

OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 6 ★ March 18, 2016 ★ Honesdale, PA ★ No. 2



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Court of Common Pleas 22nd Judicial District:

The Hon. Raymond L. Hamill
President Judge

The Hon. Robert J. Conway
Senior Judge

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

The Official Legal Publication of Wayne County, Pennsylvania



Legal Journal of Wayne County

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

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

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

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

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

MESSAGE FROM THE
WAYNE COUNTY BAR ASSOCIATION



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

PRICING & RATES

Notice Pricing

One time Insertions

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

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

Subscription Rates

Per Year

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

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

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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 Francis Robinson
Late of Prompton Borough
EXECUTRIX
Lynn M. Johannes
34 Old State Road
Honesdale, PA 18431
ATTORNEY
Martin J. Robinson
1674 Roosevelt Hwy.
Prompton, PA 18456

3/18/2016 • 3/25/2016 • 4/1/2016

ESTATE NOTICE

Notice is hereby given that Letters of Administration have been granted in the **ESTATE OF DEREK STORM MATHEW DeGROAT a/k/a DEREK S. DeGROAT**, late of 9 Volunteer Way, Waymart, Wayne County, Pennsylvania (died December 21, 2015), to Michael E. DeGroat and Shiela M. DeGroat, as Co-Administrators. All persons

indebted to the said Estate are required to make payment and those having claims to present the same without delay to the Co-Administrators named above in c/o Tammy Lee Clause, Esquire, P.O. Box 241, Newfoundland, PA 18445.

3/18/2016 • 3/25/2016 • 4/1/2016

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

OTHER NOTICES

**NOTICE OF SHERIFF SALE
OF REAL ESTATE PURSUANT
TO PA.R.C.P. 3129**

IN THE COURT OF COMMON
PLEAS OF WAYNE COUNTY,
PENNSYLVANIA

CIVIL ACTION – LAW
NO.: 610-CIVIL-2014

Wells Fargo Bank, N.A., Plaintiff,

vs.

Unknown Heirs and/or
Administrators of the Estate of
Martin Clancy, Defendants

TO: Unknown Heirs and/or
Administrators of the Estate of
Martin Clancy

Take Notice that by virtue of the

Writ of Execution issued out of the Court of Common Pleas of Wayne County, Pennsylvania, and directed to the Sheriff of Wayne County, there will be exposed to Public Sale in Wayne County Courthouse, 3rd Floor Commissioner's Meeting Room, 925 Court Street, Honesdale, Pennsylvania 18431, on April 27, 2016 at 10:00 a.m., prevailing local time, your real property described herein.

The Real Property To Be Sold is delineated in detail in a legal description consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land.

The Location of your property to be sold is: 3108 Northgate Road, Lake Ariel, Pennsylvania, 18436

The Judgment under or pursuant to which your property is being sold is docketed to: No. 610-CIVIL-2014

A complete copy of the Notice of Sheriff Sale will be sent to you upon request to the Attorney for the Plaintiff, Kimberly A. Bonner, Manley Deas Kochalski, P.O. Box 165028, Columbus, OH 43216, (614) 220-5611.

This Paper Is A Notice of the Time and Place of the Sale of Your Property. It has been issued because there is a Judgment Against You. It May Cause Your Property to be Held, to be Sold Or Taken to Pay the Judgment. You may have legal rights to prevent your property from being taken away. A lawyer can advise you more specifically of those rights. If

you wish to exercise your rights,
You Must Act Promptly.

**YOU SHOULD TAKE THIS
PAPER TO YOUR LAWYER AT
ONCE. GO TO OR TELEPHONE
THE OFFICE SET FORTH
BELOW TO FIND OUT WHERE
YOU CAN GET FREE LEGAL
ADVICE:**

Lawyer Referral
Pennsylvania Bar Association
P.O. Box 186
Harrisburg, PA 17108
Phone (800) 6927375

3/18/2016

**NOTICE OF FILING OF
CERTIFICATE OF
ORGANIZATION**

TAKE NOTICE THAT a
Certificate of Organization was
filed with the Department of State.
The name of the Limited Liability
Company is Balanced Natural
Health and Wellness, LLC. This
Limited Liability Company has
been organized under the provision
pursuant to 15 Pa. C.S. 8913.
Solicitor: Matthew L. Meagher,
Esquire, 1018 Church Street,
Honesdale, Pennsylvania 18431.

3/18/2016

**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 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

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 Reichenbacher, 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 Reichenbacher, 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 Reichenbacher, 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 Reichenbacher, 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 Carne 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 of 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

**SHERIFF'S SALE
APRIL 13, 2016**

By virtue of a writ of Execution instituted Nationstar HECM Acquisition Trust 2015-1, Wilmington Savings Funds Society, FSB, not individually, but solely as

Trustee issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 13th day of 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:

ALL THAT CERTAIN piece or parcel of land situate, lying and being in the Township of Berlin, County of Wayne and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the center of Legislative Route 63025, said point being the Northwestern corner of the parcel herein described and being he common corner of the parcel herein described and other land of Benedict Stoesser (Deed Book 179, Page 54); thence South eighty-seven (87) degrees twenty (20) minutes zero (00) seconds East through an iron pin set on line located twenty-seven and sixty hundredths (27.60) feet from the point of beginning four hundred seventy-five and ninety hundredths (475.90) feet to an iron pin for corner; thence along the lands of the Welcome Lake Road and Gun Club (Deed Book 229, Page 330), South two (02) degrees forty (40) minutes zero (00) second West two hundred fifty-two and fourteen hundredths (252.14) feet to a point for a corner; thence through the lands of Benedict Stoesser, North eighty-seven (87) degrees twenty (20)

minutes zero (00) second West five hundred two and thirty hundredths (502.30) feet to a point in the center of the aforesaid Legislative Route 63025; thence along said route the following four (4) courses and distances: (1) North one (01) degree forty-six (46) minutes thirty (30) seconds West forty-two and ninety-seven hundredths (42.97) feet; (2) North five (5) degrees forty-five (45) minutes thirty-five (35) seconds East fifty-four and seventy-three hundredths (54.73) feet; (3) North eleven (11) degrees fifteen (15) minutes forty (40) seconds East one hundred and eighty-three hundredths (100.83) feet; (4) North fourteen (14) degrees thirty (30) seconds East fifty-six and eighteen hundredths (56.18) feet to the point and place of BEGINNING.

In accordance with a survey made by M.R. Zimmer & Associates dated May 13, 1975.

Tax Parcel No: 01-0-0039-0028

Control No. 000718

TITLE TO SAID PREMISES IS VESTED IN Florence Wood, by Deed from Jack Wood, dated 08/09/2010, recorded 08/11/2010 in the Wayne County Recorder's Office in Deed Book 4067, Page 241.

Seized and taken in execution as property of:
Jack Wood, known heir of Florence Wood 191 Welcome Lake Road BEACH LAKE PA 18405
Unknown Heirs, Devises and Personal Representatives of

Florence Wood 191 Welcome Lake Road BEACH LAKE PA 18405

Execution No. 71-Civil-2015
Amount Due: \$194,724.35 Plus additional costs

January 20, 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.

Michael F.J. Romano Esq.

3/18/2016 • 3/25/2016 • 4/1/2016

**SHERIFF'S SALE
APRIL 13, 2016**

By virtue of a writ of Execution instituted PNC BANK, N.A. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public

Sale, on Wednesday the 13th day of 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:

ALL THAT CERTAIN lot, parcel or piece of ground situate in the Township of Sterling, County of Wayne and Commonwealth of Pennsylvania BEING Lot No. 28, Section 2, Southern Area, Bear Drive as shown on map of "Pocono Springs Estates," on file in the Recorder of Deeds Office at Honesdale, Pennsylvania in Plat Book 10 at Page 64.

PARCEL NO. 26-0-0002-0252

BEING KNOWN AS: 1043 Bear Dsrive, Newfoundland, PA 18445

TITLE TO SAID PREMISES IS VESTED INAMANDA ORTIZ BY DEED FROM ROBERT L. MILLER AND GREGORY V. MILLER DATED 06/05/2009 RECORDED 06/17/2009 IN DEED BOOK 3763 PAGE 139.

IMPROVEMENTS THEREON:
Residential Dweling

Seized and taken in execution as property of:
Amanda Ortiz, a/k/a Amanda R. Oritz 1043 Bear Drive
NEWFOUNDLAND PA 18445

Execution No. 101-Civil-2015
Amount Due: \$124,780.72 Plus
additonal costs

January 15, 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.

Elizabeth L. Wassall, Esq.

3/18/2016 • 3/25/2016 • 4/1/2016

**SHERIFF'S SALE
APRIL 13, 2016**

By virtue of a writ of Execution instituted 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 13th 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:

ALL THAT CERTAIN piece or parcel of land lying, situate and being in the Township of Lake, County of Wayne, and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in a dirt road known as Township Route #382, said point being the northwest corner of the land herein conveyed and being also the line of lands now or formerly of Edward J. Abromovitz as shown on the map hereinafter referred to, thence along and in said Township Road, North 45 degrees 23 minutes 16 seconds East 70.09 feet, North 53 degrees 11 minutes East 231.9 feet and North 54 degrees 59 seconds East 254.13 feet to a point still in said Township Road, thence leaving the Township Road and running through other lands of the Grantors, South 20 degrees 33 minutes East 436.62 feet to a point at the edge of Pennsylvania Legislative Route 191, thence along the edge of said Pennsylvania Legislative Route 191 on an arc to the southwest having a radius of 1507.69, South 65 degrees 59 minutes 07 seconds West 182.35 feet and South 62 degrees 31 minutes 13 seconds West 171.46 feet to a point in line of lands now or formerly of Edward J. Abromovitz, thence along the line of lands of said Abromovitz and the land herein conveyed 359.95 feet to the place of BEGINNING. CONTAINING 4.05 acres, more or less, as shown

on map of lands of the Grantors surveyed by Karl A. Hennings, R.S., in January, 1973, recorded in Wayne County Map Book 21 at page 38.

BEING the same premises which Laszlo Gyetvai and Linda M. Gyetvai, his wife, by deed dated July 16, 2003 and recorded in Wayne County Deed Book 2281 at page 46, granted and conveyed unto Catherine A. Imburgio.

TOGETHER with all rights of way and UNDER AND SUBJECT to all covenants, reservations, restrictions, and conditions of record, as found in the Chain of Title.

LOCATED on the above premises, attached thereto, and intended to pass under the deed as a mobile home.

THE above premises are identified as Parcel No. 12-292-22.4 on the tax maps of Lake Township, Wayne County, Pennsylvania.

ADDRESS BEING KNOWN AS:
598 Stock Farm Road, Lake Ariel,
PA 18436

Seized and taken in execution as property of:
Catherine A. Imburgio 51 Takolsa Drive HOLMDEL NJ 07733

Execution No. 38-Civil-2015
Amount Due: \$5,955.36 Plus
additional costs

January 19, 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.

David M. Gregory, Esquire

3/18/2016 • 3/25/2016 • 4/1/2016

**SHERIFF'S SALE
APRIL 13, 2016**

By virtue of a writ of Execution instituted Citimortgage 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 13th 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:

Parcel I

All that certain piece or parcel of land situate, lying and being in the Township of Lake, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at a point in the center of the State Road Route 63015 leading from Maplewood to Cortez, PA, the said point being in the center of a concrete sluice pipe and being about 15 feet northwesterly from the center of a drive leading to Lake Henry and being a corner of lands of the now or former grantor; thence along the center of the said road North 27 degrees and 37 minutes West 100 feet and North 23 degrees and 50 minutes West 100 feet to a point in the center of the said road; thence through lands of the now or former grantor North 65 degrees and 10 minutes East 150 feet to a pipe corner; thence South 24 degrees and 50 minutes East 150 feet to a pipe corner about 15 feet from the center of the said drive; thence South 46 degrees and 12 minutes West 153.5 feet to the place of beginning. The bearings are magnetic as of 1966. The above premises were surveyed by a map of George E. Ferris, R.S., entitled 'Map of Lands to be conveyed to Thomas Williams by Stuart K. and Myrtle E. Black' dated August 24, 1966, which map is recorded in Map Book 7 at Page 124.

Tax Parcel: 12-0-0069-0022

Parcel II

All that certain piece or parcel of land situate, lying and being in the Township of Lake, County of Wayne and State of Pennsylvania, bounded and described as follows:

Beginning at a point in the center of the State Road Route 63015, the said point being the northwesterly corner of lands of the now or former grantee; thence along the center of the said road North 24 degrees 50 minutes West 30 feet to a point; thence through lands of the now or former grantor North 65 degrees and 10 minutes East 180 feet to a pipe corner; thence through lands of the same South 24 degrees and 5 minutes East 169 feet to a pipe corner about 15 feet from the center of a drive leading to Lake Henry; thence along the said drive South 45 degrees West 31.9 feet to a pipe corner; thence along lands of the now or former grantee North 24 degrees and 50 minutes West 150 feet and South 65 degrees and 10 minutes West 150 feet to the place of beginning. A map of the premises herein conveyed is recorded in Wayne County Map Book 10 at page 26.

Tax Parcel: 12-0-0069-0023

TITLE TO SAID PREMISES IS VESTED IN Annette Olsen, by Deed from Joseph Mawhinney and Margaret Mawhinney, his wife and Tara Tambasco and Jerry Tambasco, her husband, dated 12/17/2004, recorded 12/27/2004 in Book 2682, Page 221. Annette Olson died on 12/14/2011, leaving a Last Will and Testament dated

05/05/2011. Letters Testamentary were granted to Joseph J. Olson on 02/17/2012 in Wayne County, No. 64-12-0053 #30317. The Decedent's surviving heir at law and next-of-kin is Janine Tubiolo. Per Decedent's Last Will and Testament, Joseph J. Olsen is her surviving life tenant.

Premises Being: 1228 Lake Henry Road, Lake Ariel, PA 18436

Improvements thereon:
RESIDENTIAL DWELLING

Seized and taken in execution as property of:
Joseph J. Olsen, in his capacity as Executor and Life Tenant of the Estate of Annette Olsen 1228 Lake Henry Road
LAKE ARIEL PA 18436
Janine Tubiolo, in her capacity as Devisee of the estate of Annette Olsen 1428 Midland Avenue, Apt. 4G
BRONXVILLE NY 10708

Execution No. 388-Civil-2015
Amount Due: \$158,793.23 Plus additional costs

January 19, 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.

Paul Cressman Esq.

3/18/2016 • 3/25/2016 • 4/1/2016

**SHERIFF'S SALE
APRIL 13, 2016**

By virtue of a writ of Execution instituted LSF9 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 13th 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:

ALL that certain piece and parcel of land lying, being, and situate, in the Township of Damascus, County of Wayne and Commonwealth of Pennsylvania, being Lot No. 2 in the Development known as "Beaver Lake Estates" bounded and described as follows:

BEGINNING in the center of a 50

foot wide road or right-of-way known as Lakeview Drive on the boundary line of Lot No.10; thence along the common boundary between Lots 2 and 3 South 24 degrees 21 minutes 34 seconds East 287.00 feet to the shoreline of Beaver Lake; thence generally following the shoreline of Beaver Lake South 75 degrees 55 minutes 59 seconds West 27.31 feet; South 35 degrees 50 minutes 11 seconds West 78.50 feet and South 71 degrees 21 minutes 49 seconds West 122.26 feet to a common corner of Lots 1 and 2; thence along the common boundary line between Lots 1 and 2 North 04 degrees 35 minutes 7 seconds East 324.30 feet to the centerline of the aforementioned 50 foot wide road or right-of-way known as Lakeview Drive; thence along the centerline of Lakeview Drive and being a common boundary line with Lots 12, 11, and 10 North 71 degrees 25 minutes 20 seconds East 50.58 feet; North 77 degrees 22 minutes 26 seconds West 154.93 feet and North 88 degrees 52 minutes 10 seconds East 53.56 feet to the point or place of BEGINNING.

CONTAINING therein 1.4 acres be the same more or less and being Lot No. 2.

The above description being in accordance with the survey of the above captioned development recorded in Wayne County Map Book 30, page 77.

UNDER AND SUBJECT to covenants, conditions, and restrictions running with the land

as appear of record and as are more specifically set forth in the Declaration of Restrictive Covenants recorded in Wayne County Deed Book 270, at page 658.

TAX PARCEL # 97-0-0033-0017

BEING KNOWN AS: 36 Lakeview Drive, Damascus, PA 18415

Seized and taken in execution as property of:

Allan R. Altman 36 Lakeview Drive DAMASCUS PA 18415

Execution No. 562-Civil-2013
Amount Due: \$277,247.68 Plus additional costs

January 20, 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.

Victoria W. Chen Esq.

3/18/2016 • 3/25/2016 • 4/1/2016

CIVIL ACTIONS FILED

*FROM FEBRUARY 20, 2016 TO FEBRUARY 26, 2016
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2006-20782	P&A FISHER OIL CO INC	2/24/2016	SATISFACTION	—
2008-20683	CASEY BETTY	2/25/2016	CONSOLIDATED JUDG	2,939.24
2010-21345	CASEY BETTY	2/25/2016	CONSOLIDATED JUDG	2,939.24
2011-20838	RANDALL MARC M	2/22/2016	SATISFACTION	—
2011-20838	RANDALL PATRICIA A	2/22/2016	SATISFACTION	—
2012-21041	P&A FISHER OIL CO INC	2/24/2016	SATISFACTION	—
2012-21322	MILLER KRISTA H	2/25/2016	SATISFACTION	913.05
2013-20481	P&A FISHER OIL CO INC	2/24/2016	SATISFACTION	—
2013-21004	ROTHE~ DONALD	2/26/2016	SATISFACTION	—
2013-21025	ALLEN DAVID W	2/26/2016	SATISFACTION	848.75
2014-00102	HAGEMAN WILLIAM J	2/24/2016	JUDGMENT "IN REM"	85,214.62
2014-00222	BRANNEN ROXANNE K DEFENDANT/APPELLANT	2/24/2016	WRIT OF POSSESSION	—
2014-00222	BRANNEN ARLIENE DEFENDANT/APPELLANT	2/24/2016	WRIT OF POSSESSION	—
2014-00566	ALEXANDROV GENNADY	2/26/2016	DEFAULT JUDGMENT	—
2014-00638	HUTCHINS BARBARA L	2/24/2016	SUMMARY JUDGMENT	380,120.48
2014-00638	HUTCHINS KENNETH L JR	2/24/2016	SUMMARY JUDGMENT	380,120.48
2014-00697	SCARFALLOTO LORENZO DEFENDANT/APPELLEE	2/26/2016	WRIT OF EXECUTION	4,962.72
2014-00697	HONESDALE NATIONAL BANK GARNISHEE	2/26/2016	WRIT EXEC/GARNISHEE	—
2014-00697	THE DIME BANK GARNISHEE	2/26/2016	WRIT EXEC/GARNISHEE	—
2014-20037	BART WILLIAM P	2/26/2016	SATISFACTION	982.49
2014-20141	THOMAS MARK R	2/25/2016	SATISFACTION	—
2014-20141	THOMAS EILEEN	2/25/2016	SATISFACTION	—
2014-20141	WAYNE BANK GARNISHEE	2/25/2016	SATISFACTION	—
2014-20447	P&A FISHER OIL CO INC	2/24/2016	SATISFACTION	—
2014-20690	DEVRIEZE HARRY	2/26/2016	SATISFACTION	—
2014-20775	IMPELLIZZERI DOROTHY J	2/26/2016	SATISFACTION	1,068.06
2014-20896	BART WILLIAM P	2/26/2016	SATISFACTION	859.03
2014-21291	HONESDALE NATIONAL BANK THE GARNISHEE	2/25/2016	DISCONTINUE ATTCHMT	—
2014-21296	SALZ VERONICA	2/25/2016	SATISFACTION	1,153.67
2015-00008	THOMAS CLYDE W	2/25/2016	JUDGMENT "IN REM"	120,820.94
2015-00026	STEFANOV ANN MARIE	2/24/2016	JUDGMENT "IN REM"	160,987.19
2015-00104	HIGGINS ANN	2/25/2016	WRIT OF EXECUTION	8,093.64
2015-00104	WELLS FARGO GARNISHEE	2/25/2016	WRIT EXEC/GARNISHEE	—

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

2015-00205	HOYOS GERMAN E	2/23/2016	DEFAULT JUDG IN REM	207,595.24
2015-00205	HOYOS GERMAN E	2/23/2016	WRIT OF EXECUTION	207,595.24
2015-00266	WOMER GLENN A/K/A	2/26/2016	VACATE JUDGMENT	—
2015-00266	WOMER GLENN A	2/26/2016	VACATE JUDGMENT	—
2015-00266	WOMER PATRICIA L	2/26/2016	VACATE JUDGMENT	—
2015-00395	GRIEVE MARY	2/26/2016	WRIT OF EXECUTION	149,941.19
2015-00644	ZWAIL JANICE	2/26/2016	DEFAULT JUDG IN REM	202,834.96
2015-20207	P&A FISHER OIL CO INC	2/24/2016	SATISFACTION	—
2015-20367	IMPELLIZZERI DOROTHY J	2/26/2016	SATISFACTION	883.02
2015-20734	COLON JOSE	2/25/2016	SATISFACTION	1,531.51
2015-20889	BART WILLIAM P	2/26/2016	SATISFACTION	1,723.87
2015-21070	HELLER SASHA	2/25/2016	WRIT OF EXECUTION	1,578.79
2015-21070	NBT BANK GARNISHEE	2/25/2016	GARNISHEE/WRIT EXEC	1,578.79
2015-21095	BANIS ALEXIS Z	2/22/2016	SATISFACTION	1,206.50
2015-21236	BANK OF NY MELLON	2/22/2016	SATISFSACTION	873.26
2016-00116	BENITEZ SERGIO	2/24/2016	QUIET TITLE	—
2016-00116	TD BANK	2/24/2016	QUIET TITLE	—
2016-20046	ALTIER FRANK	2/22/2016	SATISFACTION	760.26
2016-20046	ALTIER DEBRA	2/22/2016	SATISFACTION	760.26
2016-20125	BROWN JOSEPH V INDIVIDUALLY	2/22/2016	TAX LIEN	1,038.35
2016-20125	KC PEPPER BAR-GRILL T/A	2/22/2016	TAX LIEN	1,038.35
2016-20126	CRUZ REX II	2/23/2016	JUDGMENT	1,491.50
2016-20127	CAPUANO DANIEL N	2/24/2016	MUNICIPAL LIEN	284.03
2016-20127	CURYK ELEANOR R ESTATE OF	2/24/2016	MUNICIPAL LIEN	284.03
2016-20128	DONEY BETH	2/24/2016	MUNICIPAL LIEN	295.61
2016-20129	FEDERAL HOME LOAN MORTGAGE	2/24/2016	MUNICIPAL LIEN	299.96
2016-20130	WOOD MARGARET H	2/24/2016	MUNICIPAL LIEN	318.64
2016-20131	GRIEVE MARY	2/24/2016	MUNICIPAL LIEN	302.96
2016-20132	HILLER LORRAINE	2/24/2016	MUNICIPAL LIEN	325.91
2016-20133	CHRISTIANA MARK	2/24/2016	MUNICIPAL LIEN	302.96
2016-20133	DUGAN JAMES E	2/24/2016	MUNICIPAL LIEN	302.96
2016-20134	MICHKO LAUREN E	2/24/2016	MUNICIPAL LIEN	310.56
2016-20134	MICHKO CARL A	2/24/2016	MUNICIPAL LIEN	310.56
2016-20135	SF CHARTER LLC	2/24/2016	TAX LIEN	2,498.09
2016-20135	GENERAL STORE THE T/A	2/24/2016	TAX LIEN	2,498.09
2016-20136	FIVE STAR MODULAR A CORPORATION	2/24/2016	TAX LIEN	11,484.09
2016-20137	MIRELES JESSIE L JO~STON	2/24/2016	JUDGMENT	1,369.50
2016-20137	JOHNSTON JESSIE L MIRELES	2/24/2016	JUDGMENT	1,369.50
2016-20138	LEE MORGAN E	2/24/2016	JUDGMENT	4,437.00
2016-20139	ALLEN JOSEPH M	2/25/2016	REDEMPTION CTF	11,916.96
2016-20140	CLEVELAND SAMANTHA	2/26/2016	JUDGMENT	1,487.87
2016-20141	LEEMAN INC	2/26/2016	TAX LIEN	3,022.07

2016-40004	DAVITT CHERYL L OWNER P	2/23/2016	STIP VS LIENS	—
2016-40004	DAVITT JOSEPH E OWNER P	2/23/2016	STIP VS LIENS	—
2016-40004	FISHER BROTHERS EXCAVATING CONTRACTOR	2/23/2016	STIP VS LIENS	—
2016-40005	VLACICH GUERRINO OWNER P	2/26/2016	STIP VS LIENS	—
2016-40005	VLACICH ANNA OWNER P	2/26/2016	STIP VS LIENS	—
2016-40005	FINE LINE HOMES CONTRACTOR	2/26/2016	STIP VS LIENS	—
2016-40006	GILBERT GARRETT L OWNER P	2/26/2016	STIP VS LIENS	—
2016-40006	GILBERT JUNE E OWNER P	2/26/2016	STIP VS LIENS	—
2016-40006	PRECISION HOME BUILDERS INC CONTRACTOR	2/26/2016	STIP VS LIENS	—
2016-90022	PETERSON KAREN A	2/22/2016	ESTATE CLAIM	3,429.57

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00110	BANK OF AMERICA NA	PLAINTIFF	2/23/2016	—
2016-00110	ORIANI GEORGE J	DEFENDANT	2/23/2016	—
2016-00111	DISCOVER BANK	PLAINTIFF	2/23/2016	—
2016-00111	DE WAIJ DOUWE J	DEFENDANT	2/23/2016	—
2016-00111	DEWAIJ DOUWE J	DEFENDANT	2/23/2016	—
2016-00112	DISCOVER BANK	PLAINTIFF	2/23/2016	—
2016-00112	HALE JOHN B	DEFENDANT	2/23/2016	—
2016-00113	DISCOVER BANK	PLAINTIFF	2/23/2016	—
2016-00113	KRAFT ERIK P	DEFENDANT	2/23/2016	—
2016-00114	DISCOVER BANK	PLAINTIFF	2/23/2016	—
2016-00114	KINNEY KATHRYN A	DEFENDANT	2/23/2016	—
2016-00115	DISCOVER BANK	PLAINTIFF	2/23/2016	—
2016-00115	AUSTIN CHARLES R	DEFENDANT	2/23/2016	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00117	PHH MORTGAGE C6RPORATION	PLAINTIFF	2/25/2016	—
2016-00117	BRYANT CHAD M A/K/A	DEFENDANT	2/25/2016	—
2016-00117	BRYANT CHAD	DEFENDANT	2/25/2016	—
2016-00117	BRYANT MELISSA	DEFENDANT	2/25/2016	—

REAL PROPERTY — QUIET TITLE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00116	LONGO JAMES	PLAINTIFF	2/24/2016	—
2016-00116	WALPOLE JOHN	PLAINTIFF	2/24/2016	—
2016-00116	BENITEZ SERGIO	DEFENDANT	2/24/2016	—
2016-00116	TD BANK	DEFENDANT	2/24/2016	—

MORTGAGES AND DEEDS

*RECORDED FROM MARCH 7, 2016 TO MARCH 11, 2016
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Davis Matthew H	Mortgage Electronic Registration Systems	Buckingham Township	
Davis Matthew H Agent Davis Christine M By Agent			173,049.00
Machana Associates Inc Seneca Lake Camp	First National Community Bank	Lebanon Township	200,000.00
Smith Thomas E Smith James E	First National Community Bank	South Canaan Township	50,000.00
Sharp Julin A	Mortgage Electronic Registration Systems	Palmyra Township	
Sharp George			139,428.00
Leahy John P Leahy Janine M	Altemier Roger C Altemier Ruth	Sterling Township	30,000.00
Loscig Robert A III	Mortgage Electronic Registration Systems	Honesdale Borough	169,200.00
Headley William Headley Melinda	Wells Fargo Bank	Damascus Township	155,712.68
McGarry William F	Mortgage Electronic Registration Systems	Paupack Township	
McGarry Brianne E			299,800.00
Jones Cora M	Dime Bank	Hawley Borough	276,000.00
Cousins Brian G Cousins Hilary	Honesdale National Bank	Clinton Township 1	100,000.00
Haxaire Christophe E	Mortgage Electronic Registration Systems	Honesdale Borough	150,000.00
Herman Glenn Eric Halper Bonnie Lynn	J P Morgan Chase Bank	Damascus Township	330,750.00
Scott Tighe J Scott Neil A	First Star Bank	Lehigh Township Lehigh & Sterling Twps Sterling Township Sterling & Lehigh Twps	750,000.00 750,000.00
Marrero Santiago	Mortgage Electronic Registration Systems	Salem Township	
Rosario Tracy Anne			98,400.00
Fell Robert M Fell Kristine A	Honesdale National Bank	Sterling Township	50,000.00
Jennings James P	Mortgage Electronic Registration Systems	Honesdale Borough	
Jennings Ryanne A			137,464.00

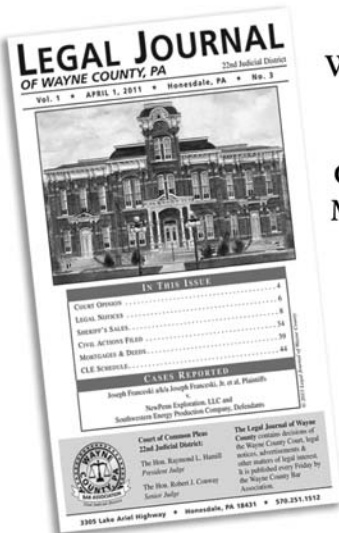
For further information on these listings, call the Recorder of Deed's office at 570-253-5970 ext. 4040.

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Gerald A Goldstein One Nine Nine Nine Revoc	Davis Christine M	Buckingham Township	
Goldstein Stanton P Tr	Davis Matthew H		
Clayton Kelly Exr	Sharp George III	Palmyra Township	
Cuono Karen P Est	Sharp Julin A		Lot 65
Valor Federal Credit Union	Terzoni Richard B	Lake Township	Lot 583
Ursich Betsy By Agent	Bookin Robert A	Clinton Township 1	
Ursich Stephen J Agent			Lot B
Rosko Robert J	Rosko Robert J	Lake Township	
Pollock Susan L			Lot 2054
Filipic John	Filipic Helma	Berlin Township	
Filipic Helma			
Altemier Roger C	Leahy John P	Sterling Township	
Altemier Ruth	Leahy Janine M		Lot 4
Connolly Edward W	Connolly Catherine B Tr	Paupack Township	
Connolly Catherine	Connolly Edward W Tr		Lot 204
	Catherine B Connolly Two Zero One Five Rev		
	Edward W Connolly Two Zero One Five Revoc		
Orr Janet M	King Kathy Orr	Damascus Township	
	Orr Steven D		Lot 53
	Orr John W		
	Orr Michael Robert		
	Orr Joseph R		
Winkler Rose M	Winkler Richard	Hawley Borough	Lot 200
Brown Margaret Cullen Exr	Brown Margaret Cullen	Lake Township	
Gallagher Thomas G Jr Est AKA			
Gallagher Thomas G Est AKA			
Brown Margaret Cullen Exr	Brown Michael Edmund	Lake Township	
Gallagher Thomas G Jr Est AKA	Brown Ryan Patrick		
Gallagher Thomas Est AKA	Brown Jake Edward		
Troici Patrick G	Hicks Jason	Lake Township	
Troici Angela T	Hicks Jennifer		Lot 1495
	Krone Joseph		
	Krone Jessica		
Kingsbauer Carole A Exr	Kingsbauer Carole A	Paupack Township	
Heverly Ruthann Est AKA	Kingsbauer Wade Jr		Lot 156
Heverly Ruth Ann Est AKA	Kingsbauer Stephanie		
	Kingsbauer Jessica		
	Kingsbauer Nicholas		
Heverly Ruthann Est AKA	Kingsbauer Carole A	Paupack Township	
Heverly Ruth Ann Est AKA	Kingsbauer Wade Jr		Lot 155
Kingsbauer Carole A Exr	Kingsbauer Stephanie		
	Kingsbauer Jessica		
	Kingsbauer Nicholas		
Westphal Lon L	Westphal Lon L	Texas Township 1 & 2	
Westphal Kim E	Westphal Kim E		

Barnette Charles By Sheriff	Gouldsboro Ambulance Squad	Lehigh Township	
Barnette Winona By Sheriff			
Conille Pierre Richard	Sacristino Frank Jr	Manchester Township	
Conille Mariana Estela	Sacristino Christine		
Gay Lillian C	Homer Carolyn F	Preston Township	Lot A
Delrosso Louis N Jr Exr	Delrosso Joseph L	Lake Township	
Delrosso Mary D Est AKA	Delrosso Yvonne		
Delrosso Mary T Est AKA			
Delrosso Louis N Jr Tr			
Delrosso Joseph L Tr			
Louis N Delrosso Trust Agreement			
Mary Delrosso Trust Agreement			
Delrosso Louis N Est			
Delrosso Joseph L Exr			
Zaglool Philip M	Cousins Brian G	Clinton Township 1	
Zaglool Daniel	Cousins Hilary		
Hillier Elaine L	Gregory Catherine P	Texas Township 1 & 2	
Hillier Harry W	Gregory Peter J		
Gregory Catherine P			
Gregory Peter J			
Hillier Elaine L	Gregory Catherine P	Dyberry Township	
Hillier Harry W	Gregory Peter J	Bethany Boro & Dyberry Twp	
Gregory Catherine P		Bethany Borough	
Gregory Peter J		Dyberry Twp & Bethany Boro	
Hillier Elaine L	Hillier Elaine L	Honesdale Borough	
Hillier Harry W	Hillier Harry W		
Gregory Catherine P			
Gregory Peter J			
Hillier Elaine L	Hillier Elaine L	Damascus Township	
Hillier Harry W	Hillier Harry W		
Gregory Catherine P			
Gregory Peter J			
Hillier Elaine L	Hillier Elaine L	Damascus Township	
Hillier Harry W	Hillier Harry W		
Gregory Catherine P			
Gregory Peter J			
Dolph Robbin A	Dolph Joseph R	Clinton Township 1	
Krajkovich John	Krajkovich John	Canaan Township	
Krajkovich Courtney	Krajkovich Courtney		Lot A B
Slattery Rose B Exr	Slattery Rose B	Lake Township	
Slattery Thomas Jest			Lot 3665
Boodaghian Nishan	Boodaghian Melissa	Lehigh Township	
Boodaghian Melissa			Lot 37
Williams Robert A Sr	Williams Sharon A	Palmyra Township	
Williams Sharon A			
Kogosov David	Rosario Tracy Anne	Salem Township	
	Marrero Santiago		Lot 245
McAndrew Edward	Walsh Joseph E Jr	Salem Township	
McAndrew Norma	Walsh Elizabeth J		Lot 2

McAndrew Norma	Walsh Joseph E Jr	Salem Township	
McAndrew Edward	Walsh Elizabeth J		Lot 2
H S B C Bank U S A Tr By Af	C R Properties Two Zero One Five L L C	Palmyra Township	
Ocwen Loan Servicing Af			Lot 26
Two Three Seven Gravel			
Hill L L C	J Erem	Preston Township	
Ascolese Michael A	OBrien Kevin J Sr	Manchester Township	
Andolino Stephanie AKA	OBrien Kevin J Jr		
Andolina Stephanie AKA			
Ascolese Stephanie			
Lubinski Barbara	Jennings James P	Honesdale Borough	
	Jennings Ryanne A		
Buckley John F Jr Exr	Calnon James	Paupack Township	
Buckley John Fest			Lot 1
Lenhardt Gregory	Kuhn Brian	Salem Township	
Lenhardt Chad	Kuhn Ann Marie		Lot 481
Lehrer Madeline	Lehrer Madeline Tr	Lake Township	
	Schwartz Lauren S Tr		Lot 2691
	Madeline Lehrer Revocable Trust		
Korotun Valentyn	Wheeler Chad	Sterling Township	
	Wheeler Michelle		



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