

OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 5 ★ March 4, 2016 ★ Honesdale, PA ★ No. 52



IN THIS ISSUE

CRIMINAL CASES	4
LEGAL NOTICES	9
SHERIFF'S SALES	13
CIVIL ACTIONS FILED	28
MORTGAGES & DEEDS	32

© 2016 Legal Journal of Wayne County



Court of Common Pleas 22nd Judicial District:

The Hon. Raymond L. Hamill
President Judge

The Hon. Robert J. Conway
Senior Judge

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

The Official Legal Publication of Wayne County, Pennsylvania



Legal Journal of Wayne County

Christine Rechner, Esq., Editor
rechnerc@ptd.net

Publisher:
Bailey Design and Advertising
3305 Lake Ariel Highway
Honesdale, PA 18431

P: 570-251-1512
F: 570-647-0086

www.waynecountylawyers.org

Submit advertisements to
baileyd@ptd.net

OFFICERS

President
Ronnie Bugaj Fischer, Esq.

Vice-President
Christine Rechner, Esq.

Secretary
Pamela S. Wilson, Esq.

Treasurer
Brendan Ellis, Esq.

Court Administrator
Nicole Hendrix, Esq.

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

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

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

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

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

MESSAGE FROM THE
WAYNE COUNTY BAR ASSOCIATION



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

PRICING & RATES

Notice Pricing

One time Insertions

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

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

Subscription Rates

Per Year

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

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

WAYNE COUNTY OFFICIALS

Judge of the Court of Common Pleas

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

Magisterial District Judges

Bonnie L. Carney
Ronald J. Edwards
Linus H. Myers

Court Administrator

Nicole Hendrix, Esq.

Sheriff

Mark Steelman

District Attorney

Janine Edwards, Esq.

Prothonotary, Clerk of The Court

Edward “Ned” Sandercock

Chief Public Defender

Steven Burlein, Esq.

Commissioners

Brian W. Smith, Chairman
Wendall R. Kay
Jonathan Fritz

Treasurer

Brian T. Field

Recorder of Deeds, Register of Wills

Deborah Bates

Coroner

Edward Howell

Auditors

Carla Komar
Judy O’Connell
Kathleen A. Schloesser

Jury Commissioners

Judith M. Romich
Patricia Biondo

CRIMINAL CASES

February 11, 2016 — The following cases were addressed by the Honorable Raymond L. Hamill, President Judge, Wayne County.

TRACY LYNN BARBER, age 42 of Milford, PA, was placed on probation for a period of 5 years for one count of Bad Checks, a Misdemeanor of the 1st Degree. She was also ordered to pay all Court costs, pay restitution in the amount of \$1,215.00, and obtain employment. The incident occurred on April 5, 2014, in Salem Township, PA.

KATHLEEN ROSE MCINTOSH, age 44 of Thompson, PA, was sentenced to the Wayne County Correctional Facility for a period of not less than 3 days nor more than 6 months for one count of DUI, an ungraded Misdemeanor, and one count of Driving Without a License, a Summary offense. She was also ordered to pay all Court costs, pay a fine in the amount of \$1,200.00, participate in and cooperate with the drug and alcohol addiction treatment, and complete the Alcohol Highway Safety Program. The incident occurred on June 10, 2015, in Preston Township, PA. Her BAC was .016% and Controlled Substance.

DAVID SEAN TOBIN, age 24 of Jefferson Township, PA, was sentenced to the Wayne County Correctional Facility for a period of not less than 3 days nor more than 6 months for one count of DUI, an ungraded Misdemeanor. He was also ordered to pay all Court costs, pay a fine in the amount of \$1,000.00, participate in and cooperate with the drug and alcohol addiction treatment, continue with mental health treatment, perform 50 hours of community service, obtain full time employment, and complete the Alcohol Highway Safety Program. The incident occurred on May 14, 2015, in Salem Township, PA. His BAC was Controlled Substance.

DEREK THOMAS MILLS-KIZER, age 23 of Waymart, PA, was placed on probation for a period of 12 months for one count of Possession of Drug Paraphernalia, an ungraded Misdemeanor. He was also ordered to pay all Court costs, pay a fine in the amount of \$100.00, undergo a drug and alcohol evaluation, perform 50 hours of community service, and obtain part-time employment. The incident occurred on April 27, 2015, in Salem Township, PA.

KRISTINA LEGGE, age 36 of Lake Ariel, PA, was sentenced to the Wayne County Correctional Facility for a period of not less than 3 days nor more than 6 months for one count of DUI, an ungraded Misdemeanor. She was also ordered to pay all Court costs, pay a fine in the amount of \$1,000.00, pay restitution in the amount of \$375.00, participate in and cooperate with the drug and alcohol addiction treatment, perform 50 hours of community service, maintain employment, and complete the Alcohol Highway Safety Program. The incident occurred on March 31, 2015, in Lake Township, PA. Her BAC was .221%.

JOHN MICHAEL RIDD, age 24 of Honesdale, PA, was sentenced to the Wayne County Correctional Facility for a period of not less than 72 hours nor more than 6 months for one count of DUI, an ungraded Misdemeanor. He was also ordered to pay all Court costs, pay a fine in the amount of \$1,000.00, comply with all recommendations of your drug and alcohol assessment, perform 50 hours of community service, and complete the Alcohol Highway Safety Program. The incident occurred on July 25, 2015, in Honesdale Borough, PA. His BAC was .182%.

STEVEN SCHUMANN, age 27 of Honesdale, PA, was sentenced to the Wayne County Correctional Facility for a period of not less than 72 hours nor more than 6 months for one count of DUI, an ungraded Misdemeanor. He was also ordered to pay all Court costs, pay a fine in the amount of \$1,000.00, pay restitution in the amount of \$250.00, participate in and cooperate with drug and alcohol addiction treatment, perform 50 hours of community service, and complete the Alcohol Highway Safety Program. The incident occurred on September 13, 2015, in Honesdale Borough, PA. His BAC was .363%.

February 18, 2016 — The following cases were addressed by the Honorable Raymond L. Hamill, President Judge, Wayne County.

MATTHEW BART STUDNER, age 51 of Philadelphia, PA, was sentenced to the Wayne County Correctional Facility for a period of not less than 30 days nor more than 18 months for one count of Terroristic Threats, a Misdemeanor of the 1st Degree and one count of Recklessly Endangering Another Person, a Misdemeanor of the 2nd Degree. He was also ordered to pay all Court costs, pay a fine in the amount of \$5,000.00, pay restitution in the amount of \$1,081.70, undergo a mental health evaluation, complete an anger management course, and refrain from contact with the victim. The incident occurred on April 18, 2015, in Buckingham Township, PA.

LAURA WARDEN, age 38 of Waymart, PA, was sentenced to the Wayne County Correctional Facility for a period of not less than 5 months nor more than 23 1/2 months for one count of Resisting Arresting or Other Law Enforcement, a Misdemeanor of the 2nd Degree and three (3) counts of Simple Assault, a Misdemeanor of the 2nd Degree. She was also ordered to pay all Court costs, pay a fine in the amount of \$300.00, comply with all recommendations of drug and alcohol assessment, undergo a mental health evaluation, and complete an anger management course. The incident occurred on October 8, 2015, in Clinton Township, PA.

BRAD PASSINO, age 50 of Scranton, PA, was placed on probation for a period of 24 months for one count of False Imprisonment, a Misdemeanor of the 2nd Degree. He was also ordered to pay all Court costs, pay restitution in the amount of \$157.09, and complete an anger management course. The incident occurred on June 27, 2015, in Honesdale Borough, PA.

TODD WIGNALL JR. age 20 of Gouldsboro, PA, was sentenced to the Wayne County Correctional Facility for a period of not less 2 months nor more than 23 1/2 months for

one count of Criminal Trespass-Enter Structure, a Felony of the 3rd Degree and one count of Theft by Unlawful Taking or Disposition, a Misdemeanor or the 1st Degree. He was also ordered to pay all Court costs, pay a fine in the amount of \$300.00, comply with all recommendations of drug and alcohol assessment, obtain full time employment, perform 100 hours of community service, and submit to the drawing of a DNA sample. The incident occurred on August 21, 2015, in Lehigh Township, PA.

DAVID EVARTS, age 49 of Lake Ariel, PA, was sentenced on two separate cases to a State Correctional Institution for a period of not less than 54 months nor more than 108 months for one count of Possession of Controlled Substance with Intent to Deliver, an ungraded Felony, one count of Possession of Drug Paraphernalia, an ungraded Misdemeanor, and three (3) counts of Possession of Controlled Substance, an ungraded Misdemeanor. He was also ordered to pay all Court costs and pay \$250 to the DNA Detection Fund. The incidents occurred on May 19, 2015 in Salem Township, PA, and on May 20, 2015 in Lake Township, PA. This sentence of 54 months to 108 months is in addition to the 18 to 60 months sentence the Defendant received on May 28, 2015, for Possession with Intent to Deliver Controlled Substances. The Defendant will now be serving a total sentence of 6 to 15 years.

KEVIN GOOLER, age 49 of Pleasant Mount, PA, was sentenced to the Wayne County Correctional Facility for a period of not less than 30 days followed immediately by 36 months in the Intermediate Punishment Program, for one count of Manufacture a Controlled Substance-Marijuana, an ungraded Felony. He was also ordered to pay all Court costs, be placed on House Arrest with Electronic and Alcohol Monitoring through the SCRAM Program for a period of 6 months, comply with all recommendations of your drug and alcohol assessment, and submit to the drawing of a DNA sample. The incident occurred on August 30, 2015, in Mount Pleasant Township, PA.

February 19, 2016 — The following cases were addressed by the Honorable Raymond L. Hamill, President Judge, Wayne County.

CHRISTINA MENOTTI, age 26 of Honesdale, PA, was sentenced on four separate cases to the Wayne County Correctional Facility for a period of not less than 1 month nor more than 23 1/2 months for two counts of Theft by Unlawful Taking or Disposition, a Misdemeanor of the 2nd Degree, one count of Hinder Apprehension/Prosecution, a Misdemeanor of the 2nd Degree, one count of Forgery, a Misdemeanor of the 1st Degree, and one count of Possession of Drug Paraphernalia, an ungraded Misdemeanor. She was also ordered to pay all Court costs, pay a fine in the amount of \$300.00, pay restitution for a total amount of \$1,293.68, once paroled be placed on GPS monitoring for a period of 6 months, undergo a drug and alcohol evaluation, perform 50 hours of community service, and obtain employment. The incidents occurred between May 6, 2015 and June 10, 2015, in Honesdale Borough, PA.

JANICE FLYNN, age 49 of Wading River, NY, 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 September 8, 2015 in Sterling Township, PA.

DAVID POZZA, age 56 of Lake Ariel, PA, was placed on the Accelerated Rehabilitative Disposition Program for a period of 6 months related to DUI. He was also ordered to pay all Court costs and perform 40 hours of community service. The incident occurred on October 10, 2015 in Lake Township, PA. His BAC was .097%

TAYLOR EVELYN RICKARD, age 22 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 17, 2015 in Honesdale Borough, PA. Her BAC was .169%.

February 25, 2016 — The following cases were addressed by the Honorable Raymond L. Hamill, President Judge, Wayne County.

PAUL MERTZ, age 28 of Honesdale, PA, was sentenced to the Wayne County Correctional Facility for a period of not less than 90 days nor more than 5 years for one count of DUI, a Misdemeanor of the 1st Degree. He was also ordered to pay all Court costs, pay a fine in the amount of \$1,500.00, be placed on alcohol monitoring through the SCRAM program for a period of 90 days, participate in and cooperate with the drug and alcohol addiction treatment, complete the Alcohol Highway Safety Program, perform 100 hours of community service, and obtain employment. The incident occurred on September 5, 2015, in Clinton Township, PA. His BAC was .199%.

JOHN MATTHEW DIXON, age 26 of Waymart, PA, was sentenced to the Wayne County Correctional Facility for a period of not less than 48 hours nor more than 6 months for one count of DUI, an ungraded Misdemeanor and one count of Driving While Operating Privilege Suspended or Revoked, a Summary offense. He was also ordered to pay all Court costs, pay a fine in the amount of \$700.00, participate in and cooperate with the drug and alcohol addiction treatment, complete an Alcohol Highway Safety Program, perform 50 hours of community service, and maintain employment. The incident occurred on May 8, 2015, in Salem Township, PA. His BAC was .157%.

PHILIP COSIDES, age 25 of Bellerose, NY, was placed on the Accelerated Rehabilitative Disposition Program for a period of 6 months related to Possessing Small Amount-Marijuana. He was also ordered to pay all Court costs, perform 40 hours of community service. The incident occurred on August 22, 2015 in Honesdale Borough, PA.

RUSSELL LOOMIS, age 20 of Greentown, 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 90 days. The incident occurred on September 19, 2015 in Salem Township, PA. His BAC was .232%

MEGHIN MURPHY age 22 of Forest City, 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 August 27, 2015 in Honesdale Borough, PA.

TERESA MURRAY age 54 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 2, 2015, in Honesdale Borough, PA. Her BAC was .227%.

TEOFILO FRANCISCO NEWSUAN, age 22 of Narrowsburg, NY, 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 30 days. The incident occurred on November 8, 2015 in Damascus Township, PA. His BAC was .119%.

KELLYANN VACCARO age 26 of Lake Ariel, 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 30 days. The incident occurred on March 13, 2015, in Salem Township, PA. Her BAC was .107%.

LEGAL NOTICES

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

ESTATE NOTICES

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

ESTATE NOTICE

Notice is hereby given that Letters Testamentary have been granted in the Estate of Mary J. Nebzydoski, late of Wayne County, Pennsylvania, on February 24, 2016 to John F. Nebzydoski. All persons indebted to said estate are required to make payment, and those having claims or demands to present the same without delay to David F. Bianco, Esquire, 707 Main Street, P.O. Box 84, Forest City, PA 18421.

DAVID F. BIANCO, ESQUIRE
Attorney for the Estate

3/4/2016 • 3/11/2016 • 3/18/2016

ADMINISTRATRIX NOTICE

Estate of JOHN PETER REICHEL
AKA JOHN REICHEL AKA
JOHN P. REICHEL
Late of Clifton
Township/Browndale Borough

Administratrix
ROMIE REICHEL
159 EAST GARFIELD AVENUE
CARBONDALE, PA 18407
Attorney
PAUL E. SMITH, ESQ.
1015 N. MAIN STREET
FOREST CITY, PA 18421

3/4/2016 • 3/11/2016 • 3/18/2016

ESTATE NOTICE

Notice is hereby given, that Letters Testamentary have been granted to Jane Farina, Executrix of the Estate of Judith F. Froehlich, late of Honesdale, Wayne County, Pennsylvania who died on November 29, 2015. All persons indebted to said Estate are required to make payment and those having claims or demands to present the same without delay to the Executrix, Jane Farina, c/o Mark R Zimmer, Esquire, 1133 Main Street, Honesdale, PA 18431.

2/26/2016 • 3/4/2016 • 3/11/2016

EXECUTOR NOTICE

Estate of WILLIAM F. GRUNSKI
Late of Clifton Township
Executor
RONALD SODEN
103 STAIR WAY
OLYPHANT, PA 18447
Attorney
MICHAEL R. MEY

1144 E. DRINKER ST.
DUNMORE, PA 18512

2/26/2016 • 3/4/2016 • 3/11/2016

ESTATE NOTICE

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the estate of Charles Daniel Smith a/k/a C. Daniel Smith late of Texas Township, Wayne County, PA. Date of death January 28, 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, Kandy Jean Smith, in care of Matthew L. Meagher, Esquire, 1018 Church Street, Honesdale, PA 18431.

2/26/2016 • 3/4/2016 • 3/11/2016

ESTATE NOTICE

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the estate of Janet E. Burns late of Cherry Ridge Township, Wayne County, PA. Date of death December 27, 2015. 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, Lisa Katz, in care of Matthew L. Meagher, Esquire, 1018 Church Street, Honesdale, PA 18431.

2/26/2016 • 3/4/2016 • 3/11/2016

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

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

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

EXECUTRIX NOTICE

Estate of THERESA R. WARGO
Late of Salem Township
Executrix
MICHAEL D. WALKER, ESQ.
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

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

OTHER NOTICES

LEGAL NOTICE

IN THE COURT OF COMMON
PLEAS
OF WAYNE COUNTY

CIVIL ACTION – LAW
NO. 1092-2015

THE DIME BANK,
Plaintiff

vs

MY HOUSE, LLC, MICHAEL L.
YETTER and LINDSAY M.
YETTER,
Defendants

TO: My House, LLC, Michael L. Yetter and Lindsay M. Yetter
NOTICE IS HEREBY GIVEN to My House, LLC, Michael L. Yetter and Lindsay M. Yetter, that a writ of execution has been filed against you in connection with your interest in the property located at 403 Riverside Drive, Honesdale, PA 18431 and a sheriff sale has been scheduled for **April 27, 2016**.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for the relief requested by

the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL

NORTHERN PENNSYLVANIA
LEGAL SERVICES, INC.

Wayne County Court House
Honesdale, Pennsylvania 18431
(570) 253-1031

-or-

LAWYER REFERRAL SERVICE
LACKAWANNA BAR
ASSOCIATION
233 Penn Ave.

Scranton, Pennsylvania 18503
(570) 969-9600

-or-

PENNSYLVANIA LAWYER
REFERRAL SERVICE
P.O. Box 1086, 100 South St.
Harrisburg, PA 17108

(Pennsylvania residents phone:
1-800-692-7375; out-of-state
residents phone: 1-717-238-6715)

HOURIGAN, KLUGER &
QUINN, P.C.

Attorney for Plaintiff

3/4/2016

**FICTITIOUS NAME
REGISTRATION**

Notice is hereby given that an
Application for Registration of
Fictitious Name was filed in the

Department of State of the
Commonwealth of Pennsylvania on
December 2 2015 for B Lee Oil
Burner Service located at 213
Cromwell St Hawley PA 18428.
The name and address of each
individual interested in the business
is William Lee 213 Cromwell St
Hawley PA 18428. This was filed
in accordance with 54 Pa.C.S. 311.

3/4/2016

NOTICE OF NAME CHANGE

NOTICE IS HEREBY GIVEN that
on February 5, 2016, the applicant
has filed an Application For
Change of Name in the Probate
Court of Wayne County,
Pennsylvania, requesting the
change of name of **Allison
Scorzelli** to **Allison Teichberg**.
The Hearing on the Application
will be held on the 6th day of
April, 2016 at 9:00 o'clock am, in
Courtroom 2 at the Probate Court
of Wayne County, located at 925
Court St., Honesdale PA

3/4/2016

**NOTICE OF FILING OF
ARTICLES OF
INCORPORATION**

Pursuant to the General
Associations Act of 1988, as
amended, notice is hereby given
that on February 2, 2016, Articles
of Incorporation for Crosstown
Tavern, Inc. were filed with the
Department of State, Harrisburg,
Pennsylvania, the said corporation
being organized under the
provisions of the Business

Corporation Law, General Associations Act of 1988, as amended. The purposes of the corporation are: To engage in and to do any lawful act concerning any or all business for which corporations may be incorporated under the Pennsylvania Business Corporation Law, General Associations Act of 1988, as amended and supplemented, and to do all things and exercise all power, rights and privileges which a business corporation may now or hereafter be organized or authorized to do or to exercise under the said Business Corporation Law of Pennsylvania as amended and supplemented.

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

3/4/2016

**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
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
additonal 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 KNOWN 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

**SHERIFF'S SALE
MARCH 23, 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 23rd 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 Salem, County of Wayne and Commonwealth of Pennsylvania, being more particularly Lot 511 in Bear Tract Development of Indian Rocks, Inc., bounded and described as follows:

BEGINNING at a point in the middle of Bear Rock Road, said point being a common corner of Lots 609, 610, 510 and 511; thence through Bear Rock Road South 31 degrees 11 minutes East a distance of 60 feet to a point; said point being a common corner of Lots 610, 611, 511 and 512; thence along the common division line between Lots 511 and 512 South 58 degrees 19 minutes West a distance of 100 feet to a point on line of Lot 409; thence along the common division line between Lots 511, 408 and 409 North 31 degrees 11 minutes West, a distance of 60 feet to a point; thence along the common division line between Lots 510 and 511 North 58 degrees 49 minutes East a distance of 100 feet to the place of beginning. Being all of Lot 511 and containing 6,000 square feet, to be the same more or less.

PARCEL II:

BEGINNING at a point, said point being the common corner of Lots 510 and 511 and on line of Lot 408; thence along the common division line between Lots 510 and

511 North 58 degrees 49 minutes East 100 feet to a point; said point being the common corner of Lots 510, 511, 610 and 609; thence along the common division line between Lots 510 and 609 North 31 degrees 11 minutes West, a distance of 20 feet to a point; thence through Lot 510 and on line parallel with the common division line between Lots 510 and 511 South 58 degrees 49 minutes West, a distance of 100 feet to a point on the division line of Lot 510 and 407; thence along the common division line between a part of Lot 407 and 408 and 510 South 31 degrees 11 minutes East, a distance of 20 feet to the point and place of beginning. Containing 2,000 square feet be the same more or less.

TITLE TO SAID PREMISES IS VESTED IN Kevin Coughlin, by Deed from Kevin Coughlin, a single man, dated 07/25/2008, recorded 07/31/2008 in Book 3566, Page 342.

Tax Parcel: 22-0-0002-0120

Premises Being: 511 Bear Rock Road, Lake Ariel, PA 18436

Improvements thereon:
RESIDENTIAL DWELLING

Seized and taken in execution as property of:
Kevin Coughlin 402 North Ontario Avenue LINDENHURST NY 11757

Execution No. 543-Civil-2015
Amount Due: \$114,249.76 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.

Peter Wapner Esq.

2/26/2016 • 3/4/2016 • 3/11/2016

**SHERIFF'S SALE
MARCH 23, 2016**

By virtue of a writ of Execution instituted The Dime Bank issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 23rd 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:

BEGINNING in the center of Dingman's Choice Turnpike Road at the Southeast corner of a lot deeded to L.W. Arnold; thence North 81 degrees Est to Cottage Street; thence South along Cottage Street forty-six (46) feet; thence South 81 degrees West to line center of the aforesaid Turnpike; thence North along the said Turnpike 46 feet to the place of beginning.

SUBJECT to the Pennsylvania Department of Transportation, Notice of Condemnation, as set forth in Wayne County Deed Book 306 at Page 1123 and Map Book 25 at Page 19.

CONTAINING therein .1234 acres, be the same more or less.

BEING the same premises conveyed to My House, LLC by deed dated July 22, 2010, and recorded on September 2, 2010 in the Office of the Recorder of Deeds of Wayne County at Wayne County Record Book Volume 4088, Page 151

Tax Parcel No.: 11-0-0008-0233

Address Being Known As: 403
Riverside Drive Honesdale, PA

18431

Seized and taken in execution as property of:
My House 10 Parnell Street
CARBONDALE PA 18407
Michael L. Yetter 10 Parnell Street
CARBONDALE PA 18407
Lindsay M. Yetter 10 Parnell Street
CARBONDALE PA 18407

Execution No. 1092-Judgment-2015
Amount Due: \$123,316.08 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.

James T. Shoemaker, Esq.

2/26/2016 • 3/4/2016 • 3/11/2016

**SHERIFF'S SALE
MARCH 23, 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 23rd 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, piece or parcel of land situate in the Township of Lehigh, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

BEING Lot 47, Section 10B Commanche Trail on Plot or Plan of Lots known as "Pocono Springs Estates, Inc", as laid out 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 14, Page 103, also known as Section 12, Plot Book 14, Page 189.

TOGETHER with and under and subject to all of the rights, obligations and responsibilities as set forth in restrictive covenants in Schedule "A" of Deed Book 1229 Page 123-128.

PARCEL No:14-0-0005-0034

BEING THE SAME PREMISES

which Janet V. Gleason, now by marriage Janet V. Brouillette and James J. Brouillette, wife and husband, by Deed dated 10/10/2008 and recorded 10/20/2008 in the Office of the Recorder of Deeds in and for the County of Wayne in Deed Book 3610, Page 30, and Instrument #200800011024, granted and conveyed unto Elan Royster and Patrick Ruane.

Seized and taken in execution as property of:
Patrick Ruane 47 Commanche Trail GOULDSBORO PA 18424
Elan Royster 47 Commanche Trail GOULDSBORO PA 18424

Execution No. 246-Civil-2015
Amount Due: \$142,136.77 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.**

Leslie J. Rase Esq.

2/26/2016 • 3/4/2016 • 3/11/2016

**SHERIFF'S SALE
MARCH 23, 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 23rd 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 plot, piece or parcel of land situate lying and being in the Township of Paupack, County of Wayne, State of Pennsylvania, more particularly described as follows:

LOT 190, Section 2, as shown on Plan of Lots, Wallenpaupack Lake Estates, dated March 23, 1971 by VEP & Co. as recorded in the Office of the Recorder of Deeds in and for Wayne County, Pennsylvania in Plat Book 14 Page 117, said map being incorporated by reference herewith as if attached hereto.

SUBJECT TO the same conditions,

exceptions and reservations as are contained in prior deeds forming the chain of title and SUBJECT TO the further restrictions set forth in Wayne County Record Book 1557, Page 0134.

Parcel #19-0-0028-0234

BEING THE SAME PREMISES which Robert E. McCracken and Peter Bilyk, by Deed dated 5/29/03 and recorded 5/30/03 in the Office of the Recorder of Deeds in and for the County of Wayne, in Deed Book 2243, Page 329, and Instrument #200300006491, granted and conveyed unto Jane C. Martucci, in fee.

ADDRESS BEING KNOWN AS:
1011 Hickory Drive, Lake Ariel,
PA 18436

Seized and taken in execution as property of:
George Martucci , Executor of the Estate of Jane C. Martucci,
Deceased 1011 Hickory Drive
LAKE ARIEL PA

Execution No. 606-Civil-2015
Amount Due: \$1,316,611.72 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.

Leslie J. Rase Esq.

2/26/2016 • 3/4/2016 • 3/11/2016

**SHERIFF'S SALE
MARCH 30, 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 30th 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, Commonwealth of Pennsylvania known as Lot #737, 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 in and for Wayne County, Pennsylvania, April 9, 1970 in Plat Book 5, Page 27; May 11, 1970 in Plat Book 5, Pages 34, 37, 41 through 48 and 50; September 8, 1970 in Plat Book 5, Page 57; February 8, 1971 in Plat Book 5, Pages 62 and 63; March 24, 1971 in Plat Book 5, Page 66; May 10, 1971 in Plat Book 5, Pages 71 and 72; March 14, 1972 in Plat Book 5, Pages 76, 79 through 84 and 86; May 26, 1972 in Plat Book 5, Pages 93 through 95; September 26, 1972 in Plat Book 5, Pages 96, 97 and 100 through 104.

Title to said Premises vested in Michael Hoydich and Morgan Hoydich, his wife by Deed from Denise Boccio, single and Thomas John Biczis, single dated 11/01/2005 and recorded 11/03/2005 in the Wayne County Recorder of Deeds in Book 2906, Page 287.

Being known as 747 Woodridge Drive, Lake Ariel, PA 18436

Tax Parcel Number: 22-23-30.-

Improvements: RESIDENTIAL DWELLING

Seized and taken in execution as property of:
Michael Hoydich 475 48th Avenue, Apt. 1101 LONG ISLAND CITY NY 11109
Morgan Hoydich 475 48th Avenue, Apt. 1101 LONG ISLAND CITY

NY 11109

Execution No. 00525-Civil-2015
Amount Due: \$159,545.32 Plus additional costs

December 30, 2015
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

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

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

Robert W. Williams Esq.

3/4/2016 • 3/11/2016 • 3/18/2016

**SHERIFF'S SALE
MARCH 30, 2016**

By virtue of a writ of Execution instituted HSBC Bank USA 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

30th 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 IN THE VILLAGE OF GOULDSBORO, LEHIGH TOWNSHIP, WAYNE COUNTY, STATE OF PENNSYLVANIA, KNOWN AS LOT NUMBER SEVEN (7) OF THE GREEN FOREST ACRES, AS SHOWN ON A SUBDIVISION MAP RECORDED IN WAYNE COUNTY PLAT BOOK 16, AT PAGE 1, AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTING POINT OF THE SOUTHERLY RIGHT OF WAY LINE OF EVERGREEN DRIVE AND THE COMMON PROPERTY LINE OF LOT NUMBER SEVEN (7) AND LOT NUMBER EIGHT (8). THENCE ALONG THE COMMON PROPERTY LINE DIVIDING LOT NUMBER SEVEN (7) AND LOT NUMBER EIGHT (8) SOUTH TEN DEGREES EAST THREE HUNDRED FEET, (SOUTH 10 DEGREES EAST 300.00 FEET) TO A CORNER AND IRON PIN.

THENCE SOUTH EIGHTY DEGREES WEST ONE HUNDRED AND FIFTY FEET TO A CORNER AND IRON PIN.

THENCE NORTH TEN DEGREES WEST THREE HUNDRED FEET (NORTH 10 DEGREES WEST 300.00 FEET) TO A CORNER IRON PIN AND THE SOUTHERLY RIGHT OF WAY LINE OF EVERGREEN DRIVE.

THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF EVERGREEN DRIVE NORTH EIGHTY DEGREES EAST ONE HUNDRED AND FIFTY FEET (NORTH 80 DEGREES EAST 150.00 FEET) TO AN IRON PIN AND THE POINT OF BEGINNING.

CONTAINING ONE ACRE BE THE SAME MORE OR LESS.

DESCRIPTIONS ARE IN ACCORDANCE WITH SURVEY MADE BY F.C. SPOTT, P.E. ON MAP OF GREEN FOREST ACRES, DATED MAY 26, 1971.

THE IMPROVEMENTS THEREON BEING KNOWN AS 38 EVERGREEN DRIVE, GOULDSBORO, PENNSYLVANIA 18424

BEING TAX NO.: 14-0-0042-0007

BEING KNOWN AS: 38 EVERGREEN DRIVE, GOULDSBORO, PENNSYLVANIA 18424.

Title to said premises is vested in Craig D. Miller by deed from Kelly Bender and Patrick Bender dated

January 22, 2004 and recorded
February 9, 2004 in Instrument
Number 200400001474.

Seized and taken in execution as
property of:
Craig D. Miller 38 Evergreen Drive
GOULDSBORO PA 18424

Execution No. 203-Civil-2015
Amount Due: \$216,229.20 Plus
additonal costs

December 30, 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.**

Jacob M. Ottley Esq.

3/4/2016 • 3/11/2016 • 3/18/2016

CIVIL ACTIONS FILED

*FROM FEBRUARY 6, 2016 TO FEBRUARY 12, 2016
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2012-00083	ANDERSON KRISTEN	2/10/2016	WRIT OF EXECUTION	13,375.90
2012-00346	SCHAEPE REBECCA	2/10/2016	WRIT OF EXECUTION	355,009.77
2012-00346	SCHAEPE MICHAEL A	2/10/2016	WRIT OF EXECUTION	355,009.77
2012-00682	VANDERSTAD DAWN MARIE ADMINISTRATRIX	2/11/2016	WRIT OF EXECUTION	71,066.60
2012-00682	BARHITE DARLENE M ESTATE	2/11/2016	WRIT OF EXECUTION	71,066.60
2013-00632	AMERICAN REAL ESTATE INVESTMEN HOLDINGS I INC	2/12/2016	WRIT OF EX/CONF JUDG	741,115.61
2013-00632	AMERICAN REAL ESTATE INVESTMEN HOLDINGS INC	2/12/2016	WRIT OF EX/CONF JUDG	741,115.61
2013-00632	PUTZI STEPHEN M	2/12/2016	WRIT OF EX/CONF JUDG	741,115.61
2013-00632	PUTZI SUZANNE A/K/A	2/12/2016	WRIT OF EX/CONF JUDG	741,115.61
2013-00632	PUTZI SUZANNE S	2/12/2016	WRIT OF EX/CONF JUDG	741,115.61
2013-20944	ROSAR EDWARD T	2/12/2016	SATISFACTION	2,140.15
2013-20944	ROSAR TARA M	2/12/2016	SATISFACTION	2,140.15
2013-21450	PARMENTER DAVID L	2/12/2016	SATISFACTION	6,274.49
2014-00131	HUCKABEE JEANETTE H	2/12/2016	WRIT OF EXECUTION	131,733.33
2014-00131	HUCKABEE HENRY R	2/12/2016	WRIT OF EXECUTION	131,733.33
2014-00342	POPCZYK MARTA	2/10/2016	WRIT OF EXECUTION	303,386.48
2014-00342	POPCZYK KRZYSZTOF A/K/A	2/10/2016	WRIT OF EXECUTION	303,386.48
2014-00342	POPCZYK KRZYSZTOF	2/10/2016	WRIT OF EXECUTION	303,386.48
2014-20437	LLOYD ROBIN	2/09/2016	SATISFACTION	—
2014-21289	ROSE PETER R	2/11/2016	SATISFACTION	—
2015-00150	PALMER RUSSELL M JR A/K/A	2/10/2016	RELEASE OF JUDGMENT	—
2015-00150	PALMER RUSSELL M	2/10/2016	RELEASE OF JUDGMENT	—
2015-00150	PALMER MARIE A/K/A	2/10/2016	RELEASE OF JUDGMENT	—
2015-00150	PALMER MARIE H	2/10/2016	RELEASE OF JUDGMENT	—
2015-00152	PALMER RUSSELL M	2/10/2016	RELEASE OF JUDGMENT	—
2015-00152	PALMER MARIE	2/10/2016	RELEASE OF JUDGMENT	—
2015-00154	PALMER RUSSELL M	2/10/2016	RELEASE OF JUDGMENT	—
2015-00154	PALMER MARIE	2/10/2016	RELEASE OF JUDGMENT	—
2015-00155	PALMER RUSSELL M JR	2/10/2016	RELEASE OF JUDGMENT	—
2015-00155	PALMER MARIE	2/10/2016	RELEASE OF JUDGMENT	—
2015-00161	PALMER RUSSELL M	2/10/2016	RELEASE OF JUDGMENT	—
2015-00161	PALMER MARIE	2/10/2016	RELEASE OF JUDGMENT	—
2015-00206	RICE COAL COMPANY	2/09/2016	FINAL JUDGMENT	—

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

2015-00255	UNKNOWN HEIRS SUCCESSORS	2/11/2016	WRIT OF EXECUTION	133,593.96
2015-00255	BRECCIANO LOIS T DECEASED A/K/A	2/11/2016	WRIT OF EXECUTION	133,593.96
2015-00255	BRECCIANO LOIS A DECEASED	2/11/2016	WRIT OF EXECUTION	133,593.96
2015-00405	DEFALCO JOANN	2/10/2016	WRIT OF EXECUTION	144,162.89
2015-00405	DEFALCO ROSARIO	2/10/2016	WRIT OF EXECUTION	144,162.89
2015-00427	MAIOCCO BERNICE	2/11/2016	WRIT OF EXECUTION	212,742.09
2015-00463	LEIFER MAX D EXECUTOR	2/12/2016	CONSENT JDGT.-IN REM	—
2015-00463	CRESCIO NELLIE ESTATE	2/12/2016	CONSENT JGDT.-IN REM	—
2015-00468	MERCADO RHYAN K	2/12/2016	DEFAULT JUDGMENT	1,917.53
2015-00474	MAY ALFRED C	2/11/2016	DEFAULT JUDG IN REM	128,507.19
2015-00538	CITIZENS SAVINGS BANK GARNISHEE	2/09/2016	DISCT. ATTACHMT.EXEC	—
2015-00589	KENYON TIMOTHY B	2/12/2016	WRIT OF EXECUTION	16,479.22
2015-00589	FIRST NATIONAL COMMUNITY BANK GARNISHEE	2/12/2016	WRIT EXEC/GARNISHEE	—
2015-00629	FRANCISCO JOHN A	2/12/2016	DEFAULT JUDG IN REM	10,802.13
2015-00629	FRANCISCO SUSAN M	2/12/2016	DEFAULT JUDG IN REM	10,802.13
2015-00640	PENASKOVIC DAMIAN	2/12/2016	DEFAULT JUDGMENT	85,485.45
2015-00640	PENASKOVIC DAMIAN	2/12/2016	WRIT OF EXECUTION	85,485.45
2015-20424	CROOM ROBERT L	2/09/2016	REIS/WRITSCIREFACIAS	—
2015-20424	CROOM PAULA S	2/09/2016	REIS/WRITSCIREFACIAS	—
2015-20469	LLOYD ROBIN	2/09/2016	SATISFACTION	—
2015-20857	O'KEEFE JOHN	2/12/2016	SATISFACTION	—
2015-20857	OKEEFE JOHN	2/12/2016	SATISFACTION	—
2015-20909	BODIE CRAIG	2/10/2016	SATISFACTION	—
2015-20982	WAYNE BANK & TRUST GARNISHEE	2/08/2016	GARNISHEE/DISC/ATTCH	—
2016-00087	SHIKMAN LEONID	2/11/2016	QUIET TITLE	—
2016-00087	SHIKMAN STEPHANIE	2/11/2016	QUIET TITLE	—
2016-20084	KERN RONALD PETER	2/11/2016	SATISFACTION	—
2016-20094	BELLINO ANDREW M	2/08/2016	JUDGMENT	2,123.50
2016-20095	AHPA PROPERTIES INC	2/09/2016	MUNICIPAL LIEN	971.09
2016-20096	ALDENVILLE LOG AND LUMBER INC A CORPORATION	2/09/2016	FEDERAL TAX LIEN	21,344.59
2016-20097	SCHRAMA KATHLEEN A	2/11/2016	WRIT OF REVIVAL	6,860.76
2016-20098	MINAKER DMITRIY	2/11/2016	JP TRANSCRIPT	621.95
2016-20099	PACKER ASSOCIATES INC	2/11/2016	TAX LIEN	1,090.14
2016-20100	HOTEL SEAGRAVES & SEAGRAVES DEV CO INC THE	2/11/2016	TAX LIEN	1,563.53
2016-20101	VISIONQUEST INC	2/11/2016	TAX LIEN	1,857.96
2016-20102	SEARS KATHLEEN THORSLAND	2/12/2016	WRIT OF REVIVAL	13,425.21
2016-20102	THORSLAND KATHLEEN SEARS	2/12/2016	WRIT OF REVIVAL	13,425.21
2016-20103	LENT JOSEPH J	2/12/2016	JP TRANSCRIPT	2,210.31
2016-90017	BUDRICK VINCENT	2/12/2016	ESTATE CLAIM	25,251.89

CIVIL APPEALS — AGENCIES: DEPT. OF TRANSPORTATION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00080	BODINE HARRY C	PLAINTIFF	2/08/2016	—
2016-00080	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	DEFENDANT	2/08/2016	—

CONTRACT — DEBT COLLECTION: OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00086	DIME BANK	PLAINTIFF	2/10/2016	—
2016-00086	GRIFFITH THOMAS E JR	DEFENDANT	2/10/2016	—

CONTRACT — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00081	CAPITAL ONE BANK USA NA PLAINTIFF/APPELLANT	PLAINTIFF	2/08/2016	—
2016-00081	BARNETT JOHN V DEFENDANT/APPELLEE	DEFENDANT	2/08/2016	—

REAL PROPERTY — EJECTMENT

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00085	BANK OF AMERICA NA AS SUCCESSOR BY MERGER TO	PLAINTIFF	2/09/2016	—
2016-00085	BAC HOME LOANS SERVICING LP F/K/A	PLAINTIFF	2/09/2016	—
2016-00085	COUNTRYWIDE HOME LOANS SERVICI	PLAINTIFF	2/09/2016	—
2016-00085	GRADO PAUL F JR	DEFENDANT	2/09/2016	—
2016-00085	OCCUPANTS	DEFENDANT	2/09/2016	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00082	LSF9 MASTER PARTICIPATION TRUS	PLAINTIFF	2/09/2016	—
2016-00082	MAINA ANTONIO	DEFENDANT	2/09/2016	—
2016-00082	SMITH EUNICE J	DEFENDANT	2/09/2016	—
2016-00082	SMITH JAMES E JR	DEFENDANT	2/09/2016	—
2016-00082	MAINA PATRICIA J A/K/A	DEFENDANT	2/09/2016	—
2016-00082	WHEELER PATRICIA J	DEFENDANT	2/09/2016	—
2016-00084	WELLS FARGO BANK NA	PLAINTIFF	2/09/2016	—
2016-00084	STACKHOUSE DALE R JR. A/K/A	DEFENDANT	2/09/2016	—
2016-00084	STACKHOUSE DALE S JR	DEFENDANT	2/09/2016	—
2016-00089	DITECH FINANCIAL LLC F/K/A	PLAINTIFF	2/11/2016	—
2016-00089	GREEN TREE SERVICING LLC	PLAINTIFF	2/11/2016	—
2016-00089	WILEY ELISABETH N/K/A	DEFENDANT	2/11/2016	—

2016-00089	WILSON LENZING ELISABETH	DEFENDANT	2/11/2016	—
2016-00089	LENZING ELISABETH WILSON	DEFENDANT	2/11/2016	—
2016-00089	WILEY TIMOTHY A	DEFENDANT	2/11/2016	—
2016-00091	FEDERAL NATIONAL MORTGAGE ASSO	PLAINTIFF	2/12/2016	—
2016-00091	FANNIE MAE	PLAINTIFF	2/12/2016	—
2016-00091	MCMANUS BRIAN A	DEFENDANT	2/12/2016	—
2016-00091	MCMANUS TRACIE A	DEFENDANT	2/12/2016	—

REAL PROPERTY — QUIET TITLE

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00087	BIG BEAR PROPERTY OWNERS ASSOC	PLAINTIFF	2/11/2016	—
2016-00087	SHIKMAN LEONID	DEFENDANT	2/11/2016	—
2016-00087	SHIKMAN STEPHANIE	DEFENDANT	2/11/2016	—

TORT — MOTOR VEHICLE

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00088	TRUTT DANAMARIE	PLAINTIFF	2/11/2016	—
2016-00088	TRUTT BRIANNA	PLAINTIFF	2/11/2016	—
2016-00088	DONALD JAMES JR	DEFENDANT	2/11/2016	—
2016-00088	FINNIGAN MAUREEN	DEFENDANT	2/11/2016	—
2016-00090	CZARDA BLACK CYNTHIA	PLAINTIFF	2/12/2016	—
2016-00090	BLACK CYNTHIA CZARDA	PLAINTIFF	2/12/2016	—
2016-00090	BLACK JENNIFER RODRIGUEZ	PLAINTIFF	2/12/2016	—
2016-00090	RODRIGUEZ BLACK JENNIFER	PLAINTIFF	2/12/2016	—
2016-00090	BLACK GUILLERMO TANO RODRIGUEZ	PLAINTIFF	2/12/2016	—
	A/K/A			
2016-00090	BLACK WILLIAM T RODRIGUEZ	PLAINTIFF	2/12/2016	—
2016-00090	ROSE PETER R	DEFENDANT	2/12/2016	—



MORTGAGES AND DEEDS

*RECORDED FROM FEBRUARY 22, 2016 TO FEBRUARY 26, 2016
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Asaro Joseph	N B T Bank	Lake Township	
Asaro Elaine			200,000.00
Rushefsky Israel Adam	Mortgage Electronic Registration Systems	Preston Township	
Schubert Julie Anna			112,000.00
Owen Roy C	N B T Bank	Salem Township	
Owen Debbie C			50,000.00
Keslo Philip A III	First National Bank Of Pennsylvania	Mount Pleasant Township	87,385.00
Owen Roy C	N B T Bank	Salem Township	
Owen Debbie C			250,000.00
Heritage Alan K	P N C Bank	Clinton Township 2	150,000.00
Valentino Michelle M	Mortgage Electronic Registration Systems	Lake Township	
Valentino Nicholas P			527,907.00
Fuller Kenneth G	Mortgage Electronic Registration Systems	Paupack Township	
Fuller Karen R			228,000.00
Field Raymond	Honesdale National Bank	Lake Township	
Field Sandra			108,000.00
Gillette Thomas R	Honesdale National Bank	Texas Township	80,000.00
Clark Marie	Wayne Bank	Clinton Township	
Clark James			40,000.00
Keen Janet L	Wayne Bank	Canaan Township	81,000.00
Walker Paul	Honesdale National Bank	Mount Pleasant Township	
Walker Cathy			318,500.00
Ostroski Alfred	Honesdale National Bank	Mount Pleasant Township	
Ostroski Deana			120,000.00
Yannis Edward M	Mortgage Electronic Registration Systems	Lebanon Township	218,253.00
Mullen Mark	N B T Bank	Cherry Ridge Township	
Mullen Mary			49,200.00
Thompson Matthew	Honesdale National Bank	Berlin Township	45,000.00
McCarthy Douglas E	J P Morgan Chase Bank	Hawley Borough	
McCarthy Alyssa			82,500.00
Bishop John W	Mortgage Electronic Registration Systems	Honesdale Borough	
Bishop Mary Jo			225,550.00
Flederbach David J	Dime Bank	Honesdale Borough	
Flederbach Sharon E			875,000.00

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

Errante Melanie	Pa Housing Finance Agency	Paupack Township	4,480.00
Schweinsburg Timothy S	Honesdale National Bank	South Canaan Township	
Schweinsburg Julie L			42,500.00
Rosler Sean	Honesdale National Bank	Mount Pleasant Township	12,500.00
Earlynn Aviation Inc	Honesdale National Bank	Cherry Ridge Township	80,000.00
Gilbert June E	Wayne Bank	Berlin Township	
Gilbert Garrett L			150,000.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Booths Joseph A Booths Diane M Booths Eric C Booths Angela D Kenny Family Limited Partnership	Booths Michael S Rushefsky Israel Adam Schubert Julie Anna	Cherry Ridge Township Preston Township	
Kinslow Karen Suzanne	One Silver Cloud Path Trust	Lehigh Township	Lot 1
Burke Brian P By Sheriff Scalzo Maureen Burke By Sheriff Scalzo William J By Sheriff	Federal National Mortgage Association	Preston Township	Lot 5
Lacny Olga Kovac Albert	Szaboova Adriana Gajdos Jan	Berlin Township	
OKeefe John E	Desole Dante J Desole Elizabeth A	Paupack Township	Lot 95
Swingle David M Swingle Julie A	Kupinski Luke Cocchetti Yvonne	Mount Pleasant Township	
Rocco Michael R	Klingenberg Robert Klingenberg Gloria	Mount Pleasant Township	
Pitti Christine M Courts Victor J By Sheriff	Glosenger Ronald L Lakeview Loan Servicing	Salem Township Salem Township	
Rudloff Robert L	Rudloff Frederick	Berlin Township	
Garnock Andrew C	Bachman John Picciano Adrianne	Damascus Township	
Fiechter Rene P Af Callahan Eileen By Af	Fiechter Rene P	Paupack Township	
Borow Carolyn E Borow Carolyn E Exr Borow Maxwell Est	Fuller Kenneth G Fuller Karen R	Paupack Township	Parcel 9
Rivera Angel By Af Mead Alice Af	Nationstar Mortgage L L C Champion Mortgage Company	Salem Township	Lot 2546
Hahn William A	Hahn William A	Paupack Township	Lot 18R
Galezniak Louis Galezniak Sharon	Heller James D Heller Lisa S	Preston Township	Lots 27 & 28
Haldeman Jonathan L	Ostroski Alfred Ostroski Deana	Mount Pleasant Township	
Bartholdi Thomas Bartholdi Corinne	Sahagian Lori Tr Bartholdi Trust	Paupack Township	Lot 188

Deutsche Bank National Trust Company Tr	Mullen Mark	Cherry Ridge Township	
Select Portfolio Servicing Inc	Mullen Mary		
Piper Creek Inc	Thompson Matthew	Berlin Township	Lot 7
Lines Jason By Sheriff	R & A	Palmyra Township	Lot 6
Ursich Betsy By Af	Vandalinda Ronald	Clinton Township 1	
Ursich Stephen J Af	Vandalinda Martha A		
Seeley James M	Milewaska Teresa	Lake Township	
Seeley Judith			
Gerken Lois M	Gerken Lois M	Damascus Township	
	Titanski Jeanne Marie		
Cronk Martin Edward	Icc Maintenance & Recreation Fund Inc	Lehigh Township	Lot 38
Cazes Marc S Adm	Cazes Marc S	Damascus Township	
Kay Carol T Est AKA	Cazes Daniel B		
Kay Carol Est AKA			
Kay Franklin A Est AKA			
Kay Franklin Est AKA			
Cazes Marc S Adm	Cazes Marc S	Damascus Township	
Kay Carol T Est AKA	Cazes Daniel B		
Kay Carol Est AKA			
Kay Franklin A Est AKA			
Kay Franklin Est AKA			
Flores Tina Marie Exr	Brookside Personal Care Home Inc	Dreher Township	
Biscardi Neil A Est			
Cook Susan MAKA	Cook Susan M	Damascus Township	
Cook Susan AKA			Lot 1 R
Cook Susan M	Becker Jason D	Damascus Township	Lot 1 R

Wayne County LEGAL JOURNAL

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

2016 LEGAL ADVERTISING RATES

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

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

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

General Advertising Rates All Advertisements Are Pre-Pay

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

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

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

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

Ad Changes subject to artwork adjustment fee, call for details

Subscription Rates

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



Full Page:
4"W X 7"H

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

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

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



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