

OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 6 ★ March 11, 2016 ★ Honesdale, PA ★ No. 1



IN THIS ISSUE

LEGAL NOTICES	4
SHERIFF'S SALES.....	7
CIVIL ACTIONS FILED	23
MORTGAGES & DEEDS.....	26

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Court of Common Pleas 22nd Judicial District:

The Hon. Raymond L. Hamill
President Judge

The Hon. Robert J. Conway
Senior Judge

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

The Official Legal Publication of Wayne County, Pennsylvania



Legal Journal of Wayne County

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

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

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

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

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

MESSAGE FROM THE
WAYNE COUNTY BAR ASSOCIATION



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

PRICING & RATES

Notice Pricing

One time Insertions

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

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

Subscription Rates

Per Year

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

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

WAYNE COUNTY OFFICIALS

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LEGAL NOTICES

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

ESTATE NOTICES

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

EXECUTRIX NOTICE

Estate of Mary Ann Timlin
Late of Salem Township
EXECUTRIX

Patricia Van Roten
180 Broad St., Apt. #1208
Stamford, CT 06901

EXECUTRIX

Julie Soffientini
1032 Hancock Avenue
Franklin Square, NY 11010
ATTORNEY

Michael D. Walker, Esq.
PO Box 747
Hamlin, PA 18427

3/11/2016 • 3/18/2016 • 3/25/2016

EXECUTOR'S NOTICE

ESTATE OF MARLENE V.
KLAGES, late of Damascus
Township, Wayne County,
Pennsylvania. Any person or
persons having claim against or
indebted to the estate present same

to Margaret Ann Pearsall, 1702
Beach Lake Highway, Beach Lake,
PA 18405. Sally N. Rutherford,
Esq., 921 Court St., Honesdale, PA
18431, Attorney for the Estate.

3/11/2016 • 3/18/2016 • 3/25/2016

EXECUTOR'S NOTICE

ESTATE OF JAMES EDGAR
MORGAN, late of Dyberry
Township, Wayne County,
Pennsylvania. Any person or
persons having claim against or
indebted to the estate present same
to Nancy L. Boyer, 280 Beech
Grove Road, Honesdale, PA 18431.
Sally N. Rutherford, Esq., 921
Court St., Honesdale, PA 18431,
Attorney for the Estate.

3/11/2016 • 3/18/2016 • 3/25/2016

EXECUTRIX NOTICE

Estate of Theodore J. Knapp
Late of Mount Pleasant Township
EXECUTRIX

Susan M. Carpenter
165 Hatchery Road Building A
Pleasant Mount, PA 18453
ATTORNEY

Kevin J. O'Hara, Esquire
11 Park Place
Carbondale, PA 18407

3/11/2016 • 3/18/2016 • 3/25/2016

EXECUTRIX NOTICE

Estate of Theresa M. Reidenbach
AKA Theresa Marie Reidenbach
Late of Waymart Borough
EXECUTRIX

Ann E. Cosgrove
PO Box 659
Hawley, Pa 18428

ATTORNEY
John F. Spall
2573 Route 6
Hawley, PA 18428

3/11/2016 • 3/18/2016 • 3/25/2016

ADMINISTRATRIX NOTICE

Estate of Frederick J. Hiris
Late of Lake Township
ADMINISTRATRIX

Helen C. Winkleblech
829 Church Street
Hawley, Pa 18428

ATTORNEY
John F. Spall
2573 Route 6
Hawley, PA 18428

3/11/2016 • 3/18/2016 • 3/25/2016

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

OTHER NOTICES

NONPROFIT CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed and approved by the Department of State, Commonwealth of Pennsylvania, on January 6, 2014, in accordance with the provisions of the General Associations Act of 1988, for the incorporation of New Horizons Farm & Sanctuary, Inc., the purposes of which are to do any and all acts and things and to exercise any and all powers which it may now or hereafter be lawful for the corporation to do or exercise under and pursuant to the laws of the Commonwealth of Pennsylvania for the purpose of accomplishing any of the purposes of the corporation. The corporation does not contemplate pecuniary gain or profit, incidental or otherwise.

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

3/11/2016

CERTIFICATE OF ORGANIZATION

TAKE NOTICE THAT a Certificate of Organization was filed with the Department of State. The name of the Limited Liability Company is DJ'S Gunsmithing, LLC. This Limited Liability Company has been organized under the provision pursuant to 15 Pa. C.S. 8913.

NICHOLAS A. BARNA, ESQUIRE
831 Court Street
Honesdale, PA 18431

3/11/2016

CERTIFICATE OF ORGANIZATION

TAKE NOTICE THAT a Certificate of Organization was filed with the Department of State. The name of the Limited Liability Company is RSK FABRICATIONS, LLC. This Limited Liability Company has been organized under the provision pursuant to 15 Pa. C.S. 8913.

NICHOLAS A. BARNA, ESQUIRE
831 Court Street
Honesdale, PA 18431

3/11/2016

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 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:
Michcael 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
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.

Jacob M. Ottley Esq.

3/4/2016 • 3/11/2016 • 3/18/2016

**SHERIFF'S SALE
APRIL 6, 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 6th day of April, 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:

TRACT I:
ALL THAT CERTAIN PIECE OR
PARCEL OF LAND, situate, lying
and being in the Township of
Clinton, County of Wayne and
State of Pennsylvania, bounded and
described as follows, to wit

FIRST BEGINNING at the southeast corner of other lands of Ruth Lipson, being the property known as the Alden Woods Products Co , thence in a general Easterly direction along an old stone row seventy-five (75) feet to an iron stake for a corner, thence North six (6) degrees East three hundred (300) feet to a corner, thence in a general southwesterly direction seventy-five (75) feet or thereabouts to a corner of the lands of Ruth Lipson, thence South six (6) degrees West three hundred thirty-five (335) feet to the point or place of beginning Be the content therein more or less

SECOND All the lot or parcel of land with the building and improvements thereon situate, lying and being in the Township of Clinton, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows

BEGINNING at an iron pm in the center of the public highway leading from Aldenville to Honesdale, thence along the center line of said highway South sixty-five (65) degrees thirty (30) minutes East one hundred eighty-one (181) feet to an iron pin, thence South six and thirty-seven hundredths (6 37) degrees West ninety-seven and four-tenths (97 4) feet along the center of said highway to an iron pin for a corner in line of lands of G H Knapp, thence North eighty (80) degrees East two hundred twenty-two and four-tenths (222 4) feet along stone

wall, the line of land of G H Knapp, to a stake and stones corner, thence North six (6) degrees East three hundred thirty? five (335) feet along a wire fence in line of lands of G H Knapp to a post for a corner, thence North forty-nine (49) degrees thirty (30) minutes West about one hundred fifteen and five tenths (115 5) feet to the center of the Lackawaxen Creek, thence down the center of the Lackawaxen Creek to a point about forty (40) feet above the dam, thence North fifty-six (56) degrees West about one hundred twenty-five (125) feet to a post for a corner in a small inlet in the line of lands of C H Wilmarth Estate, thence South twenty-two (22) degrees forty-five (45) minutes West one hundred eighty-five (185) feet to a line of lands of C H Wilmarth Estate and G Smith and Sons to an iron pin in the aforesaid highway, the point of beginning SUBJECT to covenants and restrictions in prior deeds of record referring to the privilege of raising the height of the dam to a point thirteen (13) feet above its level as it was in 1919

The Grantor hereto sells and conveys to the Grantee its successors and assigns, its right and title to road from the East end of the bridge across the Lackawaxen up in front of the sawmill, to the land of G H Knapp, being the road described in deed granted by Charles H Knapp recorded in Deed Book No 94, page 566, and being the same right to a road that was granted and

conveyed to Charles H Wilmarth by G H Knapp, et ux , by assignment dated April 15, 1911 and recorded in Deed Book No 102, page 211

The above described tract included a tract on the West side of the Lackawaxen Creek which Gustave Smith, et al, above recited, conveyed to Charles H Wilmarth and a tract on the east side of the Creek, being a part of the lands which L H Alden conveyed to C H Wilmarth as above recited Being the same lands rights and privileges which Carrie W and Glen G Wilmarth by deed dated April 7, 1919, and recorded m Deed Book 111, page 328, granted and conveyed to Royal L Reichenbacker and Charles J Reichenbacker, et ux , and being the same land which Royal L Reichenbacker, et ux , and Charles Reichenbacker, et ux , by deed dated November 1925, and recorded m Wayne County Deed Book No 125, page 187, granted and conveyed to Farmers & Merchants Bank

EXCEPTING AND RESERVING a tract of land in said Township of Clinton, said County and State, which the Farmers and Merchants Bank by deed dated September 19, 1929, and recorded in Wayne County Deed Book 131, page 260, granted and conveyed to C F Cole, bounded and described as follows BEGINNING in the center of the Aldenville Road, thence along lands of G Smith North twenty-two and three-fourths (22-3/4) degrees

East one hundred seventy eight (178) feet to high water mark of the Lackawaxen River, thence along high water mark South thirty (30) degrees ten (10) minutes East eighty-five and five-tenths (85 5) feet to the northeast part of the bulkhead, thence South thirty (30) degrees West one hundred twenty-two and two-tenths (122 2) feet to the Northeast part of said road, thence along the center of the same North sixty-five (65) degrees thirty-five (35) minutes West fifty-three and one-tenth (53 1) feet to the place of beginning Containing about seven thousand seven hundred ninety-eight and nine-tenths (7,789 9) feet more or less

Being a part of the same land which Royal L Reichenbacker, et ux , et al , by deed dated November, 1925, and recorded in Deed Book No 125, page 187, granted and conveyed to the Farmers and Merchants Bank The Farmers and Merchants Bank in addition to the reservation contained in the Deed of L H Alden to Fleming, reserved the right (conveyed to said Royal Reichenbacker, et al , by Executors of Charles H Wilmarth, dated April 7, 1919, and recorded in Deed Book No 111, page 328) to raise the height of the dam at the date of said conveyance by Executors of Charles H Wilmarth and to overflow all lands belonging to Charles H Wilmarth Estate that may be covered by raising of water to this additional height at the time of the said conveyance from L H Alden to Fleming. The height of

the dam was two (2) feet two (2) inches above the height of the dam at the date of conveyance by said Executors to Royal L Reichenbacker, et al , said Farmers and Merchants Bank reserving the right to enter upon the lands herein conveyed for the purpose of maintaining and repairing the bulkhead and dam of said dam and to do all necessary work in keeping said dam in suitable condition for use to do all necessary repair upon the same and to flow the lands herein conveyed to the height as granted in the aforesaid conveyance to Royal L Reichenbacker, et al

EXCEPTING AND RESERVING to the United States of America, the perpetual right, power, privilege and easement occasioned to overflow, flood and emerge certain of the above described land consisting of 77 acre, together with the right to restrict the use of said land as is more particularly set forth in the conveyance from Virco Mfg Corporation to the United State of America, by Indenture dated October 7th, 1959, and recorded in Wayne County Deed Book 204 at page 596

ALSO, ALL THAT CERTAIN PIECE OR PARCEL OF LAND, situated in the Township of Clinton, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows

BEGINNING at a spike corner in the center of Township Road no 437 opposite a large rock in the

south side of the road that marks the Northeast corner of the lot of Lester Wildenstein, thence along the center of said Township Road North 72 degrees 29 minutes East 48 87 feet to a spike and North 67 degrees 39 minutes East 217 94 feet to a spike, thence leaving the road and through lands of the Grantors North 19 degrees 44 minutes West 234 73 feet to a stone wall, thence North 19 degrees 44 minutes West 111 01 feet to the end of the stone wall. Thence North 19 degrees 44 minutes West 30 55 feet to an iron pipe in a stone corner, thence North 43 degrees 47 minutes West 244 30 feet along a ditch line and across a lane that leads of Karl Wildenstein, to an iron pipe in a stones corner, thence along the top of the river bank South 7 degrees 45 minutes West 126 07 feet to a corner in line of lands of Carme Vitale and A Senia, see Deed Book 211, page 570, thence along said land South 59 degrees 28 minutes East 29 10 feet, South 78 degrees 58 minutes East 75 feet, South 00 degrees 02 minutes East 300 feet and South 81 degrees 27 minutes West 75 feet, thence through land of Grantors, South 13 degrees 59 minutes 10 seconds East 167 92 feet to the place of beginning Containing two acres, as surveyed December 4, 1969 by M R Zimmer, Surveyors Bearings on the true meridian Map of the herein described property is recorded in Wayne County Map Book No 13 page 119

EXCEPTING AND RESERVING unto the former Grantors, their

heirs and assigns the right to use in common with the Grantees, their heirs and assigns, a certain roadway as it now exists across the northerly portion of the land herein conveyed

ALSO, ALL THOSE CERTAIN PIECES OR PARCELS OF LAND situate in the Township of Clinton, County of Wayne and Commonwealth or Pennsylvania, bounded and described as follows

PARCEL ONE

BEGINNING at a point marking the intersection of the center lines of Pennsylvania Route 170 and, Township Road T-437, thence along the center of said Pennsylvania Route 170, North twenty-five (25) degrees forty-three (43) minutes forty-three (43) seconds East sixty and eighty-nine hundredths (60 89) feet and North thirty two (32) degrees twenty-one (21) minutes forty-two (42) seconds East one hundred seventy-eight and eighty-one hundredths (178 81) feet, thence leaving said Pennsylvania Route 170 and along other lands of Aldenville Dimension Wood Products, Inc (Deed Book 211, page 570 and Deed Book 258, page 1065) South eighty-two (82) degrees thirty-four (34) minutes fourteen (14) seconds East two hundred twenty-two and forty hundredths (222 40) feet and South zero (0) degrees fifteen (15) minutes twenty-eight (28) seconds East one hundred sixty-seven and ninety-two hundredths (167 92) feet to the center of said Township

Road T-437, thence along the center of Township Road T-437 the following two (2) courses and distances (1) South eighty-six (86) degrees twelve (12) minutes forty-two (42) seconds West one hundred eight and sixteen hundredths (108 16) feet and (2) south eighty-nine (89) degrees twenty-nine (29) minutes forty-two (42) seconds West two hundred thirty-five and fifty-two hundredths (235 52) feet to the point or place of beginning CONTAINING one and twenty-five hundredths (1 25) acres, be the same more or less

UNDER AND SUBJECT to that portion of the above described premises which lies within the right of way of Township Road T-437 and Pennsylvania Route 170

The foregoing description is in accordance with Map of Survey made by Mark R Zimmer, R S, dated October 26, 1976, approved by the Wayne County Planning Commission November 10, 1976, a map of which is recorded in Wayne County Map Book 35 at page 20

UNDER AND SUBJECT to the condition contained in the approval of the Wayne County Planning Commission aforesaid, namely, that the premises above described are considered as being an addition to adjoining lands herein described

PARCEL TWO

BEGINNING at a point in the center of Township Road T-437 at the southeast corner of other lands

of the Aldenville Dimension Wood Products, Inc (Deed Book 211, page 570 and Deed Book 258, page 1065), thence along said lands North six (6) degrees zero (00) minutes eighteen (18) seconds West three hundred seventy-six and twenty nine hundredths (376 29) feet, North thirty (30) degrees three (03) minutes eighteen (18) seconds West two hundred forty-four and thirty hundredths (244 30) feet, South twenty-one (21) degrees twenty-eight (28) minutes forty-two (42) seconds West one hundred twenty-six and seven hundredths (126 07) feet and North forty-five (45) degrees forty-four (44) minutes twelve (12) seconds West sixty-five and no hundredths (65 0) feet to the center of the Lackawaxen River, thence along the center of said river North eight (8) degrees forty-three (43) minutes thirty-one (31) seconds East one hundred ninety-seven and one hundredths (197 01) feet and North sixty-two (62) degrees thirty-three (33) minutes twenty (20) seconds West one hundred thirty-six and thirty-four hundredths (136 34) feet, thence leaving the river and through lands of the Sarah L Wildenstein Estate North sixty-seven (67) degrees forty-four (44) minutes twenty-four (24) seconds East passing a pipe on the bank of the river and small cherry tree on line three hundred sixty-four and fifty-six hundredths (364 56) feet to an iron pipe for a corner (said iron pipe corner being Plate Coordinates 11645 014 and 10246 726), thence continuing through lands of the Sarah L

Wildenstein Estate South fourteen (14) degrees thirteen (13) minutes nineteen (19) seconds East three hundred twenty-two and ninety hundredths 322 90 feet to an iron pipe set flush at a small red maple tree, South eleven (11) degrees forty-one (41) minutes forty-two (42) seconds East one hundred forty-five and seventy-two hundredths (145 72) feet to a small musclewood tree, South forty-three (43) degrees forty-eight (48) minutes twenty-eight (28) seconds East one hundred seven and twenty-three hundredths (107 23) feet to an iron pipe, South nine (9) degrees four (04) minutes forty-two (42) seconds West along the base of a rock ledge one hundred twenty-nine and forty-seven hundredths (129 47) feet to an iron pipe, and South ten (10) degrees eleven (11) minutes three (03) seconds East passing an iron pipe (eighteen and ninety-five hundredths (18 95) feet from the center of the Township Road T-437) two hundred eight and thirty-three hundredths (208 33) feet to the center of said Township Road T-437, thence along the center of said Township Road T-437 South seventy-seven (77) degrees thirteen (13) minutes forty-six (46) seconds West one hundred ninety-six and twenty-five hundredths (196 25) feet to the place of beginning CONTAINING four and fifty-nine hundredths (4 59) acres be the same more or less

UNDER AND SUBJECT to that portion of the above described premises which lies within the

right of way of Township Road T-437

ALSO UNDER AND SUBJECT to that portion of the above described premises that is flowed by the waters of the Lackawaxen River

The foregoing description is in accordance with Map or Survey made by Mark R Zimmer, R S dated October 26, 1976, approved by the Wayne County Planning Commission November 10, 1976, a map of which is recorded in Wayne County Map Book 35 at page 20

UNDER AND SUBJECT to the condition contained in the approval of the Wayne County Planning Commission aforesaid, namely that the premises above described are considered as being an addition to adjoining lands herein described

Being the same premises which Carme S Vitale and Irene P Vitale, husband and wife, Carme S Vitale, Jr and Ruth Vitale, husband and wife, and Anthony Senia, granted and conveyed to Anthony Senia, by deed dated November 2, 1984, and recorded in Wayne County Deed Book 421 at Page 51

Subject to the road condemnation proceedings as set forth in Wayne County Record Book 1584 at Page 8 and Wayne County Record Book 1630 at Page 263

TRACT II:

ALL THAT CERTAIN piece or parcel of land situate in the

Township of Clinton, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows

BEGINNING at the most northerly corner of lands conveyed to Anthony J Senia and Carme S Vitale by deed dated July 5, 1997, and recorded in Deed Book 338 at Page 371, thence from the place of beginning and along lands of said A J Senia and C S Vitale, South sixty-seven (67) degrees forty-four (44) minutes West two hundred thirty-four and two hundredths (234 02) feet to an iron pipe corner, thence through lands of the Sarah L Wildenstein Estate, the following ten (10) courses and distances (1) North thirty-four (34) degrees twenty-three (23) minutes West ninety-four and eighty-four one-hundredths (94 84) feet to an iron pin, (2) North fifty (50) degrees six (06) minutes West ninety-five and thirty-four one-hundredths (95 34) feet to an iron pin, (3) North forty nine (49) degrees twenty-five (25) minutes West one hundred eight and eight tenths (108 8) feet to an iron pin, (4) North fifty-three (53) degrees forty-seven (47) minutes West two hundred three (203 0) feet to an iron pin, (5) North forty-one (41) degrees two (02) minutes West sixty-seven and sixty-seven one hundredths (67 67) feet to an iron pin, (6) North thirty (30) degrees three (03) minutes West one hundred forty-three and four tenths (143 4) feet to an iron pin, (7) North fifty (50) degrees thirty-six (36) minutes East two hundred

fifty-five and sixteen hundredths (255 16) feet to an iron pin in a stone wall, (8) North fifty-two (52) degrees forty-three (43) minutes East one hundred fifty-eight and forty-nine (158 49) feet to an iron pin, (9) South thirty-one (31) degrees twenty-one (21) minutes East five hundred seventy-one and ninety-two hundredths (571 92) feet to an iron pin, and (10) South twenty-four (24) degrees thirty? four (34) minutes East two hundred four and seven tenths (204 7) feet to an iron corner and the place of BEGINNING CONTAINING five and seven tenths (5 7) acres of land, more or less

UNDER AND SUBJECT to a reservation in the prior Grantors, their heirs and assigns, of the right to travel along an existing dirt road crossing the western edge of the premises hereby conveyed, as depicted on the aforementioned map

Seized and taken in execution as property of:
Daniel A. Droppa 936 Creek Road
PROMPTON PA 18456
Jill B. Droppa 936 Creek Road
PROMPTON PA 18456
Aldenville Log and Lumber Inc.
936 Creek Road PROMPTON PA
18456

Execution No. 516-Civil-2016
Amount Due: \$268,134.03 Plus
additional costs

January 13, 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.**

Kimberly D. Martin Esq.

3/11/2016 • 3/18/2016 • 3/25/2016

CIVIL ACTIONS FILED

*FROM FEBRUARY 13, 2016 TO FEBRUARY 19, 2016
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2010-20129	THOMPSON GEORGE W	2/19/2016	WRIT OF SCIRE FACIAS	—
2011-20583	DESAI HARSHIDA	2/19/2016	WRIT OF SCIRE FACIAS	—
2012-20207	GEORGS RICHARD J	2/17/2016	SATISFACTION	94,389.63
2013-00460	M & S SEPTIC SERVICES INC DEFENDNT/APPELLANT	2/18/2016	SATISFIED	—
2013-00460	M & S SANITARY SEWAGE DISPOSAL	2/18/2016	SATISFIED	—
2013-00460	M & S SANITARY SEWAGE DISPOSAL INC	2/18/2016	SATISFIED	—
2013-00460	MUIR JAMES M SR	2/18/2016	SATISFIED	—
2013-00460	MUIR JOANNE	2/18/2016	SATISFIED	—
2013-00460	DIME BANK GARNISHEE	2/18/2016	SATISFIED	—
2014-00463	MORCOM EYDIE	2/16/2016	SATISFACTION	—
2014-20310	JUST JULIA LLC	2/17/2016	SATISFACTION	17,789.89
2014-20310	FOSTER JULIA SOLE MBR	2/17/2016	SATISFACTION	17,789.89
2014-20437	LLOYD ROBIN	2/18/2016	SATISFACTION	—
2015-00007	COLON JOSE	2/19/2016	VACATE JUDGMENT	—
2015-20469	LLOYD ROBIN	2/18/2016	SATISFACTION	—
2015-20624	WALLS RICHARD WESLEY	2/16/2016	SATISFACTION	—
2015-20624	WALLS SANDRA KAY	2/16/2016	SATISFACTION	—
2015-20819	SALKO GREGORY DECEASED	2/16/2016	DISCHARGE OF PROPERTY	—
2015-20819	SALKO DONNA	2/16/2016	DISCHARGE OF PROPERTY	—
2015-20819	SALKO GREGORY DECEASED	2/16/2016	DISCHARGE OF PROPERTY	—
2015-20819	SALKO DONNA	2/16/2016	DISCHARGE OF PROPERTY	—
2015-21071	CUNNINGHAM WALTER S	2/19/2016	SATISFACTION	303.76
2016-20104	SMITH CHRISTOPHER A	2/16/2016	JUDGMENT	3,941.00
2016-20105	WALLINGFORD BUILDERS LLC	2/16/2016	TAX LIEN	698.09
2016-20106	EAGLE LAKE REALTY INC	2/16/2016	TAX LIEN	3,352.67
2016-20107	KENYON DONNA	2/16/2016	JP TRANSCRIPT	1,635.88
2016-20108	KOHUTH JEFFREY S	2/17/2016	WRIT OF REVIVAL	160,277.80
2016-20109	EMMET ROBERT P	2/17/2016	FEDERAL TAX LIEN	18,190.74
2016-20111	GLOSSENGER AARON	2/18/2016	JP TRANSCRIPT	238.91
2016-20112	DEVITA VINCENTE SR	2/18/2016	JP TRANSCRIPT	1,321.05
2016-20113	RANSOM ERIC	2/19/2016	JP TRANSCRIPT	2,291.78
2016-20114	LAND LIQUIDATOR	2/19/2016	JP TRANSCRIPT	496.34
2016-20115	LAND LIQUIDATOR	2/19/2016	JP TRANSCRIPT	503.98
2016-20116	LAND LIQUIDATOR	2/19/2016	JP TRANSCRIPT	1,074.86
2016-20117	AYMAT MARISOL	2/19/2016	JP TRANSCRIPT	1,530.50

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

2016-20118	GILMAN SAUL	2/19/2016	JP TRANSCRIPT	935.94
2016-20118	GILMAN LAVINA	2/19/2016	JP TRANSCRIPT	935.94
2016-20119	LAND LIQUIDATOR	2/19/2016	JP TRANSCRIPT	496.34
2016-20120	LAND LIQUIDATOR	2/19/2016	JP TRANSCRIPT	1,074.86
2016-20121	OUTREACH SERVICE CENTER	2/19/2016	JP TRANSCRIPT	496.34
2016-20122	IANNIELLI NICHOLAS	2/19/2016	JP TRANSCRIPT	493.10
2016-20123	DESAI HARSHIDA	2/19/2016	MUNICIPAL LIEN	576.27
2016-20124	CANFIELD JOAN M	2/19/2016	JP TRANSCRIPT	1,181.77
2016-40003	MARICI CHRISTOPHER OWNER	P 2/17/2016	STIP VS LIENS	—
2016-40003	MARICI DORIS OWNER	P 2/17/2016	STIP VS LIENS	—
2016-40003	D&D HOMES INC CONTRACTOR	2/17/2016	STIP VS LIENS	—

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00093	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	2/17/2016	—
2016-00093	GRIFFITHS BARRY L	DEFENDANT	2/17/2016	—
2016-00100	WORLDS FOREMOST BANK	PLAINTIFF	2/18/2016	—
2016-00100	JARECKI GARY P	DEFENDANT	2/18/2016	—
2016-00101	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	2/18/2016	—
2016-00101	GLYNN FRANK	DEFENDANT	2/18/2016	—
2016-00103	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	2/18/2016	—
2016-00103	MCCANN BERNADETTE T	DEFENDANT	2/18/2016	—
2016-00104	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	2/18/2016	—
2016-00104	MARINO THERESA	DEFENDANT	2/18/2016	—
2016-00105	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	2/18/2016	—
2016-00105	KUHNS JENNIFER A	DEFENDANT	2/18/2016	—

CONTRACT — DEBT COLLECTION: OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00108	KENT NUTRITION GROUP ., INC D/B/A	PLAINTIFF	2/19/2016	—
2016-00108	BLUE SEED FEEDS	PLAINTIFF	2/19/2016	—
2016-00108	MARTZEN TRAPPER ANNE	DEFENDANT	2/19/2016	—
2016-00108	TRAPPER ANNE MARTZEN	DEFENDANT	2/19/2016	—

CONTRACT — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00102	RENT E QUIP INC PLAINTIFF/APPELLEE	PLAINTIFF	2/18/2016	—
2016-00102	TIDD JOHN J DEFENDANT/APPELLANT	DEFENDANT	2/18/2016	—

MISCELLANEOUS — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00106	BINDEL CARL K	PLAINTIFF	2/19/2016	—
2016-00106	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	DEFENDANT	2/19/2016	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00094	FLAGSTAR BANK FSB	PLAINTIFF	2/17/2016	—
2016-00094	STRAKA SHELLY	DEFENDANT	2/17/2016	—
2016-00094	STRAKA SHANE	DEFENDANT	2/17/2016	—
2016-00095	BRANCH BANKING AND TRUST CO	PLAINTIFF	2/17/2016	—
2016-00095	WOLFE LORNA L	DEFENDANT	2/17/2016	—
2016-00096	NATIONSTAR MORTGAGE LLC D/B/A	PLAINTIFF	2/17/2016	—
2016-00096	CHAMPION MORTGAGE COMPANY	PLAINTIFF	2/17/2016	—
2016-00096	BRUMLEY VIVIAN	DEFENDANT	2/17/2016	—
2016-00096	BRUMLEY LINDA	DEFENDANT	2/17/2016	—
2016-00096	BRUMLEY SHARON	DEFENDANT	2/17/2016	—
2016-00097	FIRST NATIONAL BANK OF PA	PLAINTIFF	2/18/2016	—
2016-00097	TIETJEN MICHAEL	DEFENDANT	2/18/2016	—
2016-00099	LSF9 MASTER PARTICIPATION TRUS	PLAINTIFF	2/18/2016	—
2016-00099	ROBINSON MARK A	DEFENDANT	2/18/2016	—
2016-00099	ROBINSON CELIA G	DEFENDANT	2/18/2016	—
2016-00099	ROBINSON MARK	DEFENDANT	2/18/2016	—
2016-00109	WELLS FARGO BANK NA	PLAINTIFF	2/19/2016	—
2016-00109	FRABLE GARRY L JR	DEFENDANT	2/19/2016	—
2016-00109	FRABLE LISA L	DEFENDANT	2/19/2016	—

REAL PROPERTY — QUIET TITLE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00107	DUTCH FLATS CORPORATION	PLAINTIFF	2/19/2016	—
2016-00107	RUFE FREDERICK A	DEFENDANT	2/19/2016	—

TORT — MOTOR VEHICLE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00098	CIOFFI STEVEN	PLAINTIFF	2/18/2016	—
2016-00098	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	DEFENDANT	2/18/2016	—

TORT — SLANDER/LIBEL/DEFAMATION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00092	KALIX TANYA	PLAINTIFF	2/16/2016	—
2016-00092	DUNSTON KWESI	DEFENDANT	2/16/2016	—

MORTGAGES AND DEEDS

*RECORDED FROM FEBRUARY 29, 2016 TO MARCH 4, 2016
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Barna Caitlin F	Mortgage Electronic Registration Systems	Honesdale Borough	135,304.00
Creedon Theresa	Mortgage Electronic Registration Systems	Berlin Township	360,000.00
Creedon Theresa	Housing And Urban Development	Berlin Township	360,000.00
Afflerbach Eric M	Mortgage Electronic Registration Systems	Lake Township	
Minzola Teresa A			161,000.00
Minzola Peter C			
Carlson Matthew J	Valor Federal Credit Union	Salem Township	125,000.00
Camp Starlight Inc	Dime Bank	Buckingham Township	
		Buckingham Scott & Preston Scott Township	900,000.00
		Scott Preston & Buckingham Preston Township	900,000.00
		Preston Buckingham & Scott	900,000.00
Wentzell Troy D	Honesdale National Bank	Texas Township 3	10,000.00
Saladino Charles F Jr	Honesdale National Bank	Paupack Township	50,000.00
Peloquin Joanne	Mortgage Electronic Registration Systems	Sterling Township	
Peloquin Chris			57,600.00
Parlatore Kenneth A	Mortgage Electronic Registration Systems	Paupack Township	98,135.00
Torquati Michele L	Mortgage Electronic Registration Systems	Waymart Borough	42,000.00
Peck Bryan Chad	First National Bank Of Pa	Mount Pleasant Township	
Weldon Cherry AKA Peck Cherry AKA			112,100.00
Lake Region Development	Dime Bank	Hawley Borough	80,000.00
D F Holdings	Wayne Bank	Honesdale Borough	150,000.00
Delattre M Catherine	Wayne Bank	Preston Township	
		Preston & Buckingham Twps Buckingham Township	100,000.00
		Buckingham & Preston Twps	100,000.00
Mosser Elaine	P N C Bank	Lehigh Township	44,000.00
Burkavage Debra L	P N C Bank	Oregon Township	
Burkavage Daniel J			51,000.00
Price David N	Dime Bank	Damascus Township	15,500.00
Brundages Waymart Pharmacy Inc	Dime Bank	Waymart Borough	200,000.00

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

Ciraolo Andrew P	Dime Bank	Damascus Township	
Ciraolo Joann K			39,000.00
Hayes Joseph Allen	Dime Bank	Hawley Borough	37,100.00
Bremner Mary	Wells Fargo Bank	Hawley Borough	
Landsperger Duane			69,902.42
Rotolo Michael T	Mortgage Electronic Registration Systems	Lake Township	
Rotolo Maureen E			107,703.00
Gagliardi Sherrie AKA	Mortgage Electronic Registration Systems	Lake Township	
Gagliardi Sherri AKA Gagliardi Bryan Gagliardi Robert E			30,525.00
Lehman Ronald E	Mortgage Electronic Registration Systems	Lehigh Township	
Lehman Ann L			161,250.00
Baez Luis A Sr	Citibank	Paupack Township	
Baez Caroline Baez Luis A Jr			375,000.00
Leonardi Ellen M AKA	Mortgage Electronic Registration Systems	Honesdale Borough	
Leonardi Ellen AKA			107,905.00
Camp Starlight Inc	Dime Bank	Buckingham Township	
		Buckingham Scott & Preston Scott Township	900,000.00
		Scott Buckingham & Preston Preston Township	900,000.00
		Preston Scott & Buckingham	900,000.00
Gahman Jeffrey F	Mortgage Electronic Registration Systems	Salem Township	
Gahman Annette M Waddell Wendell G Waddell Audrey L			115,200.00
Whitaker Robert	Mortgage Electronic Registration Systems	Paupack Township	
Porto Dale			80,000.00
Sollenne Stephen	Mortgage Electronic Registration Systems	Paupack Township	
Sollenne Kathy T			128,000.00
Capobianco Anthony Tr Capobianco Mary Tr	Bethpage Federal Credit Union	Paupack Township	264,000.00
Anthony Capobianco Two Zero Zero Nine Revoc Mary Capobianco Two Zero Zero Nine Revoc			
Martzen Richard	Valor Federal Credit Union	Clinton Township	396,800.00
Bain Christopher T	Mortgage Electronic Registration Systems	Salem Township	
Bain Christine			135,304.00

Deprima Marie	Dime Bank	Palmyra Township	
Deprima John			169,600.00
Conway Bernadette M	Honesdale National Bank	Berlin Township	85,000.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Slater David W	Barna Caitlin F	Honesdale Borough	
Sommer Anna	Grundmann Annette Est	Berlin Township	Lot 3
McGeehan William F	Grimm Robert	Waymart Borough	
McGeehan Associates			Lots 55 & 83
Afflerbach Eric M	Afflerbach Eric M	Lake Township	
Minzola Teresa A	Minzola Teresa A		Lot 22
Bucks Wayne A	Minzola Peter C		
Bucks Karen A			
Sheridan Dianne M	Sheridan Dianne M Nowicki Wendy S	Wyoming County	
Lebeduik Gerald	Holman Trent	Lehigh Township	
Lebeduik Donna M	Holman Jill		
Daniels Steven R	Daniels Steven R	Texas Township 1 & 2	
Daniels Allison B	Daniels Allison B		
Martin Leona S	Martin Leona S	Paupack Township	Lot 60R
Shugard Pearl L Est	Lake Region Development III	Hawley Borough	
Lang Valerie P Exr			
E J Holdings	D F Holdings	Honesdale Borough	
Rollison Susan	Cavage Michael W Cavage Allyson A	Cherry Ridge Township	
Bellofatto Suzanne	Valenti James Valenti Julie	Paupack Township	Lots 38 & 39
Deangelis Leo	Valle Carlos Sr	Salem Township	
Deangelis Kathleen	Valle Lidia		Lot 285
Dunn James J	Gustafson Nicola	Lake Township	Lot 2904
Members Trust Company Exr Rowe Arlene Joy Est AKA Rowe A Joy Est AKA Rowe Arlene J Est AKA	Members Trust Company Tr Arlene Joy Rowe Revocable Living Trust	Manchester Township	
Members Trust Company Tr Arlene Joy Rowe Revocable Living Trust	Rowe Samuel N Jr	Manchester Township	
Neer Patricia	Neer Claud M Neer Audrey A	Damascus Township	
Muhler Hans J Jr Exr	OMalley Kevin	Lehigh Township	
Muhler Mary L Est	OMalley Louise		Lot 30
Oliveras Meagan L Exr AKA Oliveras Megan L Exr AKA Coyle Patricia Ann Est	Oliveras Megan L	Hawley Borough	
Zanellato Mae	Zanellato Peter Tr Zanellato Family Irrevocable Living Trust	Lehigh Township	Lot 39

Kennedy Richard T	Beneficial Consumer Discount Company Beneficial Mortgage Co Of Pa	Damascus Township	
Kerr Charles R	Deel Barbara Magor	Scott Township	
Kerr James R	Deel Roger C		
Reutlinger Jerry L	Gahman Jeffrey F	Salem Township	
Reutlinger Barbara J	Gahman Annette M Waddell Wendell G Waddell Audrey L		Lots 580 & 581
Peppard Joanne R By Sheriff Peppard Blaylock By Sheriff	Bank Of New York Mellon Tr	Berlin Township	
Collins Timothy By Sheriff Collins Teresa By Sheriff	Bank Of New York Mellon Tr	Lake Township	Lot 4248
Groody Brian Stephen	Bain Christopher	Salem Township	
Groody Corissa Marie	Bain Christine		Lot 61
Wells Fargo Bank	Housing & Urban Development	Lake Township	Lot 544
U S Bank Tr By Af	Jankowski Michael	Salem Township	
Truman Capital Advisors Af	Jankowski Theresa		Lot 388
Pykus Mark A	Jackson Robert L	Lebanon Township	
Pykus Susan	Jackson Danette K		Lot A
Jackson Robert L	Jackson Robert L	Lebanon Township	
Jackson Danette K	Jackson Danette K	Lebanon & Mount Pleasant Twps Mount Pleasant Township Mount Pleasant & Lebanon Twps	
Soffientini Julie Exr Vanrotten Patricia Exr Timlin Mary Ann Est	Khiterer Inna	Salem Township	Lot 2591
Harrison James M Jr Harrison Eunice K	Tedeschi Dave Tedeschi Mary	Lake Township	Lot 3342
Brennan Kevin J Brennan Debra C AKA Brennan Debra E AKA	Deprima John De Prima Marie	Palmyra Township	
Monaghan Phillip J Monaghan Rebecca C	Margiotta Antonio Margiotta Elizabeth	Lake Township	
Davis Michael C	Anderson James	Palmyra Township	
Hillier Elaine L	Hillier Elaine L	Texas Township 1 & 2	
Gregory Catherine P Rutkosky Vivian B Est AKA Rutkosky Vivian Est AKA	Gregory Catherine P		
Hillier Elaine L Gregory Catherine P Rutkosky Vivian B Est	Hillier Elaine L Gregory Catherine P	Honesdale Borough	
Hillier Elaine L Gregory Catherine P Rutkosky Vivian B Est	Hillier Elaine L Gregory Catherine P	Damascus Township	
Hillier Elaine L Gregory Catherine P Rutkosky Vivian Best	Hillier Elaine L	Damascus Township	Lot 3A

Gregory Catherine P		
Hillier Elaine L	Hillier Elaine L	Bethany Borough
Gregory Catherine P	Gregory Catherine P	Bethany Boro & Dyberry Twp
Rutkosky Vivian Best		Dyberry Township
		Dyberry Twp & Bethany Boro
Barton James V	Suchnick Georgia M	Preston Township
	Wademan Aimee B	
	Poppo Sheila M	
	Deangelis Nicholas G	
Eckhardt Piotr	Trzcianowska Halina	Preston Township
Szaboova Adriana	Conway Bernadette M	Berlin Township
Gajdos Jan		Lot 12R





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