Whitmore. All persons indebted to said estate are required to make payment, and those having

claims or demands to present the same without delay to David F. Bianco, Esquire, 707 Main Street, P.O. Box 84, Forest City, PA 18421.

DAVID F. BIANCO, ESQUIRE  
Attorney for the Estate

6/5/2015 • 6/12/2015 • 6/19/2015

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#### ESTATE NOTICE

Notice is hereby given that Letters of Administration have been granted in the Estate of John Blodnikar, late of Wayne County, Pennsylvania, on May 18, 2015 to Daniel Blodnikar. All persons indebted to said estate are required to make payment, and those having claims or demands to present the same without delay to David F. Bianco, Esquire, 707 Main Street, P.O. Box 84, Forest City, PA 18421.

DAVID F. BIANCO, ESQUIRE  
Attorney for the Estate

6/5/2015 • 6/12/2015 • 6/19/2015

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#### EXECUTRIX NOTICE

Estate of ELAINE L. WATSON  
Late of Waymart Borough  
Executrix  
CINDY L. CANFIELD  
14 CINCLAR PLACE  
HONESDALE, PA 18431

Attorney  
THOMAS F. KILROE  
918 CHURCH STREET  
HONESDALE, PA 18431

6/5/2015 • 6/12/2015 • 6/19/2015

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### **EXECUTRIX NOTICE**

Estate of WILLIAM J. ROOS  
AKA WILLIAM JOSEPH ROOS  
Late of Honesdale Borough  
Executrix  
PAULA S. ROOS  
70 HILLCREST CIRCLE  
HONESDALE, PA 18431  
Attorney  
OTTO P. ROBINSON, JR.  
142 N. WASHINGTON AVE.,  
STE. 701  
SCRANTON, PA 18503.

6/5/2015 • 6/12/2015 • 6/19/2015

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### **ESTATE NOTICE**

Notice is hereby given, that Letters Testamentary have been granted to John A. Propeack, Executor of the Estate of Sandra Lee French a/k/a Sandra W. French, late of Honesdale, Wayne County, Pennsylvania who died on May 4, 2015. All persons indebted to said Estate are required to make payment and those having claims or demands to present the same without delay to the Executor, John A. Propeack c/o Mark R Zimmer, Esquire, 1133 Main Street, Honesdale, PA 18431.

6/5/2015 • 6/12/2015 • 6/19/2015

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### **EXECUTOR'S NOTICE**

ESTATE OF LEIGH  
MEYEROWITZ, a/k/a, LEIGH I.  
MEYEROWITZ, late of Salem Township, Wayne County, Pennsylvania. Any person or persons having claim against or indebted to the estate present same to Mark Belinsky, 147 Hillcrest Drive South, Macungie, PA 18062. Sally N. Rutherford, Esq., 921 Court St., Honesdale, PA 18431, Attorney for the Estate.

6/5/2015 • 6/12/2015 • 6/19/2015

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### **ESTATE NOTICE**

Notice is hereby given that Letters of Testamentary have been granted in the **ESTATE OF EDWARD THOMAS**, late of 18 Comanche Path, Gouldsboro, Wayne County, Pennsylvania (died April 28, 2015), to Susan Thomas, Executrix. All persons indebted to the said Estate are required to make payment and those having claims to present the same without delay to the Executor named above in c/o Tammy Lee Clause, Esquire, P.O. Box 241, Newfoundland, PA 18445.

5/29/2015 • 6/5/2015 • 6/12/2015

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### **EXECUTOR NOTICE**

Estate of CHARLES EDWARD  
BUTERA AKA CHARLES E.  
BUTERA  
Late of Cherry Ridge Township  
Executor  
CHARLES BUTERA  
525 BEACH 138TH ST., C-2

BELLE HARBOR, NY 11694  
Executrix  
CAROL BUTERA  
86-60 208TH ST., 1C  
QUEENS VILLAGE, NY 11427  
Attorney  
RONALD M. BUGAJ, ESQ.  
308 NINTH ST., PO BOX 390  
HONESDALE, PA 18431

**5/29/2015 • 6/5/2015 • 6/12/2015**

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**EXECUTRIX NOTICE**

Estate of FRANCES J. GERKEN  
AKA FRANCES GERKEN  
Late of Bethany Borough  
Executrix  
PAMELA DEMAN  
118 CUSHETUNK DRIVE  
NARROWSBURG, NY 12764  
Attorney  
RICHARD B. HENRY  
1105 COURT STREET  
HONESDALE, PA 18431

**5/29/2015 • 6/5/2015 • 6/12/2015**

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**EXECUTOR NOTICE**

Estate of MARY SCHULATTA  
Late of Paupack Township  
Executrix  
JOY ELIZABETH SCHULATTA  
216 EAST SHORE DRIVE  
HAWLEY, PA 18431  
Executor  
PAUL J. SCHULATTA  
963 MEREDITH CENTRE RD.  
LACONIA, NH 03246  
Attorney  
JOHN F. SPALL  
2573 ROUTE 6  
HAWLEY, PA 18428

**5/29/2015 • 6/5/2015 • 6/12/2015**

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**ESTATE NOTICE**

Notice is hereby given that Letters of Testamentary have been granted in the **ESTATE OF WILLIAM G. PALMER**, late of 1028 Ridge Road, Newfoundland, Wayne County, Pennsylvania (died February 11, 2015), to William Palmer, Executor. All persons indebted to the said Estate are required to make payment and those having claims to present the same without delay to the Executor named above in c/o Tammy Lee Clause, Esquire, P.O. Box 241, Newfoundland, PA 18445.

**5/29/2015 • 6/5/2015 • 6/12/2015**

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**EXECUTRIX NOTICE**

Estate of RUTH M. DUKERICH  
Late of Waymart Borough  
Executrix  
KELLY G. DUKERICH AKA  
KELLY G. WILLIAMS  
439 STATE ROUTE 371  
HERRICK CENTER, PA 18430  
Attorney  
DAVID F. BIANCO, ESQ.  
707 MAIN STREET, P.O. BOX 84  
FOREST CITY, PA 18421

**5/29/2015 • 6/5/2015 • 6/12/2015**

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**OTHER NOTICES**

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**NOTICE**

IN THE COURT OF COMMON  
PLEAS OF WAYNE COUNTY,  
PENNSYLVANIA  
22ND JUDICIAL DISTRICT

CIVIL ACTION – LAW  
No. 352-2012 CIVIL

ACTION TO QUIET TITLE

PHILIP BUEKI, JR.  
Plaintiff,

vs.

FRANK HOLLENBECK and  
ESTELLA M. HOLLENBECK, his  
wife, and LEVI A. PATTERSON,  
their heirs, executors,  
administrators, assigns, and any  
and all other persons claiming any  
right, title or interest in or to the  
herein-described real property  
other than plaintiffs, whose  
identity(ies) are unknown,  
Defendants.

.....

**ORDER FOR ENTRY OF  
DEFAULT JUDGMENT TO  
QUIET TITLE**

AND NOW, this \_\_\_\_ day of  
\_\_\_\_\_, 2014, upon  
consideration of plaintiff's Motion  
for Default Judgment to Quiet Title  
Pursuant to Pa.R.C.P. 1066(a), it is  
hereby ORDERED that a judgment

by default be entered against  
defendants, FRANK  
HOLLENBECK, ESTELLA M.  
HOLLENBECK and LEVI A.  
PATTERSON, and their heirs,  
executors, successors, and assigns,  
any and all other persons claiming  
any right, title or interest in or to  
the real property described in  
plaintiff's Complaint, forever  
barring said defendants from  
asserting any right, lien, title, or  
interest in the land described in  
plaintiff's Complaint that is  
inconsistent with the interest or  
claim of plaintiff as set forth in the  
Complaint, and specifically barring  
defendants from claiming any  
interest in or to the coal located on  
and/or under the subject property,  
unless the defendants file an  
answer or other responsive  
pleading to plaintiff's Complaint  
within thirty (30) days of the date  
of this Order.

Plaintiff is required to publish  
this Order once in a newspaper of  
general circulation within the  
county and the Wayne County  
Legal Journal and file proof of  
publication of same with this  
Court. Upon praecipe of the  
plaintiff after the expiration of  
thirty (30) days from the date of  
this Order, the Prothonotary shall  
enter final judgment against the  
defendants named herein as set  
forth above, provided that the  
defendants do not take any action  
of record within thirty (30) days of  
the date of this Order.

BY THE COURT:



DOUGLAS J. JACOBS, ESQ.  
515 BROAD STREET  
MILFORD, PA 18337  
(570) 296-8544  
FAX (570) 296-5708  
djjacobs@ptd.net

6/12/2015

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## LEGAL NOTICE

The Supervisors of Mount Pleasant Township will hold a public meeting on July 6, 2015 at 7:00 PM at The Township Building for the purpose of considering the enactment of a proposed ordinance, the title and summary of which are as follows:

### ORDINANCE NO. 3-15 MOUNT PLEASANT TOWNSHIP, WAYNE COUNTY, PA

ORDINANCE authorizing the participation of Mount Pleasant Township in the Pennsylvania Townships Health Insurance Cooperative Trust Pursuant to the Pennsylvania Intergovernmental Cooperation Law.

Proposed Ordinance No. 3-15 would confirm Mount Pleasant Township's continued membership in the Pennsylvania Townships Health Insurance Cooperative Trust ("Trust"), which consists of governmental units from throughout the Commonwealth of Pennsylvania that have created an intergovernmental cooperative arrangement to permit

participating employers to pool resources to develop, administer and make available medical, prescription, dental, life, disability, and/or other employee welfare benefit coverage in a cost effective manner.

Proposed Ordinance No. 3-15 includes provisions addressing the conditions that must be met to participate in and withdraw from the Trust, the organizational structure of the Trust, the appropriation of funds required for the operation of the Trust, the authority of the Trust to enter into contracts and take other actions appropriate to carry out the purposes of the Trust, and the effective date of July 6, 2015 Township's participation in the Trust. The proposed ordinance also provides for severability and confirms that it does not affect any rights or liabilities existing prior to the adoption of the ordinance. It also references the Trust Agreement that governs the operations of the Trust.

The full text of Proposed Ordinance No. 3-15 and the Trust Agreement are on file for inspection and review without charge (or a copy may be obtained for a chance not greater than the cost thereof) at Mount Pleasant township offices at 128 Pleasant View Drive, Pleasant Mount, PA 18453.

If any person with a disability wishes to request that special accommodations be made to allow his or her participation, he or she is asked to contact the township



secretary at 570-448-2569 at least one business day in advance to make arrangements.

Kathryn Dix, Township Secretary  
David F. Bianco, Esq., Township Solicitor

**6/12/2015**

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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  
JUNE 24, 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 24th 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 Leigh, County of Wayne and State of Pennsylvania, Bounded and Described as Follows: Being Lot No. 30 Street "Oneida Drive: on the Plot or Plan of Lots Known as Pocono Estates, Inc", as Laid out

for the Former Grantor, Pocono Springs Estates, Inc., By R.N. Harrison Civil Engineer, Hackettstown, N.J., Dated May, 1968, and Recorded in the Office of the Recorder of Deeds of Wayne County in Map Book 14, Page 189.

For Informational Purposes Only:  
The APN is shown by the County Assessor as 14-0-0030-0152, Source of Title is Book 2585, Page 30 (Recorded 09/08/04).

**TAX PARCEL # 14-0-0030-0152**

**BEING KNOWN AS: 30 Oneida Drive, Gouldsboro, PA 18424**

Seized and taken in execution as property of:  
Claudia L. Pierce 1172  
Middletown Road PEN ARGYL  
PA 18072  
Jeffrey W. Pierce 1172 Middletown Road PEN ARGYL PA 18072

Execution No. 17-Civil-2015  
Amount Due: \$90,208.55 Plus additional costs

April 1, 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.

Matthew K. Fissel

5/29/2015 • 6/5/2015 • 6/12/2015

**SHERIFF'S SALE  
JUNE 24, 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 24th 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 P ARCEL OF LAND SITUATE, LYING AND BEING IN THE TOWNSHIP OF STERLING, COUNTY OF WAYNE AND COMMONWEALIH OF PENNSYLVANIA, DESCRIBED ACCORDING TO A PLAN OF LOTS OF LANDS OF DONALD E. FRICK AND WALTOR W. HINDS, JR., CO-PARTNERS, SURVEYED BY KARL A. HENNINGS, R.S. FEBRUARY 27,

1974, WHICH SAID PLAN OF LOTS RECEIVED APPROVAL OF THE WAYNE COUNTY PLANNING COMMISSION IN MARCH, 1974, A COPY OF WHICH SAID APPROVED PLAN OF LOTS IS FILED OF RECORD IN WAYNE COUNTY, PENNSYLVANIA, IN MARCH, 1974, IN WAYNE COUNTY MAP BOOK NO. 24, AT PAGE 78.

SAID LOT HEREIN CONVEYED IS LOT NO.3 ON SAID PLAN CONTAINING 1.304 ACRES AND BEING 182.79 FEET IN FRONT, 222.14 FEET, TOGETHER WITH 51.50 FEET OF AN ARC ON ONE SIDE, 221.31 FEET IN REAR AND 327.13 FEET ON THE OTHER SIDE.

EXCEPTING AND RESERVING THEREFROM ANY PORTION OF PENNSYLVANIA LEGISLATIVE ROUTE NO. 63005 AND ALL PRIVATE ROADWAYS IN SAID DEVELOPMENT, IF ANY OF THE SAME CROSS THE PREMISES HEREIN CONVEYED.

TOGETHER WITH THE RIGHT UNTO THE GRANTEES, THEIR HEIRS AND ASSIGNS, IN COMMON HOWEVER, WITH THE GRANTORS, THEIR HEIRS AND ASSIGNS, TO THE USE OF THE ROADWAYS AS NOW LAID OUT ON LANDS OF THE FORMER GRANTORS.

NOTICE - THIS DOCUMENT

DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. (This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957, P.L., 984 as amended, and is not intended as notice of unrecorded instruments, if any.)

Tax Parcel I.D.: 26-0-0022-0017  
Control No. 031602

Address: 909 Maple Acres Road,  
a/k/a Maple Acre Road, Sterling,  
PA 18463.

BEING the same premises which Mark L. Henneforth and Lori Henneforth, his wife, by Deed dated May 9, 2008 and recorded May 27, 2008 in and for Wayne County, Pennsylvania, in Deed Book Volume 3526, Page 0329, granted and conveyed unto Joseph

D. Olsommer and Amy L. Olsommer, his wife, as tenants-by-the-entireties.

Seized and taken in execution as property of:  
JOSEPH D. OLSOMMER 909  
MAPLE ACRE ROAD STERLING  
PA 18463 AMY L. OLSOMMER  
909 MAPLE ACRE ROAD  
STERLING PA 18463

Execution No. 257-Civil-2014  
Amount Due: \$142,036.15 Plus  
additional costs

April 1, 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.**

Denise Carlon Esq.

**5/29/2015 • 6/5/2015 • 6/12/2015**

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**SHERIFF'S SALE  
JUNE 24, 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 24th 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 TRACT OR PARCEL of land situated in the Township of Lake, Wayne County, Pennsylvania known as Lot #4322, Section 49, 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 in and for Wayne County, Pennsylvania, Said Lot #4322, Section 49, The Hideout, is recorded in Plat Book Volume 5 at Page 118, in the Office of the Recorder of Deeds in and for Wayne County, Pennsylvania.

Tax Parcel I.D.: 12-0-0046-0013

Address: 4322 North Fairway Drive, Lake Ariel, PA 18436.

BEING the same premises which Harry Papazian and Diane Papazian, husband and wife, and Michael Margarella and Jeanette Margarella, husband and wife, by

Deed dated December 9, 2011 and recorded April 3, 2012 in and for Wayne County, Pennsylvania, in Deed Book Volume 4365, Page 30, granted and conveyed unto Robert A. Gruber and Emma J. Gruber, husband and wife, as tenants by the entirety.

Seized and taken in execution as property of:  
Emma J. Gruber 1116 The Hideout  
4322 North Fairway Drive LAKE  
ARIEL PA 18436  
Emma J. Gruber 222 Theodore  
Street SCRANTON PA 18508

Execution No. 599-Civil-2014  
Amount Due: \$154,378.54 Plus  
additonal costs

April 2, 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.

Denise Carlon Esq.

5/29/2015 • 6/5/2015 • 6/12/2015

**SHERIFF'S SALE  
JUNE 24, 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 24th 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 pieces or parcels of land situate, laying and being in the Township of Salem, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

The First parcel: Beginning at a heap of stones for the Southern corner of Lot Numbered 286 in the Wilson Land allotment; thence by Lots Numbered 293 and 280 in said allotment North 50 degrees West 226 rods to a post corner; thence by Lot Numbered 281 and 285 in said allotment North 40 degrees East 36 1/2 rods to a post comet; being also the Western corner of land contracted to David C. Conkling; thence by the Northeastern half of said Lot Numbered 286 contracted to said Conkling South 50 degrees East

220 perches to the public highway leading from ledgedale to chapmantown; thence along said highway South 5 degrees East 25 rods; thence by Jot Numbered 287 in said allotment South 40 degrees West 20 rids to the place of beginning, and containing 50 acres and Ninety-Nine perches, more or less.

The Second parcel: Beginning at a point in the middle of Five mile brook in a North 40 degrees East line (a stake being driven on the Easterly Bank of the said brook in the line at a distance of 116 rods from the Easterly corner); thence North 40 degrees East along lands now or formerly of Patrick Locklin and Henry Conkling 117 rods to a corner of lands of the said Conkling and now o formerly of Walter B. France; thence North 50 degrees West along other lands formerly of Michael McKeigney 167 rods to the middle of the aforesaid Five mile brook (it being 166 rods to a stake and stones in line on the Easterly Bank of said brook below an old hemlock stump); thence down the middle of said brook (the middle of the brook being the middle as measure from the Easterly Bank thereof and this boundary line being unchangeable fix in the channel which the water of brook occupied in October 1881), following all its various windings and turnings on a general Southeasterly course to the place of beginning, containing 61 acres of land more or less.

The Third parcel: Beginning at a

stones corner at the Northwest corner of the Patrick Locklin Estate; thence North 50 degrees West 66 rods to the center of the road leading from the Miller Place to the Arlington Road; thence North 35 1/2 degrees East 8 rods; thence North 35 1/4 degrees East 6 rods; thence North 69 1/2 degrees East 58 rods to the center of the Jones Creek; thence along the center of the said creek its several courses 56 rods to the line of the Patrick Locklin Estate; thence along the same South 40 degrees West 39 rods to the place of beginning, containing 21 acres of land more or less.

The Fourth parcel: Beginning in the middle of the public road leading from chapmantown to ledgedale; thence by other lands of the Michael Makeigney Estate North 50 degrees West 36 rods to a stones corner; thence along lands of W5111ARN H. Altemeire, South 56 3/4 degrees East 32.2 rods to the middle of the aforesaid public road; thence along the middle of said road South 8 degrees East 5.5 rods to the place of beginning containing 133 perches of land, more or less

Excepting and reserving from the above described premises that certain parcel of land comprised of 28.126 acres of land, be the same more or less that Jennie McCluskey and Andrew J. McCluskey, her husband, by their certain Deed dated September 20th, 1950, and recorded in Wayne County Deed Book 176, at Page

132, granted and conveyed unto Raniero Giombetti, et ux.

Also excepting and reserving therefrom all that certain piece or parcel of land Amy L. McCloskey granted and conveyed unto Lawrence C. McCloskey, Jr., by Deed dated July 30, 1999 and having been recorded in Record Book 1541, Page 221, on August 3, 1999, in the Office of the Recorder of Deeds in and for Wayne Co., Pennsylvania.. containing 33.24 acres of land, more or less, see Map Book 91, Page 114.

Less and except all that certain property conveyed by Amy L. McCloskey to Lawrence C. McCloskey recorded 08/31/1999, as more particularly set forth in Deed Book 1541, Page 0221 of Wayne County Records and being more fully described as:

All that certain piece, parcel or tract of land lying situate within the Township of Sales, County of Wayne and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit,

Commencing at a point for a corner in the centerline of T-362 (Hiller road), being the most Southeasterly corner of this parcel and a corner in common with the lands of Wargo (now or formerly), as recorded in Wayne County Deed Book 472 Page 534, said point being the point of beginning.

Thence along the said lands of

Wargo and the lands of Kero partnership (now or formerly), as recorded in Wayne County Deed Book 1315 Page 148, the following Three (3) courses and distances, (1) South 50 degrees 18 minutes 43 seconds West, a distance of 376.20 feet (passing through a found iron pipe at 46.03 feet) to a found iron pipe for a corner; (2) South 42 degrees 20 minutes 17 seconds East, a distance of 62.70 feet to found steel pin for a corner, and (3) South 47 degrees 22 minutes 24 seconds West, a distance of 859.03 feet to a found steel pin for a corner in the line of the lands of the Mideout (Tract 4);

Thence along the said lands of the Mideout the following Five(5) courses and distance; (1) North 44 degrees 31 minutes 09 seconds West, a distance of 385.19 feet to a found iron pipe for a corner; (2) South 73 degrees 37 minutes 21 seconds West, a distance of 644.07 feet to a set steel pin for a corner; (3) North 21 degrees 87 minutes 36 seconds West, a distance of 459.57 feet to a point for a corner; (4) North 19 degrees 00 minute 48 seconds East, a distance of 500.00 feet to a point for a corner; and (5) North 15 degrees 30 minutes 28 seconds West, a distance of 59.09 feet to a point for a corner;

Ilflicd through ABS Lands of McClosky (now or formerly), as recorded in Wayne County Deed Book 1066 Page 303, of which this parcel is part, North 88 degrees 34 minutes 53 seconds East, a distance of 1785.00 feet (passing through a

set steel pin at 23.00 feet and at 1760.00 feet) to a point for a corner in the centerline of the aforementioned T-362;

Thence along the said centerline, South 00 degree 21 minutes 42 seconds East, a distance of 227.23 feet to the point of beginning, containing 33.24 acres of land, more or less.

See Map Book 91 Page 114.

TITLE TO SAID PREMISES IS VESTED IN Amy McCloskey Tobin, by Deed from Amy McCloskey Tobin, fka Amy L. McCloskey, dated 09/13/2007, recorded 10/15/2007 in Book 3395, Page 107.

Seized and taken in execution as property of:  
Amy McCloskey Tobin 99 Miller Road LAKE ARIEL PA 18436

Execution No. 626-Civil-2014  
Amount Due: \$302,601.34 Plus additional costs

April 7, 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.

5/29/2015 • 6/5/2015 • 6/12/2015

### **SHERIFF'S SALE JULY 1, 2015**

By virtue of a writ of Execution instituted Community Bank, N.A. d/b/a First Liberty Bank & Trust, n/k/a Community 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 1st day of July, 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 Paupack, County of Wayne, Commonwealth of Pennsylvania, and being more particularly described as follows:

BEGINNING at a point in the public road leading past Lake Moc-a-Tek and on line of lands of Martin Cerato; thence along said

lands and along a stone wall North 48 degrees 15 minutes East 250 feet to a corner; thence South 39 degrees 45 minutes East 250 feet to an iron pin corner; thence South 48 degrees 15 minutes West 250 feet to a point in the center of said road; thence along the center of same North 42 degrees 02 minutes West 150 1/10 feet and North 36 degrees West 100 2/10 feet to the place of BEGINNING.

CONTAINING 1 45/100 acres mo

SUBJECT to the same conditions, exceptions, reservations, restrictions, easements and rights-of-way as are contained in the prior deeds forming the chain of title

BEING the same premises conveyed to August V. Opalek and Edith M. Opalek, as joint tenants with right of survivorship, from Edith M. Opalek, by Deed dated May 13, 2010, and recorded on May 17, 2010, in Wayne County Records Deed Book 4025, Page 69, as Instrument No. 201000004995. The said Edith M. Opalek died vesting sole ownership of the aforesaid premises in August V. Opalek, alone.

Reference tax map no. 19-313-18.

BEING known as 3295 Piefer Road, Lakeville, PA 18438

Seized and taken in execution as property of:  
August V. Opalek 453 Third Street  
BLAKELY PA 18447

Execution No. 341-Civil-2012  
Amount Due: \$120,565.86 Plus  
additional costs

April 15, 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.**

John M. Murphy, Esq.

**6/5/2015 • 6/12/2015 • 6/19/2015**

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**SHERIFF'S SALE  
JULY 1, 2015**

By virtue of a writ of Execution instituted HSBC Bank USA, N.A., as Trustee for the Registered Holders of Renaissance Home Equity Loan Trust 2006-1 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public

Sale, on Wednesday the 1st day of July, 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 2287, SECTION 21, ON THE  
HIDEOUT, A SUBDIVISION.  
SITUATE 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 4/9/70 IN PLAT  
BOOK 5 PAGE 26 AND 27;  
5/11/70 IN PLAT BOOK 5 PAGE  
34, 37, 41 THROUGH 48, AND  
50; 9/8/70 IN PLAN BOOK 5  
PAGE 57 AND 58` 2/8/71 IN  
PLAT BOOK 5 PAGE 59 AND 61  
THROUGH 63; 3/24/71 IN PLAN  
BOOK 5 PAGE 66; 5/10/71 IN  
PLAN BOOK 5 PAGES 69, 71  
AND 72; 3/14/72 IN PLAN BOOK  
5 PAGES 73 THROUGH 76, 79  
THROUGH 84 AND 86; 5/26/1972  
IN PLAT BOOK 5 PAGES 93  
THROUGH 95; 9/26/72 IN PLAN  
BOOK 5 PAGES 96 THROUGH  
104; AND 3/9/73 IN PLAT BOOK  
5 PAGE 106.**

**BEING KNOWN AS: 2877  
Ridgeview Drive, The Hideout,  
Lake Ariel, PA18436**

TAX PARCEL NO.: 12-0.-0028-0062.-

IMPROVEMENTS: Residential Dwelling

TITLE TO SAID PREMISES IS VESTED IN Matthew J. Sorensen and Dina Sorensen, husband and wife BY DEED FROM Michael D. Walker, Esq., Executor of the Estate of Robert J. O'Hara, Deceased DATED 4/11/2001 RECORDED 4/16/2001 IN DEED BOOK 1769 PAGE 0003.

Seized and taken in execution as property of:  
Dina M. Sorensen 2287 Ridgeview Drive, The Hideout, Lake Ariel PA 18436

Execution No. 374-Civil-2011  
Amount Due: \$230,628.60 Plus additional costs

April 8, 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.

**6/5/2015 • 6/12/2015 • 6/19/2015**

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WAYNE COUNTY BAR ASSOCIATION



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**LEGAL JOURNAL**  
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22nd Judicial District  
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**CASE REPORTED**

Joseph Francisco aka Joseph Francisco, Jr. et al. Plaintiffs  
v.  
Northern Exploration, LLC and  
Southern Energy Production Company, Defendants



**Court of Common Pleas**  
22nd Judicial District  
The Hon. Raymond L. Hanzel  
Presiding Judge  
The Hon. Robert J. Conway  
Senior Judge

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## CIVIL ACTIONS FILED

*FROM MAY 16, 2015 TO MAY 22, 2015  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

### JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2006-21244	ALLSTATE TERMITE/PEST CONTROL	5/21/2015	SATISFACTION	1,285.93
2006-21244	TOMASETTI MICHAEL	5/21/2015	SATISFACTION	1,285.93
2007-20040	MORGAN LISA	5/22/2015	SATISFACTION	—
2007-20557	GERICHTEN YOLANDA L	5/20/2015	SATISFACTION	933.54
2008-20888	ALLSTATE TERMITE/PEST CONTROL	5/21/2015	SATISFACTION	875.06
2008-20888	TOMASETTI MICHAEL	5/21/2015	SATISFACTION	875.06
2010-20109	VENDER DOMINICK J JR	5/22/2015	SATISFACTION	—
2011-21317	TOMASETTI DOREEN	5/21/2015	SATISFACTION	462.58
2011-21317	TOMASETTI MICHAEL	5/21/2015	SATISFACTION	462.58
2011-21411	TYLER GARY	5/22/2015	SATISFACTION	2,000.00
2011-21880	MCELHANEY JONATHAN	5/20/2015	SATISFACTION	—
2011-21880	MCELHANEY MEGAN	5/20/2015	SATISFACTION	—
2012-00114	SKALA JAMES ROBERT	5/19/2015	AMEND "IN REM" JUDG	243,817.21
	A/K/A			
2012-00114	SKALA JAMES ROBERT JR	5/19/2015	AMEND "IN REM" JUDG	243,817.21
2012-00712	TRAUSTASON RUNOLFUR	5/19/2015	AMEND "IN REM" JUDG	158,423.82
2012-00712	BLEACKLEY MAUREEN	5/19/2015	AMEND "IN REM" JUDG	158,423.82
2012-20674	TOMASETTI MICHAEL	5/21/2015	SATISFACTION	616.32
2012-21207	TYLER GARY R	5/22/2015	SATISFACTION	4,566.00
2012-21597	MCELHANEY JONATHAN	5/20/2015	SATISFACTION	—
2012-21597	MCELHANEY MEGAN	5/20/2015	SATISFACTION	—
2013-20270	MCELHANEY JONATHAN	5/20/2015	SATISFACTION	—
2013-20270	MCELHANEY MEGAN	5/20/2015	SATISFACTION	—
2013-21067	MCELHANEY JONATHAN	5/20/2015	SATISFACTION	—
2013-21067	MCELHANEY MEGAN	5/20/2015	SATISFACTION	—
2013-21282	SCHULLIN KINGA G	5/20/2015	SATISFACTION	285.84
2013-21282	WENGLER JOSHUA	5/20/2015	SATISFACTION	285.84
2013-21523	PEREZ NARDIRA	5/18/2015	SATISFACTION	—
2014-00315	COLLINS TIMOTHY	5/20/2015	VACATE JUDGMENT	—
2014-00315	COLLINS TERESA	5/20/2015	VACATE JUDGMENT	—
2014-00343	KASPER BARILLO KELLY	5/20/2015	WRIT OF EXECUTION	20,213.33
	D/B/A			
2014-00343	GRANDMAS CLOSET	5/20/2015	WRIT OF EXECUTION	20,213.33
2014-00343	BARILLO RONALD JR	5/20/2015	WRIT OF EXECUTION	20,213.33
2014-00343	KASPER BARILLO KELLY	5/20/2015	WRIT OF EXECUTION	20,213.33
	D/B/A			
2014-00343	GRANDMAS CLOSET	5/20/2015	WRIT OF EXECUTION	20,213.33
2014-00343	BARILLO RONALD JR	5/20/2015	WRIT OF EXECUTION	20,213.33
2014-00521	MAXIMOV THERESA B	5/20/2015	VACATE JUDGMENT	—
2014-00521	MAXIMOV ALEXANDER M	5/20/2015	VACATE JUDGMENT	—

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

2014-00531	PAPAZIAN MADELINE A	5/20/2015	DEFAULT JUDG IN REM	23,587.46
2014-00531	PAPAZIAN WILLIAM S	5/20/2015	DEFAULT JUDG IN REM	23,587.46
2014-00574	WAYNE BANK GARNISHEE	5/19/2015	JUDGMENT - GARNISHEE	—
2014-00626	TOBIN AMY MCCLOSKEY	5/19/2015	AMEND "IN REM" JUDG	311,716.04
2014-00677	DENNIS STEPHANIE M HEIR OF	5/19/2015	DEFAULT JUDG IN REM	158,086.11
2014-00677	DENNIS STEPHEN F HEIR OF	5/19/2015	DEFAULT JUDG IN REM	158,086.11
2014-00677	DENNIS STEVE DECEASED	5/19/2015	DEFAULT JUDG IN REM	158,086.11
2014-00677	UNKNOWN HEIRS SUCCESSORS ASSIG	5/19/2015	DEFAULT JUDG IN REM	158,086.11
2014-00685	SHELDEN SHEPERD B	5/19/2015	WRIT OF EXECUTION	132,899.16
2014-00685	SHELDEN DEBORAH	5/19/2015	WRIT OF EXECUTION	132,899.16
2014-20162	KRETSCHMER JAMES S	5/19/2015	SATISFACTION	—
2014-20162	KRETSCHMER KRISTY S	5/19/2015	SATISFACTION	—
2014-20171	MCELHANEY JONATHAN	5/20/2015	SATISFACTION	—
2014-20171	MCELHANEY MEGAN	5/20/2015	SATISFACTION	—
2014-20431	BAEZ ANNA M	5/18/2015	SATISFACTION	—
2014-20875	FODERA CARLO	5/20/2015	SATISFACTION	1,988.54
2014-21028	TORRES DEAN D	5/18/2015	SATISFACTION	—
2015-00003	NATIONAL COLLEGIATE STUDENT P	5/20/2015	JUDGMENT NON PROS	—
2015-00037	SCHUYLER NOBLE M ESTATE	5/22/2015	FINAL JUDGMENT	—
2015-00037	SCHUYLER CHRISTINE EXECUTRIX	5/22/2015	FINAL JUDGMENT	—
2015-00038	IMBURGIO CATHERINE A	5/20/2015	DEFAULT JUDGMENT	5,955.36
2015-00049	JOHNSEN MARIE T	5/18/2015	DEFAULT JUDG IN REM	768,478.51
2015-00049	JOHNSEN PATRICK S	5/18/2015	DEFAULT JUDG IN REM	768,478.51
2015-00091	IMPELLIZZERI DOROTHY A/K/A	5/19/2015	DEFAULT JUDG IN REM	173,211.63
2015-00091	IMPELLIZZERI DOROTHY	5/19/2015	DEFAULT JUDG IN REM	173,211.63
2015-00134	ALLEN JOSEPH M	5/19/2015	DEFAULT JUDGMENT	15,725.72
2015-00282	KAZAWIC LORETTA M	5/20/2015	QUIET TITLE	—
2015-20073	MICHKO LAUREN E	5/20/2015	SATISFACTION	294.32
2015-20073	MICHKO CARL A	5/20/2015	SATISFACTION	294.32
2015-20201	WALTERS WILLIAM A	5/18/2015	SATISFACTION	—
2015-20201	GEPHART CYNTHIA A	5/18/2015	SATISFACTION	—
2015-20244	MILLER HOWARD E	5/18/2015	SATISFACTION	—
2015-20244	MILLER CARLA	5/18/2015	SATISFACTION	—
2015-20251	HILLER LORRAINE	5/20/2015	SATISFACTION	292.84
2015-20251	WILLOW WAYNE GARAGE	5/20/2015	SATISFACTION	292.84
2015-20379	EDWARDS JEREMY	5/18/2015	JUDG/PIKE CO PA	11,160.50
2015-20379	EDWARDS CONSTRUCTION D/B/A	5/18/2015	JUDG/PIKE CO PA	11,160.50
2015-20380	MADRAY DHANWANTIE	5/18/2015	JP TRANSCRIPT	1,801.29
2015-20381	BILL GOODWIN CONSTRUCTION LLC	5/18/2015	JUDG/ALLEGHENY CO PA	89,782.00
2015-20381	GOODWIN WILLIAM R	5/18/2015	JUDG/ALLEGHENY CO PA	89,782.00
2015-20382	CARROLL SAMANTHA M	5/19/2015	JP TRANSCRIPT	1,688.54
2015-20383	BRADY MICHAEL	5/19/2015	JP TRANSCRIPT	1,259.06
2015-20383	BRADY MICHAEL	5/19/2015	WRIT OF EXECUTION	1,650.56

2015-20384	THOMOSON NANCY	5/19/2015	JP TRANSCRIPT	707.74
2015-20384	THOMOSON NANCY	5/19/2015	WRIT OF EXECUTION	1,099.24
2015-20385	SMITH ND MORRIS HOLDING LLC	5/20/2015	MUNICIPAL LIEN	838.03
2015-20386	LINES JASON	5/20/2015	MUNICIPAL LIEN	292.84
2015-20386	LINES TERRY	5/20/2015	MUNICIPAL LIEN	292.84
2015-20387	HANSON SCOTT	5/20/2015	MUNICIPAL LIEN	311.26
2015-20388	STANT ALBERT ORIN	5/20/2015	JUDGMENT	660.00
2015-20389	STOUT DANNY	5/20/2015	JUDGMENT	2,389.00
2015-20390	HEPTNER LAUREN F	5/20/2015	JUDGMENT	1,278.50
2015-20391	VANCOSKY JOHN	5/20/2015	JUDGMENT	2,374.00
2015-20392	BELLINO DANIEL PATRICK	5/20/2015	JUDGMENT	3,188.00
2015-20393	VOLP WILLIAM R	5/21/2015	JUDGMENT	1,817.25
2015-20394	ALEKNA DAVE	5/21/2015	JP TRANSCRIPT	785.74
2015-20395	MYERS MIKE	5/22/2015	JP TRANSCRIPT	1,265.17
2015-20396	HELMAN CAITYLN	5/22/2015	JP TRANSCRIPT	1,103.65
2015-90061	MARSHALL JAMES G A/K/A	5/21/2015	ESTATE CLAIM	16,437.43
2015-90061	MARSHALL JAMES	5/21/2015	ESTATE CLAIM	16,437.43

**MISCELLANEOUS — OTHER**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00285	GRODACK CHESTER JR	PLAINTIFF	5/21/2015	—
2015-00285	WAGNER MARY CLARE TRUSTEE	PLAINTIFF	5/21/2015	—
2015-00285	MARY CLARE WAGNER TRUST OF MAY 7, 2003	PLAINTIFF	5/21/2015	—
2015-00285	ARIEL LAND OWNERS INCORPORATED	DEFENDANT	5/21/2015	—
2015-00292	KRISTOFERSON E	PLAINTIFF	5/22/2015	—
2015-00292	CBC SETTLEMENT FUNDING LLC	PLAINTIFF	5/22/2015	—

**PETITION**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00283	2005 KAWASAKI MOTORCYCLE	PETITIONER	5/20/2015	—
2015-00283	2000 JEEP WRANGLER SAHARA	PETITIONER	5/20/2015	—
2015-00283	JONES BRIAN	PETITIONER	5/20/2015	—

**REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00284	URBAN FINANCIAL OF AMERICA LLC	PLAINTIFF	5/20/2015	—
2015-00284	KERYLOVICZ SOPHIE	DEFENDANT	5/20/2015	—
2015-00288	WELLS FARGO BANK NA	PLAINTIFF	5/22/2015	—
2015-00288	BRINKWORTH DAVID R A/K/A	DEFENDANT	5/22/2015	—
2015-00288	BRINKWORTH DAVID ROBERT	DEFENDANT	5/22/2015	—
2015-00288	BRINKWORTH MARTHA K A/K/A	DEFENDANT	5/22/2015	—
2015-00288	BRINKWORTH MARTHA KATHLEEN	DEFENDANT	5/22/2015	—
2015-00288	UNITED STATES OF AMERICA	DEFENDANT	5/22/2015	—



2015-00291	PEOPLES SECURITY BANK AND TRUS	PLAINTIFF	5/22/2015	—
2015-00291	SNYDER MINNIE R	DEFENDANT	5/22/2015	—
	KNOWN SURVIVING HEIR OF			
2015-00291	WATSON DEBRA	DEFENDANT	5/22/2015	—
2015-00291	UNKNOWN SURVIVING HEIRS OF	DEFENDANT	5/22/2015	—
	DEBRA WATSON			

**REAL PROPERTY — OTHER**

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00290	CLAUSE GEORGE	PLAINTIFF	5/22/2015	—
2015-00290	CLAUSE TAMNY LEE	PLAINTIFF	5/22/2015	—
2015-00290	BURNS LAUREL L	DEFENDANT	5/22/2015	—

**REAL PROPERTY — QUIET TITLE**

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00282	KHOURY GLENN	PLAINTIFF	5/20/2015	—
2015-00282	KAZAWIC LORETTA M	DEFENDANT	5/20/2015	—

**TORT — OTHER**

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00287	HERBERT EUGENE	PLAINTIFF	5/22/2015	—
2015-00287	PORTFOLIO RECOVERY ASSOCIATES	DEFENDANT	5/22/2015	—

## MORTGAGES AND DEEDS

*RECORDED FROM JUNE 1, 2015 TO JUNE 5, 2015  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

### MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Roberts David F Jr	Dime Bank	South Canaan Township	
Roberts Debra A			162,400.00
Palm Beverly J	Citizens Savings Bank	Salem Township	250,000.00
Keller Eric	Citizens Savings Bank	Palmyra Township	
Keller Lee			27,000.00
Mosser Elaine	P N C Bank	Lehigh Township	37,700.00
R M Lochan L L C	Peoples Security Bank & Trust Company	Honesdale Borough	50,400.00
Reiprich Philip	Metro Bank	Paupack Township	378,000.00
Bodine Shanna M	Mortgage Electronic Registration Systems	Cherry Ridge Township	99,170.00
Lutz Carolyn M By Agent	Mallard Meadows Inc	Dreher Township	
Lutz William J Agent		Dreher & Texas Townships	40,000.00
		Texas Township	
		Texas & Dreher Townships	40,000.00
Coyle Patricia Theresa	Mortgage Electronic Registration Systems	Paupack Township	122,735.00
Grandjean James J	E S S A Bank & Trust	Sterling Township	
Grandjean Judith C			208,000.00
Mascari William	Bank Of America	Texas Township	
Mascari Jeanne			121,080.00
Mark H M Associates	Wells Fargo Bank	Texas Township 1 & 2	9,600,000.00
Naftali Alla	Wells Fargo Bank	Dreher Township	
Naftali Jack			146,600.00
Lind Charles F Jr	Mortgage Electronic Registration Systems	Paupack Township	
Lind Karen L			210,215.00
Froese Amy A	Wells Fargo Bank	Lehigh Township	196,518.97
Usenko Victor	Honesdale National Bank	Lake Township	
Usenko Debra A			35,000.00
Briscese Gloria Jean	Mortgage Electronic Registration Systems	South Canaan Township	
Briscese Ryan Jason			76,000.00
Luben Jerilyn D	Pa State Employees Credit Union	Honesdale Borough	
Luben Eric M			236,000.00
Unger Kevin A	Valor Federal Credit Union	Lehigh Township	100,000.00
Doney Eric	Mortgage Electronic Registration Systems	Berlin Township	123,500.00
Fotusky Nicholas C	Wayne Bank	Lebanon Township	59,000.00

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

Amorine Ronald Anthony	Citizens Savings Bank	South Canaan Township	
Amorine Kimberly Ann			67,000.00
Adorno Arnaldo I	Mortgage Electronic Registration Systems	Salem Township	
Adorno Deborah E Peter AKA Peteradorno Deborah E AKA Adorno Deborah E AKA			103,250.00
Soutar John J	Fifth Third Bank	Paupack Township	
Soutar Gail A			19,150.00
Ellen Memorial Health Care Center Honesdale	Dime Bank	Texas Township 1 & 2	100,000.00
Ellen Memorial Health Care Center Honesdale	Dime Bank	Texas Township 1 & 2	100,000.00

## DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Elonka Stephen M Jr	Elonka Stephen M Jr	Lebanon Township	
Bruzzese Robert	Poconos Whispering Pines	Paupack Township	
Bruzzese Lisa			Lot 9
Yohn Helen G	Deprefontaine Walter G Jr Deprefontaine Leslie	Salem Township	
Yohn Helen G	Deprefontaine Walter G Jr Deprefontaine Leslie	Salem Township	
Berner Donald C	Berner Donald C Berner Todd C Berner Donna K	Paupack Township	
Fifth Third Mortgage Company	Housing & Urban Development	Lake Township	Lot 1055
Eskra Dolores A	Reiprich Philip	Paupack Township	Lot 1
Weitzman Lewis Tr Klevan Mitchell Tr Frank Weitzman Marital Trust Schwartz Marc Kupersmith Eileen	Walsh Michael Byron	Prompton Borough	
Kardel Diane Af	Kohrs Timothy	Texas Township 1 & 2	
Kardel Mary C By Af			Lot 2
Fleming Patricia Exr Schuman Catherine D Est Fleming Patricia Rasbach Dolores Schuman Frederick Jr Schuman Daniel Schuman Robert Schuman Michael James	Schuman Daniel Schuman Robert	Paupack Township	
Walker Stephen Walker Lorraine Arado	Pa Commonwealth Wayne County	Damascus Township	

Knecht Dale T McElroy Keri E Knecht Keri E	Bodine Shanna M	Cherry Ridge Township	
Barna Robert	Barna Daniel Barna Jennifer S	Clinton Township 1	
Tallman Gerald R Tallman Ann M By Gdn Tallman Gerald R Gdn	Jennings Robert F Jr	Oregon Township Oregon & Berlin Townships Berlin Township Berlin & Oregon Townships	Lot 22   Lot 22
Khrapunovich Alek Khrapunovich Nelly	Khrapunovich Family Irrevocable Trust	Lake Township	Lot 2111
Frick Clara M	Foley Inge	Salem Township	Lot 109
Eyring Jane M Exr Hegenbart Adolph Est Eyring Jane M	Eyring Jane M	Palmyra Township	
Reiprich Philip Reiprich Casey	Coyle Patricia Theresa	Paupack Township	Lot 145
Caldwell Theodore M Caldwell Joy M	Grandjean James J Grandjean Judith C	Sterling Township	Lot 2
Strada Craig L Strada Susan K	Strada Craig L Strada Susan K	Salem Township	
Sporer Jeffrey A Sporer Eva E	Sporer Jeffrey A Sporer Eva E	Cherry Ridge Township Cherry Ridge & Texas 3 Twps Texas Township 3 Texas 3 & Cherry Ridge Twps	
Silvia Michelle Silvia Christopher A Sr	Silvia Christian Phillips	Canaan Township	
Honesdale Mall Associates	Mark H M Associates	Texas Township 1 & 2	
Fendt Katherine By Sheriff	Federal National Mortgage Association	Dreher Township	Lots 7 & 8
Fidelity Deposit & Discount Bank	Smith Eric Smith Brandi E	Clinton Township 1	
Bednar Ronald W Bednar Lisa A	Lind Charles F Lind Karen L	Paupack Township	Lot 7
Pelonero Annlouise K Smith Robert R Jr	Mcfarlin Mario	Damascus Township	Lot 8
Oostdyk Ray Oostdyk Jeanne	Oostdyk Ray Tr Oostdyk Jeanne L Tr Oostdyk Living Trust	Mount Pleasant Township	Lot 16
Gardner Jack T Gardner Arlene A	Briscese Ryan Jason Briscese Gloria Jean	South Canaan Township	Lot 2
Canfield Leroy A Canfield Jennifer F Canfield Leroy A	Canfield Jennifer F	Damascus Township	
Vonschiber Klaus Kulesza Sharon L Kulesza Jean E	Charmain Lovely Family Trust Kulesza Sharon L	Damascus Township Lake Township	Lot 3649
Wartella Julie D	Manannikov Leonid Manannikova Tatyana	Lake Township	

Field Walter C Exr	Field Raymond A	Salem Township	
Field Alvis Helen Est AKA			
Field Alvis H Est AKA			
Field Alvis Est AKA			
Bates A	Doney Eric	Berlin Township	
Bisignani Susan Exr	Bisignani Susan	Salem Township	
Huber Marjorie K Est			Lot 54
Ciezza Iwona T By Af	Ciezza Anna Maria	Buckingham Township	
Hernandez Rosa Af	Hernandez Rosa	Buckingham & Mt Pleasant Twps	
		Mount Pleasant Township	
		Mt Pleasant & Buckingham Twps	
Lake Henry Cottagers Association Inc	Spangenberg Mary C	Lake Township	
Spring Hill Foundation	Sterling Township	Sterling Township	Lot 10
Whaley Kelly Ann	Cooper Barry	Preston Township	
Cooper Brian	Cooper Mary Ann		
Arthur James Lincoln	Arthur James Lincoln	Sterling Township	
	Arthur Karen L		
Bates Christopher	Ellen Memorial Health Care Center Honesdale	Texas Township 1 & 2	
Fannie Mae AKA	Parks Tina M	Paupack Township	
Federal National Mortgage Association AKA	Parks John F Jr		Lot 309
K M L Law Group			
Saltz Veronica W By Sheriff	Federal National Mortgage Association	Salem Township	Lot 641
Rickard Jane C	Jane & Jerrys Inc	Cherry Ridge Township	
Rickard Jane C	Rickard Jane C	Cherry Ridge Township	Lot D
Thornton Gloria E	Thornton Richard S	Paupack Township	
	Thornton Susan C		



**Legal Journal of Wayne County**  
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Honesdale, PA 18431