

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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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
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Patricia Biondo

LEGAL NOTICES

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

ESTATE NOTICES

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

EXECUTRIX NOTICE

Estate of ANNA MCDONOUGH
AKA ANNA M. MCDONOUGH
Date of Death: October 10, 2015
Late of Paupack Township
Executrix
JOANNE IGOE
541 BONE RIDGE ROAD
HAWLEY, PA 18428
Attorney
ERROL C. FLYNN, ESQUIRE
926 COURT STREET
HONESDALE, PA 18431

10/30/2015 • 11/6/2015 • 11/13/2015

ADMINISTRATOR NOTICE

Estate of HELEN NOVAK
Late of Damascus Township
Administrator
BRUCE J. NOVAK
417 CRIDDLE ROAD
SUSQUEHANNA, PA 18847
Attorney

SUSAN L. ENGLISH
181 MAPLE STREET, P.O. BOX
361
MONTROSE, PA 18801

10/30/2015 • 11/6/2015 • 11/13/2015

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
Executor

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

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 GURU VRAJ, LLC. This Limited Liability Company has been organized under the provision pursuant to 15 Pa. C.S. 8913.

NICHOLAS A. BARN, ESQUIRE
831 Court Street
Honesdale, PA 18431

10/30/2015

**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
RIDGWOOD 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 Callapoose Road a/k/a 81 Callapoose 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
Callapoose Rd.a/k/a/ 81 Callapoose
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
additional 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 OCTOBER 3, 2015 TO OCTOBER 9, 2015
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2010-00336	GREAT VENTURE INC	10/05/2015	SATISFACTION	—
2010-20140	PETERSON LAURIE A	10/05/2015	WRIT OF EXECUTION	2,127.48
2010-20140	WOODFOREST NATIONAL BANK GARNISHEE	10/05/2015	GARNISHEE/WRIT EXEC	2,127.48
2010-21369	MARTOS LUIS	10/07/2015	SATISFACTION	—
2011-21590	TRIVELPIECE HUGH S	10/07/2015	SATISFACTION	96,105.22
2012-00048	CARTER BEVERLY A/K/A	10/05/2015	WRIT OF EXECUTION	61,701.45
2012-00048	CARTER BEVERLY L A/K/A	10/05/2015	WRIT OF EXECUTION	61,701.45
2012-00048	KELLEY BEVERLY	10/05/2015	WRIT OF EXECUTION	61,701.45
2012-00048	CARTER DONALD M	10/05/2015	WRIT OF EXECUTION	61,701.45
2012-00803	DECKER ANITA E	10/06/2015	WRIT OF EXECUTION	353,248.19
2012-00803	DECKER CHRISTOPHER L	10/06/2015	WRIT OF EXECUTION	353,248.19
2012-20722	KIMMEL JULIE	10/08/2015	SATISFACTION	—
2013-20510	KIMMEL JULIE	10/08/2015	SATISFACTION	—
2014-00042	WILLIAMS ROGER L	10/06/2015	WRIT OF EXECUTION	143,870.07
2014-00042	WILLIAMS DENISE	10/06/2015	WRIT OF EXECUTION	143,870.07
2014-00200	HONESDALE NATIONAL BANK GARNISHEE	10/05/2015	DISCT. ATTACHMT.EXEC	—
2014-00324	FORD COREY W	10/09/2015	WRIT OF EXECUTION	185,250.72
2014-00324	FORD ANDREA L	10/09/2015	WRIT OF EXECUTION	185,250.72
2014-00543	QUISPE JULIO	10/06/2015	DEFAULT JUDGMENT	118,067.67
2014-00549	ZILBERBERG MICHAEL	10/07/2015	DEFAULT JUDGMENT	209,253.82
2014-00549	ZILBERBERG JEFF	10/07/2015	DEFAULT JUDGMENT	209,253.82
2014-00549	ZILBERBERG MICHELLE W	10/07/2015	DEFAULT JUDGMENT	209,253.82
2014-00549	ZILBERBERG SCOTT M	10/07/2015	DEFAULT JUDGMENT	209,253.82
2014-00549	ZILBERBERG ABRAM DEC~ASED	10/07/2015	DEFAULT JUDGMENT	209,253.82
2014-00549	UNKNOWN SURVIVING HEIRS	10/07/2015	DEFAULT JUDGMENT	209,253.82
2014-20448	ANTUNES LUIS D	10/07/2015	SATISFACTION	—
2014-20479	KIMMEL JULIE	10/08/2015	SATISFACTION	—
2014-20953	PENNINGTON ARTHUR J JR	10/07/2015	SATISFACTION	—
2014-20953	PENNINGTON AGNES M	10/07/2015	SATISFACTION	—
2015-00078	LINES JASON	10/06/2015	WRIT OF EXECUTION	59,833.82
2015-00125	VAN WAGONER KIM M	10/09/2015	WRIT OF EXECUTION	124,038.17
2015-00125	VAN WAGONER JOHN D	10/09/2015	WRIT OF EXECUTION	124,038.17
2015-00137	SMITH MICHAEL	10/06/2015	COURT ORD. DEF. JUDG	72,458.17
2015-00137	SMITH DEIRDRE	10/06/2015	COURT ORD. DEF. JUDG	72,458.17
2015-00145	LORE STEPHANIE	10/06/2015	COURT ORD. DEF. JUDG	79,468.02
2015-00178	SHEARER LOIS	10/07/2015	DEFAULT JUDG IN REM	141,207.87

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

2015-00216	PEPPARD JOANNE R	10/06/2015	WRIT OF EXECUTION	137,908.07
2015-00216	PEPPARD BLAYLOCK A	10/06/2015	WRIT OF EXECUTION	137,908.07
2015-00216	UNITED STATES OF AMERICA THE	10/06/2015	WRIT OF EXECUTION	—
2015-00217	DANIELS THURMAN EXEC. EST/ANTHONY R CASSANITI	10/07/2015	WRIT OF EXECUTION	158,937.75
2015-00217	CASSANITI ANTHONY R ESTATE	10/07/2015	WRIT OF EXECUTION	158,937.75
2015-00291	SNYDER MINNIE R KNOWN SURVIVING HEIR OF	10/09/2015	DEFAULT JUDG IN REM	37,913.88
2015-00291	WATSON DEBRA	10/09/2015	DEFAULT JUDG IN REM	37,913.88
2015-00291	UNKNOWN SURVIVING HEIRS OF DEBRA WATSON	10/09/2015	DEFAULT JUDG IN REM	37,913.88
2015-00389	MARTONE LAWRENCE	10/06/2015	FINAL JUDGMENT	—
2015-00389	MARTONE MARGARET	10/06/2015	FINAL JUDGMENT	—
2015-00389	MARTONE MARY ESTATE	10/06/2015	FINAL JUDGMENT	—
2015-00473	COOK THOMAS	10/06/2015	DEFAULT JUDG IN REM	216,055.86
2015-00473	COOK JENNIFER	10/06/2015	DEFAULT JUDG IN REM	216,055.86
2015-00486	FOSTER DAVID	10/06/2015	PRELIMINARY JUDGMENT	—
2015-20114	KASPAR LOUISE ESTATE	10/07/2015	SATISFACTION	345,475.49
2015-20114	CHMIEL PAULA	10/07/2015	SATISFACTION	345,475.49
2015-20164	REESER CHARLES	10/07/2015	SATISFACTION	—
2015-20225	NET BANK (PENNSTAR) GARNISHEE	10/05/2015	GARN/SATISFACTION	—
2015-20334	KREITER DANIEL J	10/08/2015	SATISFACTION	—
2015-20424	CROOM ROBERT L	10/07/2015	REIS/WRITSCIREFACIAS	—
2015-20424	CROOM PAULA S	10/07/2015	REIS/WRITSCIREFACIAS	—
2015-20429	REPKIE SANDRA L	10/07/2015	SATISFACTION	—
2015-20611	RANGE HAROLD R	10/05/2015	SATISFACTION	—
2015-20759	PENNINGTON ARTHUR J JR	10/05/2015	SATISFACTION	—
2015-20759	PENNINGTON AGNES M	10/05/2015	SATISFACTION	—
2015-20783	MILLER KRISTA H	10/07/2015	JUDG ON REVIVAL	6,250.00
2015-20784	MILLER KRISTA	10/07/2015	JUDGMENT ON REVIVAL	2,350.00
2015-20798	KINSLEY ROBERT E	10/05/2015	SATISFACTION	—
2015-20813	LAJQI PATRIOT	10/05/2015	SATISFACTION	—
2015-20835	KARPINSKI STANLEY JOHN	10/07/2015	SATISFACTION	—
2015-20835	KARPINSKI MARY	10/07/2015	SATISFACTION	—
2015-20836	VARGA PATRICIA	10/07/2015	SATISFACTION	—
2015-21005	VALENTIN NEMSTEV	10/05/2015	TAX LIEN	52,669.60
2015-21006	GOOLER KEVIN	10/06/2015	JP TRANSCRIPT	1,729.40
2015-21007	FOTUSKY ALLEN D	10/06/2015	JP TRANSCRIPT	1,343.66
2015-21008	LANDHERR JAKE	10/06/2015	JP TRANSCRIPT	332.83
2015-21009	VANDEVENTER ROBERT T	10/06/2015	JP TRANSCRIPT	1,462.67
2015-21010	VONLUMM EDWARD R	10/06/2015	JP TRANSCRIPT	724.13
2015-21011	MOTION PHYSICAL THERAPY INC	10/07/2015	TAX LIEN	6,956.50
2015-21012	CLAVIJO JUAN	10/07/2015	MUNICIPAL LIEN	452.28
2015-21012	CLAVIJO AMANDA	10/07/2015	MUNICIPAL LIEN	452.28
2015-21013	FANTASIA BARBARA DIACO	10/07/2015	MUNICIPAL LIEN	468.76
2015-21014	SABO JOHN	10/07/2015	MUNICIPAL LIEN	600.49
2015-21015	YOUNG ARTHUR A	10/09/2015	JP TRANSCRIPT	6,949.05

2015-21016	MUSCOLINA DAWN	10/09/2015	JP TRANSCRIPT	2,414.71
2015-21017	A.H.P.A. PROPERTIES INC	10/09/2015	MUNICIPAL LIEN	1,248.11
2015-21018	A.H.P.A. PROPERTIES INC	10/09/2015	MUNICIPAL LIEN	1,248.11
2015-21019	A.H.P.A. PROPERTIES INC	10/09/2015	MUNICIPAL LIEN	1,248.11
2015-21020	A.H.P.A. PROPERTIES LTD	10/09/2015	MUNICIPAL LIEN	1,592.76
2015-21021	A.H.P.A. PROPERTIES INC	10/09/2015	MUNICIPAL LIEN	1,597.12
2015-21022	A.H.P.A. PROPERTIES INC	10/09/2015	MUNICIPAL LIEN	1,608.02
2015-21023	A.H.P.A. PROPERTIES LTD	10/09/2015	MUNICIPAL LIEN	947.09
2015-21024	A.H.P.A. PROPERTIES INC	10/09/2015	MUNICIPAL LIEN	1,067.07
2015-21025	A.H.P.A. PROPERTIES INC	10/09/2015	MUNICIPAL LIEN	1,173.95
2015-21026	A.H.P.A. PROPERTIES INC	10/09/2015	MUNICIPAL LIEN	1,248.11
2015-21027	ZAWICKI BARB	10/09/2015	JP TRANSCRIPT	2,756.96
2015-40059	SHEARD LUCILLE ANNE OWNER P	10/05/2015	STIP VS LIENS	—
2015-40059	SR PRICE EXCAVATING CONTRACTOR	10/05/2015	STIP VS LIENS	—
2015-40060	SHEARD LUCILLE ANNE OWNER P	10/05/2015	STIP VS LIENS	—
2015-40060	DEXTER CONSTRUCTION CO CONTRACTOR	10/05/2015	STIP VS LIENS	—
2015-40061	LOSCIG ROBERT A III OWNER P	10/08/2015	STIP VS LIENS	—
2015-40061	D&D HOMES INC CONTRACTOR	10/08/2015	STIP VS LIENS	—
2015-90113	DALOV SASHO	10/07/2015	ESTATE CLAIM	5,000.00

CIVIL APPEALS — AGENCIES: DEPT. OF TRANSPORTATION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00585	SOLENSKE FRANK	PLAINTIFF	10/08/2015	—
2015-00585	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	DEFENDANT	10/08/2015	—

CIVIL APPEALS — AGENCIES: OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00580	PPL ELECTRIC UTILITIES CORP	PLAINTIFF	10/05/2015	—
2015-00580	HENDERSON DONALD W	DEFENDANT	10/05/2015	—
2015-00580	BELLUCCI LOUIS V	DEFENDANT	10/05/2015	—

CONTRACT — BUYER PLAINTIFF

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00582	MARRESE JENNIFER ANN	PLAINTIFF	10/07/2015	—
2015-00582	FORD MOTOR COMPANY	DEFENDANT	10/07/2015	—

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00589	DISCOVER BANK	PLAINTIFF	10/09/2015	—
2015-00589	KENYON TIMOTHY B	DEFENDANT	10/09/2015	—
2015-00590	DISCOVER BANK	PLAINTIFF	10/09/2015	—
2015-00590	GARICA SUZANNE P	DEFENDANT	10/09/2015	—

PROFESSIONAL LIABILITY — LEGAL

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00581	SANFORD CRAIG P	PLAINTIFF	10/07/2015	—
2015-00581	SANFORD MARY JO	PLAINTIFF	10/07/2015	—
2015-00581	SANFORD KARA E	PLAINTIFF	10/07/2015	—
2015-00581	SANFORD CRAIG ROBERT	PLAINTIFF	10/07/2015	—
2015-00581	RYDZEWSKI JOSEPH R ESQ	DEFENDANT	10/07/2015	—
2015-00581	SPALL RYDZEWSKI ANDERSON	DEFENDANT	10/07/2015	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00586	BANK OF NEW YORK MELLON F/K/A	PLAINTIFF	10/08/2015	—
2015-00586	BANK OF NEW YORK	PLAINTIFF	10/08/2015	—
2015-00586	DALESKY JOSEPH D	DEFENDANT	10/08/2015	—
2015-00586	LYONS LORI A	DEFENDANT	10/08/2015	—
2015-00587	NATIONSTAR MORTGAGE LLC	PLAINTIFF	10/08/2015	—
2015-00587	STACKHOUSE ALYSSA M	DEFENDANT	10/08/2015	—

TORT — MOTOR VEHICLE

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00583	BATES JEANNIE	PLAINTIFF	10/08/2015	—
2015-00583	HYLAND JOYCE	DEFENDANT	10/08/2015	—
2015-00584	PPL ELECTRIC UTILITIES CORP	PLAINTIFF	10/08/2015	—
2015-00584	LEE MORGAN E A/K/A	DEFENDANT	10/08/2015	—
2015-00584	LEE MORGAN	DEFENDANT	10/08/2015	—
2015-00584	ENSLIN CLIFF J JR A/K/A	DEFENDANT	10/08/2015	—
2015-00584	ENSLIN CLIFFORD	DEFENDANT	10/08/2015	—

TORT — OTHER

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00588	MCCANN ROBERT	PLAINTIFF	10/09/2015	—
2015-00588	CLIENT SERVICES INC	DEFENDANT	10/09/2015	—

MORTGAGES AND DEEDS

*RECORDED FROM OCTOBER 19, 2015 TO OCTOBER 23, 2015
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Smith Buttina M	Wayne Bank	Berlin Township	
Augello Buttina M			149,000.00
Augello Mark J			
Carney David	Fidelity Deposit & Discount Bank	Clinton Township 2	106,000.00
Fariello Shawn E	Wells Fargo Bank	Salem Township	
Fariello Tara			88,000.00
Woods Gary P	M & T Bank	Texas Township	
Woods Mary Ellen			135,000.00
Kane Rebekah	Mortgage Electronic Registration Systems	Lake Township	203,500.00
Muller Edward	Mortgage Electronic Registration Systems	Texas Township 3	105,362.00
Vansickle Michael	Mortgage Electronic Registration Systems	Mount Pleasant Township	
Vansickle Maria			218,960.00
Benitez Arlene Pedraza AKA	Mortgage Electronic Registration Systems	Paupack Township	
Pedraza Arlene AKA			82,500.00
Malti Brad C	Honesdale National Bank	Oregon Township	
Milos Kristine			65,000.00
Malti Kristine			
Glucksnis George D	Honesdale National Bank	Lake Township	
Glucksnis Melanie S			25,000.00
Knapp James H	Honesdale National Bank	Mount Pleasant Township	
Knapp Maria W			65,000.00
Defazio James W Jr	Honesdale National Bank	Lake Township	
Defazio Heather K			30,000.00
Cavage Paul	Honesdale National Bank	Canaan Township	
Cavage Kim			80,000.00
Gillespie Amy Elizabeth	Mortgage Electronic Registration Systems	Paupack Township	
Gillespie Timothy Richard			150,500.00
Wilcox Damon D	Wayne Bank	Dyberry Township	108,000.00
Denault Dennis F	American Heritage Federal Credit Union	Lake Township	
Denault Regina A			23,800.00
Cummings Michael	Mortgage Electronic Registration Systems	Honesdale Borough	68,977.00
Abdo Edmund J Jr	Honesdale National Bank	Berlin Township	
Abdo Mary Alice			97,000.00

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

Schor Mark N	Wells Fargo Bank	Paupack Township	250,000.00
Ditucci Charles	N B T Bank	Sterling Township	
Ditucci Dolores			122,500.00
Churmblo Curtis P	N B T Bank	Lake Township	
Churmblo Lacey P			135,000.00
Churmblo Curtis P	N B T Bank	Lake Township	
Churmblo Lacey P			41,000.00
Sutton Timothy	Mortgage Electronic Registration Systems	Palmyra Township	202,000.00
Courtney John R	Wells Fargo Bank	Lake Township	
Courtney Jacquelyn D			126,630.00
Bornstein Benjamin James	Bornstein Stuart	Paupack Township	
	Bornstein Joan		221,500.00
Minter Barbara M Tr Barbara M Minter Revocable Trust	Wayne Bank	Paupack Township	
			50,000.00
Roedel Nicholas B	Honesdale National Bank	Lake Township	64,000.00
Blair Marcela	Mortgage Electronic Registration Systems	Salem Township	
Peral Ruben			168,701.00
Rezanka Peter J	J P Morgan Chase Bank	Sterling Township	
Rezanka Joni M			123,007.00
Nebzydoski John Henry	Nebzydoski Andrew P	Mount Pleasant Township	
Magalski Meghan Lynn	Morgan Patricia A		95,000.00
Levanowitz Jamie L	Mortgage Electronic Registration Systems	Honesdale Borough	55,800.00
Miller Darlene C	Mortgage Electronic Registration Systems	Mount Pleasant Township Mount Pleasant & Clinton 1 Twp Clinton Township 1 Clinton 1 & Mount Pleasant Twp	337,500.00 337,500.00 337,500.00
Miller Darlene C	Housing & Urban Development	Mount Pleasant Township Mount Pleasant & Clinton 1 Twp Clinton Township 1 Clinton 1 & Mount Pleasant Twp	337,500.00 337,500.00 337,500.00
Newbold Armando F	Mortgage Electronic Registration Systems	Honesdale Borough	112,500.00
Felsman Michael C	Mortgage Electronic Registration Systems	Texas Township 1 & 2	141,882.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Baker Corinne	Tompakov Fima Tompakov Natasha	Clinton Township 1	Lot 11
Tomlin Carole L	Kelly John J III	Lehigh Township	
Tomlin Blaine	Kelly Dawn		Lot 14

Nesennoff Marjorie	Ferrigno Emanuele	Salem Township	
Stern Richard L Tr			Lot 122
Nesennoff Mitchell By Tr			
Lennon Robert	Lennon Elizabeth M	Paupack Township	Lot 104
Kramer Elizabeth Jean	Mchugh Michael K	Salem Township	
	Mchugh Mary T		Lot 784
Citifinancial Servicing By Af	Eldred Leonard	Damascus Township	
Olympus Asset Management			
Inc Af	Eldred Luane		Lot 1
Abruzzino Colleen Exr	McIntosh Kenneth	Lake Township	
McIntosh Jane Est			Lot 4206
Abruzzino Colleen			
Carney David	Carney David	Clinton Township 2	
Carney Joanne			Lot 14
Landmesser Dennis	Hemlock Road Land Company	Cherry Ridge Township	
Landmesser Jo Ann M			
Ciamachela Joseph P	Fariello Shawn E	Salem Township	
Ciamachela Suzanne	Fariello Tara		
Franceski Joseph P Jr Exr	Fitzsimmons Michael F	Clinton Township 2	
Franceski Joseph P Est AKA	Fitzsimmons Karen A		Lot 6
Franceski Joseph Paul Est AKA			
Franceski Joseph P Est AKA			
Franceski Joseph P Sr Est AKA			
Franceski Joseph P Jr AKA			
Franceski Michael			
Franceski Lumber Company			
Franceski Joseph P AKA			
Franceski Deborah			
Franceski Bernadette			
Kuhn Steven A	Perlicki Antoni	Salem Township	
Kuhn Donna M	Wilk Anna M		Lot 748
Neville Ellen	Neville Jared William	Salem Township	Lot 2
Monaghan Phillip J	Kane Rebekah	Lake Township	
Monaghan Rebecca C			
Alvarez Gerald	Muller Edward	Texas Township 3	
Stevens Virginia A			
H H & R	Sleepy Summit	Mount Pleasant Township	
Howell Alfred J	Oostdyk Ray Tr		
Roegner Milton D	Oostdyk Jeanne L Tr		
	Plastaras James C		
	Plastaras Susan		
	Maudlin Kenneth L		
	Clemens Bruce R		
	Nyemcsik John C Tr		
	Nyemcsik Ellen Tr		
	Dingle Edward A		
	Dingle Judy F		
	Halleran Joseph K		
	McGrann Michael J		
	McGrann Christine M		

	Petersen Deborah K Guarino John B Est Smith Ralph A Smith Darlene N Skotch Derwin P Skotch Laurie T Seana Nip Seana Lillian Fusco Elaine Daria Bernard A Daria Joan Ann Oberheim Stephen Oberheim Carole A Howell Alfred J		
Neumeier Elisabeth	Lampeter Margaret J Tr Elisabeth Neumeier Trust	Berlin Township	Lot 2
Horst Helen R Est Horst Lynda Ann Exr	Horst Lynda Ann	Berlin Township	
Olsen Robert W Olsen Linda L	Olsen Linda L Olsen Robert W	Salem Township	Lots 127R & 226
Conklin Thomas E	Vansickle Michael Vansickle Maria	Mount Pleasant Township	
Shaffer Harry M Shaffer Nancy	Shaffer Harry M Shaffer Nancy	South Canaan Township	Lot 4B
Hanley Michael T Hanley Michele Rosenhagen Phyllis	Rosenhagen Kurt	Lake Township	Lot 3786
Iantosca Charles A Iantosca Alice A	Iantosca Charles A Iantosca Alice A	Paupack Township	Lots 58A & 58B
Pascavage Kevin	Serrano Charles M Serrano Christine D	Lehigh Township	Lot 3
David Goss Blackstone Revocable Living Tr Blackstone David Goss Tr	Gillespie Timothy Richard Gillespie Amy Elizabeth	Paupack Township	Lots 64R & 65R
Melick Peter L Melick Denise B			
Lopez Mireya Aguilo Mireya	Genao Victor M	Lehigh Township	
Anderson Patricia Exr Ohlson Patricia Est	Putterman William B Putterman Rochelle I	Paupack Township	Lot 9
Bryant Rodney J Bryant Kevin A	Mihalik Gregory T Mihalik Shelley R	Oregon Township	Lot A
Mihalik Gregory T Mihalik Shelley R	Mihalik Gregory T Mihalik Shelley R	Oregon Township	
Hager Patricia Adm ONeill Kevin T Est AKA ONeill Kevin Thomas Est AKA	ONeill Marcus ONeill James R Moran Sharon D ONeill Robert J	Mount Pleasant Township	Lot 26

Hager Patricia C Adm	ONeill Marcus	Preston Township	
ONeill Kevin T Est AKA	ONeill James R		Lot 81
ONeill Kevin Thomas Est AKA	Moran Sharon D		
	ONeill Robert J		
Piper Creek Inc	Cummings Michael	Honesdale Borough	
Deliver Joan	Deliver Joanne M	Oregon Township	Lot 19
Snyder Albert P	Snyder Annelle M	Mount Pleasant Township	
Snyder Annelle M			
Campanelli Anthony F	Campanelli Anthony F	Salem Township	
Campanelli Frank By Agent	Campanelli Vincent		Lot 885
Campanelli Anthony F Agent			
Birrell Robert G	Ritter Barron K	Salem Township	
	Ritter Terry L		Lot 53
Eskra Dolores A	Delrio Brian A	Paupack Township	
	Delrio Kelly C Rogers		Lot 2
	Rogersdelrio Kelly C		
Tregaskis David	Scibelli William V	Lake Township	
Tregaskis Rosemary	Scibelli Emily K		
Lintner Leo	Sutton Timothy	Palmyra Township	
Sutton Deborah			Lot A
Micalizzi Michael	Vass Nancy J	Salem Township	
Micalizzi Lisa			Lot 205
Gal Lawrence	Courtney John R	Lake Township	
Gal Amy By Agent	Courtney Jacquelyn D		Lot 4
Gal Lawrence Agent			
Davis Patricia Tyler	Davis Patricia Tyler	Lake Township	
Davis Lester Jr			
Davis Lester J Jr	Davis Lester J Jr	Salem Township	
Davis Patricia Tyler			
Davis Lester J Jr	Davis Lester J Jr	Salem Township	
Davis Patricia Tyler			
Bornstein Stuart	Bornstein Benjamin James	Paupack Township	
Bornstein Joan			
Livsey Steven D	Stengel Michael S	Berlin Township	
	Stengel Elizabeth		Lots 6 & 7
S & T Properties Inc	S & T Properties Inc	Manchester Township	
Szillus Erich	Frank Mindy S	Cherry Ridge Township	
Szillus Martha	Roberts Joanne R		Lot 24
Cooke Bertie Ali	Cooke Bertie Ali	Manchester Township	
Alicooke Bertie	Alicooke Bertie		
	Mitchell Charles A		
Malcolm Brian	Roedel Nicholas B	Lake Township	
Williams Rebecca			
Masci Rebecca			
Sorensen Dina M By Sheriff	H S B C Bank U S A Tr	Lake Township	Lot 2287
Kenny Sandra B Tr	Kenny Michael P	Damascus Township	
Sandra B Kenny Revocable Trust			

Lehmann Rolf S AKA By Af	Nebzydoski John Henry	Mount Pleasant Township	
Lehmann Rolf AKA By Af	Magalski Meghan Lynn		
Lehmann Heidi M Af			
Patten Heidi M			
Lehmann Karen P AKA By Af			
Lehmann Karen AKA By Af			
Usher James R	Richard Phillip	Paupack Township	
Usher Kathleen	Richard Kimberly		Parcel T C 507
Weiss Karla A	Shields James	Paupack Township	
	Cavanagh Eileen		Lot 87
McBlain Edward	McBlain Robert L	Lehigh Township	Lot 8
Erhardt Christopher	Levanowitz Jamie L	Honesdale Borough	
Miller David L	Miller Darlene C	Mount Pleasant Township	
Miller Darlene C		Mount Pleasant & Clinton 1 Twp	
		Clinton Township 1	
		Clinton 1 & Mount Pleasant Twp	
Blaine Clinton A	Defazio James W Jr	Dyberry Township	
Blaine Lisa A	Defazio Heather		Lot 1
Neugebauer Greg Herman			
Ind & Exr	Neugebauer Greg H	Damascus Township	
	Neugebauer Herman Est AKA	Damascus & Berlin Twps	
	Neugebauer Herman A Est AKA	Berlin Township	
		Berlin & Damascus Twps	
McCarthy Kevin P	McCarthy Maria Churchill	Honesdale Borough	
Churchillmccarthy Maria	Newbold Armando F		
Irwin Robert B Jr Est	Irwin Hugh	Oregon Township	
Irwin Eric Exr	Irwin Adam		
Cowger Margaret	Cowger Mark E	Lake Township	
		Lake & Cherry Ridge Twps	
		Cherry Ridge Township	
		Cherry Ridge & Lake Twps	
Halpin Ronald Find & Tr	Temperton Allan G	Dyberry Township	
Ronald Halpin Living Trust	Temperton Janice F		
Sewell Kenneth W Jr Ind & Exr	Felsman Michael C	Texas Township 1 & 2	
Sewell Kenneth W Sr Est AKA			
Sewell Kenneth W Est AKA			
Sewell Kenneth Woodruff			
Sr Est AKA			
Sewell Gail Lynn			
Meyer Gail Sewell			
Sewell Brian AKA			
Sewell Brian A AKA			
Pitti David J	Ehrenhardt Joseph R Jr	Damascus Township	
Pitti Kathleen M			Lot 44

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
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General Advertising Rates All Advertisements Are Pre-Pay

Subject to approval
Subject to space availability
Credit Cards accepted—Mastercard and Visa only.
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or JPG format.
Certain Restrictions Apply

The Wayne County Legal Journal
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The deadline for all advertising is 10 AM on
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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
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Quarter Page	\$50	\$325	\$475	\$745
Eighth Page	\$35	\$195	\$275	\$435

Ad Changes subject to artwork adjustment fee, call for details

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



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4"W X 3 1/2"H

Quarter Page:
2"W X 3 1/2"H
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A.K.A.s _____

LATE OF TOWNSHIP/BOROUGH _____

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City: _____ State: _____ Zip: _____

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

ATTORNEY

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

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

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

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