

OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 5 ★ DECEMBER 4, 2015 ★ Honesdale, PA ★ No. 39



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© 2015 Legal Journal of Wayne County



Court of Common Pleas 22nd Judicial District:

The Hon. Raymond L. Hamill
President Judge

The Hon. Robert J. Conway
Senior Judge

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

The Official Legal Publication of Wayne County, Pennsylvania



Legal Journal of Wayne County

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

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

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

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

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

MESSAGE FROM THE WAYNE COUNTY BAR ASSOCIATION



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

PRICING & RATES

Notice Pricing

One time Insertions

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

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

Subscription Rates

Per Year

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

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

WAYNE COUNTY OFFICIALS

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Robert J. Conway, *Senior Judge*

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LEGAL NOTICES

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

ESTATE NOTICES

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

ESTATE NOTICE

Notice is hereby given, that Letters Testamentary have been granted to Gale Gammerdinger, Executrix of the Estate of Florence Gammerdinger a/k/a Florence Lampart Gammerdinger, late of Honesdale, Wayne County, Pennsylvania who died on November 15, 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 Executrix, Gale Gammerdinger c/o Mark R Zimmer, Esquire, 1133 Main Street, Honesdale, PA 18431.

12/4/2015 • 12/11/2015 • 12/18/2015

ADMINISTRATOR NOTICE

Estate of JACK MORGAN
Late of Wayne County
Administratrix
LISA RIVERA
146 COUNTY RT. 1

WARWICK, NY 10990
Administrator
CHRISTOPHER MORGAN
12 FOREST DR.
PORT JERVIS, NY 12771

12/4/2015 • 12/11/2015 • 12/18/2015

EXECUTOR NOTICE

Estate of RALPH KENDALL
CURTIS AKA RALPH K.
CURTIS
Late of Sterling Township
Executrix
KRISTIN M. CURTIS
410 STERLING RD.
NEWFOUNDLAND, PA 18445
Executor
TIMOTHY ALLEN CURTIS
364 STERLING RD.
NEWFOUNDLAND, PA 18445
Attorney
RONALD M. BUGAJ, ESQ.
308 NINTH ST., PO BOX 390
HONESDALE, PA 18431

11/27/2015 • 12/4/2015 • 12/11/2015

EXECUTOR NOTICE

Estate of DOROTHY ARNOLD
Late of Waymart Borough
Executor
BRUCE ARNOLD
506 CANAAN RD.
WAYMART, PA 18472
Attorney
CHRISTOPHER E. FARRELL,
ESQ.

P.O. BOX 312
WAYMART, PA 18472

11/27/2015 • 12/4/2015 • 12/11/2015

ESTATE NOTICE

Estate of HELEN F. SENZ,
deceased, late of Paupack Twp.,
Wayne Co., PA. Letters
Testamentary have been granted
to the individual(s) named
below, who request all persons
having claims or demands
against the Estate of the
Decedent to present same, and
all persons indebted to the
Decedent to make payments, to:
Sue Ann Ryan, c/o R. Anthony
Waldron, Esq. Suite 215 - 8 Silk
Mill Drive Hawley PA 18428.

11/20/2015 • 11/27/2015 • 12/4/2015

EXECUTRIX NOTICE

Estate of WYLAND W.
HOLGATE
Late of Dyberry Township
Executrix
JULIE F. GWOZDZIEWYCZ
669 HANCOCK HIGHWAY
HONESDALE, PA 18431
Attorney
JOHN F. SPALL
2573 ROUTE 6
HAWLEY, PA 18428

11/20/2015 • 11/27/2015 • 12/4/2015

ADMINISTRATRIX NOTICE

Estate of AGNES L. HAGUE
Late of Lehigh Township
Administratrix

MARILYN J. URBAN
9305 BEARCAT RD.
NEW PORT RICHEY, FL 34655
Attorney
TIMOTHY B. FISHER II,
ESQUIRE
525 MAIN STREET
GOULDSBORO, PA 18424

11/20/2015 • 11/27/2015 • 12/4/2015

OTHER NOTICES

**NOTICE OF FILING
CERTIFICATE OF
ORGANIZATION**

Pursuant to the requirements of 15
Pa. C.S. Sec. 8913, notice is hereby
given that on October 29, 2015, a
Certificate of Organization —
Domestic Limited Liability
Company for JTK Consulting
LLC was filed with the Department
of State, Harrisburg, Pennsylvania.

The purpose of the limited
liability company is for assisting in
Federal student loan consolidation
and any other related businesses.

BUGAJ/FISCHER, PC
308 NINTH ST., P.O. BOX 390
HONESDALE, PA 18431
(570) 253-3021

12/4/2015

**CERTIFICATE OF
ORGANIZATION**

NOTICE IS HEREBY GIVEN that
a Domestic Limited Liability
Company has been filed with the
Department of State of the
Commonwealth of Pennsylvania at

Harrisburg, Pennsylvania on the 12th day of November, 2015, for the purpose of obtaining a Certificate of Organization for a limited liability company to be organized under the Limited Liability Company Act of the Commonwealth of Pennsylvania of 1994.

The name of the limited liability company is SGR REAL ESTATE LLC.

The purpose for which it is to be or has been organized is: Real estate rental activities and any and all lawful acts for which limited liability companies may be organized under the Pennsylvania Limited Liability Company Act, 15 Pa. C.S.A. Section 8901 et seq, as amended.

Richard B. Henry, Esquire
1105 Court Street
Honesdale, PA 18431

12/4/2015

CERTIFICATE OF ORGANIZATION

NOTICE IS HEREBY GIVEN that a Domestic Limited Liability Company has been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on the 12th day of November, 2015, for the purpose of obtaining a Certificate of Organization for a limited liability company to be organized under the Limited Liability Company Act of the Commonwealth of Pennsylvania of 1994.

The name of the limited liability

company is CLOVER HILL FARM, LLC.

The purpose for which it is to be or has been organized is: Real estate holdings and any and all lawful acts for which limited liability companies may be organized under the Pennsylvania Limited Liability Company Act, 15 Pa. C.S.A. Section 8901 et seq, as amended.

Richard B. Henry, Esquire
1105 Court Street
Honesdale, PA 18431

12/4/2015

**NOTICE OF FILING
CERTIFICATE OF ORGANIZATION**

Pursuant to the requirements of 15 Pa. C.S. Sec. 8913, notice is hereby given that on October 29, 2015, a Certificate of Organization — Domestic Limited Liability Company for Romulus Enterprise LLC was filed with the Department of State, Harrisburg, Pennsylvania.

The purpose of the limited liability company is for managing Kiran's Counseling and JTK Consulting LLC and any other related businesses.

BUGAJ/FISCHER, PC
308 NINTH ST., P.O. BOX 390
HONESDALE, PA 18431
(570) 253-3021

12/4/2015

**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
DECEMBER 16, 2015**

By virtue of a writ of Execution instituted U.S. Bank, N.A. 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 16th day of December, 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 Texas (now Honesdale Borough), County of Wayne, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at the center of the old Cherry Ridge Road; thence along the lands of Nicholas Neary, South 73 degrees East 18 rods and 19 links to the center of the Honesdale and Cherry Ridge Turnpike Road; thence along the center of said road, South 22? degrees West 3 rods and 22 links; thence along other lands of Louis Breit, North 73 degrees West 19

rods and 5 links to the center of the said Cherry Ridge public road; thence along the center of said road North 23 degrees East 3 rods and 22 links to the place of beginning.

EXCEPTING THEREOUT AND THEREFROM all that piece or parcel of land conveyed to Marshall E. Bunting and Minnie Bunting in Deed Book 202, Page 492.

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.

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.

HAVING THEREON ERECTED A DWELLING KNOWN AS 771 RIDGE STREET HONESDALE, PA 18431.

BEING THE SAME PREMISES WHICH Ann Earley, et al, by deed dated June 5, 2007 and recorded June 7, 2007 in Wayne County Record Book 3309, Page 258, granted and conveyed unto Kevin D. Rogers and Kimberly N. Elders. Kimberly N. Elders is now known as Kimberly N. Rogers by virtue of her marriage to Kevin D. Rogers.

PARCEL #11-11-27.

Seized and taken in execution as property of:
Kevin D. Rogers 771 Ridge Street
HONESDALE PA 18431
Kimberly N. Rogers 771 Ridge Street
HONESDALE PA 18431

Execution No. 00100-Civil-2015
Amount Due: \$117,652.91 Plus
additional costs

October 14, 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.

11/27/2015 • 12/4/2015 • 12/11/2015

**SHERIFF'S SALE
DECEMBER 16, 2015**

By virtue of a writ of Execution instituted Deutsche Bank National rust Co., as Indenture Trustee under the Indenture Relating to IMH Assets Corp., Collateralized Asset-Backed Bonds, Series 2005-8 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 16th day of December, 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 3749 Section 32 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 106; March 23, 1973 in Plat Book 5, Page 107; April 3, 1973 in Plat Book 5, Page 108 through 110; and May 18, 1973 in Plat Book 5, Pages 111 through 119, and September 24, 1973 in Plat Book 5, Pages 120 through 123.

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

PARCEL NO. 12-0-0036-0134

BEING KNOWN AS 3749
Thornwood Terrace, Lake Ariel, PA
18436

BEING the same premises which Joseph Cataudella and Christine Cataudella, husband and wife, by Deed dated August 13, 2005 and recorded August 31, 2005 in the Office of the Recorder of Deeds in and for Wayne County in Deed Book 2850 Page 134 granted and conveyed unto Janet Carr, single. Janet Carr departed this life on May 4, 2014.

Seized and taken in execution as property of:
AUDRA TORRE, CO-
ADMINISTRATOR OF THE
ESTATE OF JANET CARR, 106
POPLAR LANE GREENTOWN
PA 18426
DAN ANOLFO, SOLELY AS THE
ADMINISTRATOR OF THE

ESTATE OF JANE T CARR' 106
POPLAR LANE,
GREENTOWN PA 18426

Execution No. 126-Civil-2015
Amount Due: \$111,221.64 Plus
additional costs
October 14, 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.**

William E. Miller Esq.

11/27/2015 • 12/4/2015 • 12/11/2015

**SHERIFF'S SALE
DECEMBER 16, 2015**

By virtue of a writ of Execution instituted PNC 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 16th day of December, 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 762, Section 8, 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, Pages 26 and 27, May 11, 1970, in Plat Book 5, pages 34, 37, 41 through 48 and 50; September 8, 1970, in Plat Book 5, Pages 57 and 58; February 8, 1971, in Plat Book 5, Pages 59 and 61 through 63; March 24, 1971 in Plat Book 5, Pages 66 through 68; May 10, 1971 in Plat Book 5, Pages 69 through 72; March 14, 1972, in Plat Book 5, Pages 73 through 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 through 104.

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.

BEING THE SAME PREMISES which Frederick W. Horton, Jr. and Virginia S. Horton, his wife, by Deed dated November 22, 1997

and recorded in the Wayne County Recorder of Deeds Office on December 2, 1997 in Deed Book 1308, Page 328, granted and conveyed unto Joseph J. Mazzariello, Jr. and Christine K. Mazzariello, his wife.

Tax Parcel No.: 22-0-0021-0015.-

Address Being: 762 Deerfield Road, Lake Ariel, PA 18436

Seized and taken in execution as property of:
Joseph J. Mazzariello, Jr. 321 East 7th Street BROOKLYN NY 11218
Christine K. Mazzariello 321 East 7th Street BROOKLYN NY 11218

Execution No. 350-Civil-2014
Amount Due: \$58,162.96 Plus additional costs

October 14, 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.

Bradley J. Osborne Esq.

11/27/2015 • 12/4/2015 • 12/11/2015

**SHERIFF'S SALE
DECEMBER 16, 2015**

By virtue of a writ of Execution instituted DEUTSCHE BANK NATIONAL TRUST CO., as Trustee for SECURITIZED ASSET BACK RECIEVEABLES LLC TRUST 2007-NC1, MORTGAGE PASS-THROUGH CERTIFICATE, SERIES 2007-NC1 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 16th day of December, 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:

PARCEL ONE BEGINNING at a point in the center of the Township Road No. 388 leading from Gravity, Pennsylvania to Clemo, Pennsylvania, the said point being South fifty-one (51) degrees East one hundred seventy and six tenths(170.6) feet along the center of the said road from a corner of lands of Steve Weiss and a corner of lands of the Grantors herein; thence through lands of the prior Grantor, North thirty-five (35) degrees thirty-seven (37) minutes

East four hundred seventy-two and four tenths (472.4) feet to a stake in a stone wall for a corner; thence along lands of J. Peet, South thirty-two (32) degrees sixteen (16) minutes East 215 85/100 feet to a stake in a stone wall ; thence through lands of the Grantor South thirty-five (35)degrees thirty-seven (37) minutes West three hundred eighty-seven and twenty-five hundredths (387,25)feet o a point, in the center of the said road; thence along the center of the same, North fifty-two (52)degrees thirty-seven (37) minutes West two hundred (200) feet to the place of BEGINNING. CONTAINING two (2) acres, more or less. The bearings are magnetic as of 1958.; PARCEL TWO BEGINNING at the center of Lake Township Road No. 388 at the Southeastern corner of lands of the Grantors; thence along the Eastern line of the Grantors, North 35 degrees 37 minutes East 397 1/4 feet to a corner in a stone wall in line of lands of J. Peet; thence along said stone wall and Southern line of lands of the said J. Peet, South 32 degrees 16 minutes East 142.9 feet to a corner in said stone wall; thence further along said Stone wall in line of lands of said J. Peet, South 42 degrees 39 minutes East 148.3 feet to a corner in the Western line of lands now or formerly of Leo Jaruski; thence along the Western line of the said Jaruski, South 47 degrees 15 minutes West 296.9 feet to a point in the center of the said Township Road No. 388; thence along the center of said Township Road

North 62 degrees 21 minutes West
119.6 feet to a corner; thence
further along the center of said
Township Road North 57 degrees
49 minutes West 100 feet to the
place of BEGINNING,
CONTAINING 1.9 acres, be the
same more or less. 12-0-0292-0043
& 0044.

BEIGN KNOWN AS: 129 Old
Gravity Road, Lake Ariel, PA
18436

PARCEL NO.: 12-0-0292-0043.-
and -0044.-

TITLE TO SAID PREMISES IS
VESTED IN Gina Dubey and
Gregory Dubey, her husband BY
DEED FROM Gina Dubey DATED
09/08/2006 RECORDED
09/20/2006 IN DEED BOOK 2131
PAGE 289.

Seized and taken in execution as
property of:
Gina Dubey 129 Old Gravity Rd
LAKE ARIEL PA 18436
Gregory Dubey, Also known as
Gregory S. Dubey, 129 Old Gravity
Rd LAKE ARIEL PA 18436

Execution No. 350-Civil-2015
Amount Due: \$76,615.47 Plus
additional costs

October 14, 2015
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE
NOTICE:

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

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

Elizabeth L. Wassall, Esq.

11/27/2015 • 12/4/2015 • 12/11/2015

CIVIL ACTIONS FILED

*FROM NOVEMBER 7, 2015 TO NOVEMBER 13, 2015
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2005-20904	DULAY ERIC JOHN	11/10/2015	SATISFACTION	—
2010-00007	GRIFFIN CHERYL J	11/10/2015	SATISFACTION	—
2010-00270	DULNEY KIMBERLY	11/10/2015	WRIT OF EXECUTION	4,869.78
2010-00270	DULNEY STEVEN M	11/10/2015	WRIT OF EXECUTION	4,869.78
2010-00270	FIRST NATIONAL COMMUNITY BANK GARNISHEE	11/10/2015	WRIT EXEC/GARNISHEE	—
2010-20140	WOODFOREST NATIONAL BANK GARNISHEE	11/10/2015	GARNISHEE/DISC ATTCH	—
2014-20725	GBURZYNSKI MICHAEL EDWARD	11/12/2015	SATISFACTION	—
2014-20743	LECUYER GISELE	11/12/2015	SATISFACTION	—
2015-00191	EPSHELL LLC	11/13/2015	WRIT OF EXECUTION	148,370.31
2015-00242	AMATO DARIA U	11/09/2015	FINAL JUDGMENT	—
2015-00393	DAVILA MIRIAM	11/10/2015	DEFAULT JUDGMENT	106,188.84
2015-00393	DAVILA MIRIAM	11/10/2015	WRIT OF EXECUTION	106,188.84
2015-00523	FITZPATRICK LINDA	11/10/2015	DEFAULT JUDGMENT	2,722.10
2015-00634	STEPHENS RANDALL W	11/13/2015	QUIET TITLE	—
2015-20330	HONESDALE NATIONAL BANK THE GARNISHEE	11/12/2015	GARNISHEE/DISC ATTCH	—
2015-20573	SCARANO LANCE T	11/10/2015	SATISFACTION	2,583.37
2015-21014	SABO JOHN	11/10/2015	SATISFACTION	—
2015-21051	ONDRAKO RAYMOND S	11/13/2015	WRIT OF EXECUTION	1,903.18
2015-21051	HONESDALE NATIONAL BANK GARNISHEE	11/13/2015	GARNISHEE/WRIT EXEC	1,903.18
2015-21095	BANIS ALEXIS Z	11/09/2015	JP TRANSCRIPT	1,206.50
2015-21096	BARATUCCI ANTHONY T	11/09/2015	JUDGMENT	2,035.30
2015-21097	GRIFFIN GERALD SR	11/10/2015	JP TRANSCRIPT	1,324.29
2015-21098	MARTINEZ LINDA	11/10/2015	JP TRANSCRIPT	5,127.50
2015-21099	AMERICAN PAINTERS LLC	11/10/2015	FEDERAL TAX LIEN	1,950.00
2015-21099	HEINEMANN MELISSA MBR	11/10/2015	FEDERAL TAX LIEN	1,950.00
2015-21100	WARD MARIE	11/10/2015	JP TRANSCRIPT	2,943.39
2015-21101	SIERZEGA LUKASZ	11/10/2015	JP TRANSCRIPT	6,444.64
2015-21102	WALKER KEITH R	11/10/2015	JP TRANSCRIPT	1,746.27
2015-21102	WALKER STEVEN V	11/10/2015	JP TRANSCRIPT	1,746.27
2015-21103	STEN ALLAN	11/10/2015	JP TRANSCRIPT	6,444.64
2015-21103	STEN VIRGINIA	11/10/2015	JP TRANSCRIPT	6,444.64
2015-21104	MORGAN SAM W	11/10/2015	JP TRANSCRIPT	8,939.73
2015-21105	VANATTA CYRIL	11/10/2015	JP TRANSCRIPT	3,423.58
2015-21105	VANATTA MARY	11/10/2015	JP TRANSCRIPT	3,423.58
2015-21106	MARSHALL PATRICIA A	11/10/2015	JP TRANSCRIPT	10,379.63
2015-21107	MENA DIONICIO	11/10/2015	JP TRANSCRIPT	6,577.33

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

2015-21108	MCMAHON ARLENE	11/10/2015	JP TRANSCRIPT	6,526.10
2015-21109	PETERS JILL	11/10/2015	MUNICIPAL LIEN	526.10
2015-21110	EVOLVING MEANS LLC	11/10/2015	MUNICIPAL LIEN	561.00
2015-21111	BRUNERT ALEXANDER	11/10/2015	MUNICIPAL LIEN	866.38
2015-21111	BRUNERT BRUCE	11/10/2015	MUNICIPAL LIEN	866.38
2015-21112	UNKNOWN HEIRS OF KENNETH LANZA DECEASED	11/10/2015	MUNICIPAL LIEN	546.48
2015-21112	MACDONALD DAVID JR	11/10/2015	MUNICIPAL LIEN	546.48
2015-21112	LANZA KENNETH DECEASED	11/10/2015	MUNICIPAL LIEN	546.48
2015-21113	EMERGENCY MAINTENANCE SOLUTIONS INC	11/12/2015	TAX LIEN	3,254.85
2015-40067	RUFFE KEVIN OWNER	P 11/09/2015	STIP VS LIENS	—
2015-40067	RUFFE DOREEN OWNER	P 11/09/2015	STIP VS LIENS	—
2015-40067	VAIL BETH CONTRACTOR	11/09/2015	STIP VS LIENS	—
2015-40068	DOUGHERTY CARA JEAN OWNER	P 11/13/2015	STIP VS LIENS	—
2015-40068	DOUGHERTY PATRICK JAMES OWNER	P 11/13/2015	STIP VS LIENS	—
2015-40068	GALLIK BRIAN J INDIVIDUALLY	11/13/2015	STIP VS LIENS	—
2015-40068	GALLIK AND REIFLER PARTNERSHIP T/D//B/A CONTRACTOR	11/13/2015	STIP VS LIENS	—
2015-40069	DOUGHERTY CARA JEAN OWNER	P 11/13/2015	STIP VS LIENS	—
2015-40069	DOUGHERTY PATRICK JAMES OWNER	P 11/13/2015	STIP VS LIENS	—
2015-40069	SCHOCK JON CONTRACTOR	11/13/2015	STIP VS LIENS	—
2015-40069	JON SCHOCK PLUMBING T/D/B/A CONTRACTOR	11/13/2015	STIP VS LIENS	—
2015-40070	DOUGHERTY CARA JEAN OWNER	P 11/13/2015	STIP VS LIENS	—
2015-40070	DOUGHERTY PATRICK JAMES OWNER	P 11/13/2015	STIP VS LIENS	—
2015-40070	SWARTZ GARRET CONTRACTOR	11/13/2015	STIP VS LIENS	—
2015-40070	SWARTZ ELECTRIC T/D/B/A CONTRACTOR	11/13/2015	STIP VS LIENS	—
2015-40071	DOUGHERTY CARA JEAN OWNER	P 11/13/2015	STIP VS LIENS	—
2015-40071	DOUGHERTY PATRICK JAMES OWNER	P 11/13/2015	STIP VS LIENS	—
2015-40071	DOUGHERTY PATRICK JAMES CONTRACTOR	11/13/2015	STIP VS LIENS	—
2015-40071	DOUGHERTY CONSTRUCTION T/D/B/A CONTRACTOR	11/13/2015	STIP VS LIENS	—
2015-40072	DOUGHERTY CARA JEAN OWNER	P 11/13/2015	STIP VS LIENS	—
2015-40072	DOUGHERTY PATRICK JAMES OWNER	P 11/13/2015	STIP VS LIENS	—
2015-40072	CURRCIO CONSTRUCTION CONTRACTOR	11/13/2015	STIP VS LIENS	—
2015-90125	RUMAIN JOHN	11/09/2015	ESTATE CLAIM	2,029.47

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00632	PENNSYLVANIA ELECTRIC CO	PLAINTIFF	11/10/2015	—
2015-00632	CARNES CRAIG	DEFENDANT	11/10/2015	—

PETITION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00633	1964 PONTIAC GTO VIN 824P223033	PETITIONER	11/12/2015	—
2015-00633	ROCHE JOSEPH	PETITIONER	11/12/2015	—
2015-00633	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	RESPONDENT	11/12/2015	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00636	DEUTSCHE BANK NATIONAL TRUST AS TRUSTEE FOR	PLAINTIFF	11/13/2015	—
2015-00636	AMERIQUEST MORTGAGE SECURITIES	PLAINTIFF	11/13/2015	—
2015-00636	ELDRED BOBBI L A/K/A	DEFENDANT	11/13/2015	—
2015-00636	ELDRED BOBBI LEE	DEFENDANT	11/13/2015	—
2015-00636	ELDRED JASON A/K/A	DEFENDANT	11/13/2015	—
2015-00636	ELDRED JASON M	DEFENDANT	11/13/2015	—

REAL PROPERTY — QUIET TITLE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00634	LOMBARDO LOUIS J	PLAINTIFF	11/13/2015	—
2015-00634	LOMBARDO ROCCO B	PLAINTIFF	11/13/2015	—
2015-00634	STEPHENS RANDALL W	DEFENDANT	11/13/2015	—

TORT — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00635	KEFFER JOSEPH	PLAINTIFF	11/13/2015	—
2015-00635	KEFFER CULLEN ESTATE	PLAINTIFF	11/13/2015	—
2015-00635	OWEN MOTORS INC	DEFENDANT	11/13/2015	—
2015-00635	OWEN CAR RENTALS INC	DEFENDANT	11/13/2015	—

MORTGAGES AND DEEDS

*RECORDED FROM NOVEMBER 23, 2015 TO NOVEMBER 25, 2015
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
G E G Real Estate	Honesdale National Bank	Clinton Township 1	120,000.00
Nigro Cheryl S	Mortgage Electronic Registration Systems	Salem Township	206,400.00
Marchand Robert P	Mortgage Electronic Registration Systems	Lake Township	
Marchand Theresa M			72,000.00
Kavalow Alex	Wells Fargo Bank	Clinton Township 2	
Leannah Abby			123,393.00
Smith Jonathan H	Mortgage Electronic Registration Systems	Honesdale Borough	66,724.00
Fasciana Gabriel James	Residential Mortgage Services	Waymart Borough	
Fasciana Jennifer Aloysius			132,647.00
Kochman Louisa C	Manufacturers & Traders Trust Company	Paupack Township	
Kochman Roger R			150,000.00
Walker William	Valley National Bank	Paupack Township	
Walker Elizabeth			112,000.00
Berger Vicki	Mortgage Electronic Registration Systems	Paupack Township	
Berger Joseph			102,400.00
Black Raymond I	Fidelity Deposit & Discount Bank	Lake Township	
Black Gale			75,000.00
Thomas David L III	Mortgage Electronic Registration Systems	Paupack Township	
Kilgour Joanne			94,400.00
Alma John	Navy Federal Credit Union	Palmyra Township	
Alma Jacquelyn			269,637.00
Qasir Muhammad A	Mortgage Electronic Registration Systems	Dreher Township	
Qasir Aasha			140,000.00
Faux Tim	First National Bank Of Pa	Lake Township	
Faux Jessica			147,000.00
Glynn Miriam M	Mortgage Electronic Registration Systems	Salem Township	55,200.00
Palmer Grant	Joerz Henry	Lehigh Township	
Palmer Amenda			20,000.00
Lippo Frank L Jr	T D Bank	Dreher Township	200,000.00
Kedrick Elizabeth V	Mortgage Electronic Registration Systems	Honesdale Borough	128,408.00

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

Stuart Carl B	Merck Sharp & Dohme Federal Credit Union	Salem Township	
Gehlhaus Dolores F			160,000.00
Ross Joseph P	Dime Bank	Waymart Borough	108,915.00
Davitt Cheryl L	Honesdale National Bank	Canaan Township	
Davitt Joseph E		Canaan & South Canaan Twps	295,000.00
		South Canaan Township	
		South Canaan & Canaan Twps	295,000.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Cruiser World Inc	Route One Nine One	Salem Township	Lot 2
Kromko Thomas	G E G Real Estate	Clinton Township 1	
Kromko Shirley			
Schuman Orvis M	Mueller David E	Damascus Township	
Schuman Ruth C	Mueller Jacquelyn A		Lot A
Mueller David E	Mueller David E	Damascus Township	
Mueller Jacquelyn A	Mueller Jacquelyn A		
Carns Adair Joan	Albert Michael	Lake Township	
Cavanaugh Joseph J	Stournaras Peter	Paupack Township	
Cavanaugh Carol Ann	Stournaras Jennifer		
Mastropietro Stephen	Nigro Cheryl S	Salem Township	
Mastropietro Ana Ramirez			Lot 788
Kasten Margaret Ann	Watson Clarence J Jr	Lake Township	
Williams Josephine S	Clark Gertrude A		Lot 821
Williams Gary J			
Macavoy Mary M	Marchand Robert P	Lake Township	
	Marchand Theresa M		Lot 3310
Lavelle Matthew J	Kavalow Alex	Clinton Township 2	
Lavelle Kelly L	Leannah Abby		
Byrne Ruth A	Haddix Ronald	Lake Township	
Hannah James			
Hannah Ruth A			
Day Diane M	Menser Keith J	Manchester Township	
	Menser Dawn L		
Caban Virginia	D J B Property Inc	Texas Township 1 & 2	Lot 6
Safko Karen	Nasser Mary Ellen	Salem Township	
Safko Michael S			
A K M Family Limited			
Partnership	Safko Karen	Salem Township	
Howell Harry H	Howell Harry H	South Canaan Township	
Howell Jean M	Howell Jean M		Lot 2
Sloto Gerald J Jr Tr	Sloto Gerald J	Paupack Township	
Andrew Sloto Irrevocable			
Intervivos Trust	Sloto Bonnie J		
Terry Kathleen	Smith Jonathan H	Honesdale Borough	
Chicoski Kathleen			

Hardzewic Alberta By Sheriff	Bank Of America	Salem Township	
Garringer James R	Fasciana Gabriel James	Waymart Borough	
Garringer Terri	Fasciana Jennifer Aloysius		
Sloss Robert A	Walker William S	Paupack Township	
	Walker Elizabeth A		Lot 121
Hutta Paul J	Berger Joseph	Paupack Township	
Hutta Stephanie K	Berger Vicki		Lot 192
Korba Vladimir AKA	Korba Vladimir D	Mount Pleasant Township	
Korba Vladimir D AKA	Korba Carole Lynn		Lot 1A
Purple Rooster Holdings	Thomas David L III	Paupack Township	
	Kilgour Joanne C		Lot 14A
Trainor Kenneth M	Alma John	Palmyra Township	
Trainor Christine E	Alma Jacquelyn		Lot 4
Stave Patricia W Exr	Perez Miguel A	Damascus Township	
Carmer Ann Rest			
Federal Home Loan			
Mortgage Corporation	Qasir Muhammad A	Dreher Township	
Powers Kirm & Associates	Qasir Aasha		
Lachance Yvonne By Sheriff	J P Morgan Chase Bank	Buckingham Township	
Campanelli Anthony F	Pinam Property Corp	Salem Township	
Campanelli Angela			Lot 885
Campanelli Vincent			
Darby Sean	Daub Diana F	Texas Township 3	
Darby Lisa			
Vansco Rosemary E Est AKA	Palmer Grant	Lehigh Township	
Vansco Rosemary Est AKA	Palmer Amanda		Lot 26
Vansco Raymond Exr			
Johnson J Michael	Kedrick Elizabeth V	Honesdale Borough	
Kedrick Elizabeth V			Lot 2
Johnson Elizabeth V			
Freiermuth Susan J Adm	Ross Joseph P	Waymart Borough	
Arnold Betty Lest			
Mack Barry L By Af	Mack Barry L	Lake Township	
Zimmer Mark R Af			
Honesdale Golf Club	E K G	Texas Township 1 & 2	
Stanton Leana Lou	Lester Jerry Joe Sr	Manchester Township	
Stanton Wilson Woodrow			
Stanton Leana Lou	Milk Wayne	Manchester Township	
Stanton Wilson Woodrow	Milk Casey		Lot A
Lester Casey L	Milk Wayne	Manchester Township	
Milk Casey L	Milk Casey L		Lot 1 A
Stanton Leana Lou	Hawley Harold G III	Manchester Township	
Stanton Wilson Woodrow	Hawley Sherry Lester		Lot B
Hawley Harold G III	Hawley Harold G III	Manchester Township	
Hawley Sherry Lester	Hawley Sherry Lester		Lot 2 B

Wayne County LEGAL JOURNAL

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

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Phone: 570-251-1512

Fax: 570-647-0086

Email: baileyd@ptd.net

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3305 Lake Ariel Highway
Honesdale, PA 18431