

# OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 5 ★ DECEMBER 18, 2015 ★ Honesdale, PA ★ No. 41



## IN THIS ISSUE

CRIMINAL CASES . . . . .	4
LEGAL NOTICES . . . . .	6
SHERIFF'S SALES . . . . .	10
CIVIL ACTIONS FILED . . . . .	29
MORTGAGES & DEEDS . . . . .	32

© 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](http://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

**CRIMINAL CASES**

---

*December 10, 2015 — The following cases were addressed by the Honorable Raymond L. Hamill, President Judge, Wayne County.*

**GREGORY ZIMMERMAN**, age 25 of Lake Ariel, PA, was sentenced to a State Correctional Institution for a period of not less than 14 months nor more than 72 months for one count of Criminal Solicitation-Contraband (Controlled Substance), a Felony of the 2nd Degree. He was also ordered to pay all Court costs, pay a fine in the amount of \$300.00, and submit to the drawing of a DNA sample. The incident occurred on January 20, 2015, in Texas Township, PA.

**RONALD PETER KERN**, age 48 of Ridgewood, NY, was placed on probation for a period of 6 months for one count of Disorderly Conduct, a Misdemeanor of the 3rd Degree. He was also ordered to pay all Court costs, pay a fine in the amount of \$500.00, pay restitution in the amount of \$1,301.00, and complete an anger management course. The incident occurred on May 25, 2014, in Preston Township, PA.

**DENNIS CABAN**, age 48 of Tobyhanna, 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 Theft by Unlawful Taking or Disposition, a Misdemeanor of the 3rd Degree. He was also ordered to pay all Court costs, pay a fine in the amount of \$300.00, and undergo a mental health evaluation. The incident occurred on November 19, 2014, in Damascus Township, PA.

**MICHAEL BALDO**, age 36, of Hamlin, PA, was sentenced to the Wayne County Correctional Facility for a period of not less than 3 months nor more than 12 months for one count of Accident Involving Damage to Attended Vehicle/Property, a Misdemeanor of the 3rd Degree. He was also ordered to pay all Court costs, pay a fine in the amount of \$300.00, pay restitution in the amount of \$1,139.92, continue with drug and alcohol treatment, and obtain full time employment. The incident occurred on March 3, 2015, in Salem Township, PA.

**ALICE ANN WARNOCK**, age 46 of Honesdale, PA, was sentenced to the Wayne County Correctional Facility for a period of not less than 5 days followed immediately by 60 months less 5 days, in the Intermediate Punishment Program. She was also ordered to pay all Court costs, pay a fine in the amount of \$1,500.00, be placed on House Arrest with Electronic and Alcohol Monitoring for a period of 3 months, participate and cooperate with the drug and alcohol addiction treatment, and perform 100 hours of community service. The incident occurred on April 19, 2015, in Lake Township, PA. Her BAC was .193%.

**JOSE PEDRO NIETO**, age 41 of Scranton, PA was sentenced to the Wayne County Correctional Facility for a period of not less than 48 hours 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 \$700.00, participate in and cooperate with the drug and alcohol addiction treatment, and complete the Alcohol Highway Safety Program. The incident occurred on June 25, 2015, in Sterling Township, PA. His BAC was .132%.

**ADAM TODD MCPEAK**, age 29 of White Mills, PA, was sentenced to the Wayne County Correctional Facility for a period of not less than 3 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, pay restitution in the amount of \$2,232.50, participate in and cooperate with the drug and alcohol addiction treatment, complete the Alcohol Highway Safety Program, perform 50 hours of community service, and maintain employment. The incident occurred on May 10, 2015, in Texas Township, PA. His BAC was .193%.

**JOSEPH MATTHEW LYNOTT**, age 22 of Scranton, PA, was sentenced to the Wayne County Correctional Facility for a period of not less than 6 months nor more than 18 months for one count of Recklessly Endangering Another Person, a Misdemeanor of the 2nd Degree. He was also ordered to pay all Court costs, pay a fine in the amount of \$500.00, and undergo a mental health evaluation. The incident occurred on July 1, 2015, in Salem Township, PA.

**RICHARD PUGLIESE**, age 23 of Honesdale, PA, was sentenced to the Wayne County Correctional Facility for a period of not less than 1 month nor more than 12 months for one count of Accident Involving Death or injury, a Misdemeanor of the 3rd Degree, one count each of Driving on Roadways Laned for Traffic, Abandonment on Public or Private Property, Duty to Give Information and Render Aid, Immediate Notice of Accident to Police Department-Injury or Death, and Immediate Notice of Accident to Police Department, all graded as Summary offenses. He was also ordered to pay all Court costs, pay a fine in the amount of \$200.00, undergo a drug and alcohol evaluation, perform 50 hours of community service, and maintain employment. The incident occurred on April 10, 2015, in Cherry Ridge Township, PA.

**JAMES SMITH**, age 54 of Honesdale, 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 and perform 40 hours of community service and have his operator's privilege suspended for 60 days. The incident occurred on June 22, 2015, in Honesdale Borough, PA. His BAC was .243%.

**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 THERESA E. BROCK  
AKA THERESA BROCK  
Late of Waymart Borough  
Executrix  
DONNA M. O'NEILL  
865 CARLEY BROOK ROAD  
HONESDALE, PA 18431  
Attorney  
NICHOLAS A. BARNA  
831 COURT STREET  
HONESDALE, PA 18431

12/18/2015 • 12/25/2015 • 1/1/2016

---

**ESTATE NOTICE**

**NOTICE IS HEREBY GIVEN,** that Letters Testamentary have been issued in the Estate of William J. Salak, Jr. a/k/a William J. Salak, who died on November 1, 2015, late resident of 130 Little Keen Road, Waymart, PA 18472, to William J. Salak, III, Co-Executor of the Estate, residing at 67 Daniels Road, Lake Ariel, PA 18436 and Mark P. Salak,

Co-Executor of the Estate, residing at 6311 Parkway East, Harrisburg, PA 17112. All persons indebted to said estate are required to make payment and those having claims or demands are to present the same without delay to the law offices of LEE C. KRAUSE, ESQUIRE, Attorney for the Estate, at 109 Ninth Street, Honesdale, PA 18431.

LEE C. KRAUSE, ESQUIRE  
ATTORNEY FOR THE ESTATE

12/18/2015 • 12/25/2015 • 1/1/2016

---

**ESTATE NOTICE**

Estate of Daniel Joseph O'Neill, also known as Daniel J. O'Neill, late of Texas Township, Wayne County, Pennsylvania. Any person or persons having claim against or indebted to estate present same to: Wayne Bank, Diane Wylam, Esquire, Senior Vice President & Senior Trust Officer, 717 Main Street, Honesdale, Pennsylvania 18431; Attorney for Estate: Stephen Jennings, Esquire, 303 Tenth Street, Honesdale, Pennsylvania, 18431.

12/18/2015 • 12/25/2015 • 1/1/2016

---

**ADMINISTRATRIX NOTICE**

Estate of FRED SHAKKOUR  
AKA FOUAD SHAKKOUR  
Late of Texas Township  
Administratrix

MICHELLE ANN WESTBROOK  
207 PINE STREET  
HAWLEY, PA 18428  
Attorney  
NICHOLAS A. BARNA  
831 COURT STREET  
HONESDALE, PA 18431

12/18/2015 • 12/25/2015 • 1/1/2016

---

### EXECUTRIX NOTICE

Estate of ANTHONY FONFARA  
AKA ANTHONY J. FONFARA  
Date of Death: January 18, 2015  
Late of Salem Township  
Executrix  
LAURA FONFARA  
2351 ROSELAWN DRIVE  
HOLIDAY, FL 34691

Attorney  
RALPH J. IORI  
321 SPRUCE ST. - SUITE 201 -  
BANK TOWERS BLDG.  
SCRANTON, PA 18503

12/18/2015 • 12/25/2015 • 1/1/2016

---

### ESTATE NOTICE

Estate of HELEN F. SENZ,  
deceased, late of Paupack Twp.,  
Wayne Co., PA. Letters  
Testamentary have been granted to  
the individual(s) named below, who  
request all persons having claims  
or demands against the Estate of  
the Decedent to present same, and  
all persons indebted to the  
Decedent to make payments, to:  
Sue Ann Ryan, c/o R. Anthony  
Waldron, Esq. Suite 215 - 8 Silk  
Mill Drive Hawley PA 18428.

12/11/2015 • 12/18/2015 • 12/25/2015

---

### ESTATE NOTICE

Notice is given that Letters  
Testamentary have been granted in  
the Estate of Vincent Arcisiewski,  
late of Browndale, Wayne County,  
Pennsylvania, who died on  
08/06/2015. All persons indebted  
to said decedent are required to  
make payment, and those having  
claims or demands, to present the  
same without delay to Paul E.  
Smith, Esquire, attorney for the  
Estate, 1015 N. Main Street, Forest  
City, Pa 18421.

12/11/2015 • 12/18/2015 • 12/25/2015

---

### EXECUTOR'S NOTICE

ESTATE OF MARGARITA  
McGIVERN-McLOUGHLIN,  
a/k/a MARGARITA T.  
McGIVERN-McLOUGHLIN,  
a/k/a MARGARITA  
McLOUGHLIN, late of Lake  
Township, Wayne County,  
Pennsylvania. Any person or  
persons having claim against or  
indebted to the estate present same  
to Aliza Carballo-Baez, 109  
Avenue E, Bayonne, NJ 07002.  
Sally N. Rutherford, Esq., 921  
Court St., Honesdale, PA 18431,  
Attorney for the Estate.

12/11/2015 • 12/18/2015 • 12/25/2015

---

### EXECUTOR'S NOTICE

ESTATE OF RUTH ANN JONES,  
late of Buckingham Township,  
Wayne County, Pennsylvania. Any  
person or persons having claim  
against or indebted to the estate

present same to Robert W. Berghorn, 1631 Little Neck Avenue, North Belmore, NY 11710. Sally N. Rutherford, Esq., 921 Court St., Honesdale, PA 18431, Attorney for the Estate.

**12/11/2015 • 12/18/2015 • 12/25/2015**

---

**ESTATE NOTICE**

Notice is hereby given, that Letters Testamentary have been granted to Gale Gammerdinger, Executrix of the Estate of Florence Gammerdinger a/k/a Florence Lampart Gammerdinger, late of Honesdale, Wayne County, Pennsylvania who died on November 15, 2015. All persons indebted to said Estate are required to make payment and those having claims or demands to present the same without delay to the Executrix, Gale Gammerdinger c/o Mark R Zimmer, Esquire, 1133 Main Street, Honesdale, PA 18431.

**12/4/2015 • 12/11/2015 • 12/18/2015**

---

**ADMINISTRATOR NOTICE**

Estate of JACK MORGAN  
Late of Wayne County  
Administratrix  
LISA RIVERA  
146 COUNTY RT. 1  
WARWICK, NY 10990  
Administrator  
CHRISTOPHER MORGAN  
12 FOREST DR.  
PORT JERVIS, NY 12771

**12/4/2015 • 12/11/2015 • 12/18/2015**

---

**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 Honesdale Partners, 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.

**12/18/2015**

---

**LEGAL NOTICE**

**NOTICE OF PROPOSED  
PRIVATE SALE**

Sale # 2015-0266 NR

The Wayne County Tax Claim Bureau has received and approved an offer to purchase Property Number 11-0-0003-0333 located in Honesdale Borough at private sale for \$15,000.00. The assessment records indicate that there are improvements. The assessed value of the property is \$ 262,800.00 and is deeded in the name of Frank V Mazzotta III EtAl. The property is described as Offices & Apartments on Parcel. Lot is 0.1377 acres. The delinquent taxes lodged against this property for 2013, 2014 & 2015. Total is \$ 23,257.71. All taxes will



be paid by this sale. Pursuant to the Real Estate Tax Sale Law of 1947, Section 613 (72 P.S. 5860.613) as amended, you have 45 days from the DATE OF PUBLICATION, to petition the Court of Common Pleas of Wayne County if you object to this sale. The property has been offered at public sale for delinquent taxes on at least one occasion, as follows: 09/14/2015. In view of this, and although the price offered may appear very low, it is our position that consummating this sale will at least give a reasonable prospect of receiving future taxes on this property. **TERMS AND PROVISIONS OF SALE:** Full Certified Payment of bid price and recording fees within 30 days of bid acceptance. Free and clear of Tax Liens and Tax Judgements.

CHERYL A. DAVIES, DIRECTOR  
WAYNE COUNTY TAX CLAIM  
BUREAU  
DATE: 12/15/15

**12/18/2015**

---

**LEGAL NOTICE**

NOTICE OF PROPOSED  
PRIVATE SALE

Sale # 2015-0426 NR

The Wayne County Tax Claim Bureau has received and approved an offer to purchase Property Number 14-0-0004-0057 located in Lehigh Township at private sale for \$5,649.74. The assessment records indicate that there are

improvements. The assessed value of the property is \$ 45,400.00 and is deeded in the name of Robin Lloyd. The property is described as One Family Dwelling on Parcel. Lot is 0.234 acres. The delinquent taxes lodged against this property for 2013, 2014 & 2015. Total is \$ 5,279.96. All taxes will be paid by this sale. Pursuant to the Real Estate Tax Sale Law of 1947, Section 613 (72 P.S. 5860.613) as amended, you have 45 days from the DATE OF PUBLICATION, to petition the Court of Common Pleas of Wayne County if you object to this sale. The property has been offered at public sale for delinquent taxes on at least one occasion, as follows: 09/14/2015. In view of this, and although the price offered may appear very low, it is our position that consummating this sale will at least give a reasonable prospect of receiving future taxes on this property. **TERMS AND PROVISIONS OF SALE:** Full Certified Payment of bid price and recording fees within 30 days of bid acceptance. Free and clear of Tax Liens and Tax Judgements.

CHERYL A. DAVIES, DIRECTOR  
WAYNE COUNTY TAX CLAIM  
BUREAU  
DATE: 12/15/15

**12/18/2015**

---

**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  
JANUARY 6, 2016**

By virtue of a writ of Execution instituted Urban Financial of America, 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 6th day of January, 2016 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE BOROUGH OF WAYMART, COUNTY OF WAYNE AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A CORNER BEING THE SOUTHWEST CORNER OF THE FOLLOWING LAND IN THE HONESDALE AND CLARKSVILLE TURNPIKE ROAD AND ALSO THE CORNER LINE OF LAND OF ENOS MATTESON ESTATE; THENCE IN A NORTHEASTERLY DIRECTION ALONG LAND OF SAID ENOS MATTESON ESTATE 59 FEET TO A CORNER;

THENCE WEST ALONG THE LANDS OF SAID MATTESON ESTATE 16 FEET TO A CORNER; THENCE NORTH ALONG LAND OF SAID ENOS MATTESON ESTATE AND LAND OF JOHN SCHAFFER; 323 FEET TO A CORNER ON LINE OF LAND OF JOHN SCHAFFER; THENCE ALONG LINE OF SAID JOHN SCHAFFER, EAST 50 FEET TO A CORNER LINE OF LAND OF JOSEPH PAYNTER; THENCE ALONG LAND OF SAID JOSEPH PAYNTER IN A SOUTHEASTERLY DIRECTION 360 FEET TO A CORNER IN THE HONESDALE AND CLARKSVILLE TURNPIKE ROAD; THENCE WEST ALONG SAID ROAD 6.4 RODS TO THE PLACE OF BEGINNING. CONTAINING ABOUT 4,778 SQUARE FEET, BE THE SAME MORE OR LESS.

BEING TAX NO.: 28-0-0006-0008

BEING KNOWN AS: 69 CARBONDALE ROAD, WAYMART, PENNSYLVANIA 18472.

Title to said premises is vested in Sophie Kerylovicz by deed from Josephine OHall, Widow dated July 12, 1968 and recorded July 12, 1968 in Deed Book 243, Page 680.

Improvements thereon:  
RESIDENTIAL DWELLING

Seized and taken in execution as property of:  
SOPHIE KERYLOVICZ 101

BATZEL ROAD, LAKE ARIEL  
PA 18436

Execution No. 284-Civil-2015  
Amount Due: \$55,262.19 Plus  
additional costs

October 23, 2015  
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE  
NOTICE:**

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

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

Terrence J. McCabe, Esq.

**12/11/2015 • 12/18/2015 • 12/25/2015**

**SHERIFF'S SALE  
JANUARY 6, 2016**

By virtue of a writ of Execution instituted Bank of America N.A. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 6th

day of January, 2016 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 and premises lying, being and situate in Salem Township, County of Wayne, and State of Pennsylvania being more particularly described as follows:

Together with the right of ingress, egress and regress in, over and along a 25 foot right of way from State Route 0590 to the lot hereby conveyed. The 25 foot right of way being shown on the aforesaid mentioned plan.

Beginning at a point in the centerline of Pennsylvania State Route 0590 (Pennsylvania Legislative Route 575- Pennsylvania Traffic Route 590) the southeasterly corner of lands conveyed by Anton and Margaret Seewald to Wilbur Mooney, et ux., by deed dated June 3, 1987 and recorded in Deed Book Vol. 465 (Map Book 61, Page 35) as shown on a plan titled "Map of lands intended to be conveyed by Anton Seewald and Margaret Seewald, Salem Township, Wayne County, PA" dated 2/8/90, revised 4/23/90, revised 6/8/90 and revised 10/29/92, prepared by Donald J. Matthews, Professional Land Surveyor, Honesdale, PA, thence by lands now or formerly of Wilbur Mooney, et ux., north 10 degrees 07 minutes 51 seconds east 37.67

feet to a set iron pipe; thence through lands now or formerly of Anton and Margaret Seewald along the edge of an existing pond on said lands the following 9 bearings and distances:

- 1) south 69 degrees 27 minutes 37 seconds east 97.40 feet to a point;
- 2) south 73 degrees 58 minutes 30 seconds east 66.05 feet to a point;
- 3) south 87 degrees 12 minutes 46 seconds east 24.99 feet to a point;
- 4) north 54 degrees 58 minutes 02 seconds east 18.73 feet to a point;
- 5) north 16 degrees 23 minutes 55 seconds east 17.55 feet to a point;
- 6) north 01 degrees 37 minutes 00 seconds east 202.35 feet to a point;
- 7) north 11 degrees 38 minutes 40 seconds west 171.49 feet to a point;
- 8) north 07 degrees 02 minutes 46 seconds west 61.26 feet to a point; and
- 9) north 12 degrees 26 minutes 44 seconds east 49.42 feet to a point;

Thence through lands now or formerly of Anton and Margaret Seewald south 77 degrees 33 minutes 16 seconds east 10.00 feet to a point; thence through lands of Anton and Margaret Seewald parallel with and distance 10 feet from the easterly edge of said pond

the following 4 bearings and distances:

- 1) south 12 degrees 26 minutes 44 seconds west 47.83 feet to a point;
- 2) south 07 degrees 02 minutes 46 seconds east 58.48 feet to a point;
- 3) south 11 degrees 38 minutes 40 seconds east 172.79 feet to a point; and
- 4) south 01 degrees 37 minutes 00 seconds west 223.00 feet to a point;

Thence through lands now or formerly of Anton and Margaret Seewald south 72 degrees 12 minutes 03 seconds east 123.94 feet to a set iron rebar a corner of Lot 1 (lands of Mark Minnick, et ux., Deed Book Vol. 522, Page 308) as shown on the above mentioned plan; thence by lands now or formerly of Mark Minnick, et ux., along the easterly side of Lot 1 south 24 degrees 16 minutes 55 seconds west, (at 31.31 feet passing a set iron rebar) 57.41 feet to a point in the centerline of Pennsylvania Traffic Route 590 (thence in and along the centerline of Pennsylvania Traffic Route 590) the following 7 bearings and distances;

- 1) north 77 degrees 05 minutes 16 seconds west 42.66 feet to a point;
- 2) north 75 degrees 31 minutes 23 seconds west 51.19 feet to a point;
- 3) north 73 degrees 54 minutes 36

seconds west 47.87 feet to a point;

4) north 72 degrees 38 minutes 49 seconds west 51.21 feet to a point;

5) north 70 degrees 59 minutes 50 seconds west 51.55 feet to a point;

6) north 69 degrees 37 minutes 41 seconds west 65.60 feet to a point;

7) north 66 degrees 52 minutes 11 seconds west 16.14 feet to the place of beginning.

Title to said Premises vested in Lynn F. MacCarty and Micheline MacCarty by Deed from Jimmy Rivera and Matilda River, husband and wife dated 01/27/2006 and recorded 02/01/2006 in the Wayne County Recorder of Deeds in Book 2969, Page 88.

Seized and taken in execution as property of:  
LYNN F. MACCARTY 1681  
HAMLIN HIGHWAY LAKE  
ARIEL PA 18436

Execution No. 169-Civil-2015  
Amount Due: \$201,435.41 Plus  
additional costs

October 15, 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.**

Robert W. Williams, Esq.

**12/11/2015 • 12/18/2015 • 12/25/2015**

**SHERIFF'S SALE  
JANUARY 6, 2016**

By virtue of a writ of Execution instituted Nationstar Mortgage, LLC issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 6th day of January, 2016 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THAT CERTAIN piece or parcel of land lying, situate, and being in the Township of Dreher, County of Wayne and Commonwealth of Pennsylvania, being more fully described as follows:

BEGINNING at a point in the

center of Pennsylvania Legislative Route 63004, at a point where the same intersects the centerline of Township Route T-320; thence along said Pennsylvania Legislative Route 63004 North 85 Degrees 03 Minutes 57 Seconds West Two hundred sixty and 10/100ths (260.10) feet to a point in the center of Pennsylvania Legislative Route 63004; thence through an iron bar and along the common division line of Lot No. 6 herein conveyed and Lot No. 7 South 45 Degrees 54 Minutes 23 Seconds West Eight hundred ninety-three and 44/100ths (893.44) feet to an iron bar, said Point being a common corner of Lots Nos. 2, 6, 7 and Lands of Harry Stevenson; thence along the common division line of the lot herein conveyed and Lot No. 2 South 46 Degrees 31 Minutes 19 Seconds East Three hundred forty-eight and 32/100ths (348.32) feet to an iron bar, said point being a common corner of Lots 3 and 6 and on line of Lot No. 2; thence along the common division line between Lots 3 and 6 North 51 Degrees 00 Minutes 00 Seconds East Three hundred nineteen and 11/100ths (319.11) feet to an iron bar, said point being a common corner of Lot No. 3 and lands of Michael Riotto Estate and on line of Lot No. 6; thence along the common division line of Lot No. 6 and the Michael Riotto Estate and through an iron bar, North 51 Degrees 00 Minutes 00 Seconds East Six hundred sixty-three and 98/100ths (663.98) feet to a point in the center of Township Route T-320; thence along the center of Township Route

T-320 North 27 Degrees 45 Minutes 22 Seconds ' West Two hundred forty-eight and 95/100ths (248.95) feet to the point and place of BEGINNING.

Map Book 35, Page 123.

BEING all of Lot No. 6 as shown on "Map Showing Lands of Eleanor B. Babcock, et vir., Dreher Township, Wayne County, Pennsylvania" dated March, 1974 and revised June 23, 1976 by Harry F. Schoenagel, R. S., and containing 8.98 acres, be the same more or less.

EXCEPTING AND RESERVING subject to public highway purposes those portions of the rights-of-way of Township Road T-320 and Pennsylvania Legislative Route 63004 along the easterly side of the above described premises.

TOGETHER WITH all rights of way and UNDER AND SUBJECT to the covenants, reservations, restrictions and conditions as set forth in the deed from Sherman L. Babcock and Eleanor B. Babcock, his wife, to Jack A. Gardner and Marilyn E. Gardner, his wife and recorded in the Office aforesaid in Deed Book Volume 341 at Page 219.

TAX PARCEL # 08-0-0341-0054-0003

BEING KNOWN AS: 56 Peet Road, Newfoundland, PA 18445

Seized and taken in execution as

property of:  
Patricia Sauve 56 Peet Road  
NEWFOUNDLAND PA 18445

Execution No. 329-Civil-2015  
Amount Due: \$229,328.30 Plus  
additional costs

October 14, 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.**

Victoria W. Chen Esq.

**12/11/2015 • 12/18/2015 • 12/25/2015**

**SHERIFF'S SALE  
JANUARY 6, 2016**

By virtue of a writ of Execution instituted JPMorgan Chase Bank National Association issued out of the Court of Common Pleas of

Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 6th day of January, 2016 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

The Following Described Real Property Situate In The City Of Lake Ariel, Township Of Salem, County Of Wayne, And Commonwealth Of Pennsylvania, To Wit:

All That Certain Tract Of Land Situate In Salem Township, Wayne County Pennsylvania, Known And Described As Lot No. 642 In Section No. 3, Indian Rocks, On A Subdivision Plan Recorded In The Recorder Of Deeds Office In And For Wayne County, Pennsylvania, On October 21, 1971, In Map Book Volume 17, Page 40.

TAX PARCEL # 22-0-0006-0124

BEING KNOWN AS: 38 Hemlock Path, Lake Ariel, PA 18436

Seized and taken in execution as property of:  
F. Thomas Dipalma a/k/a Thomas F. Dipalma 38 Hemlock Path  
LAKE ARIEL PA 18436

Execution No. 491-Civil-2013  
Amount Due: \$279,360.24 Plus  
additional costs

October 14, 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.

Victoria W. Chen Esq.

12/11/2015 • 12/18/2015 • 12/25/2015

**SHERIFF'S SALE  
JANUARY 13, 2016**

By virtue of a writ of Execution instituted Wells Fargo Bank, N.A., as Indenture Trustee for the Registered Holders of IMH Assets Corp., Collateralized Asset-Backed Bonds, Series 2004-11 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 13th day of January, 2016 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:

Parcel One:

All that certain lot, piece of land lying, situate and being in the Township of Palmyra, County of Wayne and State of Pennsylvania, bounded and described as follows:

Beginning at a point on the Northerly side of Woodland Avenue, extended one hundred fifteen and eight-tenths (115.8) feet from the Borough line, said point being the Southeast corner of Lot No. 59 as laid out and plotted upon a map of lots of Woodland Heights on file in the Office of Abram M. Skier in the Borough of Hawley; thence North forty-nine (49) degrees twenty-eight (28) minutes West along line of Lot No. 59, one hundred (100) feet to a corner; thence North forty (40) degrees thirty-four (34) minutes East about one hundred (100) feet to the Borough line; thence South forty-nine (49) degrees twenty-eight (28) minutes East one hundred (100) feet to the Northerly line of Woodland Avenue; thence South forty (40) degrees thirty-four (34) minutes West one hundred (100) feet to the place of beginning. Containing ten thousand (10,000) square feet of land, be the same more or less. Being Lot No. 58 and a part of Lot No. 57 on said map. It being the intention of the prior grantor to convey unto the prior grantees, a certain strip of land in Palmyra Township, having a frontage on the Northerly side of Woodland Avenue, extended one



hundred (100) feet and extending at right angles thereto, a depth of one hundred (100) feet. Excepting and reserving that portion of the said premises which Frederick Bes and Ethel M. Bes, his wife conveyed unto Anthony Dean, Jr. and Lorraine E. Dean, his wife, be deed dated June 30, 1949, recorded in Wayne County Deed Book 172, at Page 335, said exempted premises being more fully described as follows:

All that certain lot, piece or parcel of land lying, situate and being in the Township of Palmyra, County of Wayne and State of Pennsylvania, bounded and described as follows:

Beginning at a point on the Northern side of Woodland Avenue extended same point being South forty (40) degrees thirty-four (34) minutes West one hundred and fifteen and eight-tenths (115.8) feet from the Borough line; said point being the Southeastern corner of Lot No. 59, as laid out and plotted upon a map of lots of Woodland Heights on file in the office of Abram M. Skier in the Borough of Hawley; thence North forty-nine (49) degrees twenty-eight (28) minutes West one hundred (100) feet to a corner; thence North forty (40) degrees thirty-four (34) minutes East forty-nine (49) feet to a corner; thence South forty-nine (49) degrees twenty-eight (28) minutes East twenty-five (25) feet to a corner; thence South forty (40) degrees thirty-four (34) minutes West three (3) feet to a corner;

thence South forty-nine (49) degrees twenty-eight (28) minutes West seventy-five (75) feet to Woodland Avenue extended; thence along the same South forty (40) degrees thirty-four (34) minutes West forty-six (46) feet to the place of beginning.

TAX PARCEL NO.: 10-0-0006-0095.-

Parcel Two:

All that certain lot, piece or parcel of land lying, situate and being in the Borough of Hawley, County of Wayne and Commonwealth of Pennsylvania, as more particularly laid out and plotted upon a map of "Woodland Heights" property drawn by James R. Gardner.

Beginning at a point on the Northerly side of Woodland Avenue; said point of beginning being on the Borough line and the Easterly corner of other lands of the prior grantees with reference to said map; thence North fifty-six (56) degrees thirty (30) minutes West along the said Borough line and line of lot of the prior grantees one hundred and forty-two and seventy-five one-hundredths (142.75) feet to a corner; thence North thirty-three (33) degrees thirty (30) minutes East seventy-nine and seventy-five one-hundredths (79.75) feet to a corner; thence South forty-one (41) degrees forty-seven (47) minutes East one hundred and sixty-one and five-tenths (161.5) feet to the Northerly side of Woodland Avenue; and thence along the

Northerly side of Woodland Avenue, South forty-eight (48) degrees forty-three (43) minutes West thirty-nine and one-tenths (39.1) feet to the place of beginning.

Title to said Premises vested in Roger L. Williams and Denise Williams, husband and wife, as tenants by the entireties by Deed from Jeanette Rhode, widow dated 09/30/2004 and recorded 10/21/2004 in the Wayne

Seized and taken in execution as property of:  
ROGER L. WILLIAMS 468  
WOODLAND AVE HAWLEY PA  
18428  
DENISE WILLIAMS 468  
WOODLAND AVENUE  
HAWLEY PA 18428

Execution No. 42-Civil-2014  
Amount Due: \$143,870.07 Plus  
additional costs

October 16, 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.**

Robert W. Williams Esq.

**12/18/2015 • 12/25/2015 • 1/1/2016**

**SHERIFF'S SALE  
JANUARY 13, 2016**

By virtue of a writ of Execution instituted Wells Fargo Bank , N.A. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Tuesday the 13th day of December, 2016 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, parcel and tract of land situate, lying and being in the Township of Paupack, County of Wayne, State of Pennsylvania, more particularly described as follows:

Lot 223, Section 1, as shown on Plan of Lots, Wallenpaupack Lake Estates, dated March 23, 1971, by VEP & Co., as recorded in the Office of the Recorder of Deeds in and for Wayne County, Pennsylvania, in Plat Book 14, page 117, said map being incorporated by reference herewith

as if attached hereto.

TITLE TO SAID PREMISES IS VESTED IN Beverly L. Carter, nee Beverly Kelley and Donald M. Carter, her son, by Deed from Beverly L. Carter, nee Beverly Kelley, dated 03/16/2002, recorded 05/21/2002, in Deed Book 1991, page 96.

Tax Parcel: 19-0-0028-0147

Premises Being: 223 Commanche Circle Wle, a/k/a 48 Commanche Circle, Lake Ariel, PA 18436

Improvements thereon:  
RESIDENTIAL DWELLING

Seized and taken in execution as property of:  
Beverly Carter, a/k/a Beverly Kelley a/k/a Beverly L. Carter 223 Commanche Circle WLE a/k/a 48 Commanche Circle LAKE ARIEL PA 18436  
Donald M. Carter 223 Commanche Circle, WLE a/k/a 48 Commanche Circle LAKE ARIEL PA 18436

Execution No. 48-Civil-2012  
Amount Due: \$61,701.45 Plus additional costs

October 16, 2015  
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

That all claims to the property will be filed with the sheriff before the sale and all claims to the proceeds before distribution; That a sheriff's schedule of distribution will be in his

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

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

Adam H. Davis Esq.

12/18/2015 • 12/25/2015 • 1/1/2016

**SHERIFF'S SALE  
JANUARY 13, 2016**

By virtue of a writ of Execution instituted Wells Fargo Bank , N.A. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 13th day of January, 2016 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

All that certain lot, piece or parcel of land lying, situate and being in the Village of Hawley, Palmyra Township County of Wayne, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the easterly side of Columbus Avenue (formerly 29th Street) Sixty (60)

feet from the southwest corner of Vine Street (formerly 23rd Street) and Columbus Avenue; thence easterly on a line parallel with said Vine Street one hundred twenty (120) feet; thence southerly on a line parallel with said Columbus Avenue sixty (60) feet; thence westerly on a line parallel with Vine Street as aforesaid one hundred twenty (120) feet to the easterly line of Columbus Avenue as aforesaid; thence northerly along the same sixty (60) feet to the place of BEGINNING.

Containing seven thousand two hundred (7,200) square feet of land. Being Lot No. 6 on Columbus Avenue in said village.

Together with all rights of way and Under and Subject to all covenants, reservations, restrictions and conditions of record, as found in the chain of title.

TITLE TO SAID PREMISES IS VESTED IN Jason Lines, by Deed from Sovereign Bank, a federal savings bank, dated 10/07/2010, recorded 10/12/2010 in Book 4109, Page 135.

Tax Parcel: 18-0-0002-0070

Premises Being: 117 Columbus Avenue, a/k/a 112 Columbus Avenue, Hawley, PA 18428-1002

Improvements thereon:  
RESIDENTIAL DWELLING

Seized and taken in execution as property of:

JASON LINES 117 COLUMBUS AVE, A/K/A 112 COLUMBUS AVE HAWLEY PA 18428

Execution No. 78-Civil-2015  
Amount Due: \$59,833.82 Plus additional costs

October 16, 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.

**12/18/2015 • 12/25/2015 • 1/1/2016**

**SHERIFF'S SALE  
JANUARY 13, 2016**

By virtue of a writ of Execution instituted PennyMac Corp. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public

Sale, on Wednesday the 13th day of January, 2016 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, parcel or tract of land situate, lying and being in the Township of Paupack, County of Wayne and State of Pennsylvania, more particularly described as follows, to wit:

BEING Lot 127, Section II, as shown on Plan of Lots, Wallenpaupack Lake Estates, dated March 23, 1971, by VEP & Co., as recorded in the Office of the Recorder of Deeds in and for Wayne County, Pennsylvania in Plat Book 14, page 117, said map being incorporated by reference herewith as if attached hereto.

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

SUBJECT to the same conditions, exceptions, reservations and restrictions of are contained in Wayne County Deed Book 454, page 575.

TITLE TO SAID PREMISES IS VESTED IN Kim M. Van Wagoner and John D. Van Wagoner, her husband, by Deed from Kim Van Wagoner, Executrix of the Estate of Anna I. Magnussen, dated 01/08/2002, recorded 01/14/2002

in Book 1916, Page 281.

Tax Parcel: 19-0-0029-0264

Premises Being: 127 Red Hawk Drive, aka 56 Red Hawk Drive, Lake Ariel, PA 18436

Improvements thereon:  
RESIDENTIAL DWELLING

Seized and taken in execution as property of:

Kim M. Van Wagoner 127 Red Hawk Drive a/k/a 56 Red Hawk Drive, LAKE ARIEL PA 18436  
John D. Van Wagoner 127 Red Hawk Drive a/k/a 56 Red Hawk Drive LAKE ARIEL PA 18436

Execution No. 125-Civil-2015  
Amount Due: \$124,038.17 Plus additional costs

October 23, 2015  
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

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

ANY SUCCESSFUL BIDDER  
MUST HAVE 10% DOWN

PAYMENT AT DATE OF SALE.  
BALANCE DUE THIRTY (30)  
DAYS FROM DATE OF SALE.  
FAILURE TO PAY BALANCE  
WILL FORFEIT DOWN  
PAYMENT.

Adam H. Davis Esq.

12/18/2015 • 12/25/2015 • 1/1/2016

**SHERIFF'S SALE  
JANUARY 13, 2016**

By virtue of a writ of Execution instituted The Bank of New York Mellon, as Trustee for Structured Asset Mortgage Investments II Inc. Mortgage Pass-Through Certificates, Series 2004-AR5 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 13th day of January, 2016 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

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

Beginning at a point in the center of LR 63085, said point being North thirty-five (35) degrees twenty-five (25) minutes twelve (12) seconds West one hundred twenty-four and thirty-four hundredths (124.34) feet and North forty-seven (47) degrees forty-three (43) minutes no (00) seconds West one hundred fifty-

four and fifty-four hundredths (154.54) feet from a PK nail in the center of a bridge crossing LR 63085 and running; thence South sixty-nine (69) degrees fifty-seven (57) minutes thirty-two (32) seconds West one hundred ninety-six and seventy-five hundredths (196.75) feet through lands of the Grantor (Perkin) to an iron pin; thence North seventy-nine (79) degrees eleven (11) minutes fifty-eight (58) seconds West three hundred ninety-eight and forty-one hundredths (398.41) feet through lands of the Grantor to an iron pin; thence North forty-two (42) degrees seventeen (17) minutes thirty-seven (37) seconds East three hundred forty-one and ten hundredths (341.10) feet through lands of the Grantor to a point in the center of LR 63085; thence South fifty-one (51) degrees fifty-two (52) minutes fifty (50) seconds East fifty-eight and fifty-eight hundredths (58.58) feet and South fifty-three (53) degrees twenty-two (22) minutes fifty-one (51) seconds East three hundred seventy-four and forty-nine hundredths (374.49) feet along the center of LR 63085 to a point of beginning. The above description is based on a survey by James F. Knash, R.S., dated January, 1989, and recorded in Wayne County Map Book 66 at page 107.

Title to said Premises vested in Blaylock A. Peppard and Joanne R. Peppard, his wife by Deed from C. William Perkin and Irene L. Perkin, his wife dated 06/18/1992 and recorded 06/18/1992 in the Wayne County Recorder of Deeds

in Book 0692, Page 0017.

Being known as 233 & 239 Perkins  
Pond Road, Beach Lake, PA 18405

Tax Parcel Number: 01-0-0256-  
0012.0005

Improvements thereon:  
RESIDENTIAL DWELLING

Seized and taken in execution as  
property of:  
Joanne R. Peppard 262 17th Street,  
#3 BROOKLYN NY 11215  
Blaylock Peppard 262 17th Street,  
#3 BROOKLYN NY 11215

Execution No. 00216-Civil-2015  
Amount Due: \$137,908.07 Plus  
additional costs

October 21, 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.**

Robert W. Williams Esq.

**12/18/2015 • 12/25/2015 • 1/1/2016**

**SHERIFF'S SALE  
JANUARY 13, 2016**

By virtue of a writ of Execution  
instituted US Bank, NA, as Trustee  
for Citigroup Mortgage Loan Trust  
2007-Wfhe-1, Asset-Backed Pass-  
Through Certificates, Series 2007-  
Wfhe 1 issued out of the Court of  
Common Pleas of Wayne County,  
to me directed, there will be  
exposed to Public Sale, on  
Wednesday the 13th day of January,  
2016 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/lots,  
parcel of piece of ground situate in  
the Township of Lehigh, County of  
Wayne and State of Pennsylvania,  
being Lot No. 77, Section No. 10B,  
APACHE as shown on map of  
POCONO SPRINGS ESTATES,  
INC. on file in the Recorder's  
Office at HONESDALE,  
Pennsylvania, in Plot Book No 14  
at page 103, A.K.A. SECTION 12  
PLOT BOOK 12 PAGE 189.

**TOGETHER WITH and UNDER  
and SUBJECT** to all of the rights,  
obligations, and responsibilities as  
set forth in the respective  
covenants as appear in previous  
deed recorded in book 484 at page

87 in the Office of the Recorder of Deeds in Wayne County, Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Anthony R. Cassaniti, by Deed from Sandra Strain, widow of Robert Strain, dated 03/03/2005, recorded 04/21/2005 in Book 2751, Page 75. Mortgagor ANTHONY R. CASSANITI died on 10/11/2013, leaving a Last Will and Testament dated 10/04/2012. Letters Testamentary were granted to THURMAN DANIELS on 10/25/2013 in WAYNE COUNTY, No. 30935. The Decedent's surviving heir at law and next-of-kin THURMAN DANIELS.

Tax Parcel: 14-0-006-0095

Premises Being: 77 Apache Trail, Gouldsboro, PA 18424

Improvements thereon:  
RESIDENTIAL DWELLING

Seized and taken in execution as property of:  
Thurman Daniels, in His Capacity as Executor and Devisee of the Estate of Anthony R. Cassaniti 77 Apache Trail,  
Pocono Springs Estates  
GOULDSBORO PA 18424

Execution No. 217-Civil-2015  
Amount Due: \$158,937.75 Plus additional costs

October 23, 2015  
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE

**NOTICE:**

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

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

Paul Cressman Esq.

12/18/2015 • 12/25/2015 • 1/1/2016

**SHERIFF'S SALE  
JANUARY 13, 2016**

By virtue of a writ of Execution instituted Wells Fargo Bank , N.A. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 13th day of January, 2016 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

All those certain lots, parcels or pieces of ground situate in the Township of Sterling, County of Wayne, and Commonwealth of



Pennsylvania, being Lots Numbers 33 and 35, Brantwood Road, Section 2, Southern Area, as shown on Map of Pocono Springs Estates, Inc., on file in the Recorder of Deeds Office at Honesdale, Pennsylvania, in Plat Book 13, at Page 38.

Control No's: 031233 and 051854

Being the same premises which Robert Singer, a single man, by deed dated January 29, 2008, and recorded February 20, 2008, in the Office of the Recorder of Deeds in and for the County of Wayne, Pennsylvania, in Record Book Vol. 3467, Page 272, granted and conveyed unto Anna Mikitina, in fee.

Title to said Premises vested in Corey W. Ford and Andrea L. Ford by Deed from Anna Nikitina dated 10/27/2009 and recorded 12/10/2009 in the Wayne County Recorder of Deeds in Book 3914, Page 45.

Being known as 35 Brantwood Drive, Newfoundland, PA 18445

Tax Parcel Number: 031233 and 051854

Improvements thereon:  
RESIDENTIAL DWELLING

Seized and taken in execution as property of:  
Corey W. Ford 12201 N.  
Woodcrest Drive, Apt. F, DUNLAP IL 61525  
Andrea L. Ford 12201 N.

Woodcrest Drive, Apt. F, DUNLAP IL 61525

Execution No. 324-Civil-2014  
Amount Due: \$185,205.72 Plus additional costs

October 23, 2015  
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE NOTICE:**

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

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

Robert W. Williams Esq.

**12/18/2015 • 12/25/2015 • 1/1/2016**

**SHERIFF'S SALE  
JANUARY 13, 2016**

By virtue of a writ of Execution instituted Gouldsboro Ambulance Squad issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on

Wednesday the 13th day of January, 2016 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, parcel or tract of Land, lying situate in the Town of Gouldsboro, within the Township of Lehigh, County of Wayne, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a post corner in line of lot of now or formerly of Mrs. Teddie J. Kirling on the west side of Second Street, North 89 4/10 degrees West 114 feet; thence South 6/10 degrees West 200 feet thence South 89 4/10 degrees East 114 feet the said Second Street; thence North 6/10 degrees East 200 feet to place of BEGINNING. CONTAINING 84 rods, more or less.

TOGETHER WITH AND SUBJECT TO all of the rights, privileges, easements, conditions, exceptions, reservations and restrictions that may be of record and/or visible on the ground, including, but not limited to those of Pocono Springs Estates, Inc. and those as are contained in former deeds forming the chain of title of said premises.

BEING THE SAME PREMISES that were conveyed by deed dated August 21, 2007 from Stathie

Constance Cuccherini, Executrix of the Estate of Thomas John Cuccherini aka Thomas Cuccherini, deceased, to Stathie Constance Cuccherini, widow and recorded in Wayne County Record Book 3363 pages 337-340.

AND the said Grantor will warrant specially the property hereby conveyed.

CHARLES BARNETTE, single and WINONA KERRY ELLSWORTH, single, as JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON, of 1615 Outrigger Drive, Baton Rouge, LA 70816 hereinafter referred to as "GRANTEES".

Tax Map Number: 14-0-0019-0066

Physical Address: 20 Second Street, Gouldsboro, PA 18424

Seized and taken in execution as property of:

Charles Barnette 3016 Williamsburg LA PLACE LA 70068

Winona Barnette 3016 Williamsburg LA PLACE LA 70068

Execution No. 329-Judgment-2015  
Amount Due: \$10,933.30 Plus additional costs

October 21, 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.

Pro Se - Gouldsboro Ambulance  
Squad

12/18/2015 • 12/25/2015 • 1/1/2016

---

**SHERIFF'S SALE  
JANUARY 13, 2016**

By virtue of a writ of Execution instituted Midfirst 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 13th day of January, 2016 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 lot of ground together with the building and improvements thereon erected, situate in the Borough of

Honesdale, County of Wayne, Commonwealth of Pennsylvania, being known as Lot No. 87, as shown on the Plan of Lots known as Crestmont, Section No. 1, made for Crestmont Housing Corporation by the Dunning Engineering Co., on July 6, 1953, and revised November 7, 1953, as recorded in Map Book 3, page 46, Wayne County records, being more fully bounded and described as follows, to wit:

BEGINNING at a point in the Easterly side of Crestmont Drive (50 feet wide) said point being 243.26 feet south of the intersection of Crestmont Drive with Beech Wood Drive, which point or place of beginning is also the common corner of Lots Nos. 88 and 87 on the Easterly side of Crestmont Drive; thence South 77 degrees 58 minutes West 102.84 feet along the southerly line of Lot No. 88 to a point; thence South 5 degrees 55 ? minutes East 33.70 feet along the West line of Lot No. 79; thence South 3 degrees 50 minutes East 47.26 feet along the Westerly line of Lot No. 80 to a point; thence North 88 degrees 40 minutes West 103.15 feet along the Northern line of Lot No. 86 to a point on the Easterly side of Crestmont Drive; thence along the Easterly side of Crestmont Drive North one degree 20 minutes East 10.50 feet; and thence continuing along the Easterly side of Crestmont Drive on an arc having a radius of 200 feet a distance of 46.65 feet to the common corner of Lot No. 87 (herein described) and Lot No. 88, the point or place of beginning.

SUBJECT to the restrictive covenants relative to type of building to be erected thereon, location of buildings, and use of property as created by Crestmont Housing Corporation, by Instrument dated November 10, 1953 and recorded in Deed Book 185, page 348, as by reference thereto will more fully and at large appear.

ALSO UNDER AND SUBJECT to the conditions, restrictions and reservations as appears in this and prior instruments of record.

HAVING THEREON ERECTED A DWELLING KNOWN AS 17 CRESTMONT DRIVE, HONESDALE, PA 18431.

BEING THE SAME PREMISES WHICH Robert J. and Susan J. Kretschmer by deed dated and recorded August 1, 2002 in Wayne County Instrument No. 2034, Page 113, granted and conveyed unto Robert A. Colucci and Denise L. Colucci. Robert A. Colucci died on January 31, 2013 and, upon his death, title to the premises vested in his wife, Denise L. Colucci, by operation of law.

PARCEL #11-0-0009-0044.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights-of-way, exceptions, conditions, restrictions and

reservations of record, as the same may appear in this or prior instruments of record.

Seized and taken in execution as property of:  
Denise L. Colucci 17 Crestmont Drive HONESDALE PA 18431

Execution No. 373-Civil-2015  
Amount Due: \$115,997.03 Plus additional costs

October 15, 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.**

Leon P. Haller, Esq.

**12/18/2015 • 12/25/2015 • 1/1/2016**

**CIVIL ACTIONS FILED**

*FROM NOVEMBER 21, 2015 TO NOVEMBER 27, 2015  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**JUDGMENTS**

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2006-20748	HUCHARD KATE J	11/24/2015	SATISFACTION	1,755.74
2010-00596	FILIMON GHEORGHE	11/25/2015	JDGMT BY COURT ORDER	229,751.13
2010-00596	FILIMON RODICA	11/25/2015	JDGMT BY COURT ORDER	229,751.13
2010-00596	FILIMON GHEORGHE	11/25/2015	WRIT OF EXECUTION	229,751.13
2010-00596	FILIMON RODICA	11/25/2015	WRIT OF EXECUTION	229,751.13
2011-21890	LONG PAMELA R	11/24/2015	SATISFACTION	435.38
2013-21601	AMERICAN REAL ESTATE INVESTMENT HOLDINGS INC	11/24/2015	SATISFACTION	741.87
2013-21604	POLLACK DAVID J	11/24/2015	SATISFACTION	283.04
2014-00131	HUCKABEE JEANETTE H	11/25/2015	DEFAULT JUDGMENT	131,733.33
2014-00131	HUCKABEE HENRY R	11/25/2015	DEFAULT JUDGMENT	131,733.33
2014-20069	MILLER DAVID SCOTT	11/25/2015	SATISFACTION	—
2014-20152	LOEWENSTEIN MICHAEL B	11/24/2015	SATISFACTION	—
2014-20175	SCHULLIN KINGA G	11/24/2015	SATISFACTION	296.22
2014-20175	WENGLER JOSHUA	11/24/2015	SATISFACTION	296.22
2014-20314	COURTRIGHT MARK L	11/24/2015	SATISFACTION	—
2014-21285	SMITH AND MORRIS HOLDING LLC	11/24/2015	SATISFACTION	535.04
2015-00129	LOCKWOOD FRANK B	11/25/2015	DEFAULT JUDG IN REM	178,983.53
2015-00129	LOCKWOOD MELISSA	11/25/2015	DEFAULT JUDG IN REM	178,983.53
2015-00243	COER ROBERT A SR	11/25/2015	DEFAULT JUDGMENT	73,055.59
2015-00243	COER CATHERINE F	11/25/2015	DEFAULT JUDGMENT	73,055.59
2015-00243	COER ROBERT A SR	11/25/2015	WRIT OF EXECUTION	73,055.59
2015-00243	COER CATHERINE F	11/25/2015	WRIT OF EXECUTION	73,055.59
2015-00249	B&O ENTERPRISES INC	11/25/2015	DEFAULT JUDGMENT	415,665.22
2015-00249	OCONNOR EDWARD R	11/25/2015	DEFAULT JUDGMENT	415,665.22
2015-00308	SCHMITT WILLIAM	11/25/2015	DEFAULT JUDGMENT	109,916.09
2015-00308	SCHMITT WILLIAM	11/25/2015	WRIT OF EXECUTION	109,916.09
2015-00352	SKELTON DANIEL L	11/25/2015	DEFAULT JUDGMENT	182,769.43
2015-00388	OLSEN JOSEPH J EXECUTOR	11/25/2015	DEFAULT JUDG IN REM	158,793.23
2015-00388	TUBIOLO JANINE DEVISEE	11/25/2015	DEFAULT JUDG IN REM	158,793.23
2015-00388	OLSEN ANNETTE ESTATE	11/25/2015	DEFAULT JUDG IN REM	158,793.23
2015-00503	PATTEN TRAVIS	11/25/2015	WRIT OF EXECUTION	131,402.74
2015-00530	PALYO ALEXANDER M	11/24/2015	DEFAULT JUDG IN REM	175,794.45
2015-00531	GLOSENGER KATHLEEN A	11/24/2015	FINAL JUDGMENT	—
2015-00531	GLOSENGER KATHLEEN A”	11/24/2015	AMENDED FINAL JUDGMT	—
2015-20385	SMITH ND MORRIS HOLDING LLC	11/24/2015	SATISFACTION	838.03
2015-20424	CROOM ROBERT L	11/25/2015	REIS/WRITSCIREFACIAS	—
2015-20424	CROOM PAULA S	11/25/2015	REIS/WRITSCIREFACIAS	—

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

2015-21064	AVERY WAYNE	11/24/2015	WRIT OF EXECUTION	4,718.70
2015-21064	AVERY NANCY	11/24/2015	WRIT OF EXECUTION	4,718.70
2015-21131	JUST JULIA IN HOME CARE LLC	11/23/2015	TAX LIEN	910.02
2015-21132	DELCASTILLO ANTHONY	11/23/2015	MUNICIPAL LIEN	1,838.42
2015-21132	DELCASTILLO LORRAINE	11/23/2015	MUNICIPAL LIEN	1,838.42
2015-21133	GIGLIA SALVATORE	11/23/2015	MUNICIPAL LIEN	1,330.05
2015-21133	GIGLIA LILLIAN	11/23/2015	MUNICIPAL LIEN	1,330.05
2015-21134	FEDERAL HOME LOAN MORTGAGE	11/23/2015	MUNICIPAL LIEN	1,674.75
2015-21135	PILIPIE STEFANI-LEE	11/23/2015	MUNICIPAL LIEN	3,848.45
2015-21136	DUNN JAMES	11/23/2015	MUNICIPAL LIEN	1,223.99
2015-21137	DEUTSCHE BANK NATL TRUST CO TRUST	11/23/2015	MUNICIPAL LIEN	1,220.54
2015-21138	WILLIAMSON HUGH	11/23/2015	MUNICIPAL LIEN	1,288.31
2015-21138	WILLIAMSON TERESE	11/23/2015	MUNICIPAL LIEN	1,288.31
2015-21139	LIPNICKAS RICHARD J	11/23/2015	MUNICIPAL LIEN	1,654.41
2015-21140	LOCANTRO TINA	11/23/2015	MUNICIPAL LIEN	1,223.99
2015-21140	LOCANTRO JAMES	11/23/2015	MUNICIPAL LIEN	1,223.99
2015-21141	BOUTON CAROL ESTATE OF	11/23/2015	MUNICIPAL LIEN	1,270.55
2015-21142	NASSER JOSEPH G	11/23/2015	MUNICIPAL LIEN	2,669.48
2015-21143	GRUBER EMMA	11/23/2015	MUNICIPAL LIEN	1,184.01
2015-21144	BELLO ROBERT	11/23/2015	JP TRANSCRIPT	942.83
2015-21145	VANKER EUGENE P	11/24/2015	FEDERAL TAX LIEN	63,171.07
2015-21146	MULHOLLAND KELLY	11/24/2015	JUDGMENT	3,874.00
2015-21147	BYRON EILEEN A	11/25/2015	JP TRANSCRIPT	4,283.71
2015-90136	GROSS WESLEY	11/23/2015	ESTATE CLAIM	2,415.14

### CONTRACT — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00651	DIEHL THERESA	PLAINTIFF	11/24/2015	—
2015-00651	BLUE CROSS OF NORTHEASTERN PA	DEFENDANT	11/24/2015	—
2015-00657	FIDELITY NATIONAL TITLE INSUR	PLAINTIFF	11/25/2015	—
2015-00657	EXACT ABSTRACT	DEFENDANT	11/25/2015	—
2015-00657	MCKENNA JANET	DEFENDANT	11/25/2015	—
2015-00657	VANNATTA GEORGE	DEFENDANT	11/25/2015	—

### REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00652	HSBC BANK USA NATIONAL ASSOC TRUSTEE FOR	PLAINTIFF	11/24/2015	—
2015-00652	ACE SECURITIES CORP HOME EQUIT	PLAINTIFF	11/24/2015	—
2015-00652	BOICE MICHAEL S	DEFENDANT	11/24/2015	—
2015-00652	BOICE JEAN K	DEFENDANT	11/24/2015	—
2015-00652	UNITED STATES OF AMERICA	DEFENDANT	11/24/2015	—
2015-00653	DEUTSCHE BANK NATIONAL TRUST AS TRUSTEE FOR	PLAINTIFF	11/24/2015	—
2015-00653	SOUNDVIEW HOME LOAN TRUST	PLAINTIFF	11/24/2015	—
2015-00653	WILLIAMS THEODORE	DEFENDANT	11/24/2015	—
2015-00653	WILLIAMS MARY	DEFENDANT	11/24/2015	—

2015-00654	DIRLAM BROS LUMBER COMPANY	PLAINTIFF	11/25/2015	—
2015-00654	POLAY MICHAEL S	DEFENDANT	11/25/2015	—
2015-00655	KERR THOMAS EXECUTOR	PLAINTIFF	11/25/2015	—
2015-00655	PATRICK GLORIA ESTATE	PLAINTIFF	11/25/2015	—
2015-00655	BLACK MICHAEL E	DEFENDANT	11/25/2015	—
2015-00655	CZARDA BLACK CYNTHIA	DEFENDANT	11/25/2015	—
2015-00655	BLACK CYNTHIA CZARDA	DEFENDANT	11/25/2015	—
2015-00656	WELLS FARGO BANK NA	PLAINTIFF	11/25/2015	—
2015-00656	MERCK MALINDA	DEFENDANT	11/25/2015	—
	A/K/A			
2015-00656	MERK MALINDA	DEFENDANT	11/25/2015	—

**TORT — PREMISES LIABILITY**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00658	WILMOT LYNDA	PLAINTIFF	11/25/2015	—
2015-00658	WILMOT KENNETH	PLAINTIFF	11/25/2015	—
2015-00658	SHELLYS FAMILY RESTAURANT INC	DEFENDANT	11/25/2015	—
2015-00658	SHELLY PATRICK	DEFENDANT	11/25/2015	—
2015-00658	SHELLY DENISE	DEFENDANT	11/25/2015	—

**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](mailto:baileyd@ptd.net) or call 570-251-1512.

**MORTGAGES AND DEEDS**

*RECORDED FROM DECEMBER 7, 2015 TO DECEMBER 11, 2015  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

<b>GRANTOR</b>	<b>GRANTEE</b>	<b>LOCATION</b>	<b>AMOUNT</b>
Banas Michael	Honesdale National Bank	Lake Township	75,000.00
Tiernan Andrew J	Mortgage Electronic Registration Systems	Berlin Township	
Tiernan Amanda			170,500.00
Nemerovich Joy	Fidelity Deposit And Discount Bank	Salem Township	75,600.00
Sabel Marco A	Mortgage Electronic Registration Systems	Paupack Township	
Sabel Sharon N			89,750.00
Liu Chun H	Mortgage Electronic Registration Systems	Manchester Township	120,600.00
Theobald Jerome D	Dime Bank	Clinton Township 1	
Theobald Jane E			140,000.00
Zukosky Amy By Af	Mortgage Electronic Registration Systems	Mount Pleasant Township	
Zukosky Jeffrey B Af			98,880.00
Zukosky Jeffrey B			
Hunter Edmund T Jr	Cowen Jerome E Est	Paupack Township	
Hunter Catherine			25,000.00
Maritza Ana D AKA	P N C Bank	Lake Township	
Pascual Ana D Maritza AKA			51,790.58
Pascual Rafael C AKA			
Pascual Rafael G AKA			
Suditu Cristi	Mortgage Electronic Registration Systems	Lake Township	
Suditu Mary Loredana		Lake & Salem Twps	181,200.00
		Salem Township	
		Salem & Lake Twps	181,200.00
Simmons John M	Mortgage Electronic Registration Systems	Lake Township	127,645.00
Neagu Mihal F	Citizens Savings Bank	Lake Township	
Neagu Andreea			70,400.00
Schaub James	Mortgage Electronic Registration Systems	Mount Pleasant Township	159,885.00
Hamlyn David J	Honesdale National Bank	Mount Pleasant Township	
Hamlyn Darlene E			28,000.00
McEntire Chad A	Mortgage Electronic Registration Systems	Salem Township	
Mackfee Bree A			113,600.00
Block John E	Dime Bank	Honesdale Borough	
Block Margaret M			164,000.00

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



Goshawk L L C	Dime Bank	Texas Township 1 & 2	93,750.00
Gikher Anna	Mortgage Electronic Registration Systems	Lake Township	120,000.00
Kennedy Paul J Jr	Dime Bank	Dyberry Township	
Kennedy Heather			26,000.00
Non Margaret	Wayne Bank	Cherry Ridge Township	90,000.00
Brown George K	Dime Bank	Oregon Township	
Brown Katharine A			50,000.00
Gillette Terry	Dime Bank	Texas Township	
Gillette Eugenia			38,000.00
Snook Jonathan B	Dime Bank	Canaan Township	29,900.00
Spectrum Community Services Inc AKA	First Keystone Community Bank	Lake Township	
Spectrum Human Services Inc AKA			2,000,000.00
Spectrum Community Services Inc AKA	First Keystone Community Bank	Lake Township	
Spectrum Human Services Inc AKA			850,000.00
Iacobelli Robert	Admirals Bank	Salem Township	
Iacobelli Maria Rosa			25,000.00
Titus Joseph D	Dime Bank	Lake Township	
Watson Caroline			58,000.00
Boynton Joseph C Jr	Mortgage Electronic Registration Systems	Salem Township	
Boynton Patricia A			258,800.00
Decker Jordan	Wells Fargo Bank	Sterling Township	
Singleton Courtney			127,506.00
Abel Eric J	Mortgage Electronic Registration Systems	Texas Township	
Abel Sherry			52,000.00
Williams Robert Evan	Wells Fargo Bank	Lake Township	
Williams Kristin Beth			317,000.00
Reynolds Damien P	J P Morgan Chase Bank	Paupack Township	123,239.00

---

## DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Davis James R	Banas Michael	Lake Township	
Davis Dorothy D			Lot 4321
Carbone John	Beskovoyne Gerald Jr	Paupack Township	Lot 165
Bowers Joan L	Kurylas James	Salem Township	Lot 390
Fund B Trust	Jones Alan	Berlin Township	
Kingsland Nicholas C Tr	Jones Jacque		
Kingsland Eve Grantham Ind & Tr			
Kingsland James A Est			

Pittenger Gary	Tiernan Andrew J Tiernan Amanda	Berlin Township	Lot 1C & 1D
Plank Joan By Sheriff Plank Martin By Sheriff	Bank Of America	Texas Township 1 & 2	
Lucas Jeffrey By Sheriff	Bank Of New York Mellon Tr	Lehigh Township	Lot 26
Smith Jody J	Abdo Edmond Jr Abdo Mary Alice	Honesdale Borough	Lot 14
Alice S Wheeler Family Trust Wheeler David S Tr	Wheeler David S Wheeler Thomas J Wheeler Bruce C	Buckingham Township	
Alice S Wheeler Family Trust Wheeler David S Tr	Wheeler David S Wheeler Thomas J Wheeler Bruce C	Buckingham Township	
Samuel Joan E Est Loftus Barbara Samuel Exr	Samuel Robert E	Lake Township	
Shustack Vincent W	Hanselman Frieda Hanselman Robert W	Paupack Township	Lot 6F
MacDonald Kenneth MacDonald Diana	Knight Michael Knight Heather	Lehigh Township	Lot 394
Berry Eben Clair Berry Mary Jean	Portier Elisha Dorothy	Lehigh Township	
Lucke William	Lucke James Lucke Yvonne	Salem Township	
Holub Diane Claire	Holub Diane Claire Ray Rebecca L	Sterling Township	
Conti Sandra Exr Conti Andrew Est	Conti Sandra	Salem Township	Lot 560
Beckwith Kevin Beckwith Blake	Meininger Glenn Meininger Laura	Dyberry Township Dyberry & Clinton 1 Twps	Lots BL D4 & BL D5
Stinnard Bonny Bayly Amy		Clinton Township 1 Clinton 1 & Dyberry Twps	Lots BL D4 & BL D5
Tschop Dorothy Williams Est AKA Tschop Dorothy Helen Est AKA Munley Linda Exr Beckwith Wanda Exr			
Munley Thomas Munley John	Minor Robert Minor Tamarah	Dyberry Township Dyberry & Clinton 1 Twps	Lot BL D3
Tschop Dorothy Helen Est AKA Tschop Dorothy Williams Est AKA Munley Linda Exr Beckwith Wanda Exr		Clinton Township 1 Clinton 1 & Dyberry Twps	Lot BL D3
Golden Maureen S Burnett Celia Christine AKA Burnett Celia AKA	Burnett Celia Burnett Joseph	Lehigh Township	Lots 186 & 187
Spooner Mae	Strongosky Diane P	Palmyra Township	Lots 9 & 10

Pronck Christine H Est AKA Pronck Christina H Est AKA	Edwards Lisa Kay Gullo John	Manchester Township	Lot 4
Pronck James Ind & Exr Pronck Robert	Minnich Carlton Minnich Franklin Romanic Paul Kuzma Kyle		
Brenner Stewart W Brenner Christine A	Liu Chun H	Manchester Township	Lot 6
Patten Carmen S Jr Patten Jean K	Theobald Jerome D Theobald Jane E	Clinton Township 1	
Housing And Urban Development	Zukosky Jeffrey B Zukosky Amy	Mount Pleasant Township	
Dimmitt Doreen B Tr Dimmitt Richard R Tr Doreen B Dimmitt Revocable Trust	Dimmitt Doreen B Tr Dimmitt Richard R Tr Doreen B Dimmitt Revocable Trust	Damascus Township	
Cowen Jerome E J Est Cowen Thomas P Exr Cowen Evelyn M Est Hunter Edmund T III Hunter Edmond Hunter Bridget Hunter Margaret Benson Margaret Hunger Margaret Benson Kris Hunter Julie Hunter Abraham	Hunter Edmund T Jr Hunter Catherine	Paupack Township	Lots 15 & 16
Tracy Kathryn Exr Kean Viola Est	Li Yong	Manchester Township	
Freethy Eric Paul Exr Rimlinger Judith M Est	Freethy Eric P Freethy Jason R	Palmyra Township	
Freethy Eric Paul Exr Rimlinger Judith M Est	Freethy Eric P Freethy Jason R	Palmyra Township	
Krum Priscilla L	Krum Priscilla L Krum Howard N	Paupack Township	
Wargo Elna M Frisbie Sharon R	Simmons John M Dickhut Branko J	Lake Township Oregon Township	Lot 2
Housing & Urban Development	Neagu Mihal F Neagu Andreea	Lake Township	Lot 530
Boles Margie F	Horan Thomas C Horan Sandra P	Salem Township	Lot 318
Mirabile Michael Mirabile Angela	Cowley Debra	Lehigh Township	Lots 246 & 247
Hall Lisa M Hallzielinski Lisa M Zielinski Lisa M Hall	Schaub James	Mount Pleasant Township	
Casazza Scott Casazza Danielle	McEntire Chad A Mackfee Bree A	Salem Township	Lot 235

Haller Gloria	Gambuzza Natale J Gambuzza Jamie J	Sterling Township	Lot 195
Weiss Leonard	Block John E Block Margaret M	Honesdale Borough	
M C M Captial Partners Tr Af Ventures Trust Two Zero One Three N H By Af	Goshawk L L C	Texas Township 1 & 2	
Budker Maya Gikher Anna	Gikher Anna	Lake Township	Lot 1336
Wayne County Tax Claim Bureau Davis Carmella Davis Peter	Tremone Christian	Manchester Township	
Wayne County Tax Claim Bureau Bickler Geraldine Bickler Wm	Bisignani Michael Bisignani Carrie	Manchester Township	
Wayne County Tax Claim Bureau Klein Raymond C	Bisignani Michael Bisignani Carrie	Manchester Township	
Wayne County Tax Claim Bureau Hunt John	Bisignani Michael Bisignani Carrie	Manchester Township	
Wayne County Tax Claim Bureau Leslie Lillian Jones Est	Tchorzewski Marek	Scott Township	
Wayne County Tax Claim Bureau Devizia Francis	Country Q	Sterling Township	
Wayne County Tax Claim Bureau Berndt Derek	Indian Rocks P O A Inc	Salem Township	
Wayne County Tax Claim Bureau Adams Robert L Jr	Tchorzewski Marek	Manchester Township	
Housing And Urban Development	Maholick Jean C Maholick Michael	Lehigh Township	
Fitzsimmons Jeffrey E Nebzydoski Ann Marie	Fitzsimmons Jeffrey E	Canaan Township	
Pacetti Adam C Pacetti Shaun E	Titus Joseph D Watson Caroline	Lake Township	Lot 3477
Gales Richard S	Gales Richard S Tr Gales Family Trust	Buckingham Township	
Skinner Suzanne M	Olsen Steven J Olsen Cathy A	Oregon Township	
Franceski Joseph Jr Franceski Michael	Franceski Joseph Jr Franceski Deborah	Clinton Township 2	
Franceski Joseph Jr Franceski Michael	Baileys Thomas Baileys Kim	Clinton Township 2	
Franceski Joseph Jr Franceski Michael	McGraw Thomas McGraw Charlene	Clinton Township 2	
Franceski Joseph Jr Franceski Michael	Kresock Richard R Kresock Patricia A	Clinton Township 2	
Franceski Joseph Jr Franceski Micheal	Fitzsimmons James C Fitzsimmons Mary G	Clinton Township 2	
Franceski Joseph Jr Franceski Michael	Weaver Jonathan Weaver Jacqueline	Clinton Township 2	

Franceski Joseph Jr	Tighe James	Clinton Township 2	
Franceski Michael			
Fannie Mae AKA	Meyers Gary A	Lake Township	
Federal National Mortgage Association AKA			Lot 1620
Powers Kim & Associates			
Primestar Fund I T R S Inc	Meyers Gary A	Salem Township	Lot 331
Kussmaul Marie	Kussmaul Marie	Paupack Township	
	Gurian Theresa		Lot 240 R
	Kussmaul John J		
	Elbaum Kathy		
Catanzaro Stephanie	Decker Jordan	Sterling Township	
	Singleton Courtney		Lot 28
Terris Martin A	Loughlin Terence A	Lake Township	
Hyland Diane	Loughlin Catherine A		Lot 1052
	Loughlin Matthew G		
	Loughlin Amanda E		
Schwarz Mary T	Grossman Wendy Schwarz	Honesdale Borough	
	Malti Wendy K		
	Malti David J		
Reynolds Damien P	Reynolds Damien P	Paupack Township	
Thomas Joann			Lot 258
Schmoll Walter E	Mezzo Stephen	Lake Township	
Schmoll Marcy Kershner	Mezzo Patricia		Lot 1212
Furman Brenda Sue Est AKA	Asselstine James K	Texas Township 3	
Furman Brenda S Est AKA	Davis Bette J		Lots 1 & 2
Furman Tye Kenneth Exr			
Benoit Daniel	Belanger Carol	Lehigh Township	
Benoit Carole			Lot 148





## Wayne County Legal Journal Subscription Form

PLEASE PRINT CLEARLY

Name \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Phone (\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_

Email Address \_\_\_\_\_ @ \_\_\_\_\_

### Subscription Options and Rates

- |   |                |
|---|----------------|
| <input type="checkbox"/> Mailed Copy ONLY   | \$100 per year |
| <input type="checkbox"/> Emailed Copy ONLY  | \$50 per year  |
| <input type="checkbox"/> Mailed and Emailed | \$125 per year |

Individual copies \$5 each

Your subscription year will begin from the date your subscription form and payment are received.

WC Legal Journal is published every Friday, except for Holidays.

Please fax completed form to 570-647-0086 or email to [baileyd@ptd.net](mailto:baileyd@ptd.net)

---

Display Advertising Available

MAKE CHECK PAYABLE TO BAILEY DESIGN AND ADVERTISING

Please call for Rates —570-251-1512 or email [baileyd@ptd.net](mailto:baileyd@ptd.net)

# Wayne County LEGAL JOURNAL

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

## 2015 LEGAL ADVERTISING RATES

<b>Incorporation Notices</b>	<b>\$45</b>
<i>One (1) time insertion</i>	
<b>Fictitious Name Registration</b>	<b>\$45</b>
<i>One (1) time insertion</i>	
<b>Petition for Change of Name</b>	<b>\$45</b>
<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](mailto:baileyd@ptd.net)

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

*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