

OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

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Court of Common Pleas 22nd Judicial District:

The Hon. Raymond L. Hamill
President Judge

The Hon. Robert J. Conway
Senior Judge

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

The Official Legal Publication of Wayne County, Pennsylvania



Legal Journal of Wayne County

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Cover illustration by Kathleen Howell, an award-winning Pennsylvania artist. Her renderings of the “Pennsylvania County Courthouse Series” are on display at the Pennsylvania Judicial Center in Harrisburg, Pennsylvania.

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

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

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

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

MESSAGE FROM THE
WAYNE COUNTY BAR ASSOCIATION



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

PRICING & RATES

Notice Pricing

One time Insertions

Incorporation Notices	\$45
Fictitious Name Registration	\$45
Petition for Change of Name	\$45
Estate Notice (3-time insertion)	\$65
Orphans Court; Accounting on Estates (2-time insertion)	\$45

All other notices will be billed at \$1.90 per line. Minimum insertion fees apply. A fee of \$10 will be added to all legal notices for the Notarized Proof of Publication.

Subscription Rates

Per Year

Mailed Copy	\$100
Emailed Copy	\$50
Mailed & Emailed	\$125

*Individual copies available for \$5 each
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Prorated subscriptions available*

WAYNE COUNTY OFFICIALS

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Robert J. Conway, *Senior Judge*

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Edward Howell

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Judy O’Connell
Kathleen A. Schloesser

Jury Commissioners

Judith M. Romich
Patricia Biondo

CRIMINAL CASES

February 4, 2016 — The following cases were addressed by the Honorable Raymond L. Hamill, President Judge, Wayne County.

JOSEPH CROWLEY, age 20 of Honesdale, PA, was sentenced to the Wayne County Correctional Facility for a period of not less than 2 months nor more than 23 1/2 months for one count of Criminal Attempt-Theft, a Misdemeanor of the 1st Degree and one count of Theft from a Motor Vehicle, a Misdemeanor of the 1st Degree. He was also ordered to pay all Court costs, pay a fine in the amount of \$500.00, be placed on House Arrest with GPS monitoring for a period of 90 days, undergo a drug and alcohol evaluation, perform 50 hours of community service, and obtain full time employment. The incident occurred on October 7, 2015, in Honesdale Borough, PA.

ROSS COOK, age 36 of Honesdale, 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-Controlled Substance-Impaired Ability/1st Offense, an ungraded Misdemeanor. He was also ordered to pay all Court costs, pay a fine in the amount of \$1,000.00, participate in and cooperate with the drug and alcohol addiction treatment, complete the Alcohol Highway Safety Program, perform 50 hours of community service, and obtain full time employment. The incident occurred on April 17, 2014, in Cherry Ridge Township, PA. His BAC results showed a Controlled Substance.

MICHAEL AUSTIN ELMQUIST, age 22 of Gouldsboro, PA, was sentenced to the Wayne County Correctional Facility for a period of not less than 10 days nor more than 18 months for one count of Firearms Not To Be Carried Without a License, a Misdemeanor of the 1st Degree and one count of Possession of a Controlled Substance, an ungraded Misdemeanor. He was also ordered to pay all Court costs, pay a fine in the amount of \$800.00, undergo a drug and alcohol evaluation, and perform 50 hours of community service. The incident occurred on September 5, 2015 in Lehigh Township, PA.

STANLEY BRONSON, age 46 of Waymart, PA, was placed on the Accelerated Rehabilitative Disposition Program for a period of 6 months related to DUI. He was also ordered to pay all Court costs, perform 40 hours of community service, and have his operators privilege suspended for 60 days. The incident occurred on October 18, 2015 in Lake Township, PA. His BAC was .169%.

POLLY WOOD, age 38 of Honesdale, PA, was placed on the Accelerated Rehabilitative Disposition Program for a period of 6 months related to DUI. She was also ordered to pay all Court costs, perform 40 hours of community service, and have her operators privilege suspended for 60 days. The incident occurred on October 9, 2015 in Damascus Township, PA.

LEGAL NOTICES

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

ESTATE NOTICES

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

EXECUTORS NOTICE

Estate of MARY BARBARA
CLINTOCK AKA MITZI
CLINTOCK
Late of Oregon Township
Executor
BONNIE ROBINSON
124 BRILL ROAD
HONESDALE, PA 18431
Attorney
PAMELA S. WILSON, ESQUIRE
304 NINTH STREET
HONESDALE, PA 18431

2/12/2016 • 2/19/2016 • 2/26/2016

ADMINISTRATRIX NOTICE

Estate of PETER BREIDENSTEIN
Late of Waymart Borough
Administratrix
CAROLYN R. GRADY
1367 COCHECTON TPKE.
TYLER HILL, PA 18469
Attorney
NICHOLAS A. BARNA

831 COURT STREET
HONESDALE, PA 18431

2/12/2016 • 2/19/2016 • 2/26/2016

ADMINISTRATOR NOTICE

Estate of MICHAEL
HERNANDEZ AKA MICHAEL
A. HERNANDEZ
Late of Salem Township
Administrator
MICHAEL HERNANDEZ
8850 NW 77TH COURT
TAMARAC, FL 33321
Attorney
RICHARD B. HENRY
1105 COURT STREET
HONESDALE, PA 18431

2/12/2016 • 2/19/2016 • 2/26/2016

EXECUTRIX NOTICE

Estate of RICHARD A. LECLAIR
AKA RICHARD LECLAIR
Late of Lake Township
Executrix
NANCY J. LECLAIR
212 AVOY RD.
LAKE ARIEL, PA 18436

2/12/2016 • 2/19/2016 • 2/26/2016

EXECUTOR NOTICE

Estate of GERALD A. DUTTON
AKA GERALD DUTTON
Late of Texas Township
Executor

ARCHIE E. DUTTON
388 FALLSDALE RD.
TYLER HILL, PA 18469
Attorney
NICHOLAS A. BARNA
831 COURT STREET
HONESDALE, PA 18431

2/12/2016 • 2/19/2016 • 2/26/2016

ADMINISTRATRIX NOTICE

Estate of JOHN J. KIELAR AKA
JOHN KIELAR
Late of Canaan Township
Administratrix
SUSAN M. OWENS
669 MINKLER MOUNTAIN
ROAD
EQUINUNK, PA 18417
Attorney
NICHOLAS A. BARNA
831 COURT STREET
HONESDALE, PA 18431

2/5/2016 • 2/12/2016 • 2/19/2016

ESTATE NOTICE

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the estate of Robert S. Lupyak late of Dyberry Township, Wayne County, PA. Date of death January 5, 2016. All persons indebted to the said estate are required to make payment and those having claims or demands to present the same without delay to the Executrix, Karen L. Lupyak, in care of Matthew L. Meagher, Esquire, 1018 Church Street, Honesdale, PA 18431.

2/5/2016 • 2/12/2016 • 2/19/2016

EXECUTOR NOTICE

Estate of JOAN EDNA MEAKEM
AKA JOAN E. MEAKEM
Late of Lake Ariel, Salem
Township 18436
Executor
DANIEL MEAKEM
215 MEADOWBROOK AVE.
WANAQUE, NJ 07465

2/5/2016 • 2/12/2016 • 2/19/2016

EXECUTOR NOTICE

Estate of MARTIN D.
KOBOVITCH
Late of Hawley Borough
Executor
MARK KOBOVITCH
1166 THE HIDEOUT
LAKE ARIEL, PA 18436

2/5/2016 • 2/12/2016 • 2/19/2016

EXECUTOR'S NOTICE

ESTATE OF ELLEN KATHERINE
HIPPENSTEEL, a/k/a ELLEN
HIPPENSTEEL, a/k/a ELLEN B.
HIPPENSTEEL, late of Honesdale
Borough, Wayne County,
Pennsylvania. Any person or
persons having claim against or
indebted to the estate present same
to Leslie Jonas, 1820 Freier Road,
Quakertown, PA 18951. Sally N.
Rutherford, Esq., 921 Court St.,
Honesdale, PA 18431, Attorney for
the Estate.

1/29/2016 • 2/5/2016 • 2/12/2016

EXECUTOR'S NOTICE

ESTATE OF HARRY G. HENDERSON, late of Buckingham Township, Wayne County, Pennsylvania. Any person or persons having claim against or indebted to the estate present same to George Parks, 142 W Miller Road, Ithaca, NY 14850. Sally N. Rutherford, Esq., 921 Court St., Honesdale, PA 18431, Attorney for the Estate.

1/29/2016 • 2/5/2016 • 2/12/2016

ESTATE NOTICE

Estate of Ann T. Calderwood, late of Northport, New York. Any person or persons having claim against or indebted to estate present same to: Nicholas A. Barna, Administrator, Honesdale, Pennsylvania 18431; Attorney for Estate: Stephen Jennings, Esquire, 303 Tenth Street, Honesdale, Pennsylvania, 18431.

1/29/2016 • 2/5/2016 • 2/12/2016

ESTATE NOTICE

NOTICE IS HEREBY GIVEN, that Letters Testamentary have been issued in the Estate of Leopold Napoleon Vanker a/k/a Lee Vanker a/k/a Leopold Vanker, who died on December 2, 2015, late resident of 245 Hollisterville Highway, Moscow, PA 18444, to Eugene Vanker, Executor of the Estate, P.O. Box 94, White Mills, PA 18473. 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, ATTN: ALFRED J. HOWELL, ESQUIRE, Attorney for the Estate, at 109 Ninth Street, Honesdale, PA 18431.

ALFRED J. HOWELL, ESQUIRE
ATTORNEY FOR THE ESTATE

1/29/2016 • 2/5/2016 • 2/12/2016

ESTATE NOTICE

Estate of Joseph R. Millon, late of Cherry Ridge Township, Wayne County, Pennsylvania. Any person or persons having claim against or indebted to estate present same to: Dennis W. Millon, 44 Church Street, Prompton, Pennsylvania 18456 and Gary J. Millon, 402 Ski Run Road, Honesdale, Pennsylvania 18431; Attorney for Estate: Stephen Jennings, Esquire, 303 Tenth Street, Honesdale, Pennsylvania, 18431.

1/29/2016 • 2/5/2016 • 2/12/2016

ADMINISTRATOR NOTICE

Estate of LEONARD G. BURGESS
Late of Hawley Borough
Date of Death: March 24, 2015
Administrator
JAMES N. CLYMER, ADMIN.
408 W CHESTNUT ST
LANCASTER, PA 17603
Attorney
JAMES N. CLYMER
408 W CHESTNUT ST
LANCASTER, PA 17603

1/29/2016 • 2/5/2016 • 2/12/2016

ADMINISTRATOR NOTICE

Estate of XENIA WEIGEL
Late of 23 Ellen Memorial Drive,
Honesdale, PA 18431 & d.b.n.c.t.a.
Administrator
DAVID YEOSOCK
40 SOUTH MAIN STREET
PLAINS, PA 18705
Attorney
MICHAEL N. KRISA OF
KRISA & KRISA, P.C.
3397 SCRANTON/CARBONDALE
HWY, SUITE 4
BLAKELY, PA 18447

1/29/2016 • 2/5/2016 • 2/12/2016

EXECUTRIX NOTICE

Estate of CHRISTINE M.
BALIGA
Late of Paupack Township
Executrix
JOAN KIRBY
158 JACKSON ST.
HASKELL, NJ 07420
Attorney
JOSEPH KOSIEROWSKI
400 BROAD STREET
MILFORD, PA 18337

1/29/2016 • 2/5/2016 • 2/12/2016

EXECUTOR NOTICE

Estate of DANIEL WHALEN
Late of Damascus Township
Executor
ARTHUR WHALEN
146 LAUREL HILL CIRCLE
HAWLEY, PA 18428
Attorney
JOSEPH KOSIEROWSKI
400 BROAD STREET

MILFORD, PA 18337

1/29/2016 • 2/5/2016 • 2/12/2016

EXECUTOR NOTICE

Estate of ALICE M. PYKUS
Late of Lebanon Township
Executor
RONALD ALAN PYKUS
1260 UPPER WOODS RD.
HONESDALE, PA 18431
Attorney
MATTHEW L. MEAGHER,
ESQUIRE
1018 CHURCH STREET
HONESDALE, PA 18431

1/29/2016 • 2/5/2016 • 2/12/2016

ADMINISTRATRIX NOTICE

Estate of THOMAS N. CARNEY
Late of Honesdale Borough
Administratrix
VICTORIA DURST
809 MINER ROAD
CROWNSVILLE, MD 21032
Attorney
JOSEPH KOSIEROWSKI
400 BROAD STREET
MILFORD, PA 18337

1/29/2016 • 2/5/2016 • 2/12/2016

OTHER NOTICES

**NOTICE OF FILING OF
CERTIFICATE OF
ORGANIZATION**

Notice is hereby given that a
Certificate of Organization has
been filed with the Commonwealth
of Pennsylvania, Department of

State at Harrisburg, PA on or about January 21, 2016. The name of the company is CJW Properties, LLC. The company has been organized pursuant to the Pennsylvania Limited Liability Company Law of 1994, as amended.

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

2/12/2016

**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
FEBRUARY 24, 2016**

By virtue of a writ of Execution instituted NationStar Mortgage LLC d/b/a Champion Mortgage Company issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 24th day of February, 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 1933 in Section 17 of the Hideout, a subdivision situated in the Townships of Lake and Salem, Wayne County, Pennsylvania, according to the plats thereof recorded in the Office of the Recorder of Deeds of Wayne County, Pennsylvania, April 9, 1970 in Plat Book 5, page 26 and 27; May 11, 1970 in Plat Book 6, pages 34, 37, 41 through 48 and 50; September 8, 1970 in Plat Book 5, pages 57 and 58; February 8, 1971 in Plat Book 5, pages 59 and 61 through 63; March 24, 1971 In Plat Book 5, pages 66 through 68; May 10, 1971 in Plat Book 5 pages 69 through 72; March 14, 1972 in Plat Book 5 pages 73 through 76, 79 through 84 and 86; May 26, 1972 in Plat Book 5, pages 96 through 104, being part of the same premises which vested in Bolse Cascade Properties, Inc., by deeds from various grantors. The said corporation changed its name to Bolse Cascade Recreation Communities (Inc.) and by merger dated April 18, 1971 the said Bolse Cascade Recreation (Inc.) merged into and with Bolse Cascade Home and Land Corporation, the surviving corporation.

Lot 1933 in Section 17 of the Hideout is more particularly shown in Plat Book 5, page 48 of the records of Wayne County, Pennsylvania, as amended and supplemented.

Parcel/Tax I.D. #: 12-0-0024-0123

Commonly known as: 1933

Grandview Drive, Lake Ariel, PA
18436

Seized and taken in execution as
property of:
Robert A. Coer, Sr. 100
Smallcombe Drive, Apt 215
SCRANTON PA 18508
Catherine F. Coer 100 Smallcombe
Drive, Apt 215 SCRANTON PA
18508

Execution No. 243-Civil-2015
Amount Due: \$73,055.59 Plus
additional costs

December 18, 2015
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE
NOTICE:**

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

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

Victoria W. Chen Esq.

1/29/2016 • 2/5/2016 • 2/12/2016

**SHERIFF'S SALE
FEBRUARY 24, 2016**

By virtue of a writ of Execution
instituted NationStar Mortgage
LLC d/b/a Champion Mortgage
Company issued out of the Court of
Common Pleas of Wayne County,
to me directed, there will be
exposed to Public Sale, on
Wednesday the 24th day of
February, 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:
Section II, Southerly Extension.

BEING Lot #76, Pocono Drive 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 Engineers,
Hackettstown, NJ, dated 11/1/1969
and recorded in the Office of the
Recorder of Deeds of Wayne
County in Map Book 12, Page 110.

BEING known as 76 Pocono
Drive, Gouldsboro, PA 18424.

BEING Tax parcel # 14-04-120.

Seized and taken in execution as
property of:
William Schmitt 115 East Main
Street, EAST ISLIP NY 11730

Execution No. 308-Civil-2015

Amount Due: \$109,916.09 Plus additional costs

December 17, 2015
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

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

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

Victoria W. Chen Esq.

1/29/2016 • 2/5/2016 • 2/12/2016

**SHERIFF'S SALE
FEBRUARY 24, 2016**

By virtue of a writ of Execution instituted JP Morgan Chase Bank, N.A. s/b/m Chase Home Finance, LLC s/b/m/ to Chase Manhattan Mortgage Corporation issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 24th day of February, 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, being and situate in the township of Damascus, county of Wayne and commonwealth of Pennsylvania, bounded and described as follows:

BEING all of lot 59 section D, in the development known as Pine Grove estates, indicated on Wayne county map book 60, at page 22.

EXCEPTING AND RESERVING a ten foot easement on the roadside of the above mentioned road right-of-way and ten foot easement on the lot side of the above mentioned roadway and a five foot easement on the side and rear property lines of each lot, said easement to be used for public utility purposes.

EXCEPTING AND RESERVING a ten foot easement on the lot side of all lots bounding on private land of this development or any lot bounding third parties private property belonging to the commonwealth of Pennsylvania.

AND further excepting the right to trim and cut any or all trees located within the above described easement and a right to maintain all public utilities in any of the above described easements.

EXCEPTING AND RESERVING a ten foot easement on the roadside of the above mentioned road right

of way and ten foot side of the above mentioned roadway and a five foot easement on the side a rear property lines of each lot, said easement to be used for utility purposes.

TITLE TO SAID PREMISES IS VESTED IN Travis Patten and Stephanie K. Patten, h/w, by Deed from Esther G. Nagy, dated 01/14/2000, recorded 01/17/2000 in Book 1608, Page 319. Stephanie K. Patten was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of Stephanie K. Patten's death on or about 12/11/2007, her ownership interest was automatically vested in the surviving tenant by the entirety.

Tax Parcel: 07-0-0008-0059.-

Premises Being: 42 3rd Street, Beach Lake, PA 18405-4056

Improvements thereon:
RESIDENTIAL DWELLING

Seized and taken in execution as property of:
Travis Patten 42 3rd Street, Beach Lake PA 18405

Execution No. 503-Civil-2015
Amount Due: \$131,402.74 Plus additional costs

December 18, 2015
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

That all claims to the property will be filed with the sheriff before the

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

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

Peter Wapner Esq.

1/29/2016 • 2/5/2016 • 2/12/2016

**SHERIFF'S SALE
FEBRUARY 24, 2016**

By virtue of a writ of Execution instituted Ocwen Loan Servicing, LLC issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 24th day of February, 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 688 in Section 7 of The Hideout, a subdivision situated in

the Townships of Lake and Salem, Wayne County, Pennsylvania according to the plats thereof recorded in the office of the Recorder of Deeds of Wayne County, Pennsylvania, April 9, 1970 in Plat Book 5, 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 96, 97 and 100 through 104; March 9, 1973 in Plat Book 5, pages 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 Developments, 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 at page 129.

BEING KNOWN AS: 688
Woodridge Drive, Lake Ariel, PA
18436

PROPERTY ID NO.: 22-0-0023-
0068.-

TITLE TO SAID PREMISES IS
VESTED IN Gheorge Filimon
and Rodica Filimon, his wife BY

DEED FROM Sherman A.
Cammeyer and Ronnie Cammeyer,
his wife DATED 10/06/1990
RECORDED 10/11/1990 IN
DEED BOOK 528 PAGE 333.

IMPROVEMENTS THEREON:
Residential Dwelling

Seized and taken in execution as
property of:
Gheorge Filimon 40 Forest Hill
Road FOREST HILLS NY 11375
Rodica Filimon 40 Short Hill Road
FOREST HILLS NY 11375

Execution No. 596-Civil-2010
Amount Due: \$229,751.13 Plus
additional costs

December 18, 2015
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE
NOTICE:

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

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

WILL FORFEIT DOWN
PAYMENT.

Sherri J. Braunstein, Esq.

1/29/2016 • 2/5/2016 • 2/12/2016

**SHERIFF'S SALE
MARCH 2, 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 2nd day of March, 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, lying and being in the Borough of Honesdale, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at a stake in the line of Honesdale and Cherry Ridge Turnpike (now Terrace Street) and 10 rods from Alley No. 2 on plat of out lots of Stephen W. Genung and Ezra M. Genung; thence along said line 5 rods to a stake; thence westward in a line at right angles north said Turnpike 8 rods to a stone; thence in a Northeasterly direction 5 rods to a stake; thence westward 8 rods to the place of beginning, Containing 1/4th of an acre, be the same more or less. The premises above referred to are also in accordance with map of survey

prepared by M. R. Zimmer & Associates dated September 16, 1976 and recorded in Wayne County Map Book 76, Page 111, described as follows:

BEGINNING at an Iron pin set In the southern corner of Terrace Street and lands now or formerly of Sidiosky, North 69 degrees 14 minutes 33 seconds West 132.00 feet; thence North 20 degrees 45 minutes 87 seconds East 82.50 feet to an Iron pin set; thence South 69 degrees 14 minutes 33 seconds East 132.00 feet to an iron pin set; thence along Terrace Street South 20 degrees 45 minutes 27 seconds West 82.50 feet to the place of beginning, containing 10,890 square feet (0.25 acres) more or less.

Commonly known as: 252 Terrace Street, Honesdale PA 18431

Tax ID: 11-0-0011-0124

BEING THE SAME PREMISES which Donna M. Theobald, widow, by Deed dated 2/6/08 and recorded 2/28/08 in the Office of the Recorder of Deeds in and for the County of Wayne, in Deed Book 3472, Page 86, and Instrument #200800002011, granted and conveyed unto Howard Jacobs and Betty Lou Jacobs, husband and wife, in fee.

Seized and taken in execution as property of:
Howard Jacobs 15 Ascension Drive, Apt. B ASHEVILLE NC 28806

Betty Lou Jacobs 15 Ascension Drive, apt. B ASHEVILLE NC 28806

Execution No. 460-Civil-2015
Amount Due: \$190,290.34 Plus additional costs

December 28, 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.

Leslie J. Rase Esq.

2/5/2016 • 2/12/2016 • 2/19/2016

**SHERIFF'S SALE
MARCH 2, 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 2nd day of March, 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 or parcels of land, lying situated and being in the Township of Paupack, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

PARCEL ONE:

BEGINNING at a point on the northerly side of Hemlock Drive, in Pine Hill Section of Sandy Shore Development, being a common corner of Lots Nos. 261 and 262, in said Section: thence along westerly line of Lot 262, North thence along the southerly side of Lone Oak Drive, South fifty-five (55) degrees fifteen (15) minutes West fifty (50) minutes West fifty (50) feet to a corner of Lot No. 260; thence along the easterly line of Lot No. 260, South thirty-four (34) degrees fifteen (15) minutes East one hundred (100) feet to the northerly side of Hemlock Drive; thence along the northerly side of Hemlock Drive, North fifty-five (55) degrees fifteen (15) minutes East fifty (50) feet to the place of **BEGINNING**. **BEING** Lot No. 261 in the Pine Hill Section of Sandy Shore and containing 5,000 square feet. Map of said section is recorded in Wayne County Map Book 4, at page 25.

PARCEL TWO:

BEGINNING at a point on the northerly side of Hemlock Drive in the Pine Hill Section of Sandy Shore Development, being a common corner of Lots No. 262 and 263 in said section; thence along the westerly line of Lot No. 263, North thirty-four (34) degrees fifteen (15) minutes West one hundred (100) feet to the southerly side of Lone Oak Drive; thence along the southerly side of Lone Oak Drive, South fifty-five (55) degrees fifteen (15) minutes West fifty (50) feet to a corner of Lot No. 261; thence along the easterly line of Lot No. 261, South thirty-four (34) degrees fifteen (15) minutes East one hundred (100) feet to the northerly side of Hemlock Drive; thence along the northerly side of Hemlock Drive, North fifty-five (55) degrees fifteen (15) minutes East fifty (50) feet to the place of **BEGINNING**. **BEING** Lot No. 262 in the Pine Hill Section of Sandy Shore Development and containing 5,000 square feet.

PARCEL THREE:

BEGINNING at a point on the northerly side of Hemlock Drive in the Pine Hill Section of Sandy Shore Development, being the common corner of Lots 263 and 264 in said section; thence along the westerly line of Lot No. 264, North thirty-four (34) degrees fifteen (15) minutes West one hundred (100) feet to the southerly side of Lone Oak Drive; thence along the southerly side of Lone

Drive, South fifty-five (55) degrees fifteen (15) minutes West fifty (50) feet to a corner of Lot No. 262; thence along the easterly line of Lot 262, South thirty-four (34) degrees fifteen (15) minutes East one hundred (100) feet to the northerly side of Hemlock Drive; thence along the northerly side of Hemlock Drive, North fifty-five (55) degrees East fifty (50) feet to the place of **BEGINNING**. **BEING** Lot No. 263 (erroneously cited in Deed Book 418 at page 020 as Lot 262) in the Pine Hill Section of Sandy Shore Development and containing 5,500 square feet.

PARCEL FOUR:

BEGINNING at a point on the northerly side of Hemlock Drive in Pine Drive in Pine Hill Section of Sandy Shore Development, being the common corner of Lots No. 264 and 265 in said section; thence along the westerly line of Lot No. 265 North thirty-four (34) degrees fifteen (15) minutes West one hundred (100) feet to the southerly side of Lone Oak Drive; thence along the southerly side of Lone Oak Drive, South fifty-five (55) degrees fifteen (15) minutes West fifty (50) feet to a corner of Lot No. 263; thence along the easterly line of Lot No. 263, South thirty-four (34) degrees fifteen (15) minutes East one hundred (100) feet to the northerly side of Hemlock Drive; thence along the northerly side of Hemlock Drive, North fifty-five (55) degrees fifteen (15) minutes East fifty (50) feet to the place of **BEGINNING**. **BEING** Lot No. 264 in the Pine Hill

Section of Sandy Shore
Development and containing 5,000
square feet.

TITLE TO SAID PREMISES IS
VESTED IN Sabahattin Sengun
and Canan Sengun, by Deed from
Kathleen M. Johnson, (a/k/a
Kathleen M. Tallarico), n/b/m
Kathleen M. Huff and Bradford
Huff, her husband, dated
03/04/2006, recorded 03/08/2006
in Book 2988, Page 328.

Seized and taken in execution as
property of:
Sabahattin Sengun 106 Hemlock
Drive LAKEVILLE PA 18438
Canan Sengun 106 Hemlock Drive
LAKEVILLE PA 18438

Execution No. 551-Civil-2015
Amount Due: \$116,445.52 Plus
additional costs

December 18, 2015
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE
NOTICE:**

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

ANY SUCCESSFUL BIDDER

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

Jonathan Lobb, Esq.

2/5/2016 • 2/12/2016 • 2/19/2016

**SHERIFF'S SALE
MARCH 2, 2016**

By virtue of a writ of Execution
instituted Federal National
Mortgage Association ("Fannie
Mae") issued out of the Court of
Common Pleas of Wayne County,
to me directed, there will be
exposed to Public Sale, on
Wednesday the 2nd day of March,
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 piece of land
situate and being in the Borough of
Honesdale, County of Wayne and
Commonwealth of Pennsylvania,
bounded and described as follows:

FIRST PARCEL

Beginning at an iron post on the
northern line of the Indian Orchard
Tract, a common corner of Herbert
Quinney and Isaac H. Ball; thence
North 73 degrees East along the
line of the Herbert Quinney 190
feet to the Cherry Ridge Road;
thence along the said Cherry Ridge
Road, the center thereof, 50 feet to
a corner; thence in a westerly

direction to a point in the lands of the Delaware & Hudson Company's lands, the western line of Isaac H. Bell, to a point 45 feet southerly from the point of beginning, and thence in a northerly direction to the place of beginning. Being 45 feet in rear, 50 feet in front and 190 feet deep.

SECOND PARCEL

Beginning in the northerly line of Ball Street at the southwesterly corner of the lot of land heretofore conveyed by the Delaware & Hudson Company to Isaac H. Ball; thence by said line of street south 82 degrees 30 minutes west 50 feet to a corner; thence by Lot No. 2 on said street north 7 degrees and 30 minutes west 164.3 feet to a corner; thence by the northerly line of land of the Delaware & Hudson Company north 67 degrees 30 minutes east 335.5 feet to a corner; thence by line of lot conveyed to Isaac H. Ball, as aforesaid, South 14 degrees east 121.9 feet, and south 9 1/2 degrees east 52 feet to the place of beginning.

SUBJECT to the reservations, restrictions, exceptions, easements, building lines and conditions as set forth in prior instruments of record in chain of title.

PARCEL IDENTIFICATION NO:
11-0-0008-0078.-

IMPROVEMENTS: Residential dwelling

Seized and taken in execution as property of:

UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS AND
ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST
FROM OR UNDER FLORENCE
S. HUBBARD, DECEASED 234
RIDGE STREET,
HONESDALE PA 18431

Execution No. 00384-Civil-2015
Amount Due: \$74,258.68 Plus
additional costs

December 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.**

Martha E. Von Rosenstiel P.C. Esq.

2/5/2016 • 2/12/2016 • 2/19/2016

**SHERIFF'S SALE
MARCH 2, 2016**

By virtue of a writ of Execution instituted HSBC Bank (USA) 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 2nd day of March, 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, PARCEL, OR PIECE OF GROUND SITUATE IN THE TOWNSHIP OF LEHIGH, COUNTY OF WAYNE, AND COMMONWEALTH OF PENNSYLVANIA, BEING LOT NUMBER 040 CHEYENNE TRAIL, AS SHOWN ON MAP OF POCONO SPRINGS ESTATES, INC. ON FILE IN THE RECORDER OF DEED OFFICE AT HONESDALE, PENNSYLVANIA IN PLAT BOOK NO.14 AT PAGE (S) 189.

THE IMPROVEMENTS THEREON BEING KNOWN AS 40 CHEYENNE TRAIL, LEHIGH, PENNSYLVANIA-18424.

TAX NO.: 14-0006-0161

BEING KNOWN AS: 40 CHEYENNE TRAIL, LEHIGH, PENNSYLVANIA 18424.

Title to said premises is vested in Dawn Tolan and Bryan Schumacher by deed from Edwin Cintron and Sonia Cintron,

husband and wife, dated October 14, 2005 and recorded October 18, 2005 in Instrument Number 200500012154.

Seized and taken in execution as property of:
Dawn Tolan 40 Cheyenne Trail
GOULDSBORO PA 18424
Bryan Schumacher 40 Cheyenne Trail
GOULDSBORO PA 18424

Execution No. 207-Civil-2014
Amount Due: \$153,950.98 Plus additional costs

December 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.

2/5/2016 • 2/12/2016 • 2/19/2016

**SHERIFF'S SALE
MARCH 2, 2016**

By virtue of a writ of Execution instituted Green Tree 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 2nd day of March, 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 and being in the Village of Lakewood, Preston Township, Wayne County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center of Weed Street (T708), being the common corner of lands of Arthur and Sally Zegers (Deed Book 334, Page 360) and Doris Mayo (first parcel of Deed Book 951 Page 341) and running:

1. Thence, South 24° 48' 58" East, 70.15 feet along the Westerly line of said Zegers passing a No. 4 rebar at 20.38 feet to a No. 4 rebar.
2. Thence, South 58° 33' 16" East, 21.96 feet along said Zegers to a No. 4 rebar.
3. Thence, South 21° 39' 44" West, 16.82 feet along said Zegers to a No. 4 rebar.

4. Thence, South 24° 48' 58" East, 77 feet along said Zegers to No. 4 rebar.

5. Thence, South 71° 47' 23" West, 114.22 feet along the Northerly line of Northern Wayne Firemens Relief Association, Inc. (Deed Book 1279 Page 114) to an iron pipe on the Easterly line of lands of Northern Wayne Fire Co. (Deed Book 214, Page 102).

6. Thence, North 24° 18' 58" West, 85.74 feet along the Easterly line of said Fire Co. passing a No. 4 rebar at 64.74 feet to a point in the center of Weed Street.

7. Thence, North 30° 27' 36" East, 137.14 feet along the center of Weed Street to the point of BEGINNING.

CONTAINING 15,026.87 square feet of land.

BEING THE SAME PREMISES which Jody Lynn Wormuth, by Deed dated August 2, 2005 and recorded August 3, 2005 in the Office of the Recorder of Deeds in and for Wayne County in Deed Book Volume 2829, Page 94, granted and conveyed unto Walter Vanzuidam Jr.

Walter Vanzuidam departed this life on May 18, 2010.

BEING KNOWN AS: 18 Weed Street, Lakewood, PA 18437

PARCEL #20-0-0010-0024

Seized and taken in execution as property of:
Charles A.J. Halpin, III, Personal Representative of the Estate of Walter Van Zuidam, Jr., deceased
100 South
Broad Street, Suite 1830
PHILADELPHIA PA 19110

Execution No. 494-Civil-2015
Amount Due: \$91,877.66 Plus additional costs

December 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.

Gregory Javardian, Esq.

2/5/2016 • 2/12/2016 • 2/19/2016

**SHERIFF'S SALE
MARCH 2, 2016**

By virtue of a writ of Execution instituted NationStar Mortgage LLC d/b/a Champion Mortgage Company issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 2nd day of March, 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 Land Described Herein Is Situated In The State Of Pennsylvania, County Of Wayne, And Is Described As Follows:

All That Certain Piece Or Parcel Of Land Lying, Situate And Being In The Township Of Cherry Ridge, County Of Wayne. Commonwealth Of Pennsylvania, As Laid Out And Plotted Upon A Map Entitled "Cherry Acres, Unistructure, Inc., Cherry Ridge Township, Wayne County, And Penna." Wayne County, Penna." Bearing The Name And Seal Of Harry F. Schoenagel, R.S., Bearing Date January 7, 1972, Which Map Is Recorded In Wayne County Map Book 22, At Page 29, And Which Premises Is More Particularly Bounded And Described As Follows:

Beginning At A Point On The Edge Of A Private Roadway Of Said Tract, Known As Cherry Lane, Said Point Of Beginning Being A Common Corner Of Lots No. 1

And 2; Thence South Fifty-One (51) Degrees Eleven (11) Minutes Fifty (50) Seconds East Two Hundred Ninety-Two And Fifty-Three One-Hundredths (292.53) Feet Along The Common Line Of Said Lots To A Corner; Thence South Thirty-Eight (38) Degrees Fifty-Four (54) Minutes Forty-Two (42) Seconds West One Hundred Seventy-Five And Thirty-Nine One Hundredths (175.39) Feet To A Corner On The Edge Of The First Mentioned Private Roadway; Thence North Fifty-Five (55) Degrees Twelve (12) Minutes No (00) Seconds West One Hundred Forty-One And Eighty-One One-Hundredths (141.81) Feet; Thence Around A Corner To The Right Having A Radius Of One Hundred Fifty And Three Hundred Ninety-Two One-Thousandths (150.392) Feet And An Arc Distance Of Two Hundred Thirty-Six And Twenty-Four One-Hundredths (236.24) Feet; Thence North Thirty-Eight (38) Degrees Forty-Eight (48) Minutes Ten (10) Seconds East Twenty-Five (25) Feet To The Point Or Place Of Beginning. Containing Forty-Six Thousand Four Hundred Twenty-Four (46.424) Square Feet, Be The Same More Or Less.

Being Lot No. 1 Of The Tract Known As Cherry Acres (Woodlyn Residences).

Under And Subject To Conditions, Easements And Restrictions As More Fully Set Forth In The "Declaration Of Restrictions, Cherry Acres, Unistructure, Inc.",

Dated September 1, 1973. And Entered In The Office Of The Recorder Of Deeds In Wayne County Deed Book 300, At Page 1153, On October 29, 1973. Which Declaration Of Restrictions Is By Reference Made A Part Hereof And An "Addendum To Restrictions" Dated February 20, 1974, Recorded In Deed Book 312, Page 409.

PARCEL NUMBER(S): 05-0-0004-0001

BEING Known As: 1014 Woodlyn Lane North, Honesdale, PA 18431

Seized and taken in execution as property of:
ELIZABETH M. LLOYD 1014 WOODLYN LANE,
HONESDALE PA 18431

Execution No. 574-Civil-2015
Amount Due: \$159,135.98 Plus additional costs

December 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.

Victoria W. Chen Esq.

2/5/2016 • 2/12/2016 • 2/19/2016

**SHERIFF'S SALE
MARCH 9, 2016**

By virtue of a writ of Execution instituted Green Tree 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 9th day of March, 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 No. 110, Section No. 2 of The Hideout, a subdivision situated in the Townships of Lake and Salem, Wayne County, Pennsylvania, according to the plats thereof recorded in the Office of the Recorder of Deeds of Wayne County, Pennsylvania April 9, 1970 in Plat Book 5, 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; May 18, 1973 in Plat Book 5, pages 111 through 119; and September 24, 1973 in Plat Book 5, pages 120 through 123.

BEING THE SAME PREMISES which Marilyn Ann Manzi, by Deed dated October 16, 1996 and recorded October 21, 1996 in the Office of the Recorder of Deeds in and for Wayne County in Deed Book Volume 1187, Page 0148, granted and conveyed unto Marilyn Ann Manzi.

BEING KNOWN AS: 110
Parkwood Drive, Lake Ariel, PA
18436

PARCEL #22-0-0016-0050

IMPROVEMENTS: Residential
Dwelling

Seized and taken in execution as property of:
Marilyn Ann Manzi 4339 North
Canarywood Terrace BEVERLY
HILLS FL 34465

Execution No. 422-Civil-2015
Amount Due: \$108,577.34 Plus
additional costs

December 28, 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.**

Gregory Javardian, Esq.

2/12/2016 • 2/19/2016 • 2/26/2016

**SHERIFF'S SALE
MARCH 9, 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 9th day of March, 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 Sterling, County of Wayne and Commonwealth of Pennsylvania, more particularly described as follows to wit:

Lot Number 32, Raintree Road, Section 5, as shown on a Plan entitled "Pocono Spring Estates, Inc." as laid out by R.W. Harrison, Civil Engineer, Hackettstown, New Jersey Dated May 1986 as recorded in the Recorder of Deeds Office at Honesdale, Pennsylvania in Plat Book Volume 13 at Page 28.

PARCEL #26-0-0-008-0172

BEING THE SAME PREMISES which William J. Horner, by Deed dated 7/17/00 and recorded 7/20/00 in the Office of the Recorder of Deeds in and for the County of Wayne, in Deed Book 1669, Page 95, granted and conveyed unto Frederick H. Hamilton and Jeanette L. Hamilton, husband and wife, in fee.

ADDRESS BEING KNOWN AS:
32 RainTree Road, Newfoundland,
PA 18445

Seized and taken in execution as property of:
Frederick H. Hamilton 1051
Raintree Road,

NEWFOUNDLAND PA 18445

Execution No. 457-Civil-2015
Amount Due: \$113,043.42 Plus
additional costs

December 28, 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.**

Leslie J. Rase Esq.

2/12/2016 • 2/19/2016 • 2/26/2016

**SHERIFF'S SALE
MARCH 9, 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 9th

day of March, 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, situated and being in the Borough of Honesdale, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a steel pin in the westerly line of Terrace Street, said pin being also the northeast corner of property now of William Varcoe; thence along the northerly line of Varcoe North sixty-six (66) degrees thirty (30) minutes West a distance of one hundred (100) feet to an iron pin corner; thence North twenty-three (23) degrees thirty (30) minutes East a distance of forty-nine and five-tenths (49.5) feet to an iron pin corner in the southerly line of property of R. Early; thence along Early's property South sixty-six (66) degrees thirty (30) minutes West a distance of one hundred (100) feet to a spike in a driveway on the westerly line of Terrace Street; thence along the westerly line of Terrace Street South twenty-three (23) degrees thirty (30) minutes West a distance of forty-nine and five tenths (49.5) feet to the place of **BEGINNING**.

CONTAINING four thousand nine hundred fifty (4,950) square feet, more or less.

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 Anna M. Wilmot, by Deed from Elizabeth DeMaye Caruth and Lawrence Caruth, her husband, dated 01/27/2012, recorded 01/30/2012 in Book 4335, Page 162.

Tax Parcel: 11-0-0011-0064

Premises Being: 344 Terrace Street, Honesdale, PA 18431-1550

Seized and taken in execution as property of:
Anna M. Wilmot 344 Terrace Street HONESDALE PA 18431

Execution No. 484-Civil-2015
Amount Due: \$89,714.35 Plus additional costs

December 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.

2/12/2016 • 2/19/2016 • 2/26/2016

**SHERIFF'S SALE
MARCH 9, 2016**

By virtue of a writ of Execution instituted J.P. MORGAN ACQUISITION 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 9th day of March, 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 LYING, BEING AND SITUATE IN THE BOROUGH OF HONESDALE, COUNTY OF WAYNE AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

PARCEL I: BEGINNING AT A POINT APPROXIMATELY ONE HUNDRED TWENTY-TWO (122) FEET FROM THE CENTERLINE

OF PENNSYLVANIA ROUTE 670 AT A COMMON CORNER OF LANDS NOW OR FORMERLY OF PAUL F. AND ELIZABETH M. LLOYD, AND LAND NOW OR FORMERLY OF KARL M. AND BETHA WIK; THENCE ALONG THE BOUNDARY LINE BETWEEN LANDS OF WIK AND LANDS OF LLOYD, SOUTH SIXTYSEVEN (67) DEGREES WEST ONE HUNDRED TWENTY-TWO (122) FEET TO A POINT FOR A CORNER BEING THE POINT OR PLACE OF BEGINNING; THENCE SOUTH SIXTY-SEVEN (67) DEGREES WEST, APPROXIMATELY TWO HUNDRED SEVENTY-ONE AND EIGHTY-FIVE ONE HUNDREDTHS (271.85) FEET TO A POINT FOR A CORNER AT OR IN A STONE WALL AND BEING ON THE BOUNDARY LINE OF LANDS NOW OR FORMERLY OF LINDE; THENCE ALONG LANDS NOW OR FORMERLY OF LINDE AND APPROXIMATELY FOLLOWING A STONE WALL SOUTH FORTY (40) DEGREES FIFTEEN (15) MINUTES EAST ONE HUNDRED SEVENTY-NINE AND FORTY-FIVE ONE HUNDREDTHS (179.45) FEET TO A POINT FOR A CORNER; THENCE NORTH SIXTY-SEVEN (67) DEGREES EAST FOLLOWING THE APPROXIMATE CENTERLINE OF A STONE WALL AND ALONG LANDS NOW OR FORMERLY OF LINDE AND LANDS NOW OR FORMERLY

OF SCHULDER APPROXIMATELY TWO HUNDRED SEVENTY-ONE AND EIGHTY-FIVE ONE HUNDREDTHS (271.85) FEET TO A POINT FOR A CORNER; THENCE NORTH FORTY (40) DEGREES FIFTEEN (15) MINUTES WEST THROUGH OTHER LANDS NOW OR FORMERLY OF LLOYD ONE HUNDRED SEVENTY-NINE AND FORTY-FIVE ONE HUNDREDTHS (179.45) FEET TO THE POINT OR PLACE OF BEGINNING AND CONTAINING THEREIN APPROXIMATELY ONE ACRE OF LAND BE THE SAME MORE OR LESS.

PARCEL II: BEGINNING AT A POINT IN THE CENTER OF PENNSYLVANIA ROUTE 670 AT A COMMON CORNER OF LANDS NOW OR FORMERLY OF PAUL F. AND ELIZABETH M. LLOYD AND LANDS NOW OR FORMERLY OF KARL M. WIK AND BERTHA WIK, HUSBAND AND WIFE, THENCE ALONG THE COMMON BOUNDARY LINE OF LANDS NOW OR FORMERLY OF LLOYD AND LANDS NOW OR FORMERLY OF WIK SOUTH SIXTY-SEVEN (67) DEGREES WEST ONE HUNDRED TWENTY-TWO (122) FEET TO A POINT FOR A CORNER SAID CORNER BEING ON A LOT CONVEYED TO PAUL F. LLOYD BY DEED DATED DECEMBER 30, 1976 AND RECORDED IN WAYNE COUNTY DEED BOOK 333, AT

PAGE 856; THENCE ALONG LANDS OF LLOYD, SOUTH FORTY (40) DEGREES FIFTEEN (15) MINUTES EAST ONE HUNDRED SEVENTY-NINE AND FORTY-FIVE ONE-HUNDREDTHS (179.45) FEET TO A POINT IN THE APPROXIMATE CENTER OF AN EXISTING STONE WALL ON LANDS NOW OR FORMERLY OF SCHULDER; THENCE FOLLOWING THE APPROXIMATE CENTERLINE OF THE STONE WALL AND ALONG THE COMMON BOUNDARY LINE BETWEEN LANDS NOW OR FORMERLY OF SCHULDER, NORTH SIXTY-SEVEN (67) DEGREES EAST APPROXIMATELY ONE HUNDRED TWENTY-TWO (122) FEET TO THE CENTER OF THE AFORESAID PENNSYLVANIA ROUTE 670; THENCE ALONG THE CENTER OF THE AFORESAID PENNSYLVANIA ROUTE 670 NORTH FORTY (40) DEGREES FIFTEEN (15) MINUTES WEST ONE HUNDRED SEVENTY-NINE AND FIVE TENTHS (179.5) FEET TO THE POINT OR PLACE OF BEGINNING. CONTAINING THEREIN A LOT ONE HUNDRED TWENTY-TWO (122) FEET IN DEPTH BY ONE HUNDRED SEVENTY-NINE AND FIVE-TENTHS (179.5) FEET IN WIDTH.

Tax ID: 11-0-0001-0007

BEING THE SAME PREMISES which Harry P. Swinnes and

Helena M. Swinnes, by Deed dated 1/4/10 and recorded 1/13/10 in the Office of the Recorder of Deeds in and for the County of Wayne, in Deed Book 3937,

Seized and taken in execution as property of:
Sommer Theobald 1860 Elm Place,
HONESDALE PA 18431

Execution No. 564-Civil-2015
Amount Due: \$106,251.34 Plus
additional costs

December 28, 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.

Leslie J. Rase Esq.

2/12/2016 • 2/19/2016 • 2/26/2016

**SHERIFF'S SALE
MARCH 9, 2016**

By virtue of a writ of Execution instituted The Bank of New York Mellon fka The Bank of New York as Trustee for the Certificateholders CWABS ,Inc. Asset-backed Certificates, Series 2005-13 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 9th day of March, 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, situate, lying and being in the Township of Berlin, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a northeast corner of a lot of Charles and Karen Avery (Deed Book 347, Page 1142) in the center of Pennsylvania Legislative Route 63030; thence along the center of the road, South 65 degrees 25 seconds East 20.00 feet to a point in the center of said road; thence leaving the road and through lands of the Grantor Avery (Deed Book 149, Page 134), South 20 degrees 51 minutes 25 seconds West 142.04 feet to a set one-half inch iron rod; thence South 62 degrees 14 minutes 20 seconds East (passing over a found axle set 17.71 feet from the centerline of Pennsylvania Route 962) a grand total distance of 221.18 feet to said centerline of Route 962; thence

running along said centerline of Pennsylvania Route 962, South 28 degrees 20 minutes 30 seconds West 85.06 feet a point; thence running again through lands of the Grantor and passing over a found axle (distance of 21.47 feet from said center of Route 962), North 68 degrees 12 minutes 50 seconds West a grand total distance of 160.97 feet to a found axle for a corner; thence North 10 degrees 30 minutes 50 seconds West 129.68 feet to a found axle, being the southeast corner of a lot of Charles and Karen Avery (Deed Book 347, page 1142); thence along North 20 degrees 51 minutes 25 seconds East, passing through a 14 inch maple tree on south side of Legislative Route 63030 for a total distance of 140.74 feet to the point of BEGINNING. CONTAINING 21,098 square feet or 0.502 acres. The bearings of the magnetic as of 1967.

BEING THE SAME PREMISES which Charles W. Avery and Karen M. Avery, his wife, by their certain deed dated October 9, 1998 and recorded October 13, 1998, in the Office of the Recorder of Deeds in and for Wayne County, Pennsylvania in Record Book 1425, at Page 45, granted and conveyed unto, Joseph D. Daleski and Lori A. Lyons, in fee.

PARCEL No. 01-0-0008-0058

BEING Known As: 121 Milanville Road aka Main Street, Beach Lake, PA 18405

Seized and taken in execution as

property of:
Joseph D. Dalesky 134 Grange
Road, HONESDALE PA 18431

Execution No. 586-Civil-2015
Amount Due: \$226,872.61 Plus
additional costs

December 24, 2015
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE
NOTICE:**

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

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

Matthew K. Fissel

2/12/2016 • 2/19/2016 • 2/26/2016

**SHERIFF'S SALE
MARCH 9, 2016**

By virtue of a writ of Execution instituted Wells Fargo Bank, N.A. as Trustee for Option One Woodridge Loan Trust 2004-1, Asset Backed Certificates Series

2004-1 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 9th day of March, 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 the right, title and Interest in and to all the surface or right of soil of and in all that certain lot, piece or parcel of land situate, lying and beingIn the Village of Browndale, Township of Clinton, County of Wayne and State of Pennsylvania, distinguished as Lot Number Two (2) in Block Eight (8) as described and designated on a map of building lots of lands of E.A. Bloxam in said Town of Browndale.

BEING in front forty (40) feet and in rear forty (40) feet and one hundred Fifty (150) feet drop, and being bounded as follows; Being on the southerly side of Main Street with a frontage on said Main Street of forty feet (40) feet; being in rear on Clinton Alley forty (40) feet; and having a depth along Lots Number One (1) and Number Three (3), Block Eight (8), of one hundred fifty (150) feet.

BEING KNOWN AS: 444 Main Street, Browndale, PA 18421

PROPERTY ID NO.: 6-2-4-136.-

Title to said premises is vested in

FRANK J. POLESNAK AND ANN POLESNAK, HIS WIFE by deed from FRANK J. POLESNAK AND ANN PLOESNAK, HIS WIFE dated 4/02/1976 recorded 4/08/1976 in deed book 325 page or at instructment number.

IMPROVEMENTS: Residential Dwelling

Seized and taken in execution as property of:
Unknown Heirs, Successors, Assigns and All Persons, Firms or Association Claiming Right, Title or Interest from or under Mary Ann Polesnak, Known Heir, Deceased 444 Main Street Browndale PA 18421
Melissa Giresi, et al 1444 Main Street Browndale PA 18421
Ann Polesnak 444 Main Street Browndale PA 18421

Execution No. 797-Civil-2011
Amount Due: \$74,325.73 Plus additional costs

December 28, 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.

Nicole LaBletta, Esq.

2/12/2016 • 2/19/2016 • 2/26/2016

CIVIL ACTIONS FILED

*FROM JANUARY 16, 2016 TO JANUARY 22, 2016
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2009-21006	FISHER PAUL M JR	1/19/2016	REIS/WRITSCIREFACIAS	—
2009-21006	FISHER PAULINE	1/19/2016	REIS/WRITSCIREFACIAS	—
2011-00159	PAPIEROWICZ MINDY R	1/20/2016	SATISFACTION	—
2011-20132	RICHARDSON MARY C	1/19 /2016	SATISFACTION OF JUDG	—
2011-20132	RICHARDSON MARY C	1/19/2016	DISCON'T OF JUDG	—
2011-20132	RICHARDSON MARY C	1/19/2016	SATISFACTIONWRITEXEC	—
2011-20132	RICHARDSON MARY C	1/19/2016	DISCON'T WRIT EXEC	—
2013-00517	HAYDEN LAURA	1/20/2016	SATISFACTION	—
2014-00101	SCOTT ROBERT W	1/22/2016	WRIT OF EXECUTION	78,716.76
2014-00101	SCOTT NANCY A	1/22/2016	WRIT OF EXECUTION	78,716.76
2014-00632	LONG ANDREW J	1/21/2016	DEFAULT JUDGMENT	285,654.98
2014-00632	LONG ANGELA C	1/21/2016	DEFAULT JUDGMENT	285,654.98
2014-00659	WHITE JENNIFER	1/22/2016	WRIT OF EXECUTION	164,153.93
	A/K/A			
2014-00659	WHITE JENNIFER F	1/22/2016	WRIT OF EXECUTION	164,153.93
2015-00304	DOE JOHN	1/20/2016	JUDGMENT/POSSESSION	—
	AND/OR			
2015-00304	TENANTS OCCUPANTS	1/20/2016	JUDGMENT/POSSESSION	—
2015-00304	DOE JOHN	1/20/2016	WRIT OF POSSESSION	—
	AND/OR			
2015-00304	TENANTS OCCUPANTS	1/20/2016	WRIT OF POSSESSION	—
2015-00486	FOSTER DAVID	1/19/2016	FINAL JUDGMENT	—
2015-00587	STACKHOUSE ALYSSA M	1/21/2016	DEFAULT JUDGMENT	90,452.79
2015-00587	STACKHOUSE ALYSSA M	1/21/2016	WRIT OF EXECUTION	90,452.79
2015-00652	BOICE MICHAEL S	1/19/2016	DEFAULT JUDGMENT	106,929.15
2015-00652	BOICE JEAN K	1/19/2016	DEFAULT JUDGMENT	106,929.15
2015-00652	BOICE MICHAEL S	1/19/2016	WRIT OF EXECUTION	106,929.15
2015-00652	BOICE JEAN K	1/19/2016	WRIT OF EXECUTION	106,929.15
2015-00721	OHLER JOHN E	1/21/2016	LIS PENDENS	—
2015-00721	LAKEVIEW ESTATES INTERNATIONAL	1/21/2016	LIS PENDENS	—
2015-00721	LAKEVIEW ESTATES LP	1/21/2016	LIS PENDENS	—
2015-00721	MCKERNAN THOMAS J	1/21/2016	LIS PENDENS	—
2015-20724	RAJACIC ROY	1/20/2016	SATISFACTION	600.26
2015-20903	PFLERGER ROLAND	1/22/2016	WRIT OF SCIRE FACIAS	—
2015-20903	PFLERGER AMY	1/22/2016	WRIT OF SCIRE FACIAS	—
2015-21113	EMERGENCY MAINTENANCE SOLUTIONS INC	1/19/2016	SATISFACTION	—
2015-21134	FEDERAL HOME LOAN MORTGAGE	1/20/2016	SATISFACTION	1,674.75
2015-21234	JP MORGAN CHASE NA	1/20/2016	SATISFACTION	835.20
2016-20038	HARTZELL STEPHEN J	1/21/2016	JP TRANSCRIPT	9,162.50
2016-20038	HARTZELL STEPHEN J	1/21/2016	WRIT OF EXECUTION	—
2016-20039	ZIMMERMAN GREGORY	1/16/2016	JUDGMENT	936.50

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

2016-20042	SHERWOOD CLAIRE	1/19/2016	JP TRANSCRIPT	2,539.15
2016-20043	LAND LIQUIDATOR	1/19/2016	JP TRANSCRIPT	486.40
2016-20044	LAND LIQUIDATOR	1/19/2016	JP TRANSCRIPT	486.40
2016-20045	CORSO MARIA C	1/20/2016	MUNICIPAL LIEN	1,537.94
2016-20046	ALTIER FRANK	1/20/2016	MUNICIPAL LIEN	760.26
2016-20046	ALTIER DEBRA	1/20/2016	MUNICIPAL LIEN	760.26
2016-20047	LEWER KAREN	1/20/2016	MUNICIPAL LIEN	784.24
2016-20048	BROWN JONATHAN P	1/20/2016	MUNICIPAL LIEN	1,513.70
2016-20049	D'ELIA CHRISTINE	1/20/2016	MUNICIPAL LIEN	1,739.58
2016-20049	DELIA CHRISTINE	1/20/2016	MUNICIPAL LIEN	1,739.58
2016-20049	ABAYE RADOMES R	1/20/2016	MUNICIPAL LIEN	1,739.58
2016-20050	BENAUULT MICHELLE	1/20/2016	MUNICIPAL LIEN	1,737.59
2016-20051	COER ROBERT	1/20/2016	MUNICIPAL LIEN	1,763.65
2016-20051	COER CATHERINE	1/20/2016	MUNICIPAL LIEN	1,763.65
2016-20052	LOISELE PATRICIA D	1/20/2016	MUNICIPAL LIEN	1,797.81
2016-20053	WENHAM NATALIE	1/20/2016	MUNICIPAL LIEN	1,764.92
2016-20054	DENUNZIO FRANK	1/20/2016	MUNICIPAL LIEN	1,272.44
2016-20055	WALLINGFORD BUILDERS LLC	1/20/2016	FEDERAL TAX LIEN	108,274.25
2016-20056	FAVALE STEPHANIE ANN	1/22/2016	JUDGMENT	1,683.91
2016-20057	GAUGHAN WALTER S	1/22/2016	JUDGMENT	2,392.00
2016-20058	NEALES WILLIAM E JR	1/22/2016	JUDGMENT	6,782.00
2016-20059	YOUNG PHILIP T	1/22/2016	JUDGMENT	1,412.00

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00046	DISCOVER BANK	PLAINTIFF	1/21/2016	—
2016-00046	KING DANIEL D	DEFENDANT	1/21/2016	—
2016-00047	DISCOVER BANK	PLAINTIFF	1/21/2016	—
2016-00047	DIORIO LIZZ	DEFENDANT	1/21/2016	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00048	US BANK NATIONAL ASSOCIATION	PLAINTIFF	1/21/2016	—
2016-00048	RUDDY MICHAEL	DEFENDANT	1/21/2016	—
2016-00048	RUDDY CHRISTINE	DEFENDANT	1/21/2016	—
2016-00049	WELLS FARGO BANK NA	PLAINTIFF	1/22/2016	—
2016-00049	MCPHERSON MARK EDWARD	DEFENDANT	1/22/2016	—

TORT — MOTOR VEHICLE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00044	STEFFENS ANDREW	PLAINTIFF	1/19/2016	—
2016-00044	CARROLL WENDY	PLAINTIFF	1/19/2016	—
2016-00044	STEFFENS KATELYN	PLAINTIFF	1/19/2016	—
2016-00044	STEFFENS ANTHONY	PLAINTIFF	1/19/2016	—
2016-00044	STEFFENS EVAN	PLAINTIFF	1/19/2016	—
2016-00044	STEFFENS EMMALEE	PLAINTIFF	1/19/2016	—
2016-00044	MCGOVERN JOHN J JR ESQUIRE	DEFENDANT	1/19/2016	—
2016-00044	GABRIEL CHARLES ESTATE	DEFENDANT	1/19/2016	—
2016-00045	LUKENS LUANN	PLAINTIFF	1/20/2016	—
2016-00045	BEAN KYLE J	DEFENDANT	1/20/2016	—

MORTGAGES AND DEEDS

*RECORDED FROM FEBRUARY 1, 2016 TO FEBRUARY 5, 2016
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Seidel Christopher B	Wayne Bank	Damascus Township	
Seidel Stephanie K			150,000.00
Dutton Adam A	First National Community Bank	Damascus Township	91,000.00
Myers Bradford J	First National Community Bank	Damascus Township	
Myers Jamie L			130,000.00
Saban Norman	Mortgage Electronic Registration Systems	Paupack Township	
Rector Loney J			108,800.00
Sergio Theodore G	Dime Bank	Dreher Township	182,400.00
Packer Michael K	P N C Bank	Waymart Borough	67,920.00
Albardak Ali O	Mortgage Electronic Registration Systems	Lake Township	
Albardak Dilek			69,600.00
Liu Stanley	Mortgage Electronic Registration Systems	Damascus Township	143,200.00
Waibel William	Live Well Financial Inc	Lake Township	
Waibel Carole E			238,500.00
Waibel William	Housing & Urban Development	Lake Township	
Waibel Carole E			238,500.00
Dileo Frank	J P Morgan Chase Bank	Lake Township	100,000.00
Kroptavich Ronald J	Honesdale National Bank	Lake Township	
Kroptavich Kimberly A			275,000.00
Dunham Louis	Mortgage Electronic Registration Systems	Paupack Township	
Dunham Claudia J			512,300.00
Millen Frank L	Dime Bank	South Canaan Township	
Millen Patricia			135,000.00
Silva Michael E	Wayne Bank	Preston Township	25,000.00
Farnack Rudolph F Jr	Dime Bank	Damascus Township	23,000.00
Tuttle Patricia J	Dime Bank	Dyberry Township	
Tuttle Lawrence			27,800.00
McGovern Harold P	Dime Bank	Clinton Township	
McGovern Gina			80,00.00
Capasso Lydia	Mortgage Electronic Registration Systems	Paupack Township	61,500.00
Miller Roger L	Mortgage Electronic Registration Systems	Honesdale Borough	
Miller Donna M			119,983.00
Hodorovich Thomas J	Mortgage Electronic Registration Systems	Lake Township	90,000.00

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

Curtis Richard	Mortgage Electronic Registration Systems	Lehigh Township	
Curtis Alice			60,000.00
Oechsler George P	Farm Service Agency U S Dept Of Agriculture	Damascus Township	
Dyberry Holdings	Honesdale National Bank	Berlin Township	50,000.00
McGinnis Craig C	McGinnis Daria C	Dyberry Township	385,000.00
	Mortgage Electronic Registration Systems		240,000.00
Ricci Carol M	Mortgage Electronic Registration Systems	South Canaan Township	80,000.00
Davis Lester J Jr	Citizens Savings Bank	Salem Township	122,000.00
Price Mary Sue Sweeney	Mortgage Electronic Registration Systems	Damascus Township	113,900.00
Gunshannon Jennifer	Vantage Trust Federal Credit Union	Sterling Township	
Gunshannon Thomas Fill			76,000.00
Monteleone Suzanne	Monteleone Louis	Salem Township	
Monteleone Linda	Monteleone Irene C		114,688.00
Tillwitz Robert			
Monteleone Irene			
Villalobos Silvia Pinel	Mortgage Electronic Registration Systems	Salem Township	
Pinelvillalobos Silvia			223,000.00
Villalobos Arnel			
Daub Diana F	Dime Bank	Texas Township	
Daub Carl Jr			150,000.00
Ferrier Robert M	Mortgage Electronic Registration Systems	Paupack Township	
Ferrier Elizabeth]			134,550.00
Goldfarb Stephen D	Bank Of America	Paupack Township	
Goldfarb Marilyn			210,000.00
Honsi Mouaid	Ulitskiy Mikhail Ulitskiy Irina	Manchester Township	
			15,000.00
Rusnak Laura	Mortgage Electronic Registration Systems	Lake Township	50,000.00
Salvatore Kyle J	Mortgage Electronic Registration Systems	Oregon Township	
Salvatore Kaelin R			181,000.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Dennis Clinton P Jr Af	Li Yong	Buckingham Township	
Dennis Clinton P Sr AKA By Af		Buckingham & Manchester Twps	
Dennis Clinton P AKA By Af		Manchester Township	
Dennis Clinton P Jr		Manchester & Buckingham Twps	

Dutton Archie E	Dutton Adam A	Damascus Township	
Dutton Cynthia E			
Rogers Kevin D By Sheriff	U S Bank Tr	Honesdale Borough	
Rogers Kimberly N			
Hyams Jerome	Saban Norman	Paupack Township	
	Rector Loney J		Lot 2
Deutsche Bank National			
Trust Company Tr	Albardak Ali O	Lake Township	
Ocwen Loan Servicing	Albardak Dilek		Lot 1412
Fydell Ian	Ksendzovskaya Tatyana	Lake Township	
Fydell Jennifer	Gorovvyy Vitaly		Lot 1523
Arce Ramon	Liu Stanley	Damascus Township	
Arce Iris			
Porter Neal T	Porter Kimberly A	Manchester Township	
Porter Kimberly A			
Cooney Catherine	Dietrich Marlene Ann	Lehigh Township	
Cooney Alycia			
Cooney Shannon			
Millon Dennis W Exr	Merry Elizabeth M	Cherry Ridge Township	
Millon Gary J Exr			
Millon Joseph Rest			
Downton Jack	Downton Jack	Starrucca Borough	
Downton Jordan	Downton Jordan		
	Downton Chad		
Sost Gary S	Dileo Frank	Lake Township	Lot 2981
D J B Property Inc	D J B Property Inc	Texas Township 1 & 2	
	C J W Properties		Lot 6
Tuttle Faron	Muscle Mountain	Scott Township	
Tuttle Suzanne			Lot 2
McAndrew Edward J	Warnott Anne L	Palmyra Township	
Bank Of America By Af	Housing & Urban Development	Lehigh Township	
Carrington Mortgage			
Services Af			
Hodorovich Thomas	Hodorovich Thomas J	Lake Township	
Hodorovich Sara			Lot 25 R
Dohanich Michael L	Dohanich Greg	Scott Township	
	Dohanich Jeff		
	Langone Lynn		
	Copple Denise		
Carnes William Wesley Sr	Carles William Wesley Sr	Preston Township	
	Carnes Sandra Leigh		
Yannone Robin L	Yannone Robin L	Lake Township	
	Yannone Anthony J		
Burke Jack G	Burke Jack G	Salem Township	
Burke Sibylle R	Burke Sibylle R Burke Carl		
Zegel Joanne	Beckner Patrick	Manchester Township	
Zegel Scott	Beckner Jennifer		
U S Bank Tr By Af	J F P M Lake Holdings	Paupack Township	
Ocwen Loan Servicing Af			

Deutsche Bank National Trust Company Tr	Kaja Holdings Two	Lake Township	
Ocwen Loan Servicing			Lots 540 & 538
Simpson Randy S	Simpson Stephen G Simpson Brady G Woodmansee Nicole R	Scott Township	
Fischer Christopher	Fischer Christopher	Dyberry Township	
Fischer Ronnie J	Fischer Ronnie J		Lot B1
Frame Charles L	Frame Charles L Frame Josephine	Mount Pleasant Township	
Jubran Ahmad Hijazi	Buckwalter Charles Buckwalter Joyce M	Lehigh Township	Lot 23
Niles John P	Dyberry Holdings	Berlin Township	
Niles Teresa			
Labar Russell R	Sottosanti Richard M	Oregon Township	
Labar Anna L	King Michael S		
L T Realty Inc	P Creal Ty Inc	Bethany Borough	Lot 684
Mathes Jo Ann M	Mathes Ashley M	Dreher Township	
Breuer Ruth	Breuer John A	Paupack Township	
Breuer John A			Lot 3c
Black Lori A	Gunshannon Thomas F III Gunshannon Jennifer L	Sterling Township	
Monteleone Louis	Monteleone Suzanne	Salem Township	
Monteleone Irene C	Tillwitz Robert Monteleone Linda Monteleone Irene		Lot 1443

LEGAL JOURNAL
OF WAYNE COUNTY, PA

22nd Judicial District
Vol. 1 • APRIL 1, 2011 • Honesdale, PA • No. 3



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CASES REPORTED

Joseph Francisco v. Joseph Francisco, Jr. et al. Plaintiff.

NewPac Exploration, LLC v. Defendant.

Southwestern Energy Production Company, Defendants.



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, and other matters of legal interest. It is published every Friday by the Wayne County Bar Association.

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Hocker Eric L Hocker Kelly D	Salvatore Kyle J Salvatore Kaelin R	Oregon Township	
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