

OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 5 ★ JUNE 26, 2015 ★ Honesdale, PA ★ No. 16



IN THIS ISSUE

CRIMINAL CASES	4
LEGAL NOTICES	6
SHERIFF'S SALES	8
CIVIL ACTIONS FILED	20
MORTGAGES & DEEDS	24

© 2015 Legal Journal of Wayne County



Court of Common Pleas 22nd Judicial District:

The Hon. Raymond L. Hamill
President Judge

The Hon. Robert J. Conway
Senior Judge

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

The Official Legal Publication of Wayne County, Pennsylvania



Legal Journal of Wayne County

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

Publisher:
Bailey Design and Advertising
3305 Lake Ariel Highway
Honesdale, PA 18431

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

www.waynecountylawyers.org

Submit advertisements to
baileyd@ptd.net

OFFICERS

President
Ronnie Bugaj Fischer, Esq.

Vice-President
Christine Rechner, Esq.

Secretary
Pamela S. Wilson, Esq.

Treasurer
Brendan Ellis, Esq.

Court Administrator
Nicole Hendrix, Esq.

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

Judge of the Court of Common Pleas

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

Magisterial District Judges

Bonnie L. Carney
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

CRIMINAL CASES

June 18, 2015 — The following cases were addressed by the Robert J. Conway, Senior Judge, Wayne County:

JOSHUA PAUL GUSTOCK, age 36, of Lake Ariel, PA, was sentenced to the Wayne County Correctional Facility for a period of not less than 6 months nor more than 5 years, for one count of DUI, a Misdemeanor of the 1st Degree. He was also ordered to pay all Court costs, pay a fine in the amount of \$2,000.00, participate in the drug and alcohol addiction treatment, complete the Alcohol Highway Safety Program, perform 50 hours of community service, and obtain employment. The incident occurred on January 30, 2011, in Waymart Borough, PA. His BAC was .274%

ROBERT MCDEVITT, age 20, of Pleasant Mount, PA, was sentenced to the Wayne County Correctional Facility for a period of not less than 3 months nor more than 23 ? months, for one count of Criminal Trespass, graded as a Felony of the 2nd Degree. He was also ordered to pay all Court costs, pay restitution in the amount of \$2,651.98, undergo a drug and alcohol evaluation, submit to the drawing of a DNA sample, and maintain employment. The incident occurred on January 10, 2015, in Honesdale Borough, PA.

MORGAN LEE, age 27, of Lake Ariel, PA, was sentenced to the Wayne County Correctional Facility for a period of not less than 10 days nor than 12 months for one count of DUI, an ungraded Misdemeanor, one count of Endangering the Welfare of Children, a Misdemeanor of the 1st Degree, and one count of Driving While Operating Privilege Suspended/Revoked, a Summary offense. She was also ordered to pay all Court costs, pay a fine in the amount of \$1,200.00, pay restitution in the amount of \$749.49, participate in the drug and alcohol addiction treatment, complete the Alcohol Highway Safety Program, and comply with Children & Youth Services. The incident occurred on November 6, 2014, in Lake Township, PA.

MARCUIS BENNETT, age 30, of Wilkes-Barre, PA, was sentenced to the Wayne County Correctional Facility for a period of not less than 6 months nor more than 12 months, for one count of Possession of Heroin, an ungraded Misdemeanor and one count of False Identification to Law Enforcement Authorities, a Misdemeanor of the 3rd Degree. He was also ordered to pay all Court costs, undergo a drug and alcohol evaluation and obtain employment. The incident occurred on November 5, 2013, in Waymart Borough, PA.

FRANKLIN SHAFFER, age 24, of Browndale, PA, was sentenced to the Wayne County Correctional Facility for a period of not less than 60 days nor more than 60 months, less 60 days, for one count of DUI, a Misdemeanor of the 1st Degree. He was also ordered to pay all Court costs, be placed on House Arrest with Electronic Monitoring for a period of 12 months, perform 100 hours of community service,

participate in the drug and alcohol addiction treatment, and obtain full employment. The incident occurred on October 13, 2013, in Waymart Borough, PA.

DANIEL SIVAK, age 42, of Gouldsboro, PA, was sentenced to a State Correctional Institution for a period of not less than 10 months nor more than 48 months for one count of Criminal Trespass, a Felony of the 2nd Degree and one count of Criminal Mischief, a Misdemeanor of the 2nd Degree. He was also ordered to pay all Court costs and submit to the drawing of a DNA sample. The incident occurred on June 20, 2014, in Lehigh Township, PA.

NANCY ZIESEMER, age 50, of Eynon, PA, was sentenced to the Wayne County Correctional Facility for a period of not less than 60 days nor more than 60 months less 60 days for one count of DUI, a Misdemeanor of the 1st Degree. She was also ordered to pay all Court costs, pay a fine in the amount of \$750.00, be placed on House Arrest with Electronic Monitoring for 60 days, participate in the drug and alcohol addiction treatment, complete the Alcohol Highway Safety Program, and perform 50 hours of community service. The incident occurred on May 25, 2014, in Berlin Township, PA. Her BAC was .231%.

ALLISON WEIDNER, age 19, of Honesdale Borough, PA, was sentenced to the Wayne County Correctional Facility for a period of not less than 72 hours nor more than 6 months for one count of DUI, an ungraded Misdemeanor. She was also ordered to pay all Court costs, pay a fine in the \$1,000.00, participate in the drug and alcohol addiction treatment, complete the Alcohol Highway Safety Program, and perform 50 hours of community service. The incident occurred on September 12, 2014, in Cherry Ridge Township, PA. Her BAC was .184%.

CHARLES GARDNER, age 53, of Lake Ariel, PA, was sentenced to a State Correctional Institution for a period of not less than 9 months nor more than 5 years for one count of DUI, a Misdemeanor of the 1st Degree. He was also ordered to pay all Court costs, pay a fine in the amount of \$1,500.00, undergo a drug and alcohol evaluation , and complete the Alcohol Highway Safety Program. The incident occurred on August 29, 2014, in Salem Township, PA. His BAC was .213%.

WARREN LAHR, age 27, of Waymart, PA, was sentenced to the Wayne County Correctional Facility for a period of not less than 17 days nor more than 12 months for one count of Disorderly Conduct, a Misdemeanor of the 3rd Degree. He was also ordered to pay all Court costs, pay a fine in the amount of \$500.00, have no contact with the victim, continue with mental health treatment, and maintain employment. The incident occurred on December 21, 2014, in Prompton Borough, 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.

ESTATE NOTICE

Notice is hereby given that Letters of Testamentary have been granted in the **ESTATE OF JOHN D. TEES, JR.**, late of 1039 Hornbeam Road, Newfoundland, Wayne County, Pennsylvania (died April 29, 2015), to Florence P. Tees, 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 Executrix named above in c/o Tammy Lee Clause, Esquire, P.O. Box 241, Newfoundland, PA 18445.

6/26/2015 • 7/3/2015 • 7/10/2015

ADMINISTRATOR NOTICE

Estate of MARY B. WATSON
Late of Preston Township
Administrator
RICHARD J. WATSON
650 SOUTH PRESTON ROAD
LAKEWOOD, PA 18439
Attorney

DAVID F. BIANCO, ESQ.
707 MAIN STREET, P.O. BOX 84
FOREST CITY, PA 18421

6/26/2015 • 7/3/2015 • 7/10/2015

ADMINISTRATOR NOTICE

Estate of HELEN W. CLIFT
Late of Mount Pleasant Township
Administrator
WILLIAM D. CLIFT
1631 BETHANY TURNPIKE
HONESDALE, PA 18431
Administrator
ALVENA ROCKEFELLER
1686 CREEK DRIVE
WAYMART, PA 18472
Attorney
DAVID F. BIANCO, ESQ.
707 MAIN STREET, P.O. BOX 84
FOREST CITY, PA 18421

6/26/2015 • 7/3/2015 • 7/10/2015

ADMINISTRATOR NOTICE

Estate of JOAN M. NILSEN AKA
JOAN NILSEN
Late of Berlin Township
Administrator
WALTER E. NILSEN
112-41 72ND RD., APT. 1F
FOREST HILLS, NY 11375
Attorney
MATTHEW L. MEAGHER, ESQ.
1018 CHURCH STREET
HONESDALE, PA 18431

6/26/2015 • 7/3/2015 • 7/10/2015

EXECUTRIX NOTICE

Estate of DEBORAH WANKLIN
AKA DEBOARH L. WANKLIN
Late of Dyberry Township
Executrix

TRACY REAGAN
11533 APPERSON WAY
GERMANTOWN, MD 20876
Attorney

MATTHEW L. MEAGHER,
ESQUIRE
1018 CHURCH STREET
HONESDALE, PA 18431

6/26/2015 • 7/3/2015 • 7/10/2015

ADMINISTRATOR NOTICE

Estate of SCOTT R. JOHNSON
AKA SCOTT JOHNSON
Late of Salem Township
Administrator

NICHOLAS JOHNSON
648 THE HIDEOUT
LAKE ARIEL, PA 18436
Administrator

WESTEN JOHNSON
648 THE HIDEOUT
LAKE ARIEL, PA 18436
Attorney

NICHOLAS A. BARNA
831 COURT STREET
HONESDALE, PA 18431

6/26/2015 • 7/3/2015 • 7/10/2015

EXECUTOR'S NOTICE

ESTATE OF PATRICIA OHLSON,
a/k/a PATRICIA V. OHLSON, late
of Paupack Township, Wayne
County, Pennsylvania. Any person
or persons having claim against or
indebted to the estate present same

to Patricia Anderson, 33 Boxwood
Lane, Holtsville, NY 11742. Sally
N. Rutherford, Esq., 921 Court St.,
Honesdale, PA 18431, Attorney
for the Estate.

6/26/2015 • 7/3/2015 • 7/10/2015

EXECUTOR'S NOTICE

ESTATE OF LACETA B.
WILLIAMS, a/k/a LACETA
WILLIAMS, late of Dyberry
Township, Wayne County,
Pennsylvania. Any person or
persons having claim against or
indebted to the estate present same
to Bonita J. Simons, 55 Dusty
Road, Honesdale, PA 18431. Sally
N. Rutherford, Esq., 921 Court St.,
Honesdale, PA 18431, Attorney
for the Estate.

6/26/2015 • 7/3/2015 • 7/10/2015

EXECUTOR'S NOTICE

ESTATE OF HERBERT
COTTRELL, a/k/a HERBERT C.
COTTRELL, late of Lake
Township, Wayne County,
Pennsylvania. Any person or
persons having claim against or
indebted to the estate present same
to Barbara Phillips, 69 Williams
Avenue, Carbondale, PA 18407.
Sally N. Rutherford, Esq., 921
Court St., Honesdale, PA 18431,
Attorney for the Estate.

6/26/2015 • 7/3/2015 • 7/10/2015

EXECUTOR'S NOTICE

ESTATE OF PAUL A. CLARK,
SR., a/k/a, PAUL A. CLARK, late
of Dreher Township, Wayne
County, Pennsylvania. Any person
or persons having claim against or
indebted to the estate present same to
Paul A. Clark, Jr., 227 Haring
Road, Barryville, NY 12719. Sally
N. Rutherford, Esq., 921 Court St.,
Honesdale, PA 18431, Attorney
for the Estate.

6/19/2015 • 6/26/2015 • 7/3/2015

ADMINISTRATRIX NOTICE

Estate of JOSEPH FRANCIS
MELCHIONDA
Late of Hawley Borough
Administratrix
NATALIE MELCHIONDA
P.O. BOX 224
HAWLEY, PA 18428

6/19/2015 • 6/26/2015 • 7/3/2015

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

OTHER NOTICES

**NOTICE OF FILING OF
CERTIFICATE OF
ORGANIZATION**

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

6/26/2015

**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
JULY 15, 2015**

By virtue of a writ of Execution
instituted Bank of America, N.A.,
as successor by merger to BAC
Home Loans Servicing, L.P. f/k/a
Countrywide Home Loans
Servicing, L.P. issued out of the
Court of Common Pleas of Wayne
County, to me directed, there will
be exposed to Public Sale, on
Wednesday the 15th 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 Salem, Wayne County, Pennsylvania known as Lot 1660 in Section 15 of the Hideout, a subdivision situated in the Township of Lake and Salem, Wayne County, Pennsylvania according to the plats thereof recorded April 9, 1970 and May 11, 1970 in the Office of the Recorder of deeds of Wayne County, Pennsylvania in Plat Book 5 pages 26 through 50, as amended and supplemented.

Lot 1660 Section 15 of The Hideout, Lake Ariel, PA is recorded in Plat Book 5, page 44, recorded on 5/11/1970.

TITLE TO SAID PREMISES IS VESTED IN Jose Colon, by Deed from James J. Dunne, single and Mary K. Dunne, widow and single, dated 03/21/2005, recorded 05/02/2005 in Book 2758, Page 250.

Tax Parcel: 22-0-0024-0158

Premises Being: 1660 Windemere Lane, Lake Ariel, PA 18436

Improvements thereon:
RESIDENTIAL DWELLING

Seized and taken in execution as property of:
Jose Colon 1833 Carhart Avenue

PEEKSKILL NY 10566

Execution No. 7-Civil-2015
Amount Due: \$148,802.74 Plus additional costs

April 22, 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.

6/19/2015 • 6/26/2015 • 7/3/2015

**SHERIFF'S SALE
JULY 15, 2015**

By virtue of a writ of Execution instituted The Dime Bank issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 15th 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 THOSE CERTAIN pieces or parcels of land situate, lying and being in the Township of Texas, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

PARCEL ONE: STARTING in a point that is South 57 degrees East 32 feet, along the centerline of U.S. 6, from a point where the Bruce Mackle line crosses the highway; THENCE North 35 degrees East 138 feet along the land of A. E. Thomasius; THENCE South 57 degrees East 470 feet to a corner; THENCE South 35 degrees West 238 feet to a corner; THENCE North 57 degrees West 470 feet to a corner; THENCE North 35 degrees East 100 feet to the center of highway to the point of BEGINNING. CONTAINING approximately 2.7 acres.

PARCEL TWO: BEGINNING at a point on the Northerly shore of the Lackawaxen River at the Southeast corner of lands shown as Parcel No. 2 containing 5 acres herein being described on a survey of said property intended to be recorded; THENCE from said place of beginning up river along the Northerly shore of the aforesaid Lackawaxen River, the following courses and distances: North 16 degrees 34 minutes 10 seconds

West 502.62 feet; North 60 degrees 09 minutes 30 seconds West 591.10 feet; and North 72 degrees 01 minute 00 seconds West 481.11 feet to an iron pin for a corner on lands now or formerly of Wicks; THENCE along now or formerly of Wicks, North 31 degrees 09 minutes 50 seconds East 185.93 feet to an iron pin set; THENCE along lands now or formerly of Brussels, the following two (2) courses and distances: South 55 degrees 50 minutes 50 seconds East 224.90 feet to a set iron pin; and North 31 degrees 09 minutes 50 seconds East 150 feet through a set iron pin to a point for a corner in the approximate centerline of U.S. Route 6; THENCE along centerline of U.S. Route 6 South 57 degrees 31 minutes 00 seconds East 351.98 feet; THENCE along other lands of the former Grantee (DeBlanco) the following three (3) courses and distances; South 34 degrees 01 minutes 00 seconds West 100 feet; South 53 degrees 59 minutes 10 seconds East 470 feet; and North 34 degrees 01 minute 00 seconds East 80.76 feet to a point in the approximate centerline of Township Road No. 409, the following courses and distances; South 45 degrees 25 minutes 10 seconds East 89.54 feet, South 29 degrees 51 minutes 50 seconds East 100.93 feet; South 14 degrees 47 minutes 30 seconds South 29 degrees 51 minutes 50 seconds East 100.93 feet; South 14 degrees 47 minutes 30 seconds East 97.22 feet; South 02 degrees 43 minutes 30 seconds East 108.69 feet; South

10 degrees 26 minutes 20 seconds East 65.29 feet; South 36 degrees 40 minutes 30 seconds East 92.82 feet to a point for a corner; THENCE along the boundary line between parcels 2 and 3 South 47 degrees 42 minutes 50 seconds West 167.47 feet to the point or place of BEGINNING. CONTAINING therein parcel Two and being 5 acres, be the same more or less.

EXCEPTING AND RESERVING all that portion of the above-described 5 acre parcel now used or previously conveyed for public highway purposes.

ALSO GRANTING AND CONVEYING an assignment of the In-Ground Sewage Disposal Drainfield under terms and conditions as set forth in Wayne County Record Book 1045 at page 119, et. seq.

SUBJECT to any easements of record to public utility companies and utility easements as shown on the survey map of Gary Packer, R.S. dated June 16, 1981.

BEING the same premises which Apex Mortgage Corp. granted and conveyed to Christopher L. Decker and Anita Decker, his wife, by virtue of their deed dated April 18, 2008, and recorded on April 24, 2008, in the Office of the Recorder of Deeds in and for Wayne County, Pennsylvania in Deed Book 3507, Page 282.

Map No. 27-0-0012-0005 and

Control No. 028428 and Map No. 27-0-0012-0003 and Control No. 055830.

TOGETHER with all rights of way and UNDER AND SUBJECT to all covenants, reservations, restrictions, and conditions of record, as found in the Chain of Title.

Seized and taken in execution as property of:
Christopher L. Decker 67 Old State Road HONESDALE PA 18431
Anita E. Decker 67 Old State Road HONESDALE PA 18431

Execution No. 16-Civil-2015
Amount Due: \$176,912.96 Plus additional costs

April 22, 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.

David M. Gregory, Esq.

6/19/2015 • 6/26/2015 • 7/3/2015

**SHERIFF'S SALE
JULY 15, 2015**

By virtue of a writ of Execution instituted The Bank of New York, as Trustee, for the benefit of CWABS, Inc., Asset-Backed Certificates, Series issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 15th 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 lot or piece of land situate in Lehigh Township, County of Wayne, Commonwealth of Pennsylvania being Lot 26, as shown on the plot of lots known as "Pocono Springs Estates, Inc." on filed in the Office of the Recorder of Deeds in and for Wayne County, in Deed Book 274 page 1034.

TAX MAP NUMBER: 14-0-0007-0059.-

ADDRESS BEINGKNOWN AS:
117 Pocono Drive, Gouldsboro, PA
18424

Seized and taken in execution as property of:
Jeffrey Lucas 469 B.Frantz Road

BRODHEADSVILLE PA 18322

Execution No. 117-Civil-2014
Amount Due: \$153,473.98 Plus
additional costs

May 20, 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.**

Richard J. Nalbandian, III Esq.

6/19/2015 • 6/26/2015 • 7/3/2015

**SHERIFF'S SALE
JULY 22, 2015**

By virtue of a writ of Execution instituted Bank of America, N.A., s/b/m to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP issued out of the Court of Common Pleas of Wayne County, to me directed,

there will be exposed to Public Sale, on Wednesday the 22nd 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 Texas, County of Wayne, Commonwealth of Pennsylvania, and being more particularly described as follows:

BEGINNING PARCEL I: at the Southeast corner of land now or formerly of William Brock and in the line of land now or formerly of Charles Goodman;

THENCE along land of said William Brock and others North 23 degrees West 140.75 rods to a stones corner;

THENCE along land now or formerly of Albert French North 67 degrees East 65.4 rods to a stones corner, North 7 degrees East 18 degrees East 65.4 rods to a stones corner, North 7 degrees East 18 rods, North 41.5 degrees West 30 rods to a post corner (formerly birch)

THENCE by same land in a Northeasterly direction 6 rods to the west bank of the Lackawaxen River;

THENCE down along the West Shore thereof 58 rods to a corner;

THENCE crossing said river and by land now or formerly of August Nemire North 46.75 degrees East about 17 rods to a corner of land of August Nemire;

THENCE along same South 68.5 degrees East 16 rods to the old Delaware and Hudson towpath (now a public road);

THENCE along same to a corner;

THENCE South 24 degrees East about 27 rods to the West side of the Lackawaxen River;

THENCE down along the said West shore or bank about 24 rods to a corner;

THENCE by land now or formerly of Frank Deck South 5 degrees West 112 rods to line of lands of Charles Goodman;

THENCE along said line south 67 degrees West 58 rods to the place of BEGINNING.

CONTAINING 87.5 acres, be the same more or less.

EXCEPTING and RESERVING from the parcel of land above described those two parcels of land granted and conveyed by Charles Decker, et ux., to William Brock by the following deeds; First by deed dated April 5, 1918 and recorded in Deed Book 111, Page 346. Second, by deed dated May 22, 1922 and recorded in Deed Book 118, Page 9.

PARCEL II: BEGINNING at a point in the edge of the Township Road at a culvert headwall, being the northeastern corner of property conveyed by George D. Nemire to Walter F. Van Varick by deed dated September 8, 1951;

THENCE along Van Varick lands North 60 degrees 38 minutes West 228 feet to an iron corner;

THENCE North 29 degrees 22 minute East 6 feet to an angle in a stone wall;

THENCE South 70 degrees East 76 feet to an iron pin corner;

THENCE North 61 degrees 23 minutes East 105.5 feet to an iron pin on the Westerly side of the Township Road;

THENCE along the same South 12 degrees 25 minutes East 145 feet to the place of BEGINNING.

CONTAINING 9,730 square feet, more or less.

ALSO about one-quarter of an acre of land lying contiguous to the land hereinbefore conveyed, and on the Northerly side of the Delaware and Hudson Canal Company's race."

PARCEL III: BEING the same premises which Pasquale Santisi and Agosina Santisi, his wife, by their certain Deed, dated December 26, 1989 and recorded in the Office of the Recorder of Deeds in and for Wayne County, Pennsylvania, in

Record Book Volume 517, at page 1057, granted and conveyed unto Scott D. Einstein and Connie M. Einstein, his wife.

Tax Parcel I.D.: Control 028689 (27-0-0264-0092; Control 028695) 27-0-0010-0040; Control 028696) 27-0-0010-0041

Seized and taken in execution as property of:
JOAN PLANK 19 CANAL
STREET HONESDALE PA 18431
MARTIN PLANK 19 CANAL
STREET HONESDALE PA 18431

Execution No. 274-Civil-2014
Amount Due: \$210,174.17 Plus additional costs

April 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.

Roger Fay Esq.

6/26/2015 • 7/3/2015 • 7/10/2015

**SHERIFF'S SALE
JULY 22, 2015**

By virtue of a writ of Execution instituted LSF8 Master Participation Trust issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 22nd 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, situate in the Township of Damascus, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

Beginning on the South side of the "South Branch" Creek road at a stake and stones corner near the forks of the creek and state roads; thence South forty-four (44) degrees East four and three-fourths (4 -3/4) rods to the state road; thence along said road South forty-six (46) degrees West nineteen and one-half (19 1/2) rods to a stake; thence North Forty-four (44) degrees West eleven and three-fifths (11-3/5) rods to the aforesaid creek road; thence along the same to the place of Beginning. Containing once acre be the same

more or less.

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 STRUCURE 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).

BEING TAX NO.: 07-0-0217-0092

BEING KNOWN AS: 1702 JOHN DAVIS ROAD, MILANVILLE, PENNSYLVANIA 18443.

Title to said premises is vested in Anissa Vaverchak by deed from John M. Hensz and Linda Hensz, his wife, husband and wife, dated December 22, 2005 and recorded

January 9, 2006 in Deed Book
2953, Page 133.

Seized and taken in execution as
property of:
Anissa Vaverchak 1702 John Davis
Road MILANVILLE PA 18443

Execution No. 595-Civil-2014
Amount Due: \$175,445.85 Plus
additional costs

April 28, 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.**

JACOB M. OTTLEY ESQ.

6/26/2015 • 7/3/2015 • 7/10/2015

**SHERIFF'S SALE
JULY 22, 2015**

By virtue of a writ of Execution
instituted CNB Realty Trust,
assignee of Pennstar Bank, a
division of NBT Bank, NA, issued
out of the Court of Common Pleas
of Wayne County, to me directed,
there will be exposed to Public
Sale, on Wednesday the 22nd 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 those three certain pieces or
parcels of land, situate in the
Township of Dreher, County of
Wayne, and Commonwealth of
Pennsylvania, bounded and
described as follows to wit:

1. BEGINNING at the northeast
corner of lands of Charles I.
Bartleson, said corner being
located in the center of the public
road leading from Newfoundland
to South Sterling; thence along the
center of said road south 42
degrees 45 minutes west 110 feet
to a corner; from which corner the
southeast corner of the house of
Charles I. Bartleson bears south 57
degrees west 195.4 feet; thence
through the lands of Charles I.
Bartleson north 55 degrees 00
minutes west 75.4 feet to an iron
pipe for a corner; thence north 39
degrees 30 minutes west 90.5 feet
to the center of the old Gouldsboro
Road thence along center of said
old Gouldsboro Road south 86
degrees 30 minutes east 85.7 feet
and south 56 degrees 45 minutes

east 51 feet to the place of BEGINNING. BEARINGS from the magnetic meridian of 1948, and CONTAINING .18 acres, be the same more or less.

Tax Map No. 08-0-0021-0004 and Control No. 010394

2. BEGINNING at the westerly corner of the lands of the Grantees herein; thence through the lands of the former Grantors (Scott) north 56 degrees 00 minutes west 81.6 feet to an iron bolt for a corner; north 8 degrees 30 minutes east 61.2 feet to a corner in the center of the Old Gouldsboro Road; thence along the center 130.7 feet to the northwest corner of the lands of the Grantees herein; thence along said lands south 39 degrees 30 minutes west 110.5 feet the place of BEGINNING.

BEARINGS of the magnetic meridian of the year 1948 and CONTAINING .22 acres of land, be the same more or less.

Tax Map No. 08-0-0021-0005 and Control No. 102478

EXCEPTING and RESERVING the right-of-way of the Pennsylvania Power and Light Company, heretofore granted.

ALSO EXCEPTING and RESERVING a strip of land 16.5 feet wide along the northerly side of the above-described premises for the one-half width of the said public road. Surveyed by Harry F. Schoenagel, R.S., June 19, 1963.

3. BEGINNING at the southeast corner of the lands of the Grantees herein, said corner being located in the center the Public road leading from Newfoundland to South Sterling; thence along the line of lands of the Grantees herein north 55 degrees 30 minutes west then 75.4 feet to a corner thence through the lands of former Grantors (Bartleson) south 39 degrees thirty minutes west 20 feet to a corner; thence south 55 degrees 30 minutes east 74.3 feet to the center of the Public Road; thence along the center of the Public Road north 42 degrees 45 minutes west 20 feet to the place of BEGINNING. BEARINGS magnetic as of the year 1948.

Tax Map No. 08-0-0021-0006 and Control No. 102479

SUBJECT to the same exceptions, conditions and reservations as are contained in all deeds forming the chain of title.

BEING the same premises which Winfield Scott Springhorn, the Administrator of Donald O. Springhorn, the surviving Tenant in the Entireties of Beulah Springhorn granted and conveyed to David Heberling, by virtue of their Deed dated September 9, 1993 and recorded on September 30, 1993 in Wayne County Record Book 855,

Seized and taken in execution as property of:
Betty J. Michelin as the Executrix of the Estate of David Heberling
587 South Sterling Road

NEWFOUNDLAND PA

Execution No. 657-Civil-2013
Amount Due: \$14,329.02 Plus
additional costs

April 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.

David M. Gregory, Esq.

6/26/2015 • 7/3/2015 • 7/10/2015

**SHERIFF'S SALE
JULY 22, 2015**

By virtue of a writ of Execution instituted U.S. National Association Trustee for the Pennsylvania Housing Finance Agency issued out of the Court of Common Pleas of Wayne County, to me directed, there will be

exposed to Public Sale, on Wednesday the 22nd 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, parcel or lot of land situate in the Township of Buckingham, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center line of the public road, said point being the southwest corner of Parcel First and of the herein described land; thence along land now or formerly of Shirley Decker North 29 degrees 15 minutes West 322.9 feet through a pipe to an iron pin; thence North 26 degrees 15 minutes East 185.7 feet to a maple tree; thence along land now or formerly of Helen McDermott South 29 degrees 15 minutes East 321.05 feet to a point; thence continuing along land of McDermott North 60 degrees 45 minutes East 50.00 feet to a point; thence South 29 degrees 15 minutes East 101.5 feet to a point in the public road; thence through the road South 62 degrees 28 minutes West 50.00 feet to a point and South 58 degrees 08 minutes West 153.15 feet to the place of beginning, as per survey dated October 8, 1963 of George E. Ferris, R.S..

HAVING THEREON erected a

dwelling known as 43 Rosehill Road, Lake Como, PA 18437.

Parcel No. 03-0-0002-0002

ALSO granting and conveying to the grantees, their heirs and assigns, and together with all of the interest and to the use of a spring as set forth in the Agreement between Mary Walsh, widow, and Clayton Squires, et ux, dated April 3, 1965 and recorded in Wayne County Deed Book 227, Page 755.

SUBJECT to the right of way Agreement set forth in Wayne County Deed Book 228, Page 664.

BEING THE SAME PREMISES which John J. Malinski, by deed dated 09/01/06 and recorded 09/08/06 in Wayne County Record Book 3123, Page 84, granted and conveyed unto Justin Burns and Natalie Burns, his wife.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

Seized and taken in execution as property of:
Justin Burns 200 Terrace Street
HONESDALE PA 18431
Natalie Burns 200 Terrace Street
HONESDALE PA 18431

Execution No. 652-Civil-2014
Amount Due: \$105,684.50 Plus
additional costs

May 5, 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.

Leon P. Haller, Esq.

6/26/2015 • 7/3/2015 • 7/10/2015

CIVIL ACTIONS FILED

*FROM MAY 30, 2015 TO JUNE 5, 2015
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2008-21244	HERTZOG PAUL	6/02/2015	SATISFACTION	—
2011-00370	ORTOLANO GLORIA DEFENDANT/APPELLEE	6/04/2015	WRIT OF EXECUTION	2,585.87
2011-00370	WOODFOREST NATIONAL BANK GARNISHEE	6/04/2015	WRIT EXEC/GARNISHEE	—
2011-00730	CASNER LUTHER C	6/04/2015	WRIT OF EXECUTION	180,252.00
2011-00730	CASNER STEPHENIE A	6/04/2015	WRIT OF EXECUTION	180,252.00
2014-00284	CITIMORTGAGE INC	P 6/02/2015	JDGMT BY COURT ORDER	500.00
2014-00450	FIRST NATIONAL COMMUNITY BANK GARNISHEE - DISCONT. 06/04/15	6/04/2015	DISCT. ATTACHMT.EXEC	—
2014-00450	FIRST NATIONAL COMMUNITY BANK GARNISHEE - DISCONT. 06/04/15	6/04/2015	DISCT. ATTACHMT.EXEC	—
2014-00473	CHABALA FRANCIS J	6/01/2015	WRIT OF EXECUTION	150,710.93
2014-00473	CHABALA TAMMY	6/01/2015	WRIT OF EXECUTION	150,710.93
2014-00473	OSBORNE MARY	6/01/2015	WRIT OF EXECUTION	150,710.93
2014-00473	OSBORNE ROBERT A	6/01/2015	WRIT OF EXECUTION	150,710.93
2014-00609	L'ECUYER GISELE UNKNOWN HEIRS EXECUTORS DEVISEES OF ESTATE	6/05/2015	DEFAULT JUDGMENT	24,734.31
2014-00609	L'ECUYER GISELE UNKNOWN HEIRS EXECUTORS DEVISEES OF ESTATE	6/05/2015	WRIT OF EXECUTION	24,734.31
2014-00654	OFFSITE DATA BACKUP SERVICE	6/04/2015	AMENDED WRIT OF EX	—
2014-00654	SMITH & MORRIS HOLDINGS LLC	6/04/2015	AMENDED WRIT OF EX	—
2014-00654	SMITH STEPHEN G	6/04/2015	AMENDED WRIT OF EX	—
2014-00654	MORRIS MICHAEL C	6/04/2015	AMENDED WRIT OF EX	—
2014-20448	ANTUNES LUIS D	6/05/2015	WRIT OF SCIRE FACIAS	—
2014-21313	BUCHANAN RUBY	6/02/2015	JUDGMENT OF REVIVAL	29,672.46
2015-00058	SHAHEEN ROBERT K	6/05/2015	WRIT OF EXECUTION	8,440.42
2015-00058	WELLS FARGO BANK	6/05/2015	WRIT EXEC/GARNISHEE	—
2015-00058	PENNSTAR BANK	6/05/2015	WRIT EXEC/GARNISHEE	—
2015-00091	IMPELLIZZERI DOROTHY A/K/A	6/05/2015	WRIT OF EXECUTION	173,211.63
2015-00091	IMPELLIZZERI DOROTHY	6/05/2015	WRIT OF EXECUTION	173,211.63
2015-00104	HIGGINS ANN	6/04/2015	DEFAULT JUDGMENT	7,607.53
2015-00114	MAHON BART J	6/03/2015	DEFAULT JUDGMENT	2,445.86
2015-00143	SALAK PAUL J JR	6/05/2015	DEFAULT JUDG IN REM	268,995.15
2015-00143	SALAK DEBORAH A	6/05/2015	DEFAULT JUDG IN REM	268,995.15
2015-00166	BILL GOODWIN CONSTRUCTION LLC	6/03/2015	DEFAULT JUDGMENT	198,705.94
2015-00166	GOODWIN WILLIAM R A/K/A GOODWIN BILL	6/03/2015	DEFAULT JUDGMENT	198,705.94
2015-00209	RIDGE CONSTRUCTION CORP	6/05/2015	DEFAULT JUDGMENT	3,273.50

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

2015-20051	ESTUS FRIEND	6/02/2015	SATISFACTION	—
2015-20404	MCKINNON SEAN	6/01/2015	JUDGMENT	2,605.00
2015-20405	AYMAT MARISOL	6/01/2015	JP TRANSCRIPT	1,110.02
2015-20406	MONTOYA GERADO	6/01/2015	JP TRANSCRIPT	1,617.96
2015-20407	LAND LIQUIDATOR	6/01/2015	JP TRANSCRIPT	652.02
2015-20408	LAND LIQUIDATOR	6/01/2015	JP TRANSCRIPT	652.08
2015-20409	CACCESE JOHN H	6/01/2015	FEDERAL TAX LIEN	6,424.98
2015-20409	CACCESE ANNETTE L	6/01/2015	FEDERAL TAX LIEN	6,424.98
2015-20410	CACCESE JOHN H	6/01/2015	FEDERAL TAX LIEN	9,304.58
2015-20411	MONTOYA GERARDO	6/02/2015	JP TRANSCRIPT	1,598.89
2015-20412	GILLMAN SAUL	6/02/2015	JP TRANSCRIPT	5,226.58
2015-20413	LAND LIQUIDATOR	6/02/2015	JP TRANSCRIPT	652.02
2015-20414	LAND LIQUIDATOR	6/02/2015	JP TRANSCRIPT	652.02
2015-20415	LAND LIQUIDATOR	6/02/2015	JP TRANSCRIPT	663.02
2015-20416	OUTREACH SERVICE CENTER	6/02/2015	JP TRANSCRIPT	3,039.24
2015-20417	SWAIN ROSEMARIE SR	6/03/2015	MUNICIPAL LIEN	546.48
2015-20418	SUMBA MICHAEL J	6/03/2015	MUNICIPAL LIEN	540.01
2015-20419	SIMMONS STEVEN R	6/04/2015	JUDG/BUCKS CO PA	28,638.00
2015-20420	SPARRO SELENA R	6/05/2015	JUDGMENT	7,808.83
2015-20421	MERCER LISA	6/05/2015	JUDGMENT	14,546.65
2015-40032	REIPRICH PHILIP OWNER	P 6/01/2015	STIP VS LIENS	—
2015-40032	POCONO CONSTRUCTION MANAGEMENT INC CONTRACTOR	6/01/2015	STIP VS LIENS	—
2015-90063	WARREN JAMES Y	6/02/2015	ESTATE CLAIM	420.71

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00319	CITIBANK NA	PLAINTIFF	6/02/2015	—
2015-00319	HENDERSHOT RONALD P	DEFENDANT	6/02/2015	—
2015-00320	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	6/02/2015	—
2015-00320	GOLDMAN KOURTNEY C	DEFENDANT	6/02/2015	—
2015-00321	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	6/02/2015	—
2015-00321	EDWARDS JANINE	DEFENDANT	6/02/2015	—
2015-00322	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	6/02/2015	—
2015-00322	SWINGLE SHAWN E	DEFENDANT	6/02/2015	—
2015-00323	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	6/02/2015	—
2015-00323	FALLER SAMANTHA	DEFENDANT	6/02/2015	—
2015-00324	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	6/02/2015	—
2015-00324	DEMASI GARY J	DEFENDANT	6/02/2015	—
2015-00325	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	6/02/2015	—
2015-00325	CLUNE DENISE D	DEFENDANT	6/02/2015	—
2015-00326	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	6/02/2015	—
2015-00326	BURLEIN ELISE J	DEFENDANT	6/02/2015	—
2015-00327	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	6/02/2015	—
2015-00327	WEIST MELISSA K	DEFENDANT	6/02/2015	—
2015-00333	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	6/02/2015	—
2015-00333	ZAWICKI BARBARA J	DEFENDANT	6/02/2015	—

CONTRACT — DEBT COLLECTION: OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00332	ELLEN MEMORIAL HEALTH CARE CEN	PLAINTIFF	6/02/2015	—
2015-00332	KEMNITZ NANCY A	DEFENDANT	6/02/2015	—
2015-00335	POCONO SPRINGS CIVIC ASSOC	PLAINTIFF	6/04/2015	—
2015-00335	DEVIZIA FRANCIS	DEFENDANT	6/04/2015	—

CONTRACT — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00317	SMITH & MORRIS HOLDINGS LLC	PLAINTIFF	6/01/2015	—
2015-00317	MORRIS MICHAEL C	PLAINTIFF	6/01/2015	—
2015-00317	SMITH STEPHEN G	PLAINTIFF	6/01/2015	—
2015-00317	SMITH SCOTT J	DEFENDANT	6/01/2015	—
2015-00317	MONAGHAN F J	DEFENDANT	6/01/2015	—
2015-00317	BRENNAN JAMES L JR	DEFENDANT	6/01/2015	—
2015-00317	PISANO JUANITA	DEFENDANT	6/01/2015	—
2015-00317	CANFIELD BILL	DEFENDANT	6/01/2015	—
2015-00317	JENNINGS ROBERT	DEFENDANT	6/01/2015	—
2015-00317	KOMINSKI TIFFANY S	DEFENDANT	6/01/2015	—
2015-00317	LORENT CAROLYN J	DEFENDANT	6/01/2015	—
2015-00317	DEVRIEZE HARRY	DEFENDANT	6/01/2015	—
2015-00317	BOROUGH OF HONESDALE	DEFENDANT	6/01/2015	—
2015-00317	HONESDALE BOROUGH	DEFENDANT	6/01/2015	—
2015-00334	KONISH ELIZABETH J PLAINTIFF/APPELLEE	PLAINTIFF	6/03/2015	—
2015-00334	HUCKABEE PLUMBING SERVICE DEFENDANT/APPELLANT	DEFENDANT	6/03/2015	—
2015-00334	HUCKABEE HENRY D/B/A	DEFENDANT	6/03/2015	—

PETITION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00318	MISZLER JASON	PETITIONER	6/02/2015	—
2015-00318	DANIELS MELISSA	RESPONDENT	6/02/2015	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00316	BANK OF AMERICA NA	PLAINTIFF	6/01/2015	—
2015-00316	GRASSULLO LISA A	DEFENDANT	6/01/2015	—
2015-00329	NATIONSTAR MORTGAGE LLC	PLAINTIFF	6/02/2015	—
2015-00329	SAUVE PATRICIA	DEFENDANT	6/02/2015	—
2015-00330	DEUTSCHE NATIONAL TRUST COMPAN	PLAINTIFF	6/02/2015	—
2015-00330	QUINONES ALAN A	DEFENDANT	6/02/2015	—
2015-00331	M&T BANK S/B/M	PLAINTIFF	6/02/2015	—
2015-00331	FRANKLIN SAVINGS BANK	PLAINTIFF	6/02/2015	—
2015-00331	SURPLICE SARA J	DEFENDANT	6/02/2015	—
2015-00331	SURPLICE JAMES V	DEFENDANT	6/02/2015	—

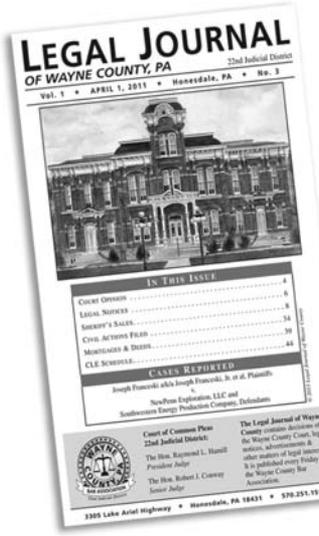
2015-00336	WILMINGTON TRUST NATIONAL ASSO	PLAINTIFF	6/05/2015	—
2015-00336	GRZYWACZ ZBIGNIEW	DEFENDANT	6/05/2015	—
2015-00336	GRZYWACZ EWA	DEFENDANT	6/05/2015	—
2015-00337	FREEDOM MORTGAGE CORPORATION	PLAINTIFF	6/05/2015	—
2015-00337	MCCANN RICHARD A	DEFENDANT	6/05/2015	—
2015-00337	MCCANN BERNADETTE T	DEFENDANT	6/05/2015	—

REAL PROPERTY — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00315	DOUGHERTY JAMES J	PLAINTIFF	6/01/2015	—
2015-00315	DOUGHTERTY CATHERINE J	PLAINTIFF	6/01/2015	—
2015-00315	FLEET NATIONAL BANK NOW BY MERGER	DEFENDANT	6/01/2015	—
2015-00315	ACQUISITION BANK OF AMERICA	DEFENDANT	6/01/2015	—
2015-00315	FIRST NATIONAL BANK OF HAWLEY NOW BY MERGER	DEFENDANT	6/01/2015	—
2015-00315	WELLS FARGO BANK NA	DEFENDANT	6/01/2015	—

TORT — PREMISES LIABILITY

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00328	PUGH JERSALEM A/K/A	PLAINTIFF	6/02/2015	—
2015-00328	PUGH LOIS	PLAINTIFF	6/02/2015	—
2015-00328	GOPI LLC D/B/A	DEFENDANT	6/02/2015	—
2015-00328	COUNTRY TRAILS GENERAL GENERAL STORE	DEFENDANT	6/02/2015	—



WAYNE COUNTY LEGAL JOURNAL
Official Publication of the Wayne County Bar Association

Don't Miss an Issue!
**Get weekly Sheriff Sales, Estate Notices,
Mortgages, Deeds, Judgments & MORE.**

Subscribe Today!
Subscription Rates Per Year – Prepay Only!

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

Email baileyd@ptd.net or call 570-251-1512.

MORTGAGES AND DEEDS

*RECORDED FROM JUNE 15, 2015 TO JUNE 19, 2015
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Murphy Michael P	Citizens Savings Bank	Lake Township	
Murphy Carol L			17,200.00
Beierschmitt John J	Mortgage Electronic Registration Systems	Paupack Township	
Beierschmitt Karen T			390,000.00
Parker Betty S	Trumark Financial Credit Union	Paupack Township	
Parker Gilbert E			25,000.00
Hahn Wayne F	Mortgage Electronic Registration Systems	Paupack Township	
Hahn Nancy E			94,400.00
Hawran Richard E	Dime Bank	Oregon Township	
Hawran Mary E			147,400.00
Kilhullen Tracy L	Dime Bank	Oregon Township	
Kilhullen Chad D			160,000.00
Downton Chad D	Dime Bank	Starrucca Borough	45,000.00
Terody Steve	Mortgage Electronic Registration Systems	Lehigh Township	
Terody Lisa R Sustain			68,400.00
Sutainterody Lisa R			
Gordienko Nikolai	Honesdale National Bank	Honesdale Borough	
Gordienko Linda			75,000.00
Rengers Joseph N	Mortgage Electronic Registration Systems	Honesdale Borough	
Rengers Jessica L			152,192.00
Buesing Vincent H	Mortgage Electronic Registration Systems	Damascus Township	
Buesing Johanna E			131,237.00
Borges Michelle	Mortgage Electronic Registration Systems	Sterling Township	83,000.00
Martin John J	Honesdale National Bank	Honesdale Borough	100,000.00
Brandt Joseph J	Honesdale National Bank	Waymart Borough	9,100.00
Hughes George D	Community Bank	Lake Township	100,000.00
Green Robert J	First National Community Bank	Berlin Township	
Green Luann E			90,000.00
Headings Jill L	N B T Bank	Lake Township	
Lutzi Alexander Jr			120,000.00
Gardiner James R	Valley National Bank	Paupack Township	
Gardiner Pauline B			129,700.00
Hawley House	Leonetti Nancy E	Hawley Borough	225,000.00
Tuite Timothy L	Mortgage Electronic Registration Systems	Sterling Township	153,607.00

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

Gibbs Arthur Charles Jr	Mortgage Electronic Registration Systems	South Canaan Township	137,755.00
Rickert Timothy J	Wayne Bank	Palmyra Township	243,000.00
Werny Victor F	Mortgage Electronic Registration Systems	Salem Township	
Werny Luisa			119,000.00
Goodspeed David J	Mortgage Electronic Registration Systems	Paupack Township	
Keeler Cathie L			67,651.00
Schwab Elvin C	Mortgage Electronic Registration Systems	Waymart Borough	
Schwab Joy L			92,244.00
Waller Kevin	Wayne Bank	Palmyra Township	
Waller Susanne			50,000.00
Appel Karen	Dime Bank	Damascus Township	144,000.00
Gustin Mary M	Dime Bank	Texas Township	25,000.00
Ordnung Clark R	Dime Bank	Cherry Ridge Township	
Ordnung Donna G			40,000.00
Williams Nancy M	Wayne Bank	Palmyra Township	
Williams Russell			10,000.00
Stinnard Lester G Jr	Honesdale National Bank	Cherry Ridge Township	
Stinnard Bonny S			60,000.00
Klim Michael W	Honesdale National Bank	Lake Township	
Klim Maggie A			100,000.00
Klim Michael W	Honesdale National Bank	Lake Township	
Klim Maggie A			42,500.00
Edwards David L	Honesdale National Bank	Salem Township	
Winsko Barbara A			450,000.00
Bond Bonnie	N B T Bank	Lake Township	72,000.00
Bond Bonnie	N B T Bank	Lake Township	35,000.00
Grzejka Roman	Honesdale National Bank	Honesdale Borough	66,000.00
Rose Keith D	Honesdale National Bank	Salem Township	50,000.00
Costanzo David	Honesdale National Bank	Clinton Township	
Costanzo Mary C			105,000.00
Lutz Loren O	Honesdale National Bank	Lake Township	
Lutz Charlotte A			30,000.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Lesante James	Brown Robert	Paupack Township	
Lesante Jennifer			Lot 127
McLaughlin Peggy Tr	Hahn Wayne F	Paupack Township	
Goodsir Family Trust	Hahn Nancy E		Lot 114
Ymalay Wendell T	Ymalay Wendell T	Canaan Township	Lot G2EA
Pierre Claude Andre	Taylor Randolph	Lehigh Township	
	Taylor Anna		Lots 425 & 426

Adams David B	Terody Steve	Lehigh Township	
Johnson Suzanne	Terody Lisa R Sustain Sutainterody Lisa R		
Bucknum Barbara Est AKA	Badenhop Kenneth C Sr	South Canaan Township	
Bucknum Barbara A Est AKA	Badenhop Mary		Lot 7
Bucknum Susan Exr			
Dix Gerald A	Dix Aaron	Scott Township	
Dix Audrey A	Dix Luann		
Keely Barbara J	Keely Timothy	Preston Township	
Wolf David M	Gordienko Nikolai	Honesdale Borough	
Wolf Catherine	Gordienko Linda		
Jakob Richard	Rengers Joseph N	Honesdale Borough	
Jakob Susan	Rengers Jessica L		
Baldassano Jay V	Kupchick Paul Kupchick Linda	Damascus Township	Lot 1
Scanlon Eugene F III	Majorana Frank	Manchester Township	
Scanlon Diane	Majorana Shannon		Lot 1121
Smith Nancy	Greene Alexander D	Damascus Township	Lot 2
Brezo Michael	MacLeod Diane Winters	Lake Township	
Winters Kenneth	Wintersmacleod Diane		Lot 2734
Brezo Diane			
MacLeod Diane Winters			
Wintersmacleod Diane			
Schwab James D	Schwab Eric D Schwab Danielle J	Texas Township 1 & 2 Texas 1 & 2 Twp & Honesdale Honesdale Borough Honesdale Boro & Texas 1 & 2	
Ofedal Arlene A	Cali Robert	Lehigh Township	
Matarazzo Arlene			Lot 58
Shino Robert G	Thorpe John Randall	Waymart Borough	
OBrien Marianne By Sheriff	Deutsche Bank National Trust Company Tr	Honesdale Borough	
Terracino Anthony	Harris Scott	Dreher Township	
Terracino Beth			Lot 89
Clocker David T	Clocker Albert H	Paupack Township	
Clocker Albert H	Clocker Richard M		
Clocker Richard M	Clocker Susan		
Hughes George D	Hughes George D	Lake Township	
Hughes Laura L			Lot 8
Fannie Mae AKA	Kaja Holdings Two	Clinton Township 2	
Federal National Mortgage Association AKA			Lot 8
First American Title Insurance Company			
Verbeke Autumn By Sheriff	Lakeview Loan Servicing	Palmyra Township	Lot 24
Terwilliger Lauren By Sheriff	Wilmington Saving Fund Society	Lake Township	
Terwilliger John D By Sheriff			Lot 2725
Ryan Barbara M Stolle	Laudenbach Adam	Dreher Township	
Stolleryan Barbara M	Laudenbach Carolyn		
Wiggins Frances M	Deutsche Bank National Trust Company Tr	Lake Township	Lot 1412

Pisano Rosemarie	Gibbs Arthur Charles Jr	South Canaan Township	
Klepadlo Tara L By Af	Rickert Timothy J	Palmira Township	
Meagher Matthew L Af			Lot 1
Kane Thomas S Jr By Af	Werny Victor F	Salem Township	
Kane Helen Af	Werny Luisa		
Kane Helen			
Baker Christopher G	Schwab Elvin C	Waymart Borough	
Baker Miriam C	Schwab Joy L		
Wilson Robert W	Kellam Brian J	Berlin Township	
	Wilson Pamela S		Lot A
Sluder Walter D	Morsch Roy	Buckingham Township	
Mazzuki Cynthia	Puskarcik Joann		
Caruth J Albert	Mcdade Jill Ellen	Sterling Township	
Caruth Patricia L			Lot 7
Caruth J Albert	Caruth J Albert	Sterling Township	
Caruth Patricia L	Caruth Patricia L		
Sadak Heidi A AKA	Walther Heidi A AKA	Honesdale Borough	
Walther Heidi A AKA	Walther Heidi AKA		
Walther Heidi AKA			
Walther Jad T			
Kleinberger Chris Exr & Tr	Kleinberger Bruce	Lake Township	
Kleinberger Bernard Est			Lot 24
Bernard Kleinberger G S T			
Exempt Residuary			
Kleinberger Bruce			
Clark Dawna			
Creciun David	Creciun David	Buckingham Township	
Creciun Cornell Jr	Creciun Cornell Butch Jr		
Long Richard J	Stappert Robert	Salem Township	
Long Cathy S	Stappert Virginia		Lot 888
Ryan Patricia Cotte Exr	Cotte Mark J	Mount Pleasant Township	
Cotte Robert J Est			
Cotte Mark J	Roige Cesar	Mount Pleasant Township	
Wayne Bank	Edwards David L	Salem Township	
	Winsko Barbara A		
Errigo Dean F Jr	Errigo Adrienne M	Lake Township	Lot 2133
Bond Mark T	Bond Bonnie	Lake Township	
Bond Bonnie			
Dexter Jean R	Koberlein Bonnie J	Damascus Township	
Stralow Jean Dexter	Dexter Frederick R		Lot 49
	Olver Cindy E		
Yowell Donald H	Watson Justin	Manchester Township	
	Allegre Rene J III		
Dorsey Reva M Est AKA	Kreiter David G	Texas Township 1 & 2	
Dorsey Reva May Est AKA	Kreiter Sharyl L		
Dorsey Reva Est AKA			
Dorsey Mark Adm			
Dorsey Mark			



Legal Journal of Wayne County
3305 Lake Ariel Highway
Honesdale, PA 18431