

# OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 6 ★ April 8, 2016 ★ Honesdale, PA ★ No. 5



## IN THIS ISSUE

CRIMINAL CASES . . . . .	4
LEGAL NOTICES . . . . .	6
SHERIFF'S SALES . . . . .	9
CIVIL ACTIONS FILED . . . . .	25
MORTGAGES & DEEDS . . . . .	28

© 2016 Legal Journal of Wayne County



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

The Hon. Raymond L. Hamill  
*President Judge*

The Hon. Robert J. Conway  
*Senior Judge*

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

*The Official Legal Publication of Wayne County, Pennsylvania*



Legal Journal of Wayne County

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

Publisher:  
Bailey Design and Advertising  
3305 Lake Ariel Highway, Suite 3  
Honesdale, PA 18431

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

[www.waynecountylawyers.org](http://www.waynecountylawyers.org)

**Submit advertisements to**  
**baileyd@ptd.net**

**OFFICERS**

*President*  
**Ronnie Bugaj Fischer, Esq.**

*Vice-President*  
**Christine Rechner, Esq.**

*Secretary*  
**Pamela S. Wilson, Esq.**

*Treasurer*  
**Brendan Ellis, Esq.**

*Court Administrator*  
**Nicole Hendrix, Esq.**

---

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

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

---

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

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

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

---

## MESSAGE FROM THE WAYNE COUNTY BAR ASSOCIATION



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

### PRICING & RATES

#### *Notice Pricing*

##### *One time Insertions*

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

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

#### *Subscription Rates*

##### *Per Year*

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

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

### WAYNE COUNTY OFFICIALS

#### *Judge of the Court of Common Pleas*

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

#### *Magisterial District Judges*

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

#### *Court Administrator*

Nicole Hendrix, Esq.

#### *Sheriff*

Mark Steelman

#### *District Attorney*

Janine Edwards, Esq.

#### *Prothonotary, Clerk of The Court*

Edward “Ned” Sandercock

#### *Chief Public Defender*

Steven Burlein, Esq.

#### *Commissioners*

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

#### *Treasurer*

Brian T. Field

#### *Recorder of Deeds, Register of Wills*

Deborah Bates

#### *Coroner*

Edward Howell

#### *Auditors*

Carla Komar  
Judy O’Connell  
Kathleen A. Schloesser

#### *Jury Commissioners*

Judith M. Romich  
Patricia Biondo

**CRIMINAL CASES**

---

*March 31, 2016 — The following cases were addressed by the Honorable Raymond L. Hamill, President Judge, Wayne County.*

**DENNIS ARTHUR SULLIVAN**, age 25 of Waymart, PA, was sentenced to a State Correctional Institution for a period of not less than 24 months nor more than 60 months for one count of Theft by Unlawful Taking or Disposition, a Felony of the 2nd Degree. He was also ordered to pay all Court costs, pay a fine in the amount of \$500.00, and pay \$250.00 to the DNA Detection Fund. The incident occurred on August 17, 2015, in Clinton Township, PA.

**JESSICA HAMM**, age 30 of Honesdale, PA, was sentenced to the Wayne County Correctional Facility for a period of not less than 13 days nor more than 12 months for one count of Possession of Controlled Substance-Heroin, an ungraded Misdemeanor. She was also ordered to pay all Court costs, be placed on Electronic GPS monitoring for a period of 90 days, continue with drug and alcohol treatment, continue with mental health treatment, perform 50 hours of community service, and obtain employment. The incident occurred on November 6, 2015, in Dyberry Township, PA.

**DAVID ANTHONY ISLAS**, age 25 of Santa Monica, CA, was sentenced to the Wayne County Correctional Facility for a period of not less than 183 days nor more than 5 years less one day for one count of Indecent Assault, a Misdemeanor of the 1st Degree. He was also ordered to pay all Court costs, pay a fine in the amount of \$500.00, make restitution by paying for any victim counseling not to exceed \$1,500.00, submit to the drawing of a DNA sample, no contact with the victim and his family in any way, no unsupervised contact with any child under age 18, and undergo a sex offender evaluation. The incident occurred on August 14-16, 2015, in Scott Township, PA.

**SHAWN VANNATTA**, age 18 of Honesdale, PA, was sentenced to the Wayne County Correctional Facility for a period of not less than 3 months nor more than 23 1/2 months for one count of Simple Assault, a Misdemeanor of the 2nd Degree. He was also ordered to pay all Court costs, undergo a mental health evaluation, and complete an anger management program. The incident occurred on November 17, 2015, in Honesdale Borough, PA.

**CRYSTAL CIARA ANGUEIRA**, age 29 of Honesdale, PA, was sentenced to the Wayne County Correctional Facility for a period of not less than 72 hours nor more than 6 months for one count of DUI, an ungraded Misdemeanor. She was also ordered to pay all Court costs, pay a fine in the amount of \$1,000.00, participate in and cooperate with the drug and alcohol addiction treatment, complete the Alcohol Highway Safety Program, perform 50 hours of community service, and obtain employment. The incident occurred on December 13, 2015, in Honesdale Borough, PA.

**RYAN FLANNERY**, AGE 20 OF Lake Ariel, PA, was placed on probation for a period of 6 months for one count of Theft by Unlawful Taking or Disposition, a Misdemeanor of the 3rd Degree. He was also ordered to pay all Court costs, pay a fine in the amount of \$100.00, undergo a drug and alcohol evaluation, complete 50 hours of community service, and maintain employment. The incident occurred on October 12-19, 2015, in Lake Township, PA.

**ALAN EDWARD KIZER**, age 22 of Lake Ariel, PA, was placed in the Intermediate Punishment Program for a period of 24 months for one count of Theft by Unlawful Taking or Disposition-Firearm, a Felony of the 2nd Degree. He was also ordered to pay all Court costs, be placed on house arrest with electronic GPS monitoring for a period of 6 months, participate in and cooperate with the drug and alcohol addiction treatment, perform 50 hours of community service, and submit to the drawing of a DNA sample. The incident occurred on October 29-31, 2015, in Salem Township, PA.

**CODY WORMUTH**, age 24 of Susquehanna, PA, was sentenced in two separate cases to the Wayne County Correctional Facility for a period of not less than 10 months nor more than 60 months less one day for one count of Delivery of Controlled Substance-Heroin, an ungraded Felony and one count of Possession of Controlled Substance, an ungraded Misdemeanor. He was also ordered to pay all Court costs, submit to the drawing of a DNA sample, be placed on GPS electronic monitoring with house arrest for a period of 3 months, comply with all recommendations of your drug and alcohol assessment, and obtain full time employment. The incidents occurred on September 25, 2015 and October 9, 2015, in Scott Township, PA.

**AMBER HUNTER**, age 26 of Greentown, PA was placed on the Accelerated Rehabilitative Disposition Program for a period of 6 months related to DUI. She was also ordered to pay all Court costs and perform 40 hours of community service and have her operators privilege suspended for 60 days. The incident occurred on November 3, 2015, in Lake Township, PA. Her BAC was .208%.

**JESSE TRESHAM** age 23 of Honesdale, PA was placed on the Accelerated Rehabilitative Disposition Program for a period of 6 months related to Theft. She was also ordered to pay all Court costs and perform 40 hours of community service. The incident occurred on May 17, 2015, in Clinton Township, PA.

**ROBERT TANNER**, age 37 of Tunkhannock, PA was placed on the Accelerated Rehabilitative Disposition Program for a period of 6 months related to Possession of Small Amount. He was also ordered to pay all Court costs and perform 40 hours of community service. The incident occurred on July 4, 2015, in Lehigh Township, PA.

**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 Warren Grim, late of Wayne County, Pennsylvania. All persons indebted to the Estate are requested to make payment, and those having claims or demands are to present same, without delay, to Christine Rechner, Esquire, Attorney for the Estate, 924 Church Street, Honesdale, PA 18431.

Christine Rechner, Esquire  
Attorney for the Estate

**4/8/2016 • 4/15/2016 • 4/22/206**

---

**ESTATE NOTICE**

Notice is hereby given that Letters Testamentary have been granted in the Estate of James Warren, late of Wayne County, Pennsylvania. All persons indebted to the Estate are

requested to make payment, and those having claims or demands are to present same, without delay, to Christine Rechner, Esquire, Attorney for the Estate, 924 Church Street, Honesdale, PA 18431.

Christine Rechner, Esquire  
Attorney for the Estate

**4/8/2016 • 4/15/2016 • 4/22/206**

---

**EXECUTOR NOTICE**

Estate of Louis A. DeLima AKA  
Louis Alves DeLima  
Late of Damascus Township,  
Wayne County, PA  
EXECUTRIX  
Anne DeLima  
63 Seneca Lake Trail  
Sparta, NJ 07871  
EXECUTOR  
Christopher A. DeLima  
32 Dalrymple Road  
Branchville, NJ 07826

**4/8/2016 • 4/15/2016 • 4/22/206**

---

**EXECUTOR NOTICE**

Estate of Ora T. Nackenhorst  
Late of Dreher Township  
EXECUTOR  
Romaine Olsommer  
103 Panther Lake Terrace  
Newfoundland, PA 18445  
ATTORNEY  
Michael D. Walker, Esq.

PO Box 747  
Hamlin, PA 18427

4/8/2016 • 4/15/2016 • 4/22/2016

---

**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 • 4/15/206**

---

**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 • 4/15/206**

---

**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 • 4/15/206**

---

**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**

---

**OTHER NOTICES**

---

**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 Stone Crazy 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.

**4/8/2016**

---

**CERTIFICATE OF  
ORGANIZATION**

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



8913.

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

4/8/2016

---

**CERTIFICATE OF ORGANIZATION**

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

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

4/8/2016

---

**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  
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  
additonal 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 entirety.

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 Wildebrooke 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 BROWNDALE, 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 Massee 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**

**SHERIFF'S SALE  
MAY 4, 2016**

By virtue of a writ of Execution instituted Wells Fargo Bank, N.A., successor by merger to Wells Fargo Bank Minnesota, N.A. as Trustee f/k/a Northwest Bank Minnesota, National Association, as Trustee for Renaissance HEL Trust 2004-1 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 4th day of May, 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 and parcel of land situate, lying and being in the Township of Scott, County of Wayne and State of Pennsylvania, more particularly bounded and described as follows: BEING all of Lot #1 on a subdivision map by Charles F. Bayly, P.L.S., entitled Subdivision Survey Map of Dennis dated December 19, 2002 and recorded in Wayne County Map Book 98 at page 106, consisting of 3.51 acres be the same more or less and Being County Tax Parcel Number 23-101-32.

BEING KNOWN AS: RR3 Box 3405 now known as 1517 Scott Center Rd, Susquehanna (Scott Township), PA 18847

PROPERTY ID NO.: 23-101-32.-

TITLE TO SAID PREMISES IS VESTED IN Theodore Lee and Lisa Marie Lee, his wife BY DEED FROM Clinton P. Dennis Sr. DATED 04/07/2003 RECORDED 05/07/2003 IN DEED BOOK 2225 PAGE 257

Seized and taken in execution as property of:  
Lisa Marie Lee 20 Schuyler Road CARMEL NY 10512  
Theodore Lee 20 Schuyler Road CARMEL NY 10512

Execution No. 671-Civil-2015  
Amount Due: \$137,273.70 Plus additional costs

February 11, 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.**

Nicole LaBletta, Esq.

**4/8/2016 • 4/15/2016 • 4/22/2016**

---

**SHERIFF'S SALE  
MAY 4, 2016**

By virtue of a writ of Execution instituted U.S. Bank National Association as successor by merger of U.S. National Association issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 4th day of May, 2016 at 10:00 AM in the Conference Room on the third floor of the Wayne County

Courthouse in the Borough of Honesdale the following property, viz:

Situate in the Township of Lake, Wayne County, Pennsylvania:

Known as Lot 3902, section 46 of the Hideout, a subdivision situated in the Township of Lake and Salem, Wayne County, Pennsylvania, according to the Plat 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 Bok 5, page 66; May 10, 1971 in Plat Book 5, Pages 71 and 72; March 14, 1972 in Plat Book 5, Page 76, 79 through 84 and 86; May 26, 1972 in Plat Book 5, Pages 93 through 95; September 26, 1972 in Plat Book 5, Pages 96, 97 and 100 through 104; March 9, 1973 in Plat Book 5, page 106; March 23, 1973 in Plat Book 5, Page 107; April 3, 1973 in Plat Book 5, pages 108 through 110; and May 18, 1973 in Plat Book 5, pages 111 through 119.

**BEING THE SAME PREMISES** which Larwin Developments, Inc., a California corporation, by Deed dated 06/02/1976 and recorded 06/28/1976 in the Office of the Recorder of Deeds in and for Wayne County in Deed Book Volume 327, Page 930, granted and conveyed unto Karl Kepper and

Charlotte Marie Kepper, husband and wife. And said Charlotte Marie Kepper departed this life on 12/15/1995 vesting the title solely in Karl Kepper by rights of survivorship.

BEING KNOWN AS: 3902  
NAVAHO LANE, LAKE ARIEL,  
PA 18436

PARCEL #12-0-0043-0050

Seized and taken in execution as property of:

Michael Julius Kepper, Heir of  
Karl Kepper 3902 Navaho Lane  
LAKE ARIEL PA 18436  
Unknown Heirs, Successors,  
Assigns and All Persons, Firms or  
Associations claiming right, title or  
interest from or under Karl Kepper  
aka Karl M. Kepper, deceased  
3902 Navaho Lane LAKE ARIEL  
PA 18436

Execution No. 684-Civil-2014  
Amount Due: \$163,257.93 Plus  
additional costs

February 9, 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.**

Harry B. Reese, Esq.

**4/8/2016 • 4/15/2016 • 4/22/2016**

---



**CIVIL ACTIONS FILED**

*FROM MARCH 12, 2016 TO MARCH 18, 2016  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**JUDGMENTS**

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2007-21109	HOSEA GERALDINE	3/17/2016	SATISFACTION	11,790.00
2007-21109	HOSEA WILLIAM	3/17/2016	SATISFACTION	11,790.00
2009-20256	KLINE EDWARD D	3/14/2016	SATISFACTION	—
2009-20256	KLINE DIANE M	3/14/2016	SATISFACTION	—
2013-20199	QUESTORE JENNIE J	3/17/2016	SATISFACTION	11,950.00
2014-00005	BILL GOODWIN CONSTRUCTION LLC	3/14/2016	WRIT OF EXECUTION	19,596.89
2014-00005	GOODWIN WILLIAM R	3/14/2016	WRIT OF EXECUTION	19,596.89
2014-00005	PEOPLES SECURITY BANK & TRUST GARNISHEE	3/14/2016	WRIT EXEC/GARNISHEE	—
2015-00026	STEFANOV ANN MARIE	3/18/2016	COURT ORD IN REM JDG	160,987.19
2015-00026	STEFANOV ANN MARIE	3/18/2016	WRIT OF EXECUTION	160,987.19
2015-00097	RUTLEDGE NORA L	3/14/2016	SATISFACTION	—
2015-00463	LEIFER MAX D EXECUTOR	3/14/2016	WRIT OF EXECUTION	162,061.06
2015-00463	CRESCIO NELLIE ESTATE	3/14/2016	WRIT OF EXECUTION	162,061.06
2015-00463	ST JUDES CHILDRENS RESEARCH HO	3/14/2016	WRIT OF EXECUTION	162,061.06
2015-00463	BIDE A WEE HOME ASSOCIATION	3/14/2016	WRIT OF EXECUTION	162,061.06
2015-00474	MAY ALFRED C	3/18/2016	WRIT OF EXECUTION	128,507.19
2015-00548	CROOM PAULA S	3/14/2016	DEFAULT JUDGMENT	182,288.18
2015-00548	CROOM ROBERT J A/K/A	3/14/2016	DEFAULT JUDGMENT	182,288.18
2015-00548	CROOM ROBERT L	3/14/2016	DEFAULT JUDGMENT	182,288.18
2015-00548	CROOM PAULA S	3/14/2016	WRIT OF EXECUTION	182,288.18
2015-00548	CROOM ROBERT J A/K/A	3/14/2016	WRIT OF EXECUTION	182,288.18
2015-00548	CROOM ROBERT L	3/14/2016	WRIT OF EXECUTION	182,288.18
2015-00629	FRANCISCO JOHN A	3/15/2016	WRIT OF EXECUTION	10,802.13
2015-00629	FRANCISCO SUSAN M	3/15/2016	WRIT OF EXECUTION	10,802.13
2015-00680	COOK DUSTIN M	3/14/2016	DEFAULT JUDG IN REM	159,512.53
2015-00680	COOK JAMIE A	3/14/2016	DEFAULT JUDG IN REM	159,512.53
2015-00707	STRAUSSER FREDERICK	3/17/2016	DEFAULT JUDGMENT	1,505.00
2015-00707	FLOWERS DARLENE	3/17/2016	DEFAULT JUDGMENT	1,505.00
2015-20221	KROMPASKY JOSEPH	3/14/2016	SATISFACTION	4,647.65
2015-20221	KROMPASKY LOIS	3/14/2016	SATISFACTION	4,647.65
2015-21070	NET BANK GARNISHEE	3/14/2016	DISSOLVE ATTCH EXEC	—
2015-40065	PESCE DIANE OWNER	3/16/2016	SATISFACTION	—
2015-40065	PESCE RICHARD OWNER	3/16/2016	SATISFACTION	—
2016-00063	KELLER WILLIAM J	3/18/2016	CONSENT JUDGMENT	6,969.52
2016-00150	RIVEZZI MARK D	3/15/2016	CONFESSION OF JDGMT	27,743.77
2016-00155	WITTEN ROXIE A	3/18/2016	QUIET TITLE	—

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

2016-20014	ZAWISLAK EDWARD C		3/14/2016	SATISFACTION	29,031.60
2016-20014	EZ BODY D/B/A		3/14/2016	SATISFACTION	29,031.60
2016-20103	LENT JOSEPH J		3/14/2016	WRIT OF EXECUTION	2,307.31
2016-20103	PNC BANK GARNISHEE		3/14/2016	GARNISHEE/WRIT EXEC	2,307.31
2016-20161	KUBIAK BARBARA		3/14/2016	MUNICIPAL LIEN	1,678.09
2016-20162	HESS ROBERT G SR		3/14/2016	FEDERAL TAX LIEN	8,769.29
2016-20162	HESS TAMMY L		3/14/2016	FEDERAL TAX LIEN	8,769.29
2016-20163	KAPCSANDI JOSEPH J		3/14/2016	JP TRANSCRIPT	3,017.93
2016-20164	ZAFFINO MAURIO		3/15/2016	JP TRANSCRIPT	724.68
2016-20165	ROBERTS EDWARD		3/18/2016	JP TRANSCRIPT	5,855.53
2016-20166	MCMULLIN BOBBIE		3/18/2016	JP TRANSCRIPT	8,945.19
2016-40008	JACOBS LOWELL OWNER	P	3/14/2016	STIP VS LIENS	—
2016-40008	JACOBS LYNN OWNER	P	3/14/2016	STIP VS LIENS	—
2016-40008	OAK RIDGE CONSTRUCTION COMPANY CONTRACTOR		3/14/2016	STIP VS LIENS	—
2016-90030	ROCK TIMOTHY R		3/14/2016	ESTATE CLAIM	2,583.36

**COMPLAINT — CONFESSION**

CASE NO.	INDEXED PARTY		TYPE	DATE	AMOUNT
2016-00150	DIME BANK		PLAINTIFF	3/15/2016	—
2016-00150	RIVEZZI MARK D		DEFENDANT	3/15/2016	—

**CONTRACT — BUYER PLAINTIFF**

CASE NO.	INDEXED PARTY		TYPE	DATE	AMOUNT
2016-00148	ZEILER TROY		PLAINTIFF	3/14/2016	—
2016-00148	ZEILER LORRAINE		PLAINTIFF	3/14/2016	—
2016-00148	BURGER TOM		DEFENDANT	3/14/2016	—
2016-00148	WALTERS RODGER		DEFENDANT	3/14/2016	—
2016-00148	ISAIAH INDUSTRIES INC D/B/A		DEFENDANT	3/14/2016	—
2016-00148	CLASSIC METAL ROOFING SYSTEMS		DEFENDANT	3/14/2016	—

**CONTRACT — DEBT COLLECTION: CREDIT CARD**

CASE NO.	INDEXED PARTY		TYPE	DATE	AMOUNT
2016-00145	DISCOVER BANK		PLAINTIFF	3/14/2016	—
2016-00145	BLOCKBERGER JIM		DEFENDANT	3/14/2016	—
2016-00146	COMENITY BANK		PLAINTIFF	3/14/2016	—
2016-00146	FULLER JASON		DEFENDANT	3/14/2016	—
2016-00157	DISCOVER BANK		PLAINTIFF	3/18/2016	—
2016-00157	TOIGO JASON L		DEFENDANT	3/18/2016	—

**CONTRACT — OTHER**

CASE NO.	INDEXED PARTY		TYPE	DATE	AMOUNT
2016-00153	CARNEY KEITH PLAINTIFF/APPELLEE		PLAINTIFF	3/17/2016	—
2016-00153	LEONARD FREDERICK C DEFENDANT/APPELLANT		DEFENDANT	3/17/2016	—

**REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00147	US BANK NATIONAL ASSOCIATION AS TRUSTEE SUCCESSOR IN INTER	PLAINTIFF	3/14/2016	—
2016-00147	WACHOVIA BANK NATIONAL ASSOC AS TRUSTEE FOR	PLAINTIFF	3/14/2016	—
2016-00147	GSMPS MORTGAGE LOAN	PLAINTIFF	3/14/2016	—
2016-00147	WOOD DONALD A JR	DEFENDANT	3/14/2016	—
2016-00147	WOOD MARGARET H A/K/A	DEFENDANT	3/14/2016	—
2016-00147	SCHMALZRIEDT MARGARET HEATHER N/K/A	DEFENDANT	3/14/2016	—
2016-00147	WOOD MARGARET HEATHER	DEFENDANT	3/14/2016	—
2016-00151	WELLS FARGO BANK NA	PLAINTIFF	3/15/2016	—
2016-00151	WILLIAMSON HUGH J	DEFENDANT	3/15/2016	—
2016-00154	PEOPLES SECURITY BANK & TRUST SUCCESSOR BY MERGER WITH	PLAINTIFF	3/18/2016	—
2016-00154	PENNSSECURITY BANK & TRUST CO	PLAINTIFF	3/18/2016	—
2016-00154	MORGAN MELISSA AUTUMN	DEFENDANT	3/18/2016	—
2016-00154	MORGAN DANIEL THOMAS	DEFENDANT	3/18/2016	—
2016-00156	WELLS FARGO BANK NA	PLAINTIFF	3/18/2016	—
2016-00156	DEVITA VINCENT	DEFENDANT	3/18/2016	—
2016-00156	DEVITA MARGARET	DEFENDANT	3/18/2016	—

**REAL PROPERTY — OTHER**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00149	CAPITAL ONE NA	PLAINTIFF	3/14/2016	—
2016-00149	DECASTILLO ANTHONY	DEFENDANT	3/14/2016	—
2016-00149	DECASTILLO LORRAINE	DEFENDANT	3/14/2016	—

**REAL PROPERTY — QUIET TITLE**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00155	NATIONWIDE CAPITAL GROUP LLC	PLAINTIFF	3/18/2016	—
2016-00155	WITTEN ROXIE A	DEFENDANT	3/18/2016	—

**MORTGAGES AND DEEDS**

*RECORDED FROM MARCH 28, 2016 TO APRIL 1, 2016  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

<b>GRANTOR</b>	<b>GRANTEE</b>	<b>LOCATION</b>	<b>AMOUNT</b>
Shaffer Rose V	Wells Fargo Bank	Salem Township	
Shaffer Douglas			179,400.00
Spencer James Moore IV	P N C Bank	Honesdale Borough	
Spencer Heather Ann Hogan			30,000.00
Russo Raymond E	Stearns Bank National Association	Lake Township	
Russo Maria A			143,000.00
Mozda Joseph R	Peoples Security Bank & Trust Company	Sterling Township	
Mozda Angela			192,000.00
Levens Kathleen	Mortgage Electronic Registration Systems	Salem Township	
Levens David			90,000.00
Carnegie Carly A	Citizens Savings Bank	Dyberry Township	130,000.00
Grande Frank	Valley National Bank	Paupack Township	
Grande Joanne			240,000 .00
Gale Douglas B	Hudson Valley Federal Credit Union	Palmyra Township	
Gale Deborah M			215,100.00
Diamond Marian T	Citizens Bank Of Pa	Paupack Township	
Diamond Michael J			63,500.00
Labar Russell R	Wayne Bank	Honesdale Borough	98,000.00
Preble Matthew R	Mortgage Electronic Registration Systems	Oregon Township	
Preble Tammy A			295,000.00
McNamara Shane Patrick	Honesdale National Bank	Starrucca Borough	52,000.00
Lim Byoung Dae	Mortgage Electronic Registration Systems	Cherry Ridge Township	264,000.00
Polifrone Steven	Wayne Bank	Honesdale Borough	25,000.00
Mattia Matthew G	Wayne Bank	South Canaan Township	20,000.00
Gustin Robert G	Wayne Bank	Preston Township	
Gustin Judy M			31,000.00
Young Gregory	Citizens Bank	Damascus Township	
Young Kristen			127,200.00
Feinberg Seth D	Mortgage Electronic Registration Systems	Damascus Township	202,000.00
Cipriano Gerard F	Mortgage Electronic Registration Systems	Manchester Township	
Cipriano Alessandra T		Manchester & Damascus Twps	126,000.00
		Damascus Township	
		Damascus & Manchester Twps	126,000.00

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

McKee Kevin J	N B T Bank	Scott Township	101,700.00
S & G Farms	Honesdale National Bank	Cherry Ridge Township	200,000.00
Purvis Jason	Honesdale National Bank	Clinton Township	
Purvis Amber			23,000.00
Wetherill Robert L	Honesdale National Bank	Salem Township	28,000.00
Lopatofsky Mark T	Honesdale National Bank	Clinton Township	
Lopatofsky Elva M			84,000.00
Mandeville Matthew	Honesdale National Bank	Berlin Township	
Mandeville Annette M			50,000.00
OSullivan John R	Honesdale National Bank	Preston Township	
OSullivan Barbara			51,500.00
Kelch Gene A Sr	Honesdale National Bank	Honesdale Borough	
Kelch Jeanne M			31,000.00
Samson Travis	Honesdale National Bank	Berlin Township	
Samson Mary Margaret			132,000.00
Appleby Thomas W	Mortgage Electronic Registration Systems	Oregon Township	
Appleby Sylvia H			240,000.00
Appleby Thomas W	Housing & Urban Development	Oregon Township	
Appleby Sylvia H			240,000.00
Beam Maria Del Pilar	Mortgage Electronic Registration Systems	Honesdale Borough	146,301. 00
Sherwood Franklin J	Mortgage Electronic Registration Systems	Sterling Township	
Sherwood Kristi L			196,000.00
Osecki Stefan	Mortgage Electronic Registration Systems	Salem Township	
Goldovich Danita			192,000.00
Dufford Frederick A Sr	Mortgage Electronic Registration Systems	Lake Township	
Dufford Jacqueline L			91,500.00

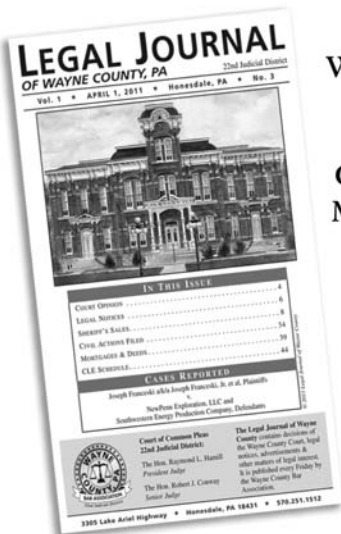
---

## DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Grillo Paul	Dimmitt Doreen B Tr	Damascus Township	
Grillo Pamela	Dimmitt Richard R Tr Doreen B Dimmitt Revocable Trust		
Derstine Neil M	Lynch Robert Dean	Paupack Township	
Derstine Terri A	Lynch Sarah		Lots 198 & 199
Merrill Dwight K Tr	Merrill Suzanne M	Salem Township	
Merrill Neal West			Lot 24
Barkley William Jr	Nero Gerald M Jr	Lehigh Township	
Barkley William Jr Tr			Lot 16
William Barkley Jr Revocable Living Trust			
Malinics Michael	Malinics Michael Tr Malinics Marilyn Tr Michael Malinics Living Trust Marilyn Malinics Living Trust	Lehigh Township	Lot 51

Landis James J Landis Sherry L	Landis James Tr Landis Sherry L Tr James Landis Revocable Trust Sherry L Landis Revocable Trust	Damascus Township	
Rinaldi Dennis Rinaldi Dennis Robert	Dilorenzo Jason Romeo Andrea	Dreher Township	Lots 183 & 184
Ragione Frank J Della Jr	Hering William Hering Lynn	Lehigh Township	Lot 2
Flagstar Bank	Housing & Urban Development	Dreher Township	Lots 60 & 61
Richards James Goldwin Jr Af Richards Elizabeth R By Af Richards Elizabeth By Af	Mozda Joseph R Mozda Angela	Sterling Township	
Bailey J Thomas Bailey Lori N	Levens David Levens Kathleen	Salem Township	Lot 383
Dolan Kenneth R Reeves Mark	Dolan Kenneth R Dolan Patricia Conway Reeves Mark Reeves Piera	Manchester Township	
Masucci Benjamin Masucci Heidi	Masucci Anthony M Masucci Gina M	Dyberry Township	Lot C
Masucci Anthony M Masucci Gina M	Masucci Benjamin Masucci Heidi	Dyberry Township	Lot A
Masucci Anthony M Masucci Gina M	Masucci Anthony M Masucci Gina M	Dyberry Township	Lot 2C
Masucci Benjamin Masucci Heidi	Masucci Benjamin Masucci Heidi	Dyberry Township	Lot B
Masucci Benjamin Masucci Heidi	Masucci Benjamin Masucci Heidi	Dyberry Township	Lot 1AB
Masucci Benjamin Masucci Heidi	Carlson Joseph P Carlson Nicole J	Dyberry Township	Lot 3
Dexheimer Julia	Dexheimer Clyde L Jr	Lake Township	
Templeton Mark H Templeton Orley A	Carnegie Carly A	Dyberry Township	Lot 25
Howell Sandra L	Grande Frank Grande Joanne	Paupack Township	Lot 400
Hill Veronica	Gale Douglas B Gale Deborah M	Palmyra Township	Lot 40
Fannie Mae AKA Federal National Mortgage Association AKA K M L Law Group	Tangorra Maria C	Lake Township	Lot 1512
Hipszer Charles J Williams Gerald L Williams Carol J	Walkonen Dale E Preble Matthew R Preble Tammy A	Paupack Township Oregon Township	
Knoll Heidi M	Pisechko Donald E Jr Pisechko Cheryl P	Lehigh Township	
Knoll Heidi M	Pisechko Donald E Jr Pisechko Cheryl P	Lehigh Township	

Downton Jack	McNamara Shane Patrick	Starrucca Borough	
Downton Jordon			
Downton Chad			
Tilley Song Hui	Lim Byoung Dae	Cherry Ridge Township	Lot 2
Jacobs Howard By Sheriff	Federal National Mortgage Association	Honesdale Borough	
Jacobs Betty Lou By Sheriff			
Theobald Sommer By Sheriff	J P Morgan Acquisition Corp	Honesdale Borough	
Hamilton Frederick H By Sheriff	Federal Home Loan Mortgage Corporation	Sterling Township	Lot 32
Epsshell By Sheriff	Lopatofsky Mark	Clinton Township 1	
Lawrence John	Vanartsdalen Patricia	Lehigh Township	
	Vanartsdalen Robert A		Lot 571
David Scott	David Scott	Lake Township	
David Vita	David Vita		Lot 4291
	David Charles E		
French David By Sheriff	Wells Fargo Bank	Texas Township 1 & 2	
French Angela By Sheriff			
Perricone Joseph T	Perricone Robert	Paupack Township	
	Perricone Frances C		Lot 17 C
Gustafson Robert H	Young Gregory	Oamascus Township	
Gustafson Megan F	Young Kristen		Lot C
Bookin Robert A	Bookin Robert A	Clinton Township 1	
Ryan Albert	Cipriano Gerard F	Manchester Township	
	Cipriano Alessandra T	Manchester & Damascus Twps	Lot 7
		Damascus Township	
		Damascus & Manchester Twps	Lot 7



## WAYNE COUNTY LEGAL JOURNAL

*Official Publication of the Wayne County Bar Association*

**Don't Miss an Issue!**  
**Get weekly Sheriff Sales, Estate Notices,  
 Mortgages, Deeds, Judgments & MORE.**

# Subscribe Today!

*Subscription Rates Per Year – Prepay Only!*

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

Email [baileyd@ptd.net](mailto:baileyd@ptd.net) or call 570-251-1512.

Lentoni John P	McKee Kevin J	Scott Township	
Lentoni Frances			Lot 3
Fallick Alvin S	Fallick Alvin S	Dreher Township	
	Fallick Karen Lynn		Lots 256 & 257
Oca Carlos Garcia	Bourbon Andrew	Manchester Township	
Ackerman Raymond C	Backlund Tara	Manchester Township	
Ackerman Rachel			
Scaltro John	Scaltro John	Paupack Township	
Scaltro Dina			Lots 125 & 126
Iobst Herlene F	Iobst Herlene F	Paupack Township	
	Novak Ronald J		Lot S 3B
Rocha Marcelo A	Lama Tsheten	Sterling Township	
Gruver Cristina			
Cavage Andrew Jr	Poltanis Joseph A	Canaan Township	
Cavage Michele J			
Verlo Inc	Beam Maria Del Pilar	Honesdale Borough	Lot 1
Beil Garret	Mecray James	Lehigh Township	
Trimble Matthew			Lot 350
Fannie Mae AKA	Association Of Property Owners Of Hideout	Salem Township	
Federal National Mortgage Association AKA			
Phelan Hallinan Diamond & Jones L L P			
OConnor Denis P Est	Griffith Roy T	Sterling Township	
Glebas Kathleen Exr	Griffith Giovina Palmieri Palmierigriffith Giovina		Lot 42
Garis C Joseph	Ragonese Angelo	Salem Township	
Garis Darlene J	Ragonese Marguerite		Lot 95
Ragonese Angelo	Ragonese Angelo	Salem Township	
Ragonese Marguerite	Ragonese Marguerite		Lots 94 R
Sommers Donald Joseph	Sommers Donald Joseph	Damascus Township	
Sommers Donald J Exr	Sommers Holly M		
Sommers Thomas Owen Est			

WAYNE COUNTY BAR ASSOCIATION




www.waynecountylawyers.org



# Wayne County LEGAL JOURNAL

3305 Lake Ariel Highway, Suite 3  
Honesdale, PA 18431  
Phone: 570-251-1512  
Fax: 570-647-0086

## 2016 LEGAL ADVERTISING RATES

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

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

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

## General Advertising Rates All Advertisements Are Pre-Pay

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

*Certain Restrictions Apply*

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

## Contact for Advertising Details:

Phone: 570-251-1512  
Fax: 570-647-0086  
Email: [baileyd@ptd.net](mailto:baileyd@ptd.net)

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

*Ad Changes subject to artwork adjustment fee, call for details*

## Subscription Rates

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



**Full Page:**  
4"W X 7"H

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

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

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



## Estate Notice Advertising Form

COST \$65 + A fee of \$10 will be added to all legal notices for the Notarized Proof of Publication. Minimum insertion fees apply.

### All Notices published are Pre-Pay.

MasterCard and Visa Accepted. Make check payable to Bailey Design and Advertising.  
**PLEASE PRINT CLEARLY**

ESTATE OF \_\_\_\_\_

A.K.A.s \_\_\_\_\_

LATE OF TOWNSHIP/BOROUGH \_\_\_\_\_

Executor (  ) Administrator (  ) *Please check one.*

### List names and addresses of Executors or Administrators

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

### ATTORNEY

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Mail form to:  
Bailey Design and Advertising  
c/o WCBA/Estate Notice Advertising  
3305 Lake Ariel Highway, Suite 3  
Honesdale, PA 18431

If you would like to drop the form off, the office is located on Route 191 S before Suburban Propane on the right, in the same building as the Hotel Café.

**Phone: 570-251-1512 Fax: 570-647-0086**  
**Email: [baileyd@ptd.net](mailto:baileyd@ptd.net)**



## Wayne County Legal Journal Subscription Form

PLEASE PRINT CLEARLY

Name \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Phone (\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_

Email Address \_\_\_\_\_ @ \_\_\_\_\_

### Subscription Options and Rates

- |   |                |
|---|----------------|
| <input type="checkbox"/> Mailed Copy ONLY   | \$100 per year |
| <input type="checkbox"/> Emailed Copy ONLY  | \$50 per year  |
| <input type="checkbox"/> Mailed and Emailed | \$125 per year |

Individual copies \$5 each

Your subscription year will begin from the date your subscription form and payment are received.

WC Legal Journal is published every Friday, except for Holidays.

Please fax completed form to 570-647-0086 or email to [baileyd@ptd.net](mailto:baileyd@ptd.net)

---

Display Advertising Available

MAKE CHECK PAYABLE TO BAILEY DESIGN AND ADVERTISING

Please call for Rates —570-251-1512 or email [baileyd@ptd.net](mailto:baileyd@ptd.net)



**Legal Journal of Wayne County**  
3305 Lake Ariel Highway, Suite 3  
Honesdale, PA 18431