

OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

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Court of Common Pleas 22nd Judicial District:

The Hon. Raymond L. Hamill
President Judge

The Hon. Robert J. Conway
Senior Judge

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

The Official Legal Publication of Wayne County, Pennsylvania



Legal Journal of Wayne County

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

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

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

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

MESSAGE FROM THE
WAYNE COUNTY BAR ASSOCIATION



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

PRICING & RATES

Notice Pricing

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
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Robert J. Conway, *Senior Judge*

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LEGAL NOTICES

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

ESTATE NOTICES

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

ESTATE NOTICE

NOTICE IS HEREBY GIVEN, that Letters Testamentary have been issued in the Estate of Arthur Johan Larsen a/k/a Arthur Larsen a/k/a Arthur J. Larsen, who died on December 1, 2015, late resident of 21 Fall Brook Road, Starlight, PA 18461, to Kurt Krause, Executor of the Estate, residing at 29 Fall Brook Road, Starlight, PA 18461. All persons indebted to said estate are required to make payment and those having claims or demands are to present the same without delay to the Law Offices of HOWELL, HOWELL & KRAUSE, ATTN: ALFRED J. HOWELL, ESQUIRE, Attorney for the Estate, at 109 Ninth Street, Honesdale, PA 18431.

ALFRED J. HOWELL, ESQUIRE
ATTORNEY FOR THE ESTATE

1/1/2016 • 1/8/2016 • 1/15/2016

ESTATE NOTICE

Notice is hereby given that Letters of Administration have been granted in the Estate of Brian M. Wormuth, late of Wayne County, Pennsylvania, on December 14, 2015 to Leonard A. Wormuth. All persons indebted to said estate are required to make payment, and those having claims or demands to present the same without delay to David F. Bianco, Esquire, 707 Main Street, P.O. Box 84, Forest City, PA 18421.

DAVID F. BIANCO, ESQUIRE
Attorney for the Estate

1/1/2016 • 1/8/2016 • 1/15/2016

EXECUTRIX NOTICE

Estate of THOMAS E. HUGHES
AKA THOMAS HUGHES AKA
THOMAS EDWARD HUGHES
Late of Canaan Township
Executrix
BRENDA SCHWEIGHOFER
22 DENNIS ROAD
HONSDALE, PA 18431
Attorney
NICHOLAS A. BARNA
831 COURT STREET
HONSDALE, PA 18431

1/1/2016 • 1/8/2016 • 1/15/2016

ESTATE NOTICE

Notice is hereby given, that Letters Testamentary have been granted to Francis J. Peterson, Administrator of the Estate of Sterling Peterson, late of Hawley, Wayne County, Pennsylvania who died on November 9, 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 Administrator, Francis J. Peterson c/o Mark R Zimmer, Esquire, 1133 Main Street, Honesdale, PA 18431.

12/25/2015 • 1/1/2016 • 1/8/2016

ESTATE NOTICE

Notice is hereby given, that Letters Testamentary have been granted to Francis J. Peterson, Administrator of the Estate of Karen Ann Peterson, late of Hawley, Wayne County, Pennsylvania who died on November 9, 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 Administrator, Francis J. Peterson c/o Mark R Zimmer, Esquire, 1133 Main Street, Honesdale, PA 18431.

12/25/2015 • 1/1/2016 • 1/8/2016

EXECUTOR NOTICE

Estate of WARREN RUBAN AKA WARREN C. RUBAN AKA WARREN CHESTER RUBAN
Late of Oregon Township
Executor

JAMES W. RUBAN
943 TORREY ROAD
HONESDALE, PA 18431
Attorney
NICHOLAS A. BARNA
831 COURT STREET
HONESDALE, PA 18431

12/25/2015 • 1/1/2016 • 1/8/2016

EXECUTRIX NOTICE

Estate of EVA RUTH FLANNERY
AKA EVA FLANNERY AKA
EVA M. FLANNERY AKA EVA
MUMKEN FLANNERY
Late of Cherry Ridge Township
Executrix
KIM CARROLL
10 STEEPLE RD.
MONROE TWP., NJ 08831
Attorney
NICHOLAS A. BARNA
831 COURT STREET
HONESDALE, PA 18431

12/25/2015 • 1/1/2016 • 1/8/2016

EXECUTOR NOTICE

Estate of MADELAINE J.
SANDERSON AKA
MADELAINE SANDERSON
Late of Buckingham Township
Executor
JAMES VISLOSKY
26 ERIC COURT
PARLIN, NJ 08859
Attorney
MATTHEW L. MEAGHER,
ESQUIRE
1018 CHURCH STREET
HONESDALE, PA 18431

12/25/2015 • 1/1/2016 • 1/8/2016

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

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 MSD Tavern, 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.

1/1/2016

LEGAL NOTICE

**NOTICE OF
INCORPORATION**

In accordance with the Business Corporation Law of the Commonwealth of Pennsylvania, a limited liability company by the name of Dermaline Permanent Cosmetics, Inc., has been organized under the Provisions of the Business Corporation Law of 1988, P.S. 1444, as amended, for the purpose of any and all legal business in the Commonwealth of Pennsylvania including but not limited to general tattooing,

cosmetic tattooing and all other items authorized under the Business Law of 1988 as amended. Said Articles of Incorporation having been filed with the Department of State on November 9, 2015.

ALFRED G. HOWELL, Esquire
HOWELL & KRAUSE
109 Ninth Street
Honesdale, Pennsylvania 18431
(570) 253-2520

1/1/2016

FICTITIOUS NAME

NOTICE IS HEREBY GIVEN, pursuant to the provisions of the Acts of Assembly approved May 24, 1945, as amended, that certificates for the conduct of business under the fictitious name of Lakeside Home Rentals, with their principal place of business at Lake Township, Pennsylvania, were filed with the Department of State. The name of the entity owning or interest in said business is Rochin, Inc.

Michael D. Walker, Esquire
Walker & Walker, P.C.
Attorney

1/1/2016

**ARTICLES OF
INCORPORATION**

NOTICE IS HEREBY GIVEN that Articles of Incorporation for Rochin, Inc. were filed with the Pennsylvania Department of State and approved November 23, 2015,

under the provisions of the Business Corporation Law of 1988, as amended and supplemented.

Michael D. Walker, Esquire
Walker & Walker, P.C.
Attorney

1/1/2016

**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 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
additonal 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 Easts 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

**SHERIFF'S SALE
JANUARY 20, 2016**

By virtue of a writ of Execution instituted Deutsche Bank National Trust Company, as Trustee in trust for the registered holders of Morgan Stanley ABS Capital I Inc. Trust 2006-HE6, Morgan Pass-Through Certificates, Series 2006-HE6 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on

Wednesday the 20th 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 Paupack, County of Wayne and Commonwealth of Pennsylvania, laid out and plotted as Parcel R2 upon a certain map entitled "Map Showing Remainder Parcel Sandy Shore George J. and Joan G. Canovan", by William F. Schoenagel, PLS, dated August 18, 2002 and intending to be simultaneously recorded herewith, and being more particularly bounded and described as follows:

Beginning at a set #4 rebar for a corner at the edge of a 33 feet wide right of way identified as S.R. 2002 – Lakeshore Drive, being the southernmost corner of the within described parcel; thence along the common boundary of Parcels R1 and R2 on the above referenced map the following five (5) courses and distances: (1) north 66 degrees 58 minutes 37 seconds west, 60.24 feet to a set #4 rebar; (2) north 86 degrees 23 minutes 53 seconds west, 78.76 feet to a set #4 rebar; (3) north 05 degrees 03 minutes 22 seconds east, 111.15 feet to a set #4 rebar; (4) north 80 degrees 06 minutes 26 seconds west, 58.85 feet to a set #4 rebar; and (5) south 78 degrees 14 minutes 53 seconds west, 105.26 feet to a set #4 rebar for a corner at the edge of the said

Lakeshore Drive; thence north 11 degrees 45 minutes 07 seconds west, 133.23 feet to a point; thence north 37 degrees 00 minutes 41 seconds west, 106.52 feet to a point at the edge of Highland Drive; thence north 53 degrees 00 minutes 11 seconds east, 48.66 feet to a point in the center of the said Lakeshore Drive; thence south 28 degrees 18 minutes 09 seconds east, 3.63 feet to a point; thence north 47 degrees 51 minutes 38 seconds east, 156.85 feet to a point for a corner in the center of Swan Creek (passing two found iron pipes along this course); thence along the said Swan Creek the following four (4) courses and distances: (1) south 34 degrees 31 minutes 01 seconds east, 15.14 feet to a point; (2) south 54 degrees 03 minutes 45 seconds east, 149.04 feet to a point; (3) south 24 degrees 40 minutes 02 seconds east, 119.55 feet to a point; and (4) south 33 degrees 57 minutes 00 seconds east, 168.65 feet to a point in the middle of the aforesaid Lakeshore Drive; thence through Lakeshore Drive south 23 degrees 01 minutes 23 seconds west, 137.26 feet to the point and place of beginning.

Title to said Premises vested in Patrick S. Johnson and Marie T. Johnson, husband and wife by Deed from ESP Investments, LLC dated 12/13/2005 and recorded 12/27/2005 in the Wayne County Recorder of Deeds I Book 2945, Page 99.

Being known as 329 Lakeshore Drive, Lakeville, PA 18438

Tax Parcel Number: 19-0-0010-0149

IMPROVEMENTS: Residential Dwelling

Seized and taken in execution as property of:

PATRICK S. JOHNSEN 329
LAKESHORE DRIVE
LAKEVILLE PA 18438
MARIE T. JOHNSEN 329
LAKESHORE DRIVE
LAKEVILLE PA 18438

Execution No. 49-Civil-2015
Amount Due: \$768,478.51 Plus
additional costs

November 4, 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.

12/25/2015 • 1/1/2016 • 1/8/2016

**SHERIFF'S SALE
JANUARY 20, 2016**

By virtue of a writ of Execution instituted Lakeview Loan Servicing, LLC issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 20th 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 Situated In The Township of Lake, Wayne County, Pennsylvania, Known As Lot 1269 In Section 12 Of The Hideout, A Subdivision Situated In The Township Of Lake, 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 In Plat Book 3, Pages 84, 87, 41 Through 48 And 50, September 9, 1970 In Plat Book 5, Pages 57 And 58, February 8, 1971 In Plat Book 5, Pages 59 And 61 Through 68, March 24, 1971 In Plat Book 5, Pages 66 Through 68, May 10, 1971 In Plat Book 5, Pages 69 Through 72 And March 14, 1972 In Plat Book 5, Pages 73 Through 92.

TAX PARCEL # 12-0-0019-0017

COMMONLY KNOWN AS 1269
Brookfield Road, Lake Ariel, PA
18436

Seized and taken in execution as
property of:
Hanorah V. Bart 1269 Brookfield
Road LAKE ARIEL PA 18436

Execution No. 119-Civil-2014
Amount Due: \$119,684.85 Plus
additional costs

November 4, 2015
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE
NOTICE:**

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

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

Matthew K. Fissel

12/25/2015 • 1/1/2016 • 1/8/2016

**SHERIFF'S SALE
JANUARY 20, 2016**

By virtue of a writ of Execution
instituted Walter H. Horst issued
out of the Court of Common Pleas
of Wayne County, to me directed,
there will be exposed to Public
Sale, on Wednesday the 20th 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 pieces or parcels
of land situated in the Township of
Salem, County of Wayne and
Commonwealth of Pennsylvania,
bounded and described as follows:

Parcel One:

Beginning at a point in the center
of the State Road Route 63008 at
the junction with the Township
Road No. 348; thence through
lands of the former grantor South
48 degrees and 00 minutes West
186.8 feet to a pipe corner; thence
South 65 degrees and 35 minutes
West 100.9 feet to a pipe corner at
the edge of a creek; thence up the
said creek, North 18 degrees and
24 minutes East about 291 feet to a
point in the center of the said state
road; thence along the center of the
same South 73 degrees and 07
minutes East 58.9 feet South 56
degrees 11 minutes East 50 feet
and South 32 degrees 13 minutes
East 76.55 feet to the place of
Beginning. Containing 29,000
square feet, more or less.

Excepting and Reserving to

Edward J. Pruss, et ux., their heirs and assigns a right-of-way twelve (12) feet in width running from State Route 63008 to other lands of Edward J. Pruss, et ux., said right of way to be located at a point approximately 75 feet from the northwesterly corner of land herein conveyed (Parcel I) running in a direction along the bank of the creek and then veering in a southeasterly direction to a point approximately North 65 degrees 35 minutes East 75 feet from the pipe corner near the creek. The purpose of said right of way being for ingress and egress over the lands of the grantees for the purpose of removing timber, fix fence and to remove cattle from the lands of Edward J. Pruss, et ux., for emergency purposes, but said right of way is to be limited to the aforescribed purpose and no other.

Parcel Two:

Beginning at a point in the center of the State Road Route 63008, the said point being the southeasterly corner of other lands of the grantee; thence along the center of the said road, South 1 degree and 09 minutes East 72.7 feet to a point in the center of the said road; thence South 48 degrees West 147.9 feet to a pipe corner; thence South 70 degrees and 41 minutes West 148.6 feet to a pipe corner near the creek; thence North 18 degrees and 24 minutes East 57 feet to a pipe corner, a corner of lands of the grantee; thence along the same North 65 degrees and 35 minutes East 100.9 feet and North

48 degrees East 186.8 feet to the place of Beginning. Containing 15,100 square feet, more or less.

Parcel Three:

Beginning on the northeasterly corner of Lot No. 81 as shown on a certain plan of lots on the lands of Herman G. Wood; said corner being located on the southerly edge of the right-of-way of a private road; thence along Lot No. 81, South 23 degrees 50 minutes East 35.8 feet to a corner; thence along Lot No. 75, North 66 degrees 10 minutes East 29 feet to a corner on the southwesterly edge of the right-of-way of a private road; thence along the edge of the right-of-way of the said private road North 62 degrees 51 minutes West 46.1 feet to the point and place of Beginning. Comprising within said boundaries Lot No. 81-A as shown on a certain plan of lots on the lands of Herman G. Wood.

Bearings of the magnetic meridian and containing 1/100 acre of land, be the same more or less.

Together with the right, liberty and privileges in the Grantee, his heirs and assigns of using and enjoying in common with the Grantors, their heirs and assigns, a private beach upon the lands of the Grantors adjacent to and bordering upon Lake Wallenpaupack for swimming purposes only and using and sharing a community dock adjacent to and bordering upon Lake Wallenpaupack for such boating privileges in Lake Wallenpaupack as may be allowed to the Grantee

by the Pennsylvania Power and Light Company.

Together with the right, liberty and privilege in the Grantee, his heirs and assigns, to use in common with the Grantors, their heirs and assigns, the driveways upon the lands of the Grantors as shown on said map.

Under and Subject, nevertheless, the right of the Grantee, her heirs and assigns of maintaining a water pipe line over and across the premises herein conveyed with the right, liberty and privilege in the Grantors, their heirs and assigns of entering upon the said premises for the purposes of constructing and maintaining said water pipe line.

Subject, however, to the following covenants and restrictions which shall be taken to be real covenants running with the land and binding upon the Grantee, her heirs, executors, administrators and assigns.

1. The premises herein conveyed shall be used for residential purposes only and that no trade or business of any kind shall be carried on upon said premises and that no building, structure, trailer of any kind whatsoever, other than a dwelling or garage or out-buildings to be used in connection with a dwelling, shall be erected thereon.

2. No dwelling shall be erected or placed upon the land herein conveyed, the cost of which shall

be less than twenty-five hundred (\$2,500.00) dollars and no trailer shall be placed upon the land herein conveyed until the same shall have been approved by the (prior) Grantors herein.

3. That no outdoor toilet shall be built or constructed upon the premises herein conveyed and that any septic tank constructed on said premises shall comply with all rules and regulations of the Department of Health of the Commonwealth of Pennsylvania.

Subject to all additional conditions, exceptions, reservations, easements and restrictions as are contained in all prior Deeds forming the premises' chain of title.

Being the same lands which David A. Converse and Cheryl R. Converse, by their deed dated July 30, 2007 and recorded in Wayne County Record Book 3355, Page 288, granted and conveyed to Stephanie Lore.

Seized and taken in execution as property of:
Stephanie Lore 512 Ledgedale Road LAKE ARIEL PA 18436

Execution No. 145-Civil-2015
Amount Due: \$79,468.02 Plus additional costs

November 4, 2015
Sheriff Mark Steelman

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.

Frances Gruber, Esq.

12/25/2015 • 1/1/2016 • 1/8/2016

**SHERIFF'S SALE
JANUARY 20, 2016**

By virtue of a writ of Execution instituted Queen's Park Oval Asset Holding 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 20th 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 situate, lying and being in the township of Lehigh, county of Wayne and state of Pennsylvania, bounded and

described as follows, to wit:

BEING lot no. 16, apache trail on the plot or plan of lots known as 'Pocono Springs Estates, Inc.,' as laid out for the grantor herein by R.N. Harrison, civil engineer, Hackettstown, J.J., dated May, 1968, and recorded in the office of the recorder of deeds of Wayne county in map book 14, page 189.

TITLE TO SAID PREMISES IS VESTED IN Karen M. Shirhall, by Deed from Anthony Shirhall and Henrietta T. Shirhall, h/w, dated 07/11/2000, recorded 07/14/2000 in Book 1667, Page 131.

Tax Parcel: 14-0-0032-0097

Premises Being: 16 Apache Trail, a/k/a 1016 Apache Trail, Gouldsboro, PA 18424

Improvements thereon:
RESIDENTIAL DWELLING

Seized and taken in execution as property of:
Karen M. Shirhall 16 Apache Trail
Gouldsboro PA 18424

Execution No. 345-Civil-2013
Amount Due: \$128,241.67 Plus
additional costs

November 4, 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.

12/25/2015 • 1/1/2016 • 1/8/2016

**SHERIFF'S SALE
JANUARY 20, 2016**

By virtue of a writ of Execution instituted Wells Fargo Bank, N.A., as Trustee for Soundview Home Loan Trust 2007-OPT1, Asset-Backed Certificates, Series 2007 OPT1 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 20th 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 situated in the Township of Salem Wayne County, Pennsylvania known as Lot # 2536,

in Section 41, of The Hideout, a subdivision situated in the Townships of Lake and Salem, Wayne County, Pennsylvania according to the plats thereof recorded in the Office of the Recorder of Deeds in and for Wayne County, Pennsylvania, April 9, 1970 in Plat Book 5, page 27; May 11, 1970 in Plat Book 5, pages 34, 37, 41 through 48 and 50; September 8, 1970 in Plat Book 5, page 57; February 8, 1971 in Plat Book 5, pages 62 and 63; March 24, 1971 in Plat Book 5, page 66; May 10, 1971 in Plat Book 5, pages 71 and 72; March 14, 1972 in Plat Book 5, pages 76, 79 through 84 and 86; May 26, 1972 in Plat Book 5, pages 93 through 95; September 26, 1972 in Plat Book 5, pages 96, 97 and 100 through 104; March 9, 1973 in Plat Book 5, page 106; March 23, 1973 in Plat Book 5, page 107; April 3, 1973 in Plat Book 5, pages 108 through 110; and May 18, 1973 in Plat Book 5, pages 111 through 119, being part of the same premises which vested in Larwin Development, Inc., by deed from Boise Cascade Home & Land Corporation, recorded October 10, 1972, in the office of the Recorder of Deeds of Wayne County, Pennsylvania in Deed Book 286, page 129.

SUBJECT to all easements, covenants, conditions and restrictions or record, including those set forth in the Declaration of Protective Covenants for The Hideout, dated as of May 11, 1970 as amended and supplemented.

TITLE TO SAID PREMISES IS VESTED IN Thomas Cook and Jennifer Cook, wife and husband given by Joseph Mezzafonte and Karen A. Mezzafonte, husband and wife Dated: February 11, 2007 Recorded: February 20, 2007 Bk/Pg or Inst#: 3238/10.

Tax Parcel: 22-0-0027-0036

Premises Being: 2536 Oak Circle, Lake Ariel, PA 18436

Improvements thereon:
RESIDENTIAL DWELLING

Seized and taken in execution as property of:
Thomas Cook 50 Flamingo Road LEVITTOWN NY 11756
Jennifer Cook 50 Flamingo Road LEVITTOWN NY 11756

Execution No. 473-Civil-2015
Amount Due: \$216,055.86 Plus additional costs

November 4, 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.

12/25/2015 • 1/1/2016 • 1/8/2016

CIVIL ACTIONS FILED

*FROM DECEMBER 5, 2015 TO DECEMBER 11, 2015
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2008-20510	DAMANTI JOSEPH N	12/07/2015	SATISFACTION	952.92
2008-20510	DAMANTI KAREN A	12/07/2015	SATISFACTION	952.92
2011-00245	STENGEL ELIZABETH	12/07/2015	SATISFACTION	—
2011-00797	POLESNAK ANN A/K/A/	12/09/2015	DEFAULT JUDGMENT	74,325.73
2011-00797	POLESNAK ANN M	12/09/2015	DEFAULT JUDGMENT	74,325.73
2011-00797	GIRESI MELISSA	12/09/2015	DEFAULT JUDGMENT	74,325.73
2011-00797	UNKNOWN HEIRS SUCCESSORS ASSGS & ALL PERSONS FIRMS OR ASSOC	12/09/2015	DEFAULT JUDGMENT	74,325.73
2011-00797	UNKNOWN HEIRS SUCCESSORS ASSGN & ALL PERSONS FIRMS OR ASSOC	12/09/2015	DEFAULT JUDGMENT	74,325.73
2011-00797	POLESNAK ANN A/K/A/	12/09/2015	WRIT OF EXECUTION	74,325.73
2011-00797	POLESNAK ANN M	12/09/2015	WRIT OF EXECUTION	74,325.73
2011-00797	GIRESI MELISSA	12/09/2015	WRIT OF EXECUTION	74,325.73
2011-00797	UNKNOWN HEIRS SUCCESSORS ASSGS & ALL PERSONS FIRMS OR ASSOC	12/09/2015	WRIT OF EXECUTION	74,325.73
2013-20296	WAYNE BANK GARNISHEE	12/08/2015	GARNISHEE/JUDGMENT	1,458.85
2013-20374	SULLIVAN JUDY	12/07/2015	SATISFACTION	244.90
2013-20374	JUDYS HAIRWAY TO HEAVEN JUDYS HAIRWAY TO HEAVEN	12/07/2015	SATISFACTION	244.90
2014-00682	HAFLER JOSHUA	P 12/10/2015	JUDGMENT NON PROS	—
2014-20714	SCULPTED ICE WORKS INC	12/10/2015	SATISFACTION	—
2014-20992	NEMNENKO OLEG	12/10/2015	SATISFACTION	—
2014-21356	FIELDING GARY R	12/10/2015	SATISFACTION	—
2015-00422	MANZI MARILYN ANN	12/11/2015	WRIT OF EXECUTION	108,577.34
2015-00424	BLACK LORI A	12/11/2015	DEFAULT JUDGMENT	24,630.20
2015-00457	HAMILTON FREDERICK J	P 12/07/2015	DEFAULT JUDG IN REM	113,043.42
2015-00463	ST JUDES CHILDRENS RESEARCH HO	12/09/2015	DEFAULT JUDG IN REM	162,061.06
2015-00463	BIDE A WEE HOME ASSOCIATION	12/09/2015	DEFAULT JUDG IN REM	162,061.06
2015-00470	BRADY JESSICA L	12/11/2015	DEFAULT JUDGMENT	1,455.71
2015-00484	WILMOT ANNA M	12/07/2015	WRIT OF EXECUTION	89,714.35
2015-00525	HOYDICH MICHAEL	12/07/2015	DEFAULT JUDG IN REM	159,545.32
2015-00525	HOYDICH MORGAN	12/07/2015	DEFAULT JUDG IN REM	159,545.32
2015-00527	SWARTZ HEATHER A	12/11/2015	DEFAULT JUDGMENT	4,939.00
2015-00564	THEOBALD SOMMER	12/09/2015	DEFAULT JUDG IN REM	106,251.34
2015-00564	THEOBALD SOMMER	12/09/2015	WRIT OF EXECUTION	106,251.34
2015-00586	DALESKY JOSEPH D	12/11/2015	DEFAULT JUDGMENT	226,872.61
2015-00586	LYONS LORI A	12/11/2015	DEFAULT JUDGMENT	226,872.61
2015-00586	DALESKY JOSEPH D	12/11/2015	WRIT OF EXECUTION	226,872.61
2015-00586	LYONS LORI A	12/11/2015	WRIT OF EXECUTION	226,872.61

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

2015-00589	KENYON TIMOTHY B	12/11/2015	DEFAULT JUDGMENT	16,355.55
2015-00593	CASTELLANO LINDSEY GRACE CO-EXECUTRIX AND DEVISEE	12/09/2015	DEFAULT JUDG IN REM	94,736.95
2015-00593	CASTELLANO JESSICA INES CO-EXECUTRIX AND DEVISEE	12/09/2015	DEFAULT JUDG IN REM	94,736.95
2015-00612	EMPIRE BLUESTONE AND GRANITE D/B/A	12/10/2015	DEFAULT JUDGMENT	31,411.27
2015-00612	LILAC QUARRIES	12/10/2015	DEFAULT JUDGMENT	31,411.27
2015-00654	POLAY MICHAEL S	12/09/2015	JUDGMENT	156,262.54
2015-20897	ROHAN ALEXIS	12/07/2015	JUDGMENT	—
2015-20897	MCDERMOTT JESSE	12/07/2015	JUDGMENT	—
2015-20897	ROHAN GEORGE V SR ESTATE OF	12/07/2015	JUDGMENT	—
2015-21096	BARATUCCI ANTHONY T	12/07/2015	SATISFACTION	—
2015-21155	DENICOLA ALICE	12/07/2015	FEDERAL TAX LIEN	14,690.38
2015-21156	CALDWELL DONALD	12/07/2015	JUDGMENT	1,974.50
2015-21157	CALDWELL DONALD	12/07/2015	JUDGMENT	3,329.50
2015-21158	FRITTS ARTHUR W	12/07/2015	WRIT OF REVIVAL	5,151.00
2015-21159	EVANS JOSEPH	12/08/2015	WRIT OF REVIVAL	5,305.86
2015-21160	TAYLOR ARTHUR A	12/08/2015	MUNICIPAL LIEN	546.62
2015-21161	CLARKE GLORIA	12/08/2015	MUNICIPAL LIEN	561.57
2015-21162	DIECK SCOTT A	12/08/2015	MUNICIPAL LIEN	546.62
2015-21163	DIPIERRO CHRISTOPHER	12/08/2015	MUNICIPAL LIEN	866.10
2015-21163	DIPIERRO AMANDA	12/08/2015	MUNICIPAL LIEN	866.10
2015-21164	PERICH GERALD	12/08/2015	MUNICIPAL LIEN	573.74
2015-21165	CHRISTOFOROU CHRIS	12/08/2015	MUNICIPAL LIEN	546.62
2015-21165	CHRISTOFOROU ANA P	12/08/2015	MUNICIPAL LIEN	546.62
2015-21166	DIGUISEPPE MAURO A	12/08/2015	MUNICIPAL LIEN	558.40
2015-21167	CLARK LYNDA	12/08/2015	MUNICIPAL LIEN	546.62
2015-21168	MUSSO ELLEN	12/08/2015	MUNICIPAL LIEN	795.14
2015-21169	WEGRZYNSKI JOHN EXECUTOR	12/08/2015	MUNICIPAL LIEN	546.62
2015-21170	BIANCO ROBERT	12/08/2015	MUNICIPAL LIEN	546.84
2015-21171	HUDSON PETER	12/08/2015	MUNICIPAL LIEN	552.38
2015-21172	GLENBURN MADISON LLC	12/08/2015	MUNICIPAL LIEN	133.21
2015-21173	ODENDAAL RUDOLPH PHILIP	12/08/2015	MUNICIPAL LIEN	394.45
2015-21173	PARAU FATIMA MARIA SARDINHA	12/08/2015	MUNICIPAL LIEN	394.45
2015-21174	ODENDAAL RUDOLPH PHILIP	12/08/2015	MUNICIPAL LIEN	374.83
2015-21174	PARAU FATIMA MARIA SARDINHA	12/08/2015	MUNICIPAL LIEN	374.83
2015-21175	DEMIANOVICH STEPHEN	12/08/2015	JUDGMENT	2,413.00
2015-21176	HECK MICHAEL R	12/09/2015	JP TRANSCRIPT	2,578.87
2015-21177	HAINES DAWN LEE	12/09/2015	JUDGMENT 2,341.00	
2015-21178	MALLOY PHILLIP	12/10/2015	JUDGMENT	7,345.50
2015-21179	FALCONE PAUL P	12/10/2015	JUDG/MONROE CO PA	3,585.74

CONTRACT — OTHER

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00669	BROOKS CHARLES PLAINTIFF/APPELLANT	PLAINTIFF	12/07/2015	—
2015-00669	GALLOWAY RACHELLE DEFENDANT/APPELLEE	DEFENDANT	12/07/2015	—

MISCELLANEOUS — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00672	WAYNE COUNTY TAX CLAIM BUREAU DISTRIBUTION #2	PLAINTIFF	12/08/2015	—

PETITION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00676	CALDWELL DONALD	PETITIONER	12/09/2015	—
2015-00676	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	RESPONDENT	12/09/2015	—

REAL PROPERTY — LANDLORD/TENANT DISPUTE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00679	LUTZ WILLIAM (BILL LUTZ) PLAINTIFF/APPELLEE	PLAINTIFF	12/11/2015	—
2015-00679	DILEO JAMIE DEFENDANT/APPELLANT	DEFENDANT	12/11/2015	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00670	HONESDALE NATIONAL BANK	PLAINTIFF	12/07/2015	—
2015-00670	LORE PETER M	DEFENDANT	12/07/2015	—
2015-00670	LORE MAUREEN E	DEFENDANT	12/07/2015	—
2015-00671	WELLS FARGO BANK NATIONAL ASSO SUCCESSOR BY MERGER TO	PLAINTIFF	12/07/2015	—
2015-00671	WELLS FARGO BANK MINNESOTA NAT F/K/A	PLAINTIFF	12/07/2015	—
2015-00671	NORWEST BANK MINNESOTA NATIONA	PLAINTIFF	12/07/2015	—
2015-00671	LEE LISA MARIE	DEFENDANT	12/07/2015	—
2015-00671	LEE THEODORE	DEFENDANT	12/07/2015	—
2015-00673	US BANK NA AS TRUSTEE FOR	PLAINTIFF	12/08/2015	—
2015-00673	CITIGROUP MORTGAGE LOAN TRUST	PLAINTIFF	12/08/2015	—
2015-00673	CLAVIN KATHLEEN A/K/A	DEFENDANT	12/08/2015	—
2015-00673	CLAVIN KATHLEEN M	DEFENDANT	12/08/2015	—
2015-00674	OCWEN LOAN SERVICES LLC	PLAINTIFF	12/08/2015	—
2015-00674	BLACK FRIEDA W A/K/A	DEFENDANT	12/08/2015	—
2015-00674	BLACK FREDA	DEFENDANT	12/08/2015	—
2015-00674	BLACK RICHARD	DEFENDANT	12/08/2015	—
2015-00674	BLACK SCOTT	DEFENDANT	12/08/2015	—
2015-00674	BLACK NICOLE	DEFENDANT	12/08/2015	—
2015-00674	BLACK STACY	DEFENDANT	12/08/2015	—
2015-00674	BLACK ROGER	DEFENDANT	12/08/2015	—
2015-00675	WELLS FARGO BANK NATIONAL ASSO TRUSTEE FOR	PLAINTIFF	12/08/2015	—
2015-00675	OPTION ONE MORTGAGE LOAN TRUST	PLAINTIFF	12/08/2015	—
2015-00675	RAMIREZ AMARA	DEFENDANT	12/08/2015	—

2015-00678	FEDERAL NATIONAL MORTGAGE ASSO	PLAINTIFF	12/11/2015	—
2015-00678	FANNIE MAE	PLAINTIFF	12/11/2015	—
2015-00678	JABLON SCOTT	DEFENDANT	12/11/2015	—
2015-00680	WELLS FARGO BANKNA	PLAINTIFF	12/11/2015	—
2015-00680	COOK DUSTIN M	DEFENDANT	12/11/2015	—
2015-00680	COOK JAMIE A	DEFENDANT	12/11/2015	—
2015-00682	M&T BANK	PLAINTIFF	12/11/2015	—
2015-00682	BUSCIACCO LOUISE	DEFENDANT	12/11/2015	—
2015-00682	BUSCIACCO MICHAEL A A/K/A	DEFENDANT	12/11/2015	—
2015-00682	BUSCIACCO MICHAEL	DEFENDANT	12/11/2015	—

TORT — MOTOR VEHICLE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00681	PARKER BARBARA A	PLAINTIFF	12/11/2015	—
2015-00681	LEE CHELSEA A	DEFENDANT	12/11/2015	—
2015-00681	LEE EILEEN	DEFENDANT	12/11/2015	—

TORT — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00677	ORLANDO PETER	PLAINTIFF	12/10/2015	—
2015-00677	TURKEY HILL MINIT MARKET	DEFENDANT	12/10/2015	—
2015-00677	KROGER CO	DEFENDANT	12/10/2015	—



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MORTGAGES AND DEEDS

*RECORDED FROM DECEMBER 21, 2015 TO DECEMBER 25, 2015
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Sienna Realty L L C	Dime Bank	Palmyra Township	60,000.00
Bilsky John C	Honesdale National Bank	Mount Pleasant Township	
Bilsky Kristen N			282,000.00
McCullough Thomas	Mortgage Electronic Registration Systems	Salem Township	102,400.00
Burke Shawn	Mortgage Electronic Registration Systems	Dreher Township	
Burke Robin			50,000.00
Madison Richard D	Citizens Bank	Lake Township	
Madison Mary B			103,200.00
Ruffe Kevin	Citizens Savings Bank	Paupack Township	
Ruffe Doreen			366,900.00
Weickert Carolyn J	Mortgage Electronic Registration Systems	Lake Township	165,000.00
Duggan John A	Dime Bank	Dreher Township	
Duggan Tara A			57,000.00
Williams Irvin W Jr	Dime Bank	Honesdale Borough	
Williams Cynthia A			47,000.00
Hunt Jason Wade	Wayne Bank	Manchester Township	110,000.00
Styer Evan D Sr	Citizens Savings Bank	Honesdale Borough	
Moyer Doris			72,000.00
Kilmer Nicole K	Mortgage Electronic Registration Systems	Manchester Township	
Farrell Jason M			144,337.00
Campan Iosif	Mortgage Electronic Registration Systems	Lake Township	
Campan Iuliana			56,000.00
Ramanathan Akshay	Narayanan Balasubramanian	Paupack Township	
	Narayanan Balan Narayanan Manglam		94,500.00
Mirabello Michael	Mortgage Electronic Registration Systems	Salem Township	
Mirabello Antoinette			100,000.00
Verola Mark J	Honesdale National Bank	Dyberry Township	
Verola Erica			152,000.00
Randolph Charles	Machana Associates Inc	Lebanon Township	
Randolph Jennifer			94,452.89
Bass Shane M	N B T Bank	Preston Township	50,000.00
Martini Joseph P	N B T Bank	Salem Township	20,000.00

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

Schultz Kevin L AKA Schultz Lynn Marie Schultz Kevin Lee AKA	N B T Bank	Salem Township Salem & Paupack Twps Paupack Township Paupack & Salem Twps	200,000.00 200,000.00
Verpent Kenneth	N B T Bank	Lake Township	50,000.00
Thomas Ronald Thomas Rosalie	N B T Bank	Salem Township	50,000.00
Pisall Julia M	Ogden Walter L Ogden Jean R	South Canaan Township	132,000.00
Kielar Helga K	First National Bank Of Pa	Waymart Borough	98,000.00
Kohler Rene H	Mortgage Electronic Registration Systems	Paupack Township	94,400.00
Kohler Kelly S	Mortgage Electronic Registration Systems	Damascus Township	90,000.00
Shanley Michael J	Mortgage Electronic Registration Systems	Lake Township	140,000.00
Shanley Jacqueline M	Mortgage Electronic Registration Systems		
Messer Timothy E	Mortgage Electronic Registration Systems		
Messer Sandra A			

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Weidner Ann	Love James A Love Linda H	Paupack Township	Lot 224
Chapelsky Roman N Chapelsky Vera P	Defex Michael Defex Sirpa	Paupack Township	Lot 44
Hutchison Ann Marie	Sienna Realty	Palmyra Township	
Fasano Thomas Fasano Suzette	Alesso Alan Alesso Rita	Paupack Township	Lot 193
S N I P L L C	L L M F Living Revocable Trust	Paupack Township	Lot 267
Shaw Clifford M Sr Shaw Norvell A	Shaw Clifford M Sr Shaw Norvell A	Dreher Township	Lot 1D
Shaw Clifford M Sr Shaw Norvell A	Shaw Clifford M Sr Shaw Norvell A	Dreher Township	Lot D R
Shaw Clifford M Sr Shaw Norvell A	Shaw Clifford M Sr Shaw Norvell A	Lehigh Township	Lot B R
Rizzo John Rizzo Elizabeth	Rizzo Joseph S	Lehigh Township	Lot 43
Hill Georgette A Hill John D	Oh Daniel S	Lehigh Township	Lots 2 & 3
Dischley Michael A Dischley Panayiota	McCullough Thomas	Salem Township	Lot 312
Peskin Arthur Peskin Shelly	Rodnite Raymond W	Paupack Township	Lot 170

Kehagias Socrates	Kehagias Socrates Kehagias Teresa	Damascus Township	
Kehagias Socrates	Kehagias Socrates Kehagias Teresa	Damascus Township	
Kinsman Ann S	Stonegate Holdings	Honesdale Borough	
Krimsky Paul	Madison Richard D	Lake Township	
Krimsky Sharon	Madison Mary B		Lot 3129
Hanson Harold L AKA	Hanson Harold L AKA	Dyberry Township	
Hanson Lars AKA	Hanson Lars AKA Hanson Cynthia		
Pavlovich Marjorie A	Pavlovich Joseph V Pavlovich Marjorie A	Waymart Borough	Lot 17
Roamingwood Sewer & Water Association	South Wayne County Water & Sewer Authority	Lake Township	Lot 4067
Giannetta William A	Cheplick John	Lake Township	
Giannetta Helen	Cheplick Steven Cheplick Mary Christina Cheplick Susan		
Weickert Carolyn J Ind & Exr Weickert Alan Jest	Weickert Carolyn J	Lake Township	Lot 4049
Skala James Robert AKA By Sheriff	Federal Home Loan Mortgage Corporation	Lake Township	
Skala James Robert Jr AKA By Sheriff			Lot 3802
Dodson Albert T Jr	Moyer Doris	Honesdale Borough	
Dodson Charles P	Styer Evan D Sr		Lot II
Dodson Christine Marie Dunford Christine M Dodson Dodson John W			
Moyer Doris Ann	Farrell Jason M Kilmer Nicole K	Manchester Township	Lot 5
McVeigh Marie A	Mcveigh Marie A	Dyberry Township	
Davitt Francis J	Davitt Francis J		
Hinkle Marla Ann	Hinkle Marla Ann		
Fannie Mae AKA	Campan Iosif	Lake Township	
Federal National Mortgage Association AKA	Campan Iuliana		Lot 1976
Phelan Hallinan Diamond & Jones			
Fannie Mae AKA	Frotten Lawrence D	Lake Township	
Federal National Mortgage Association AKA	Frotten Andrea L		Lot 1235
Phelan Hallinan Diamond & Jones L L P			
Scott William J	Retreat At Four One Seven Seven N Fairway	Lake Township	Lot 4177
Narayanan Balasubramanian	Ramanathan Akshay	Paupack Township	
Narayanan Balan			Lot 108
Narayanan Manglam			
Ramirez Deirdre M	Johnessee Veronica M	Paupack Township	Lot 509

Biasotto Nicholas	Biasotto Nicholas	Lake Township	
Biasotto Carol			Lot 3081
Gieciewicz Romuald	Gwardecki Andrzej	Sterling Township	
Gieciewicz Alfreda	Gwardecki Eva		Lot 5
McKenzie Dalia	Costello Christopher	Dreher Township	
McKenzie Thomas	Costello Michelle		Lot 9
Pristernik Edward A			
Pristernik Ann C			
Clagett Elizabeth			
Clagett Martin			
Puknys Raymond			
Puknys Anne			
Petersen Elizabeth	Brooks Glenn	Lebanon Township	
	Brooks Dawn		
Khoury Glenn	Berghoff Janusz	Hawley Borough	
Luke Khoury Jennifer D			
Khoury Jennifer D Luke			
Racht William C	Racht William C	South Canaan Township	
Racht Katherine M AKA	Racht Katherine D		Lot A B
Racht Katherine D AKA			
Alper Freddie J	Mirabello Michael	Salem Township	
Alper Ellen	Mirabello Antoinette		Lot 723
Machana Associates Inc	Randolph Charles	Lebanon Township	
	Randolph Jennifer		Lot 1
Edwards David L	Sanchez Randy M Sr	Salem Township	
Winsko Barbara A	Lash Deborah A		
Sanchez Randy M Sr	Sanchez Randy M Sr	Salem Township	
Lash Deborah A	Lash Deborah A		
Edwards David L	Edwards David L	Salem Township	
Winsko Barbara A	Winsko Barbara A		
Ogden Walter L	Pisall Julia M	South Canaan Township	
Ogden Jean R			
Humphrey Matthew Ryan	Gregory Dennis H	Clinton Township 1	
	Gregory Mary L		
Leis Catherine	Catherine M Leis Irrevocable Trust	Scott Township	
Barbour Sharon	Rankin Sharon Kay Tr	Honesdale Borough	
Rankin Sharon Kay	Sharon Kay Rankin Revocable Living Trust		
Zick Robert A	Houghton Keith J	Lehigh Township	Lot 7
Papp Laszlo E	Papp Stephen E	Buckingham Township	Lot 34
Wheeler Jeffrey	Kohler Rene H	Paupack Township	
Wheeler Diane Holusha	Kohler Kelly S		Lot 412
Holushawheeler Diane			
Finkbiner Charles E	Bailin Robert	Sterling Township	
Finkbiner Jane E	Bailin Veronica		



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A.K.A.s _____

LATE OF TOWNSHIP/BOROUGH _____

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

List names and addresses of Executors or Administrators

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

ATTORNEY

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

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

If you would like to drop the form off, the office is located on Route 191 S before Suburban Propane on the right, in the same building as the Hotel Café.
Phone: 570-251-1512 Fax: 570-647-0086
Email: baileyd@ptd.net

Wayne County LEGAL JOURNAL

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

2016 LEGAL ADVERTISING RATES

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

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

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

General Advertising Rates All Advertisements Are Pre-Pay

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

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

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

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

Ad Changes subject to artwork adjustment fee, call for details

Subscription Rates

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



Full Page:
4"W X 7"H

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

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

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



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