

# OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 5 ★ JULY 3, 2015 ★ Honesdale, PA ★ No. 17



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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.

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## MESSAGE FROM THE WAYNE COUNTY BAR ASSOCIATION



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

### PRICING & RATES

#### *Notice Pricing*

##### *One time Insertions*

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

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

#### *Subscription Rates*

##### *Per Year*

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

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

### WAYNE COUNTY OFFICIALS

#### *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**

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*June 25, 2015 — The following cases were addressed by the Raymond L. Hamill, Senior Judge, Wayne County:*

**JAMES EDWARD MIHALIS**, age 56, of Honesdale, PA, was sentenced to a State Correctional Institution for a period of not less than 36 months nor more than 240 months, for one count of Aggravated Assault, a Felony, and one count of Terroristic Threats, a Misdemeanor of the 1st Degree. He was also ordered to pay all Court costs and pay \$250.00 to the DNA Detection Fund. The incident occurred on January 15, 2015, in Damascus Township, PA.

**MATTHEW JOHN JAVITZ**, age 24, of Honesdale, PA, was sentenced to a State Correctional Institution for a period of not less than 8 months nor more than 36 months for one count of Possession of Heroin, an ungraded Misdemeanor. He was also ordered to pay all Court costs and pay a fine in the amount of \$300.00. The incident occurred on February 26, 2015, in Honesdale Borough, PA.

**DAVID RODGER**, age 32, of Equinunk, PA, was sentenced to the Wayne County Correctional Facility, for a period of not less than 5 days nor more than 6 months for one count of DUI, an ungraded Misdemeanor. He was also ordered to pay all Court costs, pay a fine in the amount of \$300.00, participate in the drug and alcohol addiction treatment, complete the Alcohol Highway Safety Program, perform 50 hours of community service and maintain full time employment. The incident occurred on August 17, 2014, in Honesdale Borough, PA. His BAC was .101%.

**DARRIN L. HERRINGTON**, age 47, of Waymart, PA, was sentenced to the Wayne County Correctional Facility for a period of not less than 15 days nor more than 12 months, for one count of Simple Assault-Mutual Consent, a Misdemeanor of the 3rd Degree. The incident occurred on November 19, 2013, in Canaan Township, PA.

**GERALD FORGIONE**, age 61, of Lake Ariel, PA, was sentenced to the Wayne County Correctional Facility for a period of not less than 3 days nor more than 6 months, for one count of DUI, an ungraded Misdemeanor. He was also ordered to pay all Court costs, pay a fine in the amount of \$1,000.00, participate in the drug and alcohol addiction

treatment, complete the Alcohol Highway Safety Program, and perform 50 hours of community service. The incident occurred on June 7, 2013, in Salem Township, PA. His BAC was .251%.

**DENISE MARY LENTES**, age 55, of Moscow, PA, was sentenced to probation for a period of 6 months, for one count of Possession of Drug Paraphernalia, an ungraded Misdemeanor. She was also ordered to pay all Court costs, pay a fine in the amount of \$300.00, undergo a drug and alcohol evaluation and comply with all treatment recommendations, perform 50 hours of community service, and maintain employment. The incident occurred on March 6, 2015, in Lehigh Township, PA.

**LEGAL NOTICES**

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

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**ESTATE NOTICES**

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

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**EXECUTOR NOTICE**

Estate of JANE C. MARTUCCI  
Late of Paupack Township  
Executor  
GEORGE MARTUCCI  
44 GALWAY DRIVE  
HAZLET, NJ 07730  
Attorney  
MICHAEL D. WALKER, ESQ.  
PO BOX 747  
HAMLIN, PA 18427

7/3/2015 • 7/10/2015 • 7/17/2015

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**EXECUTRIX NOTICE**

Estate of VERONICA G. HETZEL  
AKA VERONICA GERTRUDE  
HETZEL  
Late of Honesdale Borough  
Executrix  
EILEEN J. HETZEL  
20 SCOTT DRIVE  
WAYMART, PA 18472  
Attorney  
MICHAEL D. WALKER, ESQ.

PO BOX 747  
HAMLIN, PA 18427

7/3/2015 • 7/10/2015 • 7/17/2015

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**EXECUTOR NOTICE**

Estate of JANICE E. LIPTAK  
AKA JANICE LIPTAK AKA  
JANICE ELLEN LIPTAK AKA  
JANICE ELLEN NOBLE  
Late of Bethany Borough  
Executor  
DUSTIN D. LIPTAK  
316 ASH STREET  
BETHANY, PA 18431  
Executrix  
ASHLEY J. LIPTAK  
168 FORDS ROAD  
HONESDALE, PA 18431  
Attorney  
MATTHEW L. MEAGHER,  
ESQUIRE  
1018 CHURCH STREET  
HONESDALE, PA 18431

7/3/2015 • 7/10/2015 • 7/17/2015

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**EXECUTRIX NOTICE**

Estate of DEBORAH WANKLIN  
AKA DEBORAH 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

7/3/2015 • 7/10/2015 • 7/17/2015

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**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

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**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

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**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

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**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

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**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

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**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

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**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

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**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

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**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

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**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

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**OTHER NOTICES**

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**LEGAL NOTICE**

To All Interested Persons:

The Honesdale National Bank, Executor of the Estate of Elizabeth C. Hopler has filed a Petition for the Appointment of a Receiver for Nelson Private Cemetery, a dissolved Pennsylvania non profit corporation. The Court has scheduled this for a hearing on Tuesday, June 23, 2015, but this hearing has been re-scheduled for Monday, September 14, 2015 at 9:30 a.m. o'clock in Courtroom No. 2, Wayne County Courthouse, 925 Court Street, Honesdale, Pennsylvania 18431. All persons interested in this matter should appear and be heard. A copy of the petition is available in the office of the Prothonotary of Wayne County at the Wayne County Courthouse, 925 Court Street, Honesdale, Pennsylvania 18431, or by contacting Stephen Jennings, Esquire, Jennings & Jennings, LLC, 303 Tenth Street, Honesdale, Pennsylvania 18431. (570) 253-5161

Stephen Jennings, Esquire  
Attorney for Petitioner

7/3/2015 • 7/10/2015

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**LEGAL NOTICE**

TAKE NOTICE THAT THE FOLLOWING ACCOUNT HAS BEEN FILED TO THE COMMON PLEAS COURT OF WAYNE

COUNTY AND WILL BE PRESENTED FOR CONFIRMATION ON JULY 9, 2015 AT 9:15 A.M. IN COURT ROOM #2, WAYNE COUNTY COURT HOUSE, HONESDALE, PA.

FIRST AND FINAL ACCOUNT OF FREDERICK HAASE AND THE HONESDALE NATIONAL BANK EXECUTORS FOR ESTATE OF HERMAN A. HUBER, DECEASED

NO. 53 O.C.D. 2014.

7/3/2015 • 7/10/2015

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**LEGAL NOTICE**

TAKE NOTICE THAT THE FOLLOWING ACCOUNT HAS BEEN FILED TO THE COMMON PLEAS COURT OF WAYNE COUNTY AND WILL BE PRESENTED FOR CONFIRMATION ON JULY 9, 2015 AT 9:15 A.M. IN COURT ROOM #2, WAYNE COUNTY COURT HOUSE, HONESDALE, PA.

FIRST AND FINAL ACCOUNT OF THE HONESDALE NATIONAL BANK TRUSTEE FOR HERMAN A. HUBER TRUST

NO. 64 O.C.D. 2015.

7/3/2015 • 7/10/2015

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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.*

**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**

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**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

**SHERIFF'S SALE  
JULY 29, 2015**

By virtue of a writ of Execution instituted The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-2 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 29th 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 4248, 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 of Wayne County, Pennsylvania; April 9, 1970 in Plat Book 5, Page 27; May 11, 1970 in Plat Book 5, Pages 34, 37,41 through 48 and 50; September 8, 1970 in Plat Book 5,

Page 57; February 8, 1971 in Plat Book 5, Pages 62 and 63; March 24, 1971 in Plat Book 5, Page 66; May 10, 1971 in Plat Book 5, Pages 71 and 72; March 14, 1972 in Plat Book 5, Pages 76, 79 through 84 and 86; May 26, 1972 in Plat Book 5, Pages 93 through 95; September 26, 1972 in Plat Book 5, Pages 96,97 and 100 through 104; March 9, 1973 in Plat Book 5, Page 105; March 23, 1973 in Plat Book 5, Page 107; April, 1973 in Plat Book 5, Pages 108 through 110; and May 18, 1973 in Plat Book 5, Pages 111 through 119, as amended and supplemented.

Subject to all easements, covenants, conditions and restrictions of record, including those set forth in the Declaration of Protective Covenants of The Hideout, dated as of May 11, 1970, as amended and supplemented.

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

Title to said Premises vested in Timothy Collins and Teresa Collins, his wife as Tenants by the Entirety by Deed from Robert Kochel and Kathleen Kochel dated 09/27/2003 and recorded 10/17/2003 in the Wayne County Recorder of Deeds in Book 2364, Page 302.

Being known as 4248 Chestnut Hill Drive, Lake Ariel, PA 18436

Tax Parcel Number: 12-46-87.-

Improvements: Residential  
Dwelling

Seized and taken in execution as  
property of:  
Timothy Collins 4248 Chestnut  
Hill Drive Lake Ariel PA 18436  
Teresa Collins 817 Prescott Avenue  
SCRANTON PA 18510

Execution No. 315-Civil-2014  
Amount Due: \$191,088.65 Plus  
additional costs

May 6, 2015  
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE  
NOTICE:

That all claims to the property will  
be filed with the sheriff before the

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

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

Robert W. Williams, Esq.

**7/3/2015 • 7/10/2015 • 7/17/2015**

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**CIVIL ACTIONS FILED**

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

**JUDGMENTS**

<b>NUMBER</b>	<b>LITIGANT</b>	<b>DATE</b>	<b>DESCRIPTION</b>	<b>AMOUNT</b>
2003-40261	CHAMESIAN ZOHRAB OWNER	6/08/2015	SATISFACTION	—
2003-40261	CHAMESSIAN GARBIS OWNER	6/08/2015	SATISFACTION	—
2006-21257	HENDERSON MICHAEL	6/12/2015	SATISFACTION	—
2006-21257	HENDERSON TOWANA	6/12/2015	SATISFACTION	—
2008-20874	LESCHINSKI SUSAN	6/08/2015	SATISFACTION	1,318.17
2012-20949	STINE BRIAN	6/08/2015	SATISFACTION	668.92
2012-20949	STINE KERRY	6/08/2015	SATISFACTION	668.92
2013-21355	WOJTOWICZ STEVEN F	6/11/2015	SATISFACTION	554.44
2014-00340	CACCAVONE MICHAEL A	6/09/2015	WRIT OF EXECUTION	178,639.03
2014-00574	WAYNE BANK GARNISHEE	6/10/2015	SATISFY ATTCHMT EXEC	—
2014-00697	SCARFALLOTO LORENZO DEFENDANT/APPELLEE	6/10/2015	DEFAULT JUDGMENT	4,588.22
2014-20892	STINE BRIAN	6/08/2015	SATISFACTION	1,526.70
2014-20892	STINE KERRY	6/08/2015	SATISFACTION	1,526.70
2014-90104	SORRENTO JOANNA ESTATE	6/08/2015	SATISFACTION	—
2015-00042	LARSEN ELEONORA M	6/09/2015	DEFAULT JUDG IN REM	149,148.62
2015-00076	ROACH JENNIFER L	6/10/2015	WRIT OF EXECUTION	123,507.98
2015-00076	ROACH PETER M	6/10/2015	WRIT OF EXECUTION	123,507.98
2015-00176	SMITH BECKY A	6/09/2015	DEFAULT JUDGMENT	102,687.92
2015-00176	SMITH WAYNE T	6/09/2015	DEFAULT JUDGMENT	102,687.92
2015-00176	SMITH BECKY A	6/09/2015	WRIT OF EXECUTION	102,687.92
2015-00176	SMITH WAYNE T	6/09/2015	WRIT OF EXECUTION	102,687.92
2015-00193	ABBRUZZESE DEMETRIO A/K/A	6/09/2015	DEFAULT JUDG IN REM	79,881.78
2015-00193	ABBRUZZESE DEMETRIO J	6/09/2015	DEFAULT JUDG IN REM	79,881.78
2015-00338	WERTHEIN FRANKLIN BRUCE	6/08/2015	QUIET TITLE	—
2015-00338	WERTHWEIN MARGARET E	6/08/2015	QUIET TITLE	—
2015-20027	STATION HOUSE IRISH PUB & STEAKHOUSE LTD THE	6/08/2015	DISCONTINUED	—
2015-20027	STATION HOSE IRISH PUB & STEAKHOUSE D/B/A	6/08/2015	DISCONTINUED	—
2015-20027	RUSSO GARY INDIVIDUALLY	6/08/2015	DISCONTINUED	—
2015-20027	BENSON CHRISTOPHER INDIVIDUALLY	6/08/2015	DISCONTINUED	—
2015-20027	FIRST NATIONAL COMMUNITY BANK GARNISHEE	6/08/2015	DISSOLVE GARNISHMENT	—
2015-20119	WHITE KAITIEN	6/08/2015	WRIT WAGE ATTACHMENT	2,281.20

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

2015-20330	CONKLIN LAURA	6/12/2015	WRIT OF EXECUTION	7,980.03
2015-20330	SMITH RICHARD	6/12/2015	WRIT OF EXECUTION	7,980.03
2015-20330	HONESDALE NATIONAL BANK THE GARNISHEE	6/12/2015	GARNISHEE/WRIT EXEC	7,980.03
2015-20422	MCR GEOTECHNICAL ENGINEERS LLC	6/08/2015	FEDERAL TAX LIEN	2,067.33
2015-20422	MC CLYMONT ALFRED A SOLE MBR	6/08/2015	FEDERAL TAX LIEN	2,067.33
2015-20422	MCCLYMONT ALFRED A SOLE MBR	6/08/2015	FEDERAL TAX LIEN	2,067.33
2015-20423	AHPA PROPERTIES INC	6/08/2015	MUNICIPAL LIEN	1,845.79
2015-20424	CROOM ROBERT L	6/08/2015	MUNICIPAL LIEN	4,513.78
2015-20424	CROOM PAULA S	6/08/2015	MUNICIPAL LIEN	4,513.78
2015-20425	HARTLEY JAMI L	6/08/2015	MUNICIPAL LIEN	2,292.95
2015-20426	HEINLEIN GEORGE	6/08/2015	MUNICIPAL LIEN	2,347.49
2015-20427	NAWROCKI ALLEN	6/08/2015	MUNICIPAL LIEN	2,535.08
2015-20428	NEGRI BRUCE U	6/08/2015	MUNICIPAL LIEN	5,028.31
2015-20428	NEGRI DIANE L	6/08/2015	MUNICIPAL LIEN	5,028.31
2015-20429	REPKIE SANDRA L	6/08/2015	MUNICIPAL LIEN	3,058.59
2015-20430	YOUNG SHAUN P	6/08/2015	MUNICIPAL LIEN	1,996.30
2015-20431	BRUNO MICHAEL A	6/09/2015	JUDGMENT	1,315.00
2015-20432	BLAYLOCK EMILIE	6/10/2015	JUDGMENT	1,217.00
2015-20433	RAVE JOSHUA M	6/10/2015	JUDGMENT	3,015.00
2015-20434	ORCINOLI KRISTINA	6/10/2015	JP TRANSCRIPT	1,386.21
2015-20435	DUNN CASEY J	6/11/2015	JUDGMENT	2,809.00
2015-20436	KNECHT JEFFERY SR	6/11/2015	JUDGMENT	680.00
2015-40033	HESS ROBERT G JR OWNER P	6/08/2015	STIP VS LIENS	—
2015-40033	HESS SHELBY J OWNER P	6/08/2015	STIP VS LIENS	—
2015-40033	FINE LINE HOMES CONTRACTOR	6/08/2015	STIP VS LIENS	—
2015-90070	COTTRELL HERBERT C	6/08/2015	ESTATE CLAIM	6,719.35
2015-90071	CASTELLANO ELIZABETH	6/08/2015	ESTATE CLAIM	91,633.09
2015-90072	COTTRELL HERBERT C	6/09/2015	ESTATE CLAIM	1,965.75
2015-90073	COTTRELL HERBERT C	6/09/2015	ESTATE CLAIM	104.61
2015-90075	BAKER BENJAMIN	6/12/2015	ESTATE CLAIM	153,037.79

### CIVIL APPEALS — AGENCIES: OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00347	ROBERTS WILLIAM PLAINTIFF/APPELLEE	PLAINTIFF	6/12/2015	—
2015-00347	ROBERTS NANCY PLAINTIFF/APPELLEE	PLAINTIFF	6/12/2015	—
2015-00347	APPLEBY SYSTEMS INC DEFENDANT/APPELLANT	DEFENDANT	6/12/2015	—

### CONTRACT — BUYER PLAINTIFF

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00341	BENACQUISTO FRANK	PLAINTIFF	6/09/2015	—
2015-00341	FCA US LLC	DEFENDANT	6/09/2015	—



**CONTRACT — DEBT COLLECTION: OTHER**

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00339	HAMLIN PLAZA LLC	PLAINTIFF	6/09/2015	—
2015-00339	HONESDALE NATIONAL BANK	DEFENDANT	6/09/2015	—
2015-00345	ROYAL CASE COMPANY INC	PLAINTIFF	6/11/2015	—
2015-00345	ARCHERY AMERICA LLC	DEFENDANT	6/11/2015	—
	D/B/A			
2015-00345	WINCHESTER ARCHERY	DEFENDANT	6/11/2015	—

**MISCELLANEOUS — OTHER**

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00340	KANNEBECKER CHARLES	PLAINTIFF	6/09/2015	—
2015-00340	KANNEBECKER ISE	PLAINTIFF	6/09/2015	—
2015-00340	WAYNE COUNTY BOARD ASSESSMENT	DEFENDANT	6/09/2015	—
	AND REVISION OF TAXES			
2015-00344	HARPER RICHARD	PLAINTIFF	6/10/2015	—
2015-00344	HARPER DEBORAH	PLAINTIFF	6/10/2015	—
2015-00344	MITCHENER ENTERPRISES	DEFENDANT	6/10/2015	—
2015-00344	MITCHENER DANA	DEFENDANT	6/10/2015	—

**REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL**

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00346	WELLS FARGO BANK NA	PLAINTIFF	6/12/2015	—
2015-00346	BIBALO CHRISTOPHER	DEFENDANT	6/12/2015	—

**REAL PROPERTY — QUIET TITLE**

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00338	LAKE 12685 LLC	PLAINTIFF	6/08/2015	—
2015-00338	WERTHEIN FRANKLIN BRUCE	DEFENDANT	6/08/2015	—
2015-00338	WERTHWEIN MARGARET E	DEFENDANT	6/08/2015	—

**MORTGAGES AND DEEDS**

*RECORDED FROM JUNE 22, 2015 TO JUNE 26, 2015  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

<b>GRANTOR</b>	<b>GRANTEE</b>	<b>LOCATION</b>	<b>AMOUNT</b>
Kuzniak Michael C	Honesdale National Bank	Paupack Township	96,000.00
Tyler Mark A	Susquehanna Bank	Damascus Township	
Tyler Stephanie S			100,000.00
Kreiter David G	Honesdale National Bank	Texas Township	
Kreiter Sharyl L			86,500.00
Bennett Robert	Honesdale National Bank	Buckingham Township	
Bennett Cynthia E			45,000.00
Olsommer Matthew	Housing & Urban Development	Dreher Township	
Olsommer Sandra			65,594.42
Sanchez Laura J Tr	Mortgage Electronic Registration Systems	Lake Township	
Laura J Sanchez Revocable Living Trust			108,000.00
Dyer Joseph C	Wayne Bank	Preston Township	
Dyer Cheryl A			200,000.00
Rauschmeier Gary	Wayne Bank	Lake Township	50,500.00
Daly Robert H	Mortgage Electronic Registration Systems	Mount Pleasant Township	
Daly Kathleen M			172,000.00
Waisanen Chelsea L	Mortgage Electronic Registration Systems	Clinton Township 2	
Waisanen Phillip			142,755.00
Frank Raymond Barry	People First Federal Credit Union	Lake Township	
Frank Diana Marie			72,000.00
Rivera Jose E	Mortgage Electronic Registration Systems	Sterling Township	
Rivera Patricia A			137,820.00
Highhouse Cody T	Honesdale National Bank	Damascus Township	
Highhouse Jennifer A			124,000.00
Kline Amy R	Mortgage Electronic Registration Systems	Honesdale Borough	176,739.00
Walek Thomas A	First National Community Bank	Buckingham Township	
Walek Nobuko			60,000.00
Wildenstein George H	First National Community Bank	Mount Pleasant Township	
Wildenstein Margaret Joan			25,000.00
Knash Catherine A	Pa State Employees Credit Union	Honesdale Borough	
Knash Christopher			60,000.00
Dutton Tracy L	Dime Bank	Damascus Township	
Tirney Kristy L			65,000.00

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

Wood Keith	Dime Bank	Damascus Township	
Wood Christina M			174,000.00
Berry Allen H	Mortgage Electronic Registration Systems	Paupack Township	
Berry Karen J			176,000.00
McCormick Vivian	Honesdale National Bank	Waymart Borough	59,000.00
Gross Mitchel	U S Bank	Paupack Township	
Murphy Jean M			76,500.00
Farucci Frank M	N B T Bank	Paupack Township	
Farucci Bernadette M			136,800.00
Vinton John Todd	Wayne Bank	Waymart Borough	
Bunting Maureen Vinton Maureen			15,000.00
Fiebigler Daniel	Citizens Savings Bank	Cherry Ridge Township	
Jones Penny		Cherry Ridge & South Canaan	140,000.00
Fiebigler Penny		South Canaan Township	
		South Canaan & Cherry Ridge	140,000.00
Smith Eric J	Wells Fargo Bank	Berlin Township	
Smith Sara E			50,000.00
Sentinella Sean	Mortgage Electronic Registration Systems	Dreher Township	
Sentinella Danielle			265,050.00
Latino Kathleen L	Wells Fargo Bank	Paupack Township	300,000.00
Livsey Steven D	Fidelity Deposit & Discount Bank	Waymart Borough	
Mackrell Patricia			11,000.00
Bardzilouskas Anthony R	Mortgage Electronic Registration Systems	Lehigh Township	
Bardzilouskas Maureen E			145,000.00
Grim Wayne Alan	Mortgage Electronic Registration Systems	Lake Township	
Grim Caris H			115,650.00
Noel Patrick A II	Mortgage Electronic Registration Systems	South Canaan Township	
Noel Kristi Jo By Agent Noel Patrick A II Agent			292,055.00
Treat Jeffrey S	Wayne Bank	Paupack Township	62,000.00
Wohst David J	Mortgage Electronic Registration Systems	Manchester Township	268,000.00
Singer Ethan A Singer Doris E	Dime Bank	Paupack Township	217,000.00

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Scarpa James J	Wayne Bank	Damascus Township	
Scarpa Adrienne N			136,000.00
Dunn Kevin P	Dime Bank	Texas Township 1 & 2	
Dunn Ruth L			370,000.00

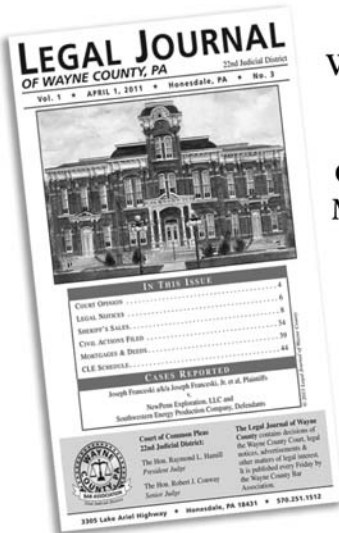
**DEEDS**

GRANTOR	GRANTEE	LOCATION	LOT
Morea Vincent	Morea Vincent	Damascus Township	
Morea Juli	Morea Juli		
Wayne County Tax Claim Bureau			
Buckingham Larry James Exr	Kuzmiak Michael C	Paupack Township	
Buckingham Roberta Est			
Buckingham Larry J			
Buckingham Cheryn L			
Schultz John D	Mcginnis Robert J	Palmyra Township	
Schultz Sherri B	Mcginnis James R		Lot 36
Margotta James	Nielsen Mine	Dreher Township	Lot 44
Conklin Stanley O Jr	Sanchez Laura J Tr	Lake Township	
	Laura J Sanchez Revocable Living Trust		Lot 3803
Nolan Michael T Tr	Nolan Whitney	Paupack Township	Lot 83
Marici Frank N	Marici Frank N Tr	Paupack Township	
Marici Thelma L	Marici Thelma L Tr		Lot 23
	Marici Living Trust		
McMurray Ronald	Waisanen Phillip	Clinton Township 2	
	Waisanen Chelsea L		
McDonald Michael	Frank Raymond Barry	Lake Township	
McDonald Ana	Frank Diana Marie		Lot 3393
Ward Robert J	Dime Bank	Damascus Township	
Ambrosio Michele Shanley	Collazo Iris	Dreher Township	Lot 229
Piper Creek Inc	Kline Amy R	Honesdale Borough	Lot 30
H S B C Bank U S A	Housing & Urban Development	Waymart Borough	Lot 13
Frontier North Inc	Verizon North L L C	Berlin Township	
Knash Stephen J	Knash Christopher	Honesdale Borough	
Knash Christopher	Knash Catherine A		
Ohalla Laurie K			
Raymond Cynthia	Obici Donald	Damascus Township	
Raymond Alan			
Lucas Elaine M	Obici Donald	Damascus Township	
Lucas Carl M			
Obici Geoffrey J	Obici Donald	Damascus Township	
Bayly Jeffrey	Daley Robert	Berlin Township	
Bayly Teresa J	Daley Shelley		Lot B
Daley Robert	Bayly Jeffrey	Berlin Township	
Daley Shelley	Bayly Teresa J		Lot A
Daley Robert	Daley Robert	Berlin Township	
Daley Shelley	Daley Shelley		

Bayly Jeffrey	Bayly Jeffrey	Berlin Township	
Bayly Teresa J	Bayly Teresa J		
Dutton Arnold E Jr	Dutton Tracy L	Damascus Township	
Dutton Dianna Lea	Turney Kristy L		Lot 2
Mello William J	Berry Allen H	Paupack Township	
Mello Sandra J Latona	Berry Karen J		Lots 500 & 501
Latonamello Sandra J			
Reed Kathleen L	Mccormick Vivian	Waymart Borough	
Andrews Kenneth	Gross Mitchel	Paupack Township	
	Murphy Jean M		Lot 195
Serafini Paolo	Dorobis Susan	Sterling Township	
Serafini Maria			Lot 37
Shaughnessy Brian F	Shaughnessy Enterprises	Damascus Township	
Shaughnessy Kimberly		Damascus & Oregon Townships	
Shaughnessy William P		Oregon Township	
Shaughnessy Sapna		Oregon & Damascus Townships	
Bishop Kelly E			
Bishop Kevin			
Kirchdoerfer Maureen A			
Kirchdoerfer Justin			
Shaughnessy Brian F	Shaughnessy Enterprises	Damascus Township	
Shaughnessy Kimberly			
Shaughnessy William P			
Shaughnessy Sapna			
Bishop Kelly E			
Bishop Kevin			
Kirchdoerfer Maureen A			
Kirchdoerfer Justin			
Shaughnessy Brian F	Shaughnessy Enterprises	Damascus Township	
Shaughnessy Kimberly			
Shaughnessy William P			
Shaughnessy Sapna			
Bishop Kelly E			
Bishop Kevin			
Kirchdoerfer Maureen A			
Kirchdoerfer Justin			
Shaughnessy Brian F	Shaughnessy Enterprises	Damascus Township	
Shaughnessy Kimberly			
Shaughnessy William P			
Shaughnessy Sapna			
Bishop Kelly E			
Bishop Kevin			
Kirchdoerfer Maureen A			
Kirchdoerfer Justin			
Duffy Judith	Duffy Judith	Salem Township	
Beskovoyne Gerald Jr	Beskovoyne Gerald Jr	Paupack Township	
	Beskovoyne Elizabeth		Lot 283
Rizzo Carmine M	Blue Waters Carpentry	Salem Township	
Rizzo Denise			Lot 627

Lynch Joyce	Lynch Joyce	Lehigh Township	
	Lynch Jeffrey		Lot 93
Vanloan Theresa Lynn Exr	Vanloan Theresa Lynn	Scott Township	
Vanloan Albert Edward Est AKA	Vanloan David J		
Vanloan Albert E Est AKA			
Vanloan Albert Est AKA			
Kemmenn Richard E	Kilvitis Richard D	Clinton Township 1	
	Kilvitis Michele R		Lot 2
Gray David	Sentinella Sean	Dreher Township	
Gray Patricia Louise	Sentinella Danielle		Lots 5 & 6
Wissler Carl	Cerciello Kimberly S	Palmyra Township	
Wissler Peggy E			
Bergun Lori	Vlahos Lori	Lake Township	
Demeo Michael A	Demeo Michael A		Lot 1337
Oeomeo Glenn			
Demeo Susan			
Vlahos Lori	Grim Wayne Alan	Lake Township	
Demeo Michael A By Af	Grim Caris H		Lot 1337
Vlahos Lori Af			
Cox Lois	Stone Christopher	Clinton Township 1	
	Stone Joan		
Reynolds Lynn Est AKA	Baker Aldric II	Mount Pleasant Township	
Reynolds Lynn E Est AKA	Baker Jennifer Lynn		
Reynolds Lloyd C Exr			
Tetterer Brian	Carpanese Heather	Lehigh Township	
Tetterer Melissa			Lot 457
Maysonet Rafael	Haeussler Robert E	Paupack Township	
Maysonet Aida	Haeussler Ellen C		Lot 331
Honesdale National Bank	Dirlam & Firmstone	Honesdale Borough	Parcel 1 & 2
P G Hemlock Road	Noel Patrick A II	South Canaan Township	
	Noel Kristi Jo		
Bordieri Michael J	Bordieri Barbara Anne	Lehigh Township	
Bordieri Barbara Anne	Bordieri Andrew Michael		
Bean Samuel C Jr AKA	Bean Samuel C Jr	Paupack Township	
Bean Dawn M			Parcel 53
Bean Samuel C AKA			
Curtis Robert C By Af	Scarpa James J	Damascus Township	
Curtis Katherine Anne Af	Scarpa Adrienne N		
Curtis Katherine A			

**Senator Baker announced the addition of direct email updates for those interested in receiving the latest information regarding legislative, revenue, veteran affairs and other constituent news. Go to [www.senatorbaker.com/e-mail.htm](http://www.senatorbaker.com/e-mail.htm) for more information.**



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