

OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 5 ★ MAY 29, 2015 ★ Honesdale, PA ★ No. 12



IN THIS ISSUE

LEGAL NOTICES	4
SHERIFF'S SALES.....	7
CIVIL ACTIONS FILED	25
MORTGAGES & DEEDS.....	28

© 2015 Legal Journal of Wayne County



Court of Common Pleas 22nd Judicial District:

The Hon. Raymond L. Hamill
President Judge

The Hon. Robert J. Conway
Senior Judge

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

The Official Legal Publication of Wayne County, Pennsylvania



Legal Journal of Wayne County

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

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

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

www.waynecountylawyers.org

**Submit advertisements to
baileyd@ptd.net**

OFFICERS

President
Janine Edwards, Esq.

Vice-President
Matthew Meagher, Esq.

Secretary
Ronnie Bugaj Fischer, Esq.

Treasurer
Christine Rechner, Esq.

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

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

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

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

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

MESSAGE FROM THE
WAYNE COUNTY BAR ASSOCIATION



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

PRICING & RATES

Notice Pricing

One time Insertions

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

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

Subscription Rates

Per Year

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

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

WAYNE COUNTY OFFICIALS

Judge of the Court of Common Pleas

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

Magisterial District Judges

Bonnie L. Carney
Ronald J. Edwards
Ted Mikulak

Court Administrator

Linus H. Myers

Sheriff

Mark Steelman

District Attorney

Janine Edwards, Esq.

Prothonotary, Clerk of The Court

Edward “Ned” Sandercock

Chief Public Defender

Scott Bennett, Esq.

Commissioners

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

Treasurer

Brian T. Field

Recorder of Deeds, Register of Wills

Ginger M. Golden

Coroner

Edward Howell

Auditors

Carla Komar
Judy O’Connell
Kathleen A. Schloesser

Jury Commissioners

Judith M. Romich
Patricia Biondo

LEGAL NOTICES

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

ESTATE NOTICES

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

ESTATE NOTICE

Notice is hereby given that Letters of Testamentary have been granted in the **ESTATE OF EDWARD THOMAS**, late of 18 Comanche Path, Gouldsboro, Wayne County, Pennsylvania (died April 28, 2015), to Susan Thomas, Executrix. All persons indebted to the said Estate are required to make payment and those having claims to present the same without delay to the Executor named above in c/o Tammy Lee Clause, Esquire, P.O. Box 241, Newfoundland, PA 18445.

5/29/2015 • 6/5/2015 • 6/12/2015

EXECUTOR NOTICE

Estate of CHARLES EDWARD BUTERA AKA CHARLES E. BUTERA
Late of Cherry Ridge Township
Executor
CHARLES BUTERA
525 BEACH 138TH ST., C-2

BELLE HARBOR, NY 11694
Executrix
CAROL BUTERA
86-60 208TH ST., 1C
QUEENS VILLAGE, NY 11427
Attorney
RONALD M. BUGAJ, ESQ.
308 NINTH ST., PO BOX 390
HONESDALE, PA 18431

5/29/2015 • 6/5/2015 • 6/12/2015

EXECUTRIX NOTICE

Estate of FRANCES J. GERKEN
AKA FRANCES GERKEN
Late of Bethany Borough
Executrix
PAMELA DEMAN
118 CUSHETUNK DRIVE
NARROWSBURG, NY 12764
Attorney
RICHARD B. HENRY
1105 COURT STREET
HONESDALE, PA 18431

5/29/2015 • 6/5/2015 • 6/12/2015

EXECUTOR NOTICE

Estate of MARY SCHULATTA
Late of Paupack Township
Executrix
JOY ELIZABETH SCHULATTA
216 EAST SHORE DRIVE
HAWLEY, PA 18431
Executor
PAUL J. SCHULATTA
963 MEREDITH CENTRE RD.
LACONIA, NH 03246

Attorney
JOHN F. SPALL
2573 ROUTE 6
HAWLEY, PA 18428

5/29/2015 • 6/5/2015 • 6/12/2015

ESTATE NOTICE

Notice is hereby given that Letters of Testamentary have been granted in the **ESTATE OF WILLIAM G. PALMER**, late of 1028 Ridge Road, Newfoundland, Wayne County, Pennsylvania (died February 11, 2015), to William Palmer, Executor. All persons indebted to the said Estate are required to make payment and those having claims to present the same without delay to the Executor named above in c/o Tammy Lee Clause, Esquire, P.O. Box 241, Newfoundland, PA 18445.

5/29/2015 • 6/5/2015 • 6/12/2015

EXECUTRIX NOTICE

Estate of RUTH M. DUKERICH
Late of Waymart Borough
Executrix
KELLY G. DUKERICH AKA
KELLY G. WILLIAMS
439 STATE ROUTE 371
HERRICK CENTER, PA 18430
Attorney
DAVID F. BIANCO, ESQ.
707 MAIN STREET, P.O. BOX 84
FOREST CITY, PA 18421

5/29/2015 • 6/5/2015 • 6/12/2015

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

OTHER NOTICES

**NOTICE OF FILING OF
CERTIFICATE OF
ORGANIZATION**

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

5/29/2015

**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 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.

CONTAING 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
Eisenhauer 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
additonal 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 51 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 2, 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

**SHERIFF'S SALE
JUNE 24, 2015**

By virtue of a writ of Execution
instituted Nationstar Mortgage,
LLC issued out of the Court of
Common Pleas of Wayne County,
to me directed, there will be
exposed to Public Sale, on
Wednesday the 24th 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 Leigh,
County of Wayne and State of
Pennsylvania, Bounded and
Described as Follows: Being Lot
No. 30 Street "Oneida Drive: on
the Plot or Plan of Lots Known as
Pocono Estates, Inc", as Laid out
for the Former Grantor, Pocono
Springs Estates, Inc., By R.N.
Harrison Civil Engineer,
Hackettstown, N.J., Dated May,
1968, and Recorded in the Office
of the Recorder of Deeds of Wayne
County in Map Book 14, Page 189.

For Informational Purposes Only:
The APN is shown by the County
Assessor as 14-0-0030-0152,

Source of Title is Book 2585, Page 30 (Recorded 09/08/04).

TAX PARCEL # 14-0-0030-0152

BEING KNOWN AS: 30 Oneida Drive, Gouldsboro, PA 18424

Seized and taken in execution as property of:
Claudia L. Pierce 1172 Middletown Road PEN ARGYL PA 18072
Jeffrey W. Pierce 1172 Middletown Road PEN ARGYL PA 18072

Execution No. 17-Civil-2015
Amount Due: \$90,208.55 Plus additional costs

April 1, 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.
Matthew K. Fissel

5/29/2015 • 6/5/2015 • 6/12/2015

**SHERIFF'S SALE
JUNE 24, 2015**

By virtue of a writ of Execution instituted Lakeview 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 24th 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 situate, lying and being in the Township of Salem, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the center of the State Road Route 951 and being the Southwesterly corner of lands of Elizabeth Christopher; thence along the center of the said State Road North 85 degrees and 08 minutes West 100 feet; South 87 degrees and 46 minutes West 100 feet; and South 82 degrees and 55 minutes West 58 feet to a point in the center of the said Road; thence through lands of the Grantor herein North 5 degrees and 11 minutes West 150.1 feet to a pipe corner; thence through lands of the same

North 40 degrees and 09 minutes East 118.15 feet to a pipe corner; thence through lands of the same South 88 degrees and 10 minutes East 202 feet to a pipe corner in line of lands of Elizabeth Christopher; thence along the same South 10 degrees and 50 minutes West 231 feet to the place of BEGINNING.

CONTAINING 1.35 acres, be the same more or less.

TAX PARCEL # 22-0-0313-0075.0001

BEING KNOWN AS: 503 Goosepond Road, Lake Ariel, PA 18436

Seized and taken in execution as property of:
VICTOR J. COURTS 503 GOOSE POND ROAD LAKE ARIEL PA 18436

Execution No. 40-Civil-2015
Amount Due: \$155,962.17 Plus additional costs

March 27, 2015
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

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

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

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

Matthew K. Fissel

5/29/2015 • 6/5/2015 • 6/12/2015

**SHERIFF'S SALE
JUNE 24, 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 24th 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 P ARCEL OF LAND SITUATE, LYING AND BEING IN THE TOWNSHIP OF STERLING, COUNTY OF WAYNE AND COMMONWEALIH OF PENNSYLVANIA, DESCRIBED ACCORDING TO A PLAN OF LOTS OF LANDS OF DONALD E. FRICK AND WALTOR W. HINDS, JR., CO-PARTNERS, SURVEYED BY KARL A. HENNINGS, R.S. FEBRUARY 27,

1974, WHICH SAID PLAN OF LOTS RECEIVED APPROVAL OF THE WAYNE COUNTY PLANNING COMMISSION IN MARCH, 1974, A COPY OF WHICH SAID APPROVED PLAN OF LOTS IS FILED OF RECORD IN WAYNE COUNTY, PENNSYLVANIA, IN MARCH, 1974, IN WAYNE COUNTY MAP BOOK NO. 24, AT PAGE 78.

SAID LOT HEREIN CONVEYED IS LOT NO.3 ON SAID PLAN CONTAINING 1.304 ACRES AND BEING 182.79 FEET IN FRONT, 222.14 FEET, TOGETHER WITH 51.50 FEET OF AN ARC ON ONE SIDE, 221.31 FEET IN REAR AND 327.13 FEET ON THE OTHER SIDE.

EXCEPTING AND RESERVING THEREFROM ANY PORTION OF PENNSYLVANIA LEGISLATIVE ROUTE NO. 63005 AND ALL PRIVATE ROADWAYS IN SAID DEVELOPMENT, IF ANY OF THE SAME CROSS THE PREMISES HEREIN CONVEYED.

TOGETHER WITH THE RIGHT UNTO THE GRANTEEES, THEIR HEIRS AND ASSIGNS, IN COMMON HOWEVER, WITH THE GRANTORS, THEIR HEIRS AND ASSIGNS, TO THE USE OF THE ROADWAYS AS NOW LAID OUT ON LANDS OF THE FORMER GRANTORS.

NOTICE - THIS DOCUMENT

DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. (This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957, P.L., 984 as amended, and is not intended as notice of unrecorded instruments, if any.)

Tax Parcel I.D.: 26-0-0022-0017
Control No. 031602

Address: 909 Maple Acres Road,
a/k/a Maple Acre Road, Sterling,
PA 18463.

BEING the same premises which Mark L. Henneforth and Lori Henneforth, his wife, by Deed dated May 9, 2008 and recorded May 27, 2008 in and for Wayne County, Pennsylvania, in Deed Book Volume 3526, Page 0329, granted and conveyed unto Joseph

D. Olsommer and Amy L. Olsommer, his wife, as tenants-by-the-entireties.

Seized and taken in execution as property of:
JOSEPH D. OLSOMMER 909
MAPLE ACRE ROAD STERLING
PA 18463 AMY L. OLSOMMER
909 MAPLE ACRE ROAD
STERLING PA 18463

Execution No. 257-Civil-2014
Amount Due: \$142,036.15 Plus
additional costs

April 1, 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.**

Denise Carlon Esq.

5/29/2015 • 6/5/2015 • 6/12/2015

**SHERIFF'S SALE
JUNE 24, 2015**

By virtue of a writ of Execution instituted Wells Fargo Bank , N.A. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 24th 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 TRACT OR PARCEL of land situated in the Township of Lake, Wayne County, Pennsylvania known as Lot #4322, Section 49, of the Hideout, a subdivision situated in the Townships of Lake and Salem, Wayne County, Pennsylvania according to the plats thereof recorded in the Office of the Recorder of Deeds in and for Wayne County, Pennsylvania, Said Lot #4322, Section 49, The Hideout, is recorded in Plat Book Volume 5 at Page 118, in the Office of the Recorder of Deeds in and for Wayne County, Pennsylvania.

Tax Parcel I.D.: 12-0-0046-0013

Address: 4322 North Fairway Drive, Lake Ariel, PA 18436.

BEING the same premises which Harry Papazian and Diane Papazian, husband and wife, and Michael Margarella and Jeanette Margarella, husband and wife, by

Deed dated December 9, 2011 and recorded April 3, 2012 in and for Wayne County, Pennsylvania, in Deed Book Volume 4365, Page 30, granted and conveyed unto Robert A. Gruber and Emma J. Gruber, husband and wife, as tenants by the entirety.

Seized and taken in execution as property of:
Emma J. Gruber 1116 The Hideout
4322 North Fairway Drive LAKE
ARIEL PA 18436
Emma J. Gruber 222 Theodore
Street SCRANTON PA 18508

Execution No. 599-Civil-2014
Amount Due: \$154,378.54 Plus
additional costs

April 2, 2015
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE
NOTICE:**

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

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

**FAILURE TO PAY BALANCE
WILL FORFEIT DOWN
PAYMENT.**

Denise Carlon Esq.

5/29/2015 • 6/5/2015 • 6/12/2015

**SHERIFF'S SALE
JUNE 24, 2015**

By virtue of a writ of Execution instituted Wells Fargo Bank , N.A. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 24th 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 situate, laying and being in the Township of Salem, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

The First parcel: Beginning at a heap of stones for the Southern corner of Lot Numbered 286 in the Wilson Land allotment; thence by Lots Numbered 293 and 280 in said allotment North 50 degrees West 226 rods to a post corner; thence by Lot Numbered 281 and 285 in said allotment North 40 degrees East 36 1/2 rods to a post comet; being also the Western corner of land contracted to David C. Conkling; thence by the Northeastern half of said Lot Numbered 286 contracted to said

Conkling South 50 degrees East 220 perches to the public highway leading from ledgedale to chapmantown; thence along said highway South 5 degrees East 25 rods; thence by Jot Numbered 287 in said allotment South 40 degrees West 20 rids to the place of beginning, and containing 50 acres and Ninety-Nine perches, more or less.

The Second parcel: Beginning at a point in the middle of Five mile brook in a North 40 degrees East line (a stake being driven on the Easterly Bank of the said brook in the line at a distance of 116 rods from the Easterly corner); thence North 40 degrees East along lands now or formerly of Patrick Locklin and Henry Conkling 117 rods to a corner of lands of the said Conkling and now o formerly of Walter B. France; thence North 50 degrees West along other lands formerly of Michael McKeigney 167 rods to the middle of the aforesaid Five mile brook (it being 166 rods to a stake and stones in line on the Easterly Bank of said brook below an old hemlock stump); thence down the middle of said brook (the middle of the brook being the middle as measure from the Easterly Bank thereof and this boundary line being unchangeable fix in the channel which the water of brook occupied in October 1881), following all its various windings and turnings on a general Southeasterly course to the place of beginning, containing 61 acres of land more or less.

The Third parcel: Beginning at a stones corner at the Northwest corner of the Patrick Locklin Estate; thence North 50 degrees West 66 rods to the center of the road leading from the Miller Place to the Arlington Road; thence North 35 1/2 degrees East 8 rods; thence North 35 1/4 degrees East 6 rods; thence North 69 1/2 degrees East 58 rods to the center of the Jones Creek; thence along the center of the said creek its several courses 56 rods to the line of the Patrick Locklin Estate; thence along the same South 40 degrees West 39 rods to the place of beginning, containing 21 acres of land more or less.

The Fourth parcel: Beginning in the middle of the public road leading from chapmantown to ledgedale; thence by other lands of the Michael Makeigney Estate North 50 degrees West 36 rods to a stones corner; thence along lands of W5111ARN H. Altemeire, South 56 34 degrees East 32.2 rods to the middle of the aforesaid public road; thence along the middle of said road South 8 degrees East 5.5 rods to the place of beginning containing 133 perches of lend, more or less

Excepting and reserving from the above described premises that certain parcel of land comprised of 28.126 acres of land, be the same more or less that Jennie McCluskey and Andrew J. McCluskey, her husband, by their certain Deed dated September 20th, 1950, and recorded in Wayne

County Deed Book 176, at Page 132, granted and conveyed unto Raniero Giombetti, et ux.

Also excepting and reserving therefrom all that certain piece or parcel of land Amy L. McCloskey granted and conveyed unto Lawrence C. McCloskey, Jr., by Deed dated July 30, 1999 and having been recorded in Record Book 1541, Page 221, on August 3, 1999, in the Office of the Recorder of Deeds in and for Wayne Co., Pennsylvania.. containing 33.24 acres of land, more or less, see Map Book 91, Page 114.

Less and except all that certain property conveyed by Amy L. McCloskey to Lawrence C. McCloskey recorded 08/31/1999, as more particularly set forth in Deed Book 1541, Page 0221 of Wayne County Records and being more fully described as:

All that certain piece, parcel or tract of land lying situate within the Township of Sales, County of Wayne and Commonwealth of Pennsylvania, more artjci2larly bounded end described as follows, to wit,

Commencing at a point for a corner in the centerline of T-362 (Hiller road), being the most Southeasterly corner of this parcel and a corner in common with the lands of Wargo (now or formerly), as recorded in Wayne County Deed Book 472 Page 534, said point being the point of beginning.

Thence along the said lands of Wargo and the lands of Kero partnership (now or formerly), as recorded in Wayne County Deed Book 1315 Page 148, the following Three (3) courses and distances, (1) South 50 degrees 18 minutes 43 seconds West, a distance of 376.20 feet (passing through a found iron pipe at 46.03 feet) to a found iron pipe for a corner; (2) South 42 degrees 20 minutes 17 seconds East, a distance of 62.70 feet to found steel pin for a corner, and (3) South 47 degrees 22 minutes 24 seconds West, a distance of 859.03 feet to a found steel pin for a corner in the line of the lands of the Mideout (Tract 4);

Thence along the said lands of the Mideout the following Five(5) courses and distance; (1) North 44 degrees 31 minutes 09 seconds West, a distance of 385.19 feet to a found iron pipe for a corner; (2) South 73 degrees 37 minutes 21 seconds West, a distance of 644.07 feet to a set steel pin for a corner; (3) North 21 degrees 87 minutes 36 seconds West, a distance of 459.57 feet to a point for a corner; (4) North 19 degrees 00 minute 48 seconds East, a distance of 500.00 feet to a point for a corner; and (5) North 15 degrees 30 minutes 28 seconds West, a distance of 59.09 feet to a point for a corner;

Ilflicd through ABS Lands of McClousky (now or formerly), as recorded in Wayne County Deed Book 1066 Page 303, of which this parcel is part, North 88 degrees 34 minutes 53 seconds East, a distance

of 1785.00 feet (passing through a set steel pin at 23.00 feet and at 1760.00 feet) to a point for a corner in the centerline of the aforementioned T-362;

Thence along the said centerline, South 00 degree 21 minutes 42 seconds East, a distance of 227.23 feet to the point of beginning, containing 33.24 acres of land, more or less.

See Map Book 91 Page 114.

TITLE TO SAID PREMISES IS VESTED IN Amy McCloskey Tobin, by Deed from Amy McCloskey Tobin, fka Amy L. McCloskey, dated 09/13/2007, recorded 10/15/2007 in Book 3395, Page 107.

Seized and taken in execution as property of:
Amy McCloskey Tobin 99 Miller Road LAKE ARIEL PA 18436

Execution No. 626-Civil-2014
Amount Due: \$302,601.34 Plus additional costs

April 7, 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.

5/29/2015 • 6/5/2015 • 6/12/2015

CIVIL ACTIONS FILED

*FROM MAY 2, 2015 TO MAY 8, 2015
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2010-00964	SCALZO WILLIAM J	5/06/2015	DEFAULT JUDG IN REM	133,717.11
2013-00238	SCHLOSSER ROBERT ESTATE	5/08/2015	SATISFACTION	—
2013-00238	SCHLOSSER DIANE	5/08/2015	SATISFACTION	—
2014-00098	RATLIFF JAMES A	5/04/2015	DEFAULT JUDG IN REM	84,320.78
2014-00098	RATLIFF ROBIN R	5/04/2015	DEFAULT JUDG IN REM	84,320.78
2014-00098	RATLIFF JAMES A	5/04/2015	WRIT OF EXECUTION	92,706.49
2014-00098	RATLIFF ROBIN R	5/04/2015	WRIT OF EXECUTION	92,706.49
2014-00202	BECK MARLYN A/K/A	5/04/2015	DEFAULT JUDG IN REM	111,551.15
2014-00202	BECK MARLYN M	5/04/2015	DEFAULT JUDG IN REM	111,551.15
2014-00202	BECK PAUL W JR A/K/A	5/04/2015	DEFAULT JUDG IN REM	111,551.15
2014-00202	BECK PAUL W	5/04/2015	DEFAULT JUDG IN REM	111,551.15
2014-00349	DULEY JOAN D	5/07/2015	AMENDED PRELIM JUGMT	—
2014-21150	UTEGG HARRY S	5/04/2015	SATISFACTION	7,435.27
2014-21241	PUNT EDWARD	5/04/2015	DEFAULT JUDGMENT	2,269.92
2015-00004	SYLVESTER LOUIS J JR	5/07/2015	WRIT OF EXECUTION	40,591.84
2015-00069	DANIELS RICHARD C	5/08/2015	JUDGMENT	7,523.43
2015-00096	BYRON EILEEN A	5/08/2015	DEFAULT JUDGMENT	4,143.35
2015-00111	GALLI MONICA	5/08/2015	DEFAULT JUDG IN REM	175,639.93
2015-00111	GALLI MONICA	5/08/2015	WRIT OF EXECUTION	175,639.93
2015-00122	MICKEL JERRY	5/05/2015	QUIET TITLE	—
2015-00122	MICKEL LAVERNE EXECUTRIX EST./EARL MICKEL	5/05/2015	DEFAULT JUDGMENT	—
2015-00122	MICKEL JANENE EXECUTRIX EST./EARL MICKEL	5/05/2015	DEFAULT JUDGMENT	—
2015-00122	MICKEL JERRY	5/05/2015	DEFAULT JUDGMENT	—
2015-00122	MICKEL LAVERNE EXECUTRIX EST./EARL MICKEL	5/05/2015	DEFAULT JUDGMENT	—
2015-00122	MICKEL JANENE EXECUTRIX EST./EARL MICKEL	5/05/2015	DEFAULT JUDGMENT	—
2015-00122	MICKEL JERRY	5/05/2015	DEFAULT JUDGMENT	—
2015-00259	UNITED SECURITY FINANCIAL	5/07/2015	QUIET TITLE	—
2015-00259	KSIAZEK JESSICA	5/07/2015	QUIET TITLE	—
2015-00259	DUNN JAMES A/K/A	5/07/2015	QUIET TITLE	—

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

2015-20027	STATION HOUSE IRISH PUB & STEAKHOUSE LTD THE	5/04/2015	WRIT OF EXECUTION	—
2015-20027	STATION HOSE IRISH PUB & STEAKHOUSE D/B/A	5/04/2015	WRIT OF EXECUTION	—
2015-20027	RUSSO GARY INDIVIDUALLY	5/04/2015	WRIT OF EXECUTION	—
2015-20027	BENSON CHRISTOPHER INDIVIDUALLY	5/04/2015	WRIT OF EXECUTION	—
2015-20027	FIRST NATIONAL COMMUNITY BANK GARNISHEE	5/04/2015	GARNISHEE/WRIT EXEC	—
2015-20084	GREAVES JOHN W	5/04/2015	SATISFACTION	—
2015-20129	RICKARD WADE LOUIS	5/04/2015	SATISFACTION	—
2015-20147	44 WELWOOD AVENUE LLC	5/06/2015	SATISFACTION	—
2015-20327	STANEK JOHN D	5/04/2015	JUDGMENT	2,285.50
2015-20328	DEVITA MARGARET	5/04/2015	JP TRANSCRIPT	1,223.19
2015-20329	BARNETTE CHARLES	5/05/2015	JP TRANSCRIPT	9,390.80
2015-20329	BARNETTE WINONA KERRY	5/05/2015	JP TRANSCRIPT	9,390.80
2015-20330	CONKLIN LAURA	5/07/2015	JUDG/LUZERNE CO PA	7,980.03
2015-20330	SMITH RICHARD	5/07/2015	JUDG/LUZERNE CO PA	7,980.03
2015-20331	CASAL AMY S	5/07/2015	JUDGMENT	1,075.00
2015-20332	LANZA BRAIN FRANSCIC II	5/07/2015	JUDGMENT	1,957.22
2015-20333	GROO MICHAEL	5/07/2015	JUDGMENT	2,198.00
2015-20334	KREITER DANIEL J	5/07/2015	JUDGMENT	2,238.00

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00252	MIDLAND FUNDING LLC PLAINTIFF/APPELLEE	PLAINTIFF	5/04/2015	—
2015-00252	OSTRANDER DIANE DEFENDANT/APPELLANT	DEFENDANT	5/04/2015	—
2015-00257	DISCOVER BANK	PLAINTIFF	5/05/2015	—
2015-00257	MATACCHIERA CORY D SR	DEFENDANT	5/05/2015	—

CONTRACT — DEBT COLLECTION: OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00254	NARROWSBURG FEED AND GRAIN CO	PLAINTIFF	5/05/2015	—
2015-00254	HARDLER MICHAEL J	DEFENDANT	5/05/2015	—
2015-00254	GILES TAMI	DEFENDANT	5/05/2015	—
2015-00256	ZYWAVE INC	PLAINTIFF	5/05/2015	—
2015-00256	CAPITAL INSURANCE WORKS LLC	DEFENDANT	5/05/2015	—
2015-00261	REMIT CORPORATION	PLAINTIFF	5/07/2015	—
2015-00261	HUMPHREYS JUSTIN D	DEFENDANT	5/07/2015	—
2015-00265	FIRSTCOM MUSIC A UNIT OF	PLAINTIFF	5/08/2015	—
2015-00265	UNIVERSAL MUSICZ TUNES LLC	PLAINTIFF	5/08/2015	—
2015-00265	ARCHERY AMERICA LLC D/B/A	DEFENDANT	5/08/2015	—
2015-00265	WINCHESTER ARCHERY	DEFENDANT	5/08/2015	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00255	CITIMORTGAGE INC	PLAINTIFF	5/05/2015	—
2015-00255	BRECCIANO LOIS T DECEASED A/K/A	DEFENDANT	5/05/2015	—
2015-00255	BRECCIANO LOIS A DECEASED	DEFENDANT	5/05/2015	—
2015-00255	UNKNOWN HEIRS SUCCESSORS	DEFENDANT	5/05/2015	—
2015-00258	DEUTSCHE BANK NATIONAL TRUST TRUSTEE FOR	PLAINTIFF	5/05/2015	—
2015-00258	AMERIQUEST MORTGAGE SECURITIES	PLAINTIFF	5/05/2015	—
2015-00258	FRANK SUSAN M	DEFENDANT	5/05/2015	—
2015-00258	FRANK JOHN J	DEFENDANT	5/05/2015	—
2015-00263	WELLS FARGO BANK NA	PLAINTIFF	5/08/2015	—
2015-00263	MAZURIK FRED M	DEFENDANT	5/08/2015	—
2015-00264	JPMORGAN CHASE BANK NATIONAL	PLAINTIFF	5/08/2015	—
2015-00264	CAMPBELL KEVIN A	DEFENDANT	5/08/2015	—
2015-00264	CAMPBELL MAYLING A/K/A	DEFENDANT	5/08/2015	—
2015-00264	CAMPBELL MAYLING M	DEFENDANT	5/08/2015	—

REAL PROPERTY — QUIET TITLE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00259	CITIBANK NA SUCCESSOR TRUSTEE TO	PLAINTIFF	5/07/2015	—
2015-00259	US BANK NATIONAL ASSOCIATION	PLAINTIFF	5/07/2015	—
2015-00259	UNITED SECURITY FINANCIAL	DEFENDANT	5/07/2015	—
2015-00259	KSIAZEK JESSICA	DEFENDANT	5/07/2015	—
2015-00259	DUNN JAMES A/K/A	DEFENDANT	5/07/2015	—
2015-00259	DUNN JAMES M	DEFENDANT	5/07/2015	—
2015-00259	KSIAZEK CAROLEE	DEFENDANT	5/07/2015	—

TORT — MOTOR VEHICLE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00253	BROFSKY LANIE	PLAINTIFF	5/04/2015	—
2015-00253	WPA II INDUSTRIES INC	DEFENDANT	5/04/2015	—
2015-00253	WPA II INDUSTRIES LLC	DEFENDANT	5/04/2015	—
2015-00253	MILLER WILLIAM	DEFENDANT	5/04/2015	—
2015-00260	MCGARRY MICHAEL	PLAINTIFF	5/07/2015	—
2015-00260	MCGARRY ROSEMARIE	PLAINTIFF	5/07/2015	—
2015-00260	MCMANUS NORTON BARBARA	DEFENDANT	5/07/2015	—
2015-00260	NORTON BARBARA MCMANUS	DEFENDANT	5/07/2015	—

MORTGAGES AND DEEDS

*RECORDED FROM MAY 18, 2015 TO MAY 22, 2015
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Stephens Todd J	Honesdale National Bank	Damascus Township	
Kaltenecker Timothy G			187,000.00
Giglia Paul A	Mortgage Electronic Registration Systems	Texas Township 1 & 2	
Gardner Christina M			178,762.00
Gilson Mary Lisa	Honesdale National Bank	Berlin Township	
Gilson Michael J			21,000.00
Luciani John	Mortgage Electronic Registration Systems	Paupack Township	
Luciani Ann			417,000.00
Kaczka Katrina J	Wayne Bank	Preston Township	40,000.00
Lyckowski Francis S Jr	P N C Mortgage	Paupack Township	
Lyckowski Trudy			100,000.00
Yanacek William C	Citizens Savings Bank	Manchester Township	
Yanacek Ashley A			138,400.00
Martino Anthony	T D Bank	Cherry Ridge Township	115,000.00
Citro Linda	Tower Federal Credit Union	Salem Township	
Citro Albert S			296,000.00
Kretschmer Kristy S	Honesdale National Bank	Dyberry Township	118,000.00
Itjen Douglas Agent	Wayne Bank	Preston Township	
Brinkerhoff Gary By Agent			70,000.00
Itjen Douglas			
Dilorenzo Jason	Citizens Savings Bank	Dreher Township	
Romeo Andrea			192,000.00
Knittle Dennis	Mortgage Electronic Registration Systems	South Canaan Township	122,452.00
Silvia Christopher A Sr	Mortgage Electronic Registration Systems	Lehigh Township	
Silvia Michelle			184,863.00
Pavlovich Jean	Mortgage Electronic Registration Systems	Lake Township	156,750.00
Comer Brian	Mortgage Electronic Registration Systems	Lake Township	
Comer Terese			66,000.00
Mahoney Alexander E	Mortgage Electronic Registration Systems	Salem Township	127,000.00
Rose Edith M	Mortgage Electronic Registration Systems	Paupack Township	292,500.00
Rose Edith M	Housing & Urban Development	Paupack Township	292,500.00
Bond Joseph J	Honesdale National Bank	Salem Township	
Bond Lisa M			30,000.00

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

Stinnard Shannon Sue	Honesdale National Bank	Texas Township 1 & 2	
Shylkofski Frank			156,000.00
Lane Virginia	Wayne Bank	Lake Township	16,000.00
Hoke Erin M	Dime Bank	Dyberry Township	141,157.00
Kasper Robert J Sr	Mortgage Electronic Registration Systems	Cherry Ridge Township	
Kasper Ann Marie			222,095.00
Richards Linda	N E P A Community Federal Credit Union	Hawley Borough	10,000.00
McGuire James Kenneth	Residential Mortgage Services Inc	Dreher Township	
Boruta Krista Anne			66,276.00
Citizens Bank Of Pa	Citizens Bank Of Pa	Master Mortgage	
Malicky Shane	Wayne Bank	Mount Pleasant Township	95,000.00
Block Donald A	Wayne Bank	Mount Pleasant Township	
Block Maryanne			120,000.00
Miller Scott D	Wells Fargo Bank	Honesdale Borough	
Miller Rachael			219,942.00
Roberts Susan B AKA	Wayne Bank	Clinton Township 1	
Kehl Susan B AKA			70,000.00
Figura Linda	Wayne Bank	Preston Township	22,000.00
Fluck Theodore W	Mortgage Electronic Registration Systems	Lehigh Township	
Fluck Karen L By Af			222,750.00
Fluck Theodore W Af			
Lester Sue Ann	Dime Bank	Paupack Township	85,000.00
Stuart David M	Mortgage Electronic Registration Systems	Bethany Borough	
Stuart Patricia A			126,000.00
McConnell Redmond J	Wells Fargo Bank	Lehigh Township	
Ibsen Shirley J Tr			322,602.00
Ibsen Family Survivors Trust			
Ridd Peter R	Dime Bank	Oregon Township	
Ridd Barbara A			200,000.00
Shea William G	Mortgage Electronic Registration Systems	Lake Township	
Shea Joyce A			60,000.00
Strelec Robert	Wells Fargo Bank	Paupack Township	
Strelec Jill D			171,200.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Shaughnessy Brian F Exr	Giglia Paul A	Texas Township 1 & 2	
Shaughnessy William P Exr	Gardner Christina M		
Shaughnessy Ann M Est			
Hart James A	Rostkowski Andrew J	Paupack Township	
Hart Sandra J	Rostkowski Sharlene P		Lot 217

Hart James A	Rostkowski Andrew J	Paupack Township	
Hart Sandra J	Rostkowski Sharlene P		Lot 216
Pasternak Elizabeth Barbara Exr	Ciosek Matthew J Jr	Sterling Township	
Ciosek Matthew Jest			Lot 18
Sparks Drew	Hodges Phillip Jr	Clinton Township 2	
Sparks Janice	Hodges Alicia B		Lot 3
King Michael S	King Michael S	Lake Township	
	King Allison Lorraine		Lot 4037
Fannie Mae	McKennedy Joseph B	Honesdale Borough	
Frderal National Mortgage Association	McKennedy Mary A		
Phelan Hallinan L L P			
Phelan Hallinan Diamond & Jones			
Jeffs Justin C	Marolda Michael	Paupack Township	
	Marolda Josephine		Lots 55 & 54
Pa State Employees Credit Union	Crouse Thomas W	Lake Township	
	Crouse Linda M		Lot 1516
Bini Lillian	Corvino Raymond	Lake Township	
Bini Christine	Corvino Rosemarie		Lot 2690
Bini Desiree	Corvino Raymond J		
Didonna Desiree	Corvino Valerie		
Didonna Massimo	Cipriati Valerie		
Bini Stefanie			
Parish Stefanie			
Parish Michael			
Bray Annemarie	Citro Albert S	Salem Township	
	Citro Linda		Lot 574
Hulse Beverly	Hulse Beverly	Lake Township	
	Gardner Elaine Hulse		Lot 3288
Wildenstein Shirley	Wildenstein Lawrence M	Clinton Township 1	
	Zabady Teresa A		
	Wildenstein Karl L III		
	Wasylyk Mary L		
Kretschmer James S	Kretschmer Kristy S	Dyberry Township	
Kretschmer Kristy S			
Lutz Hilda R Est AKA	Vandelinde Ronald A	Texas Township 1 & 2	
Lutz Hilda Est AKA	Vandelinde Tina M		
Ault Arlene Exr			
Pitti Christine M	Kleeman Judy	Dreher Township	
Craparo Thomas J	Trailside Real Properties	Manchester Township	
		Manchester & Lebanon Townships	
		Lebanon Township	
		Lebanon & Manchester Townships	
Gregory D A	Pavlovich Jean	Lake Township	
Gregory E A			Lot 1807
Giordano Lawrence J	Comer Brian	Lake Township	
	Comer Terese		Lot 3624
Norman Vivian	Mahoney Alexander E	Salem Township	Lot 619 2

Harrison Charles	Harrison Brian J	Manchester Township	
Harrison Margaret			
Harrison Jeffery F			
Harrison Brian J			
Komar Michael	Komar Carla J	Oregon Township	
J P Morgan Chase Bank	Kaja Holdings Two	Berlin Township	
Mannion Deborah	Campagna Christopher	Manchester Township	
Mannion Patrick			Lots 1059 & 1060
Campagna Christopher	Campagna Christopher	Manchester Township	
	Campagna Michael		Lots 1059 & 1060
	Glaser William		
Schneider Jody L Jr	Huber Thomas J	South Canaan Township	
	Huber Joanne M		Lot 2A
Guzzi John W Jr	Guzzi John W Jr	Clinton Township 2	
Guzzi Marcia A			Lot 15
Welsh James F	Bond Joseph J	Salem Township	
Welsh James F	Bond Joseph J		Lot 165
Stinnard Robert L Est AKA	Shylkofski Frank	Texas Township 1 & 2	
Stinnard Robert Leroy Est AKA	Stinnard Shannon Sue		Lot A
Stinnard Robert Est AKA			
Stinnard Robert S Est AKA			
ONEill Dorothy Exr & Ind			
Creighton Ida	Creighton Amy K	Texas Township 1 & 2	
Rocha Manuel	Rocha Lino C	Lake Township	
Rocha Jane G			Lot 1521
Burgerhoff William E	William E Burgerhoff Irrevocable Trust	Lake Township	
Burgerhoff Linda L AKA	Linda L Burgerhoff Irrevocable Trust		
Burgerhoff Linda P AKA			
Stanley Carol L	Carol L Stanley Revocable Trust	Lake Township	
	Stanley Carol L Tr		Lot 4268
Tees Florence P	Tees Florence P	Sterling Township	Lot 73R
Palermo Thomas J By Af	Palermo Thomas J	Lehigh Township	
Neal Jean Marie Af	Palermo Thomas B		
Ehrenhardt Joseph B	Ehrenhardt Joseph B	Damascus Township	
Ehrenhardt Yvonne H			Lot 77
Ehrenhardt Joseph B	Ehrenhardt Joseph B	Damascus Township	
Ehrenhardt Yvonne			Lot 78
Ehrenhardt Joseph B	Ehrenhardt Joseph B	Damascus Township	
Ehrenhardt Yvonne			Lot 79
McDonald Linda	McGuire James Kenneth	Dreher Township	
	Boruta Krista Anne		
Foster Richard P By Sheriff	Eisele Kurt W	Hawley Borough	
Foster Susan A By Sheriff	Eisele Janet B		Lots 4 & 6
Williams Sandra L	J & S Hospitalities	Lake Township	
Richards Tina M			
Henry Alan F	Human Resources Center Inc	Berlin Township	
Carlson Karen A			

Warnott Judy E AKA Warnott Judith AKA Warnott Judith E AKA Warnott James R AKA Warnott James Ray AKA	Warnott Judith E Warnott James R	Damascus Township	
Tomlin Carole L Smith W Glenn	Tomlin Carole L	Lehigh Township	Lot 14
Ehrlich Jean M Obrien	Moshier Walter Moshier Pamela	Canaan Township	Lot 1
Inglis Anne Marie L	Hess Robert G Jr Hess Shelby J	Clinton Township 2	Lot 38
Betz Richard E Houm Amy L Betz Amy H	Miller Scott Miller Rachael	Honesdale Borough	Lot 7
Wayne County Tax Claim Bureau Goepfert Robert C Goepfert Carole L	Tchorzewski Marek	Lehigh Township	
Wayne County Tax Claim Bureau G C Marketing Inc	Kuryo Kamil	Lehigh Township	
Wayne County Tax Claim Bureau Rasczyk Alfred	Kuryo Kamil	Lehigh Township	
Wayne County Tax Claim Bureau G C Marketing Inc	Bailey Nancy Bailey Brian	Lehigh Township	
Wayne County Tax Claim Bureau G C Marketing Inc	Bailey Nancy Bailey Brian	Lehigh Township	
Wayne County Tax Claim Bureau Dieumegard Wayne	Delacruz Ramel	Manchester Township	
Wayne County Tax Claim Bureau Keesler Brenda L	Mournet William A	Manchester Township	
Wayne County Tax Claim Bureau Helf Joseph Helf Janet M	Warrington Thomas	Manchester Township	
Wayne County Tax Claim Bureau Helf Joseph Helf Janet	Warrington Thomas	Manchester Township	
Wayne County Tax Claim Bureau Seitz Lewis	Lacorte Joseph C	Manchester Township	
Wayne County Tax Claim Bureau Courain Gerald J Courain Lora A	Rajner Eddie	Manchester Township	
Wayne County Tax Claim Bureau Woodmansee Vera V	Rajner Eddie	Manchester Township	
Wayne County Tax Claim Bureau Paul Monica Lou M	Klecz Karol	Salem Township	
Wayne County Tax Claim Bureau Terentino Alex J Terentino Donna	Klecz Karol	Salem Township	
Wayne County Tax Claim Bureau Swiderska Wiesia	Niestoj Tomasz	Salem Township	

Wayne County Tax Claim Bureau G C Marketing Inc	Diaz Stefanie	Lehigh Township	
Wayne County Tax Claim Bureau Newkirk Timothy	Lawrence John	Lehigh Township	
Wayne County Tax Claim Bureau Reflection Lakes P O A	Scanlon Eugene F IV Scanlon Diane Scanlon Sara Scanlon Eugene F III	Manchester Township	
Wayne County Tax Claim Bureau Reflection Lakes P O A	Scanlon Eugene F IV Scanlon Diane Scanlon Sara Scanlon Eugene F III	Manchester Township	
Tyler Gary Jr Adm Tyler Gary R Est Tyler Gary Jr Tyler Brian Tyler Matthew	Stegner Clyde A Jr Stegner Tammy	Damascus Township	
Perkins Victoria M	Fluck Theodore W Fluck Karen L	Lehigh Township	Lots 25 & 26
Fannie Mae AKA Federal National Mortgage Association AKA McCabe Weisberg & Conway	Sakas John	Dreher Township	
Novobilski Jerome J Jr Cirillo Andrea	Ymalay Wendell T	Canaan Township	Lot A
Clabaugh Steven W Cunningham Carol Valenzano AKA	Wyckoff Zachary T	Honesdale Borough	
Cunningham Carol AKA East End Consulting Inc	Strada Craig L Strada Susan K	Salem Township	Parcel C1
Caccavale Christopher M Caccavale Hollie M	Malti Ronald J Ridd Peter R Ridd Barbara A	Berlin Township Oregon Township	
Raile Harold	Harold Raile Living Trust Anita Raile Living Trust	Lehigh Township	Lot 132
Pettinato Christopher Pettinato Jean	Beall Victoria	Paupack Township	Lot 169 R
Eterno Paul Eterno Marie	Caratozzolo Stephen Caratozzolo Margaret M	Paupack Township	Lot 515
Robertson James A III Robertson Anita T	Shea William G Shea Joyce A	Lake Township	Lot 1354
Abel Rick M	Strelec Robert Strelec Jill D	Paupack Township	Lots 19 & 20

Looking for a mortgage or assignment on MERS?

Start your search here:

<https://www.mers-servicerid.org/sis/index.jsp>



Estate Notice Advertising Form

COST \$65 + A fee of \$10 will be added to all legal notices for the Notarized Proof of Publication. Minimum insertion fees apply.

All Notices published are Pre-Pay.

MasterCard and Visa Accepted. Make check payable to Bailey Design and Advertising.
PLEASE PRINT CLEARLY

ESTATE OF _____

A.K.A.s _____

LATE OF TOWNSHIP/BOROUGH _____

Executor () Administrator () *Please check one.*

List names and addresses of Executors or Administrators

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

ATTORNEY

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Mail form to:
Bailey Design and Advertising
c/o WCBA/Estate Notice Advertising
3305 Lake Ariel Highway
Honesdale, PA 18431

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

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

Wayne County LEGAL JOURNAL

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

2015 LEGAL ADVERTISING RATES

Incorporation Notices	\$45
<i>One (1) time insertion</i>	
Fictitious Name Registration	\$45
<i>One (1) time insertion</i>	
Petition for Change of Name	\$45
<i>One (1) time insertion</i>	

All other notices will be billed at \$1.90 per line.
Certain restrictions and minimum insertion fees apply.

A fee of \$10.00 will be added to all legal notices
for the Notarized Proof of Publication.

General Advertising Rates All Advertisements Are Pre-Pay

Subject to approval
Subject to space availability
Credit Cards accepted—Mastercard and Visa only.
Prices are based upon your advertisement
submitted camera-ready or via email in PDF
or JPG format.
Certain Restrictions Apply

The Wayne County Legal Journal
is published every Friday—52 issues per year.
The deadline for all advertising is 10 AM on
Monday for the Friday publication.

Contact for Advertising Details:
Phone: 570-251-1512
Fax: 570-647-0086
Email: baileyd@ptd.net

	One Insertion	Quarterly 13 Issues	Semi-Annual 26 Issues	Annual 52 Issues
Full Page	\$100	\$850	\$1,300	\$2,100
Half Page	\$75	\$525	\$795	\$1,265
Quarter Page	\$50	\$325	\$475	\$745
Eighth Page	\$35	\$195	\$275	\$435

Ad Changes subject to artwork adjustment fee, call for details

Subscription Rates

One Issue	\$5 per issue
Mailed Copy	\$100 per year
Emailed Copy	\$50 per year
Mailed & Emailed Copies	\$125 per year



Full Page:
4"W X 7"H

Half page:
4"W X 3 1/2"H

Quarter Page:
2"W X 3 1/2"H
4"W X 1 3/4"H

Eighth Page:
2"W X 1 3/4"H



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