

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

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Incorporation Notices	\$45
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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
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Robert J. Conway, *Senior Judge*

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Scott Bennett, Esq.

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Coroner

Edward Howell

Auditors

Carla Komar
Judy O’Connell
Kathleen A. Schloesser

Jury Commissioners

Judith M. Romich
Patricia Biondo

CRIMINAL CASES

August 20, 2015 — The following cases were addressed by the Honorable Raymond L. Hamill, President Judge, Wayne County.

MICHAEL JOSEPH LAWLER JR., age 28 of Scranton, PA, was sentenced to a State Correctional Facility for a period of not less than 18 months nor more than 60 months for one count of Burglary, a Felony of the 2nd Degree and one count of Criminal Trespass, a Felony of the 3rd Degree. He was also ordered to pay all Court costs, pay restitution in the amount of \$2,280.00, and pay \$250.00 to the DNA Detection Fund. The incident occurred on October 27 and 28, 2014, in Clinton Township, PA.

JASON RIVERA, age 41 of Lake Ariel, PA, was sentenced to the Wayne County Correctional Facility for a period of not less than 4 months nor more than 12 months for one count of Possession of Drug Paraphernalia, an ungraded Misdemeanor. He was also ordered to pay all Court costs, undergo a drug and alcohol evaluation and comply with all treatment recommendations, and obtain full time employment. The incident occurred on January 22, 2015, in Cherry Ridge Township, PA.

ISIDRO IASAAC VALDEZ, age 31 of Honesdale, PA, was sentenced to probation for a period of 48 months for one count of Access Device Fraud, a Felony of the 3rd Degree. He was also ordered to pay all Court costs, pay a fine in the amount of \$300.00, pay restitution in the amount of \$8,942.58, continue with drug and alcohol treatment, continue with mental health treatment, submit to the drawing of a DNA sample, and pay \$250.00 for the cost, and obtain full time employment. The incident occurred between September 1, 2013 and November 2, 2014, in Berlin Township, PA.

JAMES ARTHUR CATANZARO, age 20 of Honesdale, PA, was sentenced to probation for a period of 12 months for one count of Disorderly Conduct, a Misdemeanor of the 3rd Degree. He was also ordered to pay all Court costs, pay a fine in the amount of \$300.00, and attend and complete an anger management course. The incident occurred on January 5, 2015, in Honesdale Borough, PA.

JOSEPH HENRY DIEHL, age 46 of Lake Ariel, PA, was sentenced to probation for a period of 6 months for one count of False Swearing in Official Proceeding, a Misdemeanor of the 2nd Degree. He was also ordered to pay all Court costs. The incident occurred on August 8, 2014, in Salem Township, PA.

CRIMINAL CASES

August 27, 2015 — The following cases were addressed by the Honorable Raymond L. Hamill, President Judge, Wayne County.

JAMIE SPINDLER, age 32 of Scranton, PA, was sentenced to the Wayne County Correctional Facility for a period of not less than 1 month nor more than 6 month for one count of DUI, an ungraded Misdemeanor. He was also ordered to pay all Court costs, pay a fine in the amount of \$1,000.00, participate in and cooperate with the drug and alcohol addiction treatment, complete the Alcohol Highway Safety Program, and obtain full time employment. The incident occurred on October 3, 2014, in Honesdale Borough, PA.

BRIAN GIBBONS, age 18 of Hawley, PA, was placed on the Accelerated Rehabilitative Disposition Program for a period of 6 months related to Possession of Small Amount of Marijuana and Drug Paraphernalia. He was also ordered to pay all Court costs and perform 40 hours of community service. The incident occurred on April 9, 2015 in Hawley Borough, PA.

NICHOLAS ZEVITS, age 19 of Hillsdale, NJ, was placed on the Accelerated Rehabilitative Disposition Program for a period of 6 months related to DUI. He was also ordered to pay all Court costs, perform 40 hours of community service, and have his operators privilege suspended for 90 days. The incident occurred on May 27, 2015, in Salem Township, PA. His BAC was .168%.

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 NOTICE

Estate of KENNETH W. SEWELL
AKA KENNETH W. SEWELL,
SR. AKA KENNETH
WOODRUFF SEWELL, SR.
Late of Prompton Borough
Executor
KENNETH W. SEWELL, JR.
1519 SPENCER AVENUE
NEW BERN, NC 28560
Attorney
EDWARD A. MONSKY
425 SPRUCE ST., 4TH FL.
SCRANTON, PA 18503

9/4/2015 • 9/11/2015 • 9/18/2015

EXECUTOR NOTICE

Estate of EDWARD H. DIX
Late of Buckingham Township
Executor
DAVID DIX
89 BLACK BEAR PASS
STARRUCCA, PA 18462
Attorney
WARREN SCHLOESSER, ESQ.

214 NINTH STREET
HONESDALE, PA 18431

9/4/2015 • 9/11/2015 • 9/18/2015

EXECUTRIX NOTICE

Estate of ADAM G. JONES AKA
ADAM JONES AKA ADAM
GEORGE JONES
Late of Bethany Borough
Executrix
THERESA A. WARREN
83 OLD MADBURY LANE
DOVER, NH 03820
Attorney
WARREN SCHLOESSER, ESQ.
214 NINTH STREET
HONESDALE, PA 18431

8/28/2015 • 9/4/2015 • 9/11/2015

EXECUTRIX NOTICE

Estate of MILDRED M.
WARWICK AKA MILDRED
WARWICK
Late of Honesdale Borough
Executrix
BETH BECK
3325 WEST HIGHLAND
STREET
ALLENTOWN, PA 18104
Executrix
KATHLEEN DECKER
P.O. BOX 261
HONESDALE, PA 18431
Attorney
MATTHEW L. MEAGHER,
ESQUIRE

1018 CHURCH STREET
HONESDALE, PA 18431

8/28/2015 • 9/4/2015 • 9/11/2015

EXECUTRIX NOTICE

Estate of LOIS J. FRANC AKA
LOIS FRANC

Late of Lake Township

Executrix

CHERYL LAYDEN

102 MOON ROAD

LAKE ARIEL, PA 18436

Attorney

MICHAEL D. WALKER, ESQ.

PO BOX 747

HAMLIN, PA 18427

8/28/2015 • 9/4/2015 • 9/11/2015

**ADVERTISEMENT OF
GRANT OF LETTERS**

Estate of John Refolo, a.k.a., John
M. Refolo, Deceased

Letters Testamentary for the above
estate having been granted to
Thomas J. Refolo and Janet
Dischler, all persons indebted to
the estate are requested to make
payment, and those having claims
to present same without delay, to
Michael P. Lehutsky, Attorney and
Counselor at Law, 613 Main Street,
Honesdale, PA 18431 (570) 253-
3800.

8/28/2015 • 9/4/2015 • 9/11/2015

ESTATE NOTICE

Notice is given that Letters of
Administration CTA have been
granted in the Estate of Anna A.

Doyle, A/K/A Anna Doyle, A/K/A
Anna Arlene Doyle, late of 3473
Belmont Turnpike, Uniondale,
Wayne County, Pennsylvania, who
died on May 19, 2015. All persons
indebted to said decedent are
required to make payment, and
those having claims or demands, to
present the same without delay to
Paul E. Smith, Esquire, attorney for
the Estate, 1015 N. Main Street,
Forest City, Pa 18421, or to the
Administratrix CTA, Darlene K.
Doyle c/o the same address.

8/28/2015 • 9/4/2015 • 9/11/2015

EXECUTOR NOTICE

Estate of PHILIP R. MONAGHAN
III

Late of Mount Pleasant Township,
Wayne County, Pa.

Executor

PHILIP R. MONAGHAN IV

2 HORATIO STREET, APT. III

NEW YORK, NY 10014

Attorney

THOMAS F. KILROE

918 CHURCH STREET

HONESDALE, PA 18431

8/21/2015 • 8/28/2015 • 9/4/2015

ESTATE NOTICE

Notice is hereby given, that Letters
Testamentary have been granted to
Janet Eisele, Executrix of the
Estate of Leila Ballard a/k/a Leila
S. Ballard, late of Waymart
Borough, Wayne County,
Pennsylvania who died on May 14,
2015. All persons indebted to said
Estate are required to make

payment and those having claims or demands to present the same without delay to the Executrix, Janet Eisele c/o Mark R Zimmer, Esquire, 1133 Main Street, Honesdale, PA 18431.

8/21/2015 • 8/28/2015 • 9/4/2015

EXECUTOR'S NOTICE

ESTATE OF MICHAEL T. COLIGAN, late of Palmyra Township, Wayne County, Pennsylvania. Any person or persons having claim against or indebted to the estate present same to William Coligan, 122 Fox Road, Waymart, PA 18472. Sally N. Rutherford, Esq., 921 Court St., Honesdale, PA 18431, Attorney for the Estate.

8/21/2015 • 8/28/2015 • 9/4/2015

EXECUTRIX NOTICE

Estate of FLORENCE S. SHEPARD AKA FLORENCE SHEPARD AKA FLORENCE CRANFORD SMITH SHEPARD AKA FLORENCE SMITH SHEPARD
Late of Dyberry Township
Executrix
LEA SHEPARD HANDLER
209 COMMONWEALTH AVE.
UNIT 2D
CHESTNUT HILL, MA 02467
Attorney
NICHOLAS A. BARNA
831 COURT STREET
HONESDALE, PA 18431

8/21/2015 • 8/28/2015 • 9/4/2015

ADMINISTRATOR NOTICE

Estate of ANNA M. PUNT AKA ANNA PUNT AKA ANNA MARIE PUNT
Late of Sterling Township
Administrator
LEO W. PUNT
2 GERMONDS VILLAGE APT. 9
BARDONIA, NY 10954
Attorney
NICHOLAS A. BARNA
831 COURT STREET
HONESDALE, PA 18431

8/21/2015 • 8/28/2015 • 9/4/2015

EXECUTOR'S NOTICE

ESTATE OF JAMES R. GAY, a/k/a DR. JAMES R. GAY, a/k/a JAMES ROLAND GAY, late of Preston Township, Wayne County, Pennsylvania. Any person or persons having claim against or indebted to the estate present same to Lillian C. Gay, 3 Little Spruce Lane, Lakewood, PA 18439. Sally N. Rutherford, Esq., 921 Court St., Honesdale, PA 18431, Attorney for the Estate.

8/21/2015 • 8/28/2015 • 9/4/2015

ADMINISTRATOR NOTICE

Estate of HAROLD W. CUMMINGS
Late of South Cannan Township
Administrator
NICHOLAS A. BARNA,
ESQUIRE
831 COURT STREET
HONESDALE, PA 18431
Attorney

RICHARD B. HENRY, ESQUIRE
1105 COURT STREET
HONESDALE, PA 18431

8/21/2015 • 8/28/2015 • 9/4/2015

EXECUTOR NOTICE

Estate of BEVERLY B.
BRINKMAN AKA BEVERLY
BRINKMAN
Late of Berlin Township
Executrix
KAREN HUNT
247 COSGROVE ROAD
BEACH LAKE, PA 18405
Executor
EDWARD BRINKMAN
20 LOCKE ROAD
HAMPTON, NH 03842
Attorney
JOHN F. SPALL
2573 ROUTE 6
HAWLEY, PA 18428

8/21/2015 • 8/28/2015 • 9/4/2015

OTHER NOTICES

NOTICE

IN THE COURT OF COMMON
PLEAS OF THE 22nd JUDICIAL
DISTRICT,
COMMONWEALTH OF
PENNSYLVANIA
COUNTY OF WAYNE

NO. 191-2015-CIVIL

**NOTICE OF ACTION IN
MORTGAGE FORECLOSURE**

Peoples Security Bank and Trust
Company, formerly known as

Peoples Neighborhood Bank,
Plaintiff v. Epsshell, LLC,
Defendant

PUBLIC NOTICE

TO: Epsshell, LLC, Defendant,
whose last known address is 467
Main Street, Suite, 1, New Milford,
Susquehanna County, Pennsylvania
18834.

You are notified that Plaintiff,
Peoples Security Bank and Trust
Company, formerly known as
Peoples Neighborhood Bank, has
filed a Mortgage Foreclosure
Complaint, endorsed with a Notice
to Defend, against you in the Court
of Common Pleas of Wayne
County, Pennsylvania, docketed to
No. 191-2015-CIVIL, wherein
Plaintiff seeks to foreclose on the
mortgage secured on your property,
which comprises 53.34 acres of
vacant land at Route 464,
Waymart, Clinton Township,
Wayne County, Pennsylvania, PIN
06-1-0242-0007.0001, and
described in Wayne County Record
Book 4390, Page 167, whereupon
your property would be sold by the
Sheriff of Wayne County. A copy
of the Mortgage Foreclosure
Complaint can be obtained by
contacting counsel for the Plaintiff,
Rinaldi & Poveromo, P.C., or by
obtaining a copy from the Office of
the Prothonotary of Wayne County,
Pennsylvania.

NOTICE TO DEFENDANT

YOU HAVE BEEN SUED IN
COURT. If you wish to defend
against the claims set forth in the

notice above, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH THE INFORMATION ABOUT HIRING AN LAWYER, IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

NORTHERN PENNSYLVANIA LEGAL SERVICES, INC.
Wayne County Courthouse
925 Court Street
Honesdale, PA 18431
Telephone: (877) 515-7465

PENNSYLVANIA LAWYER REFERRAL SERVICE

Pennsylvania Bar Association
P.O. Box 186
Harrisburg, PA 17108
Telephone: (800) 692-7375

Fred P. Rinaldi, Esquire
Attorney ID No. 83897
RINALDI & POVEROMO, P.C.
520 Spruce Street
Scranton, PA 18503
(570) 346-7441
Attorney for Plaintiff

9/4/2015

NOTICE OF FILING OF ARTICLES OF INCORPORATION

Notice is hereby given that a Certificate of Organization has been filed with the Commonwealth of Pennsylvania, Department of State at Harrisburg, PA on or about August 6, 2015. The name of the company is Roadhouse, LLC. The company has been organized pursuant to the Pennsylvania Limited Liability Company Law of 1994, as amended.

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

9/4/2015

**NOTICE OF FILING OF
SHERIFF'S SALES**

Individual Sheriff's Sales can be cancelled for a variety of reasons. The notices enclosed were accurate as of the publish date. Sheriff's Sale notices are posted on the public bulletin board of the Sheriff's office in Honesdale, located at 925 Court Street.

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

By virtue of a writ of Execution instituted The Dime Bank issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 16th day of September, 2015 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THAT CERTAIN piece or parcel of land in Texas Township, Wayne County, Pennsylvania bounded and described as follows:

BEGINNING at a point in the center of the U.S. and Penna. Route No. 6 marked by a cross-cut;

THENCE South seventy-five (75) degrees fifteen (15) minutes West five hundred thirty-five and sixty hundredths (535.60) feet to the easterly bank of the Lackawaxen River, marked by a stake;

THENCE along the easterly bank of the Lackawanna River North one (1) degree forty-five (45) minutes East three hundred eight

(308) feet to a point in the Bank of the Lackawaxen River and also the southwesterly corner of lands of Robert Romich;

THENCE along the southerly line of lands of Robert Romich, North seventy-five (75) degrees fifteen (15) minutes East four hundred five (405) feet to a point in the center of said Route 6 South twenty-one (21) degrees forty-one (41) minutes East three hundred (300) feet to the place of BEGINNING.

CONTAINING within said boundaries two and forty-nine hundredths (2.49) acres, more or less, as indicated on a survey made by L.F. Burlein, Registered Professional Engineer, April 14, 1956.

UNDER AND SUBJECT to that point of the above described premises which lies within the right of way of U. S. Route 6.

EXCEPTING AND RESERVING therefrom and thereout all of the land that Harry D. Romich, Sr., and Bertha Romich, his wife, by their certain deed May 25, 1967, and recorded May 25, 1967, in Deed Book 237, at Page 596, grant3ed and conveyed to Brownell, Incorporated.

The premises above described are known and designated on the assessment records of Wayne County as Taxable No. 264-153.

The premises intended to be conveyed by this deed are more correctly described by metes and

bounds as follows:

ALL THAT CERTAIN piece or parcel of land situate in the Township of Texas, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center line of U.S. Route 6, said point of beginning being also the Northwesterly corner of other lands of Russell M. Palmer, Jr. and Marie H. Palmer, his wife (Deed Book 299, Page 3390);

THENCE along said lands South seventy-five (75) degrees fifteen (15) minutes West four hundred fifty-seven and two tenths (457.2) feet to the Easterly bank of the Lackawaxen River;

THENCE along the Easterly bank of the Lackawaxen River North one (1) degree forty-five (45) minutes East one hundred twenty-four (124) feet to the Southwesterly corner of lands now or formerly of Robert J. Romich;

THENCE along the Southerly line of lands now or formerly of Robert J. Romich, North seventy-five (75) degrees fifteen (15) minutes East four hundred five (405) feet more or less to a point in the center of U.S. Route 6;

THENCE along the center line of U.S. Route 6, South twenty-one (21) degrees forty-one (41) minutes East one hundred fifteen (115) feet to the place of BEGINNING.

CONTAINING fifty-one thousand five hundred (51,500) square feet be the same more or less.

ALL THAT CERTAIN piece or parcel of land situate, lying and being in the township of Texas, County of Wayne, and Commonwealth of Pennsylvania, bounded and described as follows, viz:

BEGINNING in the center of U.S. Penna. Route 6, leading from Honesdale to Hawley, at a point where the southerly line of land now of Charles Bowen intersects said center line;

THENCE along line of Bowen South seventy-five (75) degrees fifteen (15) minutes West a distance of one hundred eighty and seven-tenths (180.7) feet to an iron pipe corner;

THENCE still along line of Bowen, North nineteen (19) degrees forty-five (45) minutes West a distance of one hundred (100) feet to a corner on Bowen's line, the same being also a common corner with lands of Tracy Bishop;

THENCE along line of said Tracy Bishop, South seventy-five (75) degrees fifteen (15) minutes West, a distance of one hundred and twenty (120.0) feet to an iron pipe corner on the easterly bank of the Lackawaxen River;

THENCE along said river bank, South one (01) degree forty-five

(45) minutes West a distance of two hundred and fifty-eight (258) feet more or less, to an iron pipe corner;

THENCE by land of Louis Rickert, et us., North seventy-five (75) degrees fifteen (15) minutes East a distance of four hundred and five (405.0) feet to the corner of the aforesaid highway;

THENCE along the center of the highway North twenty-three (23) degrees forty (40) minutes West a distance of one hundred and fifty (150.0) feet to the place of BEGINNING. CONTAINING one and fifty-seven one hundredths (1.57) acres, more or less, inclusive of highway right-of-way. All bearing are magnetic as of August, 1952.

EXCEPTING AND RESERVING thereout and therefrom a certain piece or parcel of land containing 13,800 square feet, the same having been conveyed to Bodick on October 25, 1954, the same being more particularly described with reference to Way County Deed Book 190 at Page 321.

The parcels described about have been resurveyed and consolidated into a single parcel designated as "Combined Lots D and C" on a plan entitled "Change of Lot Lines & Lot Improvement -Lands of Palmer", prepared by Robert Kiley, P.L.S., dated 10/5/2011 and recorded in the office of the Recorder of Deeds, Wayne County, PA in Map Book 116 Page 80.

Combined Lots D and C are further bound and described as follows:

BEGINNING in the center of State Route 6 at a common corner of Lot C and Lot B, the property herein described; then running on the centerline of State Route 6, North 21 degrees 41 minutes 00 seconds West 115.03 feet to a point in State Route 6; then still running on the centerline of State Route 6, North 23 degrees 40 minutes 00 seconds West 150.00 feet to a point in State Route 6; then running on the common line of Lot D and lands now or formerly of Williams & Williams Real Estate, South 75 degrees 15 minutes 00 seconds West 344.93 feet to a corner in the easterly bank of the Lackawaxen River; then running on the common line of Lot D then Lot C and lands now or formerly of Indian Orchard Renewable Energy LLC, South 01 degrees 45 minutes 00 seconds West 273.64 feet to a common corner of Lot C and Lot B; then running on the common lines of Lot C and Lot B, North 75 degrees 15 minutes 00 seconds East 458.88 feet to the point and place of BEGINNING. COMPRISING 2.42 ACRES MORE OR LESS, AND BEING COMBINED Lot D and C as shown on the above-referenced plan.

EXCEPTING therefrom a 0.24 acre parcel shown as "Temporary Lot 2" to be joined to Lot B as shown on the above-referenced plan.

Temporary Lot 2 is further bounded and described as follows:

BEGINNING in the easterly bank of the Lackawaxen River at a common corner between Lot C and Lot B, the temporary lot herein described; then running on the common line of Lot B and Lot C North 75 degrees 15 minutes 00 seconds East 222.77 feet to point on the common line of Lot B and Lot C; then North 19 degrees 41 minutes 50 seconds West 57.05 feet to a point in Lot C; then South 70 degrees 18 minutes 10 seconds West 207.08 feet to a point on the easterly bank of the Lackawaxen River; then running on the easterly bank of the Lackawaxen River, South 01 degree 45 minutes 00 seconds West 40.65 feet to the point and place of BEGINNING. COMPRISING 0.24 acres, more or less, and being Temporary Lot 2 as shown on the above-referenced plan. This lot must be joined and become an inseparable part of Lot B.

TOGETHER WITH a 0.04 acre Parcel taken from Lot B and described as Temporary Parcel 1 in the above-referenced plan.

Temporary Lot 1 is further bounded and described as follows:

BEGINNING at a point along the common line between Lot C and Lot B 47.65 feet from the common corner between Lot C and Lot B in the center of State Route 6, the temporary lot herein described; then South 69 degrees

57 minutes 16 seconds West 187.76 feet to a point in Lot B; then North 19 degrees 41 minutes 50 seconds West 17.39 feet to a point on the common line of Lot B and Lot C; then running on the common line of Lot B and Lot C North 75 degrees 15 minutes 00 seconds East 188.46 feet to the point and place of BEGINNING. COMPRISING 0.04 acres, more or less, and being Temporary Lot 1 as shown to the above-referenced plan. This lot must be joined and become an inseparable part of Lot C.

The remainder of "Combined Lot D and C" is to be combined with "Temporary Lot 1" to create one Parcel designated as Final Lot C-R on the above-referenced Plan and is further bounded and described as follows:

BEGINNING at common corner of Final Lot C-R and the lands now or formerly of Williams & Williams Real Estate in the center of State Route 6, the property herein described; then running on the centerline of State Route 6, South 23 degrees 40 minutes 00 seconds East, 150.00 feet to a point in State Route 6; then still running on the centerline of State Route 6, South 21 degrees 41 minutes 00 seconds East 115.03 feet to a point in State Route 6, and the common corner of Final Lot C-R and Lot B; then running on the common lines of Lot C-R and Lot B, South 75 degrees 15 minutes 00 seconds West 47.65 feet to a common corner of Lot C-

R and Lot B; then running South 69 degrees 57 minutes 16 seconds West 187.76 feet to a point; then running North 19 degrees 41 minutes 50 seconds West 74.44 feet to a point; then running South 70 degrees 18 minutes 10 seconds West 207.08 feet to a corner on the easterly bank of the Lackawaxen River; then running along the easterly bank of the Lackawaxen River North 01 degree 45 minutes 00 seconds East 232.99 feet to a corner on the easterly bank of the Lackawaxen River; then running on the common line of Lot C-R and lands now or formerly of Williams & Williams Real Estate, North 75 degrees 15 minutes 00 seconds East 344.03 feet to the point and place of BEGINNING.
COMPRISING 2.23 ACRES MORE OR LESS, AND BEING Final Lot C-R as shown on the above-referenced plan.

Grantees further agree that the single parcel designated as Lot C-R shall not be further subdivided without the approval of the Texas Township Board of Supervisors.

BEING the same premises conveyed by Russell M. Palmer and Marie H. Palmer, his wife, to Russell M. Palmer and Marie H. Palmer, his wife by deed dated October 31, 2011, and recorded in office of the Recorder of Deeds of Wayne County, at Deed Book Volume 4296, Page 72.

PARCEL: 27-0-0019-0007.-

Address Being: 1103 TEXAS PALMYRA HIGHWAY, HONESDALE, PA 18431

ALL THAT CERTAIN piece or parcel of land situate, lying and being in the Township of Texas, County of Wayne and Commonwealth of Pennsylvania bounded and described as follows, to wit:

BEGINNING at a point in the center of US Route 6, said point being a common corner of the premises herein described and lands now or formerly of Robert and Patricia Romich (Deed Book 514, Page 796);

THENCE along the center of the aforesaid US Route 6 along a curve having a chord bearing South twenty-five (25) degrees twenty-six (26) minutes thirteen (13) seconds East, and chord of one hundred eighty-nine and forty-one hundredths (189.41) feet to a point;

THENCE still continuing along the center of US Route 6 along a curve having a chord bearing of twenty-nine (29) degrees fifty-four (54) minutes thirteen (13) seconds East, and chord of two hundred twenty-seven and thirty-three hundredths (227.33) feet to a point for a corner, said point being a common corner of the premises herein described and lands now or formerly of Henry and Helen Gumper (Deed Book 169, Page 391);

THENCE along the common

division line between the premises herein described, lands now or formerly of Gumper, supra, and lands now or formerly of David Rickert and Deborra K. Rickert (Deed Book 465, Page1047), South sixty-six (66) degrees zero two (02) minutes fifty-four (54) seconds West a distance of three hundred ninety and sixty-nine hundredths (390.69) feet to a point for a corner on line of lands now or formerly of William L. Pykus (Deed Book 520, Page 372);

THENCE along the common division line between the premises herein described and lands now or formerly of Pykus, supra, the following four (4) courses and distances: North thirty-six (36) degrees thirty-one (31) minutes fifty-seven (57) seconds West a distance of one hundred twenty-three and eighty-six hundredths (123.86) feet, North fifty-one (51) degrees fifteen (15) minutes eighteen (18) seconds West a distance of one hundred nineteen and twenty hundredths (119.20) feet, North sixty-one (61)degrees fifty-four (54) minutes fifty-nine (59) seconds West a distance of one hundred sixty-three and thirty hundredths (163.30) feet, and North forty-six (46) degrees thirty-three (33) minutes twenty-seven (27) seconds West a distance of one hundred thirty-eight and forty-four hundredths (138.44) feet to point for a corner;

THENCE North seventy-two (72) degrees thirty-one (31) minutes fifty-six (56) seconds East a

distance of six hundred one and thirty-eight hundredths (601.38) feet to the point and place of BEGINNING.

CONTAINING therein 4.71 acres, be the same more or less and being Lot 1 a depicted on a map drawn by Tim A. Jones, P.L.S., dated August 17, 1993, and recorded in Wayne County Map Book 80, at Page 90.

BEING PARCEL TWO in that certain deed dated November 14, 2003, and recorded in Wayne County Record Book 2398, Page 0258, which Silver Quarter Corp. Granted and conveyed to Lodestar, LLC, Grantor herein.

THE ABOVE premises is designated as parcel number 27-19-11 on the tax maps of Texas Township, Wayne County, Pennsylvania.

BEING the same premises conveyed by Lodestar, LLC, to Russell M. Palmer and Marie H. Palmer, his wife by deed dated March 4, 2005, and recorded in office of the Recorder of Deeds of Wayne County, at Deed Book Volume 2721, Page 348.

PARCEL: 27-0-0019-0011.-

Address Being: 1079 TEXAS PALMYRA HIGHWAY, HONESDALE, PA 18431

ALL THAT CERTAIN piece or parcel of land, lying, situate and being in the Township of Texas,

County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center of Pennsylvania Route 958, said point being the common corner of Lots 1 and 8 within the said development;

THENCE down the center of the said highway North 66 degrees 46 minutes 50 seconds East 150.00 feet to a corner, said corner being a common corner of Lots 8 and 9;

THENCE along common boundary line of Lots 8 and 9 South 10 degrees 18 minutes 20 seconds East 749.20 feet to a corner;

THENCE along lands now or formerly of Seaman (D.B. 209, P. 70) South 76 degrees 16 minutes 32 seconds West 130.00 feet to a corner;

THENCE along lands now or formerly of the Holbert Estate, Esther Holbert and Fred Holbert, North 11 degrees 36 minutes 25 seconds West 723.62 feet to the point or place of BEGINNING. CONTAINING within said boundaries 2.3 acres and being Lot #8 within the development.

A map showing the development on a preliminary plan has been recorded in Wayne County Deed Book 33 at page 52 and being more fully shown on a revised map which as been recorded in Wayne County Map Book 41 at page 108.

BEING the same premises conveyed by Henry Canfield, Divorced, to Russell M. Palmer and Marie Palmer, his wife by deed dated September 7, 1982, and recorded in office of the Recorder of Deeds of Wayne County, at Deed Book Volume 395, Page 1117.

PARCEL: 27-0-0025-0002.-

Address Being: 66 SWAMP BROOK ROAD, HONESDALE, PA 18431

ALL THAT CERTAIN piece or parcel of land situated in the Township of Texas, County of Wayne, and Commonwealth of Pennsylvania bounded and described as follows:

BEGINNING at a point on the State Route #6 centerline, said point being the easterly corner of lands of Patricia Romich as described in Wayne County Record Book 867 Page 140;

THENCE along a curve to the left, having a radius of 1740 feet, a length of 220.18 feet and a chord of South 41 degrees 1 minute and 32 seconds East 220.02 feet to a point;

THENCE South 35 degrees 0 minutes and 38 seconds East 145.37 feet to a point;

THENCE South 49 degrees 50 minutes and 58 Seconds East 99.89 feet to a point;

THENCE North 54 degrees 37 minutes and 23 seconds Est 26.22 feet to a point;

THENCE along the centerline of State Route #6 South 49 degrees 14 minutes and 24 seconds East 87.09 feet to the beginning of a curve;

THENCE on a curve to the right having a radius of 1637.28 feet, a length of 280.82 feet and a chord of South 44 degrees 19 minutes and 36 seconds East 280.48 feet to a point;

THENCE along an existing fence on the line of lands of A. P. Propane, Inc. as described in Wayne County Deed Book 416 Page 571` and Record Book 1096 Page 36 South 55 degrees 59 minutes and 22 seconds West 141.26 feet to an existing fence post;

THENCE along said fence North 69 degrees 9 minutes and 53 seconds West 97.43 feet to an existing fence post;

THENCE along said fence South 5 degrees 57 minutes and 24 seconds West 15.79 feet to a set iron pin corner;

THENCE along said lands of A. P. Propane, Inc. and also the lands of John T. Wenders as described in Wayne County Deed Book 380 Page 967 South 58 degrees 5 minutes and 36 seconds West 462.45 feet to a found iron pin corner;

THENCE along said land of Wenders the following three courses and distances:

1. South 75 degrees 38 minutes and 18 seconds West 246.00 feet to a set iron pin corner;
2. North 1 degree 43 minutes and 8 seconds West 20.55 feet to a set iron pin corner;
3. South 75 degrees 41 minutes and 28 seconds West 137.15 feet to a set iron pin corner on the lands of William L. Pykus as described in Wayne County Record Book 1001 Page 249;

THENCE along said lands the following eight courses and distances:

1. North 22 degrees 48 minutes and 4 seconds West 53.56 feet to a set iron pin corner;
2. North 24 degrees 49 minutes and 40 seconds West 114.06 feet to a set iron pin corner;
3. North 6 degrees 27 minutes and 29 seconds West 146.45 feet to a set iron pin corner;
4. North 0 degrees 50 minutes and 54 seconds East 118.17 feet to a set iron pin corner;
5. North 7 degrees 44 minutes and 1 second East 223.10 feet to a set iron pin corner;
6. North 9 degrees 30 minutes and 45 seconds East 77.08 feet to a set iron pin corner;
7. North 7 degrees 40 minutes and 11 seconds East 82.70 feet to a set iron pin corner;
8. North 3 degrees 39 minutes

and 5 seconds West 109.35 feet to a set iron pin corner common to other lands of Russell M. and Marie H. Palmer as described in Wayne County Record Book 2721 Page 348;

THENCE along said lands North 66 degrees 2 minutes and 54 seconds East 254.49 feet to a found iron pipe corner common to the lands of Patricia M. Romich as described in Wayne County Record Book 867 Page 140;

THENCE; along said lands the following two courses and distances:

Seized and taken in execution as property of:

Russell M. Palmer 105 Rusty's Blvd. HONESDALE PA 18431
Marie Palmer 105 Rusty's Blvd. HONESDALE PA 18431

Execution No. 147-Civil-2015
Amount Due: \$7,199,247.15 Plus additional costs

July 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.

James T. Shoemaker, Esq.

8/21/2015 • 8/28/2015 • 9/4/2015

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

By virtue of a writ of Execution instituted Beach Lake Municipal Authority issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 16th day of September, 2015 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THAT certain piece and parcel of land situated in the Township of Berlin, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING in line of lands now or formerly of Clarence Helmeyer at a stake 25 feet southerly from the center of Highway Route 106; thence south 10 degrees 24

minutes east 181.4 feet along line now or formerly of Clarence Helmeyer's property; thence south 62 degrees 26 minutes west 239.2 feet to a stake; thence through lands now or formerly of William Maginsky, north 32 degrees 2 minutes west 79.2 feet and north 50 degrees 32 minutes west 83 1/2 feet to a hub and tack on the south side of Highway Route 106 and 25 feet from its center; thence along the south side of said highway north 59 degrees 25 minutes east 331.95 feet to the place of BEGINNING.

CONTAINING 1.05 acres, in accordance with a survey made by C.E. Ferris, C.E., dated February 20, 1953 with magnetic bearings as of that date.

KNOWN as Tax Parcel No. 1-00038-0020.-

BEING the same premises which Harry P. Montauderes and Kristin A. Montauderes, his wife, granted and conveyed to Kim A. Jackowski and Kenneth T. Majka, Sr. by deed dated November 9, 2004 and recorded November 9, 2004 in Wayne County Record Book 2647, page 59.

FURTHER BEING the same premises which Kim A. Jackowski, by deed dated the 26th day of September, 2008, and recorded in Wayne County Record Book 3813 at Page 115, granted and conveyed unto Kenneth T. Majka, Sr.

ADDRESS BEING: 938 Beach Lake Highway, Beach Lake, PA

18405

Seized and taken in execution as property of:
Kenneth T. Majka, Sr. 399 Saddle River Road SADDLE BROOK NJ 07663

Execution No. 810-Judgment-2012
Amount Due: \$10,628.66 Plus additional costs

June 30, 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.

Jeffrey Treat, Esq.

8/21/2015 • 8/28/2015 • 9/4/2015

**SHERIFF'S SALE
SEPTEMBER 16, 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 16th day of September, 2015 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THAT PARCEL of land in Township of Lehigh, Wayne County, Commonwealth of Pennsylvania, being known and designated as beginning at a corner of Lot No. 4 and 5 on said Third Street, thence along Third Street south three (3) degrees fifteen (15) minutes west one hundred (100) feet to a corner of Lots No. 6 and 7; thence north eighty-six (86) degrees forty-five (45) minutes west along the dividing line between Lots No. 6 and 7 one hundred (100) feet to a corner; thence north three (3) degrees fifteen (15) minutes east one hundred (200) feet to a corner of Lots No. 4 and 5; thence along the dividing line between Lots No. 4 and 5 south eighty-six (86) degrees forty-five (45) minutes east one hundred (100) feet to the place of beginning.

BEING THE SAME PREMISES which Mary F. McLane f/k/a Mary F. Biondi, by Deed dated February 9, 2007 and recorded May 25,

2007 in the Office of the Recorder of Deeds in and for the County of Wayne, Commonwealth of Pennsylvania, in Deed Book 3302, Page 100, granted and conveyed unto Mary F. McLane, a married woman.

BEING Parcel # 14-0-0020-0009.-

ADDRESS BEING: 58 3rd Street, Gouldsboro, PA 18424

Seized and taken in execution as property of:
Mary F. McLane 631 Needlerush Court MYRTLE BEACH SC 29579

Execution No. 183-Civil-2015
Amount Due: \$114,276.92 Plus additional costs

June 26, 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.

8/21/2015 • 8/28/2015 • 9/4/2015

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

By virtue of a writ of Execution instituted PHH Mortgage Corporation issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 16th day of September, 2015 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THAT CERTAIN lot, piece or parcel of land situate, lying and being in the Township of Lake, County of Wayne and State of Pennsylvania, more particularly described as follows, to wit:

Lot No. 894, as shown on a Map of Paupackan Lake Estates as recorded in the Office for the Recording of Deeds in and for the County of Wayne.

BEING the same premises which Paupack Development Corporation by deed dated July 29, 1980 and recorded in Wayne County Deed Book 493 Page 1098, granted and conveyed unto William S. Papazian and Madeline A. Papazian, his

wife, the Mortgagors herein.

TOGETHER with all rights of way and UNDER AND SUBJECT to all covenants, reservations, restrictions and conditions of record and as recorded in Deed Book 493 Page 1098.

TITLE TO SAID PREMISES IS VESTED IN William S. Papazian and Madeline A. Papazian, his wife, tenants by the entireties, by Deed from Paupack Development Corporation, dated 07/29/1988, recorded 08/25/1988 in Book 493, Page 1098.

Tax Parcel: 12-0-0051-0894

Premises Being: 894 Fawn Road, a/k/a 78 Fawn Road, Lakeville, PA 18438

Improvements thereon:
RESIDENTIAL DWELLING

Seized and taken in execution as property of:
Madeline A. Papazian 894 Fawn Road A/K/A 78 Fawn Road LAKEVILLE PA 18438
William S. Papazian 894 Fawn Road A/K/A 78 Fawn Road LAKEVILLE PA 18438

Execution No. 531-Civil-2014
Amount Due: \$23,587.46 Plus additional costs

June 23, 2015
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE
NOTICE:

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

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

Joseph E. DeBarberie Esq.

8/21/2015 • 8/28/2015 • 9/4/2015

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

By virtue of a writ of Execution instituted The Bank of New York Mellon F/K/A Bank of New York as Trustee for the Certificateholders CWABS, Inc., Asset-Backed Certificates, Series 2005-16 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 16th day of September, 2015 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL that certain piece and parcel of land located in Texas Township, Wayne County, Pennsylvania more particularly described as follows:

BEGINNING at an iron pin corner on the common boundary of lands of Lescinski and Weiss, said point being North fifty-six (56) degrees twenty-nine (29) minutes fifty-six (56) seconds West a distance of two hundred seventy-two and twenty one hundredths (272.20) feet from an iron pipe corner on the common boundary of lands of Lescinski and Hiller;

THENCE North fifty-six (56) degrees twenty-nine (29) minutes, fifty-six (56) seconds West a distance of one hundred sixty-two and forty-one one hundredths (162.41) feet to an iron pin corner in the center of the remains of an old public road running between White Mills and Dingman's Choice Turnpike as described in Wayne County Deed Book 117, Page 61, on common boundary of lands of Lescinski and Weiss;

THENCE, along center line of said road North three (3) degrees forty-three (43) minutes thirty-one (31) seconds East a distance of two hundred ninety-six and thirty-three (296.33) feet along common boundary of lands of Lescinski, Weiss, and Davis to an iron pin corner in center line of said road;

THENCE, South fifty-six (56) degrees twenty-nine (29) minutes and fifty-six (56) seconds east a

distance of two hundred ninety seven and thirty-seven one-hundredths (297.37) feet along common boundary of lands of Lescinski, Smith, Chase and Kopich to an iron pin corner;

THENCE, South fifty-nine (59) degrees twelve (12) minutes thirty-eight (38) seconds West a distance of two hundred fifty seven and forty nine one hundredths (257.49) feet through lands of Lescinski to the place of BEGINNING.

Containing one and thirty-six one-hundredths more or less.

ALSO granting and conveying to Grantee herein, her Heirs and Assigns, the right to use with the Grantors herein, their Heirs and Assigns, for ingress and egress to the property described herein a right of way 50 feet in width extending from Township Route 403 to the property herein conveyed as more particularly set forth in Map recorded in Map Book 46 at Page 33 and identified as an existing stone driveway.

TITLE TO SAID PREMISES IS VESTED IN Steve Dennis, by Deed from Mary Jane Lescinski, dated 11/08/2004, recorded 11/18/2004 in Book 2654, Page 288.

Mortgagor STEVE DENNIS died on 06/02/2014, and upon information and belief, his surviving heirs are STEPHANIE M. DENNIS, RUSSELL J. TODD, JR, and STEVEN F. DENNIS.

Improvements thereon:
RESIDENTIAL DWELLING

Tax Parcel: 27-3-0265-0132.0001

Premises Being: RR 203-1
Elizabeth Street, Hawley, PA
18428

Seized and taken in execution as property of:
Stephanie M. Dennis, in Her Capacity as Heir of Steve Dennis, Deceased 307 Golden Road HONESDALE PA 18431
Steven F. Dennis, in His Capacity as Heir of Steve Dennis, Deceased 101 Elizabeth Street HAWLEY PA 18428
Unknownneirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Steve Dennis, Deceased 101 Elizabeth Street HAWLEY PA 18428

Execution No. 677-Civil-2014
Amount Due: \$158,086.11 Plus additional costs

June 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.

8/21/2015 • 8/28/2015 • 9/4/2015

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

By virtue of a writ of Execution instituted Beach Lake Municipal Authority issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 16th day of September, 2015 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THAT certain piece or parcel of land situate and being in the Township of Berlin, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin corner on the southerly right of way line of Pa. Route 106 (now Route 652) leading from Indian Orchard to Beach Lake and in the

easterly line of lands of Walter Bauman; thence along the southerly right of way line North 48, degrees 51 minutes 30 seconds East 68 feet to an pin corner; thence along line of lands now or formerly of Henry Metz South 60 degrees 59 minutes 30 seconds East 78.2 feet, south 42 degrees 29 minutes 30 seconds East 79.2 feet and North 51 degrees 58 minutes 30 seconds East 239.2 feet to a stake corner; thence following a wire fence and along line of lands of Clarence Hemleyer South 19 degrees 52 minutes East 305 feet to a stake corner; thence along line of lands now or formerly of Big Eddy Telephone Company and of Walter Bauman South 65 degrees 04 minutes West 265 feet to an iron pin corner to the easterly line of lands of Walter Bauman; thence along line of Bauman North 34 degrees 56 minutes West 250 feet, North 39 degrees 33 minutes West 129 feet to the place of BEGINNING.

As surveyed December, 1970 by John A. Bodner, R.S.

Reference Tax Map No.: 01-0-0038-0027.-

SUBJECT to the same conditions, exceptions and reservations as are contained in prior deeds forming the chain of title.

BEING the same premises which Thomas R. Yocky conveyed unto Thomas R. Yocky and Valentine Palumbo by deed dated March 25,

2004 and recorded April 13, 2004 in Wayne County Record Book 2477, page 333.

FURTHER BEING the same premises which Thomas R. Yocky, by Valentin "Val" Palumbo, as agent by Power of Attorney recorded in Wayne County Record Book 2844, Page 335, and Valentine Palumbo, single, by deed dated the 25th day of October, 2005, and recorded in Wayne County Record Book 2902 at Page 58, granted and conveyed unto Kenneth T. Majka, Sr., Kenneth T. Majka, Jr., Byran T. Majka and Jared A. Majka.

ADDRESSES BEING: 934 A, B & C Beach Lake Highway, Beach Lake, PA 18405

Seized and taken in execution as property of:
Kenneth T. Majka, Sr. 399 Saddle River Road SADDLE BROOK NJ 07663
Kenneth T. Majka, Jr. 399 Saddle River Road SADDLE BROOK NJ 07663
Jared A. Majka 399 Saddle River Road SADDLE BROOK NJ 07663
Bryan T. Majka 399 Saddle River Road SADDLE BROOK NJ 07663
Any and all other persons or entities in possession of the described property 934 A, B & C Beach Lake Highway
BEACH LAKE PA 18405

Execution No. 811-Judgment-2012
Amount Due: \$17,173.16 Plus additional costs

June 25, 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.

Jeffrey Treat, Esq.

8/21/2015 • 8/28/2015 • 9/4/2015

**SHERIFF'S SALE
SEPTEMBER 16, 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 16th day of September, 2015 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of

Honesdale the following property, viz:

ALL that certain piece or parcel of land situated on the westerly shore of Lake Como, in the Township of Preston, County of Wayne, Commonwealth of Pennsylvania, and being more particularly described as follows:

KNOWN as Lot No. 5 on survey and map made by Phillip Hartigan, registered surveyor of Honesdale, Pennsylvania, in August, 1937. Said piece of land being further described as BEGINNING at an iron pin (pipe) along the westerly shore of Lake Como at the high water mark;

THENCE south eighty-nine (89) degrees and twenty-one (21) minutes west for a distance of one hundred fifteen and zero hundredths (115.00) feet;

THENCE south four (4) degrees and ten (10) minutes west for a distance of fifty-seven and twenty-one one-hundredths (57.21) feet along the center line of road;

THENCE north eighty-six (86) degrees and zero (0) minutes East for a distance of one hundred twenty and zero hundredths (120.00) feet to an iron pin (pipe);

THENCE along the highwater mark of the westerly shore of Lake Como to the point of Beginning. The bearing and distance of a straight line between these two points are North zero (0) degrees

and thirty-nine (39) minutes west for a distance of fifty (50) feet.

The right of using, developing, or repairing the private road, as shown on Map, is reserved by George E. Gilchrist and Edna A. Gilchrist, his wife, former owners in chain of title, their heirs, or any party which they or their heirs may designate. The right of way noted in this deed is fifteen (15) feet wide, and the right of ingress, egress and regress is granted by the grantors, their heirs or assigns, to any interest parties.

TOGETHER with and subject to all easements, rights, conditions, reservations, restrictions and exceptions as are contained in the chain of title.

SUBJECT to a fifteen (15) foot right of way granted to Northern Pennsylvania Power Company by Deed dated 7/8/52 and recorded in Wayne County Deed Book 181 at page 237.

TITLE TO SAID PREMISES IS VESTED IN Brian P. Burke, a 50% interest and William J. Scalzo and Maureen Burke Scalzo, his wife, a 50% interest, as tenants by the entireties, and as tenants in common as to the whole interest, by Deed from John P. Walker and Dolores Walker, his wife, dated 09/28/2005, recorded 10/14/2005 in Book 2889, Page 280.

Tax Parcel: 20-0-0004-0049

Premises Being: Lot 5 Westerly

Shore, Lake Como, PA 18437 a/k/a
28 Wassel Road, Lake Como

Improvements thereon:
RESIDENTIAL DWELLING

Seized and taken in execution as
property of:
Brian P. Burke 28 Wassel Road
LAKE COMO PA 18437
Maureen Burke Scalzo 139 Stategiesir
Place RED BANK NJ 07701
William J. Scalzo 66 Black Point
Road RUMSON NJ 07738

Execution No. 964-Civil-2010
Amount Due: \$100,203.18 Plus
additonal costs

June 23, 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.

8/21/2015 • 8/28/2015 • 9/4/2015

**SHERIFF'S SALE
SEPTEMBER 23, 2015**

By virtue of a writ of Execution
instituted U.S. Bank National
Association, as Trustee, successor
in interest to Bank of America,
N.A. as Trustee as successor by
merger to LaSalle Bank N.A., as
Trustee for Certificateholders of
Bear Sterns Asset Backed
Securities I LLC, et al issued out of
the Court of Common Pleas of
Wayne County, to me directed,
there will be exposed to Public
Sale, on Wednesday the 23rd day
of September, 2015 at 10:00 AM in
the Conference Room on the third
floor of th Wayne County
Courthouse in the Borough of
Honesdale the following property,
viz:

The Following Described Real
Property Situate In The Township
Of Palmyra, County Of Wayne,
And Commonwealth Of
Pennsylvania, To Wit:

All That Undivided Two-Thirds
Interest In And To:

All That Certain Piece, Parcel, Lot,
Or Tract Of Land Situate Lying
And Being In The Township Of
Palmyra County Of Wayne And
Commonwealth Of Pennsylvania,
Known, Styled And Designated As
Lot/Lots No. 68 On A Certain Map
Entitled "Milestone Estates", As

Prepared By Carney Rhinevault,
Dated July 28, 1984 As Recorded
In The Office Of The Recorder Of
Deeds In And For Wayne County,
Pennsylvania, In Map Book 57,
Page 43 (Erroneously Set Forth
The In Previous Deed As Plot
Book 55, Page 102).

TAX PARCEL#: 18-0-0012-0068

BEING KNOWN AS: 26
Milestone Estates a/k/a 34 Deer
Run, Hawley, PA 18428

Seized and taken in execution as
property of:
Jay C. McMurray 26 Milestone
Estates HAWLEY PA 18428

Execution No. 285-Civil-2013
Amount Due: \$100,621.43 Plus
additional costs
July 8, 2015
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE
NOTICE:

That all claims to the property will
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sale and all claims to the proceeds
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PAYMENT AT DATE OF SALE.
BALANCE DUE THIRTY (30)
DAYS FROM DATE OF SALE.
FAILURE TO PAY BALANCE
WILL FORFEIT DOWN
PAYMENT.
VICTORIA W. CHEN ESQ.

8/28/2015 • 9/4/2015 • 9/11/2015

CIVIL ACTIONS FILED

*FROM AUGUST 8, 2015 TO AUGUST 14, 2015
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2009-21878	COOPER JAMES R II	8/14/2015	SATISFACTION	—
2009-21878	COOPER JODI D	8/14/2015	SATISFACTION	—
2010-00659	OSET DANIEL	8/10/2015	SATISFACTION	—
2011-20589	MORGAN WILLIAM T	8/10/2015	WRIT OF SCIRE FACIAS	—
2011-21352	HOWANITZ DONALD J	8/14/2015	SATISFACTION	—
2011-21794	JAYBEES ENTERPRISES INC A CORPORATION	8/10/2015	SATISFACTION	6,415.84
2011-21794	JUNES MIDTOWN RESTAURANT	8/10/2015	SATISFACTION	6,415.84
2012-00415	MCDONNELL GRAEME DEFENDANT/APPELLANT	8/14/2015	SATISFACTION	—
2012-00415	MCDONNELL MICHAEL DEFENDANT/APPELLANT A/K/A	8/14/2015	SATISFACTION	—
2012-20746	DIME BANK THE GARNISHEE	8/10/2015	GARNISHEE/DISC ATTCH	—
2012-21190	HERTZOG PAUL	8/14/2015	SATISFACTION	—
2013-21251	ECKHOFF KRISTEN L	8/14/2015	SATISFACTION	—
2013-21251	ECKHOFF SCOTT W	8/14/2015	SATISFACTION	—
2013-21460	MIHALIK GREGORY T	8/14/2015	SATISFACTION	—
2013-21460	MIHALIK SHELLY R	8/14/2015	SATISFACTION	—
2014-00556	BILL GOODWIN ENTERPRISES INC	8/14/2015	DEFAULT JUDGMENT	—
2014-00597	NEELY SCOTT	8/13/2015	WRIT OF EXECUTION	202,983.17
2014-00666	BRODOWSKY PAMELA A/K/A PAMELA KRISTEN BRODOWSKY	8/13/2015	JDGMT BY COURT ORDER	141,675.44
2014-20368	HERTZOG PAUL	8/14/2015	SATISFACTION	—
2014-20373	HOWANITZ DONALD J	8/14/2015	SATISFACTION	—
2014-20476	CHAPEL SARAH K	8/10/2015	SATISFACTION	613.78
2014-20804	HOWANITZ DONALD J	8/14/2015	SATISFACTION	—
2014-21329	DUBOIS CHRISTOPHER IND AND AS PRESIDENT OF	8/14/2015	SATISFACTION	—
2014-21329	WOODLAND CREEK PROPERTY & DEVELOPME	8/14/2015	SATISFACTION	—
2014-21330	DUBOIS KATHERINE J IND AND AS PRESIDENT OF	8/14/2015	SATISFACTION	—
2014-21330	WOODLAND CREEK PROPERTY & DEVELOPME	8/14/2015	SATISFACTION	—
2015-00345	ARCHERY AMERICA LLC D/B/A	8/13/2015	DEFAULT JUDGMENT	23,271.77
2015-00345	WINCHESTER ARCHERY	8/13/2015	DEFAULT JUDGMENT	23,271.77
2015-00356	CHRISTIANSAN PATRICIA A	8/13/2015	DEFAULT JUDGMENT	140,575.75
2015-00380	BANKS RAYMOND J JR	8/14/2015	DEFAULT JUDGMENT	18,293.15
2015-20509	BLACK JAMES DANIEL	8/10/2015	WRIT OF SCIRE FACIAS	—

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

2015-20634	ALLEN FREDERICK H	8/10/2015	WRIT OF SCIRE FACIAS	—
2015-20637	BUSH THOMAS MONROE	8/11/2015	WRIT OF SCIRE FACIAS	—
2015-20775	GOCH RUTH E	8/10/2015	JP TRANSCRIPT	945.32
2015-20776	MCQUONE ROBERT JR	8/10/2015	FEDERAL TAX LIEN	775.89
2015-20777	PACKER ASSOCIATES INC	8/10/2015	TAX LIEN	1,891.17
2015-20778	HOTEL SEAGRAVES & SEAGRAVES DEV CO INC THE	8/10/2015	TAX LIEN	863.28
2015-20779	MR739 LLC	8/10/2015	TAX LIEN	1,367.13
2015-20779	DUNKIN DONUTS T/A	8/10/2015	TAX LIEN	1,367.13
2015-20780	MCCARTHY KATHERINE MILLER	8/10/2015	MUNICIPAL LIEN	804.03
2015-20780	MILLER KATHERINE MCCARTHY	8/10/2015	MUNICIPAL LIEN	804.03
2015-20781	RIJOS DOROTHY	8/10/2015	MUNICIPAL LIEN	804.03
2015-20781	RIJOS JOSE	8/10/2015	MUNICIPAL LIEN	804.03
2015-20782	GADEMAN JEANNE	8/10/2015	MUNICIPAL LIEN	1,228.16
2015-20783	MILLER KRISTA H	8/10/2015	WRIT OF REVIVAL	6,250.00
2015-20784	MILLER KRISTA	8/10/2015	WRIT OF REVIVAL	2,350.00
2015-20785	LEONG FOOK THONG	8/11/2015	MUNICIPAL LIEN	804.64
2015-20786	GONSALVES BRIAN	8/11/2015	MUNICIPAL LIEN	804.03
2015-20786	GONSALVES INGRID	8/11/2015	MUNICIPAL LIEN	804.03
2015-20787	CLANCY MARTIN	8/11/2015	MUNICIPAL LIEN	1,228.16
2015-20788	VLACHOS JACKIE	8/11/2015	MUNICIPAL LIEN	803.24
2015-20788	VLACHOS THOMAS	8/11/2015	MUNICIPAL LIEN	803.24
2015-20789	DOHERTY JASON	8/11/2015	JP TRANSCRIPT	3,009.00
2015-20790	DARBY LISA	8/12/2015	JP TRANSCRIPT	1,246.13
2015-20791	FAUX NORMAN THEODORE	8/13/2015	JUDGMENT	740.00
2015-20792	WONESKY BRAIN	8/13/2015	JUDGMENT	1,825.50
2015-20793	BROWN LEROY A	8/13/2015	JUDGMENT	10,644.50
2015-20794	BOICE MICHAEL S	8/14/2015	TAX LIEN	3,065.60
2015-20795	SHARPE JODY A	8/14/2015	TAX LIEN	594.67
2015-20796	HAMPL TAMARA L	8/14/2015	MUNICIPAL LIEN	1,606.11
2015-20797	HANDL JUDY	8/14/2015	MUNICIPAL LIEN	2,081.36
2015-20798	KINSLEY ROBERT E	8/14/2015	MUNICIPAL LIEN	2,103.18
2015-20799	RANDALL MARC M	8/14/2015	MUNICIPAL LIEN	4,084.07
2015-20799	RANDALL PATRICIA A	8/14/2015	MUNICIPAL LIEN	4,084.07
2015-20800	TOOMA WILLIAM	8/14/2015	MUNICIPAL LIEN	534.83
2015-20801	TURKMANY ALBERT A	8/14/2015	MUNICIPAL LIEN	534.83
2015-20802	VENKATESAN HARINI	8/14/2015	MUNICIPAL LIEN	523.92
2015-20803	YOUNG JOHN	8/14/2015	MUNICIPAL LIEN	534.83
2015-20804	MP LAKE CORPORATION	8/14/2015	TAX LIEN	3,310.08
2015-20804	DUNKIN DONUTS T/A	8/14/2015	TAX LIEN	3,310.08
2015-20805	MATTER VERNON	8/14/2015	MUNICIPAL LIEN	534.83
2015-20805	MATTER ELVIRA	8/14/2015	MUNICIPAL LIEN	534.83
2015-20806	ORTIZ VILMA M	8/14/2015	MUNICIPAL LIEN	534.83
2015-20807	OZBEK YAKUP	8/14/2015	MUNICIPAL LIEN	534.83
2015-20808	FUKS ALEXANDER	8/14/2015	MUNICIPAL LIEN	534.83
2015-20809	GENAO VICTOR M	8/14/2015	MUNICIPAL LIEN	608.99
2015-20810	GULDEN NAOMI L	8/14/2015	MUNICIPAL LIEN	534.83

2015-20811	HAMPL TAMARA L	8/14/2015	MUNICIPAL LIEN	519.56
2015-20812	RAZAC INDEERA JAIRAM	8/14/2015	MUNICIPAL LIEN	534.83
2015-20812	JAIRAM INDEERA RAZAC	8/14/2015	MUNICIPAL LIEN	534.83
2015-20813	LAJQI PATRIOT	8/14/2015	MUNICIPAL LIEN	534.83
2015-20814	MATTER VERNON	8/14/2015	MUNICIPAL LIEN	534.83
2015-20814	MATTER ELVIRA	8/14/2015	MUNICIPAL LIEN	534.83
2015-90093	CLARK PAUL A SR	8/11/2015	ESTATE CLAIM	1,815.43

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00467	DISCOVER BANK	PLAINTIFF	8/11/2015	—
2015-00467	BARCAROLA JOHN G	DEFENDANT	8/11/2015	—
2015-00468	DISCOVER BANK	PLAINTIFF	8/11/2015	—
2015-00468	MERCADO RHYAN K	DEFENDANT	8/11/2015	—
2015-00469	DISCOVER BANK	PLAINTIFF	8/11/2015	—
2015-00469	WILMOT ANNA M	DEFENDANT	8/11/2015	—
2015-00470	DISCOVER BANK	PLAINTIFF	8/11/2015	—
2015-00470	BRADY JESSICA L	DEFENDANT	8/11/2015	—

CONTRACT — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00464	HILLTOP MANSION LLC	PLAINTIFF	8/10/2015	—
2015-00464	PAVLOU PAUL A	DEFENDANT	8/10/2015	—
2015-00466	PESCE DIANE	DEFENDANT	8/11/2015	—
2015-00466	ALLSTATE INSURANCE COMPANY	PLAINTIFF	8/11/2015	—
2015-00471	VL ENTERPRISES INC	PLAINTIFF	8/11/2015	—
	D/B/A			
2015-00471	HOME INSTEAD SENIOR CARE	PLAINTIFF	8/11/2015	—
2015-00471	SZYMCZAK HALINA	DEFENDANT	8/11/2015	—
2015-00471	NALIK KAREN	DEFENDANT	8/11/2015	—
2015-00471	CACERES JAMES	DEFENDANT	8/11/2015	—
2015-00476	UMPYS INC	PLAINTIFF	8/12/2015	—
	PLAINTIFF/APPELLEE			
2015-00476	JOSEPH J PASQUINI CARPENTRY	DEFENDANT	8/12/2015	—
	DEFENDANT/APPELLANT			
2015-00476	PASQUINI JOSEPH J	DEFENDANT	8/12/2015	—
2015-00477	BUSCIACCO MICHAEL	PLAINTIFF	8/13/2015	—
	PLAINTIFF/APPELLEE			
2015-00477	DENNIS ANTHONY	DEFENDANT	8/13/2015	—
	DEFENDANT/APPELLANT			
2015-00477	WHITENACK KERRI	DEFENDANT	8/13/2015	—
	DEFENDANT/APPELLANT			
2015-00479	HOLGATE ELAINE	PLAINTIFF	8/14/2015	—
	PLAINTIFF/APPELLEE			
2015-00479	ZAFFINO ANTHONY	DEFENDANT	8/14/2015	—
	DEFENDANT/APPELLANT			

MISCELLANEOUS — OTHER

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00465	INDIAN ROCKS PROPERTY OWNERS ASSOCIATION INC OF LEDGEDALE	PLAINTIFF	8/11/2015	—
2015-00465	PANE MICHAELENE H	DEFENDANT	8/11/2015	—

NAME CHANGE

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00480	BODEN ISAAH CHRISTOPHER	PETITIONER	8/14/2015	—
2015-00480	BODEN ASHLYNN MARIE	PETITIONER	8/14/2015	—
2015-00480	MORGAN SARAHA A	PETITIONER	8/14/2015	—

PETITION

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00475	1995 WELLS CARGO TRAILER VIN 1WC200J2051068642	PETITIONER	8/12/2015	—
2015-00475	BARTON JAMES V	PETITIONER	8/12/2015	—
2015-00475	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	RESPONDENT	8/12/2015	—
2015-00481	1982 BOAT TRAILER	PETITIONER	8/14/2015	—
2015-00481	SLIFKO JACQUELYN	PETITIONER	8/14/2015	—

REAL PROPERTY — EJECTMENT

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00478	DEUTSCHE BANK NATIONAL TRUST AS TRUSTEE FOR	PLAINTIFF	8/14/2015	—
2015-00478	MORGAN STANLEY ABS CAPITAL I	PLAINTIFF	8/14/2015	—
2015-00478	DOE JOHN AND/OR TENANT/OCCUPANT	DEFENDANT	8/14/2015	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00463	FEDERAL NATIONAL MORTGAGE ASSO	PLAINTIFF	8/10/2015	—
2015-00463	LEIFER MAX D EXECUTOR	DEFENDANT	8/10/2015	—
2015-00463	CRESCIO NELLIE ESTATE	DEFENDANT	8/10/2015	—
2015-00463	ST JUDES CHILDRENS RESEARCH HO	DEFENDANT	8/10/2015	—
2015-00463	BIDE A WEE HOME ASSOCIATION	DEFENDANT	8/10/2015	—
2015-00472	LSF8 MASTER PARTICIPATION TRUS	PLAINTIFF	8/11/2015	—
2015-00472	WEBB BYRON	DEFENDANT	8/11/2015	—
2015-00473	WELLS FARGO BANK NATIONAL ASSO AS TRUSTEE FOR	PLAINTIFF	8/11/2015	—
2015-00473	SOUNDVIEW HOME LOAN	PLAINTIFF	8/11/2015	—
2015-00473	COOK THOMAS	DEFENDANT	8/11/2015	—
2015-00473	COOK JENNIFER	DEFENDANT	8/11/2015	—
2015-00474	BANK OF AMERICA NA	PLAINTIFF	8/11/2015	—
2015-00474	MAY ALFRED C	DEFENDANT	8/11/2015	—

MORTGAGES AND DEEDS

*RECORDED FROM AUGUST 24, 2015 TO AUGUST 28, 2015
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Smith Zachary	Wayne Bank	Scott Township	16,000.00
Walosin Steve M	Hodges Phillip Jr	Clinton Township 2	55,613.63
Rollison Lilian F	Wayne Bank	Waymart Borough	59,070.34
Dux Philip H	Dime Bank	Berlin Township	
Dux Therese			160,000.00
Dux Valerie B			
Capozzi Joshua J	Mortgage Electronic Registration Systems	Lake Township	
Capozzi Heather			195,395.00
Sisto Jean	Mortgage Electronic Registration Systems	Palmyra Township	148,000.00
Mahoney Alexander E	Mortgage Electronic Registration Systems	Salem Township	127,000.00
Snarski Raymond A	T D Bank	Salem Township	31,000.00
Rector Wardens & Vestry Of Grace Church	Wayne Bank	Honesdale Borough	50,000.00
Stenlake Charles F Jr	Citizens Savings Bank	Sterling Township	
Stenlake Kim			154,800.00
Goz Tarkan By Af	Mortgage Electronic Registration Systems	Lake Township	
Goz Seyda Af			116,865.00
Goz Seyda			
Papa Stephen T Jr	Mortgage Electronic Registration Systems	Lehigh Township	
Curry Beth Ann			84,000.00
Rosso Maria J	Citizens Savings Bank	Dyberry Township	
Vendetti Marian			25,000.00
Collins Michael J	Wayne Bank	Dyberry Township	
Collins Erika			25,000.00
Rhone Kirk O	Wayne Bank	Starrucca Borough	
Rhone Alice K			29,000.00
Jablonski Gregory	Honesdale National Bank	Palmyra Township	
Jablonski Ewa M			50,000.00
Jablonski Peter AKA			
Jablonski Piotr AKA			
Thomas Wayne G Jr	Honesdale National Bank	Prompton Borough	
Salak Lisa A			35,000.00
Daniels Jeffrey J	Honesdale National Bank	Berlin Township	
Daniels Janis E			42,000.00
Kinzingler Todd W	Dime Bank	Texas Township	
Kinzingler Sharon L			170,000.00

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

Chapel David A	P S E C U	Oregon Township	
Chapel Sarah K			40,500.00
Wolf Helen Maria	Mortgage Electronic Registration Systems	Salem Township	99,170.00
Bonham Anna T	Wayne Bank	Bethany Borough	150,000.00
Hicks Christa L	Dime Bank	Manchester Township	
Taninies Christa L			45,000.00
Grady Carolyn R	Dime Bank	Damascus Township	
Grady Charles F			28,500.00
Theobald Jerome David	Dime Bank	Honesdale Borough	
Theobald Jane E			90,000.00
Myers Kert W	Dime Bank	Cherry Ridge Township	7,100.00
Geer Rebecca M	Mortgage Electronic Registration Systems	Buckingham Township	117,370.00
Sitro Nicole	Mortgage Electronic Registration Systems	Paupack Township	68,732.00
Weiss Harry	P N C Mortgage	Salem Township	
Weiss Cynthia Tidwell			340,000.00
Catalfano Anthony S	Wells Fargo Bank	Paupack Township	
Catalfano Ann S			150,000.00
Feist Craig	Mortgage Electronic Registration Systems	Lake Township	107,340.00
Scullin Kinga G	Knight Douglas	Honesdale Borough	
Veress Laszlo			18,500.00
Holl Logan W	Dime Bank	Texas Township	140,000.00
Pittenger Walter L	Wells Fargo Bank	Texas Township 1 & 2	
Pittenger Abby L			183,000.00
Hindi Fadia R	N B T Bank	Salem Township	
Donica Marion Sidney			50,000.00
Habitat For Humanity Of Wayne County Inc	Wayne Bank	Canaan Township	40,000.00
Shapiro Eileen	Bank Of America	Paupack Township	
Kist Nancy			107,200.00
Swartz Harry D	Swartz Gary Sr	Honesdale Borough	
Swartz Toni Ann			40,572.36

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Smith Philip K	Smith Zachary	Scott Township	
Smith Pearl H			Lot 2
Decker Christopher L By Sheriff	Dime Bank	Texas Township 1 & 2	
Decker Anita E By Sheriff			
Amoral John B	John B Amoral Living Trust	Paupack Township	
Amoral Janet	Amoral John B Tr Amoral Janet M Tr Janet M Amoral Living Trust		Lot 174
Majka Kenneth T Jr By Sheriff	Bayview Loan Servicing L L C	Damascus Township	

Kohler John	Kohler John P Tr	Lake Township	
Kohler Maureen	Kohler Maureen F Tr John P Kohler Living Trust Maureen F Kohler Living Trust		Lot 3651
Hodges Phillip Jr	Walosin Steve M	Clinton Township 2	
Davis Jerome R Tr	Featherstone	Salem Township	
Davis Catherine M Tr			Lots 524 & 525
Davis Living Trust			
Kazdan Alexander	Capozzi Joshua J	Lake Township	
Kazdan Jodimarie	Capozzi Heather		Lot 3093
Wayne Bank	Desantis Anthony M Desantis Karen M	Berlin Township	Lot 22
Robert E Bodkin Living Trust	Alessi Alfred R	Paupack Township	
Judith D Bodkin Living Trust	Alessi Katrina V		
Bodkin Judith D Tr			
Ulrich Kevin M	Ulrich Kevin M	Paupack Township	
Ulrich Laura			Lot 3
White Anthony Ind & Exr	White Frederika	Scott Township	
White Robert G Est			Lot 11
White Frederika	Roberts Jason Roberts Evelyn	Scott Township	Lot 11
Jones Adam G	Phillips Aaron Phillips Tammy	Dyberry Township	
Wirth Joyce	Wirth Gary	Damascus Township Damascus & Lebanon Twps Lebanon Township Lebanon & Damascus Twps	
Steinberg Ulrich H	Steinberg Stephen Arden	Preston Township	
Steinberg Norma Jean			
McCane Carl B III	Mccane Carl B III	Lake Township	
McCane Theresa	Mccane Theresa		Lot BC
Labriola Lawrence	Burke James B Burka Nora B	Paupack Township	Lot 19
Zangl Donald C	Stenlake Charles Stenlake Kim	Sterling Township	
Collins Michael	Goz Seyda Goz Tarkan	Lake Township	Lot 1906
Iovino Diane Tr	Papa Stephen T Jr	Lehigh Township	
Wickline Gloria Mcsaveny Tr	Curry Beth Ann		
Lovisa Family Trust			
Lee Janice	Pocono Living Trust	Lehigh Township	Lot 136
Lee Janice	Pocono Living Trust	Lehigh Township	
Lee Janice	Pocono Living Trust	Lehigh Township	
Jablonski Gregory Exr	Jablonska Teresa Est	Palmyra Township	
Jablonski Teodor Est			
Jablonski Gregory Exr	Jablonski Gregory	Palmyra Township	
Jablonska Teresa Est	Jablonski Peter AKA Jablonski Piotr AKA		
Tudor Wesley A	Roper Carol	Honesdale Borough	

Parsons Lawrence S Tr	Schmoyer Michael L	Cherry Ridge Township	
Parsons Carol L Tr	Schmoyer Tammy M		Lot 14
Lawrence Parsons Trust			
Carol Parsons Trust			
Chapman Dwight J	Chapman Brian D	Salem Township	
Chapman Hilda J Exr			
Chapman Donald E Est			
Griffin Mary Jane	O'Shea Theresa Griffin	Lake Township	
	O'Shea Denis A		Lot 2943
Fiorelli John G	Fiorelli John G	South Canaan Township	
	Fiorelli Shari L		
Haney Mary S	Calleja Robert J	Manchester Township	
	Calleja Constance		
	Calleja Lea J		
	Dinicola Anthony Jill		
	Calder Robert J		
	Calder Carissa C		
Rose Jay Russell	Drummond Michael E	Paupack Township	
Rose Jo Ann M	Drummond Elizabeth S		
Teeter Mary Anne			
Teeter Richard			
Cannizzaro Joseph	Wolf Helen Maria	Salem Township	
Cannizzaro Tracey Ann			Lot 25 2
Spinello Pasquale	Hussey Kevin	Salem Township	
Spinello Laurie	Hussey Lucille		Lot 878
Watt Stephen Ind & Adm	Watt Stephen	Sterling Township	
Watt James Jr Est			
Watt Stephen	Watt Stephen	Sterling Township	
	Watt April		
Bird Michael	Wilmot Robert R Sr Est	Salem Township	
	Wilmot Robert R Jr Exr		
Rivera Carlos	Bond Howard	Lake Township	Lot 3692
Rivera Carlos	Rivera Carlos	Lake Township	
	Rivera Gerald		Lot 940
	Rivera Laura		
Cole Russell D By Sheriff	Pennymac Corp	Lebanon Township	
Cole Madalen By Sheriff			
Anderson John Robb	L & M Enterprises Inc	Dreher Township	
Anderson Margaret Connelly			Lot 35
Schoonmaker Albert John	Geer Rebecca M	Buckingham Township	
Schoonmaker Sharon E			
Sylvester Louis J Jr By Sheriff	Piper Creek Inc	South Canaan Township	
Housing & Urban Development	Sitro Nicole	Paupack Township	Lot 3
Nasser William Jr Exr	Weiss Harry	Salem Township	
Blackledge Edward			
Thomas III Est AKA	Weiss Cynthia Tidwell		Lot 2
Blackledge Edward T III			
Est AKA			

Fannie Mae AKA Federal National Mortgage Association AKA Phelan Hallinan Diamond & Jones L L P	Dipisa Peter A Dipisa Wennie	Salem Township	
Swoyer Harry Jr By Agent Swoyer Connie A Agent Swoyer Connie A	Crawford Alan L Crawford Janice A	Lake Township	
Tracey Judith Wells Fargo Bank	Tracey Magliaro Family Trust Agreement Henry Maureen	Paupack Township Lehigh Township	Lot 161 Lot 3
Lind Theodore Jr	Lind Theodore Jr Roka John Eugene	Manchester Township	
Pitti David J Pitti Kathleen M	Schenk Donald P Schenk Deborah H	Scott Township	Parcel A B
Sauers Gayle Allison Sauers Robert G Jr	Dinardo Gerald Nelson Angela	Lake Township	Lot 1428
Sokolowski Thaddeus F	Sokolowski Thaddeus F Sokolowski Debra L	South Canaan Township	
Guo Hou Xiu Zheng Xiu Ying	Pittenger Walter L Pittenger Abby L	Texas Township! & 2	
OFee Joanne J Est AKA Dileva Joanne J Est AKA OFee Rory J Adm	Vantrabert Thomas	Dreher Township	Lot 8
Donlick Daniel K Donlick Delores M	Mastrocinque Andrew J Mastrocinque Adeline S	Lake Township	Lots 7 & 7A
Housing & Urban Development	Donica Marion Sidney Hindi Fadia R	Salem Township	Lot 76
Doyle Anna A Est Doyle Darlene K Adm & Ind Davis Kay M Joyce Dawn M	Doyle Darlene K Davis Kay M	Preston Township	
Costello David V AKA By Sheriff Costello David AKA By Sheriff	Wilmington Savings Fund Society Christiana Trust	Lake Township	Lot 2189
Samson Alice	Habitat For Humanity Of Wayne County Pa Inc	Canaan Township	
Shapiro Eileen	Shapiro Eileen Kist Nancy	Paupack Township	Unit 3
Morgan Alfred G Jr Morgan Marilyn J Morgan Nancy J Caffrey Brenda J	Lodato Anthony	Dreher Township	Lots 110 & 111
Hickey Robert L Sr Hickey Linda L	Hickey Robert L Sr Hickey Linda L	Dreher Township	Lot 1R
Kennedy Paul A	Swartz Harry D Swartz Toni Ann	Honesdale Borough	Lots 62 & 63
Burlein Steven E Exr Buchhold Frederick C Est	McGrantham Patricia A	Lake Township	



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