

# OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 5 ★ FEBRUARY 19, 2016 ★ Honesdale, PA ★ No. 50



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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.*

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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.

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MESSAGE FROM THE  
WAYNE COUNTY BAR ASSOCIATION



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

PRICING & RATES

**Notice Pricing**

*One time Insertions*

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

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

**Subscription Rates**

*Per Year*

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

*Individual copies available for \$5 each  
Subscription Year: March–February  
Prorated subscriptions available*

WAYNE COUNTY OFFICIALS

**Judge of the Court of Common Pleas**

Raymond L. Hamill, *President Judge*  
Robert J. Conway, *Senior Judge*

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Ronald J. Edwards  
Linus H. Myers

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**District Attorney**

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**Coroner**

Edward Howell

**Auditors**

Carla Komar  
Judy O’Connell  
Kathleen A. Schloesser

**Jury Commissioners**

Judith M. Romich  
Patricia Biondo

**LEGAL NOTICES**

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

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**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.*

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**EXECUTOR NOTICE**

Estate of NENA FRANCHAK  
Late of Waymart Borough  
Date of Death: December 16, 2014  
Executor  
DALE FRANCHAK  
10631 IRONWOOD AVENUE  
SANTEE, CA 92071  
Executor  
BRUCE FRANCHAK  
726 TRIPP LAKE ROAD  
BRACKNEY, PA 18812  
Attorney  
KIMBERLY THOMAS/JEFFREY NEPA  
C/O 310 E. DRINKER STREET  
DUNMORE, PA 18512

**2/19/2016 • 2/26/2016 • 3/4/2016**

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**EXECUTOR NOTICE**

Estate of SHIRLEY MAE ABRAHAM AKA SHIRLEY ABRAHAM AKA SHIRLEY M. ABRAHAM AKA SHIRLEY

MAY ABRAHAM  
Late of Texas Township  
Executor  
WILLIAM J. ABRAHAM  
187 OLD STATE ROAD  
HONESDALE, PA 18431  
Attorney  
RICHARD B. HENRY  
1105 COURT STREET  
HONESDALE, PA 18431

**2/19/2016 • 2/26/2016 • 3/4/2016**

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**EXECUTOR NOTICE**

Estate of KATHLEEN MCDONNELL AKA KATHLEEN A. MCDONNELL  
Late of Bethany Borough  
Executor  
MATTHEW L. MEAGHER, ESQ.  
1018 CHURCH ST.  
HONESDALE, PA 18431

**2/19/2016 • 2/26/2016 • 3/4/2016**

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**EXECUTRIX NOTICE**

Estate of THERESA R. WARGO  
Late of Salem Township  
Executrix  
MICHAELNE A. LEE  
588 STERLING ROAD  
NEWFOUNDLAND, PA 18445  
Attorney  
MICHAEL D. WALKER, ESQ.  
PO BOX 747  
HAMLIN, PA 18427

**2/19/2016 • 2/26/2016 • 3/4/2016**

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**EXECUTRIX NOTICE**

Estate of GRACE E. KEEN AKA  
GRACE KEEN  
Late of Canaan Township  
Executrix  
MARY MCNICHOLS  
935 ORCHARD ST.  
SCRANTON, PA 18505  
Attorney  
NICHOLAS A. BARNA  
831 COURT STREET  
HONESDALE, PA 18431

**2/19/2016 • 2/26/2016 • 3/4/2016**

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**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**

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**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**

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**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**

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**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**

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**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**

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**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**

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**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**

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**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**

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**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**

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**OTHER NOTICES**

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**LEGAL NOTICE**

TAKE NOTICE THAT THE  
FOLLOWING ACCOUNT HAS  
BEEN FILED TO THE COMMON  
PLEAS COURT OF WAYNE  
COUNTY AND WILL BE  
PRESENTED FOR  
CONFIRMATION ON MARCH  
17, 2016 AT 9:30 A.M. IN COURT  
ROOM #2, WAYNE COUNTY  
COURT HOUSE, HONESDALE,  
PA.

FIRST AND FINAL ACCOUNT  
OF CATHERINE U. MAGUIRE  
FOR ESTATE OF PETER K.  
ENGLISH, DECEASED

NO. 120 O.C.D. 2013

**2/19/2016 • 2/26/2016**

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**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  
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  
Situating 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**

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**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 instrument 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**

**SHERIFF'S SALE  
MARCH 16, 2016**

By virtue of a writ of Execution instituted PHH 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 16th 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 situated in the township of Berlin, county of Wayne, commonwealth of Pennsylvania, as laid out and plotted upon a map entitled, 'map of Woodlyn acres land of Charles



D. Swezy, Berlin township, Wayne county, PA, February 10, 1969, scale 1 inch = 200 feet', bearing the name and seal of George E. Ferris, R.S., said plot being bounded and described as follows, to wit:

BEGINNING at a point in the center of a certain private roadway of the tract known as Woodlyn acres, said point of beginning being a common corner of lots nos. 7, 8, 30 and 31; thence along the common line of lots nos. 30 and 31 south 27 degrees 31 minutes west 238.5 feet to a corner, said corner being the common corner of lots nos. 22, 30, 31 and 36; thence along the common line of lots 22 and 30 south 62 degrees 39 minutes east 211.1 feet to a corner, thence along the common line of lots nos. 29 and 30 north 27 degrees 9 minutes east 252.35 feet to a corner in the center of the first mentioned private roadway; thence along the center of the same the following two courses and distances; north 52 degrees 37 minutes west 100 feet and north 78 degrees 25 minutes west 115.35 feet to the point or place of beginning containing 1.2 acres of land, be the same more or less.

TITLE TO SAID PREMISES IS VESTED IN Lois Shearer, by Deed from Gary F. Flynn, single, dated 04/03/2006, recorded 04/04/2006 in Book 3007, Page 1.

Tax Parcel: 01-0-0011-0030

Premises Being: 54 Woodlyn Acres Road, Hawley, PA 18428

Improvements thereon:  
RESIDENTIAL DWELLING

Seized and taken in execution as property of:  
Lois Shearer c/o George Erickson,  
POA 1468 Eagle Crest Drive  
PRESCOTT AZ 86301

Execution No. 178-Civil-2015  
Amount Due: \$141,207.87 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.

Adam H. Davis Esq.

**2/19/2016 • 2/26/2016 • 3/4/2016**

**SHERIFF'S SALE  
MARCH 16, 2016**

By virtue of a writ of Execution instituted LSF8 Master Participation Trust issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 16th 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, pieces or parcels of land situate, lying and being in the Township of Dreher, County of Wayne and State of Pennsylvania, bounded and described as follows, to wit:

**PARCEL 1:**  
BEING Lot No. 5 Street Laurel Drive on 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, N.J. dated May 1968 and recorded in the Office of the Recorder of Deeds of Wayne County in Map Book 13, Page 28.

**PARCEL 2:**  
BEING Lot No. 3 Street Laurel Drive on 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, N.J. dated May 1968 and recorded in the Office of the Recorder of Deeds of Wayne County in Map Book 13, Page 28.

PARCEL NO. 08-0-0001-0056 and 08-0-0001-0057

BEING THE SAME PREMISES which Michael Mercurio and Ann Mercurio, by Indenture dated 02-10-04 and recorded 02-24-04 in the Office of the Recorder of Deeds in and for the County of Wayne in Volume Book 2447 page 292, granted and conveyed unto Kenneth F. Haynes, as sole owner.

BEING KNOWN AS: 5 LAUREL DRIVE, NEWFOUNDLAND, PENNSYLVANIA 18445.

Title to said premises is vested in Alexander M. Palyo by deed from Kenneth F. Haynes dated December 20, 2005 and recorded December 29, 2005 in Instrument Number 200500015317.

**IMPROVEMENTS THEREON:**  
Residential Dwelling

Seized and taken in execution as property of:  
Alexander M. Palyo 5 Laurel Drive NEWFOUNDLAND PA 18445

Execution No. 530-Civil-2015  
Amount Due: \$175,794.48 Plus additional costs

December 29, 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.

Joseph F. Riga Esq.

2/19/2016 • 2/26/2016 • 3/4/2016

**SHERIFF'S SALE  
MARCH 16, 2016**

By virtue of a writ of Execution instituted CALIBER HOME LOANS, INC. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 16th 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 Township of Berlin, County of Wayne and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at an iron pipe marker found at the common corner of DePasquale, Shelp and this parcel to be conveyed; thence along the Southern line of said Shelp, North seventy-three (73) degrees nineteen (19) minutes eleven (11) minutes East five hundred eighty-four and thirty-four one-hundredths (584.34) feet to a railroad spike set in the center line of a private road; thence along the center line of this private road, South forty-one (41) degrees twenty-seven (27) minutes thirty-six (36) seconds West three hundred eighty-two and six-tenths (382.60) feet and South nineteen (19) degrees fifty-nine (59) minutes six one-hundredths (06) seconds West seventy-seven and fifty-eight one-hundredths (77.58) feet to a corner on the Southeastern corner of this parcel to be conveyed and the Northeastern corner of the three and eighty-eight one-hundredths (3.88) acre parcel to be retained; thence through the lands of the Grantors, Castellano, Kelton and Hercky, South sixty-eight (68) degrees twenty-six (26) minutes fifty-seven (57) seconds West three hundred twenty-nine and thirty-five one-hundredths (329.35) feet to a rebar set on an Eastern line of the aforementioned DePasquale; thence along this Eastern line of DePasquale, North twenty (20) degrees twenty-five (25) minutes twenty-five (25) seconds East seventy-five and sixty-nine (75.69) feet to the place of BEGINNING.

CONTAINING one and ninety-three one-hundredths (1.93) acres

as surveyed by M.R. Zimmer & Associates, Honesdale, PA. All bearings on a Common Magnetic Meridian with Zimmer survey of 1979.

TITLE TO SAID PREMISES IS VESTED IN Domenick E. Castellano and Elizabeth Castellano, his wife, by Deed from Beverly Sterner, dated 04/25/1990, recorded 04/30/1990 in Book 522, Page 499. Domenick E. Castellano was co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of Domenick E. Castellano's death on or about 8/30/2013, his ownership interest was automatically vested in the surviving tenant by the entirety. Elizabeth Castellano died on 12/09/2014, leaving a Last Will and Testament dated 11/25/2014. Letter Testamentary were granted to Lindsey Grace Castellano and Jessica Ines Castellano on 12/11/2014 in Wayne County, No. 64-1431335. The Decedent's surviving heirs at law and next-of-kin are Lindsey Grace Castellano and Jessica Ines Castellano.

TAX PARCEL NO.: 01-0-0007-0009

PREMISES BEING: RR4 Box 474, a/k/a 56 Cherokee Drive, Honesdale, PA 18431-3070

IMPROVEMENTS THEREON: Residential Dwelling

Seized and taken in execution as property of:

Lindsey Grace Castellano, in Her Capacity as Co-Executrix and Devisee of the Estate of Elizabeth Castellano 56 Cherokee Drive HONESDALE PA 18431  
Jessica Ines Castellano, in Her Capacity as Co-Executrix and Devisee of the Estate of Elizabeth Castellano 56 Cherokee Drive HONESDALE PA 18431

Execution No. 593-Civil-2015  
Amount Due: \$94,736.95 Plus additional costs

December 29, 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.

**2/19/2016 • 2/26/2016 • 3/4/2016**

**SHERIFF'S SALE  
MARCH 16, 2016**

By virtue of a writ of Execution instituted North Pocono School District issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 16th 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 or parcel of land, together with the buildings and improvements located thereon, situate, lying and being in the Township of Lehigh in the Development of Pocono Ranchettes, Inc., County of Wayne and State of Pennsylvania, to wit: Lot No. 6 in Block No. E of Section No. 3 as shown on the survey and original plan of Pocono Ranchettes, Inc., Wayne County, Pennsylvania , made by a Registered Surveyor and of record in the Recorder of Deeds Office of Wayne County, Pennsylvania, in Map Book 13, at Page 114, reference being made thereto for a more particular description of the lot or lots hereinbefore described and herein conveyed.

TAX MAP NO.: 14-0-0027-0086

ADDRESS BEING KOWN AS:  
21 Iroquis Path, Gouldsboro, PA  
18424

Seized and taken in execution as property of:  
Cynthia D. Mompie 1518 Lehigh Parkway S. ALLENTOWN PA 18103

Execution No. 1769-Judgment-2015  
Amount Due: \$3,871.09 Plus additional costs

January 5, 2016  
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.**

Jeffrey P. Kelly, Esq.

**2/19/2016 • 2/26/2016 • 3/4/2016**

**SHERIFF'S SALE  
MARCH 16, 2016**

By virtue of a writ of Execution instituted North Pocono School District issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 16th 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 near North Jersey Lake in the Township of Lehigh, Wayne County, Pennsylvania, bounded and described in accordance with a survey and plan of lots made by John H. Vockroth, R.E., dated September 1947, and known as "Replotting of Lots on Land owned by Walter Flower" and recorded in Wayne County, as follows;

BEGINNING at a point in the westerly side of South Fourth Street, (there are two streets on the said plot designated as South Fourth Street; the reference here is to the easterly one, which terminates at Park #1), and in the line between Lots 56 and 57; thence north eighty-two (82°) degrees five (05) minutes west a distance of one hundred thirty-one and one-half (131.5) feet to South Fourth Street (the westerly of the two); thence along the easterly side of South Fourth Street north seven

(7°) degrees no minutes east a distance of fifty (50) feet to the line between Lots 57 and thence along Lot 58 south eighty-two (82°) degrees five (5) minutes east a distance of one hundred thirty-one and one-half (131.5) feet to South Fourth Street the easterly); thence along South Fourth Street south seven (7°) degrees no minutes west a distance of fifty (50) feet to the place of BEGINNING.

BEING Lot No. 57 and being fifty (50) feet in width and one hundred thirty-one and one-half (131.5) feet in depth.

TAX MAP NO.:14-0-0020-0037

ADDRESS BEING KNIWN AS:  
90B Third Street, Gouldsboro, PA  
18424

Seized and taken in execution as property of:  
Christine Ackerman 95 Dorantown  
Road COVINGTON TWP PA  
18444

Execution No. 1272-Judgment-  
2011  
Amount Due: \$5,349.07 Plus  
additional costs

January 5, 2016  
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.

Jeffrey P. Kelly, Esq.

**2/19/2016 • 2/26/2016 • 3/4/2016**

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**CIVIL ACTIONS FILED**

*FROM JANUARY 23, 2016 TO JANUARY 29, 2016  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**JUDGMENTS**

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2007-20401	POWERS DOUGLAS BRIAN	1/29/2016	SATISFACTION	.00
2007-20653	G C MARKETING INC	1/25/2016	WITHDRAW DEFAULTJUDG	.00
2011-21557	KUESTER KARL JOSEPH	1/29/2016	SATISFACTION	.00
2012-20706	ALESE ROBERT	1/27/2016	SATISFACTION	.00
2012-20706	ALESE DARLENE	1/27/2016	SATISFACTION	.00
2012-20706	LUBELL CATHERINE	1/27/2016	SATISFACTION	.00
2012-21640	CLARK PAUL ARTHUR	1/29/2016	SATISFACTION	.00
2013-00547	MATLIN STEPHEN	1/29/2016	VACATE JUDGMENT	.00
2013-00547	MATLIN DIANE	1/29/2016	VACATE JUDGMENT	.00
2013-20266	MANOY JAMES R	1/26/2016	SATISFACTION	391.52
2013-20266	MANOY KIM	1/26/2016	SATISFACTION	391.52
2013-20386	TRAIL MARK J	1/29/2016	SATISFACTION	.00
2013-20607	ALESE ROBERT	1/27/2016	SATISFACTION	.00
2013-20607	ALESE DARLENE	1/27/2016	SATISFACTION	.00
2013-20607	LUBELL CATHERINE	1/27/2016	SATISFACTION	.00
2013-21002	RIZZI MICHAEL	1/29/2016	SATISFACTION	.00
2013-21002	RIZZI TERRI LEIGH	1/29/2016	SATISFACTION	.00
2014-00531	PAPAZIAN MADELINE A	1/29/2016	SATISFACTION	.00
2014-00531	PAPAZIAN WILLIAM S	1/29/2016	SATISFACTION	.00
2014-00610	CLANCY MARTIN ESTATE	1/25/2016	WRIT OF EXECUTION	136,254.33
2014-20135	KOZIMOR MICHAEL J	1/29/2016	SATISFACTION	.00
2014-20502	ALESE ROBERT	1/27/2016	SATISFACTION	.00
2014-20502	ALESE DARLENE	1/27/2016	SATISFACTION	.00
2014-20502	LUBELL CATHERINE	1/27/2016	SATISFACTION	.00
2014-20867	SMITH DENISE	1/29/2016	SATISFACTION	.00
2014-20869	SMITH DENISE	1/29/2016	SATISFACTION	.00
2015-00044	DEHAVEN CAROLINE DEFENDANT/APPELLEE	1/29/2016	WAGE ATTACH-WRIT/EX	8,818.67
2015-00044	DEHAVEN GEORGE	1/29/2016	WAGE ATTACH-WRIT/EX	8,818.67
2015-00111	GALLI MONICA	1/29/2016	VACATE JUDGMENT	.00
2015-00176	SMITH BECKY A	1/29/2016	VACATE JUDGMENT	.00
2015-00176	SMITH WAYNE T	1/29/2016	VACATE JUDGMENT	.00
2015-00303	LONG MARION E	1/29/2016	JDGMT BY COURT ORDER	131,377.33
2015-00303	LONG WILLIAM	1/29/2016	JDGMT BY COURT ORDER	131,377.33
2015-00303	LONG MARION E	1/29/2016	WRIT OF EXECUTION	131,377.33
2015-00303	LONG WILLIAM	1/29/2016	WRIT OF EXECUTION	131,377.33
2015-00307	VANDER SANDE GARY L SR	1/25/2016	DEFAULT JUDG IN REM	152,599.65
2015-00307	VANDER SANDE GARY L SR	1/25/2016	WRIT OF EXECUTION	164,493.32
2015-00395	GRIEVE MARY	1/29/2016	DEFAULT JUDGMENT	149,941.19

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



2015-00604	SMITH COLLEEN	1/25/2016	DEFAULT JUDG IN REM	292,623.36
2015-00604	SMITH EARL JR	1/25/2016	DEFAULT JUDG IN REM	292,623.36
2015-00604	SMITH COLLEEN	1/25/2016	WRIT OF EXECUTION	299,294.71
2015-00604	SMITH EARL JR	1/25/2016	WRIT OF EXECUTION	299,294.71
2015-20064	APPEL MELVIN	1/26/2016	SATISFACTION	331.43
2015-20064	APPEL MYRTLE	1/26/2016	SATISFACTION	331.43
2015-20491	CRUM JENNIFER	1/29/2016	SATISFACTION	.00
2015-20626	ARCH RONALD W	1/29/2016	REIS/WRITSCIREFACIAS	.00
2015-20627	ARCH RONALD W	1/29/2016	REIS/WRITSCIREFACIAS	.00
2015-20708	LAHR WARREN G	1/29/2016	SATISFACTION	.00
2015-20822	CRANE ROBERT M	1/25/2016	DEFAULT JUDGMENT	1,286.72
2015-20924	TCHORZEWSKI MAREK	1/25/2016	SATISFACTION	.00
2015-20924	MALINOWSKI ANTHONY	1/25/2016	SATISFACTION	.00
2015-20978	ROGERS KEVIN D	1/26/2016	SATISFACTION	293.11
2015-20978	ROGERS KIMBERLY N	1/26/2016	SATISFACTION	293.11
2016-00050	BOOKIN ANDREW	1/25/2016	CONFESSION OF JDGMT	32,376.10
2016-00050	BOOKIN JUDITH	1/25/2016	CONFESSION OF JDGMT	32,376.10
2016-00050	CHARTER HOMES INC	1/25/2016	CONFESSION OF JDGMT	32,376.10
2016-00053	BOOKIN ANDREW	1/26/2016	CONFESSION OF JDGMT	650,913.59
2016-00053	BOOKIN JUDITH	1/26/2016	CONFESSION OF JDGMT	650,913.59
2016-00053	CHARTER HOMES INC	1/26/2016	CONFESSION OF JDGMT	650,913.59
2016-00061	NEW BEGINNING MINISTRY INC	1/29/2016	CONFESSION OF JDGMT	247,599.25
2016-00062	NEW BEGINNING MINISTRY INC	1/29/2016	CONFESSION OF JDGMT	24,772.11
2016-20061	WEBER MARIA L	1/25/2016	WRIT OF REVIVAL	5,210.63
2016-20062	UNIVERSAL GLASS CONSTRUCTION INC	1/25/2016	JP TRANSCRIPT	3,312.46
2016-20062	UNIVERSAL GLASS D/B/A	1/25/2016	JP TRANSCRIPT	3,312.46
2016-20062	EISLOEFFEL SUSAN	1/25/2016	JP TRANSCRIPT	3,312.46
2016-20063	HOLLAND SHARON L	1/25/2016	JP TRANSCRIPT	7,455.67
2016-20064	BRUSSELL SEAN M	1/25/2016	JUDGMENT	2,134.00
2016-20065	PERRY DAWN L	1/26/2016	MUNICIPAL LIEN	293.11
2016-20066	TUTTLE DAVID A	1/26/2016	MUNICIPAL LIEN	292.65
2016-20067	NON DONNA R	1/26/2016	MUNICIPAL LIEN	293.11
2016-20068	BRESSET STEPHEN G	1/26/2016	MUNICIPAL LIEN	444.75
2016-20068	BRESSET ANNE M	1/26/2016	MUNICIPAL LIEN	444.75
2016-20069	MCPEAK ADAM TODD	1/27/2016	JUDGMENT	4,358.00
2016-20070	NIETO JOSE P	1/27/2016	JUDGMENT	1,804.00
2016-20071	WARNOCK ALICE ANN	1/27/2016	JUDGMENT	6,467.00
2016-20072	AMBERG JOSEPH J	1/28/2016	FEDERAL TAX LIEN	54,135.25
2016-20073	BALDO MICHAEL P	1/29/2016	JUDGMENT	2,480.20
2016-25032	LITZENBAUER JAMES V	1/28/2016	PROPERTY BAIL JUDG	15,000.00
2016-90011	MORGAN JAMES	1/25/2016	ESTATE CLAIM	3,371.04
2016-90012	MORGAN JAMES E	1/28/2016	ESTATE CLAIM	5,365.91
2016-90013	SCHUCKMAN MARIA	1/28/2016	ESTATE CLAIM	18,983.41
2016-90015	STEWART WILLIAM	1/29/2016	ESTATE CLAIM	9,393.98
2016-90016	STEWART BILL	1/29/2016	ESTATE CLAIM	518.95

**CIVIL APPEALS — AGENCIES: DEPT. OF TRANSPORTATION**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00056	NEMETH CHARLES J	PLAINTIFF	1/27/2016	.00
2016-00056	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	DEFENDANT	1/27/2016	.00
2016-00067	LAKESWOOD GARAGE INC	PLAINTIFF	1/29/2016	.00
2016-00067	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	DEFENDANT	1/29/2016	.00

**COMPLAINT — CONFESSION**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00050	DIME BANK	PLAINTIFF	1/25/2016	.00
2016-00050	BOOKIN ANDREW	DEFENDANT	1/25/2016	.00
2016-00050	BOOKIN JUDITH	DEFENDANT	1/25/2016	.00
2016-00050	CHARTER HOMES INC	DEFENDANT	1/25/2016	.00
2016-00053	DIME BANK	PLAINTIFF	1/26/2016	.00
2016-00053	BOOKIN ANDREW	DEFENDANT	1/26/2016	.00
2016-00053	BOOKIN JUDITH	DEFENDANT	1/26/2016	.00
2016-00053	CHARTER HOMES INC	DEFENDANT	1/26/2016	.00
2016-00061	HONSDALE NATIONAL BANK	PLAINTIFF	1/29/2016	.00
2016-00061	NEW BEGINNING MINISTRY INC	DEFENDANT	1/29/2016	.00
2016-00062	HONSDALE NATIONAL BANK	PLAINTIFF	1/29/2016	.00
2016-00062	NEW BEGINNING MINISTRY INC	DEFENDANT	1/29/2016	.00

**CONTRACT — BUYER PLAINTIFF**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00064	MITCHENER BRUCE	PLAINTIFF	1/29/2016	.00
2016-00064	MITCHENER MARGARET	PLAINTIFF	1/29/2016	.00
2016-00064	FCA US LLC	DEFENDANT	1/29/2016	.00

**CONTRACT — DEBT COLLECTION: CREDIT CARD**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00059	AMERICAN EXPRESS BANK FSB	PLAINTIFF	1/28/2016	.00
2016-00059	MEYER EARL J	DEFENDANT	1/28/2016	.00
2016-00063	DISCOVER BANK	PLAINTIFF	1/29/2016	.00
2016-00063	KELLER WILLIAM J	DEFENDANT	1/29/2016	.00

**CONTRACT — DEBT COLLECTION: OTHER**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00060	DISASTER BLASTER INC	PLAINTIFF	1/28/2016	.00
2016-00060	ANNUNZIATO GREGORY T/D/B/A	DEFENDANT	1/28/2016	.00
2016-00060	TASTE OF TUSCANY ITALIAN RESTA	DEFENDANT	1/28/2016	.00
2016-00060	ANNUNZIATO MICHAEL A	DEFENDANT	1/28/2016	.00
2016-00060	ANNUNZIATO PAULA A	DEFENDANT	1/28/2016	.00

**REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00052	DITECH FINANCIAL LLC F/K/A	PLAINTIFF	1/25/2016	.00
2016-00052	GREEN TREE SERVICING LLC	PLAINTIFF	1/25/2016	.00
2016-00052	SCHRECK JOHN H	DEFENDANT	1/25/2016	.00
2016-00052	SCHRECK MICHELLE M	DEFENDANT	1/25/2016	.00
2016-00054	FEDERAL NATIONAL MORTGAGE ASSO	PLAINTIFF	1/26/2016	.00
2016-00054	FANNIE MAE	PLAINTIFF	1/26/2016	.00
2016-00054	ENSLIN SHARON L	DEFENDANT	1/26/2016	.00
2016-00054	COONEY JOHN E	DEFENDANT	1/26/2016	.00
2016-00055	NATIONSTAR MORTGAGE LLC	PLAINTIFF	1/27/2016	.00
2016-00055	KLEPADLO BARBARA	DEFENDANT	1/27/2016	.00
2016-00057	MIDFIRST BANK	PLAINTIFF	1/27/2016	.00
2016-00057	MILLER TANYA	DEFENDANT	1/27/2016	.00
2016-00057	MILLER DOUGLAS F	DEFENDANT	1/27/2016	.00
2016-00058	GIACCHI ANGELO	PLAINTIFF	1/28/2016	.00
2016-00058	ACUNTO JOHN	PLAINTIFF	1/28/2016	.00
2016-00058	DEOLIVERA GERALDA	DEFENDANT	1/28/2016	.00
2016-00065	NATIONSTAR MORTGAGE LLC	PLAINTIFF	1/29/2016	.00
2016-00065	LOGOSKIY JOSEPH	DEFENDANT	1/29/2016	.00

**REAL PROPERTY — OTHER**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00066	KANAVY JAMES M SR	PLAINTIFF	1/29/2016	.00
2016-00066	KANAVY JOHN F III	PLAINTIFF	1/29/2016	.00
2016-00066	KANAVY JENNIFER D	PLAINTIFF	1/29/2016	.00
2016-00066	KANAVY JOAN	DEFENDANT	1/29/2016	.00



**MORTGAGES AND DEEDS**

*RECORDED FROM FEBRUARY 8, 2016 TO FEBRUARY 12, 2016  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

<b>GRANTOR</b>	<b>GRANTEE</b>	<b>LOCATION</b>	<b>AMOUNT</b>
Robinson Robert R	Rutherford Albert G	Mount Pleasant Township	
Robinson Karen H	Rutherford Sally N		37,000.00
Woodruff Leanne D	Wayne Bank	Starrucca Borough	
Woodruff Brian E			52,000.00
Gilbert Cody W	Wayne Bank	Honesdale Borough	
Gilbert Julie Murray			10,000.00
Clarich Keith	Mortgage Electronic Registration Systems	Oregon Township	
Clarich Kandi			115,884.00
Four Eight Two Hamlin Highway Realty	Dime Bank	Salem Township	335,000.00
Ligus John E	Wayne Bank	Salem Township	76,500.00
Nehlig James S	Mortgage Electronic Registration Systems	Oregon Township	
Nehlig Ruth W			42,221.00
Cole Ellen M	Dime Bank	Honesdale Borough	50,000.00
Correll Glenn B	Mortgage Electronic Registration Systems	Paupack Township	
Correll Donna L			800,000.00
Sorrentino John J	Mortgage Electronic Registration Systems	Waymart Borough	
Sorrentino Eileen M			134,530.00
Young Daniel	Dime Bank	Lebanon Township	
Young Linda			90,000.00
Gustafson Robert H	Dime Bank	Damascus Township	
Gustafson Megan F			37,500.00
Stile August J Sr	Dime Bank	Damascus Township	
Stile Katherine J			82,000.00
Murray Joseph J	Dime Bank	Cherry Ridge Township	
Murray Patricia C			72,000.00
Ingenito Matthew	Dime Bank	Texas Township	25,500.00
Kowalewski Kostic AKA Kowalewski Konstanty AKA Kowalewski Jean H	Honesdale National Bank	Salem Township	20,000.00
Harrington Raymond V III Harrington Laurie S	Honesdale National Bank	Honesdale Borough	80,000.00
Getts Donna M Marich Donna M Getts Getts Marich Donna M Marich Bryan J	Honesdale National Bank	Damascus Township	68,000.00

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

Kutch Kevin D	Mortgage Electronic Registration Systems	South Canaan Township	
Kolb Licia R			187,450.00
Anderson Graceann	Dime Bank	Texas Township 1 & 2	315,000.00
G S Plaza	Dime Bank	Texas Township 1 & 2	315,000.00
Eisele Kurt	Huntington National Bank	Hawley Borough	
Eisele Janet AKA			\$130,000.00
Eisele Janet B AKA			
Gross Brittany Anne By Af	Dime Bank	Dreher Township	
Spall John F Af			84,000.00
Gross Brittany Anne By Af	U S Dept Of Agriculture Farm Service Agency	Dreher Township	
Spall John F Af			86,000.00
Murphy Thomas E	Mortgage Electronic Registration Systems	Paupack Township	
Murphy Susan L			375,000.00
Potter Joseph S	Potter Patricia D	Paupack Township	
Potter Louis W			102,500.00
Tiernan Andrew J	Mortgage Electronic Registration Systems	Berlin Township	
Tiernan Amanda			170,500.00
Caputo Anthony Lee	Pa State Employees Credit Union	Salem Township	
Caputo Barbara Elizabeth			173,850.00
Borstelmann Glenn S	Wayne Bank	Paupack Township	
Borstelmann Linda G			82,000.00
Kent Robert	Dime Bank	Damascus Township	190,000.00
Atkinson Robert	Mortgage Electronic Registration Systems	Paupack Township	
Atkinson Mary Beth			248,000.00
Hunt Roger D	Honesdale National Bank	Texas Township	
Hunt Patricia W			110,000.00
Yannone Anthony J Jr	Honesdale National Bank	Lake Township	
Yannone Robin L			100,000.00
Scholl Briana J	Honesdale National Bank	Honesdale Borough	
Scholl Raymond Pili			103,547.00
Prendergast Denis	Honesdale National Bank	Damascus Township	
Prendergast Sean			60,000.00
Upton Deborah S By Af			
Prendergast Sean Af			

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## DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Schnakenberg Myra M	Johannes Myra M Schnakenberg	Damascus Township	
Johannes Myra M Schnakenberg	Johannes Terry L		
Schnakenberg Allan J			

Farrell William J Jr	Zory Ronald M Sr	Buckingham Township	
Farrell Deborah L	Zory Janice L		Lot B
Zory Ronald M Sr	Zory Stanley		
Zory Janice L	Heller Margaret A		
Zory Stanley			
Heller Margaret A			
Farrell William J Jr	Zory Ronald M Sr	Buckingham Township	
Farrell Deborah L	Zory Janice L		
Zory Ronald M Sr	Zory Stanley		
Zory Janice L	Heller Margaret A		
Zory Stanley			
Heller Margaret A			
Foley Robert G	Foley Stephen Tr	Preston Township	
	Robert G Foley Two Zero One Five Irrevoc		Lots 41 & 42
Cole Ellen M	Clarich Keith	Oregon Township	
	Clarich Kandi		
OConnor Edward R	Four Eight Two Hamlin Highway Realty	Salem Township	
OConnor Laurie J			
Ariel Land Owners Inc	Gallagher Thomas	Lake Township	
	Harding William		6,800.00
Mannning Thomas R	Murray William L	Lake Township	
Manning Lorraine V	Murray Deborah Ann		Lot 1815
Campbell Laura L	Ligus John E	Salem Township	
Pasquini Laura L			Lot 1
Pasquini Frank M			
Traenkle Charles	Traenkle Charles Tr	Lake Township	
Traenkle Joan M	Traenkle Joan Tr		Lot 3076
	Traenkle Living Trust		
Williams James A III	Cole Ellen M	Honesdale Borough	
Williams Michelle A			
Wells Jeff	Wells Jeff	Damascus Township	
Barclay Diane	Barclay Diane		Parcel 1R
Lakeview Loan Servicing By Af	Housing & Urban Development	Palmyra Township	
M & T Bank Af			Lot 24
Krepasky Theresa	Degroat Mary Jean	Texas Township 1 & 2	
Krepasky Ronald			Lot 11
Harr Veronica A			
J J S Pocono L L C	Correll Glenn B	Paupack Township	
	Correll Donna L		
Fannie Mae AKA	McKenna Scott	Lake Township	
Federal National Mortgage			
Association AKA	McKenna Mary F		
K M L Law Group			
Sweeney Neil A	Sweeney Kevin E	Lake Township	
Sweeney Frances	Sweeney Tammy		Lot 4052
Sweeney Kevin E			
Sweeney Tammy			
Adamitis Diane	Varcoe Brian L	Damascus Township	
Varcoe Diane M	Varcoe Diane M		

Cangialosi Richard P	Cangialosi Richard P Esposito Debra J	Preston Township	
Peoples Florence	Lake Watawga Property Owners Association	Lehigh Township	
Dime Bank	Anderson Graceann	Texas Township 1 & 2	Lot CR
Dubey Gina By Sheriff	Deutsche Bank National Trust Co Tr	Lake Township	
Dubey Gregory AKA By Sheriff			
Dubey Gregory SAKA By Sheriff			
Jarrell Robert	Jarrell Robert Jarrell Kim	Lehigh Township	
Harris Diane	Kowalchik Michael	Paupack Township	Lot 214
Tufano Catherine Gardner	McCoy Stephen M McCoy Gail T	Lake Township	Lot 4207
Long George W III	Gross Brittany Anne	Dreher Township	
Waltz David	Murphy Thomas E	Paupack Township	
Waltz Margrit	Murphy Susan L		Lots 15 & 16
Maritato Gerard J	Maritato Cynthia D	Honesdale Borough	
Maritato Cynthia D			
Potter Patricia D	Potter Joseph S Potter Louis W	Paupack Township	Lots 2 & 4
Horgan Margaret Ann	Horgan Margaret Ann	Dreher Township	
Pierson Jeremy	Caputo Anthony Lee	Salem Township	
Pierson Jessica	Caputo Barbara Elizabeth		
Heinlein George	Precision Trucking Corp	Lehigh Township	Lots 30 & 62
Anderson Linda	Borstelmann Glenn 5 Borstelmann Linda G	Paupack Township	Lot 293
Santee Raymond J	Atkinson Robert Atkinson Mary Beth	Paupack Township	Lots 29 & 30
Real Estate Mortgage Network Inc	Housing & Urban Development	Clinton Township 2	Lot 37
Weniger Ruth S By Af	Scholl Raymond P III	Honesdale Borough	
Weniger Charles Robert Af	Scholl Briana J		
L S F Eight Master Participation Trust	Lothian William G	Damascus Township	
Caliber Home Loans Inc	Lothian Mary Louise		
Akers Eillean L AKA By Agent	Sap Rona Chad	Lehigh Township	
Akers Eillean Louise AKA By Agent			Lot 7
Bahnck Kathleen Agent			
Womer Glenn A	Ventre Louis J	Lake Township	
Womer Teresa A Agent	Ventre Christina A		Lot 73A
Womer Patricia L By Agent			
Lee Diane Hanlon Exr AKA	Hanlon Kevin E	Salem Township	
Hanlon Diane Exr AKA	Hanlon Diane E		Lot 2R
Morgan Evelyn Hanlon Exr			
Hanlon Clair F Est AKA			
Hanlon Walter Clair Est AKA			
Hanlon Walter Est AKA			
Lee Diane Hanlon Exr AKA	Hanlon Diane E	Salem Township	
Hanlon Diane Exr AKA	Hanlon Kevin E		Lot 3R
Morgan Evelyn Hanlon Exr			
Hanlon Clair F Est AKA			
Hanlon Walter Clair Est AKA			
Hanlon Walter Est AKA			

Lee Diane Hanlon Exr AKA Hanlon Diane Exr AKA Morgan Evelyn Hanlon Exr Hanlon Clair F Est AKA Hanlon Walter Clair Est AKA Hanlon Walter Est AKA	Hanlon Dennis C	Salem Township	Lot 5R
Lee Diane Dan Lon Exr AKA Hanlon Diane Exr AKA Morgan Evelyn Hanlon Exr Hanlon Clair F Est AKA Hanlon Walter Clair Est AKA Hanlon Walter Est AKA	Godfrey Marion Cathy Hanlon	Salem Township	Lot 6R
Lee Diane Hanlon Exr AKA Hanlon Diane Exr AKA Morgan Evelyn Hanlon Exr Hanlon Clair F Est AKA Hanlon Walter Clair Est AKA Hanlon Walter Est AKA	Morgan Evelyn Hanlon	Salem Township	Lot 4R
Stauch Eva	Prendergast Sean Upton Deborah S Prendergast Denis	Damascus Township	Lot 13
Codella Anthony F	Nationwide Capital Group L L C	Scott Township	



**LEGAL JOURNAL**  
OF WAYNE COUNTY, PA  
22nd Judicial District  
Vol. 1 • APRIL 1, 2011 • Monaca, PA • No. 3

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**CASES REPORTED**

Joseph Frazzoli aka Joseph Frazzoli, Jr. et al. Plaintiffs  
NewPass Exploration, LLC and  
Southwestern Energy Production Company, Defendants

Court of Common Pleas  
22nd Judicial District  
The Hon. Raymond L. Hault  
President Judge  
The Hon. Robert J. Cooney  
Senior Judge

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