

# OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 6 ★ April 1, 2016 ★ Honesdale, PA ★ No. 4



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### Court of Common Pleas 22nd Judicial District:

The Hon. Raymond L. Hamill  
*President Judge*

The Hon. Robert J. Conway  
*Senior Judge*

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

*The Official Legal Publication of Wayne County, Pennsylvania*



Legal Journal of Wayne County

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

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

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

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

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

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MESSAGE FROM THE  
WAYNE COUNTY BAR ASSOCIATION



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

PRICING & RATES

**Notice Pricing**

*One time Insertions*

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

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

**Subscription Rates**

*Per Year*

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

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

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Patricia Biondo

**LEGAL NOTICES**

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

**ESTATE NOTICES**

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

**ESTATE NOTICE**

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the estate of Michael Jacob Burkhardt late of Canaan Township, Wayne County, PA. Date of death January 25, 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 Administrators, Michael F. and Carol A. Burkhardt, in care of Matthew L. Meagher, Esquire, 1018 Church Street, Honesdale, PA 18431.

**4/1/2016 • 4/8/2016 • 4/15/2016**

**ESTATE NOTICE**

Notice is hereby given that Letters Testamentary have been granted in the Estate of Francis Paluch, late of Wayne County, Pennsylvania, on March 23, 2016 to Beverly

Harvatine. 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

**4/1/2016 • 4/8/2016 • 4/15/2016**

**NOTICE OF DECEDENT'S ESTATE**

**NOTICE IS HEREBY GIVEN** that Letters of Administration have been granted in the Estate of John J. Schultz, Jr. a/k/a John Joseph Schultz, Jr. a/k/a John Schultz, Deceased, late of 2368 S.R. 547, Kingsley, Harford Township, Susquehanna County, Pennsylvania 18826, who died on February 14, 2016. All persons indebted to the Estate are requested to make payment and those having claims or demands are to present same, without delay, to the Administratrix, Judith A. Mainardi, or Michael N. Krisa, Attorney for the Estate, 3397 Scranton/Carbondale Highway, Suite 4, Blakely, Pennsylvania 18447.

**Michael N. Krisa, Esquire**  
**KRISA & KRISA, P.C.**

**4/1/2016 • 4/8/2016 • 4/15/2016**

**NOTICE OF DECEDENT'S ESTATE**

**NOTICE IS HEREBY GIVEN** that Letters Testamentary have been granted in the Estate of Elizabeth Zrowka, Deceased, late of 37 Woodlands Drive, Waymart, Wayne County, Pennsylvania 18472, who died on December 15, 2015. All persons indebted to the Estate are requested to make payment and those having claims or demands are to present same, without delay, to the Executrix, Yvonne Wargo, or Michael N. Krisa, Attorney for the Estate, 3397 Scranton/Carbondale Highway, Suite 4, Blakely, Pennsylvania 18447.

**Michael N. Krisa, Esquire  
KRISA & KRISA, P.C.**

**4/1/2016 • 4/8/2016 • 4/15/2016**

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**EXECUTRIX NOTICE**

Estate of Clifford S. Nelson AKA  
Clifford Nelson  
Late of Cherry Ridge Township  
EXECUTRIX  
Carol L. Nelson  
102 Raccoon Drive  
Knotts Island, NC 27950  
ATTORNEY  
Nicholas A. Barna  
831 Court Street  
Honesdale, PA 18431

**4/1/2016 • 4/8/2016 • 4/15/2016**

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**ADVERTISEMENT OF GRANT OF LETTERS**

Estate of Bruce Conrad Backer, a.k.a., Bruce C. Backer, Deceased

Letters of Administration for the above estate having been granted to Jill Anne Backer and James Backer, all persons indebted to the estate are requested to make payment, and those having claims to present same without delay, to Michael P. Lehutsky, Attorney and Counselor at Law, 613 Main Street, Honesdale, PA 18431 (570) 253-3800.

**4/1/2016 • 4/8/2016 • 4/15/2016**

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**ADMINISTRATRIX NOTICE**

Estate of Krzysztof J. Soja AKA  
Krzysztof Jerzy Soja  
Late of Salem Township  
ADMINISTRATRIX  
Halina T. Soja  
PO Box 295  
Lake Ariel, PA 18436

**3/25/2016 • 4/1/2016 • 4/8/2016**

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**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**

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**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

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**OTHER NOTICES**

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**NOTICE**

Notice is hereby given that the fictitious name Dyberry Forks has been registered under the Fictitious Names Act by Jules939, LLC. of P.O. Box 239, Lakewood, PA 18439. Business will be conducted at 939 Main Street, Honesdale, PA 18431.

Errol Flynn, Esquire

4/1/2016

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**ARTICLES OF INCORPORATION**

**NOTICE IS HEREBY GIVEN THAT** Articles of Incorporation have been filed with the

Department of State of the Commonwealth of Pennsylvania for **KRISTIN ERK, DMD, P.C.** under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

OLIVER, PRICE & RHODES  
Attorneys

William F. Dunstone, Esquire

OLIVER, PRICE & RHODES  
P.O. Box 240  
Clarks Summit, PA 18411

(570) 585-1200

4/1/2016

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**NOTICE OF FILING OF SHERIFF'S SALES**

*Individual Sheriff's Sales can be cancelled for a variety of reasons. The notices enclosed were accurate as of the publish date. Sheriff's Sale notices are posted on the public bulletin board of the Sheriff's office in Honesdale, located at 925 Court Street.*

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**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 the 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 additional 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**

**SHERIFF'S SALE  
APRIL 20, 2016**

By virtue of a writ of Execution instituted The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificate Holders of CWALT, Inc., Alternative Loan Trust 2005-76, Mortgage Pass-Through Certificates, 2005-76 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 20th 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 THOSE CERTAIN Lots, Pieces Or Parcels of Land, Situate in Paupack Township, Wayne County, Pennsylvania, More Particularly Described As Follows: Beginning At The Common Corner Of Lot 52R And Lot 182R, The Lot Herein Conveyed, Said Corner Being Located In The Center Of A Cul-De-Sac On Bluebird Drive; Thence South 39 Degrees 08 Minutes 19 Seconds West 55. 91 Feet To Corner; Thence Following Along The Westerly Edge Of Bluebird Drive The Following Three Courses And Distances: (1) Following A Curve In The Left With A Radius Of 25 An Arc Distance Of 0.57 Feet To A Corner, (2) South 01 Degree 38 Minutes 30 Seconds East 97.31 Feet To A Corner; And (3) South 03 Degrees 03 Minutes 54 Seconds East 83.33 Feet To A Corner; Thence Along

Lot 52r South 87 Degrees 31 Minutes 41 Seconds West 17. 32 Feet To A Corner; Thence Along Lot 44 Two Courses And Distances: (1) North 55 Degrees 21 Minutes 52 Seconds West 107.30 Feet To A Corner, And (2) South 77 Degrees 28 Minutes 16 Seconds West 73.76 Feet To A Corner; Thence Along Lot 43 North 19 Degrees 36 Minutes 36 Seconds West 138.35 Feet To A Corner; Thence Along Lot 183 North 78 Degrees 48 Minutes 38 Seconds East 256.93 Feet To The Point And Place Of Beginning, Comprising Within Said Boundaries Lot 182R As Shown On A Certain Plan Of Lot Combination Dated March 12, 2004 As Prepared By William F. Schoenagel And Recorded In Wayne County Map Book 101At Page 62.

For Informational Purposes Only: The APN Is Shown By the County Assessor As 19-0-0036-0139; Source of Title Is: Book 2560, Page 283 (Recorded 08/06/04)

TAX PARCEL # 19-0-0036-0139

BEING KNOWN AS: 11 Blue Bird Drive, Lake Ariel PA 18436

Seized and taken in execution as property of:

Angela C. Long 11 Bluebird Dr. Lake Ariel PA 18436  
Andrew J. Long 230 Toranto Avenue MASSAPEQUA NY 11758

Execution No. 00632-Civil-2014  
Amount Due: \$285,654.98 Plus

additional costs

January 25, 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.**

Matthew K. Fissel

**3/25/2016 • 4/1/2016 • 4/8/2016**

**SHERIFF'S SALE  
APRIL 20, 2016**

By virtue of a writ of Execution instituted HSBC Bank USA, N.A., as Trustee for ACE Securities Corp. Home Equity Loan Trust, Series 2006-OP2 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 20th 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 in the Township of Paupack County of Wayne, and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point where the center of the Olmstead Road intersects the center of the Pennell Road; thence along the center of the said Olmstead Road in a southerly direction approximately 34-1/2 rods to a stone wall; thence in the easterly direction along said stone wall, approximately 28 rods to the center of the said Pennell Road; thence northerly along said Pennell Road approximately 28 rods to the place of BEGINNING

CONTAINING two and one-half acres, to be the same more or less

PREMISES BEING 202 Knapp Road, Lakeville, PA 18438-4036

PARCEL NO 19-0-0056-0020

BEING the same premises which Kathryn Marie Rowe and Georgia Lucillie Czubowicz, by Deed dated September 28, 2000 and recorded September 29, 2000 in the Office of the Recorder of Deeds in and for Wayne County in Deed Book 492 Page 422, granted and conveyed unto Michael S. Boice and Jean K. Boice, his wife, as tenants by the entirities.

Seized and taken in execution as property of:  
Michael S. Boice 202 Knapp Road  
Lakeville PA 18438  
Jean K. Boice 202 Knapp Road  
Lakeville PA 18438

Execution No. 652-Civil-2015  
Amount Due: \$106,929.15 Plus  
additional costs

January 25, 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.**

Andrew Marley, Esq.

**3/25/2016 • 4/1/2016 • 4/8/2016**

**SHERIFF'S SALE  
APRIL 20, 2016**

By virtue of a writ of Execution instituted Federal National Mortgage Association issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 20th 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, piece or parcel of land situate, lying and being in the Township of Dreher, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

Being Lots Number 19, 20 and 21, Block B as shown on the map entitled Lands of Wildebroke Corporation, Dreher Township, Wayne County, Pennsylvania, dated March 1970, as prepared by Harry T. Schoenagel, R.S., and recorded in Wayne County Plat Book 13, Page 51.

Title to said Premises vested in Jennifer White, single by Deed from William White and Filomena White, his wife dated 12/29/2004 and recorded 12/30/2004 in the Wayne County Recorder of Deeds in Book 2685, Page 63.

Being known as 344 Huckleberry Road, Newfoundland, PA 18445

Tax Parcel Number: 08-0-0006-



0003.-

IMPROVEMENTS: Residential Dwelling

Seized and taken in execution as property of:

Jennifer White a/k/a Jennifer F. White 344 Huckleberry Road NEWFOUNDLAND PA 18445

Execution No. 659-Civil-2014  
Amount Due: \$164,153.93 Plus additional costs

January 25, 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.**

Robert W. Williams Esq.

**3/25/2016 • 4/1/2016 • 4/8/2016**

**SHERIFF'S SALE  
APRIL 20, 2016**

By virtue of a writ of Execution instituted Wells Fargo Bank, N.A., S/B/M to Wells Fargo Home Mortgage, Inc., F/K/A Norwest Mortgage, 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 20th 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, piece or parcel of land situate in the Township of Lehigh, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

Final Map of Pocono Springs Estates, Inc. Section XII

Being Lot No. 68 Street Emerald Avenue on the plot or plan of lots known as "Pocono Springs Estates, Inc." As laid out for the grantor herein, by R. N. Harrison, Civil 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 189.

Tax Parcel ID: 14-24-11--

Address: 68 Emerald Drive, Gouldsboro, PA 18424

BEING the same property conveyed to Robert W. Scott and

Nancy A. Scott, husband and wife, who acquired title by virtue of a deed from James J. Brown and Diane M. Brown, husband and wife, dated March 4, 1998, recorded March 6, 1998, at Deed Book 1337, Page 112, Wayne County, Pennsylvania records.

Seized and taken in execution as property of:  
Robert W. Scott 100 Timberfalls Lane Apt 7 BLAKELY PA 18447  
Nancy A. Scott 100 Timberfalls Lane, Apt. A7 BLAKLEY PA 18447

Execution No. 101-Civil-2014  
Amount Due: \$78,716.76 Plus additional costs

January 27, 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 A. Bonner Esq.

**3/25/2016 • 4/1/2016 • 4/8/2016**

**SHERIFF'S SALE  
APRIL 20, 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 20th 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 tract of land situate, lying and being in the Village of Browndale, Township of Clinton, County of Wayne, and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING on the Northerly side of Vine Street and having frontage of Forty (40) feet on said Vine Street; and having depth along its Easterly line, adjoining Lot #.3 in block 16, of Ninety four (94) feet;

THENCE at right angles in a southerly direction to Vine Street, comprising Ninety four (94) feet of the Southerly portion of Lot # 2 in block 16.

SUBJECT to all conditions, exceptions, restrictions,

reservations and easements as are visible on the ground or as are contained in prior deeds forming the chain of title, including the rights of way of any and all public highways and public utilities which may be over and across the same.

HAZARDOUS waste, as defined by the Solid Waste Management Act No. 1980-97 and regulations, has never been and is not presently being disposed by the Grantor or to the Grantor's knowledge in or on the premises hereby conveyed.

ALSO BEING the same premises see conveyed to the Mortgagor herein, Alyssa M. Stackhouse by deed intended to be recorded herewith.

TAX PARCEL # 6-2-4-4 (0-04160)

BEING KNOWN AS: 105 Vine Street, Browndale, PA 18421

Seized and taken in execution as property of:  
Alyssa M. Stackhouse 105 Vine Street BROWDALE, PA 18421

Execution No. 00587-Civil-2015  
Amount Due: \$90,452.79 Plus additional costs

January 26, 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.

**3/25/2016 • 4/1/2016 • 4/8/2016**

**SHERIFF'S SALE  
APRIL 27, 2016**

By virtue of a writ of Execution instituted Midfirst 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 27th 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 THOSE CERTAIN pieces or parcels of land located in the Township of Texas, County of Wayne, and State of Pennsylvania, being known and designated as follows:

Parcel One:

Beginning at a point in the centerline of Township Road T472 being the Northeast corner of the lot herein conveyed and in line of lands of Layne L. Wardell; thence along the centerline of said road, South 1 degree 23 minutes West 47.96 feet, South 10 degrees 30 minutes East 54.00 feet; and South 23 degrees 25 minutes East 103.50 feet to a corner; thence along line of Lot 14 in Grantor's Fortenia Heights Development, South 70 degrees 23 minutes West 264.88 feet to a corner in a stone wall; thence along line of Lot E in Grantor's Fortenia Heights Development following a stone wall, North 43 degrees 50 minutes West 92.83 feet and North 54 degrees 54 minutes West 91.26 feet to a corner; thence along line of Lot 11 in Grantor's Fortenia Heights Development, North 6 degrees 30 minutes East 186.69 feet to a corner; thence along line of Lot 12 in said development North 86 degrees 24 minutes East 318.25 feet to the place of beginning.

Containing 2.0 acres more or less and being Lot 13 as depicted on a map of Fortenia Heights, a development by Daub Enterprises, Inc., last revised December 5, 1975, and drawn by Edward S. Jarosz, R.P.E.

Parcel Two:  
Beginning at a point in the centerline of Township Road T472, being the Southeast corner of the lot herein conveyed and in line of Lot D of Grantor's Fortenia

Heights Development; thence along line of Lot D in said development, North 69 degrees 28 minutes West 146.73 feet to a corner in a stone wall; thence continuing along line of said Lot E, following a stone wall, North 29 degrees 40 minutes West 173.19 feet to a corner; thence along line of Lot 13 (Parcel One herein), North 70 degrees 23 minutes East 264.88 feet to a corner; thence along the centerline of the aforesaid Township Road T472, South 23 degrees 25 minutes East 74.12 feet South 5 degrees 59 minutes East 73.12 feet, South 19 degrees 54 minutes West 110.92 feet and South 29 degrees 15 minutes West 52.55 feet to the place of beginning.

Containing 1.2 acres more or less and being Lot 14 as depicted on a map of Fortenia Heights, a development by Daub Enterprises, Inc., last revised December 5, 1975, and drawn by Edward S. Jarosz, R.P.E. A copy of said map, approved by the Planning Commission and Board of Supervisors of Texas Township, being recorded in Wayne County Map Book 30, at Page 67.

HAVING THEREON ERECTED  
A DWELLING KNOWN AS 23  
FORDS ROAD HONESDALE, PA  
18431.

Subject to right-of-way for public highway purposes of so much of Township Road T472 as lies within the description of the lots herein conveyed.

EXCEPTING AND RESERVING to the former Grantor (Daub Enterprises, Inc.) its successors and assigns, easements for the installation of utilities and drainage facilities over the front 10 feet from the right-of-way line of Township Route T472 adjoining the lots herein conveyed and 5 feet in from any side lot line.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights-of-way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

BEING THE SAME PREMISES WHICH Andrew M. and Tara A. Hocker by deed dated April 8, 2002 and recorded April 9, 2002 to Wayne County Deed Book 1966, Page 267, granted and conveyed unto Gary L. Vander Sande, Sr.

Seized and taken in execution as property of:  
Gary L. Vander Sande, Sr. 23 Fords Road HONESDALE PA 18431

Execution No. 307-Civil-2015  
Amount Due: \$164,493.32 Plus additional costs

January 27, 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.**

Leon P. Haller, Esq.

**4/1/2016 • 4/8/2016 • 4/15/2016**

**SHERIFF'S SALE  
APRIL 27, 2016**

By virtue of a writ of Execution instituted Midfirst 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 27th 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 THOSE CERTAIN** pieces or parcels of land, situate, lying and being in the Township of South Canaan, County of Wayne, and State of Pennsylvania, bounded and described as follows:

BEGINNING at a pipe and stones corner on the Easterly side of State Road L.R. 63136, and being the northeasterly corner of lands of Gus Coccodrilli; thence along lands of the same the following six (6) courses and distances: North 82 degrees 05 minutes West 506.8 feet; South 8 degrees 20 minutes West 93.7 feet; North 88 degrees 05 minutes West 225.5 feet; South 75 degrees 25 minutes West 427 feet; South 427 feet; South 29 degrees 45 minutes West 139.95 feet; and South 34 degrees 50 minutes West 315.8 feet to a pipe corner; Thence still along lands of the same and along a wire fence North 20 degrees 35 minutes West 276.5 feet to a pipe corner; thence along lands formerly of Philip Frisbie and along a stone wall and wire fence North 20 degrees 09 minutes West 503.2 feet to a pipe and stones corner; thence along lands of Richard Masseur South 82 degrees 23 minutes East 271.1 feet to an iron pin corner; thence along lands of Gerald and Joan Loscig South 82 degrees 21 minutes East 179.05 feet to a pipe in a stone wall for a corner; thence along lands of the same, North 8 degrees 46 minutes West 650.5 feet to a pipe corner; thence along lands of Leah Swingle, North 80 degrees 30 minutes East 158.45 feet to a pipe corner; thence along lands now or formerly of B. Rabin North 46 degrees 34 minutes East 239.8 feet to a point in the center of State Legislative 63136; thence along the center of the same South 42 degrees 31 minutes East 60 feet to a point in the center of said road;

thence along lands of Lawrence Swingle South 46 degrees 34 minutes West 153 feet to a corner; thence along the same South 28 degrees 14 minutes East 269.35 feet to a corner; thence along the same North 75 degrees 45 minutes East 249.15 feet to a point in the center of the said road; thence along the center of same South 42 degrees 34 minutes East 276.2 feet and South 41 degrees 55 minutes East 646.3 feet to a pipe corner on the Easterly side of said road, the place of BEGINNING.  
CONTAINING 21.43 acres.

Subject to right-of-way for public highway purposes of so much of L. R. 63136 (erroneously referred to as 6316) as is contained within the above description.

UNDER AND SUBJECT to all conditions, reservations, restrictions, rights-of-way, exceptions and easements as are visible on the ground or as are contained in prior deeds forming the chain of title.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights-of-way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

HAVING THEREON ERECTED A DWELLING KNOWN AS 8 NURSEY DRIVE, LAKE ARIEL, PA 18436.

BEING THE SAME PREMISES WHICH Evangeline R. Swingle, by deed dated September 30, 2008 and recorded October 1, 2008 to Wayne County Deed Book 3600, page 288, granted and conveyed unto Earl Smith, Jr. and Colleen Smith.

PARCEL #24-281-80.2.

ALL THOSE CERTAIN pieces or parcels of land situate in the Township of South Canaan, County of Wayne, State of Pennsylvania containing 21.43 acres.

HAVING THEREON ERECTED A DWELLING KNOWN AS 8 NURSEY DRIVE, LAKE ARIEL, PA 18436.

Seized and taken in execution as property of:  
Colleen Smith 8 Nursey Drive  
LAKE ARIEL PA 18436  
Wayne County Deed Book 3600,  
page 288.  
Earl Smith Jr. 8 Nursey Drive  
LAKE ARIEL PA 18436

Execution No. 604-Civil-2015  
Amount Due: \$299,294.71 Plus  
additional costs

January 27, 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.**

Leon P. Haller, Esq.

**4/1/2016 • 4/8/2016 • 4/15/2016**

**SHERIFF'S SALE  
APRIL 27, 2016**

By virtue of a writ of Execution instituted Wells Fargo Bank, N. A. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 27th 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 tract or parcel of land situate in the Township of Lake, Wayne County, Pennsylvania, known as Lot 3108, Section 24, of the Hideout, a subdivision situated in the Townships of Lake and Salem, Wayne County, Pennsylvania according to the plats thereof recorded in the Office of the

Recorder of Deeds of Wayne County, Pennsylvania, April 9, 1970 in Plat Book 5, page 27; May 11, 1970 in Plat Book 5, pages 34, 37, 41 through 48 and 50; September 8, 1970 in Plat Book 5, page 57; February 8, 1971 in Plat Book 5, pages 62 and 63; March 24, 1971 in Plat Book 5, page 66; May 10, 1971 in Plat Book 5, pages 71 and 72; March 14, 1972 in Plat Book 5, pages 76, 79 through 84 and 86; May 26, 1972 in Plat Book 5, pages 93 through 95; September 26, 1972 in Plat Book 5, pages 96, 97 and 100 through 104; March 9, 1973 in Plat Book 5, page 106; March 23, 1973 in Plat Book 5, Page 107; April 3, 1973 in Plat Book 5, page 108 through 110 and May 18, 1973 in Plat Book 5, pages 111 through 119, and September 24, 1973 in Plat Book 5, pages 120 through 123, as amended and supplemented.

Subject to all easements, covenants, conditions and restrictions of record, including those set forth in the Declaration of Protective Covenants of and for the Hideout dated as of May 11, 1970 as amended and supplemented.

Tax Parcel No.: 12-336-142.-

Address: 3108 Northgate Road,  
Lake Ariel, PA 18436

BEING the same property conveyed to Martin Clancy, single, as sole owner, who acquired title by virtue of a deed from Anthony E. Zoppi and Frances Zoppi, dated June 16, 2009, recorded July 9,

2009, at Deed Book 3776, Page 170, Wayne County, Pennsylvania records.

Seized and taken in execution as property of:

Unknown heirs and/or Administrators of the Estate of Martin Clancy 3108 Northgate Road LAKE ARIEL PA 18436

Execution No. 610-Civil-2014  
Amount Due: \$136,254.33 Plus additional costs

January 27, 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 A. Bonner Esq.

**4/1/2016 • 4/8/2016 • 4/15/2016**



**SHERIFF'S SALE  
APRIL 27, 2016**

By virtue of a writ of Execution instituted JPMorgan Chase 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 27th 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 piece or parcel of land situate In Texas Township, Wayne County, Pennsylvania, bounded and described as follows:

BEGINNING at a P.K. Nail found in a stone wall corner in the westerly line of lands of Frederick L. and Carol K. Korb (Deed Book 446, Page 231), at the southeasterly corner of lands of Lloyd D. and Norma J. Canfield (Deed Book 363, Page 1033); thence from said place of beginning, South ten (10) degrees twenty (20) minutes thirty (30) seconds West ninety and zero hundredths (90.00) feet along the westerly line of said lands of Korb as evidenced by a stone wall, to a one-half (1/2) inch rebar set in said stone wall at the northeasterly corner of lands of James M. and Julie M. Hessling (Deed Book 507, Page 935); thence North eighty (80) degrees eighteen (18) minutes fifteen (15) seconds West two hundred ninety-eight and fifty-six hundredths (298.56) feet along the

northerly line of said lands of Hessling, to a point in the centerline of traveled way of Pennsylvania Route 191, which point is North eighty (80) degrees eighteen (18) minutes fifteen (15) seconds West thirty-one and nine hundredths (31.09) feet from a one-half (1/2) inch rebar set on the easterly side of said road; thence North twenty-four (24) degrees fifty-three (53) minutes zero (00) seconds East ninety-three and twenty-five hundredths (93.25) feet along said centerline of traveled way of Pennsylvania Route 191, to a point in said centerline at the southwesterly corner of the aforementioned lands of Lloyd D. and Norma J. Canfield (Deed Book 363, Page 1033) which point in said centerline at the southwesterly corner of said lands of Canfield is further described as being North eighty (80) degrees eighteen (18) minutes fifteen (15) seconds West thirty-one and nine hundredths (31.09) feet from a one-half (1/2) inch rebar set on the easterly side of said road and South eighty (80) degrees eighteen (18) minutes fifteen (15) seconds East twenty and thirty-five hundredths (20.35) feet from a three fourths (3/4) inch pipe found on the westerly side of said road; thence South eighty (80) degrees eighteen (18) minutes fifteen (15) seconds East two hundred seventy-five and fifteen hundredths (275.15) feet along the southerly line of said lands of Canfield to the point or place of BEGINNING.

CONTAINING fifty-nine

hundredths (0.59) acre of lands, more or less.

SUBJECT TO the rights of the public in and to the use of that portion of the above described 0.59 acre parcel which lies within the right-of-way line of Pennsylvania Route 191.

SUBJECT TO any easements of record to public utilities.

The foregoing description is in accordance with map of survey made by Packer Associates, Inc ., dated February 23, 1995, recorded March 31, 1995, a map of which is recorded in Wayne County Map Book 82, Page 123.

BEING THE SAME PREMISES which Patricia M. Marino and Raymond Marino, co-executors of the estate of Rosario Marino, Sr., aka Rosario Marino, by Deed dated 7/31/09 and recorded 8/5/09 in the Office of the Recorder of Deeds in and for the County of Wayne, in Deed Book 3791, Page 303, and Instrument #200900008461, granted and conveyed unto Marion E. Long and William Long (her son), as joint tenants with full right of survivorship and not as tenants in common, in fee.

TAX PARCEL NO.: 27-8-11.-

Seized and taken in execution as property of:  
Marion E. Long 316 11th Street,

Apt. 306 HONESDALE PA 18431  
ADDRESS BEING: 309 Sunrise  
Avenue, Honesdale, PA  
18431 William Long 60 Racht Road  
HONESDALE PA 18431

Execution No. 303-Civil-2015  
Amount Due: \$131,377.33 Plus  
additional costs  
February 2, 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.

Sarah K. McCaffery Esq.

**4/1/2016 • 4/8/2016 • 4/15/2016**

---

## CIVIL ACTIONS FILED

*FROM MARCH 5, 2016 TO MARCH 11, 2016  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

### JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
1998-20963	NOLAN BARBARA	3/07/2016	RELEASE OF LIEN	—
2007-00145	VORBURGER SOPHIE CAHEN	3/07/2016	WRIT OF EXECUTION	925,542.92
2007-20689	FISHER PAUL JR	3/07/2016	SATISFACTION	—
2007-20689	FISHER PAULINE	3/07/2016	SATISFACTION	—
2009-21391	WILLIAMS JAMIE	3/09/2016	SATISFACTION	1,154.02
2010-00148	OCONNOR JESSICA	3/09/2016	SATISFACTION	—
2011-21300	BLAKE DAVID	3/09/2016	SATISFACTION	1,103.00
2011-21300	BLAKE LORI	3/09/2016	SATISFACTION	1,103.00
2012-20660	BLAKE DAVID	3/09/2016	SATISFACTION	1,061.05
2012-20660	BLAKE LORI	3/09/2016	SATISFACTION	1,061.05
2013-21312	BLACK LORI	3/10/2016	SATISFACTION	—
2014-00638	HUTCHINS BARBARA L	3/11/2016	DEFAULT JUDG IN REM	391,271.48
2014-00638	HUTCHINS KENNETH L JR	3/11/2016	DEFAULT JUDG IN REM	391,271.48
2014-20268	KIDZKORNER LLC	3/11/2016	SATISFACTION	—
2015-00081	HEWSON JANINE	3/07/2016	DEFAULT JUDG IN REM	245,204.89
2015-00414	HAFLER SARAH	3/11/2016	DEFAULT JUDGMENT	7,328.21
2015-00514	HITE GREGORY A	3/08/2016	DEFAULT JUDGMENT	—
2015-00653	WILLIAMS THEODORE	3/11/2016	DEFAULT JUDGMENT	136,806.69
2015-00653	WILLIAMS MARY	3/11/2016	DEFAULT JUDGMENT	136,806.69
2015-00653	WILLIAMS THEODORE	3/11/2016	WRIT OF EXECUTION	136,497.77
2015-00653	WILLIAMS MARY	3/11/2016	WRIT OF EXECUTION	136,497.77
2015-00686	HINTON JAMES G DEFENDANT/APPELLEE	3/11/2016	DEFAULT JUDGMENT	4,086.97
2015-20993	CRUM QUENTIN	3/08/2016	SATISFACTION	—
2015-21085	EASTMAN JOHN	3/11/2016	DEFAULT JUDGMENT	5,318.00
2015-21085	EASTMAN KAREN	3/11/2016	DEFAULT JUDGMENT	5,318.00
2015-21086	EASTMAN JOHN	3/11/2016	DEFAULT JUDGMENT	7,591.40
2015-21086	EASTMAN KAREN	3/11/2016	DEFAULT JUDGMENT	7,591.40
2015-21086	EASTMAN JOHN	3/11/2016	WRIT OF EXECUTION	10,746.55
2015-21086	EASTMAN KAREN	3/11/2016	WRIT OF EXECUTION	10,746.55
2015-21159	EVANS JOSEPH	3/11/2016	REIN/WRIT OF REVIVAL	—
2015-21201	FRITZ KEVIN	3/09/2016	SATISFACTION	343.08
2015-21201	SOSA KELLY	3/09/2016	SATISFACTION	343.08
2015-21233	WILMINGTON SAVINGS FUND	3/09/2016	SATISFACTION	943.92
2015-21244	LLOYD KELLY	3/09/2016	SATISFACTION	293.11
2015-21246	JOHANNES EDWARD J	3/09/2016	SATISFACTION	341.32
2016-00017	CHERVANKA CHRISTOPHER I/D/B/A	3/11/2016	DEFAULT JUDGMENT	95,620.10
2016-00017	LAKEWOOD MOTOR COMPANY	3/11/2016	DEFAULT JUDGMENT	95,620.10
2016-00136	WILLIAMS MORRIS	3/09/2016	QUIET TITLE	—
2016-00136	WILLIAMS SCOTT	3/09/2016	QUIET TITLE	—
2016-00136	WILLIAMS DANIELLE C	3/09/2016	QUIET TITLE	—

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

2016-00137	ARIEL LAND OWNERS INC	3/09/2016	QUIET TITLE	—
2016-20154	LEGGE KRISTINA PAM	3/07/2016	JUDGMENT	2,576.00
2016-20155	MCINTOSH KATHLEEN R	3/07/2016	JUDGMENT	2,592.00
2016-20156	TURNER DOUGLAS	3/07/2016	JP TRANSCRIPT	2,668.87
2016-20156	DOUG TURNER TRUCKING D/B/A	3/07/2016	JP TRANSCRIPT	2,668.87
2016-20157	STARRY DENNIS J	3/08/2016	MUNICIPAL LIEN	565.37
2016-20157	STARRY ALLYN M	3/08/2016	MUNICIPAL LIEN	565.37
2016-20158	PALLANTE JOHN A	3/08/2016	MUNICIPAL LIEN	833.67
2016-20159	PALLANTE JOHN A	3/08/2016	MUNICIPAL LIEN	626.44
2016-20160	RIDD JOHN MICHAEL	3/11/2016	JUDGMENT	1,459.50
2016-40007	DAVIS MATTHEW H OWNER	P 3/07/2016	STIP VS LIENS	—
2016-40007	DAVIS CHRISTINE M OWNER	P 3/07/2016	STIP VS LIENS	—
2016-40007	CANFIELD TODD CONTRACTOR	3/07/2016	STIP VS LIENS	—

**CONTRACT — DEBT COLLECTION: CREDIT CARD**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00132	DISCOVER BANK	PLAINTIFF	3/08/2016	—
2016-00132	DAGASTINO MICHELLE L	DEFENDANT	3/08/2016	—
2016-00133	DISCOVER BANK	PLAINTIFF	3/08/2016	—
2016-00133	GREGORY LUKE	DEFENDANT	3/08/2016	—

**CONTRACT — OTHER**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00131	RUSSELL DOROTHY PLAINTIFF/APPELLEE	PLAINTIFF	3/07/2016	—
2016-00131	RUSSELL WILLIAM PLAINTIFF/APPELLEE	PLAINTIFF	3/07/2016	—
2016-00131	TOMALA CELEENA LYNN DEFENDANT/APPELLANT	DEFENDANT	3/07/2016	—
2016-00141	WALLENPAUPACK LAKE ESTATES PRO PLAINTIFF/APPELLEE	PLAINTIFF	3/11/2016	—
2016-00141	WALKER JOY E SPENCER DEFENDANT/APPELLANT	DEFENDANT	3/11/2016	—
2016-00141	SPENCER JOY E WALKER DEFENDANT / APPELLANT	DEFENDANT	3/11/2016	—
2016-00144	MARSHALL MACHINERY INC	PLAINTIFF	3/11/2016	—
2016-00144	AQUARIUS PLUMBING AND HEATING	DEFENDANT	3/11/2016	—
2016-00144	CAMP MORRIS	DEFENDANT	3/11/2016	—

**MISCELLANEOUS — OTHER**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00142	FINNEY CHRISTOPHER J	PLAINTIFF	3/11/2016	—

**PETITION**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00140	2500 TRUCK FLATBED	PETITIONER	3/10/2016	—
2016-00140	ROBERTS SUZANNE C	PETITIONER	3/10/2016	—
2016-00140	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	RESPONDENT	3/10/2016	—

**REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00134	US BANK NATIONAL ASSOCIATION	PLAINTIFF	3/08/2016	—
2016-00134	PHILLIPS BERNICE R	DEFENDANT	3/08/2016	—
2016-00135	WELLS FARGO BANK NA	PLAINTIFF	3/08/2016	—
2016-00135	TROIANELLI LYNN	DEFENDANT	3/08/2016	—
2016-00135	TROIANELLI DENNIS	DEFENDANT	3/08/2016	—
2016-00138	DEUTSCHE BANK NATIONAL TRUST AS TRUSTEE FOR	PLAINTIFF	3/09/2016	—
2016-00138	AMERIQUEST MORTGAGE SECURITIES	PLAINTIFF	3/09/2016	—
2016-00138	BANTON DALWIN A	DEFENDANT	3/09/2016	—
2016-00138	BANTON ALTHERINE	DEFENDANT	3/09/2016	—
2016-00138	THOMPSON SHELLA	DEFENDANT	3/09/2016	—
2016-00138	GRAY TRACY ANN	DEFENDANT	3/09/2016	—
2016-00138	BANTON JEFFREY	DEFENDANT	3/09/2016	—
2016-00139	NATIONSTAR MORTGAGE LLC	PLAINTIFF	3/10/2016	—
2016-00139	LOISELE PATRICIA D	DEFENDANT	3/10/2016	—

**REAL PROPERTY — OTHER**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00143	VANKER EUGENE	PLAINTIFF	3/11/2016	—
2016-00143	GSP MANAGEMENT CO	DEFENDANT	3/11/2016	—
2016-00143	KOBERLEIN ENVIRONMENTAL SERVIC	DEFENDANT	3/11/2016	—

**REAL PROPERTY — QUIET TITLE**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00136	SWINGLE ROGER	PLAINTIFF	3/09/2016	—
2016-00136	DEFREHN REBECCA	PLAINTIFF	3/09/2016	—
2016-00136	WILLIAMS MORRIS	DEFENDANT	3/09/2016	—
2016-00136	WILLIAMS SCOTT	DEFENDANT	3/09/2016	—
2016-00136	WILLIAMS DANIELLE C	DEFENDANT	3/09/2016	—
2016-00137	CULOTTA SALVATORE	PLAINTIFF	3/09/2016	—
2016-00137	CULOTTA ELLY	PLAINTIFF	3/09/2016	—
2016-00137	ARIEL LAND OWNERS INC	DEFENDANT	3/09/2016	—

**MORTGAGES AND DEEDS**

*RECORDED FROM MARCH 14, 2016 TO MARCH 18, 2016  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

<b>GRANTOR</b>	<b>GRANTEE</b>	<b>LOCATION</b>	<b>AMOUNT</b>
Dutton Adam A	First National Community Bank	Damascus Township	29,000.00
Doney Richard A Jr	Honesdale National Bank	Honesdale Borough	
Doney Eleanor			25,000.00
Malinski John J	Honesdale National Bank	Preston Township	
Malinski Margaret P AKA Coady Margaret P AKA			200,000.00
Poska Ronald	Honesdale National Bank	Clinton Township	
Poska Kathryn			25,000.00
Pisciotta Joyce	Mortgage Electronic Registration Systems	Lake Township	40,000.00
Clark Robert M	Cangelosi Dennis	Lebanon Township	
Clark Julie L	Cangelosi Joanne		105,000.00
Wagner Samuel	Honesdale National Bank	Dyberry Township	
Wagner Eugenie			360,000.00
Vanamburgh Daisy M	Mortgage Electronic Registration Systems	Salem Township	
Vanamburgh Frederick J			186,500.00
Weston Stephen Michael	Mortgage Electronic Registration Systems	Paupack Township	
Weston Stephanie A Zarefes Zarefsweston Stephanie A			122,000.00
McCarthy Thomas D Jr	First National Bank Of Pa	Clinton Township	
McCarthy Mildred			175,000.00
Williams Keith D	P S E C U	Lake Township	
Williams Maryann Theres			100,000.00
Riccio Vincent	Mortgage Electronic Registration Systems	Salem Township	
Riccio Josephine R N			135,050.00
Shursky Real Estate Company	Laskowski Joseph M	Buckingham Township	99,000.00
London Albert	Mortgage Electronic Registration Systems	Lake Township	
London Richard			193,700.00
Steiger Alfred C	Dime Bank	Lake Township	40,000.00
Ludwig James R	Honesdale National Bank	Honesdale Borough	
Ludwig Tracy			112,000.00
Hamill David	Citizens Savings Bank	Bethany Borough	
Peroni Christopher P			108,000.00
Dunn Eric	Dunn William G Dunn Carol H	Berlin Township	13,404.22
McCann Richard A McCann Bernadette T	Housing & Urban Development	Oregon Township	53,564.00

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

Bischel Jenna Renee	Dime Bank	Damascus Township	99,000.00
Poska Kristyna	Honesdale National Bank	Dyberry Township	128,800.00
Maciejewski Joseph A	Dime Bank	Cherry Ridge Township	
Maciejewski Sandra			140,000.00
Butingaro Steve Sr	Mortgage Electronic Registration Systems	Dreher Township	
Butingaro Lynn			166,400.00
Stewart Angela	P N C Mortgage	Clinton Township 1	263,150.00
Krasley Dorothy	N B T Bank	Dreher Township	25,000.00
Varecka Frederick D	Mortgage Electronic Registration Systems	Paupack Township	
Varecka Maria			146,400.00
Miller Donald J	Mortgage Electronic Registration Systems	Dyberry Township	
Miller Jo Ann D			358,546.00

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## DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Baines John G	Murphy Michael Murphy Joan	Lake Township	Lot 3950
Houser Joseph Houser Yvonne C	Houser Robyn Jill	Lehigh Township	Lot 2
Roberts Rose V	Roberts Ryan J Roberts Rachel	Waymart Borough Waymart Boro & Canaan Township Canaan Township Canaan Township & Waymart Boro	
Vallillo Josephine Vallillo Michael	Ivan Dianne Ivan Albert	Dreher Township	Lot 5
Orr Janet M	King Kathy Orr Orr Steven D Orr John W Orr Michael Robert Orr Joseph R	Damascus Township	Lot 53
Heimerl Otto Heimerl Josephine T	W D G Holdings	Lehigh Township	Lot 47
Beckford Walter E Beckford Marta A	Beckford Marta A	Paupack Township	Lot 22
Walsh Margaret M By Agent Elinski Diane Agent	Pisciotta Joyce	Lake Township	Lot 2022
Batson Lisa M Batson Arthur W			
Tencate Erik W Tencate Kim	Clark Robert M Clark Julie L	Lebanon Township	Lot 2
Kaja Holdings Two Antoniolli Patricia Brooke Patricia	Camp Caitlin L L C Wagner Samuel Wagner Eugenie	Lake Township Dyberry Township	

Kay Franklin Est AKA Kay Franklin A Est AKA Cazes Marc S Exr Kay Carol Est Bader Stewart Bader Suzanne	Rubenstein Alexander	Damascus Township	
Housing & Urban Development	Hayes Tara	Palmyra Township	Lot 24
Vincenti Robert J Jr	Weston Stephen Michael	Paupack Township	
Vincenti Jo Ann	Weston Stephanie A Zarefes		Lot 330
Christ Ernest	Christ Ernest H	Salem Township	
Christ Elise By Gdn Christ Ernest H Gdn			Lot 10
Christ Ernest H	Christ Ernest H	Dreher Township	
Christ Ernest Gdn			Lot 6
Christ Elise R By Gdn			
Packer Michael K Packer Valerie A	Packer Michael K	Waymart Borough	
Laskowski Joseph M	Shursky Real Estate Company	Buckingham Township	
Graca Julio Graca Carla	Pasterak James E III	Lehigh Township	Lot 160
Daniels Thurman Exr By Sheriff Cassaniti Anthony R Est By Sheriff	U S Bank Tr	Lehigh Township	
Vanwagoner Kim M By Sheriff Vanwagoner John D By Sheriff	Pennymac Holdings	Paupack Township	Lot 77 Lot 127
Beck Kevin R II By Sheriff	Veterans Affairs	Waymart Borough	
Keefer Mary Ann Papp Stephen E	Hyer Robert S Hyer Kristal	Buckingham Township	
Hyer Robert S Hyer Kristal	Hyer Robert S Hyer Kristal	Buckingham Township	





Malicky Paul E Est	Malicky Joseph P	Mount Pleasant Township	
Malicky Joseph P Exr	Malicky Joyce K		
King Manfred Willi	Bischel Jenna Renee	Damascus Township	Lot 56
Klinkiewicz Steven	Poska Kristyna	Dyberry Township	Lot 24
David Dulay Inc	Maciejewski Joseph A	Cherry Ridge Township	
	Maciejewski Sandra		Lot 49
Espinosa Carol	Espinosa Juan G	Paupack Township	
	Espinosa Carol		Lot 81
Dunning Grace A	Butingaro Steve Sr	Dreher Township	
	Butingaro Lynn		
Pacchioli Fay N	Burns John E	Paupack Township	
	Burns Marcella C		Lot 145
Williams Gerald L	Clark Glenn J Sr	Palmyra Township	
Williams Carol J	Clark Christine C		Lot 1
Hellwig Karen	Teleposky Barbara D	Dreher Township	
Hellwig Jens			
Rodzevik Gregory P	Palya Joseph J	Dreher Township	
Rodzevik Rose M			Lot 90
Damen Theodore C	Binzaru Artiom	Salem Township	
Damen Linda L	Stoian Una		Lot 1899
Cielski Matthew	Pruss Philip	Salem Township	
Cielski Maria	Pruss Jean		
Dapkins Lisa A By Sheriff	Federal National Mortgage Association	Lehigh Township	
Dapkins Douglas J By Sheriff			
Juresich Glen S	Juresich Holdings Inc	Honesdale Borough	
Dix Joanne G	Pine Swamp Sportsman Lodge Inc	Preston Township	

**LEGAL JOURNAL**  
OF WAYNE COUNTY, PA 22nd Judicial District

Vol. 1 • APRIL 1, 2011 • Honesdale, PA • No. 3

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**CASES REPORTED**

Joseph Franzini aka Joseph Franzoni, Jr et al, Plaintiffs  
vs  
NewPac Exploration, LLC and  
Southwestern Energy Production Company, Defendants

**Court of Common Pleas**  
22nd Judicial District  
The Hon. Raymond L. Hamill  
President Judge  
The Hon. Robert J. Conway  
Senior Judge

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