

OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 5 ★ AUGUST 7, 2015 ★ Honesdale, PA ★ No. 22



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Court of Common Pleas 22nd Judicial District:

The Hon. Raymond L. Hamill
President Judge

The Hon. Robert J. Conway
Senior Judge

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

The Official Legal Publication of Wayne County, Pennsylvania



Legal Journal of Wayne County

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

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

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

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

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

MESSAGE FROM THE WAYNE COUNTY BAR ASSOCIATION



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

PRICING & RATES

Notice Pricing

One time Insertions

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

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

Subscription Rates

Per Year

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

*Individual copies available for \$5 each
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Prorated subscriptions available*

WAYNE COUNTY OFFICIALS

Judge of the Court of Common Pleas

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

Magisterial District Judges

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Ronald J. Edwards
Ted Mikulak

Court Administrator

Linus H. Myers

Sheriff

Mark Steelman

District Attorney

Janine Edwards, Esq.

Prothonotary, Clerk of The Court

Edward “Ned” Sandercock

Chief Public Defender

Scott Bennett, Esq.

Commissioners

Brian W. Smith, *Chairman*
Wendall R. Kay
Jonathan Fritz

Treasurer

Brian T. Field

Recorder of Deeds, Register of Wills

Ginger M. Golden

Coroner

Edward Howell

Auditors

Carla Komar
Judy O’Connell
Kathleen A. Schloesser

Jury Commissioners

Judith M. Romich
Patricia Biondo

CRIMINAL CASES

July 30, 2015 — The following cases were addressed by the Honorable Raymond L. Hamill, President Judge, Wayne County.

KEITH JOSEPH TUCHOLSKI, age 53 of New Philadelphia, PA, was placed on probation for a period of 9 months, for one count of False Reports to Law Enforcement, a Misdemeanor of the 2nd Degree, one count of Driving While Operating Privileges Suspended/Revoked, a Summary offense, and one count of Abandonment of Vehicle on Highway, a Summary offense. He was also ordered to pay all Court costs, pay a fine in the amount of \$700.00, undergo a drug and alcohol evaluation, and continue with mental health treatment. The incident occurred on December 26, 2014, in Sterling Township, PA.

RICHARD LAPKA, age 58 of Forest City, 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. He was also ordered to pay all Court costs, pay a fine in the amount of \$1,000.00, participate in and cooperate with 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 17, 2015, in Clinton Township, PA. His BAC was .224%.

KEITH HAVENSTRITE, age 24 of Madison Township, PA, was sentenced on three separate cases, to the Intermediate Punishment Program for a period of 54 months, for one count of Retail Theft, a Felony of the 3rd Degree, and two counts of Theft by Unlawful Taking or Disposition, graded as a Misdemeanor of the 1st Degree. He was also ordered to pay all Court costs, pay a fine in the amount of \$500.00, and pay restitution in the amount of \$976.00, be placed on House Arrest with GPS Electronic Monitoring for a period of 6 months, undergo a drug and alcohol evaluation, perform 100 hours of community service, and obtain full time employment. These incidents occurred on February 6, 2015, March 18, 2015, and March 20, 2015 in Salem Township, PA.

KARL TEUNE, age 57 of Honesdale, PA, was sentenced to the Wayne County Correctional Facility for a period of not less than 3 months nor more than 18 months, for one count of Terroristic Threats, a Misdemeanor of the 1st Degree. He was also ordered to pay all Court costs, pay a fine in the amount of \$500.00, complete an anger management course, and obtain full time employment. The incident occurred on June 8, 2014, in Hawley Borough, PA.

JOHN EDWARD HARSCHKE, age 52 of Honesdale, PA, was sentenced to the Wayne County Correctional Facility for a period of not less than 3 months nor more than 6 months, for one count of DUI-Controlled Substance, an ungraded

Misdemeanor. He was also ordered to pay all Court costs, pay a fine in the amount of \$300.00, participate in and cooperate with the drug and alcohol addiction treatment, and complete the Alcohol Highway Safety Program. The incident occurred on August 9, 2014, in Salem Township, PA.

PATRICK JOHN TEEPLE JR., age 24 of Carbondale, 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. He was also ordered to pay all Court costs, pay a fine in the amount of \$1,000.00, participate in and cooperate with the drug and alcohol addiction treatment, complete the Alcohol Highway Safety Program, perform 50 hours of community service, and maintain employment. The incident occurred on November 22, 2013, in Canaan Township, PA. His BAC was .18%.

JOHN O'KEEFE, age 54 of Newfoundland, PA, was sentenced to the Wayne County Correctional Facility for a period of not less than 30 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, undergo a drug and alcohol evaluation, complete the Alcohol Highway Safety Program, perform 50 hours of community service, and obtain full time employment. The incident occurred on March 1, 2015, in Dreher Township, PA. His BAC was .270%.

JOSHUA LITTLE, age 24 of Chambersburg, PA, was placed on probation for 6 months, for one count of Possession of Marijuana, an ungraded Misdemeanor. He was also ordered to pay all Court costs, pay a fine in the amount of \$1,000.00, and perform 50 hours of community service. The incident occurred on May 23, 2015, in Sterling Township, PA.

JUSTIN KLINKIEWICZ, age 25 of Pleasant Mount, PA, was placed on the Accelerated Rehabilitative Disposition Program for a period of 6 months related to DUI. He was also ordered to pay all Court costs, perform 40 hours of community service, complete the Alcohol Highway Safety Program, undergo a drug and alcohol evaluation and comply with treatment recommendations, and have his operators privilege suspended for 60 days. The incident occurred on March 14, 2015 in Bethany Borough, PA. His BAC was .173%.

IDA LASALLE, age 40 of Paupack, PA was sentenced to the Wayne County Correctional Facility for a period of not less than 60 days, followed by 60 months less 60 days in the Intermediate Punishment Program for one count of DUI, graded as a Misdemeanor of the 1st Degree. She was also ordered to pay all Court costs, pay a fine in the amount of \$2,500.00, be placed on House Arrest with Electronic Monitoring for 10 months, participate in and cooperate with the drug and alcohol addiction treatment, and perform 100 hours of community service. The incident occurred on December 24, 2014, in Honesdale Borough, PA. Her BAC was .228%.

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.

EXECUTRIX NOTICE

Estate of DOROTHY J.
HENDERSON AKA DOROTHY
HENDERSON
Late of South Cannan Township
Executrix
MILDRED R. MCCARTHY
54 GILES ROAD
WAYMART, PA 18472
Executrix
MARJORIE E. HENDERSON
1423 CORTEZ ROAD
LAKE ARIEL, PA 18436
Attorney
NICHOLAS A. BARNA
831 COURT STREET
HONESDALE, PA 18431

8/7/2015 • 8/14/2015 • 8/21/2015

ESTATE NOTICE

Notice is hereby given, that Letters Testamentary have been granted to Daniel Young, Executor of the Estate of Oliver A. Brown, late of

Honesdale, Wayne County, Pennsylvania who died on July 18, 2015. All persons indebted to said Estate are required to make payment and those having claims or demands to present the same without delay to the Executor, Daniel Young c/o Mark R Zimmer, Esquire, 1133 Main Street, Honesdale, PA 18431.

8/7/2015 • 8/14/2015 • 8/21/2015

EXECUTRIX NOTICE

Estate of ALICE C. FOSTER AKA
ALICE FOSTER
Late of Oregon Township
Executrix
CONSTANCE F. MCDONNELL
503 CLINTON STREET
WAVERLY, PA 18471
Executrix
DEBORAH F. LEIDY
36 AUSTIN STREET
WELLSBORO, PA 16901
Attorney
MATTHEW L. MEAGHER,
ESQUIRE
1018 CHURCH STREET
HONESDALE, PA 18431

8/7/2015 • 8/14/2015 • 8/21/2015

EXECUTOR NOTICE

Estate of HAROLD G. GOOD
Late of Salem Township
Executor
KEITH A. GOOD & KEVIN A.

GOOD
PO BOX 27
GREENTOWN, PA 18426
Attorney
MICHAEL D. WALKER, ESQ.
PO BOX 747
HAMLIN, PA 18427

8/7/2015 • 8/14/2015 • 8/21/2015

EXECUTOR NOTICE

Estate of SHIRLEY MARIE
BARRIGER AKA SHIRLEY
BARRIGER AKA SHIRLEY M.
BARRIGER
Late of Damascus Township
Executor
RICHARD B. HENRY
1105 COURT STREET
HONESDALE, PA 18431
Attorney
RICHARD B. HENRY
1105 COURT STREET
HONESDALE, PA 18431

8/7/2015 • 8/14/2015 • 8/21/2015

EXECUTOR NOTICE

Estate of EDWARD S.
GUINThER AKA EDWARD
GUINThER
Late of Bethany Borough
Executor
DANIEL E. GUINThER SR.
7 BULKHEAD LANE
HONESDALE, PA 18431
Attorney
NICHOLAS A. BARNA
831 COURT STREET
HONESDALE, PA 18431

8/7/2015 • 8/14/2015 • 8/21/2015

EXECUTOR NOTICE

Estate of INGRID GREAVES
AKA INGRID D. GREAVES
Late of Salem Township
Executor
RICHARD GREAVES
932 LEDGEDALE RD.
LAKE ARIEL, PA 18436
Attorney
JOHN F. SPALL
2573 ROUTE 6
HAWLEY, PA 18428

7/31/2015 • 8/7/2015 • 8/14/2015

EXECUTOR NOTICE

Estate of MARY P. KRULL
Late of Moscow Borough
Executor
ROBERT KRULL, JR.
135 SPUDENO ROAD
MOSCOW, PA 18444
Attorney
MICHAEL D. WALKER, ESQ.
PO BOX 747
HAMLIN, PA 18427

7/24/2015 • 7/31/2015 • 8/7/2015

EXECUTRIX NOTICE

Estate of LESLIE JAMES
WILDING AKA LESLIE J.
WILDING
Late of Damascus Township
Executrix
JANE E. WILDING
71 GRIFFITH RD.
TYLER HILL, PA 18469
Attorney
MATTHEW L. MEAGHER,
ESQUIRE

1018 CHURCH STREET
HONESDALE, PA 18431

7/24/2015 • 7/31/2015 • 8/7/2015

OTHER NOTICES

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 Bluestone Bar & Grill, LLC. This Limited Liability Company has been organized under the provision pursuant to 15 Pa. C.S. 8913.

NICHOLAS A. BARNA, ESQUIRE
831 Court Street
Honesdale, PA 18431

8/7/2015

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 MFJBS, LLC. This Limited Liability Company has been organized under the provision pursuant to 15 Pa. C.S. 8913.

NICHOLAS A. BARNA, ESQUIRE
831 Court Street
Honesdale, PA 18431

8/7/2015

LEGAL NOTICE

In accordance with the Business Corporation Law of the Commonwealth of Pennsylvania, a Limited Liability Company by the name of TFS Financial LLC, has been organized under the Provisions of the Business Corporation Law of 1988, P.S. 1444, as amended, for the purpose of any and all legal business in the Commonwealth of Pennsylvania including but not limited to real estate purchase and sales, and all other items authorized under the Business Law of 1988 as amended. Said Certificate of Organization having been filed with the Department of State on July 17, 2015.

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

8/7/2015

NOTICE OF ARTICLES OF PENNSYLVANIA INCORPORATION FOR PROFIT

NOTICE IS HEREBY GIVEN that Application for Articles of Incorporation for a Pennsylvania profit Corporation has been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, for the purpose of establishing a Pennsylvania profit Corporation.

The name of the profit Corporation is LLC Solutions, Inc. owned and operated by Tammy L.

Shaffer, President. The Corporation shall have unlimited power to engage in and do any lawful business for which a profit Corporation may be incorporated for in the Commonwealth of Pennsylvania. In particular, the profit Corporation purpose is to carry on all lawful accounts & business in the Commonwealth including construction, real estate, transportation and social assistance, and any other lawful business.

Attorney for corporation:
Tammy Lee Clause, Esquire
P.O. Box 241
Newfoundland, PA 18445
(570) 676-5212
atyclaus@ptd.net

8/7/2015

**NOTICE OF FILING OF
ARTICLES OF
INCORPORATION**

Notice is hereby given that a Certificate of Organization has been filed with the Commonwealth of Pennsylvania, Department of State at Harrisburg, PA on or about July 20, 2015. The name of the company is Jim Denis Alignment & Brake, LLC. The company has been organized pursuant to the Pennsylvania Limited Liability Company Law of 1994, as amended.

Michael P. Lehutsky, Esq.
613 Main Street
Honesdale, PA 18431
(570) 253-3800

8/7/2015

NOTICE OF SHERIFF'S SALE

IN THE COURT OF COMMON
PLEAS OF WAYNE COUNTY,
PENNSYLVANIA

NO. 677-CIVIL-2014

THE BANK OF NEW YORK
MELLON F/K/A THE BANK OF
NEW YORK, AS TRUSTEE FOR
THE CERTIFICATEHOLDERS
OF THE CWABS INC., ASSET-
BACKED CERTIFICATES,
SERIES 2005-16

Vs.

STEPHANIE M. DENNIS, IN
HER CAPACITY AS HEIR OF
STEVE DENNIS, DECEASED
STEVEN F. DENNIS, IN HIS
CAPACITY AS HEIR OF STEVE
DENNIS, DECEASED,
UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS, AND
ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST
FROM OR UNDER STEVE
DENNIS, DECEASED

NOTICE TO: UNKNOWN
HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS,
FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER
STEVE DENNIS, DECEASED

NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY

Being Premises: RR 203-1
ELIZABETH STREET, HAWLEY,

PA 18428

Being in TEXAS TOWNSHIP,
County of WAYNE,
Commonwealth of Pennsylvania,
27-3-0265-0132.0001
Improvements consist of residential
property.

Sold as the property of
STEPHANIE M. DENNIS, IN HER
CAPACITY AS HEIR OF STEVE
DENNIS, DECEASED, STEVEN
F. DENNIS, IN HIS CAPACITY
AS HEIR OF STEVE DENNIS,
DECEASED, UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS, AND
ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST
FROM OR UNDER STEVE
DENNIS, DECEASED

Your house (real estate) at RR 203-1
ELIZABETH STREET, HAWLEY,
PA 18428 is scheduled to be sold at
the Sheriff's Sale on 09/16/2015 at
10:00 AM, at the WAYNE County
Courthouse, 925 Court Street,
Courthouse Annex, Honesdale, PA
18431, to enforce the Court
Judgment of \$158,086.11 obtained
by, THE BANK OF NEW YORK
MELLON F/K/A THE BANK OF
NEW YORK, AS TRUSTEE FOR
THE CERTIFICATEHOLDERS OF
THE CWABS INC., ASSET-
BACKED CERTIFICATES,
SERIES 2005-16 (the mortgagee),
against the above premises.

PHELAN HALLINAN
DIAMOND & JONES, LLP
Attorney for Plaintiff

8/7/2015

**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
AUGUST 19, 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 19th day
of August, 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 Honesdale
Borough, Wayne County,
Pennsylvania, bounded and
described as follows, to wit:

BEGINNING at a point at the edge
of the sidewalk which point is the
northernmost point of this parcel,
thence along said sidewalk South
19 degrees 17 minutes 43 seconds
East 60 feet to a corner in line of
other lands of Sullum; thence along
said lands South 70 degrees 42
minutes 17 seconds West 78.32 feet
to a point on the west edge of an
alley (Basin Street) and the east
side of a block building and other
lands of Grantors; thence along
said alley North 18 degrees 52

minutes 02 seconds West 60 feet to a corner; thence still along Grantor lands North 70 degrees 42 minutes 17 seconds East 77.88 feet to the point and place of BEGINNING. CONTAINING 4,680 square feet (0.1074 acres) as surveyed by James B. Rutherford, R.P.L.S., and depicted on map dated July 19, 2011 recorded at Map Book 116, Page 56.

BEING the same land which Sullums by deed dated September 16, 2011, recorded at Book 4279, Page 121, granted and conveyed to Smith & Morris Holdings LLC, the mortgagors herein.

The parcels consolidated herein are identified on the aforesaid map as Tax Parcels #11-06-01 and 11-07-14.

EXCEPTING AND RESERVING a pedestrian easement 5 foot by 68.23 feet along and North of the existing block building as depicted on said map.

ADDRESS BEING: 560 Main Street, Honesdale, PA 18431

TAX MAP NO.: 11-0-0006-0001.-

Seized and taken in execution as property of:
Offsite Data Backup Service LLC
22 Village Road BEACH LAKE
PA 18405
Smith & Morris Holdings LLC 22
Village Road BEACH LAKE PA
18405
Michael C. Morris 22 Village Road
Beach Lake PA 18405

Stephen G. Smith 31 Manison
Ridge Blvd. MONROE NY 10950

Execution No. 654-Civil-2014
Amount Due: \$348,706.91 Plus
additional costs

May 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.**

Kimberly D. Martin Esq.

7/24/2015 • 7/31/2015 • 8/7/2015

**SHERIFF'S SALE
AUGUST 19, 2015**

By virtue of a writ of Execution instituted Deutsche Bank Nat'l Trust Co., as trustee for the holders of the First Franklin Mortgage Loan Trust 2006-FF1, Mortgage

Pass-Through 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 19th day of August, 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 tract of land situate in the Township of Paupack, County of Wayne and State of Pennsylvania, bounded and described as follows:

Paupackan Lake Estates
Development- Lot 360 Tax Map #
19-0-0042-0360-

Being the same premises which George Kobal and Veronica Kobal, his wife, by their certain deed dated August 6, 2004 and recorded August 6, 2004 in the office of the recorder of deeds in and for Wayne County Pennsylvania in Record Book 2560, at Page 338, granted and conveyed unto Ronald P. Stevens, Sr. and Patricia A. Stevens, his wife, the within grantors.

Parcel Two

All that certain piece, parcel or lot of land situate, lying and being the Township of Paupack, County of Wayne and State of Pennsylvania more particularly described as Lot Number Three Hundred Sixty-Two (362) as shown on Map of Lands of Paupackan Lake Shores, Inc.,

recorded in the Office for the Recording of Deeds in and for the County of Wayne Recorder of Deeds Office in Deed Book Volume 340, at Page 21.

Being the same premises which Walter Marion and Barbara F. Marino, by their certain deed dated March 21, 1995 and recorded March 21, 1995 in the Office of the Recorder of Deeds in and for Wayne County Pennsylvania in Record Book 1020, at Page 56 granted and conveyed unto Ronald P. Stevens, Sr. and Patricia A. Stevens, his wife the within grantors.

Together with unto the mortgagee herein, its successors and assigns, all rights, liabilities, and privileges and under and subject to all conditions, restrictions, reservations and exceptions as set forth in the chain of title. Reference may be had to said deeds or the record thereof for any and all purposes in connection with this conveyance with the same force and effect as if the same were more fully and at large set forth herein.

Title to said Premises vested in Sheperd B. Shelden and Deborah Shelden, his wife by Deed from Ronald P. Stevens, Sr. and Patricia A. Stevens, his wife dated 09/14/2005 and recorded 10/31/2005 in the Wayne County Recorder of Deeds in Book 2902, Page 206.

Being known as 11 Tiffany Road,
Lakeville, PA 18438

Tax Parcel Number: 19-0-0042-

0363.-

Seized and taken in execution as property of:
Sheperd B. Shelden 11 Tiffany Road Lakeville PA 18438
Deborah Shelden 11 Tiffany Road Lakeville PA 18438

Execution No. 685-Civil-2014
Amount Due: \$132,899.16 Plus additional costs

May 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.

Robert W. Williams Esq.

7/24/2015 • 7/31/2015 • 8/7/2015

**SHERIFF'S SALE
AUGUST 26, 2015**

By virtue of a writ of Execution instituted Nationstar Mortgage, LLC issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 26th day of August, 2015 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

All that certain lot, piece or parcel of land, Situate lying and being in the Township of Salem, County of Wayne and State of Pennsylvania, being Lot Number 2 on a Map of Lands of Frank Verdugo and being recorded in the Office of the Recorder of Deeds in and for Wayne County in Plot Book Volume 106, Page 64, bounded and described as follows, to wit:

Beginning at the Southwest corner of the parcel herein described in the centerline of State Road Number 3008 (Goose Pond Road), also being the Southwest corner of Lot 1; thence along Lot 1, North 06 degrees 59 minutes 40 seconds East 178.20 feet to a rebar corner set; thence North 15 degrees 05 minutes 19 seconds West 389.14 feet to a rebar corner set; thence, North 74 degrees 54 minutes 41 seconds East 150.00 feet to a corner in the centerline of State Road Number 3006 (Ledgedale Road); thence leaving aforementioned Road, South 15

degrees 05 minutes 19 seconds East 417.50 feet (erroneously called out as 147.50 feet in prior Deed recorded to Record Book 3177, Page 46) to a rebar corner set; thence South 06 degrees 14 minutes 34 seconds West 208.65 feet to a corner in the centerline of State Road Number 3008 (Goose Pond Road); thence the following course and distance along the centerline of the aforementioned Road, North 82 degrees 53 minutes 05 seconds West 152.40 feet to the place beginning.

Title to said Premises vested in Bryan Ferretti by Deed from Yvette Chisolm, unmarried dated 11/12/2008 and recorded 12/10/2008 in the Wayne County Recorder of Deeds in Book 3633, Page 73.

Being known as 2 Goose Pond Road, Lake Ariel, PA 18436

Tax Parcel Number: 22-0-0313-0091.0002

Improvements: RESIDENTIAL DWELLING

Seized and taken in execution as property of:
Bryan Ferretti 10 Mount Vernon Way WHIPPANY NJ 07981

Execution No. 438-Civil-2014
Amount Due: \$154,740.77 Plus additional costs

June 2, 2015
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

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

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

Robert W. Williams, Esq.

7/31/2015 • 8/7/2015 • 8/14/2015

**SHERIFF'S SALE
SEPTEMBER 2, 2015**

By virtue of a writ of Execution instituted Wells Fargo Bank , N.A. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 2nd day of September, 2015 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

All that certain piece or parcel of land situated in the Township of

Lake, Wayne County, Pennsylvania known as Lot No. 2103, Section 18 of The Hideout, a subdivision situated in the Township of Lake and Salem, Wayne County, Pennsylvania, according to the plats thereof recorded in the Office of the Recorder of Deeds of Wayne County, Pennsylvania April 9, 1970 in Plat Book 5, page 27; May 11, 1970 in Plat Book 5, pages 34, 37, 41 through 48 and 50; September 8, 1971 in Plat Book 5, page 62 and 63; March 24, 1971 in Plat Book 5, page 66; May 10, 1971 in Plat Book 5, page 71 and 72; March 14, 1972 in Plat Book 5, page 76, 79 thru 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 106; March 23, 1973 in Plat Book 5, page 107; April 3, 1973 in Plat Book 5, pages 108 through 110; and May 18, 1973 in Plat Book 5, pages 111 through 119, and December 24, 1973 in Plat Book 5, pages 120 through 122.

Subject to all easements, covenants, conditions and restrictions of record, including those set forth in the Declaration of Protective Covenants, for The Hideout, dated as of May 11, 1970 as amended and supplemented, real estate taxes for all periods following 1978; governmental laws and regulations, and liens created or suffered by Grantees.

Together with all and singular privileges, hereditaments and

appurtenances whatsoever thereunto belonging or is in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of Grantor.

TITLE TO SAID PREMISES IS VESTED IN Dorothy J. Impellizzeri, by Deed from Santo Impellizzeri and Dorothy J. Impellizzeri, dated 05/13/1991, recorded 10/22/2004 in Book 2625, Page 108.

Tax Parcel: 12-0-0023-0090

Premises Being: 2103 Glenwood Lane, Lake Ariel, PA 18436

Improvements thereon:
RESIDENTIAL DWELLING

Seized and taken in execution as property of:
Dorothy J. Impellizzeri A/K/A
Dorothy Impellizzeri 1 Center Ave
Apt 307 MOUNT POCONO PA
18344

Execution No. 91-Civil-2015
Amount Due: \$173,211.63 Plus
additional costs

June 15, 2015
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE
NOTICE:

That all claims to the property will be filed with the sheriff before the sale and all claims to the proceeds before distribution; That a sheriff's schedule of distribution will be in

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

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

Paul Cressman Esq.

8/7/2015 • 8/14/2015 • 8/21/2015

**SHERIFF'S SALE
SEPTEMBER 2, 2015**

By virtue of a writ of Execution instituted U.S. Bank National Association as Trustee for ABFC 2006 HE1 Trust, ABFC Asset-Backed Certificates, Series 2006-HE1 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 2nd day of September, 2015 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

All that certain lot, piece or parcel of land situate, lying and being in the Township of Sterling, County of Pennsylvania and Commonwealth of Pennsylvania, described according

to a plan of lots of lands of Donald E. Frick and Walter W. Binds, Jr., co-partners, surveyed by Karl A. Hennings, R.S., February 20, 1974, which said plan of lots received approval of the Wayne County Planning Commission in March, 1974, a copy of which said approved plan of lots is filed of record in Wayne County, Pennsylvania, in March 1974, in Wayne County Map Book No. 24, at Page 78.

Said lot herein conveyed is Lot No. 19 on said plan containing 1.464 acres, and being 114.71 feet in front, 225.00 feet on one side more frontage of 152.12 feet and 172.36 on another side, 263.11 feet in rear and 343.66 on another side. Said lot is "L" shaped.

Title to said Premises vested in Robert A. Osborne and Francis J. Chabala, tenants in common by Deed from Francis J. Chabala and Tammie Chabala, husband and wife dated 05/05/2001 and recorded 05/14/2001 in the Wayne County Recorder of Deeds in Book 1782, Page 221.

Being known as 795 Spring Hill Road, Sterling, PA 18463

Tax Parcel Number: 26-0-0022-0035

Improvements: RESIDENTIAL DWELLING

Seized and taken in execution as property of:
FRANCIS J. CHABALA 795

SPRING HILL ROAD STERLING
PA 18463
TAMMY CHABALA 795
SPRING HIL ROAD STERLING
PA 18463
ROBERT A. OSBORNE 795
SPRING HILL ROAD STERLING
PA 18463
MARY OSBORNE 795 SPRING
HILL ROAD STERLING PA
18463

Execution No. 473-Civil-2014
Amount Due: \$150,710.93 Plus
additional costs

June 2, 2015
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE
NOTICE:**

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

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

Robert W. Williams, Esq.

8/7/2015 • 8/14/2015 • 8/21/2015

**SHERIFF'S SALE
SEPTEMBER 2, 2015**

By virtue of a writ of Execution instituted TAMMAC HOLDINGS CORPORATION issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 2nd day of September, 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 two certain lot or parcels of land situate in the Township of Lehigh, County of Wayne, and Commonwealth of Pennsylvania, more particularly described as follows:

Being Lot No. 17, in Block No. D of Section No. 4 as shown on the survey of Indiana Country Campsites, Inc., Wayne County, Pennsylvania, and recorded in the Recorder of Deed's Office of Wayne County, Pennsylvania, in Map Book 13, Page 106.

All that certain tract or piece of land being the southern half of Lot No. 16, Block D, Section 4 of Indian Country Campsites, being more particularly described as follows, to wit:

Beginning at a point on the eastern edge of a 33 foot road known as Blue Sky Path, being also a corner of Lot No, 17, Block D, Section 4; thence along the eastern edge of Blue Sky Path, North 10 degrees

37 minutes West for 40 feet to a point in the center of Lot No. 16, Block D, Section 4, thence through the center of Lot No. 16, North 79 degrees 23 minutes East for 125.00 feet to a point in line of Lot No. 20, Block D, Section 4; thence along Lot No. 20 South 10 degrees 37 minutes East for 40.00 feet to a point, being also a corner of Lot No. 17, Block D, Section 4; thence along Lot No. 17, South 79 degrees 23 minutes West for 125.00 feet to the point of beginning.

Containing 0.11 acres and a mobile / manufactured home 14' x 60' Kenilworth bearing Serial No. THPA1796

Parcel No. 14-0-0014-0202- and 14-0-0014-0202.0001-

Being known as 53 Blue Sky Path, Gouldsboro, PA 18424

Fee Simple Title Vested in Gisele L'Ecuyer, individually by deed from Christian Westberry and Kathleen Westberry, his wife, dated December 23, 2003, recorded January 14, 2004, in the Wayne County Recorder of Deeds Office in Deed Book 2426, Page 166, as Instrument No. 200400000519.

Seized and taken in execution as property of:
Unknown Heirs, Executors and Devisees of the Estate of Gisele L'Ecuyer 53 Blue Sky Path
GOULDSBORO PA

Execution No. 609-Civil-2014
Amount Due: \$24,731.31 Plus

additional costs

June 10, 2015
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

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

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

Edward J. McKee Esq.

8/7/2015 • 8/14/2015 • 8/21/2015

**SHERIFF'S SALE
SEPTEMBER 2, 2015**

By virtue of a writ of Execution instituted OneWest Bank FSB issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 2nd day of September, 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 Salem, County of Wayne and State of Pennsylvania, known as Lot 399, Section 4, of The Hideout as 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, 86; May 26, 1972 in Plat Book 5, Pages 93 through 95; September 26, 1972 in Plat Book 5, Page 106; March 23, 1973 in Plat Book 5, Page 107; April 3, 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 for The Hideout, dated as of May 11, 1970 as amended and supplemented.

TAX MAP NO.: 22-18-101.-

BEING KNOWN AS: 399
LAKEWOOD DRIVE, THE
HIDEOUT, LAKE ARIEL, PA
18436

IMPROVEMENTS THEREON:
Residential Dwelling

Title to said premises is vested in Luther C. Casner and Stephenie A. Casner, husband and wife, by deed from BRAD A. ROBINSON AND ALISA ROBINSON F/K/A ALISA ZIMICH, HUSBAND AND WIFE dated July 3, 2008 and recorded July 14, 2008 in Deed Book 3556, Page 190 Instrument Number 200800007235.

Seized and taken in execution as property of:
Luther C. Casner 27 East Prospect Street NAZARETH PA 18064
Stephenie A. Casner 27 East Prospect Street NAZARETH PA 18064

Execution No. 730-Civil-2011
Amount Due: \$180,252.00 Plus
additional costs

June 10, 2015
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE
NOTICE:

That all claims to the property will be filed with the sheriff before the sale and all claims to the proceeds before distribution; That a sheriff's schedule of distribution will be in his office on a date specified by him, not later than thirty (30) days after sale; and that distribution will

be made in accordance with the schedule unless exceptions are filed within ten (10) days thereafter. No further notice of filing of the schedule of distribution need be given.

ANY SUCCESSFUL BIDDER
MUST HAVE 10% DOWN

PAYMENT AT DATE OF SALE.
BALANCE DUE THIRTY (30)
DAYS FROM DATE OF SALE.
FAILURE TO PAY BALANCE
WILL FORFEIT DOWN
PAYMENT.

Joseph F. Riga Esq.

8/7/2015 • 8/14/2015 • 8/21/2015

WAYNE COUNTY BAR ASSOCIATION



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LEGAL JOURNAL
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CASES REPORTED

Joseph Francski aka Joseph Francski, Jr. et al. Plaintiffs
NewPon Exploration, LLC and
Southwestern Energy Production Company, Defendants



Court of Common Pleas

22nd Judicial District

The Hon. Raymond L. Hanzell

President Judge

The Hon. Robert J. Conway

Senior Judge

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

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CIVIL ACTIONS FILED

*FROM JULY 11, 2015 TO JULY 17, 2015
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2003-20760	MERRING KEVIN LEE	7/16/2015	SATISFACTION	1,283.17
2003-20761	MERRING KEVIN LEE	7/16/2015	SATISFACTION	2,743.16
2013-00460	M & S SEPTIC SERVICES INC DEFENDNT/APPELLANT	7/17/2015	JDGMT ON COURT ORDER	7,325.00
2013-00460	M & S SANITARY SEWAGE DISPOSAL	7/17/2015	JDGMT ON COURT ORDER	7,325.00
2013-00460	M & S SANITARY SEWAGE DISPOSAL INC	7/17/2015	JDGMT ON COURT ORDER	7,325.00
2013-00460	MUIR JAMES M SR	7/17/2015	JDGMT ON COURT ORDER	7,325.00
2013-00460	MUIR JOANNE	7/17/2015	JDGMT ON COURT ORDER	7,325.00
2014-00640	NEER MICHAEL D	7/13/2015	WRIT OF EXECUTION	2,752.79
2014-00640	THE DIME BANK GARNISHEE	7/13/2015	WRIT EXEC/GARNISHEE	—
2014-90076	SORRENTO JOANNA ESTATE	7/13/2015	SATISFACTION	—
2015-00058	PENNSTAR BANK GARNISHEE	7/16/2015	DISCT. ATTACHMT.EXEC	—
2015-00127	EWAIN MARGARET A	7/17/2015	DEFAULT JUDG IN REM	107,419.60
2015-00127	EWAIN JOSEPH B	7/17/2015	DEFAULT JUDG IN REM	107,419.60
2015-00217	DANIELS THURMAN EXEC. EST/ANTHONY R CASSANITI	7/16/2015	DEFAULT JUDG IN REM	158,937.75
2015-00217	CASSANITI ANTHONY R ESTATE	7/16/2015	DEFAULT JUDG IN REM	158,937.75
2015-00240	POWERS HENRY	7/13/2015	DEFAULT JUDGMENT	1,742.57
2015-00400	GERASHENKO ROMAN	7/14/2015	JDGMT BY COURT ORDER	31,361.79
2015-00400	ROYZENSHTEYN STEVEN A/K/A	7/14/2015	JDGMT BY COURT ORDER	31,361.79
2015-00400	ROYZENSHTEYN STANISLAV	7/14/2015	JDGMT BY COURT ORDER	31,361.79
2015-20614	BEACH LAKE HOTEL	7/17/2015	WRIT OF EXECUTION	10,558.11
2015-20614	YAHM KENNETH	7/17/2015	WRIT OF EXECUTION	10,558.11
2015-20614	YAHM LINDA J	7/17/2015	WRIT OF EXECUTION	10,558.11
2015-20655	BROWN TOM	7/15/2015	JP TRANSCRIPT	1,361.50
2015-90063	WARREN JAMES Y	7/14/2015	SATISFACTION	—
2015-90078	SHIELDS MARGARET H	7/14/2015	ESTATE CLAIM	6,131.18
2015-90079	SHIELDS MARGARET H	7/14/2015	ESTATE CLAIM	349.60
2015-90080	FRENCH SANDRA W	7/17/2015	ESTATE CLAIM	882.87
2015-90081	FRENCH SANDRA W	7/17/2015	ESTATE CLAIM	3,632.28

APPEAL DJ JUDGMENT

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00404	BERTIER JEAN LUC PLAINTIFF/APPELLEE	PLAINTIFF	7/15/2015	—
2015-00404	BLAKES LIZETTE DEFENDANT/APPELLANT	DEFENDANT	7/15/2015	—

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

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00410	PYOD LLC	PLAINTIFF	7/17/2015	—
2015-00410	KOOP THOMAS J	DEFENDANT	7/17/2015	—
2015-00411	ALLY FINANCIAL INC	PLAINTIFF	7/17/2015	—
2015-00411	FERRETTI BRYAN	DEFENDANT	7/17/2015	—
2015-00412	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	7/17/2015	—
2015-00412	GALLAGHER KYLAH	DEFENDANT	7/17/2015	—

CONTRACT — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00399	MCCARTHY DENNIS PLAINTIFF/APELLEE	PLAINTIFF	7/13/2015	—
2015-00399	SCHUERMANN SCOTT DEFENDANT/APELLANT	DEFENDANT	7/13/2015	—
2015-00399	AGGRESSIVE CONSTRUCTION INC DEFENDANT/APELLANT	DEFENDANT	7/13/2015	—

MISCELLANEOUS — COMMON LAW/STATUTORY ARBITRATION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00400	CLAUSS CONSTRUCTION LLC	PLAINTIFF	7/14/2015	—
2015-00400	GERASHENKO ROMAN	DEFENDANT	7/14/2015	—
2015-00400	ROYZENSHTEYN STEVEN A/K/A	DEFENDANT	7/14/2015	—
2015-00400	ROYZENSHTEYN STANISLAV	DEFENDANT	7/14/2015	—

REAL PROPERTY — LANDLORD/TENANT DISPUTE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00407	LUTZ WILLIAM PLAINTIFF/APELLEE	PLAINTIFF	7/16/2015	—
2015-00407	DILEO JAMIE DEFENDANT/APELLANT	DEFENDANT	7/16/2015	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00405	EVERBANK	PLAINTIFF	7/15/2015	—
2015-00405	DEFALCO JOANN	DEFENDANT	7/15/2015	—
2015-00405	DEFALCO ROSARIO	DEFENDANT	7/15/2015	—

TORT — MOTOR VEHICLE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00402	BRONSON ALICE	PLAINTIFF	7/14/2015	—
2015-00402	MORGAN MICHAEL J	DEFENDANT	7/14/2015	—
2015-00403	BRONSON JENNIFER	PLAINTIFF	7/14/2015	—
2015-00403	MORGAN MICHAEL J	DEFENDANT	7/14/2015	—
2015-00406	COMPTON DARRYL J	PLAINTIFF	7/16/2015	—
2015-00406	COMPTON ELONA	PLAINTIFF	7/16/2015	—
2015-00406	COUNTY WASTE & RECYCLING	DEFENDANT	7/16/2015	—
2015-00408	URBAN ROBERT	PLAINTIFF	7/17/2015	—
2015-00408	URBAN MOLLIE	PLAINTIFF	7/17/2015	—
2015-00408	MILLER DAVID	DEFENDANT	7/17/2015	—

TORT — PREMISES LIABILITY

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00401	AMBERG GLORIA	PLAINTIFF	7/14/2015	—
2015-00401	AMBERG JOSEPH	PLAINTIFF	7/14/2015	—
2015-00401	CACCHIOTTI ROGER	DEFENDANT	7/14/2015	—

MORTGAGES AND DEEDS

*RECORDED FROM JULY 27, 2015 TO JULY 31, 2015
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Possinger Mitchell	Neffs National Bank	Paupack Township	
Possinger Jami			100,804.00
Clark Frank C Sr	Mortgage Electronic Registration Systems	Dyberry Township	
Clark Dorothy M			128,866.00
Lepore Raymond M	Mortgage Electronic Registration Systems	Lake Township	72,600.00
Degroat Richard	Dime Bank	Cherry Ridge Township	
Degroat Kristina			156,000.00
Knecht Dale	Honesdale National Bank	South Canaan Township	
Knecht Keri			167,000.00
Knecht Dale	Honesdale National Bank	South Canaan Township	
Knecht Keri			20,900.00
Johnson David J	Valor Federal Credit Union	Sterling Township	151,050.00
Winchester Margaret A	Dime Bank	Dreher Township	123,750.00
Folan James	Mortgage Electronic Registration Systems	Paupack Township	
Folan Lisa			83,000.00
Samsell Mark J	Mortgage Electronic Registration Systems	Cherry Ridge Township	
Johannes Anna			147,250.00
Cobb Patrick L	Mortgage Electronic Registration Systems	Lehigh Township	
Cobb Wendy S			50,000.00
Semple Lisa	Mortgage Electronic Registration Systems	Scott Township	135,000.00
Giunchini Peter	Honesdale National Bank	Berlin Township	
Giunchini Samantha Ann			248,000.00
Giunchini Peter	Honesdale National Bank	Berlin Township	
Giunchini Samantha Ann			31,000.00
Gamble Margaret A	First National Community Bank	Honesdale Borough	80,000.00
Bialecki Stanley T	Agchoice Farm Credit	Preston Township	
Bialecki Amy L			111,925.00
Wielebinski Blaze John	Honesdale National Bank	Mount Pleasant Township	
Wielebinski Laura E			64,000.00
McAndrew Laura E			
Henderson Jeffrey L	Honesdale National Bank	Damascus Township	
Henderson Deborah Ann			40,000.00
McAndrew John	Honesdale National Bank	Mount Pleasant Township	85,000.00

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

Black Robert M Jr Black Demanie L	Honesdale National Bank	Lake Township	29,000.00
Zielinski John Zielinski Lisa A	Dime Bank	Bethany Borough	70,000.00
Rucci Peter F Rucci Diana AKA Rucci Diane AKA	Wayne Bank	Hawley Borough	47,388.50
McGuire Keith	Mortgage Electronic Registration Systems	Lake Township	76,083.00
Detres Freddy Detres Desiree	Perez Jeffrey Perez Isabel	Salem Township	250,000.00
Gnall John Gnall Dawn	Member Home Loan	Sterling Township	192,000.00
Shradnick Jason Shradnick Nicole	Wells Fargo Bank	Lake Township	240,500.00
Terry Caroline M	Mortgage Electronic Registration Systems	Manchester Township	
Terry Andrew W			117,250.00
Stromstedt Lennart Ind & Agent Stromstedt Diane By Agent King Robin Ind & Agent King Albert By Agent Kratzer Linda Ind & Agent Kratzer John K By Agent	Honesdale National Bank	Salem Township	156,000.00
Pulice Benjamin F	Mortgage Electronic Registration Systems	Paupack Township	
Pulice Susan P			68,000.00
Henry Alan F Carlson Karen A	Dime Bank	Berlin Township	100,000.00
Filer Eric	Mortgage Electronic Registration Systems	Lehigh Township	83,586.00
Younger John A Marinucci John	Pentagon Federal Credit Union Trumark Financial Credit Union	Sterling Township Lehigh Township	70,000.00
Merollo Saundralee			105,000.00
Hoffmann Timothy J	National Bank Of Delaware County	Manchester Township	
Hoffmann Lisa B			80,000.00
Rickard Bart D Rickard Alana C	Wayne Bank	Berlin Township	442,400.00
Raetsch Frederick C Raetsch Barbara M	Honesdale National Bank	Paupack Township	70,000.00
Wentzell Joanne P Lather Joanne P	T & T Development	Texas Township	28,600.00
Orloski Sara Lynn	Mortgage Electronic Registration Systems	Salem Township	
Orloski John S			194,575.00
Beard Robert F Beard Laura L	Wells Fargo Bank	Clinton Township	154,700.00
Gruneis Frank	Wells Fargo Bank	Salem Township	80,000.00

Buglione Frederick J Grunseich Wendy K	Honesdale National Bank	Manchester Township	254,000.00
Rivera Ivan	Mortgage Electronic Registration Systems	Salem Township	99,200.00
Slish Michael J Slish Lisa M	Citizens Savings Bank	Texas Township 1 & 2	84,800.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Mullen James A Mullen Anne M	Mullen William D Mullen Patsy A	Berlin Township	
Mullen James A Mullen Anne M	Mullen William D Mullen Patsy A	Berlin Township	Lot 6
Wells Fargo Bank	Krupski Alex Krupski Pamela	Cherry Ridge Township	
Mercado Joseph	Collins James R	Lehigh Township	Lots 6 & 151
Gonzales Rodney E Gonzales Julie	U S Bank National Association Tr	Salem Township	
Albano Michael Albano Rose Albano Anthony S	Albano Michael Tr Albano Rose Tr Michael Albano Revocable Trust Rose Albano Revocable Trust	Scott Township	
Breiner Perry Breiner Louann	Smith Diana	Salem Township	Lot 1
Michaud Eric MAKA By Sheriff Michaud Eric Michael AKA By Sheriff Michaud Sandra AKA By Sheriff Michaud Sandra Annette AKA By Sheriff	Deutsche Bank National Trust Company Tr	South Canaan Township	
Musso Joseph	Dascalopoulos Frederick E Dascalopoulos Roxanne	Manchester Township	Lots 950 & 941
Jarvis Philip W Piotrowski John H	Piotrowski John H	Lake Township	Lot 3423
Rhodes John A III Rhodes Tracy M	Knecht Dale Knecht Keri	South Canaan Township	
Greco Nellie	Bogdewicz Thomas	Clinton Township 2	Lot 28
Parker Calvin R	Johnson David J	Sterling Township	
Dime Bank	Winchester Margaret A	Dreher Township	
Weinar Anton J Weinar Stephanie	Folan James Folan Lisa	Paupack Township	Lot 229
Taylor Kristina Agnes Anen Anentaylor Kristina Agnes	Taylor Kristina Agnes Anen Tr Anentaylor Kristina Agnes Tr Kristina Anen Taylor Revocable Trust	Dyberry Township	
Howell Catherine	Palko Blaise J Palko Lucette N	Canaan Township	
Chalmers Fred E	Samsell Mark J Johannes Anna	Cherry Ridge Township	Lot 9

Rich Melinda	Brink Patricia A Brink Robert J Jensen Eileen	Prompton Borough	
Page Michael Alexander Ind & Exr	Page Michael Alexander	Damascus Township	
Page Peter W Est	Page Robert C		
Page Robert C			
Chapman Hilda	Altemier Roger C Altemier Ruth	Sterling Township	
Prince Doris By Af	Roman Lisa	Berlin Township	
Prince Derek Af			
G C Marketing Inc	Peterson Terry Peterson Gloria	Lehigh Township	Lot 96
Winkler John J	Semple Lisa	Scott Township	
Winkler Tina A			
Young Jacqueline H	Deyoung John Deyoung Annetta	Texas Township 1 & 2	Lots 7 & 8
Holmes Dennis E	Gamble Margaret A	Honesdale Borough	
Holmes Jean Marie			
Levine Michael S	Rucci Peter F	Hawley Borough	
Vega Jose Raul			55,000.00
Rucci Diana			
Levine Michael S	Levine Michael S	Hawley Borough	
Vega Jose Raul	Vega Jose Raul		Lot 51
Nemeth Mary A	Nemeth Adam	Paupack Township	Lot 327
Rutledge Delores	Rutledge Aaron Rutledge Sadie	Preston Township	
Rutledge Delores	Rutledge Jason Rutledge Michelle	Preston Township	
Rutledge Delores	Rutledge Delores	Preston Township	
Federal Home Loan Mortgage Corporation	McGuire Keith	Lake Township	
Phelan Hallinan Diamond & Jones L L P			Lot 2914
Perez Jeffrey	Detres Freddy	Salem Township	
Perez Isabel	Detres Desiree		Lot 154
Mastrandrea Marie	Velluzzi Thomas Giambrone Jessica	Manchester Township	Lot 214
Witiak Ted	Rinaldi Paul	Salem Township	Lot 510
Jordan Susan A	Gnall John A	Sterling Township	
Vislosky Susan A	Gnall Dawn M		Lot 1
Vislosky Robert			
Kwiatkowski Sandra N	Muccioli Anthony Muccioli Nanette	Paupack Township	Lot 354
Rinaldi Paul	Arini Steven	Paupack Township	
Rinaldi Mary			
Hrynyiak Joseph	Sanchez Eleanor	Lehigh Township	
Hrynyiak Debra			Lot 54
Barrett John G	Barrett John G Tr John G Barrett Revocable Trust	Paupack Township	Parcel 12

Gelman Diane	Gold Mark Gold Maya	Lake Township	Lot 4212
Koenig Edmund V Koenig Laura J	Brace Christopher Brace Susan	South Canaan Township	Lots 19 & 20
Edwards Robert M Edwards Lenora AKA Behrens Lenora AKA	Edwards Robert M Behrens Lenora	Lebanon Township	Lot 49
Wendelken Way	Kratzer John K Kratzer Linda King Albert King Robin Stromstedt Lennart Stromstedt Diane	Salem Township	Lot 473
Kiedrowski Walter Adm Kiedrowski Frieda Est	Kiedrowski Walter	Dyberry Township	Lot 5
Galovic Marie	Pulice Benjamin F Pulice Susan P	Paupack Township	Lot 498
Perrotti Arlene	Filer Eric	Lehigh Township	
Pitti Christine M	Matias Gerarda Cosme	Lake Township	
Bagatta Rita N	Zajkowski Wojciech Zajkowski Malgorzata	Sterling Township	
Walker Thomas H Jr Walker Susan E	Marinucci John Merollo Saundralee	Lehigh Township	Lot 139
Shedlowski Karlyn L	Baker Douglas Todaro Angel	Damascus Township	
Colgate Rochester Divinity School	L & M Enterprises Inc	Dreher Township	Lot 177
Munoz Mary Lou T By Af Munoz Scott Af	Clause George E Clause Tammy Lee	Dreher Township	Lots 2 & 3
Fullerton Clement H Fullerton Barbara A	Buglione Frederick J Grunseich Wendy K	Manchester Township	Lot 8
Matzel Allen E Matzel Susan J	Rivera IVan	Salem Township	Lot 2551
Howell John Mill	Slish Michael J Slish Lisa M	Texas Township 1 & 2	

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City: _____ State: _____ Zip: _____

Name: _____

Address: _____

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Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Mail form to:
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Honesdale, PA 18431

If you would like to drop the form off, the office is located on Route 191 S before Suburban Propane on the right, in the same building as the Hotel Café.

Phone: 570-251-1512 Fax: 570-647-0086
Email: baileyd@ptd.net

Wayne County LEGAL JOURNAL

3305 Lake Ariel Highway
Honesdale, PA 18431
Phone: 570-251-1512
Fax: 570-647-0086

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