

OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 5 ★ OCTOBER 23, 2015 ★ Honesdale, PA ★ No. 33



IN THIS ISSUE

DEADLINE FOR PENNSYLVANIA BAR FOUNDATION LAW STUDENT SCHOLARSHIP PROGRAMS	4
CRIMINAL CASES	5
LEGAL NOTICES	6
SHERIFF'S SALES	8
CIVIL ACTIONS FILED	18
MORTGAGES & DEEDS	22

© 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
rechnerc@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
Ronnie Bugaj Fischer, Esq.

Vice-President
Christine Rechner, Esq.

Secretary
Pamela S. Wilson, Esq.

Treasurer
Brendan Ellis, Esq.

Court Administrator
Nicole Hendrix, 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

NEWS FROM THE PENNSYLVANIA BAR ASSOCIATION:

**DEADLINE FOR PENNSYLVANIA BAR FOUNDATION
LAW STUDENT SCHOLARSHIP PROGRAMS IS DEC. 1**

The Pennsylvania Bar Foundation, the PBA's charitable affiliate, is seeking applicants for two law student scholarship programs.

The Joseph T. McDonald Scholarship provides \$3,000 to a full-time, third-year Pennsylvania resident involved in the Dickinson Law trial-advocacy program.

The James W. Stoudt Scholarship Program provides three \$3,000 scholarships, two of which are specifically dedicated to the support of historically underrepresented minority law students, to students attending one of the commonwealth's accredited law schools.

The deadline to apply for the scholarships is Dec. 1. Awards will be made prior to the end of the calendar year. For more information go the foundation's website at www.pabarfoundation.org and click on "What We Do."



CRIMINAL CASES

October 14, 2015 — The following cases were addressed by the Honorable Raymond L. Hamill, President Judge, Wayne County.

THOMAS MICHAEL KLEINBAUER, age 23 of Waymart, PA, was sentenced to the Wayne County Correctional Facility for a period of not less than 5 days nor more than 6 months for one count of DUI, an ungraded Misdemeanor. He was also ordered to pay all Court costs, pay a fine in the amount of \$1,000.00, participate in and cooperate with the drug and alcohol addiction treatment, attend and complete the Alcohol Highway Safety Program, and perform 50 hours of community service. The incident occurred on April 10, 2014, in Canaan Township, PA. His BAC was .187%.

KEVIN KEATING, age 59 of Prompton, PA, was sentenced to the Wayne County Correctional Facility for a period of not less than 6 days nor more than 23 1/2 months for one count of Recklessly Endangering Another Person, a Misdemeanor of the 2nd Degree. He was also ordered to pay all Court costs, refrain from contact with the victim, continue with mental health treatment, and complete an anger management course. The incident occurred on February 25, 2015, in Canaan Township, PA.

CODY GRIES, age 23 of Beach Lake, PA, was placed on the Accelerated Rehabilitative Disposition Program for a period of 6 months related to DUI. He was also ordered to pay all Court costs, perform 40 hours of community service, and have his operators privilege suspended for 60 days. The incident occurred on April 5, 2015 in Berlin Township, PA. His BAC was .201%.

NAHO BURCH, age 26 of Scranton, PA, was placed on the Accelerated Rehabilitative Disposition Program for a period of 6 months related to DUI. She was also ordered to pay all Court costs, pay restitution in the amount of \$500.00, perform 40 hours of community service, and have her operators privilege suspended for 60 days. The incident occurred on March 28, 2015, in Salem Township, PA. Her BAC was .140%.

ALLEN CHAMBERLAIN, age 58 of Lake Ariel, PA, was placed on the Accelerated Rehabilitative Disposition Program for a period of 6 months related to Theft. He was also ordered to pay all Court costs and perform 20 hours of community service. The incident occurred on March 13, 2015, in Lake Township, PA.

SEGEN DENKER, age 20 of Hawley, PA, was placed on the Accelerated Rehabilitative Disposition Program for a period of 6 months related to Possession. She was also ordered to pay all Court costs and perform 40 hours of community service. The incident occurred on April 23, 2015, in Waymart Borough, PA.

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.

ADMINISTRATOR NOTICE

Estate of AMY JEAN OPRISKO
BOSE AKA AMY BOSE AKA
AMY J. OPRISKO BOSE
Late of Honesdale Borough
Administrator
KEVIN W. BOSE
438 ERIE STREET
HONESDALE, PA 18431
Attorney
NICHOLAS A. BARNA
831 COURT STREET
HONESDALE, PA 18431

10/23/2015 • 10/30/2015 • 11/6/2015

LETTERS TESTAMENTARY

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the Estate of Donald E. Frick, Deceased, late of Salem Township, Pennsylvania, (died on July 14, 2015), and all persons indebted to said Estate are requested to make payment, and

those having claims to present the sum without delay, to Ann M. Frick, Executrix, or to MINORA, MINORA, COLBASSANI, KROWIAK & MATTIOLI. 700 Vine Street, Scranton, Pennsylvania 18510, Attorneys for the Estate.

10/23/2015 • 10/30/2015 • 11/6/2015

EXECUTOR NOTICE

Estate of JUDITH M.
RIMLINGER
Late of Palmyra Township
Executrix
ERIC PAUL FREETHY
323 RACHT ROAD
HONESDALE, PA 18431
Attorney
FRANCES GRUBER, ESQ.
214 NINTH STREET
HONESDALE, PA 18431

10/23/2015 • 10/30/2015 • 11/6/2015

EXECUTRIX NOTICE

Estate of VIOLA KEAN
Late of Equinunk
Executrix
KATHRYN TRACY
141 PENNSYLVANIA AVENUE
HANCOCK, NY 13783
Attorney
EDWARD A. MONSKY, ESQUIRE
425 SPRUCE ST., 4TH FLOOR
SCRANTON, PA 18503

10/23/2015 • 10/30/2015 • 11/6/2015

EXECUTOR NOTICE

Estate of MARIA NATALIE
SCHUCHMAN AKA MARIA N.
SCHUCHMAN AKA MARIE
SCHUCHMAN
Late of Damascus Township
Executor
JOSEPH PORCARO
1341 BEACH LAKE HIGHWAY
BEACH LAKE, PA 18405
Attorney
EDWARD A. MONSKY, ESQUIRE
425 SPRUCE ST., 4TH FLOOR
SCRANTON, PA 18503

10/23/2015 • 10/30/2015 • 11/6/2015

EXECUTOR NOTICE

Estate of HAROLD GRAFF
Late of Hawley Borough
Executor
JOEL STONEBACK
2771 WASSERGASS ROAD
HELLERTOWN, PA 18055
Attorney
JOHN F. SPALL
2573 ROUTE 6
HAWLEY, PA 18428

10/23/2015 • 10/30/2015 • 11/6/2015

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 Joskow Mechanical

Services, 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.

10/23/2015

**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 Emmet Plumbing &
HVAC, 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.

10/23/2015

**NOTICE OF FILING
CERTIFICATE OF
ORGANIZATION**

Pursuant to the requirements of 15
Pa. C.S. Sec. 8913, notice is hereby
given that on August 24, 2015, a
Certificate of Organization —
Domestic Limited Liability
Company for Clever Girl
Magazine, LLC was filed with the
Department of State, Harrisburg,
Pennsylvania.

The purpose of the limited
liability company is for publishing
of a magazine and any activity for

which limited liability companies may be formed under the laws of the Commonwealth of Pennsylvania.

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

10/23/2015

**NOTICE OF REGISTRATION
OF FICTITIOUS NAME**

Notice is hereby given that Roadhouse, LLC of 2136 Lake Ariel Highway, Lake Ariel, PA 18436, has filed with the Commonwealth of Pennsylvania, Department of State at Harrisburg, PA on September 25, 2015, and received approval for the registration of the fictitious name, Bongo Roadhouse. The principle place of business is 2136 Lake Ariel Highway, Lake Ariel, PA 18436.

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

10/23/2015

**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
NOVEMBER 18, 2015**

By virtue of a writ of Execution instituted Bank of America , N.A. s/b/m to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 18th day of November, 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 Borough of Waymart, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point one hundred (100) feet easterly from the corner of the Belmont and Easton Turnpike and Water Street, which point is also the southeast corner of the property conveyed by Rudolph A. Dieterich to Wayne County Bank and Trust Company by deed recorded in Deed Book No. 228, at page 371; thence along

the easterly boundary line of said bank property in a northerly direction 121 feet to a corner; thence in an easterly direction 75 feet to a corner; thence in a southerly direction 121 feet to Water Street; thence in a westerly direction along Water Street 75 feet to the place of beginning. Being a lot 75 feet in front and rear and 121 feet in depth.

TITLE TO SAID PREMISES IS VESTED IN Kevin R. Beck, II, by Deed from David J. Shaff and Myrtle N. Shaff, h/w, now divorced by decree dated august 25, 2005, dated 10/13/2005, recorded 10/14/2005 in Book 2889, Page 300.

Tax Parcel: 28-0-0004-0032.0001

Premises Being: 40 Water Street, a/k/a 124 Water Street, Waymart, PA 18472

Improvements thereon:
RESIDENTIAL DWELLING

Seized and taken in execution as property of:
Kevin R. Beck, II 1407 Oldbury Road MIDLOTHIAN VA 23113

Execution No. 215-Civil-2015
Amount Due: \$133,744.27 Plus additional costs

September 3, 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.

Jonathan Lobb, Esq.

10/23/2015 • 10/30/2015 • 11/6/2015

SHERIFF'S SALE NOVEMBER 18, 2015

By virtue of a writ of Execution instituted 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 18th day of November, 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 piece, parcel lot of land, situate, lying and being in the Borough of Honesdale, County of Wayne and Commonwealth of

Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center of State Route 3033 (Grove Street), being the southwesterly corner of lands of Eugene and Virginia Villaume (DB 187, pg 555) and running; thence North 85 degrees 36 minutes 02 seconds East 239.75 feet along the southerly line of said Villaume to a #4 rebar set; thence South 05 degrees 21 minutes 12 seconds East 239.07 feet thru lands of Weidner to a #4 rebar set; thence North 78 degrees 43 minutes 35 seconds West 67.48 feet to a #4 rebar set and North 65 degrees 33 minutes 22 seconds West 201.84 feet passing a #4 rebar set at 142.83 feet thru lands of Weidner to a point in the center of S.R. 3033; thence North 03 degrees 39 minutes 48 seconds West 3.45 feet and North 05 degrees 21 minutes 12 seconds West 120.00 feet along the center of said S.R. 3033 to the point of BEGINNING.

CONTAINING 1.03 acres.

UNDER AND SUBJECT TO 20 feet easement to the Honesdale Consolidated Water Co. recorded in Deed Book 1158, page 149.

UNDER AND SUBEJECT TO the right to use in common with the prior Grantor (Weidner) the driveway as shown on the above mentioned plan.

UNDER AND SUBJECT TO a gas line/gas pit as shown on Wayne

County Map Book 94, page 61.

TITLE TO SAID PREMISES IS VESTED IN Toby L. Soward and Rebecca J. Soward, his wife by Deed dated 10/21/2009, given by Louis Grego and Toni Sorice-Lodespoto, recorded 10/22/2009 in Book 3849, Page 171.

Tax Parcel: 11-0-0013-0011

Premises Being: 489 Grove Street, Honesdale, PA 18431-7412

IMPROVEMENTS: Residential Dwelling

Seized and taken in execution as property of:
Rebecca J. Soward 2957 Collier Lane BURLINGTON KY 41005
Toby L. Soward 2957 Collier Lane BURLINGTON KY 41005

Execution No. 352-Civil-2014
Amount Due: \$195,396.93 Plus additional costs

August 17, 2015
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

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

further notice of filing of the schedule of distribution need be given.

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

Paul Cressman Esq.

10/23/2015 • 10/30/2015 • 11/6/2015

**SHERIFF'S SALE
NOVEMBER 18, 2015**

By virtue of a writ of Execution instituted Citizens Savings 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 18th day of November, 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:

By virtue of a Writ of Execution No. 356-Civil-2015, issued out of the Court of Common Pleas of Wayne County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash, in the Courthouse, in the Paupack Township, Wayne County, Pennsylvania, all rights, title and interest of the Defendant in and to:

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

Paupack, County of Wayne and State of Pennsylvania, and located at 44 Indian Drive, Lake Ariel, Pennsylvania 18436.

BEING THE SAME PREMISES conveyed by Richard I. Spera and Dawn Spera, his wife, to Patricia A. Christiansen by Deed dated June 14, 2006 and recorded on July 12, 2006, in the Office of the Recorder of Deeds in Wayne County, in Deed Book 3081, at page 219.

UNDER AND SUBJECT to the same conditions, exceptions and reservations as are contained in prior deeds forming the chain of title and subject to the further restrictions as are set forth in Schedule A, in Deed Book No. 314, Page 1098, incorporated herein by reference.

TAX MAP NUMBER: 19-0-0028-0066

KNOWN AS: 44 Indian Drive, Lake Ariel, Pennsylvania 18436

IMPROVEMENTS THEREON CONSIST OF: a personal residence known as 44 Indian Drive, Lake Ariel, Pennsylvania 18436

Seized and taken in execution as property of:
PATRICIA A. CHRISTIANSEN 44 INDIAN DRIVE LAKE ARIEL PA 18436

Execution No. 356-Civil-2015
Amount Due: \$140,575.75 Plus

additional costs

August 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.

Daniel K. Brown, Esq.

10/23/2015 • 10/30/2015 • 11/6/2015

**SHERIFF'S SALE
NOVEMBER 18, 2015**

By virtue of a writ of Execution instituted LSF8 Master Participation Trust issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 18th day of November, 2015 at 10:00 AM in the Conference Room on the third floor of th Wayne County

Courthouse in the Borough of Honesdale the following property, viz:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE TOWNSHIP OF SALEM, WAYNE COUNTY, PENNSYLVANIA, KNOWN AS LOT 222, SECTION 3, OF THE HIDEOUT, A SUBDIVISION, SITUATED IN THE TOWNSHIPS OF LAKE AND SALEM, WAYNE COUNTY, PENNSYLVANIA, ACCORDING TO THE PLATS THEREOF, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF WAYNE COUNTY, PENNSYLVANIA, APRIL 9, 1970, IN PLAT BOOK 5, PAGES 26 AND 27; MAY 11, 1970, IN PLAT BOOK 5, PAGE 34, 37, 41 THROUGH 48 AND 50; SEPTEMBER 8, 1970, IN PLAT BOOK 5, PAGES 57 AND 58; FEBRUARY 8, 1971, IN PLAT BOOK 5, PAGES 59 AND 61 THROUGH 63; MARCH 24, 1971, IN PLAT BOOK 5, PAGES 66 THROUGH 68; AND MAY 10, 1971, IN PLAT BOOK 5, PAGES 69 THROUGH 72.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD, INCLUDING THOSE SET FORTH IN THE DECLARATION OF PROTECTIVE COVENANTS FOR THE HIDEOUT, DATED AS OF MAY 11, 1970, AS AMENDED AND SUPPLEMENTAL.

BEING THE SAME PREMISES WHICH JOHN J. DROTOS AND RUTH A. DROTOS, HIS WIFE, AND ANNAMAE E. COLLINS BY THEIR CERTAIN DEED, DATED DECEMBER 11, 2001 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR WAYNE COUNTY, PENNSYLVANIA, IN DEED BOOK VOLUME 1932, AT PAGE 99, GRANTED AND CONVEYED UNTO SCOTT NEELY AND DONNA M. SIVER AS TENANTS IN COMMON WITH NO RIGHT OF SURVIVORSHIP.

TAX MAP OR PARCEL ID NO.:
22-0-0017-0033

BEING KNOWN AS: 222 RIDGEWOOD CIRCLE, THE HIDEOUT, LAKE ARIEL, PA 18436

Title to said premises is vested in Scott Neely by deed from Scott Neely and Donna M. Siver dated April 1, 2006 and recorded May 10, 2006 in Instrument Number 200600005152.

Seized and taken in execution as property of:
Scott Neely 222 Ridgewood Circle,
1022 The Hideout LAKE ARIEL
PA 18436

Execution No. 597-Civil-2014
Amount Due: \$202,983.17 Plus
additional costs

August 18, 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.

Terrence J. McCabe, Esq.

10/23/2015 • 10/30/2015 • 11/6/2015

**SHERIFF'S SALE
NOVEMBER 18, 2015**

By virtue of a writ of Execution instituted The Bank of New York Mellon f/k/a The Bank of New York as successor to JPMorgan Chase Bank, NA, 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 18th day of November, 2015 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of

Honesdale the following property, viz:

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

ALL OF THAT TRACT of land designated and marked as Lot No.1 on a final subdivision map entitled "Minor subdivisions of the lands of Rudolph A. Brodowsky, Jr. and Shirley Brodowsky, prepared by MAKAS Survey, Inc. Carl A. Hennings, P.L.S., approved by Sterling Township Planning Commission on May 8, 1997 and approved by the Sterling Township Board of Supervisors on June 5, 1997, and filed in the Plat Books of Wayne County, PA, on July 21, 1997, in the Office for the Recording of Deeds in and for Wayne County, at Honesdale, Pennsylvania, in Map Book Volume 87 at page 19, which map is hereby incorporated by reference and made a part of this deed.

TOGETHER WITH the right of ingress and egress from lot 1 to SR 3009, along the recorded fifty (50') foot access easement as shown on the said subdivision map, which access easement runs from Lot No. 1 to SR 3009.

The Grantors reserve the right to use the said access easement themselves, and also reserve a right of first refusal as to Lot No. 1, which means that anytime in the

future the Grantees, their successors and assigns may wish to sell or otherwise convey Lot No. 1, they must first give a thirty (30) day prior written notice to the grantors, their successors and assigns, if they wish to convey or otherwise sell Lot No. 1 to a third person or persons, and thereupon thirty (30) days after the said written notice, the Grantors, their heirs, successors and assigns, shall have the right to purchase the said Lot No. 1 for the then appraised value, or pay to the Grantees, their successors and assigns, the monetary consideration, if any, that the Grantees have agreed in writing with the third person or persons for such sale or transfer. The Grantees, their successors and assigns, shall provide to the Grantors successors and assigns, at the time of the Notice of the proposed sale or other transfer, a bona fide copy of the contract of sale, or other documents indicating the terms of the sale or otherwise transfer.

The Grantors, upon such notice, shall have the right to pay to the Grantees for a reconveyance of the said Lot No. 1, upon payment of the lower of the then appraised value of the property, or the amount of the proposed sale price or other consideration in respect to the proposed sale or other transfer from the Grantees, their heirs, successors and assigns, or from the third persons or person.

This right of first refusal shall be enforceable in the Courts of Equity, and the Grantors, their heirs,

successors and assigns shall be entitled to reasonable attorney fees if forced to enforce this right of first refusal in Court. Together with and subject to all of the easements, conditions, restrictions, and covenants that may be of record in the chain of title to the above described premises, and/or visible on the ground.

Premises being 5391A Callapoos Road a/k/a 81 Callapoos Road, Moscow, PA 18444

Parcel no. 26-0-0330-0005.0005

BEING the same premises which Rudolph A. Brodowsky, Jr. and Shirley Brodowsky, his wife, by Deed dated March 9, 1998 and recorded March 11, 1998 in the Office of the Recorder of Deeds in and for Wayne County in Deed Book 1338 Page 286, granted and conveyed unto Edward S. Brodowsky and Pamela Brodowsky, his wife.

Seized and taken in execution as property of:
Pamela Brodowsky 5391A
Callapoos Rd.a/k/a/ 81 Callapoos
Rd Moscow PA 18444

Execution No. 666-Civil-2014
Amount Due: \$141,675.44 Plus
additional costs

August 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.

Andrew Marley, Esq.

10/23/2015 • 10/30/2015 • 11/6/2015

**SHERIFF'S SALE
NOVEMBER 18, 2015**

By virtue of a writ of Execution instituted Central Wayne Regional 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 18th day of November, 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 the following described piece or parcel of land situate in the Township of Texas, (now in

Honesdale Borough), County of Wayne and State of Pennsylvania, bounded and described as follows:

Bounded on the West one hundred fifty seven (157) feet by the public road leading from Honesdale to Bethany, on the North three hundred fifty (350) feet by land of J.A. Brown; on the East one hundred fifty three (152) feet by the center of New Street (now East Street); on the South three hundred fifty (350) feet by lands formerly of R.A. Smith.

Excepting and Reserving from the above described lot, three lots as follows:

First lot being fifty (50) feet on East or New Street; by one hundred twenty five (125) feet deep, sold to Carrie E. Bryant by deed dated July 16, 1890, recorded in Deed Book No. 69 at Page 52.

Second lot being fifty (50) feet on East or New Street by one hundred twenty five (125) feet deep, sold to Charles F. Rockwell, by deed dated March 1, 1893 recorded in Deed Book No. 72 at Page 538.

Third lot being forty seven (47) feet front on East or New Street and fifty (50) feet in rear and one hundred twenty five (125) feet deep, sold to F.W. Kreitner by deed dated November 1, 1893, recorded in Deed Book No. 74 at Page 221.

Also Excepting and Reserving out one lot of land sold to Carrie M. Reafler by deed dated October 3,

1932 and recorded in Wayne County Deed Book No. 136 at Page 106.

Under and Subject to any conditions, restrictions and easements of record, including that life interest reserved unto Alice G. Holbert as set forth in a deed dated October 5, 2000 and recorded in Wayne County Record Book 1699 at Page 280 through 282.

Being the same premises which the Wayne County Tax Claim Bureau exposed for public sale on September 8, 2003 and the Grantee, D & M Penn Holding Company, LLC, submitted the highest bid. A deed from the Wayne County Tax Claim Bureau to the Grantors is recorded at Record Book ____ at Page ____.

Being those same premises quitclaimed to the Grantor herein by Diann F. Welsh on April 6, 2004, the deed being recorded at Record Book 2476, Page 41.

Also Being those premises described in a deed from Alice G. Holbert to D & M Holding Company, LLC recorded at Record Book 2560, Page 47.

Subject to an irrevocable license granted to Alice G. Holbert for her lifetime as provided by a Stipulation and Agreement approved by Court Order dated April 15, 2004 in the Wayne County Court of Common Pleas at No. 44702-2003 Civil.

The above premises is designated as Parcel No. 11-0-0002-0050 on the tax maps of Honesdale Borough, County of Wayne, Pennsylvania.

Seized and taken in execution as property of:
Stanley M. Berger 150 Cassata
Court WEST BABYLON NY
11704
ADDRESS BEING: 1729 North
Main Street, Honesdale, PA 18431

Execution No. 1428-Judgment-
2015
Amount Due: \$6,144.50 Plus
additonal costs

September 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.

Anthony J. Magnotta, Esq.

10/23/2015 • 10/30/2015 • 11/6/2015

CIVIL ACTIONS FILED

*FROM SEPTEMBER 26, 2015 TO OCTOBER 2, 2015
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2009-21792	MIDDAUGH ROSEMARIE	9/29/2015	SATISFACTION	721.09
2011-20132	RICHARDSON MARY C	10/02/2015	WRIT OF EXECUTION	74,610.55
2013-00576	KIZER KAREN	10/01/2015	VACATE JUDGMENT	—
2013-00576	KIZER DANIEL J	10/01/2015	VACATE JUDGMENT	—
2013-20096	HUBBARD PETE	9/29/2015	SATISFACTION	286.66
2013-20096	HUBBARD ERIN	9/29/2015	SATISFACTION	286.66
2013-20166	VOLPE DORIS T PHELAN ESTATE OF	9/30/2015	SATISFACTION	1,157.90
2013-20166	PHELAN DORIS T VOLPE ESTATE OF	9/30/2015	SATISFACTION	1,157.90
2013-20933	FAMA JAMES	9/28/2015	SATISFACTION	—
2014-00270	WHITE THOMAS M	10/02/2015	JDGMT BY COURT ORDER	176,268.13
2014-00270	WHITE KELLY A	10/02/2015	JDGMT BY COURT ORDER	176,268.13
2014-00270	WHITE THOMAS M	10/02/2015	WRIT OF EXECUTION	176,268.13
2014-00270	WHITE KELLY A	10/02/2015	WRIT OF EXECUTION	176,268.13
2014-00416	RAGUSO DEREK	10/01/2015	VACATE JUDGMENT	—
2014-00465	GOODWIN WILLIAM R	10/01/2015	JGMT/ARBITRATION AWD	12,856.11
2014-20283	GARVEY PATRICK	9/28/2015	SATISFACTION	—
2014-21284	FRANK DANIELS HOMES INC	9/29/2015	SATISFACTION	301.68
2015-00152	PALMER RUSSELL M	9/30/2015	RELEASE OF JUDGMENT	—
2015-00152	PALMER MARIE	9/30/2015	RELEASE OF JUDGMENT	—
2015-00154	PALMER RUSSELL M	9/30/2015	RELEASE OF JUDGMENT	—
2015-00154	PALMER MARIE	9/30/2015	RELEASE OF JUDGMENT	—
2015-00155	PALMER RUSSELL M JR	9/30/2015	RELEASE OF JUDGMENT	—
2015-00155	PALMER MARIE	9/30/2015	RELEASE OF JUDGMENT	—
2015-00161	PALMER RUSSELL M	9/30/2015	RELEASE OF JUDGMENT	—
2015-00161	PALMER MARIE	9/30/2015	RELEASE OF JUDGMENT	—
2015-00371	STANKO THOMAS R	10/02/2015	DEFAULT JUDG IN REM	173,283.74
2015-00371	STANKO ERIN K A/K/A	10/02/2015	DEFAULT JUDG IN REM	173,283.74
2015-00371	STANKO ERIN	10/02/2015	DEFAULT JUDG IN REM	173,283.74
2015-00371	JORDAN PATRICK J A/K/A	10/02/2015	DEFAULT JUDG IN REM	173,283.74
2015-00371	JORDAN PATRICK	10/02/2015	DEFAULT JUDG IN REM	173,283.74
2015-00373	COLUCCI DENISE L	10/02/2015	DEFAULT JUDG IN REM	113,271.64
2015-00373	COLUCCI DENISE L	10/02/2015	WRIT OF EXECUTION	115,997.03
2015-00566	KELSEY CREEK LLC	9/28/2015	CONFESSION OF JDGMT	1,502,397.67
2015-00566	STRAUCH BRIAN A	9/28/2015	CONFESSION OF JDGMT	1,502,397.67
2015-00566	STRAUCH DEBORAH A	9/28/2015	CONFESSION OF JDGMT	1,502,397.67
2015-00566	STRAUCH RICHARD J	9/28/2015	CONFESSION OF JDGMT	1,502,397.67
2015-20269	GRABOWSKI THERESA	10/01/2015	DISCONTINUE	—
2015-20503	CHRISTIANA MARK	9/29/2015	SATISFACTION	292.38
2015-20503	DUGAN JAMES E	9/29/2015	SATISFACTION	292.38

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

2015-20975	GRIMALDI ROBERT C	9/28/2015	JUDGMENT	1,149.50
2015-20976	BLACK LEE	9/28/2015	JP TRANSCRIPT	2,160.20
2015-20977	FREETHY SCOTT	9/28/2015	JP TRANSCRIPT	1,429.80
2015-20978	ROGERS KEVIN D	9/29/2015	MUNICIPAL LIEN	293.11
2015-20978	ROGERS KIMBERLY N	9/29/2015	MUNICIPAL LIEN	293.11
2015-20979	TRAVERS THOMAS A	9/29/2015	MUNICIPAL LIEN	317.57
2015-20980	MICHKO LAUREN E	9/29/2015	MUNICIPAL LIEN	301.77
2015-20980	MICHKO CARL A	9/29/2015	MUNICIPAL LIEN	301.77
2015-20981	KROWIAK MICHELE R	9/30/2015	JP TRANSCRIPT	1,398.81
2015-20982	COOK KRISTEN A	9/30/2015	JP TRANSCRIPT	2,042.32
2015-20983	ALESE ROBERT	10/01/2015	MUNICIPAL LIEN	2,168.62
2015-20983	ALESE DARLENE	10/01/2015	MUNICIPAL LIEN	2,168.62
2015-20983	LUBELL CATHERINE	10/01/2015	MUNICIPAL LIEN	2,168.62
2015-20984	AHPA PROPERTIES INC	10/01/2015	MUNICIPAL LIEN	1,331.00
2015-20985	AHPA PROPERTIES INC	10/01/2015	MUNICIPAL LIEN	1,370.27
2015-20986	FANTASIA BARBARA	10/01/2015	MUNICIPAL LIEN	1,226.30
2015-20987	MCGIVNEY DANIEL	10/01/2015	MUNICIPAL LIEN	680.98
2015-20987	MCGIVNEY ELIZABETH	10/01/2015	MUNICIPAL LIEN	680.98
2015-20988	RUSSELL WILLIAM J	10/01/2015	MUNICIPAL LIEN	537.01
2015-20989	SCHWAB CORPORATION INC	10/01/2015	TAX LIEN	910.86
2015-20990	KARHEN LLC	10/01/2015	TAX LIEN	3,768.00
2015-20990	JOES KWIK MART	10/01/2015	TAX LIEN	3,768.00
	T/A			
2015-20991	BALDO PAMELA	10/02/2015	JP TRANSCRIPT	8,399.58
2015-20992	WENT SHARON	10/02/2015	JP TRANSCRIPT	1,845.91
2015-20993	CRUM QUENTIN	10/02/2015	JP TRANSCRIPT	1,304.17
2015-20994	NOWASK KAREN S MIHELIC	10/02/2015	JP TRANSCRIPT	2,634.47
2015-20995	AHPA PROPERTIES INC	10/02/2015	MUNICIPAL LIEN	1,250.29
2015-20996	AHPA PROPERTIES INC	10/02/2015	MUNICIPAL LIEN	1,254.66
2015-20997	AHPA PROPERTIES INC	10/02/2015	MUNICIPAL LIEN	1,263.38
2015-20998	AHPA PROPERTIES INC	10/02/2015	MUNICIPAL LIEN	1,263.38
2015-20999	AHPA PROPERTIES INC	10/02/2015	MUNICIPAL LIEN	1,265.56
2015-21000	AHPA PROPERTIES INC	10/02/2015	MUNICIPAL LIEN	1,265.56
2015-21001	AHPA PROPERTIES INC	10/02/2015	MUNICIPAL LIEN	1,269.93
2015-21002	AHPA PROPERTIES INC	10/02/2015	MUNICIPAL LIEN	1,276.47
2015-21003	AHPA PROPERTIES INC	10/02/2015	MUNICIPAL LIEN	1,285.20
2015-21004	AHPA PROPERTIES INC	10/02/2015	MUNICIPAL LIEN	1,289.55
2015-40056	SHEARD LUCILLE ANNE OWNER	P9/30/2015	STIP VS LIENS	—
2015-40056	BOYDS MILLS BUILDERS	9/30/2015	STIP VS LIENS	—
	CONTRACTOR			
2015-40057	SHEARD LUCILLE ANNE OWNER	P9/30/2015	STIP VS LIENS	—
2015-40057	PRATSCHLER SCOTT	9/30/2015	STIP VS LIENS	—
	CONTRACTOR			
2015-40058	TDRS PROPERTIES LLC OWNER P	10/01/2015	STIP VS LIENS	—
2015-40058	SCHEMITZ RUDY P	10/01/2015	STIP VS LIENS	—
	CONTRACTOR			

COMPLAINT — CONFESSION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00566	WAYNE BANK	PLAINTIFF	9/28/2015	—
2015-00566	KELSEY CREEK LLC	DEFENDANT	9/28/2015	—
2015-00566	STRAUCH BRIAN A	DEFENDANT	9/28/2015	—
2015-00566	STRAUCH DEBORAH A	DEFENDANT	9/28/2015	—
2015-00566	STRAUCH RICHARD J	DEFENDANT	9/28/2015	—

CONTRACT — BUYER PLAINTIFF

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00570	THEOBALD WILLIAM	PLAINTIFF	9/29/2015	—
2015-00570	THEOBALD MARY	PLAINTIFF	9/29/2015	—
2015-00570	FCA US LLC	DEFENDANT	9/29/2015	—

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00569	CAVALRY SPV I LLC AS ASSIGNEE OF	PLAINTIFF	9/29/2015	—
2015-00569	SYNCHRONY BANK	PLAINTIFF	9/29/2015	—
2015-00569	SHEAK TIFF	DEFENDANT	9/29/2015	—
2015-00572	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	9/30/2015	—
2015-00572	ENGELHARD MARILYN	DEFENDANT	9/30/2015	—
2015-00579	DISCOVER BANK	PLAINTIFF	10/02/2015	—
2015-00579	OLAES CHRISTINA L	DEFENDANT	10/02/2015	—

CONTRACT — DEBT COLLECTION: OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00578	NATIONAL COLLEGIATE STUDENT LOAN TRUST	PLAINTIFF	10/02/2015	—
2015-00578	BORTREE TAMARA	DEFENDANT	10/02/2015	—
2015-00578	MYERS ELEANOR	DEFENDANT	10/02/2015	—

CONTRACT — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00575	MUGLIA CHRISTOPHER	PLAINTIFF	10/01/2015	—
2015-00575	MUGLIA MONICA	PLAINTIFF	10/01/2015	—
2015-00575	KNECHTS GENERAL CONTRACTING	DEFENDANT	10/01/2015	—

REAL PROPERTY — EJECTMENT

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00571	PALMER RICHARD E JR	PLAINTIFF	9/30/2015	—
2015-00571	PALMER SUSAN I	PLAINTIFF	9/30/2015	—
2015-00571	MOSS JOHN E	DEFENDANT	9/30/2015	—
2015-00571	MOSS MARYANN	DEFENDANT	9/30/2015	—
2015-00571	CURRENT OCCUPANTS	DEFENDANT	9/30/2015	—

2015-00576	WILMINGTON SAVINGS FUND SOCIET DOING BUSINESS AS	PLAINTIFF	10/02/2015	—
2015-00576	CHRISTIANA TRUST	PLAINTIFF	10/02/2015	—
2015-00576	COSTELLO DAVID V A/K/A	DEFENDANT	10/02/2015	—
2015-00576	COSTELLO DAVID	DEFENDANT	10/02/2015	—
2015-00576	OCCUPANTS	DEFENDANT	10/02/2015	—
2015-00577	NATIONSTAR MORTGAGE LLC D/B/A	PLAINTIFF	10/02/2015	—
2015-00577	CHAMPION MORTGAGE COMPANY	PLAINTIFF	10/02/2015	—
2015-00577	KNOWN UNKNOWN OCCUPANTS	DEFENDANT	10/02/2015	—

REAL PROPERTY — LANDLORD/TENANT DISPUTE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00567	PAUSWINSKI SUZANNE	PLAINTIFF	9/28/2015	—
2015-00567	MALTI JOHN	DEFENDANT	9/28/2015	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00574	NATIONSTAR MORTGAGE LLC D/B/A	PLAINTIFF	9/30/2015	—
2015-00574	CHAMPION MORTGAGE COMPANY	PLAINTIFF	9/30/2015	—
2015-00574	LLOYD ELIZABETH M	DEFENDANT	9/30/2015	—

TORT — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00573	MCCANN BETHANY	PLAINTIFF	9/30/2015	—
2015-00573	CLIENT SERVICES INC	DEFENDANT	9/30/2015	—

UPSET SALE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00568	UPSET SALE HELD SEPTEMBER 14, 2015	PETITIONER	9/29/2015	—
2015-00568	WAYNE COUNTY TAX CLAIM BUREAU HELD SEPTEMBER 14, 2015	PETITIONER	9/29/2015	—

MORTGAGES AND DEEDS

*RECORDED FROM OCTOBER 13, 2015 TO OCTOBER 16, 2015
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Jones Marc I AKA	Mortgage Electronic Registration Systems	Dyberry Township	
Jones Marci Knickerbocker AKA Knickerbockerjones Marci AKA			190,000.00
Jones Jerry			
Smith Dale E	Honesdale National Bank	Cherry Ridge Township	
Smith Margaret A			65,000.00
Smith Dale E	Honesdale National Bank	Cherry Ridge Township	
Smith Margaret A			20,000.00
Pavlak Barbara L	Honesdale National Bank	Damascus Township	36,000.00
Stinavage Matthew	Wayne Bank	Preston Township	
Stinavage Amanda L			70,000.00
Sawtelle Jason	Mortgage Electronic Registration Systems	Paupack Township	142,680.00
Zack Michael	First National Bank Of Pa	Mount Pleasant Township	30,000.00
Cartwright James	Mortgage Electronic Registration Systems	Canaan Township	
Cartwright Lisa			117,900.00
Hanicak David	Mortgage Electronic Registration Systems	Salem Township	216,250.00
Bluestein Marjorie L	Wells Fargo Bank	Starrucca Borough	
Eckroth Michael			51,300.00
Oleynikov Konstantin	Wells Fargo Bank	Lake Township	96,000.00
Bennett Ryan C	Wayne Bank	Mount Pleasant Township	126,000.00
Mason Jade M	Wayne Bank	Scott Township	99,000.00
McCall Kevin P	Wayne Bank	Preston Township	
Buchko Sandra S			52,000.00
Digiuseppe Albert	Housing & Urban Development	Paupack Township	29,840.38
Lewis Keith	Honesdale National Bank	Texas Township	
Lewis Roberta A		Texas & Palmyra Twps Palmyra Township	75,000.00
		Palmyra & Texas Twps	75,000.00
Micklasavage John	Honesdale National Bank	Paupack Township	120,000.00
Raimondi William R	Honesdale National Bank	Paupack Township	148,800.00
Hicks Robert Barry	Mortgage Electronic Registration Systems	Paupack Township	
Antonis Krista Marie			112,500.00
Lanham Joyce	J P Morgan Chase Bank	Paupack Township	
Lanham Michael			200,000.00
McVeigh Robert T	Mortgage Electronic Registration Systems	Palmyra Township	184,676.00

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

Yocum Elizabeth	Mortgage Electronic Registration Systems	Lake Township	
Yocum Richard			38,385.00
Baldwin Fredrick F Wiedermannbaldwin	Wells Fargo Bank	Honesdale Borough	
Denise Karen Baldwin Denise Karen Wiedermann			100,000.00
Kramer Nancy Kramer Daniel	Pentagon Federal C U	Starrucca Borough	145,000.00
Miller Donna	Wayne Bank	Clinton Township	21,000.00
Kowalczyk John Kowalczyk Kathy	Community Bank	Paupack Township	25,000.00
Ennis Margaret M Ennis Kevin M	Dime Bank	Mount Pleasant Township	105,000.00
Lake Henry One Two Seven Inc	Honesdale National Bank	Lake Township	100,000.00
Chapman Burton O III	Mortgage Electronic Registration Systems	Texas Township 1 & 2	55,000.00
M F J B S	Dime Bank	Dyberry Township	260,000.00
Evans James C Evans Kimberly A	Ohora Martin J Jr	Salem Township	50,000.00
Clemens Robert	Mortgage Electronic Registration Systems	Lake Township	165,000.00
Clemens Tori			205,000.00
OSullivan John R OSullivan Barbara	Honesdale National Bank	Preston Township	495,000.00
Bryn Mawr Camp Inc	Dime Bank	Oregon Township	45,000.00
Southerton Scott B	Dime Bank	Texas Township	72,000.00
Lester Casey L Milk Casey L Milk Wayne E	Dime Bank	Manchester Township	
Unis Stephen C Unis Christine B	First Citizens Community Bank	Dyberry Township	176,000.00
Unis Stephen C Unis Christine B	Tyson Dorothy M	Dyberry Township	44,000.00
Doney Justin N	Wayne Bank	Damascus Township	33,750.00
Mead Ryan K Mead Kristen Kay	Honesdale National Bank	Preston Township	115,000.00
Young Daniel Young Linda	Dime Bank	Lebanon Township	54,867.00
Marici Christopher Marici Doris	Honesdale National Bank	South Canaan Township	90,000.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Ranaldi Claudio	Benitez David Ledesma	Manchester Township	
Ranaldi Gustavo	Sanchez Silvia Severiano		Lots 104 & 105
Ranaldi Ariel	Severiano Silvia Monserrat Ledezma		

Dunn James M Ksiazek Jessica	Dunn James M	Salem Township	Lot 615
Teeple C Howard	Teeple C Howard Day Marion	Texas Township 3	
L S F Nine Master Participation Trust By Af	Pavlak Barbara L	Damascus Township	
Caliber Home Loans Inc Af			Lot 42
Stinavage Matthew	Stinavage Matthew	Preston Township	
Stinavage Gretchen			Lot A
Stinavage Matthew	Stinavage Matthew Stinavage Amanda L	Preston Township	Lot A
Collins Keith D By Sheriff Collins Gail P By Sheriff	Selene Finance	Lehigh Township	Lot 35
McCarthy James	Cartwright James Cartwright Lisa	Canaan Township	
Martin Robert A	Price Ordie E Price Aline J	Scott Township	
Appel Nancy L	Federal National Mortgage Association	Lake Township	
Snyder Charles H	Bluestein Marjorie L	Starucca Borough	
Synergy Property Holdings	Bobal James J Bobal Jessica	Lehigh Township	Lots 9 & 10
McDonald Viktoria L	Oleynikov Konstantin	Lake Township	Lot 4255
Brown Caleb	Bennett Ryan C	Mount Pleasant Township	
Brown Melissa			Lot 1
Cole Elizabeth A Ind & Exr Messinger Herbert W Est AKA Messinger Herbert Est AKA Grand Lodge Of Independent Order Of Odd Fel	Mason Jade M	Scott Township	
Nakomis Rebekah Lodge Four Nine Seven	McCall Kevin P	Preston Township	
V A D Highland L L C	Shaffer Harry M	South Canaan Township	
Daschke Thomas E	Shaffer Nancy		Lot 4B
Daschke Joyce A			
Vogler Harold E	Vogler Harold E	Hawley Borough	
Olson Miriam V	Vogler Melva S		
Ranft Donald E Sr AKA	Hicks Robert Barry	Paupack Township	
Ranft Donald E AKA	Antonis Krista Marie		Lots 752 & 753
Ranft Barbara K AKA Ranft Barbara AKA			
Honesdale National Bank	Coar Paul E Coar Therese L	South Canaan Township	
Altemier Roger C	Loureiro Teresa	Sterling Township	
Altemier Ruth Ann			Lot 2
Ozarin Nathaniel W	Hildebrand Thomas H Jr	Salem Township	
Ozarin Phyllis L			Lot 742
Hildebrand Lee Ann M			
Clancy Kevin M	Copeland Dennis	Lake Township	
Clancy Christine F	Copeland Linda		Lot 2975

Warrington Thomas	Conille Pierre Richard Conille Mariana Estela	Manchester Township	
Pfeiffer Marion	Lanham Joyce	Paupack Township	
Pfeiffer Frederick J	Lanham Michael		Lot 12
Guerrero Giovanni	Moreta Rolando	Lehigh Township	
Santana Abad			Lots 340 & 341
Guerrero Giovanni	Moreta Rolando	Lehigh Township	
Santana Abad			Lot 333
Hartranft Lelia	Bercaw William Bercaw Adele Howell Cherry Cartwright Lisa	Salem Township	Lot 18
Vanbrunt Edward H	Ervin Machina	Lake Township	Lots 3420 & 3422
Community Bank	Sledzinski Properties	Paupack Township	
Flores Tina Marie Exr	Flores Tina Marie	Dreher Township	
Biscardi Neil A Est			
Locklin Richard G	Locklin Steven Paul	Salem Township	
Locklin Frances B			
Robinson Elizabeth A	Troast Kayla Nicole Robinson Elizabeth A	Paupack Township	Lots 15 & 28
Grodman Gwendolyn V Tr Gwendolyn V Grodman Revocable Trust	Grodman Gwendolyn V	Lehigh Township	Lot 24
Lipko Mary	Lipko Mary Morgan Noreen Morgan Melissa	Preston Township	Lot 5
Lipko Mary	Lipko Mary Morgan Noreen Morgan Melissa	Preston Township	Lot 8
Lipko Mary	Lipko Mary Morgan Noreen Morgan Melissa	Preston Township	Lot 9
Lipko Mary	Lipko Mary Lipko James	Preston Township	Lot 7
Lipko Mary	Lipko Mary Morgan Noreen Morgan Melissa	Preston Township	Lots 11 & 10
Schwarz John J	Schwarz Joan C	Honesdale Borough	
Melvin Denise M Exr AKA	Reid Samuel H	Lehigh Township	
Melvin Denise Exr AKA	Reid Margaret Ellen		Lots 4 & 5
Hobbins Joann Pest			
Abud Jose T	Abud Mario S Sr Abud Ramona Abud Mario S Jr Pena Jimmy	Manchester Township	
Swartz Elwood Ernest By Agent	Brady Patrick D	Texas Township 1 & 2	
Barna Nicholas A Agent	Brady Sarah Ann		
Martin Joanne	Chapman Burton O III	Texas Township 1 & 2	
Dime Bank	M F J B S	Dyberry Township	

Young John J	Young Michele A	Cherry Ridge Township	
Young Michele A			Lot 7
Ohora Jonathan AKA	Evans James C	Salem Township	
Ohora Jonathon AKA	Evans Kimberly A		
Piorkowski Marian AKA			
By Agent	Premswami	Clinton Township 1	
Piorkowski Marion R AKA			
By Agent			
Piorkowski Stanley J Agent			
Petta Jeanne	Breiman Steven D	Damascus Township	
	Breiman Theresa H		
Tyson Dorothy M	Unis Stephen C	Dyberry Township	
	Unis Christine B		Lot EF
Bernitt Kathleen	Doney Justin N	Damascus Township	Lot 2
Gustin Paul	Mead Ryan K	Preston Township	
Gustin Linda	Mead Kristin Kay		
Dicks Ronald	Ehrensberger Wendy J	Dreher Township	
	Ehrensberger Roy E		Lot 92
Piper Creek Inc	Marici Christopher	South Canaan Township	
	Marici Doris		

LEGAL JOURNAL
OF WAYNE COUNTY, PA
2nd Judicial District
Vol. 1 • APRIL 1, 2011 • Homestead, PA • No. 3

IN THIS ISSUE

- COURT OPINIONS 4
- LEGAL NOTICES 6
- SHERIFF'S SALES 8
- CIVIL ACTIONS FILED 30
- MORTGAGES & DEEDS 44
- CLE SCHEDULE 44

CASES REPORTED

Joseph Francski aka Joseph Francisko, Jr. et al, Plaintiffs
vs.
NewPlex Exploration, LLC and
Endressman Energy Production Company, Defendants

Court of Common Pleas
22nd Judicial District:
The Hon. Raymond L. Hanzell
President Judge
The Hon. Robert J. Conover
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.

3305 Lake Ariel Highway • Homestead, PA 15031 • 570-251-1512

WAYNE COUNTY LEGAL JOURNAL

Official Publication of the Wayne County Bar Association

Don't Miss an Issue!

**Get weekly Sheriff Sales, Estate Notices,
Mortgages, Deeds, Judgments & MORE.**

Subscribe Today!

Subscription Rates Per Year – Prepay Only!

Mailed Copy \$100

Emailed Copy \$50

Mailed & Emailed \$125

Email baileyd@ptd.net or call 570-251-1512.

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