

OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 6 ★ May 20, 2016 ★ Honesdale, PA ★ No. 11



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Court of Common Pleas 22nd Judicial District:

The Hon. Raymond L. Hamill
President Judge

The Hon. Robert J. Conway
Senior Judge

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

The Official Legal Publication of Wayne County, Pennsylvania



Legal Journal of Wayne County

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

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

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

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

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

MESSAGE FROM THE
WAYNE COUNTY BAR ASSOCIATION



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

PRICING & RATES

Notice Pricing

One time Insertions

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

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

Subscription Rates

Per Year

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

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

WAYNE COUNTY OFFICIALS

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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.

EXECUTRIX NOTICE

Estate of John F. Randel
Late of Paupack Township
EXECUTRIX
Sherri Ann Randel, n/b/m, Sherri
A. McFayden
c/o Lara Anne Dodsworth, Esq.
115 Steele Lane, Suite 1
Milford, PA 18337
ATTORNEY
Lara Anne Dodsworth, Esq.
115 Steele Lane, Suite 1
Milford, PA 18337

5/20/2016 • 5/27/2016 • 6/3/2016

ESTATE NOTICE

ESTATE NOTICE IS HEREBY
GIVEN that Letters of
Administration have been issued to
Trinity Ann Derrick-Schmidt and
The Honesdale National Bank of
the Borough of Honesdale, Wayne
County, Pennsylvania, Co-
Administrators of the Estate of

John W. Yermal, Deceased, who
died on June 19, 2015, late of
Salem Township, Wayne County,
Pennsylvania. All persons indebted
to said Estate are required to make
payment and those having claims
and demands to present the same
without delay to the Co-
Administrators, c/o James Brown,
Esquire, 303 Tenth Street,
Honesdale, PA 18431.

5/20/2016 • 5/27/2016 • 6/3/2016

ADMINISTRATOR NOTICE

Estate of John Joseph Gogard
Late of Honesdale Borough
ADMINISTRATOR
Joseph W. Adams
686 Golf Park Dr.
Lake Ariel, PA 18436
ATTORNEY
John F. Spall
2573 Route 6
Hawley, PA 18428

5/20/2016 • 5/27/2016 • 6/3/2016

EXECUTOR NOTICE

Estate of Edward R. Mahoney
AKA Edward Mahoney
Late of Dreher Township
EXECUTOR
Barry W. Kerchner
976 Stuart Drive
Pottstown, PA 19464
ATTORNEY
Barry W. Kerchner

976 Stuart Drive
Pottstown, PA 19464

5/20/2016 • 5/27/2016 • 6/3/2016

EXECUTRIX NOTICE

Estate of Paul John Borowski, Sr.
AKA Paul Borowski AKA Paul J.
Borowski, Sr. AKA Paul Borowski,
Sr.
Late of South Cannan Township
EXECUTRIX

Frances Borowski
239 Hemlock Rd.
Lake Ariel, PA 18436
ATTORNEY

David M. Gregory, Esq.
307 Erie Street
Honesdale, PA 18431

5/20/2016 • 5/27/2016 • 6/3/2016

ESTATE NOTICE

RE: Estate of Ann Rhodes a/k/a
Ann M. Rhodes, R.N., late of
Waymart, Wayne County,
Pennsylvania (died April 21, 2016).
Notice is hereby given that Letters
Testamentary for the Estate of Ann
Rhodes a/k/a Ann M. Rhodes, R.N.
have been issued to William Miller,
Executor of the Estate. All those
having claims or demands against
the Estate or indebtedness owed to
the Estate shall present claims or
remit payment without delay to the
Executor at 312 Jubinsky Road,
Waymart, PA 18472 or Robert M.
Buttner, Esquire, attorney for the
Estate, 108 N. Washington Ave.,
Ste. 700, Scranton, PA 18503.

5/20/2016 • 5/27/2016 • 6/3/2016

EXECUTRIX NOTICE

Estate of Marian L. Peet AKA
Marion L. Peet
Late of Lake Township
EXECUTRIX
Jane Peet
1117 Lake Henry Rd.
Lake Ariel, PA 18436
ATTORNEY
David M. Gregory, Esq.
307 Erie Street
Honesdale, PA 18431

5/6/2016 • 5/13/2016 • 5/20/2016

EXECUTOR NOTICE

Estate of Mary Alice Balicki AKA
Mary A. Balicki
Late of Lake Township
EXECUTOR
David Jackson
7 Cemetery Road
Moscow, PA 18444
EXECUTOR
Barry L. Mack
1301 N. Main Street
Honesdale, PA 18431

5/6/2016 • 5/13/2016 • 5/20/2016

ADMINISTRATOR NOTICE

Estate of Stacy Pinder Baldassano
AKA Stacy Baldassano
Late of Damascus Township
ADMINISTRATOR
John J. Martin
1022 Church Street
Honesdale, PA 18431
ATTORNEY
Ronald M. Bugaj, Esq.
308 Ninth St., PO Box 390
Honesdale, PA 18431

5/6/2016 • 5/13/2016 • 5/20/2016

OTHER NOTICES

LEGAL NOTICE

NOTICE IS HEREBY GIVEN, PURSUANT to the provisions of the 54 Pa.C.S. § 311(g), that a Certificate for the conduct of business in Wayne County, Pennsylvania, was filed in the Office of the Secretary of Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on April 27, 2016, under the assumed or fictitious name, style of designation of **Brundage's Waymart Pharmacy** with its principal place of business at 238 Belmont Street, Waymart, Pennsylvania 18472. The name and address of the entity owning or interested in said business is: **Brundage Pharmacies, Inc.**, 238 Belmont Street, Waymart, Pennsylvania 18472.

Stephen Jennings, Esq.
Solicitor
303 Tenth Street
Honesdale, Pennsylvania 18431

5/20/2016

NOTICE OF FILING OF FICTITIOUS NAME

Fictitious name Web A Leads was filed on April 27 2016 in the office of the Secretary of the Commonwealth of Pennsylvania pursuant to the provisions of the fictitious names act of Pennsylvania (54 Pa.C.S. Ch.3). Purpose any lawful purpose.

Registered Agent of above at 1375 the Hideout, 2822 Fairway Court, Lake Ariel Pa 18436

5/20/2016

PETITION FOR NAME CHANGE

IN THE COURT OF COMMON PLEAS OF THE 22ND JUDICIAL DISTRICT
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF WAYNE

IN RE:
CHANGE OF NAME OF:
Ryder Clark
Amanda Lockwood – Petitioner

No. 233-2016-Civil

ORDER FOR PUBLICATION

And now, this 2nd day of May 2016, upon motion of Amanda Lockwood, Petitioner, it is **ORDERED** and **DECREED** that the Petition be heard on the 28th day of June 2016 at 11:30 a.m. before the Honorable Raymond L. Hamill in Courtroom No. 2 at the Wayne County Courthouse, 925 Court Street, Honesdale, PA.

It is **FURTHER ORDERED** that a notice of the filing of the within Petition and of the aforesaid date of hearing be published in the Office Legal Journal of Wayne County, PA and the Wayne Independent at least thirty (30) days before the hearing. Proof of publication shall be submitted at the hearing.

It is **FURTHER ORDERED** that an official search be conducted

by the county office where the minor child/children resided within the past five (5) years. Proper certification from the Prothonotary's Office verifying that there are no judgments, decrees of record, or any other of the like character against the minor child/children and proper certification from the Recorder of Deeds regarding mortgages shall be submitted to the Court at the hearing.

It is **FURTHER ORDERED** that if the Petitioner seeks to change the name of a minor child, the petitioning parent is directed to mail a copy of the petition and this Order by regular and certified mail, return receipt requested to the non-petitioning parent. **IF THE NON-PETITIONING PARENT DOES NOT ATTEND THE HEARING, PROOF THAT THE NON-PETITIONING PARENT RECEIVED A COPY OF THE PETITION AND NOTIFICATION OF THE NAME CHANGE HEARING MUST BE SUBMITTED TO THE COURT AT THE HEARING.**

BY THE COURT:

/s/ Raymond L. Hamill
RAYMOND L. HAMILL
PRESIDENT JUDGE,

5/20/2016

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 TASLO Personal Assistance, 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

5/20/2016

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 J Gardepe, 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

5/20/2016

NOTICE OF FILING OF ARTICLES OF INCORPORATION

Pursuant to the General Associations Act of 1988, as amended, notice is hereby given that on April 26, 2016, Articles of Incorporation for Pine Mill Garage, Inc. were filed with the Department of State, Harrisburg, Pennsylvania, the said corporation being organized under the provisions of the Business Corporation Law, General Associations Act of 1988, as amended. The purposes of the

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

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

5/20/2016

**NOTICE OF FILING OF
CERTIFICATE OF
ORGANIZATION**

Notice is hereby given that a Certificate of Organization has been filed with the Commonwealth of Pennsylvania, Department of State at Harrisburg, PA on or about May 5, 2016. The name of the company is JCJ Property Management, LLC. The company has been organized pursuant to the Pennsylvania Limited Liability Company Law of 1994, as amended.

Michael P. Lehutsky, Esq.
613 Main Street
Honesdale, PA 18431
(570) 253-3800

5/20/2016

**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 Buselli Land Holdings, 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

5/20/2016

**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
JUNE 1, 2016**

By virtue of a writ of Execution instituted Deutsche Bank Nat'l. Trust Co., as Trustee for Quest Trust 2006-X1, Asset Backed Certificates, Serie 2006-X1 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 1st day of June, 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 Paupack, County of Wayne, Commonwealth of Pennsylvania, bounded and described as follows:

PARCEL ONE:

BEGINNING at a point in the center of LR 63021, which point is a common corner of Lot No. 3A and Lot No. 3B on the within referenced map, and the Westerly-most point of the within parcel to be conveyed; thence along the centerline of pavement of the said LR 63021, North 6 degrees 39 minutes 53 seconds East 63.79 feet to a point in the center of pavement of LR 63021, said point being also the center of Paupack Township Road 395; thence the following courses and distances along the centerline of pavement of TR 395 and lands now or formerly of James Graham, North 32 degrees 7 minutes 4 seconds East 234.78 feet to a point; thence North 31 degrees 58 minutes 49 seconds East 125.02 feet to a point; thence North 28 degrees 16 minutes 53 seconds East 119.30 feet to a point; thence North 23 degrees 35 minutes 30 seconds East 58.01 feet to a point in the centerline of pavement of TR 395; thence leaving TR 395 along lands now or formerly of Ed Schaepe, South 85 degrees 39 minutes 40 seconds East, 1061.06 feet to a stones corner; thence along lands now or formerly of Charles Marston and C.K.

Townsend, South 9 degrees 15 minutes 25 seconds East, 1,176.24 feet to a placed iron pin; thence along line of Lot 3A. North 64 degrees 53 minutes 42 seconds West, 1,684.55 feet to the point and place of BEGINNING. CONTAINING 25.507 acres, and described as Lot No. 3B on a map by Karl A. Hennings, PLS, dated August 30, 1988, entitled 'Map Showing Division of Lands of Edward Strasser', as recorded in Wayne County Map Book 65 at Page 101.

SUBJECT to the covenants, restrictions, and exceptions of record, including:

1. No house trailers or mobile homes may be placed or erected on the land herein conveyed, and no unsightly building, or cabins will be permitted on the premises.

PARCEL ONE BEING the same premises which Jean-Louis Vorburger, by deed dated May 18, 1998, and recorded in Wayne County Record Book 1364 at Page 0202, granted and conveyed unto Marie-Christine Pereyron, the Grantor herein.

PARCEL TWO:

BEGINNING at a common corner with Jean Louis Vorburger and the most southerly corner of Joseph and Marilyn Fiorilla; thence along the lands of Fiorilla the following two courses and distances: (1) North 31 degrees 17 minutes 57 seconds East 369.16 feet to a

corner (2) North 63 degrees 00 minutes 23 seconds West 377.92 feet to a corner in the center line of S.R. 3031; thence along the center line of S.R. 3031 the following two courses and distances: (1) North 15 degrees 40 minutes 17 seconds East 101.33 feet to a corner; thence North 06 degrees 39 minutes 53 seconds East 26.76 feet to a corner; thence along Lot 3B South 64 degrees 53 minutes 42 seconds East 836.38 feet to a corner; thence the following 12 courses and distances: South 25 degrees 06 minutes 18 seconds West 74.22 feet to a corner (2) South 11 degrees 27 minutes 54 seconds West 19.20 feet to a corner (3) South 42 degrees 53 minutes 06 seconds West 18.61 to a corner (4) South 05 degrees 35 minutes 22 seconds West 40.51 feet to a corner (5) South 20 degrees 01 minutes 25 seconds West 27.50 feet to a corner (6) South 61 degrees 53 minutes 48 seconds West 83.59 feet to a corner (7) South 01 degrees 20 minutes 47 seconds West 13.16 feet to a corner (8) following a curve to the right with a radius of 124.39 feet and an arc distance of 48.33 feet (9) South 28 degrees 31 minutes 39 seconds West 214.80 feet to a corner (10) South 61 degrees 28 minutes 21 seconds East 490.07 feet to a corner (11) North 71 degrees 10 minutes 29 seconds East 217.83 feet to a corner (12) North 16 degrees 42 minutes 57 seconds West 477.36 feet to a corner in the line of the lands of Lot 3B; thence along Lot #B South 64 degrees 53 minutes 42 seconds East 611.02 feet to a corner; thence the following two courses

and distances along the land now or formerly of Mario T. Martinez; (1) South 09 degrees 15 minutes 25 seconds East 156.15 feet to a corner (2) South 49 degrees 31 minutes 49 seconds West 492.09 feet to a common corner with Bartel and Patricia Strasser in the line of lands of Martinez; thence along Strasser and Robert and Angelo Dimino North 61 degrees 28 minutes 21 seconds West 1208.40 feet to the point and place of BEGINNING. COMPRISING within said boundaries Lot 3AA as shown on a certain plan of lots of the grantor herein and recorded in Wayne County Map Book 91 at Page 112.

BEARINGS of the magnetic meridian and CONTAINING twelve and fifteen one-hundredths (12.15) acres of land to be the some more or less.

EXCEPTING AND RESERVING a 40 foot wide right-of-way that serves both Lots 3AA and 3AB as shown on a certain plan of lots on the lands of the Grantors herein.

PARCEL TWO BEING the same premises which Jean-Louis Vorburger, Single by deed dated July 16, 1999, and recorded in Wayne County Record Book 1544 at page 0327, granted and conveyed unto Marie-Christine Pereyron, the Grantor herein.

UNDER AND SUBJECT to the covenant that no buildings shall be erected upon the subject lands for a period of ten (10) years. This

covenants shall be binding upon the Grantor and her successors, heirs and assigns; however, this covenant shall terminate in the event of the Grantor' death, and therefore, shall not be binding upon the Grantor's estate, its executors, administrators, successors and heirs at law.

GRANTING AND CONVEYING unto the Grantee, her heirs, successors and assigns, a right of ingress, egress and regress to and from Public Road SR 3031 upon a forty (40) foot common driveway more particularly described, to wit:

BEGINNING in the centerline of S.R. 3031, Hoadleys Road, said point being North 15 degrees 40 minutes 17 seconds East 20.40 feet from the most northerly corner of Joseph and Marilyn Fiorilla and the common corner of Jean-Louis Vorburger; thence through the lands of Lot 3AA and 3AB the following seven courses and distances: (1) South 63 degrees 00 minutes 23 seconds East 381.92 feet to a corner (2) following a curve to the right with a radius of 103,78 feet and an arc distance of 62.08 feet to a corner (4) following a curve to the left with a radius of 131.66 feet and an arc distance of 39.70 feet to a corner (5) South 46 degrees 00 minutes 23 seconds East 175.25 feet to a corner (6) following a curve to the left with a radius of 124.39 feet and an arc distance of 95.08 feet to a corner (7) South 89 degrees 48 minutes 16 seconds East 3.39 feet to a corner, said corner being the terminus of

the said 40 foot right-of-way. The right of way is further shown on a certain plat of lots of the grantor herein.

BEARINGS are of the magnetic meridian.

The aforesaid Lot 3AA and the forty (40) foot common driveway easement is more specifically described and set forth on a plan of lots of Jean-Louis Vorburger, as surveyed by William Schoenagel, P.L.S., and to be recorded of public record. The aforesaid easement shall be shared by and in conjunction with an easement to Lot 3AB as depicted upon the aforesaid survey map.

UNDER AND SUBJECT to the obligation of the Grantee, her successors, heirs and assigns, to share in the maintenance and snowplowing of said forty (40) foot common driveway, with the owner of Lot 3AB, his successors, heirs and assigns. Maintenance of said forty (40) foot common driveway shall include but is not limited to ditching repair, sluice pipe repair and/or replacement, and maintenance of the surface of said roadway.

UNDER AND SUBJECT to covenants, restrictions and exceptions of record, including but not limited to those set forth in Wayne County Record Book 1325 at Page 167.

UNDER AND SUBJECT TO a right of first refusal as set forth in

deed dated July 16, 1999, and recorded in

Seized and taken in execution as property of:
Sophie Cahen Vorburger 329 W 108th Street, Apt. #1B NEW YORK NY 10025
Lake Region Development LLC
218 Welwood Avenue HAWLEY PA 18428

Execution No. 145-Civil-2007
Amount Due: \$925,542.92 Plus additional costs

March 14, 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.

Adam H. Davis Esq.

5/6/2016 • 5/13/2016 • 5/20/2016

**SHERIFF'S SALE
JUNE 1, 2016**

By virtue of a writ of Execution instituted LSF8 Master Participation Trust issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 1st day of June, 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 THREE CERTAIN PIECES OR PARCELS OF LAND, SITUATE, LYING AND BEING IN THE BOROUGH OF HONESDALE (FORMERLY TEXAS TOWNSHIP) COUNTY OF WAYNE AND STATE PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

PARCEL I:
BEGINNING AT THE INTERSECTION OF CARLEY BROOK ROAD WITH HONESDALE AND SMITH HILL ROAD; THENCE ALONG CARLEY BROOK ROAD NORTH 36 DEGREES WEST 16 RODS TO THE CENTER OF THE SAID ROAD, THENCE NORTH 31 DEGREES WEST 12 AND 8/10 RODS TO THE SOUTHERN LINE OF PURPART NO. 8; THENCE EAST TO THE WEST SHORE OF BUNNELL'S POND: THENCE SOUTHERLY ALONG THE WEST BANK OF BUNNELL'S POND TO THE

WEST END OF THE DAM:
THENCE ON A STRAIGHT LINE
ALONG THE WEST FACE OF
SAID DAM BY A LINE
PRODUCED THEREWITH
SOUTH 52 DEGREES WEST TO
THE CENTER OF THE ROAD
ABOUT 68 FEET; THENCE IN A
STRAIGHT LINE TO POINT IN
THE SMITH HILL ROAD 35
FEET SOUTHERLY OF THE
WEST SIDE OF THE COUNTY
BRIDGE; THENCE IN
SOUTHERLY DIRECTION
ALONG THE MIDDLE OF THE
HONESDALE AND SMITH HILL
ROAD TO THE PLACE OF
BEGINNING.

EXCEPTING AND RESERVING
HOWEVER FROM THE ABOVE
DESCRIBED LOT, A CERTAIN
PART THEREOF DESCRIBED
AS FOLLOWS:

BEGINNING AT THE
NORTHWEST CORNER OF THE
BUNNELL POND DAM;
THENCE ON A STRAIGHT LINE
ALONG THE WEST FACE OF
SAID DAM BEING A LINE
PRODUCED THEREWITH
SOUTH 52 DEGREES WEST TO
THE CENTER OF THE ROAD,
ABOUT 68 FEET, THENCE
NORTHWEST ALONG THE
MIDDLE OF THE SAID
CARLEY BROOK ROAD 10
AND 7/10 FEET; THENCE
NORTHEAST TO THE WEST
SHORE OF THE BUNNELL'S
POND BY A LINE PRODUCED
WHICH COINCIDES WITH A
LINE PRODUCED FROM THE
SOUTHERLY SIDE OF A

BUILDING STANDING NEAR
THE SHORE OF THE POND
SAID LINE BEING ABOUT 68
FEET LONG AND BEING
PRACTICALLY PARALLEL
WITH THE FIRST COURSE
HEREIN GIVEN, THENCE IN A
SOUTHERLY DIRECTION
ALONG THE WEST SHORE OF
THE POND TO THE PLACE OF
BEGINNING. CONTAINING
MORE OR LESS. BEING A
NARROW STRIP OF LAND
ABOUT 68 FEET LONG AND
ABOUT 10 AND 7/10 FEET IN
WIDTH RUNNING FROM THE
CENTER OF THE ROAD TO
THE SHORE OF BUNNELL'S
POND.

THE CONVEYANCE TO
GRANTEE OF THE ABOVE
DESCRIBED PIECE OF LAND
BEING SUBJECT HOWEVER TO
THE RIGHT AND PRIVILEGE
GRANTED BY ELLEN F.
GENUNG TO LUCIUS J. EDDY
BY DEED DATED JUNE 12,
1913, AND RECORDED IN
DEED BOOK NO. 105, PAGE 58,
WHEREIN SAID LUCIUS J.
EDDY IS GIVEN THE RIGHT TO
GO UPON SAID PREMISES FOR
THE PURPOSE OF MAKING
ANY REPAIRS TO THE DAM
OR INCREASING HEAD OF
WATER THEREOF OR OF
MAKING ANY OTHER
IMPROVEMENTS IN
CONNECTION WITH THE DAM
AND WATER POWER AND NOT
TO BE HELD RESPONSIBLE
FOR ANY DAMAGE TO THE
LAND RESERVED IN SAID
DEED BY VIRTUE OF ANY

OVERFLOW OF WATER OR FRESHET OCCURRING AT THE PLACE AS REFERENCE TO SAID DEED WILL MORE FULLY CLEARLY SHOW.

EXCEPTING AND RESERVING FROM PARCEL I ABOVE DESCRIBED, ALL OF THE LAND WHICH MARIA TOMFORDE ET VIR BY DEED DATED MARCH 17, 1953, AND RECORDED IN WAYNE COUNTY DEED BOOK 183, PAGE 269, QUIT-CLAIMED TO JOHN BEHRENS, ET UX.

PARCEL II:
BEGINNING IN THE CENTER OF THE SMITH HILL ROAD 35 FEET SOUTHERLY OF THE WEST SIDE OF THE COUNTY BRIDGE; THENCE NORTH 76 DEGREES 45 MINUTES WEST ABOUT 138 FEET TO A POINT WHERE A LINE PRODUCED FROM THE NORTHWEST SIDE OF THE MILL BUILDING INTERSECTS SAID LINE; THENCE IN A NORTHEASTERLY DIRECTION ALONG THE SAID LINE PRODUCED FROM SAID MILL BUILDING 45.5 FEET TO AN IRON PIPE IN A DRILLED HOLE IN A ROCK THENCE IN A SOUTHEASTERLY DIRECTION AND AT RIGHT ANGLES TO THE LAST MENTIONED COURSE TO A POINT ABOUT 112 1/2 FEET DISTANT WHERE THIS COURSE MEETS THE FIRST MENTIONED COURSE ABOUT 18 FEET NORTHWEST OF THE

PLACE OF BEGINNING.

PARCEL III:
ALL OF THE RIGHT TITLE AND INTEREST OF JOHN BEHRENS AND MIENE BEHRENS IN THOSE LANDS SITUATE IN THE BOROUGH OF HONESDALE (FORMERLY OF TOWNSHIP OF TEXAS), COUNTY OF WAYNE AND STATE OF PENNSYLVANIA, LYING SOUTH OF THE RECONSTRUCTED DAM TO BUNNELL'S POND, THE WING WALL THEREOF AND A LINE PROJECTED FROM SAID WING WALL TO THE HIGHWAY, BETWEEN THE OUTLET OF BUNNELL'S POND AND THE STATE HIGHWAY LEADING FROM CARLEY BROOK TO HONESDALE.

THE ABOVE PREMISES WERE SURVEYED BY MARK 8. ZIMMER & ASSOCIATES ON OCTOBER 23, 1970, AND ARE COLLECTIVELY BOUNDED AND DESCRIBED AS FOLLOWS ACCORDING TO SAID SURVEY;

BEGINNING AT THE INTERSECTION OF L.R. 63028 (CARLEY BROOK ROAD) AND LR 63137 (SMITH HILL ROAD); THENCE ALONG THE CENTERLINE OF LR 63028, NORTH 29 DEGREES 13 MINUTES 20 SECONDS WEST 74.35 FEET AND NORTH 42 DEGREES 49 MINUTES 00 SECONDS WEST 196.0 FEET; THENCE ALONG LANDS NOW

OR FORMERLY OF BEHRENS THE FOLLOWING SEVEN COURSES AND DISTANCES; NORTH 62 DEGREES 00 MINUTES 40 SECONDS EAST 73.51 FEET TO A CORNER ON THE WING WALL OF THE IRVING LAKE DAM, SOUTH 59 DEGREES 25 MINUTES 30 SECONDS EAST 12.7 FEET TO A CORNER NEAR THE SPILLWAY OF THE IRVIN LAKE DAM, SOUTH 76 DEGREES 55 MINUTES 40 SECONDS EAST 14.38 FEET, NORTH 65 DEGREES 33 MINUTES 20 SECONDS EAST 33.95 FEET, NORTH 76 DEGREES 12 MINUTES 20 SECONDS EAST 41.80 FEET, SOUTH 65 DEGREES 59 MINUTES 30 SECONDS EAST 63.29 FEET, AND SOUTH 41 DEGREES 19 MINUTES 30 SECONDS EAST 42.75 FEET TO A POINT IN THE CENTERLINE OF LR 63137 AT THE SOUTH END OF THE BRIDGE CROSSING CARLEY BROOK (THE LAST FIVE COURSES AND DISTANCES RUNNING ALONG THE SOUTH BANK OF CARLEY BROOK); THENCE ALONG THE CENTERLINE OF LR 63137, SOUTH 26 DEGREES 31 MINUTES 40 SECONDS WEST 57.64 FEET AND SOUTH 19 DEGREES 23 MINUTES 10 SECONDS WEST 156.98 FEET TO THE PLACE OF BEGINNING. CONTAINING 0.71 ACRE.

SUBJECT TO RIGHT-OF-WAY CONDEMNED BY THE

PENNSYLVANIA DEPARTMENT OF TRANSPORTATION IN CONNECTION WITH THE WIDENING OF LR 63137. SEE WAYNE COUNTY DEED BOOK 416, PAGE 303, AND WAYNE COUNTY MAP BOOK 5A, MAP 6, PAGE 3.

BEING THE SAME PREMISES WHICH JESSE FREIERMUTH AND LAUREN E. KANE, BY DEED DATED NOVEMBER 23, 1999 AND RECORDED IN WAYNE COUNTY RECORD BOOK 1596 PAGE 330, GRANTED AND CONVEYED UNTO LAUREN E. KANE, ONE OF THE GRANTORS HEREIN. LAUREN E. KANE HAS SINCE MARRIED CARL A. MICHKO AND IS NOW KNOWN AS LAUREN E. MICHKO. TOGETHER WITH ALL RIGHTS AND PRIVILEGES AND UNDER AND SUBJECT TO THE COVENANTS, EXCEPTIONS, CONDITIONS, RESERVATIONS AND RESTRICTIONS AS OF RECORD. TOGETHER WITH ALL AND SINGULAR THE BUILDINGS AND IMPROVEMENTS, WAYS, STREET, ALLEYS, DRIVEWAYS, PASSAGES, WATERS, WATER-COURSES, RIGHTS, LIBERTIES, PRIVILEGES, HEREDITAMENTS AND APPURTENANCES, WHATSOEVER UNTO THE HEREBY GRANTED PREMISES, BELONGING, OR IN ANYWISE APPERTAINING, AND THE REVERSIONS AND

REMAINDERS, RENTS, ISSUES, AND PROFITS THEREOF; AND ALL THE ESTATE, RIGHT, TITLE, INTEREST, PROPERTY, CLAIM AND DEMAND WHATSOEVER OF THE SAID GRANTOR(S), AS WELL AT LAW AS IN EQUITY, OR OTHERWISE HOWSOEVER, OF, IN, AND TO THE SAME AND EVERY PART THEREOF.

BEING TAX NO.: 11-0-0017-0002

BEING KNOWN AS: 580 CLIFF STREET, HONESDALE, PENNSYLVANIA 18431.

Title to said premises is vested in Lauren E. Michko and Carl A. Michko, husband and wife, by deed from Lauren

Seized and taken in execution as property of:
Lauren E. Michko 580 Cliff Street Honesdale PA 18431
Carl A. Michko 580 Cliff Street Honesdale PA 18431

Execution No. 549-Civil-2015
Amount Due: \$281,241.51 Plus additional costs

March 14, 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.

Terrence J. McCabe, Esq.

5/6/2016 • 5/13/2016 • 5/20/2016

**SHERIFF'S SALE
JUNE 1, 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 1st day of June, 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, parcel or tract of land situate, lying and being in the Township of Dreher County of Wayne and State of Pennsylvania, bounded and described as follows, to wit:

Being Lot Number Four (4) as shown on map of lands of Roger C.

and Ruth Ann Altemier, prepared by James G. Hinton, Registered Surveyor, Lake Ariel, Pennsylvania and dated March 1983 and recorded in the Office of the Recorder of Deeds in and for Wayne County on July 20, 1983 in Map Book 51, page 67 and approved by Dreher Township on July 20, 1983.

TITLE TO SAID PREMISES IS VESTED IN Elizabeth Westberry, married and Wilmer C. Hibbs and Kathie J. Hibbs, his wife, by Deed from Janet M. Kopecki-Haswell, single, dated 11/19/2008, recorded 12/04/2008 in Book 3631, Page 83.

Tax Parcel: 08-0-0361-0042.0005.

Premises Being: RR1 Box 875
Turnpike Road, a/k/a 639 N.S.
Turnpike Road, Newfoundland, PA
18445

Seized and taken in execution as property of:
Elizabeth Westberry 964 Mill
Creek Road NEWFOUNDLAND
PA 18445
Kathie J. Hibbs 964 Mill Creek
Road NEWFOUNDLAND PA
18445
Wilmer C. Hibbs 964 Mill Creek
Road NEWFOUNDLAND PA

18445

Execution No. 00816-Civil-2012
Amount Due: \$174,930.89 Plus
additional costs

March 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.**

Adam H. Davis Esq.

5/6/2016 • 5/13/2016 • 5/20/2016

CIVIL ACTIONS FILED

*FROM APRIL 23, 2016 TO APRIL 29, 2016
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2009-21203	MEYERS GARY A	4/26/2016	SATISFACTION	—
2010-00334	FALLOON TODD	4/28/2016	SATISFACTION	—
2010-00334	NET BANK GARNISHEE	4/28/2016	SATISFY ATTCHMT EXEC	—
2010-22007	POLESNAK ANN	4/26/2016	SATISFACTION	—
2011-00058	FULLER MARY E	4/28/2016	SATISFACTION	—
2011-00373	HAMILTON ROY	4/28/2016	WRIT OF EXECUTION	306,751.60
2011-00373	HAMILTON ROY M A/K/A	4/28/2016	WRIT OF EXECUTION	306,751.60
2011-00373	LEWIS CLARENCE	4/28/2016	WRIT OF EXECUTION	306,751.60
2011-00373	COCHRAN BONITA HEIR OF	4/28/2016	WRIT OF EXECUTION	306,751.60
2011-00373	COCHRAN JUDY HEIR OF	4/28/2016	WRIT OF EXECUTION	306,751.60
2011-00373	COCHRAN SHEROD SR HEIR OF	4/28/2016	WRIT OF EXECUTION	306,751.60
2011-00373	EDWARDS LEAH HEIR OF	4/28/2016	WRIT OF EXECUTION	306,751.60
2011-00373	FRANCES MAE HEIR OF	4/28/2016	WRIT OF EXECUTION	306,751.60
2013-21423	GMAC MORTGAGE	4/26/2016	SATISFACTION	279.67
2014-00014	NORTHEASTERN FOAM & FIBER INSU D/B/A	4/29/2016	WRIT OF EXECUTION	13,490.00
2014-00014	NORTHEASTERN FOAM & FIBER INC	4/29/2016	WRIT OF EXECUTION	13,490.00
2014-20388	GMAC MORTGAGE	4/26/2016	SATISFACTION	398.88
2014-20494	SMITH SHANE	4/27/2016	SATISFACTION	—
2014-20584	PETROSKY BRIAN	4/28/2016	SATISFACTION	—
2014-21003	BANK OF AMERICA GARNISHEE	4/29/2016	DISSOLVE ATTACHMENT	—
2014-21189	GMAC MORTGAGE	4/26/2016	SATISFACTION	331.48
2015-20274	HUBBARD FLORENCE ESTATE OF	4/26/2016	SATISFACTION	243.13
2015-20501	SOWARD TOBY S	4/26/2016	SATISFACTION	156.87
2015-20501	SOWARD REBECCA J	4/26/2016	SATISFACTION	156.87
2015-20537	HELMAN THOMAS	4/28/2016	SATISFACTION	—
2015-20626	ARCH RONALD W	4/27/2016	DEFAULT JUDGMENT	3,221.56
2015-20653	RIEMAN SRAUN D	4/27/2016	SATISFACTION	—
2015-20855	HUBBARD FLORENCE ESTATE OF	4/26/2016	SATISFACTION	304.72
2015-20981	KROWIAK MICHELE R	4/28/2016	WRIT OF EXECUTION	1,673.52
2015-20981	NET BANK GARNISHEE	4/28/2016	GARNISHEE/WRIT EXEC	1,673.52

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

2015-21200	COOPER JOYCE M	4/26/2016	SATISFACTION	343.08
2015-21200	SCHMIDT ALLEN ESTATE	4/26/2016	SATISFACTION	343.08
2016-00005	MARTIN PATRICK	4/29/2016	DEFAULT JUDGMENT	97,402.03
2016-00005	MARTIN LINDA	4/29/2016	DEFAULT JUDGMENT	97,402.03
2016-00035	HICKS ANGELA	4/29/2016	DEFAULT JUDGMENT	5,585.31
2016-00231	DATSKO LYUDMILA	4/28/2016	QUIET TITLE	—
2016-20129	FEDERAL HOME LOAN MORTGAGE	4/26/2016	SATISFACTION	299.96
2016-20144	ENGROFF RICHARD T	4/29/2016	SATISFACTION	—
2016-20275	BROWN ANTHONY JOHN	4/26/2016	JUDGMENT	28,710.70
2016-20276	MATERN HENRY	4/26/2016	JUDGMENT	2,390.50
2016-20277	MURPHY WILLIAM F	4/26/2016	JUDGMENT	1,285.00
2016-20278	CANGIALOSI ANTHONY	4/26/2016	FEDERAL TAX LIEN	35,896.55
2016-20279	WARTELLA C	4/26/2016	FEDERAL TAX LIEN	107,351.42
2016-20280	BEGTRUP JENNIFER	4/26/2016	JUDGMENT	2,537.00
2016-20281	MURRAY LINDA L	4/26/2016	FEDERAL TAX LIEN	11,346.84
2016-20282	CATANIA LEROY D	4/26/2016	JUDGMENT	1,618.50
2016-20283	WHITAKER JAMIE S	4/26/2016	MUNICIPAL LIEN	345.32
2016-20284	KEMERY DANIEL STEVEN	4/27/2016	JUDGMENT	2,836.00
2016-20285	BARBINE SCOTT	4/27/2016	JP TRANSCRIPT	1,350.05
2016-20286	SCHMIDT JONATHAN D	4/28/2016	JP TRANSCRIPT	283.21
2016-20287	ROSENAUR ADRIAN L	4/28/2016	MUNICIPAL LIEN	534.83
2016-20287	ROSENAUR ALICIA M	4/28/2016	MUNICIPAL LIEN	534.83
2016-20288	STINNARD SHANNON S	4/28/2016	JUDG/BLAIR CO PA	5,300.96
2016-20289	MONTALVO DONALD	4/29/2016	JP TRANSCRIPT	2,102.50
2016-40016	DAVITT CHERYL L OWNER	P 4/29/2016	STIP VS LIENS	—
2016-40016	DAVITT JOSEPH E OWNER	P 4/29/2016	STIP VS LIENS	—
2016-40016	DEFAZIOS HEATING AND AIR CONDITIONING CONTRACrOR	4/29/2016	STIP VS LIENS	—
2016-90044	LUPYAK ROBERT S A/K/A	4/29/2016	ESTATE CLAIM	640.60

CONTRACT — DEBT COLLECTION: OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00229	PENNSYLVANIA STATE EMPYEEES CREDIT UNION	PLAINTIFF	4/26/2016	—
2016-00229	MATACCHIERA CORY D SR	DEFENDANT	4/26/2016	—

MISCELLANEOUS — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00230	POZZA ANGELO J	PLAINTIFF	4/26/2016	—
2016-00230	COMMONWEALTH OF PENNSYLVANIA	DEFENDANT	4/26/2016	—

NAME CHANGE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00233	CLARK RYDER	PETITIONER	4/29/2016	—
2016-00233	LOCKWOOD AMANDA	PETITIONER	4/29/2016	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00232	WELLS FARGO BANK NA	PLAINTIFF	4/29/2016	—
2016-00232	BECERRA JUAN M	DEFENDANT	4/29/2016	—

REAL PROPERTY — QUIET TITLE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00231	VANRENSALIER JAMES	PLAINTIFF	4/28/2016	—
2016-00231	DATSKO LYUDMILA	DEFENDANT	4/28/2016	—

TORT — MOTOR VEHICLE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00228	PONS MARIA S	PLAINTIFF	4/26/2016	—
2016-00228	PONS MATTHEW	PLAINTIFF	4/26/2016	—
2016-00228	PONS MARIA S	DEFENDANT	4/26/2016	—
2016-00228	PONS PABLO	DEFENDANT	4/26/2016	—

TORT — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00227	KHMELMITSKY GREGORY PLAINTIFF/APPELLANT	PLAINTIFF	4/26/2016	—
2016-00227	STAG EXCAVATION CONSTRUCTION DEFENDANT/APPELLEE	DEFENDANT	4/26/2016	—



www.waynecountylawyers.org

MORTGAGES AND DEEDS

*RECORDED FROM MAY 9, 2016 TO MAY 13, 2016
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Nuttall Thomas J Jr	E S S A Bank & Trust	Paupack Township	116,000.00
Flapan Steven J	Mortgage Electronic Registration Systems	Lake Township	
Flapan Tara M			123,000.00
Miller Eric Lyndon	Mortgage Electronic Registration Systems	Lake Township	
Miller Wanda Lee			92,000.00
Gries Charles Jr	Honesdale National Bank	Berlin Township	
Gries Debra			75,000.00
ODonnell Nicole Walker	Honesdale National Bank	Lake Township	
Walkerodonnell Nicole			104,500.00
ODonnell Brian T			
Dulay Brian	Honesdale National Bank	Dyberry Township	
Dulay Sandra L			70,000.00
Sledzinski Robert J	Honesdale National Bank	Salem Township	
Sledzinski Cynthia			110,000.00
Hopkins Charles R	Mortgage Electronic Registration Systems	Damascus Township	
Hopkins Catherine H			77,500.00
Itchkow Robert	Mortgage Electronic Registration Systems	Salem Township	
Itchkow Diane Garifo			142,500.00
Garifoitchkow Diane			
Tyler Bradley C	Mortgage Electronic Registration Systems	Lake Township	
Reddy Brian F			310,000.00
Machana Associates Inc	First National Community Bank	Lebanon Township	
Seneca Lake Camp			540,000.00
Smith Joshua K	Honesdale National Bank	Berlin Township	
Smith Stephanie M			100,000.00
Fredo Cole J	Dime Bank	Manchester Township	48,800.00
Barletta Victor	N B T Bank	Lake Township	
Barletta Glenna			30,000.00
Bain Thomas B	N B T Bank	Lake Township	
Bain Barbara J			22,650.00
Hiller Daniel J Sr	Mortgage Electronic Registration Systems	Honesdale Borough	
Hiller Heather Marie			150,942.00
Cardillo Mario J	Mortgage Electronic Registration Systems	Lake Township	
Cardillo Stacie A			118,400.00

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

Keefe Margaret H	J P Morgan Chase Bank	Paupack Township	
Storck Linda J			109,600.00
Troop William F	P S E C U	Damascus Township	
Troop Beth B			35,000.00
Butchar Frank J	Citizens Savings Bank	Lebanon Township	20,000.00
Canfield Todd A	Dime Bank	Dyberry Township	
Canfield Karl S			50,000.00
Tyler Hill Realty Corporation	Dime Bank	Damascus Township	350,000.00
Seefish Inc	Dime Bank	Lebanon Township	
		Lebanon & Oregon Townships	250,000.00
		Oregon Township	
		Oregon & Lebanon Townships	250,000.00
Rucci Peter	Wayne Bank	Hawley Borough	
Rucci Diana			55,000.00
Brink Gina M	Wayne Bank	Berlin Township	
Brink Randy			45,300.00
Olver Deborah J	Citizens Savings Bank	Berlin Township	20,000.00
McGinnis Kenneth C	Dime Bank	Berlin Township	
McGinnis Donna K			125,000.00
Santos Carol M	E S S A Bank & Trust	Texas Township 1 & 2	23,000.00
Uricoli George	Mortgage Electronic Registration Systems	Lake Township	
Locascio Joann			133,500.00
Baines John G	Mortgage Electronic Registration Systems	Lake Township	169,000.00
Schontz Richard	Mortgage Electronic Registration Systems	Paupack Township	
Schontz Lindsey			480,800.00
Russell Kelly A	Dime Bank	Lake Township	
Russell Steven G			83,200.00
Pender Stephanie	Mortgage Electronic Registration Systems	Palmyra Township	134,066.00
Diaz Jorge E	Mortgage Electronic Registration Systems	Lake Township	
Diaz Rosa L			55,500.00
Jaramillo Ines			
Lepore Martin J	Wells Fargo Bank	Lake Township	
Lepore Darlene T			93,502.00
Patel Alpeshkumar R	Mortgage Electronic Registration Systems	Damascus Township	130,000.00
Route One Nine One	Peoples Security Bank & Trust Company	Salem Township	300,000.00
Sargese Jeffery	Mortgage Electronic Registration Systems	Honesdale Borough	
Sargese Lynda			118,640.00
Seymour Matthew J	Mortgage Electronic Registration Systems	Canaan Township	
Seymour Jamie			195,395.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Anthony R Scionti Revocable Trust	Watts Vanessa Rose Scionti Tr	Lake Township	
Concetta Scionti Revocable Trust	Concetta Scionti Irrevocable Trust Anthony Scionti Irrevocable Trust		Lot 3992
Pennymac Corp By Af Pennymac Loan Services L L C Af	Sveen William Ray Sveen Melissa Lynn	Lebanon Township	
Pirozzi Christopher Tr Maria J Pirozzi Family Trust	Pistilli John	Lake Township	Lot 2262
Borelli James	Interglow Marketing Corp	Lehigh Township	Lot 24
Borelli James	Interglow Marketing Corp	Lehigh Township	Lot 23
Borelli James	Interglow Marketing Corp	Sterling Township	Lot 3
Borelli James	Interglow Marketing Corp	Sterling Township	Lot 4
Russo John	Russo John Russo Laura Meyer Steven	Lehigh Township	Lot 452
Mink John J	Castiglia John J Castiglia Phyllis Castiglia Anthony Castiglia John Jr	Lake Township	Lot 2868
Talalas Randolph Talalas Karen	Flapan Steven J Flapan Tara M	Lake Township	Lot 810
Rothera Charles E Rothera Carol K	Miller Eric Lyndon Miller Wanda Lee	Lake Township	Lot 3078
Knehr Beulah	Roesing Richard Roesing Bernice	Berlin Township	
Smith Joshua K	Smith Joshua K Smith Stephanie M	Berlin Township	Lot 3
Gombita Colleen A Bertot Colleen A Gombita Jeffrey M	Fredo Cole J	Manchester Township	
Landslovers Corp	Fairly Legal Inc	Lehigh Township	
Anderson John R Anderson Marie A	Misretta Jennifer Tr Anderson John Scott Tr John R Anderson Irrevocable Trust Marie A Anderson Irrevocable Trust	Lake Township	Lot 1884
Sacristano Frank Jr AKA Sacristano Frank A Jr AKA Sacristano Christine AKA Sacristino Christine AKA	Sacristano Frank A Jr Sacristano Christine	Manchester Township	
Jenkins Beverly J	Jenkins Beverly J	Texas Township 1 & 2	
Norton Robert Norton Erin	Aragona Deborah	Waymart Borough	
Nichols Jacqueline	Evangelista Dominick Evangelista Christy	Lehigh Township	Lot 428
Nichols Jacqueline	Evangelista Dominick Evangelista Christy	Lehigh Township	Lot 427

Ceresnak Barbara J Tr Amorine Bonnie Tr Relph David E Tr Relph Irrevocable Grantor Trust	Amorine Bonnie	Sterling Township	Lot 6
Quinn Catherine A	Rucci Peter F Rucci Diana	Honesdale Borough	
Bobal Aleen Carlo Jennifer	Garrard Chris A	Lehigh Township	Lots 8 & 9
Cavage Andrew S Cavage Barbara	Cavage Andrew S Jr Cavage Michele J	Canaan Township	
Centurione Daniel J Centurione Deborah	Wickizer Jamie A Jr	Salem Township	Lot 56
Cuzzolino Anthony By Sheriff	Federal Home Loan Mortgage Corporation	Damascus Township	Lot 1
Lavrenev Albert Lavreneva Irina	G & L United Builders	Lehigh Township	Lot 12
Vansickle Clyde Vansickle Grace L	Baines John G	Lake Township	Lot A B C
Manzano Sonia	Reagan Richard S Manzano Sonia	Buckingham Township	Lot 1
Davis Lakefront Properties By Af	Shontz Richard	Paupack Township	
Spall John F	Shontz Lindsey		Lot 80
Hunsberger Pauline	Elalam Jalil M	Lake Township	Lot 1558
Hubbard Cindy	Tochydowski Edmund Tochydowski Lori	Lake Township	
Lemma Nicholas Lemma Jane	Russell Steven G Russell Kelly A	Lake Township	Lot 873
Simons Joy Shaffer Tr Shaffer Family Irrevocable Real Estate	Dennis Mark Dennis Marybeth	Salem Township	
Caridi Richard J Caridi Giselle	Pender Stephanie	Palmyra Township	Lot 6
Wilmington Saving Fund Society Tr By Af	Singh Baljinder	Palmyra Township	
Christiana Trust By Af Rushmore Loan Management Services Af			Lot 36
Tchorzewski Marek	Filipakis Dimitrios	Buckingham Township	
Walsh Richard M Walsh June A	Patel Alpeshkumar R	Damascus Township	Lot 51
Lacny Olga Kovac Albert	Szaboova Adriana Gajdos Jan	Lake Township	Lot 567
Dickinson Deborah Marie Stock	Stock James Jr	Clinton Township 1	
Gibney William Tr Gibney Irrevocable Grantor Trust	Seymour Matthew J	Canaan Township Seymour Jamie	

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

Incorporation Notices	\$45
<i>One (1) time insertion</i>	
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<i>One (1) time insertion</i>	

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The Wayne County Legal Journal
is published every Friday—52 issues per year.
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Contact for Advertising Details:

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Fax: 570-647-0086
Email: baileyd@ptd.net

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

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Emailed Copy	\$50 per year
Mailed & Emailed Copies	\$125 per year



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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



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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: _____

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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



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