

# OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 6 ★ June 3, 2016 ★ Honesdale, PA ★ No. 13



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

The Hon. Raymond L. Hamill  
*President Judge*

The Hon. Robert J. Conway  
*Senior Judge*

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

*The Official Legal Publication of Wayne County, Pennsylvania*



Legal Journal of Wayne County

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

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

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

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

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

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MESSAGE FROM THE  
WAYNE COUNTY BAR ASSOCIATION



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

PRICING & RATES

**Notice Pricing**

*One time Insertions*

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

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

**Subscription Rates**

*Per Year*

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

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

WAYNE COUNTY OFFICIALS

**Judge of the Court of Common Pleas**

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

**Magisterial District Judges**

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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

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*May 26, 2016 — The following cases were addressed by the Honorable Raymond L. Hamill, President Judge, Wayne County.*

**ADAM SALVATO**, age 42 of Honesdale, PA, was sentenced to a State Correctional Institution for a period of not less than 16 months nor more than 5 years for one count of DUI, a Misdemeanor of the 1st Degree. He was also ordered to pay all Court costs, pay a fine in the amount of \$2,500.00, and participate in and cooperate with the drug and alcohol addiction treatment. The incident occurred on November 15, 2015, in Honesdale Borough, PA. His BAC was .186%.

**EVAN PAUL ALEXANDER**, age 29 of Lafayette, NJ, was sentenced to the Wayne County Correctional Facility for a period of 149 days for one count of Retail Theft-Take Merchandise, a Felony of the 3rd Degree. He was also ordered to pay all Court costs, pay a fine in the amount of \$300.00, pay restitution in the amount of \$282.93, and pay \$250.00 to the DNA Detection Fund. The incident occurred on April 4, 2015, in Texas Township, PA.

**BROOKE MURRAY** age 36 of Philadelphia, PA, was sentenced to the Wayne County Correctional Facility for a period of not less than 3 months nor more than 12 months for one count of False Reports to Law Enforcement Authorities, a Misdemeanor of the 2nd Degree. She was also ordered to pay all Court costs, pay a fine in the amount of \$300.00, and undergo a drug and alcohol evaluation. The incident occurred on August 29, 2015 in Mt. Pleasant Township, PA.

**JORDAN ELIJAH MCNAMARA**, age 20 of Hawley, PA, was placed on probation for a period of 12 months for one count of Possession of Drug Paraphernalia, an ungraded Misdemeanor. He was also ordered to pay all Court costs, pay a fine in the amount of \$300.00, undergo a drug and alcohol evaluation, and perform 50 hours of community service. The incident occurred on February 22, 2016, in Texas Township, PA.

**DONNA KEFFER**, age 50 of Lake Ariel, PA, was placed on probation for a period of 12 months for one count of Retail Theft-Take Merchandise, a Misdemeanor of the 2 Degree. He was also ordered to pay all Court costs, pay a fine in the amount of \$300.00, perform 50 hours of community service, and obtain employment. The incident occurred on February 16, 2016, in Salem Township, PA.

**WAYNE KENYON**, age 34 of Honesdale, PA, was sentenced to the Wayne County Correctional Facility for a period of not less than 6 months nor more than 5 years for one count of DUI, a Misdemeanor of the 1st Degree. He was also ordered to pay all Court costs, pay a fine in the amount of \$1,500.00, upon parole be placed on Electronic GPS

monitoring through the Scram Program for a period of 90 days, 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 full time employment. The incident occurred on October 31, 2015, in Honesdale Borough, PA. He was a BAC refusal.

**GHEORGHE HOMINETI**, age 40 of Lake Ariel, PA, was sentenced to the Wayne County Correctional Facility for a period of not less than 30 days followed immediately by 60 months less 30 days in the Intermediate Punishment Program for one count of DUI, a Misdemeanor of the 1st Degree, one count of Driving on Roadways Laned for Traffic, a Summary offense, and one count of Careless Driving, a Summary offense. He was also ordered to pay all Court costs, pay a fine in the amount of \$1,550.00, be placed on House Arrest with Electronic and Alcohol monitoring through the Scram Program for a period of 90 days, participate in and cooperate with the drug and alcohol addiction treatment, complete the Alcohol Highway Safety Program, and perform 50 hours of community service. The incident occurred on October July 11, 2015, in Salem Township, PA. He was a BAC refusal.

**AVERY JAMES HILLER**, age 19 of Honesdale, PA was sentenced to the Wayne County Correctional Facility for a period of not less than 3 days nor more than 6 months for one count of DUI, an ungraded Misdemeanor. He 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 August 31, 2015, in Texas Township, PA. His BAC revealed Controlled Substances.

**LEGAL NOTICES**

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

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**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.*

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**EXECUTOR NOTICE**

Estate of Pearl T. Hanicak  
Late of Salem Township  
EXECUTOR  
David Hanicak  
22 Pitcavage Ct.  
Hamlin, PA 18436  
ATTORNEY  
Stephen J. Evers, Esq.  
213 R. N. State St.  
Clarks Summit, PA 18411

**6/3/2016 • 6/10/2016 • 6/17/2016**

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**EXECUTOR NOTICE**

Estate of D. Ross Heverly AKA  
Ross Heverly  
Who died owning property in  
Honesdale Borough  
EXECUTOR  
Wade K. Heverly  
1117 Ranger Dr.  
Hillsborough, NC 27278  
ATTORNEY  
Nicholas A. Barna  
831 Court Street

Honesdale, PA 18431

**6/3/2016 • 6/10/2016 • 6/17/2016**

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**EXECUTOR NOTICE**

Estate of Francis Curtis III AKA  
Francis Henry Curtis III AKA  
Francis Curtis AKA Francis H.  
Curtis  
Late of Sterling Township  
EXECUTOR  
Francis Curtis  
PO Box 538  
Blakeslee, PA 18610  
ATTORNEY  
Christopher E. Farrell  
PO Box 312  
Waymart, PA 18472

**6/3/2016 • 6/10/2016 • 6/17/2016**

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**EXECUTOR NOTICE**

Estate of Jeffrey Zaug AKA Jeffrey  
W. Zaug  
Late of Salem Township  
EXECUTOR  
Allan Zaug  
5 Pintail Ct.  
Riverhead, NY 11901

**6/3/2016 • 6/10/2016 • 6/17/2016**

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**EXECUTOR NOTICE**

Estate of Katherine Mary  
Glosenger  
Late of Cherry Ridge Township  
EXECUTOR  
Ronald L. Glosenger

P.O. Box 851  
Liberty, KY 42539  
EXECUTOR  
Kevin J. Glosenger  
518 Higgins St.  
Forest City, PA 18421  
ATTORNEY  
Errol C. Flynn, Esquire  
926 Court Street  
Honesdale, PA 18431

**6/3/2016 • 6/10/2016 • 6/17/2016**

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**EXECUTOR NOTICE**

Estate of Ann Marie Kellam  
Late of Texas Township, Wayne  
County, Pa.  
EXECUTOR  
Joseph Kellam  
34 Brook Road  
Honesdale, Pa. 18431  
ATTORNEY  
Thomas F. Kilroe  
918 Church Street  
Honesdale, Pa. 18431

**5/27/2016 • 6/3/2016 • 6/10/2016**

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**ESTATE NOTICE**

Estate of Frederick J. Mlynarski,  
deceased of Paupack Township,  
Wayne County, Pennsylvania.  
Letters Testamentary on the above  
estate having been granted to  
Anthony J. Magnotta, Executor, all  
persons indebted to the said estate  
are requested to make payment,  
and those having claims to present  
the same without delay to, Anthony  
J. Magnotta, Executor, 1307  
Purdytown Turnpike, Lakeville, PA  
18438.

**5/27/2016 • 6/3/2016 • 6/10/2016**

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**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**

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**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**

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**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**

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**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**

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**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**

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**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**

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**OTHER NOTICES**

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**NOTICE OF FILING OF  
FOREIGN REGISTRATION**

TAKE NOTICE THAT a Foreign  
Registration Statement was filed  
with the Department of State on  
April 20, 2016. The name of the  
Limited Liability Company is  
Nationwide Capital Group LLC.  
This Limited Liability Company  
was organized in the State of New  
York, where its address is 95  
Braham Avenue, Amityville, NY  
11701. Its Pennsylvania address is



214 Ninth Street, Honesdale, PA  
18431.

Warren Schloesser, Esq.  
214 Ninth Street  
Honesdale, PA 18431

**6/3/2016**

**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 22, 2016**

By virtue of a writ of Execution instituted Wells Fargo Financial Pennsylvania, 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 22nd 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 the surface or right of soil in and to all those two certain pieces or parcels of land, situate in the Village of Browndale, Clinton Township, Wayne County and State of Pennsylvania, bounded and described as follows:

**FIRST PARCEL: BEING**  
distinguished as lot number 7 in

block number 14 on map or plot of lots for the said Village of Browndale, said lot having a frontage of 40 feet and in rear 40 feet and 150 feet deep and being bounded as follows: being on the (northerly) westerly side of Marion Street, with a frontage on said Marion Street of 40 feet, being in rear adjoining lot 16, block 14, 40 feet and having a depth along lots 6 and 8 in block 14 of 150 feet.

**EXCEPTING AND RESERVING**  
as excepted and reserved in the prior chain of title.

**SECOND PARCEL: BEING**  
distinguished as the northerly one-half of lot number 6 in block 14, as described and designated on a map of building lots on the plot of H.W. Brown in said Town of Browndale, being in front 20 feet and in rear 20 feet and 150 feet deep, and being bounded as follows: being on the westerly side of Marion Street, with a frontage of 20 feet on said Marion Street: being bounded on the northerly side by lot number 7, in block no. 14, on the southerly side by southerly half of lot no. 6, in block no. 14 and on the rear by lot no. 15, in block no.14.

**EXCEPTING AND RESERVING**  
as excepted and reserved in the prior chain of title.

**TITLE TO SAID PREMISES IS**  
VESTED IN Ann Marie Stefanov, single, by Deed from Dorothy A. Kuruts and Marian Vozel, dated

03/31/2003, recorded 04/03/2003  
in Book 2197, Page 242.

Tax Parcel: 06-2-0004-0085

Premises Being: 525 Marion  
Street, Forest City, PA 18421-1230

Improvements thereon:  
RESIDENTIAL DWELLING

Seized and taken in execution as  
property of:  
Ann Marie Stefanov 525 Marion  
Street FOREST CITY PA 18421

Execution No. 26-Civil-2015  
Amount Due: \$160,987.19 Plus  
additional costs

March 21, 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.

**5/27/2016 • 6/3/2016 • 6/10/2016**

**SHERIFF'S SALE  
JUNE 22, 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 22nd 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 Paupack,  
County of Wayne and State of  
Pennsylvania, more particularly  
described as follows, to wit:

Being Lot 307, Section 3, as shown  
on Plan of Lots, Wallenpaupack  
Lake Estates, dated March 23,  
1971 by VEP & Co., as recorded in  
the Office of the Recorder of  
Deeds in and for Wayne County,  
Pennsylvania, in Plat Book 14,  
page 117, said map being  
incorporated by reference herewith  
as if attached hereto.

**SUBJECT** to the same conditions,  
exceptions, reservations,  
restrictions, easements and rights  
of way as are contained in prior  
deeds forming the chain of title.

TITLE TO SAID PREMISES IS VESTED IN Nellie Crescio, by Deed from Penn Land Co., Inc., dated 02/19/2007, recorded 03/12/2007 in Book 3250, Page 205.

NELLIE CRESCIO died on 02/10/2013, leaving a Last Will and Testament dated 12/21/2012. Letters Testamentary were granted to MAX D. LEIFER on 04/27/2015 in NEW YORK COUNTY, NY, No. 2014-1394. The Decedent's surviving heirs at law and next-of-kin are LUCILLE DEVITO BRAIN, OUR LADY OF POMPEII CHURCH, VILLAGE CARE, ST. JUDES CHILDREN'S RESEARCH HOSPITAL, NEIGHBORHOOD CATS, BIDE-A-WEE HOME ASSOCIATIONS, INC., CITY HARVEST, OUR LADY OF POMPEII SENIOR CENTER, and LAKE ARIEL VOLUNTEER FIRE COMPANY. By executed waivers, CITY HARVEST, NEIGHBORHOOD CATS, OUR LADY OF POMPEII CHURCH, LUCILLE DEVITO BRAIN, OUR LADY OF POMPEII SENIOR CENTER, VILLAGE CARE, LAKE ARIEL VOLUNTEER FIRE COMPANY, and AMERICAN CANCER SOCIETY waived their right to be named as a defendant in the foreclosure action.

Tax Parcel: 19-0-0030-0325

Premises Being: 108 Wallenpaupack Drive, Lake Ariel, PA 18436

Seized and taken in execution as

property of:  
Max D. Leifer, in his capacity as Executor of the Estate of Nellie Crescio 99 Jane Street, Apt. 4K NEW YORK NY  
St. Judes Children's Research Hospital, in its capacity as Devisee of the Estate of Nellis Crescio, deceased 262  
Danny Thomas Place MEMPHIS TN 38105  
Bide-A-Wee Home Association, Inc. in its capacity as Devisee of the Estate of Nelli Crescio, deceased 410 East  
38th Street NEW YORK NY 10016

Execution No. 463-Civil-2015  
Amount Due: \$162,061.06 Plus additional costs

March 16, 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.

5/27/2016 • 6/3/2016 • 6/10/2016

**SHERIFF'S SALE  
JUNE 22, 2016**

By virtue of a writ of Execution instituted Bank of America, 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 22nd 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 and parcel of land situated in the Township of Dreher, County of Wayne and State of Pennsylvania, bounded and described as follows:

BEGINNING in the center of a small creek, known as the Creamery Creek, said point being also about 107 feet west of the center of the Public Road leading through the Village of Newfoundland, and being in the common boundary line of the lands of Ray Robacker and the lands of Margaret A. Barrett; thence along the line of lands of Ray Robacker West 110 feet to a corner; thence along the lines of lands of George Green North 95 feet to a corner; thence still along the line of lands of George Green East 123 feet to the center of the Creamery Creek; thence up the center of said

Creek South 7 and 3/4 degrees West 95.85 feet to the place of the BEGINNING.

Containing 11067 square feet of land, bearings from the magnetic meridian of the year of 1829, the date of the original survey.

ALSO granting and conveying to the grantee herein, his heirs and assigns a certain right of way, 12 feet wide, along the west side of the above mentioned Creamery Creek, from the above described premises to the Public Road leading through the Village of Newfoundland, also the right to build, repair, and maintain the said right of way from time to time.

EXCEPTING AND RESERVING the right of way for the Telephone line as now located along the line of lands formerly of Andrew Beesecker, TOGETHER with the right to build, repair and maintain said Telephone line from time to time.

SUBJECT to all restrictions, reservations, conditions and covenants as set forth in prior deeds forming the chain of title.

BEING the same premises that Margaret A. Barrett, widow, by General Warranty Deed dated May 12, 1992, and recorded in Wayne County on June 22, 1992, in Book 0692, Page 0276, granted and conveyed unto Robert A. Burke and Clare A. Burke, his wife, in fee.

BEING TAX NO.: 08-0-0005-

0005.-

BEING KNOWN AS: 941 MAIN STREET, NEWFOUNDLAND, PENNSYLVANIA 18445.

TITLE to said premises is vested in Alfred C. May by deed from Robert A. Burke and Clare A. Burke, husband and wife, dated July 31, 2009 and recorded August 3, 2009 in Deed Book 3790, Page 150.

IMPROVEMENTS THEREON:  
Residential Dwelling

Seized and taken in execution as property of:  
Alfred C. May 941 Main Street  
NEWFOUNDLAND PA 18445

Execution No. 474-Civil-2015  
Amount Due: \$128,507.19 Plus  
additional costs

March 22, 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.**

Joseph I. Foley, Esq.

**5/27/2016 • 6/3/2016 • 6/10/2016**

**SHERIFF'S SALE  
JUNE 22, 2016**

By virtue of a writ of Execution instituted M&T Bank s/b/m Manufacturers & Traders Trust Company issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 22nd 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 Lot, Piece or Parcel of Land Situate in the Township of Lehigh, County of Wayne and Commonwealth of Pennsylvania, Being Designated As Lot No. 75, In The Development Known as Lakeview Estates, Bounded And Described As Follows:**

**BEGINNING at the Common Corner of Lots Numbered 74 And 75, Said Corner Being Located On The Southerly Edge Of The Right-Of-Way Of Bass Court;**

**THENCE along the Common Boundary Line of Lots Numbered 74 And 75 S 05 Degrees 00**

Minutes 42 Seconds E 189.24 Feet to A Corner;

THENCE Along the Common Boundary Line of Lot Number 75 and The Recreation Area S 88 Degrees 21 Minutes 20 Seconds W 130.00 Feet To A Corner;

THENCE Along The Common Boundary Line of Lots Numbered 75 And 76 N 03 Degrees 33 Minutes 18 Seconds W 156.67 Feet To A Corner Located On The Southerly Edge Of The Right-Of-Way Of Bass Court;

THENCE Along The Southerly Edge Of The Right Of Way Of Bass Court Following A Curve To The Left With A Radius Of Fifty Feet An Arc Distance Of 53.63 Feet To A Corner;

THENCE Continuing Along The Southerly Edge Of The Right-Of-Way Of Bass Court N 84 Degrees 59 Minutes 18 Seconds E 81.22 Feet To The Point And Place Of BEGINNING.

COMPRISING Within Said Boundaries Lot Number 75 As Shown On A Certain Plain Of Lots On The Lands Of Lakeview Estates International Corp.

BEARINGS Of The Magnetic Meridian And Containing Fifty-Two One-Hundredths (0.52) Of An Acre To Be The Same, More Or Less.

Being Part Of The Same Premises Which Lakeview Estates

International Corp., By Deed Dated 26th Day July, 1994 And Recorded In The Office Of The Recorder Of Deeds In Wayne County, Pennsylvania In Deed Book 0956, Page 0280, Granted And Conveyed Unto The Grantors Herein.

Subject To Restrictions, Reservations, Easements, Covenants, Oil, Gas Or Mineral Rights Record, If Any.

TAX PARCEL #14-0-0047-0075.-

BEING KNOWN AS: 7 Bass Court, Lehigh Township, PA 18424

Seized and taken in execution as property of:

Paula S. Croom 7 Bass Court  
GOULDSBORO PA 18424  
Roberet J. Croom a/k/a Robert L. Croom 7 Bass Court  
GOULDSBORO PA 18424

Execution No. 548-Civil-2015  
Amount Due: \$182,288.18 Plus additional costs

March 16, 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.

Crystal Espanal

5/27/2016 • 6/3/2016 • 6/10/2016

**SHERIFF'S SALE  
JUNE 22, 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 22nd 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, situate, laying and being in the Township of Preston, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the center of the intersection of highways known as Shehawken Corners; thence along the center of the road known as the Tallmansville Road, South 16 degrees 30 minutes West 325 feet to a point in the center of said road;

thence leaving said highway; North 70 degrees West 100 feet to an iron pin and stones corner, on lot of land of Nelson W. Leet, et ux; thence along the land of said Nelson W. Leet, et ux, North 9 degrees 30 minutes West 253.5 feet to an iron pin and stones corner on said Nelson W. Leet, et ux, lot; thence further along said Leet lot, North 16 degrees East 10 feet to the center o the highway leading form Shehawken to Starrucca; thence along the center of said highway South 73 degrees 30 minutes East 200 feet to the place of BEGINNING. CONTAINING 1.2 acres, of land be the same more or less, the description therefor being as the Compass Needle pointed April 30, 1960, as surveyed by Leonard L. LaBarre on this date.

BEING the same lands which Isabelle V. Bennett granted and conveyed unto Ralph W. Tracy and Betty J. Tracy, his wife by deed dated December 12, 1963 and recorded in Wayne County Deed Book 220 at page 81.

TITLE TO SAID PREMISES IS VESTED IN John A. Francisco and Susan M. Francisco, his wife, by Deed from Ralph W. Tracy and Betty J. Tracy, his wife, dated 09/09/1994, recorded 09/09/1994 in Book 968, Page 201.

Tax Parcel: 20-0-0141-0011

Premises Being: 948 Shadigee Creek Road, Starrucca, PA 18462-1142



Improvements thereon:  
RESIDENTIAL DWELLING

Seized and taken in execution as property of:  
John A. Francisco 948 Shadigee Creek Road Starrucca PA 18462  
Susan M Francisco 948 Shadigee Creek Road, STARRUCCA PA 18462

Execution No. 629-Civil-2015  
Amount Due: \$10,802.13 Plus additional costs

March 17, 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.

5/27/2016 • 6/3/2016 • 6/10/2016

**SHERIFF'S SALE**  
**JUNE 22, 2016**

By virtue of a writ of Execution instituted Deutsche Bank Nat'l. Trust Co., as Trustee for Soundview Home Loan Trust 2005-OPT4, Asset-Backed Certificates, Series 2005-OPT4 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 22nd 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 located in Berlin Township, County of Wayne, Commonwealth of Pennsylvania, and being Lot No. 2, as shown on Map of Lots of R.R. & S. Subdivision, recorded in Wayne County Map Book No. 19, at Page 193. Containing four acres of land. Together with road access to and from said Lot

The parcel herewith conveyed is subject to the following restrictions, covenants and conditions which bind the said lot herewith conveyed, in the hands of any and all grantees, their heirs and assigns aforesaid, and mutually bind all lots conveyed subject to said restrictions, covenants and conditions.

1. Subdivision road maintenance to be shared by the property owners adjoining the roads after fifty (50%) percent of the lots on the road have been sold. At such time



the Developers shall turn the roads over to the homeowners, then the purchasers of the lots will share in common with the other homeowners the maintenance of all common roads.

2. There shall be allowed no accumulation of “junk” upon any or all of the lots (i.e., junk or unlicensed cars, garbage or any unsightly property of any description). Trash and garbage shall be removed at least once weekly.

3. There shall be no commercial use allowed upon any lot or lots with the exception that professional occupations normally conducted from a person's home may be conducted from and upon the property (medical practitioner, dentistry, attorney).

4. No animals except domestic or household pets, which shall include only dogs, cats and caged birds kept within the residential dwelling or garage located upon the property conveyed, shall be permitted on said property. Pigeons, Chickens, hens, roosters, and other fowl and caged or kenneled animals or every kind are to be excluded therefrom at all times. No commercial breeding of any type of domestic or household pets shall be permitted thereon.

5. No lot may be subdivided into less than one and five-tenths (1.5) acre lots. This may not be divided until five (5) years after purchase.

6. Easements hereby reserved along and within ten (10) feet of all

front lines and five (5) feet on said and rear lot lines of all properties for the constructions and perpetual maintenance of pipes, Conduits, poles, wires and fixtures for electrical lights, telephones, drainage and other public and quasi-public utilities and uses, and to trim any trees which may at any time interfere or threaten to interfere with the maintenance of such lines, with right to egress to and egress from said premises to employees of said utilities.

7. An on-site sewage disposal system must be a type meeting the minimum standards of the operative Board of Health or sanitary authority and must use aerobic septic tank or a more effective device specifically approved by the said health authority, and must be approved in writing by the Sellers.

8. After a majority of the lots in the respective section of the developers road have been sold, individual lot holders in said section shall be responsible for maintenance of the portion of the private road bordering on such individual lots, unless and until a plan is devised by said lot holders for common maintenance.

9. It is hereby agreed that the use and maintenance of roads and common use facilities shall be the grantees and users responsibility, and that the grantor shall in no way be held liable for any accidents, damage or cost arising from or in the course of using such common use facilities or rights-of-ways, and grantees will indemnify and save

harmless the grantors from any and all claims, loss, damage or injury growing out of such exercise.

10. All building shall conform to local zoning and subdivision ordinances set back lines to be exclusive of rights of way.

11. There shall be no mobile homes or campers allowed upon any of the property conveyed, except that while construction is commencing upon a permanent home site, or from the date of purchase, whichever occurs first; in any event, a mobile home or camper may be placed and used upon the property for and during the construction period, or for a period of time being five (5) years from the date of purchase, whichever is the lesser of the two.

12. And the Grantees accept this conveyance subject to the easements, restrictions and conditions above set forth, for themselves, their heirs and assigns, and covenant to and with the grantors, their successors and assigns that said Grantees, their heirs and assigns shall forever faithfully observe and perform said several restrictions and conditions, and each of them and, if the said Grantees or any person claiming under them shall at any time violate or attempt to violate, or shall omit to perform or observe any of the foregoing restrictions and conditions, it shall be lawful for any person owning a lot on the Grantors development, which is subject to the same restrictions and conditions in respect

to which the default is made, to institute and prosecute appropriate proceeding at law or in equity for the wrong done or attempted.

13. No noxious, dangerous or offensive activity or any nature whatsoever shall be permitted upon any part of the property hereby conveyed, nor shall anything be permitted thereon which may be or may become an annoyance or nuisance to the neighborhood.

14. No signs for advertising purposes shall be erected or maintained on the property herein conveyed without written permission of the grantors, their heirs or assigns.

PREMISES BEING 31 Parker Road, Honesdale, PA 18431

PARCEL NO 01-0-0019-0002

Seized and taken in execution as property of:  
Theodore Williams 31 Parker Road  
Honesdale PA 18431  
Mary Williams 31 Parker Road,  
HONSDALE PA 18431

Execution No. 653-Civil-2015  
Amount Due: \$136,497.77 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.

Andrew Marley, Esq.

5/27/2016 • 6/3/2016 • 6/10/2016

**SHERIFF'S SALE  
JUNE 22, 2016**

By virtue of a writ of Execution instituted Dime Bank issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 22nd 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 Lake, County of Wayne, and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in a dirt road known as Township Route

#382, said point being the northwest corner of the land herein conveyed and being also the line of lands now or formerly of Edward J. Abromovitz as shown on the map hereinafter referred to, thence along and in said Township Road, North 45 degrees 23 minutes 16 seconds East 70.09 feet, North 53 degrees 11 minutes East 231.9 feet and North 54 degrees 59 seconds East 254.13 feet to a point still in said Township Road, thence leaving the Township Road and running through other lands of the Grantors, South 20 degrees 33 minutes East 436.62 feet to a point at the edge of Pennsylvania Legislative Route 191, thence along the edge of said Pennsylvania Legislative Route 191 on an arc to the southwest having a radius of 1507.69, South 65 degrees 59 minutes 07 seconds West 182.35 feet and South 62 degrees 31 minutes 13 seconds West 171.46 feet to a point in line of lands now or formerly of Edward J. Abromovitz, thence along the line of lands of said Abromovitz and the land herein conveyed 359.95 feet to the place of BEGINNING. CONTAINING 4.05 acres, more or less, as shown on map of lands of the Grantors surveyed by Karl A. Hennings, R.S., in January, 1973, recorded in Wayne County Map Book 21 at page 38.

BEING the same premises which Laszlo Gyetvai and Linda M. Gyetvai, his wife, by deed dated July 16, 2003 and recorded in Wayne County Deed Book 2281 at

page 46, granted and conveyed unto Catherine A. Imburgio.

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

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

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

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

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

Execution No. 38-Civil-2015  
Amount Due: \$14,148.98 Plus  
additional costs

April 18, 2016  
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE  
NOTICE:**

That all claims to the property will be filed with the sheriff before the sale and all claims to the proceeds before distribution; That a sheriff's schedule of distribution will be in his office on a date specified by him, not later than thirty (30) days

after sale; and that distribution will be made in accordance with the schedule unless exceptions are filed within ten (10) days thereafter. No further notice of filing of the schedule of distribution need be given.

**ANY SUCCESSFUL BIDDER  
MUST HAVE 10% DOWN  
PAYMENT AT DATE OF SALE.  
BALANCE DUE THIRTY (30)  
DAYS FROM DATE OF SALE.  
FAILURE TO PAY BALANCE  
WILL FORFEIT DOWN  
PAYMENT.**

David M. Gregory, Esquire

**5/27/2016 • 6/3/2016 • 6/10/2016**

**SHERIFF'S SALE  
JUNE 29, 2016**

By virtue of a writ of Execution instituted Ditech Financial LLC f/k/a Green Tree Servicing LLC issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 29th day of June, 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:

**PARCEL ONE: ALL THAT  
CERTAIN** piece or parcel of land situate in Berlin Township, Wayne County, Pennsylvania, bounded and described as follows:

**BEGINNING** at a point in the center of State Highway Route 63026; thence along said highway South 16 degrees 36 minutes East

114.25 feet to a point in said road; thence continuing along said road South 11 degrees East 51 feet to a corner of lands of the former grantee; thence to an iron pin South 79 degrees West 200.3 feet to an axle for a corner; thence North 26 degrees 35 minutes West 57.25 feet to a pipe for a corner; thence through lands owned by the former grantors North 50 degrees 50 minutes East 232.1 feet to the place of BEGINNING.

Containing 0.55 acre more or less.

PARCEL TWO: ALL THAT CERTAIN piece or parcel of land situate in Berlin Township, Wayne County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center of the State Road Route 63026 leading from Route 106 to Welcome Lake, said point being a corner for the Norman Hector lot; thence along the same South 79 degrees West 200.3 feet to an axle for a corner; thence along lands of the Hectors South 4 degrees 52 minutes West 175 feet to a pipe corner; thence along the same South 80 degrees 20 minutes East 206.2 feet to a point in the center of the said road; thence along the center of the same North 7 degrees 3 minutes East 150 feet and North 5 degrees 50 minutes West 98.8 feet to the place of BEGINNING.

Containing 1 acre more or less.

The same premises are known as tax parcel numbers 01-0-0246-

0129.0001 and 01-0-0246-0130 on the tax map records of Berlin Township, Wayne County.

BEING the same premises that William R. Fahey, granted and conveyed by deed dated December 14, 2007 and intended to be recorded simultaneously herewith, to Janice Zvail, the mortgagor herein.

TITLE TO SAID PREMISES IS VESTED IN SpriorOwners

Tax Parcel: 01-0-0246-0129.0001 & 01-0-0246-0130.-

Premises Being: 397 Perkins Pond Road, Beach Lake, PA 18405-3076

Improvements thereon:  
RESIDENTIAL DWELLING

Seized and taken in execution as property of:  
Janice Zvail 450 W 24th Street,  
Suite 1Bb NEW YORK NY 10011

Execution No. 644-Civil-2015  
Amount Due: \$202,834.96 Plus  
additional costs

March 29, 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 P. Wendt Esq.

6/3/2016 • 6/10/2016 • 6/17/2016

**SHERIFF'S SALE  
JUNE 29, 2016**

By virtue of a writ of Execution instituted Wells Fargo Bank, N.A., as trustee for Securitized Asset Backed Receivable LLC 2005-FR5 Mortgage Pass-Through Certificates, Series 2005-FR5 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 29th 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 or land, situate, lying and being in the Township of South Canaan, County of Wayne and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at a point in the center line of PA L.R, 63114, this point also being the southwestern corner of Telshaw (DB 166 P 310); thence along the centerline of this road, south 79 degrees 35 minutes 05 seconds west 162.47 feet to a point in the center of this road; thence leaving the road and through the lands of the prior grantors (Casper DB 492 P 701) north 04 degrees 55 minutes 30 seconds west 266.94 feet to a Zimmer rebar monument, north 31 degrees 36 minutes 10 seconds east 568.67 feet to a Zimmer rebar monument and south 58 degrees 23 minutes 50 seconds east 170.08 feet to a Zimmer rebar monument on the western line of the aforementioned Telshaw; thence along this western line of Telshaw, south 19 degrees 31 minutes 00 seconds west 37,84 feet to a Zimmer rebar monument, south 31 degrees 36 minutes 10 seconds west 557.75 feet, and south 20 degrees 17 minutes 30 seconds east 18.00 feet to the place of beginning. Containing 3.0 acres as surveyed by M. R. Zimmer and Associates, Honesdale PA on May 9, 1991. All bearings on a Common Magnetic Meridian with survey of 1972. A plat illustrating this description is recorded in Map Book 74 Page 23.

Being the same premises that Kenneth Scheatzle by deed dated December 13, 2004, recorded in Wayne County Record Book 2677 at Page 167, granted and conveyed to Kenneth Scheatzle and Lorraine M. Koloc.

Second Parcel: Beginning at a set rebar marker on the stone fence on the east line of Bagnick (DB 358 P 154) the point also being the northwest corner of Lot A and the southwest corner of this lot; thence along said Bagnick north 29 degrees 31 minutes 00 seconds east 881.83 feet to a common corner of this lot and Telshaw (DB 166 P 310). Thence along Said Telshaw south 41 degrees 27 minutes 10 seconds east 483.00 feet and south 19 degrees 31 minutes 00 seconds west 511.16 feet to a rebar marker on the northeast corner of Ferraro (DB 663 P 340). Thence along said Ferraro north 58 degrees 23 minutes 50 seconds west 170.08 feet to a rebar marker and south 31 degrees 36 minutes 10 seconds west 268.67 feet to a rebar marker at the common corner of this lot and Lot B. Thence along the division line between Lots A & B north 54 degrees 02 minutes 05 seconds west 367.95 feet to the place of beginning. Containing 8.7 acres, listed as Lot A on plat illustrating subdivision of lands of Kenneth D. Scheatzle and Stanley R. and Lorrie M. Koloc. All bearings on a Common Magnetic Meridian of 1972 as surveyed by M. R. Zimmer and Associates, Honesdale, PA. A plat illustrating this survey is recorded in Wayne County Map Book 80 at Page 39. Together with the right to use in common with the grantors, their heirs and assigns a fifty (50) foot wide lane for a common private driveway whose center line is described as follows:

Beginning at a point in the center of PA SR #3022 this point being south 60 degrees 25 minutes 50 seconds west 28.00 feet from the southwest corner of Lot B; thence along the center of this lane the following courses: North 22 degrees 42 minutes 40 seconds east 89.87 feet; north 29 degrees 48 minutes 15 seconds east 78.43 feet; north 17 degrees 48 minutes 00 seconds east 46.91 feet; north 07 degrees 11 minutes 40 seconds east 50.06 feet; north 12 degrees 55 minutes 5s seconds east 55.69 feet; north 11 degrees 31 minutes 55 seconds east 57.79 feet; north 37 degrees 03 minutes 55 seconds east 69.03 feet; north 36 degrees 56 minutes 25 seconds east 66.98 feet; north 20 degrees 26 minutes 50 seconds east 103.46 feet; north 11 degrees 38 minutes 00 seconds east 35.71 feet to a point in the center of a 50 foot radius turn around area, this point being north 54 degrees 02 minutes 05 seconds west 86.46 feet from the northeast corner of Lot B.

Being the same premises that Kenneth D. Scheatzle, Stanley R. Koloc and Lorrie M. Koloc, his wife, by deed dated January 15, 1994, recorded in Wayne County Record Book 914 at Page 268, granted and conveyed to Kenneth D. Scheatzle.

Title to said Premises vested in Frank B. Lockwood and Melissa Lockwood, his wife by Deed from Kenneth Scheatzle and Lorraine M. Koloc dated 06/10/2005 and recorded 06/14/2005 in the Wayne



County Recorder of Deeds in Book  
2789, Page 225.

Seized and taken in execution as  
property of:  
Frank B. Lockwood 138 Old State  
Road SWEET VALLEY PA 18656  
Melissa Lockwood 138 Old State  
Road SWEET VALLEY PA 18656

Execution No. 129-Civil-2015  
Amount Due: \$178,383.53 Plus  
additonal costs

March 29, 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.

**6/3/2016 • 6/10/2016 • 6/17/2016**

**SHERIFF'S SALE  
JUNE 29, 2016**

By virtue of a writ of Execution  
instituted JPMorgan Chase Bank,  
National Association, successor in  
interest by purchase from the FDIC  
as Receiver of Washington Mutual  
Bank F/K/A Washington Mutual  
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 29th 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 lot, piece or  
parcel of land situate, lying and  
being in the Township of Lehigh,  
County of Wayne and State of  
Pennsylvania, bounded and  
described as follows, to wit:

Final map of POCONO SPRING  
ESTATES, INC., Section XII

BEING LOT No. 260 Street  
Pocono Drive on the plot of lots  
known as "Pocono Spring Estates,"  
as laid out for the grantor by R.N.  
Harrison, Civil Engineer,  
Hackettstown, NJ dated May 1968  
and recorded in the Office of the  
Recorder of Deeds of Wayne  
County in May Book 14 Page 189.

Parcel# 14-0-0005-0116

Property address: 260 Pocono  
Drive, Gouldsboro, PA 18424

Seized and taken in execution as



property of:  
Glenn S. Borochaner 501  
Windmere Way NEW HOPE PA  
18938

Execution No. 448-Civil-2010  
Amount Due: \$109,048.49 Plus  
additional costs

March 29, 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

**6/3/2016 • 6/10/2016 • 6/17/2016**

**SHERIFF'S SALE  
JUNE 29, 2016**

By virtue of a writ of Execution instituted Bank of America, N.A.as successor by merger to BAC Home Loans Servicing, LP issued out of

the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 29th 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 lot of land, situate, lying and being in the Township of Lake, Wayne County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point for a corner which point is the most Southeasterly corner of Lot No. 36 and the most Southwesterly corner of Lot No. 37, which point abuts a private drive entitled 'Sr. Colette-Fr. John Drive' which lots and private drive are set forth in a map entitled 'Ginger-Mary-Ann Acres, Lands of Margretta Murnin, Lake Township, Wayne County, Pennsylvania, May 25, 1976, Revised May 31, 1977, Revised August 6, 1977' which map is recorded in the Office of the Recorder of Deeds of Wayne County, Pennsylvania, in Map Book 36, at page 1; thence along the common boundary lines of Lots No. 36 and 37, North eight (08) degrees fifty (50) minutes East four hundred (400) feet to a point for a corner; thence North eighty-two degrees fifteen (15) minutes West two hundred (200) feet to a point for a corner which point is the most Northwesterly corner of Lots

No. 36 and the most Northeasterly corner of Lot No. 35 on said map; thence along the common boundary lines of Lots Nos. 35 and 36 on said map, South eight (8) degrees fifty (50) minutes West four hundred (400) feet to a point for a corner, which point abuts the aforesaid private drive; thence along the edge of the aforesaid private drive, South eighty-two (82) degrees fifteen (15) East two hundred (200) feet to the point or place of BEGINNING. CONTAINING therein all of Lot No. 36 as set forth on the aforesaid Map.

TITLE TO SAID PREMISES IS VESTED IN Gary Salerno, by Deed from John J. McCaffrey and Carolyn A. McCaffrey, dated 07/12/2002, recorded 07/18/2002 in Book 2025, Page 348.

Tax Parcel: 12-0-0058-0018

Premises Being: 122 Father John Drive, Lake Ariel, PA 18436-4630

Improvements thereon:  
RESIDENTIAL DWELLING

Seized and taken in execution as property of:  
Gary Salerno 122 Father John

Drive LAKE ARIEL PA 18436

Execution No. 942-Civil-2009  
Amount Due: \$219,277.02 Plus  
additional costs

March 29, 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.

**6/3/2016 • 6/10/2016 • 6/17/2016**

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**CIVIL ACTIONS FILED**

*FROM MAY 7, 2016 TO MAY 13, 2016  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**JUDGMENTS**

<b>NUMBER</b>	<b>LITIGANT</b>	<b>DATE</b>	<b>DESCRIPTION</b>	<b>AMOUNT</b>
2009-20415	WALLACE CAROL J INDIVIDUALLY	5/13/2016	SATISFACTION	—
2009-20415	CJ'S EXPRESS T/A	5/13/2016	SATISFACTION	—
2009-20416	WALLACE CAROL J INDIVIDUALLY	5/13/2016	SATISFACTION	—
2009-20416	CJ'S EXPRESS T/A	5/13/2016	SATISFACTION	—
2009-20504	HILLER DONALD A JR	5/09/2016	SATISFACTION	—
2010-21083	STRASINGER MARTIN W	5/09/2016	SATISFACTION	5,288.61
2010-21083	THOMP SUSAN M	5/09/2016	SATISFACTION	5,288.61
2011-20334	DIME BANK THE GARNISHEE	5/12/2016	DISC/GARNISHEE ATTCH	—
2013-21301	IYOOB RANDI	5/09/2016	SATISFACTION	5,194.94
2014-00411	HIBBS KATHIE J	5/10/2016	DEFAULT JUDG IN REM	142,521.91
2014-00411	HIBBS WILMER C	5/10/2016	DEFAULT JUDG IN REM	142,521.91
2014-00411	HIBBS KATHIE J	5/10/2016	WRIT OF EXECUTION	142,521.91
2014-00411	HIBBS WILMER C	5/10/2016	WRIT OF EXECUTION	142,521.91
2015-00008	THOMAS CLYDE W	5/12/2016	WRIT OF EXECUTION	122,567.60
2015-00352	SKELTON DANIEL L	5/10/2016	WRIT OF EXECUTION	182,769.43
2015-00616	TRAVERS THOMAS A	5/13/2016	DEFAULT JUDG IN REM	67,969.44
2015-00646	CINO JOHN D	5/10/2016	WRIT OF EXECUTION	179,155.45
2015-00646	CINO CLAUDINE	5/10/2016	WRIT OF EXECUTION	179,155.45
2015-00713	MARTIN ROBERT A	5/13/2016	DEFAULT JUDGMENT	219,456.02
2015-00713	OTOOLE JOAN MARY	5/13/2016	DEFAULT JUDGMENT	219,456.02
2015-00713	MARTIN ROBERT A	5/13/2016	WRIT OF EXECUTION	219,456.02
2015-00713	OTOOLE JOAN MARY	5/13/2016	WRIT OF EXECUTION	219,456.02
2015-20905	HICKEY DONALD	5/10/2016	SATISFACTION	104,223.08
2015-21078	A NEW ERA SECURITY INC	5/13/2016	SATISFACTION	—
2015-90030	IMPERATO FRANK J JR	5/09/2016	SATISFACTION	49,563.03
2016-00113	KRAFT ERIK P	5/10/2016	DEFAULT JUDGMENT	1,653.12
2016-00132	DAGASTINO MICHELLE L	5/13/2016	CONSENT JUDGMENT	8,141.05
2016-00145	BLOCKBERGER JIM	5/13/2016	CONSENT JUDGMENT	3,900.02
2016-20124	CANFIELD JOAN M	5/13/2016	WRIT OF EXECUTION	1,397.14
2016-20124	BANK OF AMERICA GARNISHEE	5/13/2016	GARNISHEE/WRIT EXEC	1,397.14
2016-20326	NEGRI BRUCE U	5/09/2016	MUNICIPAL LIEN	5,028.52
2016-20326	NEGRI DIANE L	5/09/2016	MUNICIPAL LIEN	5,028.52
2016-20327	KANAMURA SEIJI	5/09/2016	MUNICIPAL LIEN	2,869.03
2016-20329	GRAHAM JAMES	5/09/2016	MUNICIPAL LIEN	785.88
2016-20330	FRANK CHARLENE LOIS	5/09/2016	MUNICIPAL LIEN	1,156.71
2016-20331	BOLLI JOHN MICHAEL	5/09/2016	MUNICIPAL LIEN	781.53

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

2016-20332	BETANCOURT RUBEN	5/09/2016	MUNICIPAL LIEN	798.97
2016-20332	BETANCOURT MARIA	5/09/2016	MUNICIPAL LIEN	798.97
2016-20333	ACKERMAN CHRISTINE	5/09/2016	MUNICIPAL LIEN	2,029.23
2016-20334	UTEGG HARRY R	5/09/2016	TAX LIEN	1,902.34
2016-20335	RESSLER MICHAEL J	5/09/2016	JP TRANSCRIPT	1,099.18
2016-20336	ZALINKA STANLEY	5/09/2016	MUNICIPAL LIEN	535.04
2016-20336	ZALINKA PAMELA	5/09/2016	MUNICIPAL LIEN	535.04
2016-20337	YAGUDAYEV YURIY	5/09/2016	MUNICIPAL LIEN	569.93
2016-20338	WIREMAN LARRY	5/09/2016	MUNICIPAL LIEN	700.81
2016-20338	WIREMAN COLLEEN	5/09/2016	MUNICIPAL LIEN	700.81
2016-20339	VIVIANO ROBERT C	5/09/2016	MUNICIPAL LIEN	755.35
2016-20340	URBAN ROBERT B	5/09/2016	MUNICIPAL LIEN	535.04
2016-20341	TRABALKA JASON G	5/09/2016	MUNICIPAL LIEN	2,616.85
2016-20341	TRABALKA DEBRA M	5/09/2016	MUNICIPAL LIEN	2,616.85
2016-20342	TRABALKA JASON G	5/09/2016	MUNICIPAL LIEN	535.04
2016-20342	TRABALKA DEBRA M	5/09/2016	MUNICIPAL LIEN	535.04
2016-20343	TOOMA WILLIAM	5/09/2016	MUNICIPAL LIEN	535.04
2016-20344	TONER BRIAN F	5/09/2016	MUNICIPAL LIEN	535.04
2016-20344	TONER SANDRA L	5/09/2016	MUNICIPAL LIEN	535.04
2016-20345	KANA PATRIK	5/11/2016	MUNICIPAL LIEN	535.04
2016-20345	KRUTKA BOHUMILA	5/11/2016	MUNICIPAL LIEN	535.04
2016-20346	HUMIC JOHN P JR	5/11/2016	MUNICIPAL LIEN	564.14
2016-20346	HUMIC BRENDA L	5/11/2016	MUNICIPAL LIEN	564.14
2016-20347	BETANCOURT ALEXANDER	5/11/2016	MUNICIPAL LIEN	591.54
2016-20347	NIEVES LUCIA	5/11/2016	MUNICIPAL LIEN	591.54
2016-20348	POCONO SPRINGS ESTATES INC	5/11/2016	MUNICIPAL LIEN	567.75
2016-20349	POCONO SPRINGS ESTATES INC	5/11/2016	MUNICIPAL LIEN	561.21
2016-20350	KTB ENTERPRISES LLC	5/11/2016	MUNICIPAL LIEN	519.77
2016-20351	CONTINENTAL BANK	5/11/2016	MUNICIPAL LIEN	1,909.26
2016-20352	GRIMSICH JENNIFER	5/11/2016	MUNICIPAL LIEN	535.04
2016-20352	WHITE AMY R	5/11/2016	MUNICIPAL LIEN	535.04
2016-20353	ROSENAUR ADRIAN L	5/11/2016	MUNICIPAL LIEN	535.04
2016-20353	ROSENAUR ALICIA M	5/11/2016	MUNICIPAL LIEN	535.04
2016-20354	SHARPE JODY ANNETTE	5/11/2016	MUNICIPAL LIEN	2,125.20
2016-20354	PEARCE VIRGINIA A	5/11/2016	MUNICIPAL LIEN	2,125.20
2016-20355	RITE PAC GROUP INC	5/12/2016	MUNICIPAL LIEN	535.04
2016-20356	POCONO SPRINGS ESTATES INC	5/12/2016	MUNICIPAL LIEN	535.04
2016-20357	ENYELLA ENTERPRISES INC	5/12/2016	MUNICIPAL LIEN	535.04
2016-20358	COTTER EILEEN	5/12/2016	MUNICIPAL LIEN	2,389.15
2016-20358	MOLLOY CONAL	5/12/2016	MUNICIPAL LIEN	2,389.15
2016-20359	CHIN EDWARD	5/12/2016	MUNICIPAL LIEN	561.21
2016-20359	CHIN JENNY SOU	5/12/2016	MUNICIPAL LIEN	561.21
2016-20360	CABRERA LIGDAMIS	5/12/2016	MUNICIPAL LIEN	519.77
2016-20360	CABRERA WILLIAM	5/12/2016	MUNICIPAL LIEN	519.77
2016-20361	FAATZ FRANCES	5/13/2016	JUDGMENT NOTE	1,000.00
2016-20361	FAATZ EARL JR	5/13/2016	JUDGMENT NOTE	1,000.00
2016-20362	EASTMAN JOHN M	5/13/2016	MUNICIPAL LIEN	750.22
2016-20362	EASTMAN KAREN A	5/13/2016	MUNICIPAL LIEN	750.22
2016-20363	EASTMAN JOHN M	5/13/2016	MUNICIPAL LIEN	750.01
2016-20363	EASTMAN KAREN A	5/13/2016	MUNICIPAL LIEN	750.01

2016-20364	SPOTT JOSEPH DANIEL		5/13/2016	MUNICIPAL LIEN	2,236.45
2016-20364	SPOTT JOAN M		5/13/2016	MUNICIPAL LIEN	2,236.45
2016-20365	PUNT EDWARD		5/13/2016	MUNICIPAL LIEN	1,681.08
2016-20366	LEMECH MICHELLE A		5/13/2016	MUNICIPAL LIEN	1,250.50
2016-20367	LEMECH MICHELLE A		5/13/2016	MUNICIPAL LIEN	1,802.37
2016-20368	HARTLEY JAMI L		5/13/2016	MUNICIPAL LIEN	2,293.16
2016-20369	HANDL JUDY		5/13/2016	MUNICIPAL LIEN	2,081.57
2016-20370	CARBONE SCOTT		5/13/2016	MUNICIPAL LIEN	1,056.36
2016-20370	CARBONE BRENDA		5/13/2016	MUNICIPAL LIEN	1,056.36
2016-20371	BAEZ ANNA M		5/13/2016	MUNICIPAL LIEN	1,568.97
2016-40017	ELDRED DONALD OWNER	P	5/09/2016	STIP VS LIENS	—
2016-40017	ELDRED KIM OWNER	P	5/09/2016	STIP VS LIENS	—
2016-40017	SHORTEN HOMES CONTRACTOR		5/09/2016	STIP VS LIENS	—
2016-40018	SMITH JOSHUA K OWNER	P	5/09/2016	STIP VS LIENS	—
2016-40018	SMITH STEPHANIE M OWNER	P	5/09/2016	STIP VS LIENS	—
2016-40018	SHELDON J SMITH CONSTRUCTION CONTRACTOR		5/09/2016	STIP VS LIENS	—
2016-40019	BOUDER ANN OWNER		5/12/2016	MECHANICS LIEN CLAIM	15,340.00
2016-40019	KNOWLES ANN OWNER		5/12/2016	MECHANICS LIEN CLAIM	15,340.00

**CONTRACT — DEBT COLLECTION: CREDIT CARD**

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00254	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	5/13/2016	—
2016-00254	MILLER JENNIFER A KUHN	DEFENDANT	5/13/2016	—

**CONTRACT — DEBT COLLECTION: OTHER**

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00250	LITTLE CREEK LODGE	PLAINTIFF	5/12/2016	—
2016-00250	DURHAM ANGELA	DEFENDANT	5/12/2016	—

**CONTRACT — OTHER**

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00248	STERLING TOWNSHIP WAYNE COUNTY	PLAINTIFF	5/10/2016	—
2016-00248	GRASSIE AND SONS INC	DEFENDANT	5/10/2016	—

**MISCELLANEOUS — OTHER**

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00246	OSBORN LAURIE	PLAINTIFF	5/09/2016	—
2016-00246	WAYCO INC	DEFENDANT	5/09/2016	—
2016-00247	DEUTSCH ALEXANDER	PLAINTIFF	5/09/2016	—
2016-00247	DEUTSCH GLENDA	PLAINTIFF	5/09/2016	—
2016-00247	PAULL RONALD FAIR III	DEFENDANT	5/09/2016	—
2016-00247	LPL FINANCIAL LLC	DEFENDANT	5/09/2016	—

2016-00253	RABOLD AARON	PLAINTIFF	5/13/2016	—
2016-00253	PENNSYLVANIA DEPARTMENT OF CORRECTIONS	DEFENDANT	5/13/2016	—
2016-00253	WETZEL JOHN	DEFENDANT	5/13/2016	—
2016-00253	SOMMERS JACK	DEFENDANT	5/13/2016	—
2016-00253	XIE XIAPING	DEFENDANT	5/13/2016	—
2016-00253	SCI WAYMART	DEFENDANT	5/13/2016	—

**NAME CHANGE**

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00252	AULIYAA RAKMAN ABDUL QADIR	PETITIONER	5/13/2016	—

**REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL**

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00249	ROUNDPOINT MORTGAGE SERVICING	PLAINTIFF	5/11/2016	—
2016-00249	DELLISANTI MICHAEL A JR	DEFENDANT	5/11/2016	—
2016-00249	DELLISANTI LISA J	DEFENDANT	5/11/2016	—

**REAL PROPERTY — PARTITION**

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00251	CONSOLE MICHAEL D	PLAINTIFF	5/12/2016	—
2016-00251	HORST KARLA D A/K/A	DEFENDANT	5/12/2016	—
2016-00251	TUTTLE KARLA D HORST	DEFENDANT	5/12/2016	—



**MORTGAGES AND DEEDS**

*RECORDED FROM MAY 23, 2016 TO MAY 27, 2016  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

<b>GRANTOR</b>	<b>GRANTEE</b>	<b>LOCATION</b>	<b>AMOUNT</b>
Shokoff Carol	Mortgage Electronic Registration Systems	Paupack Township	172,359.00
Wittenbrader Tamara A	N B T Bank	Salem Township	
Wittenbrader Jeffrey M			90,000.00
Gill Gregory E	N B T Bank	Buckingham Township	
Gill Jennifer M			41,000.00
Martirano Anthony J	Fidelity Deposit & Discount Bank	Sterling Township	
Martirano Jennifer L			75,000.00
Eldred Kim	First National Community Bank	Cherry Ridge Township	
Eldred Donald			230,571.00
Vazquez Noel	Mortgage Electronic Registration Systems	Salem Township	103,000.00
Snyder Joan L	Mortgage Electronic Registration Systems	Lake Township	221,397.00
Woody Joseph R III	Mortgage Electronic Registration Systems	Clinton Township 2	70,000.00
Currie Robert J	Carnall Shirley	Paupack Township	450,000.00
Williams Elizabeth M	Wayne Bank	Paupack Township	
Williams Jace R			243,200.00
Kida Sophia Zeglen	Mortgage Electronic Registration Systems	Paupack Township	
Zeglenkida Sophia			142,500.00
Williams John M	Wayne Bank	Honesdale Borough	
Williams Nancy K			8,000.00
Haun Myron W Jr	Dime Bank	Oregon Township	
Haun Gloria J			130,000.00
Hayes Tara	Dime Bank	Palmyra Township	40,500.00
Blueprint Investment Properties	Dime Bank	Lake Township	120,000.00
Ahearn Gerard	J P Morgan Chase Bank	Lake Township	
Ahearn Teri Ann			130,000.00
Nebzydoski Henry	First National Bank Of Pa	Mount Pleasant Township	
Nebzydoski Jean			100,000.00
Panza Dominic T	Honesdale National Bank	Dyberry Township	
Panza Denise M			262,000.00
Cordner Robert J	Honesdale National Bank	Mount Pleasant Township	
Cordner Gloria J M			40,000.00
Martzen David J	Honesdale National Bank	Clinton Township 1	37,600.00
Lenz Ronald F	Honesdale National Bank	Berlin Township	
Lenz Katharina E			200,000.00

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

Lunn Jack G	Housing & Urban Development	Lake Township	31,586.77
Buss Shaun	Univest Bank & Trust Co	Paupack Township	
Buss Brenda			307,280.00
Nademus Arlene	Wells Fargo Bank	Paupack Township	69,000.00
Derosa Neil	Mortgage Electronic Registration Systems	Lake Township	120,000.00
Reno Anthony J	Wells Fargo Bank	Salem Township	
Reno Robin L			65,001.00
Barron Robert J Jr	N B T Bank	Paupack Township	
Barron Heather A			80,000.00
Soto Robert	Mortgage Electronic Registration Systems	Lehigh Township	
Soto Ramona			82,771.00
Silverbird	Honesdale National Bank	Salem Township	341,000.00
Dicello Michael	Manufacturers & Traders Trust Company	Salem Township	39,900.00
Lopatofsky Andrew M	Citizens Savings Bank	Clinton Township 1	
Lopatofsky Lisa M			253,872.00
Conway Patrick	Mortgage Electronic Registration Systems	Lake Township	
Conway Debra A			111,000.00
Czartosieski Charles	Bank Of America	Paupack Township	
Czartosieski Anita			113,956.00
Pontosky Michael F	N B T Bank	Salem Township	
Pontosky Richard C			175,000.00
Dunn Charles A Jr	Honesdale National Bank	Sterling Township	
Dunn Karen J			45,000.00
Kizer Erica			
Trevor Kevin			
Sullivan Gregory G	Honesdale National Bank	Cherry Ridge Township	
Sullivan Robin R			38,000.00
Newbon Jason	Honesdale National Bank	Honesdale Borough	
Newbon Karen			37,000.00
Braun Alexander D	Honesdale National Bank	Texas Township	
Braun Alanna			40,000.00
Buckley Michael J	Mortgage Electronic Registration Systems	Lake Township	
Buckley Angela C			102,827.00
Hamlin Center	Boul Aubree Elizabeth Tr Joan Kathleen Held Trust Boul Firmin D	Salem Township	14,756,400.00
Germano Joseph	Mortgage Electronic Registration Systems	Lake Township	
Germano Jill			40,000.00
At Land Lehigh	Boul Aubree Elizabeth Tr Joan Kathleen Held Trust Boul Firmin D	Salem Township	14,756,400.00
Quick Jennifer L	Dime Bank	Lake Township	150,000.00



## DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Beams Carl R	Bewick Shaun M	Lehigh Township	
Beams Kathleen A	Bewick Jacklyn C		Lot 57
Hinch William J	Vazquez Noel	Salem Township	
Hinch Donna			Lot 876
Coluccio Margaret E			
Coluccio Rocco			
Peterson Clifford	Ratay Jeffrey F Tr	Paupack Township	
Roman Patricia Ann	Ratay Dana L Tr		
	Jeffrey F Ratay Revocable Trust		
Robertson James	Terzulli Vito	Lake Township	
Robertson Patricia	Terzulli Maria		Lot 1294
Landslovers Corp	Thakker Bhavini S	Lehigh Township	Lot 175
Digregorio Patricia A Exr	Digregorio Patricia A	Scott Township	
Digregorio Guerino John			
Est AKA			Lot 11 1
Digregorio G John Est AKA			
Johnson Thomas	Zack Michael	Mount Pleasant Township	
White Heather L			
Johnson Heather L			
Cavage Michael W	Steene Farms	Canaan Township	
Cavage Allyson			
Cavage Michael W	Cavco Holdings	Canaan Township	
Cavage Allyson A			
Cavage Michael W	Cavco Holdings	Canaan Township	
Cavage Allyson A			
Cavage Michael W	Cavco Holdings	Canaan Township	
Cavage Allyson A			
Hecker Genevieve	Barr Michael	Clinton Township 2	
	Barr Linda		
Colucci Denise L By Sheriff	Midfirst Bank	Honesdale Borough	Lot 87
N L E Properties	Hoban Paul J	Salem Township	
Gilbert Wayne G	Gilbert Wayne	Manchester Township	
Gilbert Dianna L			
Dettloff Dianna L			
Lake Daniel E Exr	Carney Scott Thomas	Honesdale Borough	
Niekrewicz Eleanor B Est	Durst Victoria M		Lots 73 & 74
Stark Kyle E	Woody Joseph R III	Clinton Township 2	
Borick Alysa C			Lot 12
Verlo Inc	Bates Leonard	Paupack Township	
McGinnis Kevin P	Bates Patricia A		
	Kohrs Timothy		
	Harvey Jan		
Carnall Shirley	Currie Robert J	Paupack Township	
Clark Glenn J Sr	Frahm Jason	Paupack Township	
Clark Christine C	Frahm Ann Jennifer		Lot 10 C
Wayte William J	Hogan Timothy P	Paupack Township	
Wayte Susan A	Hogan Lori A		Lot 203

Macquaide William Dill	Kida Sophia Zeglen Zeglenkida Sophia	Paupack Township	Lot 65
Laboranti John J III Laboranti Charlene A	King Mark Andrew Ruth Helene	Lehigh Township	Lot 146
Wallenpaupack Lake Estates Property Owners	Wallenpaupack Lake Estates Property Owners	Paupack Township	
Wallenpaupack Lake Estates Property Owners	Wallenpaupack Lake Estates Property Owners	Paupack Township	
McMurray Jay C By Sheriff	U S Bank Tr	Palmyra Township	Lot 68
Gravina Jennifer	Gravina Joan B	Manchester Township	
Gravina Joan B	Gravina Jennifer	Damascus Township	Lot 1
McGrath Robert C	McGrath Robert C Tr McGrath Family Irrevocable Real Estate	Lake Township	
Napolitano Mary Ann Est Napolitano Louis Exr	Napolitano Louis Napolitano Annmarie Montambault Michelle	Berlin Township	
Stanton Daniel L Knecht Robin L	Ostrander Elwin	Cherry Ridge Township	
Saleson Properties Inc	J B Four Properties Inc	Honesdale Borough	
Marx William R	Marx William R Tr	Sterling Township	
Molnar Geraldine Marx Geraldine	William R Marx Revocable Living Trust		Lot 131
Goodwin Edwin J Jr Edwin Goodwin & Sons	Nagele Lynn S Nagele Robert L Jr	Paupack Township	
Carragino Arthur	Ahern Gerard Ahearn Teri Ann	Lake Township	Lot 3830
McDonald Pamela McDonald James Brown Jeffrey O Brown Sheila	Burcher Jack Beers Bonnie	Dyberry Township	
Defalco Joann By Sheriff Defalco Rosario By Sheriff	Tigue Wayne	Paupack Township	Lot 346
Bayview Loan Servicing	Cullinan Steven Cullinan Brenda	Salem Township	Lot 615
Hendrickson John C Hendrickson Yumiko	Wood Jack C Wood M Kathleen Lewis Karen A	Berlin Township	Lot 13
Coer Robert A Sr By Sheriff Coer Catherine F By Sheriff	Fannie Mae	Lake Township	Lot 1933
Barletta Richard Barletta Barbara	Buss Shaun Buss Brenda	Paupack Township	Lot 20
Angeli Donald J	Bobel Walter T Bobel Susan	Buckingham Township	
Walsh Kyle Walsh Lori C	Barron Robert J Jr Barron Heather A	Paupack Township	Lot 427
Clark Laura Clark William	Massa Carl Massa Donna	Salem Township	Lots 140 & 141
Wood Jack By Sheriff	Nationstar H E C M Acquisition Trust Two	Berlin Township	

Cipully Joanne	Cipully Joanne	Texas Township 1 & 2	Lot 1 R
Waters Betty By Agent	Waters Gary M	Waymart Borough	
Waters Jere Agent			
Cordrey Thomas O	Kimmel Kevin	Lehigh Township	
Cordrey Georgia A	Kimmel Jennifer		Lot 3
Haxhaj Ali	Bardhaj Bekim	Waymart Borough	
Ballentine Eusebius	Ballentine Eusebius	Dyberry Township	
Ballentine Galen	Milleson Monique		
Ballentine Rebecca			
Ballentine Stephen			
Carol Sue Donegan Spinelli			
Living Trust	Spinelli Carol Donegan	Dreher Township	
Spinelli Carol Sue Donegan Tr	Doneganspinelli Carol		
Doneganspinelli Carol Sue Tr			
Carol Sue Donegan Spinelli			
Living Trust	Spinelli Carol Donegan	Dreher Township	
Spinelli Carol Sue Donegan Tr	Doneganspinelli Carol		
Doneganspinelli Carol Sue Tr			
Bachmann Robert T	Bachmann Robert T	Paupack Township	
	Bachmann Joanne		LO38
Pontosky Sherry	Pontosky Michael F	Salem Township	
Velluzzi Thomas	Schirripa Giovanni F	Manchester Township	
Giambrone Jessica			Lot 1232
Donlick Daniel K	Santillan Alfonso Lara	Lake Township	
Donlick Delores M			Lot 1605
Schmidt Penelope	Buckley Michael J	Lake Township	
	Buckley Angela C		Lot 3549
L S F Nine Master Participation			
Trust By Af	Germano Joseph	Lake Township	
Caliber Home Loans Inc Af	Germano Jill		Lot 1269
Mulholland Arlene By Sheriff	H S B C Bank Usa Tr	Clinton Township 1	
Mulholland Bryan By Sheriff			
Pilipie Stefani Lee By Sheriff	Bank Of New York Mellon Tr	Lake Township	Lot 2614
Dipalma F Thomas AKA			
By Sheriff	L S F Nine Master Participation Trust	Salem Township	
Dipalma Thomas F AKA			
By Sheriff			Lot 642
Tenewitz Diane K AKA	Wayne Health Services Inc	Honesdale Borough	
Tenewitz Diane AKA			



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