

OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

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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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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

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Robert J. Conway, *Senior Judge*

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Patricia Biondo

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.

EXECUTOR'S NOTICE

ESTATE OF JOAN C. SMITH, a/k/a, JOAN CATHERINE SMITH, late of Lake Township, Wayne County, Pennsylvania. Any person or persons having claim against or indebted to the estate present same to Frances Catherine Perricone, 1166 Avoy Road, Lakeville, PA 18438. Sally N. Rutherford, Esq., 921 Court St., Honesdale, PA 18431, Attorney for the Estate.

5/22/2015 • 5/29/2015 • 6/5/2015

EXECUTOR NOTICE

Estate of AUGUST M. MICHKO
Late of Clinton Township 1
Executrix
PATRICIA M. MICHKO
130 ELK LAKE DRIVE
WAYMART, PA 18472
Executor
PAUL J. MICHKO
130 ELK LAKE DRIVE

WAYMART, PA 18472
Executor
CARL A. MICHKO
580 CLIFF STREET
HONESDALE, PA 18431
Attorney
MATTHEW L. MEAGHER,
ESQUIRE
1018 CHURCH STREET
HONESDALE, PA 18431

5/22/2015 • 5/29/2015 • 6/5/2015

ESTATE NOTICE

NOTICE IS HEREBY GIVEN, that Letters Testamentary have been issued in the Estate of Theresa C. Emigholz a/k/a Theresa Emigholz, who died on October 8, 2014, late resident of 1404 Golf Park Drive, Lake Ariel, PA 18436, to Brian Groth, Executor of the Estate, residing at 294 Whitehall Street, Lynbrook, NY 11563. All persons indebted to said estate are required to make payment and those having claims or demands are to present the same without delay to the Law Offices of HOWELL, HOWELL & KRAUSE, ATTN: ALFRED J. HOWELL, ESQUIRE, Attorney for the Estate, at 109 Ninth Street, Honesdale, PA 18431.

ALFRED J. HOWELL, ESQUIRE
ATTORNEY FOR THE ESTATE

5/22/2015 • 5/29/2015 • 6/5/2015

EXECUTOR NOTICE

Estate of ANNA A. POLTANIS
AKA ANNA AMBROSE
POLTANIS AKA ANN POLTANIS
Late of Canaan Township

Executor

JAMES A. POLTANIS
1163 ROOSEVELT HWY
WAYMART, PA 18472

Executor

JOSEPH A. POLTANIS
1163 ROOSEVELT HWY
WAYMART, PA 18472

5/15/2015 • 5/22/2015 • 5/29/2015

ESTATE NOTICE

Estate of Francis Augustine
Grimes, a/k/a Francis A. Grimes,
late of Buckingham Township,
Wayne County, Pennsylvania (died
December 16, 2014). Letters

Testamentary having been granted,
all persons indebted to said estate
are required to make payment and
those having claims or demands to
present same to the Executor,
Edward Grimes, or the attorney for
the Estate, Ann Lavelle Powell,
Nogi, Appleton, Weinberger &
Wren, P.C., 415 Wyoming Avenue,
Scranton, PA 18503.

5/15/2015 • 5/22/2015 • 5/29/2015

ESTATE NOTICE

NOTICE IS HEREBY GIVEN,
that Letters of Administration have
been issued in the Estate of
Matthew Gordon Baker a/k/a Matt
Baker a/k/a Matthew Baker, who
died on April 30, 2015, late

resident of 23 Spur Road, Cherry
Ridge Township, Honesdale, PA
18431, to Sarah Lynne Hafler, Co-
Administrator of the Estate,
residing at 172 Fallsdale Road,
Milanville, PA 18443 and John
Matthew Baker, Co-Administrator,
residing at 132 Highland Drive,
Hawley, PA 18428. All persons
indebted to said estate are required
to make payment and those having
claims or demands are to present
the same without delay to the law
offices of HOWELL, HOWELL &
KRAUSE, ATTN: ALFRED G.
HOWELL, ESQUIRE, Attorney for
the Estate, at 109 Ninth Street,
Honesdale, PA 18431.

ALFRED G. HOWELL, ESQUIRE
ATTORNEY FOR THE ESTATE

5/15/2015 • 5/22/2015 • 5/29/2015

EXECUTRIX NOTICE

Estate of BETTY M. COBB AKA
BETTY COBB AKA ELIZABETH
COBB AKA ELIZABETH M.
COBB

Late of Lake Township
Executrix

ROSALIND M. WILLIAMS
409 STOCK FARM RD.
LAKE ARIEL, PA 18436

Attorney

NICHOLAS A. BARNA
831 COURT STREET
HONESDALE, PA 18431

5/8/2015 • 5/15/2015 • 5/22/2015

ESTATE NOTICE

Estate of DOROTHY C. DUDLEY
Executrix
STEPHANIE SAVAGE
121 RTE 590
TAFTON, PA 18464
Executor
RICHARD GARRITY
603 HIGH STREET
HONESDALE, PA 18431
Attorney
THOMAS F. KILROE
918 CHURCH STREET
HONESDALE, PA 18431

5/8/2015 • 5/15/2015 • 5/22/2015

EXECUTRIX NOTICE

Estate of BETTY M. DENNIS
AKA BETTY DENNIS
Late of Texas Township
Executrix
SUSAN B. SEBER
269 WHITE MILLS RD.
HONESDALE, PA 18431
Attorney
NICHOLAS A. BARNA
831 COURT STREET
HONESDALE, PA 18431

5/8/2015 • 5/15/2015 • 5/22/2015

ESTATE NOTICE

NOTICE IS HEREBY GIVEN,
that Letters Testamentary have
been issued in the Estate of Earl
Robert Mege, a/k/a Earl R. Mege
a/k/a Earl Mege, who died on
March 13, 2015, late resident of 62
Ledge Drive, Lakeville, PA 18438,
to Matthew R. Mege, Executor of
the Estate, residing at 105 Gosling

Court, Reading, PA 19606. All
persons indebted to said estate are
required to make payment and
those having claims or demands
are to present the same without
delay to the Law Offices of
HOWELL, HOWELL &
KRAUSE, ATTN: ALFRED J.
HOWELL, ESQUIRE, Attorney for
the Estate, at 109 Ninth Street,
Honesdale, PA 18431.

ALFRED J. HOWELL, ESQUIRE
ATTORNEY FOR THE ESTATE

5/8/2015 • 5/15/2015 • 5/22/2015

OTHER NOTICES

**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 Jam Room Brewing
Company owned and operated by
William L. Reese, 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 for a

brewery and tasting room, 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

5/22/2015

**NOTICE FOR
ARTICLES OF
INCORPORATION**

Notice is hereby given the Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, for the purpose of obtaining a Certificate of Incorporation pursuant to the provisions of the Business Corporation Law of 1988. The name of the Corporation is Two Fat Guys, Inc. Articles of Incorporation were filed on April 23, 2015. The purpose or purposes for which it was organized are: Food Service and related activities.

5/22/2015

**ARTICLES OF
INCORPORATION**

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania on April 24, 2015, and approved pursuant to the Pennsylvania Business Corporation Law of 1988 for the incorporation of **TEST OF TIME**

LANDSCAPE DESIGN, INC.

**JEFFREY S. TREAT, ESQUIRE
Attorney**

5/15/2015 • 5/22/2015

**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
JUNE 3, 2015**

By virtue of a writ of Execution instituted The Bank of New York Mellon Trust Company, National Association FKA The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank N.A. as Trustee for Ramp 2003-RS9 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 3rd day of June, 2015 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THAT CERTAIN piece or parcel of land situated, in Dreher Township, County of Wayne, and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at an iron bar, being the

southwest corner of this parcel, being the southeast corner of this parcel, being the southeast corner of New Lot No. 18, and being in the Line of lands of Cora A. Lang, thence along lands of Cora A. Lang, S 82 degrees 07 minutes 39 seconds E 214.98 feet to an iron bar being the southwest corner of New Lot No. 19, thence by New Lot No. 19 N 7 degrees 28 minutes 39 seconds E 446.05 feet to a point in the centerline of Charphil Drive (a 40 feet wide Private Drive), being the southwest corner of Lot No. 2, being the northwest corner of New Lot No. 19, and being the southeast corner of Lot 3, thence along the centerline of Charphil Drive and along a curve to the left, the radius of which is 1145.92 feet a distance of 70.57 feet (the chord of which is S 82 degrees 53 minutes 46 seconds W 70.56) to a point, thence still along the centerline of Charphil Drive and along a curve to the right, the radius of which is 1145.92 feet, a distance of 150.12 (the chord of which is S 85 degrees 23 minutes 37 seconds W 150.01 feet) to a point, being the northwest corner of New Lot No. 18, thence along New Lot 18 S 7 degrees 28 minutes 39 seconds W 395.41 feet to the point and place of beginning. Containing 2.01 Acres more or less. This parcel is New Lot No. 18A in a subdivision named NU-FOUND-HI-LANDS PHASE 1 surveyed by Colan Enterprises, Inc., and recorded in Wayne County Recorders office in map book 62 page 44. Date April 1987.

TITLE TO SAID PREMISES IS VESTED IN Nicola Allegretta, a single man, by Deed from Ellen M. Ross, nka Ellen M. Haag, by and through her Limited Power of Attorney, Robert E. Haag and Robert E. Haag, dated 09/05/2003, recorded 10/09/2003 in Book 2356, Page 217.

Tax Parcel: 08-0-0026-0022.-

Premises Being: 18A Charphil Drive, a/k/a 53 Charphil Drive, South Sterling, PA 18460

Improvements thereon:
RESIDENTIAL DWELLING

Seized and taken in execution as property of:
Nicola Allegretta 18A Charphil Drive, a/k/a 53 Charphil Drive SOUTH STERLING PA 18460

Execution No. 147-Civil-2013
Amount Due: \$205,925.66 Plus additional costs

March 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.

Adam H. Davis Esq.

5/8/2015 • 5/15/2015 • 5/22/2015

**SHERIFF'S SALE
JUNE 3, 2015**

By virtue of a writ of Execution instituted NationStar Mortgage LLC d/b/a Champion Mortgage Company issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 3rd day of June, 2015 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL that certain piece or parcel of land located in Scott Township, Wayne County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center of Township Route 778, said point being a common corner of lots 8 and 9 and on line of lot 5; thence along the common division line between lot 8 and 9 south 84 degrees 51 minutes 20 seconds west a distance of 424.52 feet to a

point, said point being a common corner of lots 8, 18, 17 and 9; thence along the common division line between a portion of lot 17 and all of lot 9 north 0 degrees 00 minutes 10 seconds west a distance of 300 feet to a point, said point being a common corner of lots 9 and 10; thence along the common division line between lots 9 and 10 north 85 degrees 24 minutes 30 seconds east a distance of 469.12 feet to a point in the center of Township Route 778 and on line of lot 4; thence through the center of said Township Route 778 and along line of a portion of lots 4 and 5 the following two courses and distances; south 8 degrees 9 minutes 30 seconds west a distance of 167.84 feet; thence south 8 degrees 58 minutes 20 seconds west a distance of 135 feet to the point and place of BEGINNING. BEING all of lot 9 and containing 3.1 acres, be the same more or less.

BEING TAX NO.: 23-0-0004-0019

BEING KNOWN AS: 198 FOX FARM HILL ROAD, SUSQUEHANNA, PENNSYLVANIA 18847

IMPROVEMENTS THEREON:
Residential Dwelling

Title to said premises is vested in William Yeomans by deed from Alexander J. Butrym and Jeanne A. Butrym dated September 17, 2005 and recorded September 19, 2005 in Instrument Number 200500010463. The said William Yeomans died on January 31, 2011

thereby vesting title in Unknown Surviving Heirs of William D. Yeomans, Deceased Mortgagor and Real Owner and Cynthia A. Mack A/K/A Cynthia Mack, Known Surviving Heir of William D. Yeomans, Deceased Mortgagor and Real Owner by operation of law.

Seized and taken in execution as property of:
Unknown Surviving Heirs of William D. Yeomans, Deceased Mortgagor and Real Owner and Cynthia A. Mack a/k/a Cynthia Mack, Known Surviving Heir of William D. Yeomans, Deceased Mortgagor and Real Owner 198 Fox Farm Hill Road SUSQUEHANNA PA 18847

Execution No. 318-Civil-2014
Amount Due: \$165,871.06 Plus additional costs

March 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.
Heidi R. Spivak, Esq.

5/8/2015 • 5/15/2015 • 5/22/2015

**SHERIFF'S SALE
JUNE 3, 2015**

By virtue of a writ of Execution instituted U.S. Bank, N.A., Successor Trustee LaSalle Bank National Association, on behalf of the holders of Bear Stearns Asset Backed Securities Trust I 2005-HE10, Asset Backed-Certificates, Series 2005-HE10 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 3rd day of June, 2015 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THAT CERTAIN lot or piece of land, situate in the Township of Palmyra, County of Wayne, and State of Pennsylvania, bounded and described as follows:

BEING lot No.: 14, Block 1, on a map of Section No. 2 of Woodledge as recorded in the Office of the Recorder of Deeds Wayne County in Plat Book No. 16, at Page 50;

Excepting, Reserving, Under and Subject to an together with all exceptions, reservations, covenants, restitutions, and rights of way of record.

The premises above described are known and designated on the assessment records of Wayne County as Taxable No. 18-04-22.

BEING the same premises which Kathleen E. Rizzi, Executrix of the Estate of David Harris a/k/a David C. Harris a/k/a David Claire Harris by deed dated April 12, 2006 and recorded April 13, 2006 in the Recorder of Deeds Office in and for Wayne County, Pennsylvania as Instrument No.: 20060000397, Book 3014, Page 125 granted and conveyed unto Michael J. Rizzi, Jr., and Terri-Leigh Rizzi, husband and wife, in fee.

TAX MAP NO.: 18-0-0004-0022.-

ADDRESS BEING: 14 Meadows Drive, Hawley, PA 18428

Seized and taken in execution as property of:
Michael J. Rizzi 14 Meadows Drive Hawley PA 18428
Terri Leigh Rizzi 14 Meadows Drive HAWLEY PA 18428

Execution No. 518-Civil-2014
Amount Due: \$239,469.46 Plus additional costs

March 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.

Stephen M. Hladik Esq.

5/8/2015 • 5/15/2015 • 5/22/2015

**SHERIFF'S SALE
JUNE 3, 2015**

By virtue of a writ of Execution instituted Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2005-Opt2, Asset-Backed Certificates, Series 2005-Opt2 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 3rd day of June, 2015 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property,

viz:

ALL THOSE CERTAIN piece or parcels of land located in the Township of Cherry Ridge, County of Wayne and Commonwealth of Pennsylvania lying, being more particularly described as follows:

PARCEL ONE:

BEGINNING at an iron pin, the northeast corner of the herein described tract and the northwest corner of Tract 3 of 1.035 acres, said iron pin also located in the center line of the Old Gravity R.R. bed; thence leaving said centerline of the Old Gravity R.R. bed and proceeding along the west line of Tract 3 of 1.035 acres, S 33 deg. 32 min. 54 sec. W 362.54 feet to a set iron pin on the north side of a stonewall (at 15.00 feet passing over the center of a set iron pin); thence along line of land common to Cherry Ridge Acres and along the north side of said stonewall, S 86 deg. 31 min. 32 sec. W 137.50 feet to an iron pin, thence along the east line of Tract 1 of 1.369 acres N 25 deg. 51 min. 45 sec. E 426.25 feet to the centerline of the aforementioned Old Gravity R.R. bed (at 411.25 feet passing over the center of an iron pin); thence along the centerline of the Old Gravity R.R. bed S 64 deg. 08 min. 15 sec. E 64.35 feet to a point and S 64 deg. 21 min. 27 sec. E 104.00 feet to the place of BEGINNING. BEING all of Tract 2 of 1.280 acres.

The apparent road bed of the Old

Gravity Rail Road is the access to Tracts 1, 2 and 3, said road bed also being described and location thereof being shown on Plat of Minor Subdivision of part of lands of Lawrence Sherwood as drawing number 679-A-88, dated October, 12, 1988. The apparent road bed of the Gravity Rail Road extends through lands of Harold Mang to Pa. Rte. 191 for a distance of approximately 885 feet.

PARCEL TWO:

BEGINNING at a found iron pin located in the centerline of the Old Gravity R.R. bed, said iron pin also being a corner common to lands of Cherry Ridge Acres; said iron pin also being the northeast corner of the herein described tract; thence leaving the centerline of said Old Gravity R.R. bed and proceeding along line of land common to said Cherry Ridge Acres the following two courses and distances, S 42 deg. 48 min. 45 sec. W 267.81 feet to a found iron pin in the center of a stonewall axis (at 60.00 feet and at 147.90 feet passing over the center of iron pins) and S 86 deg. 31 min. 32 sec. W 154.36 feet to an iron pin on the north side of said stonewall; thence along the east line of Tract 2 of 1.280 acres, N 33 deg. 32 min. 54 sec. E 362.54 feet to the centerline of said Old Gravity R.R. bed (at 347.54 feet passing over the center of an iron pin); thence along the centerline of said Old Gravity R.R. bed S 64 deg. 21 min. 27 sec. E 48.40 feet to a point and S 50 deg. 39 min. 15 sec. E 118.61 feet to the place of

BEGINNING. BEING all of Tract 3 of 1.035 acres.

The apparent road bed of the Old Gravity Rail Road is the access to Tracts 1, 2 and 3, said road bed also being described and location thereof being shown on Plat of Minor Subdivision of part of lands of Lawrence Sherwood is drawing number 679-A-88, dated October 12, 1988. The apparent road bed of the Gravity Rail Road extends through lands of Harold Mang to Pa. Rte. 191 for a distance of approximately 885 feet.

TITLE TO SAID PREMISES IS VESTED IN Robin D. Delorenzo, by Deed from Christopher Erhardt, through his attorney in fact, Janine Edward, Esquire (Power of Attorney recorded in Book 2787, Page 267) Dated 06/03/2005, Recorded 06/13/2005, in Book 2787, Page 271.

Seized and taken in execution as property of:
ROBIN DELORENZO 2664
LAKE ARIEL HIGHWAY ROUTE
191 HONSDALE PA 18431

Execution No. 557-Civil-2014
Amount Due: \$127,083.27 Plus
additional costs

March 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.

Adam H. Davis Esq.

5/8/2015 • 5/15/2015 • 5/22/2015

**SHERIFF'S SALE
JUNE 10, 2015**

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

ALL THAT CERTAIN LOT,
PIECE OR PARCEL OF LAND
SITUATE, LYING AND BEING
IN THE TOWNSHIP OF
DAMASCUS, COUNTY OF
WAYNE AND
COMMONWEALTH OF

PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT THE COMMON CORNERS OF LOTS NO. 43 AND NO. 42, ON PLATE COORDINATES NO. 9501.506 AND NO. 9223.432 OF MAP OF SECTION 2, BAVARIAN VILLAGE, MADE BY THE M.R. ZIMMER SURVEYORS, HONESDALE, PENNSYLVANIA, THIS POINT BEING ON THE NORTHERN EDGE OF A 50 FOOT WIDE RIGHT-OF-WAY; THENCE LEAVING THE EDGE OF THE RIGHT-OF-WAY AND ALONG LOT NO. 43 NORTH 22 DEGREES 18 MINUTES AND 40 SECONDS EAST 208.47 FEET TO A SET IRON PIPE CORNER; THENCE SOUTH 61 DEGREES 01 MINUTES AND 50 SECONDS EAST 59.72 FEET TO A SET IRON PIPE CORNER AND SOUTH 63 DEGREES 03 MINUTES AND 50 SECONDS EAST 40.05 FEET TO THE CENTER OF A LARGE PINE STUMP ON THE EDGE OF LOT NO. 41; THENCE ALONG LOT NO. 41 SOUTH 17 DEGREES 48 MINUTES AND 20 SECONDS WEST 155.72 FEET TO THE EDGE OF THE AFOREMENTIONED RIGHT-OF-WAY; THENCE ALONG THIS RIGHT-OF-WAY SOUTH 86 DEGREES WEST 95.86 FEET AND NORTH 69 DEGREES WEST 25.55 FEET TO THE PLACE OF BEGINNING, CONTAINING 19,734 SQUARE FEET, MORE OR LESS. ALL BEARINGS GIVEN HEREIN

ARE BASED UPON THE MAGNETIC MERIDIAN AS OF DECEMBER, 1965. BEING LOT NO. 42 IN SECTION 2 OF BARVARIAN VILLAGE AS SHOWN ON MAP OF SURVEY BY MARK R. ZIMMER, REGISTERED SURVEYOR, REVISED SEPTEMBER 16, 1971. TOGETHER ALSO WITH THE RIGHTS AND PRIVILEGES AND SUBJECT TO THE RESTRICTIONS, RESERVATIONS AND CONDITIONS AS ARE SET FORTH IN THE PRIOR CHAIN OF TITLE. HAZARDOUS WASTE IS NOT BEING DISPOSED OF NOR HAS IT EVER BEEN DISPOSED OF ON THE PROPERTY CONVEYED HEREIN BY THE GRANTOR OR TO THE ACTUAL KNOWLEDGE OF THE GRANTOR.

BEING KNOWN AS: 19 Alpine Road, Beach Lake, PA 18405

PROPERTY MAP NO.: 07-0-0006-0042.-

IMPROVEMENTS: Residential Dwelling

TITLE TO SAID PREMISES IS VESTED IN Arsenio Crespo BY DEED FROM Joseph A. Garcia and Rosa J. Garcia, husband and wife DATED 11/30/2006 RECORDED 12/01/2006 IN DEED BOOK 3187 PAGE 151.

Seized and taken in execution as property of:
ARSENIO CRESPO 19 ALPINE

ROAD BEACH LAKE PA 18405

Execution No. 271-Civil-2014
Amount Due: \$97,223.10 Plus
additional costs

March 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.**

Elizabeth L. Wassall, Esq.

5/15/2015 • 5/22/2015 • 5/29/2015

**SHERIFF'S SALE
JUNE 10, 2015**

By virtue of a writ of Execution instituted Bank of America, N.A., c/o Carrington Mortgage Services, 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 10th day of June, 2015 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THAT CERTAIN piece or parcel of land lying, situate and being in the Township of Salem, County of Wayne and Commonwealth of Pennsylvania, as laid out and plotted upon a Map entitled "Now Lands of Charles Swezy, Map of the E. Alpha property, Salem Township, Wayne County, Pennsylvania, June 27, 1967, Scale 1" = 200' bearing the name of George E. Ferris, R.S. and being more specifically bounded and described as follows:

BEGINNING at a point in the middle of Township Road No. 339, said point beginning being a common corner of Lot No. 20 and Lot No. 21 of Wild Acres in line of Lot No. 18; thence along the center of a private roadway of said tract South 22° 15' West, 100 feet and South 37° 46' West, 174 feet to a corner in the line of Lot No. 6; thence along the common line of Lot No. 6 and Lot No. 20 North 61° 14' West, 142.2 feet; thence along the common line dividing Lots Nos. 20 and 7 North 42° 10' West, 200 feet to a corner in the center of the aforementioned Township Road No. 339; thence along the center of the same the following three courses and

distances: North 82° 50' East, 190 feet, North 86° 10' East, 175 feet and North 75° 12' East, 72 feet to the point and place of BEGINNING.

CONTAINING 1.25 acres of land be the same more or less.

BEING THE SAME PREMISES which Carl Paltjon and Marva Paltjon, husband and wife, by Deed dated July 22, 1998 and recorded August 5, 1998 in the Office of the Recorder of Deeds in and for Wayne County in Deed Book Volume 1998-1, Page 102902, granted and conveyed unto Paul Hardziewic and Alberta Hardziewic.

Paul Hardziewic departed this life on January 16, 2010.

BEING KNOWN AS: 198 Eisenhower Road, Lake Ariel, PA 18436

PARCEL #22-0-0303-0084.0012

IMPROVEMENTS THEREON:
Residential dwelling

Seized and taken in execution as property of:
Alberta Hardziewic 238 Saint Francis Cabrini Avenue
SCRANTON PA 18504

Execution No. 476-Civil-2014
Amount Due: \$220,872.44 Plus additional costs

March 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.

Gregory Javardian, Esq.

5/15/2015 • 5/22/2015 • 5/29/2015

**SHERIFF'S SALE
JUNE 10, 2015**

By virtue of a writ of Execution instituted HSBC Bank USA, N.A. as Trustee for Sequoia Mortgage Trust 2007-3 by its servicer Ocwen Loan Servicing, 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 10th day of June, 2015 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property,

viz:

ALL THAT CERTAIN All that certain parcel of land situated in the Township of Salem, County of Wayne, Commonwealth of Pennsylvania, being known and designated as Lot 629, Section 7 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 Page 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 108; March 23, 1973 in Plat Book 5, Pages 107; April 3, 1973 in Plat Book 5, Pages 108 through 110; May 18, 1973 in Plat Books 5, Pages 111 Through 119.

Premises being 1645 The Hideout a/k/a 629 Lake View Drive, Lake Ariel, PA 18436

Parcel no. 22-0-0023-0103

BEING the same premises which Frank Gingerelli and Carol Ann Gingerelli, his wife, by Deed dated

April 12, 1997 and recorded April 17, 1997 in the Office of the Recorder of Deeds in and for Wayne County in Deed Book 1234 Page 155, granted and conveyed unto Stephen Matlin.

Seized and taken in execution as property of:

Stephen Matlin 1645 The Hideout, 629 Lake View Dr LAKE ARIEL PA 18436

Diane Matlin 194 Saint John Avenue STATEN ISLAND NY 10305

Execution No. 547-Civil-2013
Amount Due: \$210,202.61 Plus additional costs

March 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.**

Andrew Marley, Esq.

5/15/2015 • 5/22/2015 • 5/29/2015

**SHERIFF'S SALE
JUNE 17, 2015**

By virtue of a writ of Execution instituted Citifinancial Servicing 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 17th day of June, 2015 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL that certain piece or parcel of land located in the Township of Lake, County of Wayne, Commonwealth of Pennsylvania, and being more particularly described as follows:

LOT NO. 587, as shown on a Map of Lands of Paupacken Lake Shores, Inc., recorded in the Office for the Recording of Deeds in and for Wayne County in Map Book 29 at page 83.

TOGETHER with the rights and privileges and Under and Subject to the covenants, conditions and restrictions as contained in that certain deed recorded in Wayne County Deed Book No. 325 at page 974.

TITLE TO SAID PREMISES IS

VESTED IN Louis J. Costanzo, by Deed from Alfred I. Garnett and Janice W. Garnett, h/w, dated 12/08/1994, recorded 12/13/1994 in Book 996, Page 80.

Tax Parcel: 12-0-0054-0587

Premises Being: 6 Chipmunk Court, Hawley, PA 18428-8288

Seized and taken in execution as property of:
Louis J. Costanzo 6 Chipmunk Ct.
HAWLEY PA 18428

Execution No. 460-Civil-2014
Amount Due: \$100,751.97 Plus
additional costs

March 24, 2015
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE
NOTICE:**

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

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

**WILL FORFEIT DOWN
PAYMENT.**

Adam H. Davis Esq.

5/22/2015 • 5/29/2015 • 6/5/2015

**SHERIFF'S SALE
JUNE 17, 2015**

By virtue of a writ of Execution instituted JPMorgan Chase Bank, National Association issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 17th day of June, 2015 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL that certain piece of parcel of land lying, situate and being in the Township of Buckingham, County of Wayne and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the centerline of SR 1023 (Pine Mill Road), being the westernmost corner of the parcel herein described, and also a corner of lands now or formerly of Lavender; thence along the centerline of said road the following sixteen courses and distances: North 41 degrees 15 minutes 26 seconds east 39.25 feet, north 47 degrees 03 minutes 55 seconds east 315.41 feet, north 50 degrees 38 minutes 19 seconds east 29.72 feet, north 55 degrees 32 minutes 01 second east 45.32 feet, north 56 degrees 32 minutes 13

seconds east 42.29 feet, north 59 degrees 20 minutes 18 seconds east 39.78 feet, north 62 degrees 23 minutes 42 seconds east 33.81 feet, north 64 degrees 17 minutes 34 seconds east 43.41 feet, north 68 degrees 52 minutes 37 seconds east 47.35 feet, north 71 degrees 01 minute 43 seconds east 21.59 feet, north 74 degrees 47 minutes 41 seconds east 51.20 feet, north 76 degrees 31 minutes 17 seconds east 89.75 feet, north 76 degrees 43 minutes 48 seconds east 53.20 feet, north 74 degrees 49 minutes 55 seconds east 40.70 feet, north 70 degrees 37 minutes 00 seconds east 28.17 feet, and north 58 degrees 00 minutes 57 seconds east 31.54 feet; thence along lands now or formerly of Gehrig, south 47 degrees 19 minutes 45 seconds east 69.78 feet to a point in the center of Equinunk Creek ; thence down the center of Equinunk Creek (against the flow) the following three courses and distances; South 39 degrees 39 minutes 33 seconds west 488.60 feet, south 49 degrees 43 minutes 05 seconds west 128.77 feet, and south 48 degrees 10 minutes 45 seconds west 282.825 feet; thence along lands now or formerly of Lavender, north 46 degrees 22 minutes 30 seconds west 320.71 feet to the place BEGINNING.

CONTAINING 5.49 acres as surveyed on February 21, 2002, by James B. Rutherford, PLS, an approved map of said survey being recorded in Wayne County Map Book 97, page 18.

SUBJECT TO right of way for

public highway purposes of so much of SR 1023 as lies within the description of the premises herein conveyed.

SUBJECT TO a ten-foot wide pedestrian easement in favor of Lynn Freer personally (and not to her heirs and assigns) over and across the above premises (as shown on the map herein referred to) in order to gain access to the north bank of Equinunk Creek.

ALSO GRANTING AND CONVEYING to the Grantee herein, her heirs and assigns, all of the Grantor's right, title and interest in and to that certain oil and gas lease from David A. Ornstein and Sara H. Ornstein, et al., to Hess Corporation, dated August 3, 2009, and recorded in Wayne County Record Book 3873, page 216 and partially assigned on January 26, 2011, to Newfield Appalachia PA, LLC, by instrument recorded in Wayne County Record Book 4209, page 36, insofar as said oil and gas lease affects the premises herein conveyed.

THE ABOVE PREMISES are designed as Parcel Number 03-154-35 on the tax maps of Buckingham Township, Wayne County Pennsylvania.

BEING THE SAME PREMISES which Sara H. Ornstein, widow by Deed dated 12/16/2011 and recorded 1/17/2012 in the Office of the Recorder of Deeds in and for the County of Wayne, in Deed Book 4330, Page 176, granted and

conveyed unto Yvonne LaChance, a married woman.

Seized and taken in execution as property of:
Yvonne LaChance 580
Meadowlark Lane BOUNTIFUL
UT 84010

Execution No. 641-Civil-2014
Amount Due: \$147,660.24 Plus
additional costs

March 19, 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.**

LeeAne O. Huggins Esq.

5/22/2015 • 5/29/2015 • 6/5/2015

**SHERIFF'S SALE
JUNE 17, 2015**

By virtue of a writ of Execution instituted PennyMac Corp. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 17th day of June, 2015 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THOSE CERTAIN pieces or parcels of land lying, situate and being in the township of Texas, county of Wayne and state of Pennsylvania, bounded as described as follows:

PARCEL I: Beginning in the center of the Honesdale and Hawley road being the southwestern corner of Scott Eck's land; thence north 11 1/2 degrees east 176 1/2 feet along said Eck's land to a stones corner; being the northeastern corner of the Eck's land; thence south 57 3/4 degrees east 75 feet along lands of C. Dorflinger to a stone corner, being the northwestern corner of Rosalia Sonner's land; thence south 10 1/2 degrees west 150 feet along said Rosalia Sonner's land to the center of the said Honesdale and Hawley road, being the southwestern corner of said Rosalia Sonner's land; thence north 78 1/2 degrees west 71.2 feet to the place of beginning. Containing eleven-thousand six hundred and twenty three square feet to be the same more or less. Being part of a

certain piece of land which William Ruppert and Kate C., his wife granted and conveyed to William E. Hamm and Jennie C., his wife by deed dated November 24, 1902, and recorded in Wayne county deed book 90 at page 362, Etal. This deed is made from a draft of L.C. Collins surveyed October 15, 1903, bearings given magnetic. Also granting and conveying to the grantees, their heir and assigns, the right to lay and maintain a sewer from the lot above described over lands of William Rupert to the Lackawaxen river as granted and conveyed to WW H. Ham and wife, by the aforesaid deed from WM. Rupert and wife. Said right however to be used and enjoyed by the grantees; their heirs and assigns in pursuance of this contract by paying a proportionate share of erecting and maintaining same.

PARCEL II. Beginning at the southwest corner of a lot of land owned by Dwight C. Dorflinger; thence along line of land intended to be conveyed to the said Dwight C. Dorflinger, south 85 degrees west 455 feet to a stones corner; thence along the rear of lots formerly owned by C. W. Daniels south 58 1/2 degrees east 474 feet to a corner in the line of lands of Jacob Swensen; thence along said line north 30 degrees east 60 feet to the northwesterly corner of the said Jacob Swensen lot; thence north 75 degrees west, 18 feet to a corner; thence along line of lands of lands of John Sonner north 2 1/2 degrees east 231 feet to the place

of beginning. Containing 1 1/2 acres of land be the same or less.

BEING THE SAME PREMISES which Davind Rickert and Lucile Rickert, by indenture dated January 18, 1993 and recorded February 2, 1993 in the office of the recorder of deeds in and for Wayne county in deed book 772, page 318, granted and conveyed unto Shelly Ann Faust.

DEED from Shelly Ann Faust, now by marriage Shelly Ann Zoebisch as set forth in deed book 2405, page 0070 dated 10/31/2003 and recorded 12/10/2003, Wayne county records, commonwealth of Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Runolfur Traustason and Maureen Bleackley, by Deed from Shelly Ann Faust, n/b/m Shelly Ann Zoebisch, dated 10/31/2003, recorded 12/10/2003 in Book 2405, Page 70.

Tax Parcel: 27-3-0004-0033 and 27-3-4-1

Premises Being: 706 Texas Palmyra Highway, White Mills, PA 18473

Improvements thereon:
RESIDENTIAL DWELLING

Seized and taken in execution as property of:
Runolfur Traustason 706 Texas

Palmyra Highway WHITE MILLS PA 18473
Maureen Bleackley 706 Texas Palmyra Highway White Mills PA 18473

Execution No. 712-Civil-2012
Amount Due: \$150,541.32 Plus additional costs

March 19, 2015
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

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

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

Adam H. Davis Esq.

5/22/2015 • 5/29/2015 • 6/5/2015

CIVIL ACTIONS FILED

*FROM APRIL 25, 2015 TO MAY 1, 2015
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2005-20311	SPENCER DOUGLAS	4/27/2015	SATISFACTION	—
2006-20137	IVES MARK	4/27/2015	SATISFACTION	2,026.29
2008-20380	NET BANK GARNISHEE	4/27/2015	DISCONTINUE ATTCHMNT	—
2009-00898	LASTARZA TAMMY A	5/01/2015	SATISFACTION	—
2010-20950	IVES MARK J	4/27/2015	SATISFACTION	703.09
2010-21486	CERNEK JANE	4/28/2015	SATISFACTION	665.05
2011-20560	O'DONOVAN PATRICK A JR	4/30/2015	SATISFACTION	1,324.30
2011-20560	ODONOVAN PATRICK A JR	4/30/2015	SATISFACTION	1,324.30
2012-20280	ROHR ANTHONY	4/27/2015	SATISFACTION	—
2012-20851	CERNEK JANE	4/28/2015	SATISFACTION	778.82
2013-00469	STUDNER MICHAEL DEFENDANT/APPELLANT	4/30/2015	SATISFACTION	—
2013-21185	VITALE THOMAS	4/28/2015	SATISFACTION	375.49
2014-00309	DUNNING WILLIAM	4/28/2015	DEFAULT JUDGMENT	2,197.37
2014-00315	COLLINS TIMOTHY	4/28/2015	DEFAULT JUDG IN REM	191,088.65
2014-00315	COLLINS TERESA	4/28/2015	DEFAULT JUDG IN REM	191,088.65
2014-00315	COLLINS TIMOTHY	4/28/2015	WRIT OF EXECUTION	191,088.65
2014-00315	COLLINS TERESA	4/28/2015	WRIT OF EXECUTION	191,088.65
2014-00530	SHULTZ DEBRA G DECEASED	5/01/2015	DEFAULT JUDG IN REM	153,832.51
2014-00530	UNKNOWN HEIRS SUCCESSORS ASSIG & ALL PERSONS FIRMS OR ASSOC	5/01/2015	DEFAULT JUDG IN REM	153,832.51
2014-00530	SHULTZ DEBRA G DECEASED	5/01/2015	WRIT OF EXECUTION	153,832.51
2014-00530	UNKNOWN HEIRS SUCCESSORS ASSIG & ALL PERSONS FIRMS OR ASSOC	5/01/2015	WRIT OF EXECUTION	153,832.51
2014-00547	KAPCSANDI JOSEPH	5/01/2015	DEFAULT JUDGMENT	1,857.61
2014-00561	DULEY JOAN D	4/28/2015	WRIT OF POSSESSION	—
2014-00571	FITZPATRICK LINDA A	4/28/2015	DEFAULT JUDGMENT	7,460.38
2014-20701	TRANSPORTATION ALLIANCE BANK INC GRANTOR	4/28/2015	SATISFACTION	—
2014-20701	HOME OPPORTUNITY LLC GRANTEE	4/28/2015	SATISFACTION	—
2014-21191	MY HOUSE LLC	4/28/2015	SATISFACTION	534.94
2015-00004	SYLVESTER LOUIS J JR	4/29/2015	DEFAULT JUDGMENT	40,591.84
2015-00032	RIZNER ADRIAN	4/28/2015	DEFAULT JUDGMENT	1,878.87
2015-00054	PRUIKSMA RUTH	4/28/2015	DEFAULT JUDGMENT	3,543.26
2015-00055	MINNICK KAREN	4/28/2015	DEFAULT JUDGMENT	3,298.09
2015-00058	SHAHEEN ROBERT K	4/28/2015	DEFAULT JUDGMENT	8,410.01
2015-00060	SMITH MISTY D	4/28/2015	DEFAULT JUDGMENT	1,365.43
2015-00076	ROACH JENNIFER L	5/01/2015	DEFAULT JUDG IN REM	123,507.98
2015-00076	ROACH PETER M	5/01/2015	DEFAULT JUDG IN REM	123,507.98

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

2015-00094	HALL DEBRA	5/01/2015	DEFAULT JUDGMENT	20,046.54
2015-00242	AMATO DARIA U	4/27/2015	QUIET TITLE	—
2015-20071	MY HOUSE LLC	4/28/2015	SATISFACTION	470.64
2015-20154	DAY EDWIN E	4/28/2015	SATISFACTION	—
2015-20154	DAYS BAKERY T/A	4/28/2015	SATISFACTION	—
2015-20302	HORST M V	4/27/2015	JP TRANSCRIPT	6,599.89
2015-20303	LUC FRANK R	4/27/2015	JP TRANSCRIPT	1,742.58
2015-20304	SABO JOHN	4/28/2015	MUNICIPAL LIEN	616.02
2015-20305	SABO JOHN	4/28/2015	MUNICIPAL LIEN	570.24
2015-20306	SABO JOHN	4/28/2015	MUNICIPAL LIEN	738.66
2015-20307	ZISER ERIN	4/28/2015	TAX LIEN	731.70
2015-20308	ROMAN KENNETH	4/28/2015	TAX LIEN	495.05
2015-20308	ROMAN VERONIQUE	4/28/2015	TAX LIEN	495.05
2015-20309	SCUDILLO KURT W	4/28/2015	TAX LIEN	2,639.45
2015-20310	INSALATA JOSEPH	4/28/2015	TAX LIEN	928.04
2015-20311	MORRIS SCOTT J	4/28/2015	TAX LIEN	1,055.47
2015-20311	MORRIS DONNA M	4/28/2015	TAX LIEN	1,055.47
2015-20312	MATTHEWS BRANDON ROWLAND	4/28/2015	JUDGMENT	991.30
2015-20313	MATTHEWS BRANDON ROWLAND	4/28/2015	JUDGMENT	393.00
2015-20314	BILL GOODWIN ENTERPRISES LLC	4/28/2015	TAX LIEN	5,656.13
2015-20315	THOMPSON KERRY	4/28/2015	MUNICIPAL LIEN	292.84
2015-20316	BERGER STANLEY M	4/28/2015	MUNICIPAL LIEN	403.28
2015-20317	CONKLIN LAURA	4/28/2015	JP TRANSCRIPT	11,550.00
2015-20318	CHAMBERLAIN RONALD E	4/29/2015	JUDGMENT	1,599.00
2015-20319	CALINESCU NICU	4/30/2015	JP TRANSCRIPT	3,278.00
2015-20319	CALINESCU VIRGINIA	4/30/2015	JP TRANSCRIPT	3,278.00
2015-20320	RUDE JANELLE LEE	4/30/2015	JUDG/DOUGLAS CO GA	2,756.37
2015-20321	HORWITZ MATTHEW	4/30/2015	JUDGMENT	1,271.38
2015-20322	GROSS CHRISTOPHER G	4/30/2015	JUDGMENT	5,252.00
2015-20323	DAVIS JAMES A	4/30/2015	JUDGMENT	1,649.00
2015-20324	MEDITZ HELMUT JR	4/30/2015	JUDGMENT	2,560.00
2015-20325	RAKE BRETT LEWIS	4/30/2015	JUDGMENT	2,426.00
2015-20326	RAKE BRETT LEWIS	4/30/2015	JUDGMENT	1,336.00
2015-40027	ORLOSKI JOHN S OWNER	P 4/29/2015	STIP VS LIENS	—
2015-40027	ORLOSKI SARA LYNN OWNER	P 4/29/2015	STIP VS LIENS	—
2015-40027	D&D HOMES CONTRACTOR	4/29/2015	STIP VS LIENS	—

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00240	DISCOVER BANK	PLAINTIFF	4/27/2015	—
2015-00240	POWERS HENRY	DEFENDANT	4/27/2015	—

CONTRACT — DEBT COLLECTION: OTHER

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00244	WAYCO INC	PLAINTIFF	4/28/2015	—
2015-00244	COLLURA EXCAVATING LLC	DEFENDANT	4/28/2015	—
2015-00245	WAYCO INC	PLAINTIFF	4/28/2015	—
2015-00245	VONDERHEY JOSEPH D/B/A	DEFENDANT	4/28/2015	—
2015-00245	VONDERHEY BLACKTOPPING	DEFENDANT	4/28/2015	—

CONTRACT — OTHER

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00239	YATSONSKY JOAN	PLAINTIFF	4/27/2015	—
2015-00239	STATE FARM FIRE AND CASUALTY	DEFENDANT	4/27/2015	—
2015-00251	GOULDSBORO AMBULANCE SQUAD INC	PLAINTIFF	5/01/2015	—
2015-00251	PLAINTIFF/APPELLEE			
2015-00251	BARNETTE CHARLES	DEFENDANT	5/01/2015	—
2015-00251	DEFENDANT/APPELLANT			
2015-00251	BARNETTE WINONA KERRY	DEFENDANT	5/01/2015	—
2015-00251	DEFENDANT/APPELLANT			

MISCELLANEOUS — REPLEVIN

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00249	DIME BANK THE	PLAINTIFF	4/30/2015	—
2015-00249	B&O ENTERPRISES INC	DEFENDANT	4/30/2015	—
2015-00249	OCONNOR EDWARD R	DEFENDANT	4/30/2015	—

PETITION

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00238	HANEY BARRY	PETITIONER	4/27/2015	—
2015-00238	GIROUX NANCY SUPERINTENDENT	RESPONDENT	4/27/2015	—
2015-00247	2004 DODGE VIN 1B3ES56C44D611776	PETITIONER	4/30/2015	—
2015-00247	DONEGAN DENNIS J	PETITIONER	4/30/2015	—
2015-00247	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	RESPONDENT	4/30/2015	—
2015-00248	1989 GMC TRUCK VIN 1GTBS14E3K2537578	PETITIONER	4/30/2015	—
2015-00248	DONEGAN DENNIS J	PETITIONER	4/30/2015	—
2015-00248	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	RESPONDENT	4/30/2015	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00241	OCWEN LOAN SERVICING LLC	PLAINTIFF	4/27/2015	—
2015-00241	LUNN JACK G	DEFENDANT	4/27/2015	—
2015-00243	NATIONSTAR MORTGAGE LLC D/B/A	PLAINTIFF	4/28/2015	—
2015-00243	CHAMPION MORTGAGE COMPANY	PLAINTIFF	4/28/2015	—
2015-00243	COER ROBERT A SR	DEFENDANT	4/28/2015	—
2015-00243	COER CATHERINE F	DEFENDANT	4/28/2015	—
2015-00246	NATIONSTAR MORTGAGE LLC	PLAINTIFF	4/29/2015	—
2015-00246	RUANE PATRICK	DEFENDANT	4/29/2015	—
2015-00246	ROYSTER ELAN	DEFENDANT	4/29/2015	—

REAL PROPERTY — QUIET TITLE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00242	TIGUE WAYNE	PLAINTIFF	4/27/2015	—
2015-00242	AMATO DARIA U	DEFENDANT	4/27/2015	—

TORT — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00250	NOVOA KRISTINA F/K/A	PLAINTIFF	5/01/2015	—
2015-00250	STRANIERI KRISTINA	PLAINTIFF	5/01/2015	—
2015-00250	NORTHLAND GROUP INC	DEFENDANT	5/01/2015	—

MORTGAGES AND DEEDS

*RECORDED FROM MAY 11, 2015 TO MAY 15, 2015
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Gilbride Peggy	N B T Bank	Sterling Township	22,000.00
Silva Anthony	N B T Bank	Paupack Township	
Silva Peggy L			60,000.00
Taylor Christopher R	Penn East Federal Credit Union	Waymart Borough	
Taylor Valerie			13,000.00
Fasshauer Thomas	Dime Bank	Honesdale Borough	15,000.00
Decrotie Jerome A	Dime Bank	Honesdale Borough	
Decrotie Mary A			50,000.00
Hawk David Kevin	Dime Bank	Hawley Borough	
Hawk Deborah Jane			47,000.00
Gawthrop Douglas	Dime Bank	Paupack Township	
Gawthrop Leslie			150,000.00
Dragos Frank	Dime Bank	Damascus Township	
Dragos Lisa			70,000.00
Shaffer Bradley D	Wayne Bank	Buckingham Township	
Gehrig Laurel A			77,000.00
Struble Elmer Vincent Jr	Wayne Bank	Paupack Township	
Struble Susan Marie			25,000.00
Jones Charles	P N C Bank	Lehigh Township	
Mistysyn Sandra A AKA Jones Sandra A AKA			71,900.00
Borzone Richard	Mortgage Electronic Registration Systems	Salem Township	
Borzone Geraldine D			93,250.00
Kopesky Gary A	First National Community Bank	Salem Township	
Kopesky Jacqueline M			190,000.00
Kopesky Gary A	First National Community Bank	Salem Township	
Kopesky Jacqueline M			440,000.00
Kandrovoy Joseph R	Mortgage Electronic Registration Systems	Bethany Borough	
Kandrovoy Patricia A			120,000.00
Flower Howard W	Mortgage Electronic Registration Systems	Lehigh Township	
Flower Margaret A			107,666.00
Bayly Corey R	Wayne Bank	Berlin Township	
Bayly Kimber L			140,000.00
McCurdy Brent	Mortgage Electronic Registration Systems	Paupack Township	
McCurdy Linda			290,000.00

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

Rooney Michael	N B T Bank	Salem Township	
Rooney Susan Jennie			200,000.00
Purple Rooster Holdings	Jordan Capital Finance	Paupack Township	66,758.00
Pragier Paul J	Housing & Urban Development	Lehigh Township	21,368.72
Tedesco Thomas	Honesdale National Bank	Cherry Ridge Township	
Tedesco Lorraine		Cherry Ridge & South Canaan	20,000.00
Maher Lorraine		South Canaan Township	
		South Canaan & Cherry Ridge	20,000.00
Stegner Clyde A Jr	Honesdale National Bank	Berlin Township	
Stegner Tammy S			42,000.00
Wilder Brian L	Mortgage Electronic Registration Systems	Paupack Township	
Wilder Erika B			214,728.00
Stuart Carl B	Merck Sharp & Dohme Federal Credit Union	Salem Township	
Gehlhaus Dolores F			75,000.00
Fuentes Jose	J P Morgan Chase Bank	Damascus Township	
Fuentes Mery			87,500.00
Holevinski Aimee T	Honesdale National Bank	Salem Township	
Holevinski Edward C			35,000.00
Tetreault Patricia L	P S Bank	Salem Township	
Tetreault Kevin AKA			35,000.00
Tetreault Kevin E AKA			
Longacre Wayne County Properties	Stone Michael L Stone Yvonne L	Damascus Township	520,000.00
Faison Andrew	Mortgage Electronic Registration Systems	Mount Pleasant Township	
Faison Carmen			169,451.00
Alvarez Henry P	Mortgage Electronic Registration Systems	Lake Township	
Alvarez Cynthia M			131,700.00
Alvarez Jessika K			
Alvarez Ashlee P			
Englert Vikki L	Mortgage Electronic Registration Systems	Salem Township	
Englert William J			100,000.00
Massaro Danielle	Mortgage Electronic Registration Systems	Salem Township	
Massaro Lucy			54,317.00
Vonderhey Linda	Wells Fargo Bank	Salem Township	90,000.00
Schmitt Stephen	Mortgage Electronic Registration Systems	Berlin Township	
Schmitt Caitlin			101,600.00
Cimahosky Caitlin			
Corazza David V	Honesdale National Bank	Oregon Township	33,000.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Palmer William G Est	Neumann James C	Lehigh Township	
Palmer William Exr	Neumann Melissa Ann		Lot 86
Neumann James C			
Neumann Melissa Ann			
Arbuckle Albert E	Albert E Arbuckle Two Zero One Four Rev	Paupack Township	
Arbuckle Lorraine R	Lorraine R Arbuckle Two Zero One Four Rev		Lot 1W8
Finegan Liam M	Finegan Deborah Anne Tr	Lake Township	
Finegan Deborah A	Lake Ariel Revocable Trust		Lot 2683
Dischley Michael	Borzone Richard	Salem Township	
Dischley Panayiota	Borzone Geraldine D		Lot 1694
Salak James T AKA	Salak James T	Canaan Township	
Salak James AKA		Canaan & Preston Twps	
Salak Joseph J AKA		Preston Township	
Salak Joseph AKA		Preston & Canaan Twps	
Beal Bank By Af	Mohawk Trail	Lehigh Township	
Twitchell Kent Af			Lot 50
Divito Michael D Jr	Divito Michael D Jr	Lehigh Township	
Curran Judith D			
Hansen Nettie J	Else Nettie J	Damascus Township	
Else Nettie J			
Bayly Corey R	Bayly Corey R	Berlin Township	
Tyler Kimber L	Bayly Kimber L		Lot 1
Bayly Kimber L			
Howell Robert E	Dolph Micheal D	Clinton Township 1	
Howell Joan E	Dolph Marjie D		
Pavone Nora	Pavone Nora	Damascus Township	
Schurz Ruth Ann	Kager Holdings	Damascus Township	
Schurz Klaus			Lot 16
Wrighter Franklin James	Slezak Laura K	Mount Pleasant Township	
Wrighter Sheryl M	Shoemaker Linda R		Lots 18 & 20
Wrighter Lisa			
Quigley Thomas By Sheriff	Valor Federal Credit Union	Lake Township	
Quigley Tracey AKA By Sheriff			Lot 583
ODonnell Tracy AKA By Sheriff			
Palmer William G Est	Palmer William E	Sterling Township	
Palmer William Exr	Palmer Danielle L		Lot 17
Federal Home Loan			
Mortgage Corporation	Purple Rooster Holdings L L C	Paupack Township	
Service Link			Lot 14A
Burger Helga	Miklos Mark	Mount Pleasant Township	
	Miklos Gail M		Lot 8
Vandine Richard Est	Mushpaugh Sportsmens Association	Berlin Township	
Bugaj Ronald M Adm			
Hege Ginger K Tr	Hege Ginger K	Lebanon Township	
Frederick J Howard			
Revocable Living Trust			Lot 1
Virbitsky Anthony V	Fuentes Jose	Damascus Township	

Virbitsky Melissa	Fuentes Mery		
McCue Florence N AKA			
By Agent	Lydon Edward J Jr	Manchester Township	
McCue Florence AKA By Agent	Lydon Margaret M		Lot 27
Bastan Bonnie Agent			
Price Lyman J AKA By Sheriff	U S Bank Tr	Paupack Township	
Price Lyman J Jr AKA By Sheriff			
Price Lyman AKA By Sheriff			
Price Judith L By Sheriff			
Breezewood Land			
Development Company Inc	Arnold Chris	Lehigh Township	Lot 8
Schapanick Marianne	Schapanick Marianne	Palmyra Township	
	Schapanick Edward		
Evans Dorothy I	Evans Dorothy I	Paupack Township	
	Wiley Teresa Carol		Lot 1E5 E6 B
Furst Michael C	Furst C Richard	Salem Township	
	Furst Agnes		Lot 861
Ritzco Lila	Wayne County Cooperative Agricultural Soc	Dyberry Township	
Warfield John R			
Saulque Theresa			
Stone Michael L	Longacre Wayne County Properties	Damascus Township	
Stone Yvonne L			
Rizzi Mary	Rizzi Kiel L Sr	Waymart Borough	
Rizzi Dennis			
Paulikowski Joseph	Massaro Danielle	Salem Township	
Paulikowski Susan	Massaro Lucy		Lot 79
Johnson George G	Nickel William	Damascus Township	
	Warren Victoria		Lot 3
Clemente Jeffrey P	Clemente Matthew L	Berlin Township	
Clemente Matthew L			
Buttari Gaetano	Ronan Barbara	Lehigh Township	
	Ronan James		Lot 507
Buttari Gaetano	Ronan Barbara	Lehigh Township	
	Ronan James		Lot 508
GS Plaza	Pa Commonwealth Dept Transportation	Texas Township 1 & 2	
Calandra Gaspare	Calandra Antonio	Preston Township	
Calandra Martha			
Vandine Kathryn Est AKA	Sandbrook William J	Berlin Township	
Vandine Catherine Est AKA			
Bugaj Ronald M Exr & Tr			
Justice David E	Corazza David V	Oregon Township	
Justice Katalin D			Lot 1

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Wayne County LEGAL JOURNAL

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