

OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 6 ★ June 10, 2016 ★ Honesdale, PA ★ No. 14



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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
Subscription Year: March–February
Prorated subscriptions available*

WAYNE COUNTY OFFICIALS

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Robert J. Conway, *Senior Judge*

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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.

EXECUTOR NOTICE

Estate of John R. Rude AKA John Rensen Rude AKA John R. Rude, Sr. AKA John Rude AKA John Rensen
Late of Clinton Township
EXECUTOR
Dwight W. Rude
2312 N. Charlotte St.
Pottstown, PA 19464
EXECUTOR
John R. Rude, II
1850 St. Peter's Rd.
Pottstown, PA 19465
ATTORNEY
Nicholas A. Barna
831 Court Street
Honesdale, PA 18431

6/10/2016 • 6/17/2016 • 6/24/2016

EXECUTOR NOTICE

Estate of Florence B. Welles AKA Florence Welles
Late of Honesdale Borough
EXECUTOR

Carl F. Welles
PO Box 62
Waymart, PA 18472
ATTORNEY
Nicholas A. Barna
831 Court Street
Honesdale, PA 18431

6/10/2016 • 6/17/2016 • 6/24/2016

ADMINISTRATRIX NOTICE

Estate of Marie Janet Wood AKA Janet Wood AKA Marie J. Wood
Late of Cherry Ridge Township
ADMINISTRATRIX
Susan J. Wood
40 Lintner Road
Honesdale, PA 18431
ATTORNEY
David M. Gregory, Esq.
307 Erie Street
Honesdale, PA 18431

6/10/2016 • 6/17/2016 • 6/24/2016

EXECUTRIX NOTICE

Estate of Douglas A. Mendini
Late of Lake Township
EXECUTRIX
Arlea M. Crowe
125 Clay Circle
Brick, NJ 08724
ATTORNEY
Warren Schloesser, Esq.
214 Ninth Street
Honesdale, PA 18431

6/10/2016 • 6/17/2016 • 6/24/2016

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

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

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

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

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

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

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

OTHER NOTICES

NOTICE OF FILING OF ARTICLES OF INCORPORATION

Notice is hereby given that Articles of Incorporation have been filed with the Commonwealth of Pennsylvania, Department of State at Harrisburg, PA on September 12, 2015. The name of the corporation is NEPA Power Sports, Inc. The corporation has been organized pursuant to the Pennsylvania Business Corporation Law of 1988, as amended.

Michael P. Lehutsky, Esq.

613 Main Street
Honesdale, PA 18431
(570) 253-3800

6/10/2016

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 or 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,
HONESDALE 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 th 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 Zwail, 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
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 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 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 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 (08) 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

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

By virtue of a writ of Execution instituted U.S. Bank, N.A., as Trustee for Citigroup Mortgage Loan Trust Inc., Asset-Backed Pass-Through Certificates, Series 2006-WMC1 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 and tract of land situate, lying and being in the Township of Paupack, County of Wayne and Commonwealth of Pennsylvania, more particularly described as follows to wit:

Being Lot No. 431, Windsor Road as shown on Map of Lands of Paupackan Lake Shores, Inc., recorded in the Office of the Recorder of Deeds in and for the County of Wayne in Map Book 29, at Page 37.

Tax Parcel ID: 19-0-0042-0431

Address: 431 Windsor Road,
Lakeville, PA 18428

BEING the same property conveyed to Scott A. Lauersen and Hope Lauersen, his wife, who acquired title by virtue of a deed from Scott A. Lauersen, a married man, dated September 26, 2005, recorded October 12, 2005, at Deed Book 2888, Page 94, Wayne County, Pennsylvania records.

Seized and taken in execution as property of:
Scott A. Lauersen 96 Ferris Road
HAWLEY PA 18428
Hope Lauersen 733 Birch Avenue
LANGHORNE PA 19047

Execution No. 446-Civil-2013
Amount Due: \$140,671.34 Plus
additional costs

April 11, 2016
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE
NOTICE:**

That all claims to the property will be filed with the sheriff before the sale and all claims to the proceeds before distribution; That a sheriff's schedule of distribution will be in his office on a date specified by

him, not later than thirty (30) days after sale; and that distribution will be made in accordance with the schedule unless exceptions are filed within ten (10) days thereafter. No further notice of filing of the schedule of distribution need be given.

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

Kimberly A. Bonner Esq.

6/10/2016 • 6/17/2016 • 6/24/2016

**SHERIFF'S SALE
JULY 6, 2016**

By virtue of a writ of Execution instituted Peter Horvat issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 6th day of July, 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 of land situate in the Township of Paupack, County of Wayne, and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point at the edge of State Route 590, being the common corner of Lot #3 and Lot #4; thence South 32 degrees 31

minutes 31 seconds East 330.00 feet to an iron pin set for a corner; thence North 57 degrees 28 minutes 29 seconds East 343.94 feet to an iron pin set for a corner at the edge of Lake Moc-A-Tek; thence South 13 degrees 14 minutes 29 seconds East 129.03 feet to a point; thence South 73 degrees 07 minutes 23 seconds East 19.85 feet to a point; thence South 25 degrees 55 minutes 01 seconds East 39.48 feet to a point; thence South 14 degrees 13 minutes 49 seconds West 29.23 feet to a point; thence South 10 degrees 48 minutes 35 seconds East 28.08 feet to a point; thence South 63 degrees 59 minutes 34 seconds East 98.33 feet to an iron pin set at the edge of Lake Moc-A-Tek for a corner; thence South 57 degrees 28 minutes 29 seconds West 432.62 feet to an iron pin set for a corner; thence North 34 degrees 06 minutes 51 seconds West 210.00 feet to an iron pin found; thence South 55 degrees 23 minutes 09 seconds West 210.00 feet to an iron pin found; thence North 34 degrees 06 minutes 51 seconds West 433.97 feet through an iron pin set at the edge of the road to the center of State Route 590; thence North 57 degrees 28 minutes 29 seconds East 330.98 feet; thence North 57 degrees 28 minutes 29 seconds East to a point in the center line of a bridge taking said road across a creek; thence South 82 degrees 22 minutes 54 seconds East to a point at the edge of State Route 590; being the northwest corner of Lot #3; thence South 57 degrees 28 minutes 29 seconds West 223.71

feet to the point or place of BEGINNING.

BEING Lot #4 on a map prepared by Steven Shimko, PLS, of the lands of Carl McCane, Jr. and Yvonne Berger, dated November 30, 1993. An approved copy of said map is recorded in Wayne County Map Book 80 at Page 122.

ALSO GRANTING AND CONVEYING to the Grantees herein, their heirs and assigns, a one-fifth interest in the 8.571 acres parcel shown on the above referenced map which has a shared interest among McCane, Simons and Moore.

TOGETHER with unto the grantees herein, their heirs and assigns, all rights, liberties and privileges, and UNDER AND SUBJECT to all Restrictions and Reservations set forth in deeds in the chain of title.

TAX PARCEL NO. #19-303-99.-
WAYNE COUNTY RECORD
BOOK 3563, PG 92

ALL that certain piece or parcel of land situate in the Township of Paupack, County of Wayne, and Commonwealth of Pennsylvania, bounded and described as follows:

PARCEL 1: BEGINNING at a point in the center of the public highway designated as Route No. 590, leading from the Village of Hamlin to the Borough of Hawley, the said point being also on the westerly line of lands now or

formerly of Carl B. McCane, et ux; thence along the Westerly boundary or line of lands now or formerly of the said Carl B. McCane, et ux, South 42 degrees East, 1,067 feet to an iron pin and stones for a corner still in line of lands now or formerly of the said Carl B. McCane et ux; thence still along the line or boundary of lands now or formerly of Carl B. McCane, et ux, South 47 degrees 30 minutes West 270 feet to a point in the center of the township road for a corner, the said township road being designated also as legislative Route No. 392; thence along the center of the aforesaid township road, North 44 degrees 20 minutes West, 289.8 feet and North 41 degrees 50 minutes West 850 feet to a point for a corner in the center of the hereinabove referred to public highway designated as Route No. 590; thence along the center of the hereinabove referred to as public highway route No. 590 North 54 degrees 10 minutes East 237 feet, and North 49 degrees 30 minutes East 43 feet to a point in the center of the said public highway Route No. 590 for a corner, the point or place of beginning. The said parcel of land contains 6.8 acres of land, be the same more or less.

Reserving and excepting out of the above described premises the following three (3) parcels conveyed by Carl G. Mills as follows:

That parcel containing 15,000 square feet deeded by Carl G. Mills

to Myrtle Boise recorded in Wayne County Deed Book Volume 215, page 533; parcel deeded from Carl G. Mills to James C. Davis and Sylvia J. Davis, his wife, dated June 2, 1965, and recorded in Wayne County Deed Book Volume 228, page 68, containing approximately 1.6 acres, and that parcel deeded by Carl G. Mills to Myrtle Boise dated March 31, 1966, containing 1.55 acres, more or less, and recorded in Wayne County Deed Book Volume 231, page 925.

PARCEL 2: ALSO, all of the undivided one-sixth interest in and to the following described piece or parcel of land situate in Township of Paupack, County of Wayne, and Commonwealth of Pennsylvania as aforesaid:

BEGINNING at a point in the center of the aforesaid public highway Route No. 590 for a corner, the said point being also on the Westerly boundary of line of lands now or formerly of James Pappas, et ux; thence along the Westerly boundary or line of lands now or formerly of the said James Pappas, et ux, South 43 degrees East 1,027.5 feet, to a point for a corner in Lake Moc-A-Tek; thence still on line of lands now or formerly of said James Pappas, et ux., and in the said Lake Moc-A-Tek, South 47 degrees 30 minutes East approximately 325 feet, more or less, to the high water mark or line of the said Lake Moc-A-Tek for a corner; thence in a generally Northwesterly direction, along the

high water line or mark of the said Lake Moc-A-Tek, its various courses and windings, the same being also the easterly line or boundary of other lands now or formerly of the hereinbefore referred to Carl B. McCane, Sr., et ux., to a point for a corner in the center of a creek emptying into the Northerly end of the said Lake Moc-A-Tek; thence along the center of the referred to creek, along its various courses and windings, the same still being the Easterly line or boundary of other lands or premises now or formerly of the said Carl B. McCane, Sr., et ux., North 87 degrees East 45 feet, more or less a point in the center of the said creek, North 43 degrees East 140 feet, more or less, a point in the center of the said creek, and North 85 degrees 20 minute East 162 feet, more or less to a point for a corner in the center of the said creek where the same intersects with the center of the hereinabove referred to public highway route No. 590; thence along the center of the hereinabove referred to public highway Route 590, North 51 degrees 30 minutes East 301 feet and North 61 degrees 50 minutes East, 167.7 feet, to a point in the center of the hereinabove referred to public highway Route 590 for a corner, the point or place of BEGINNING.

The hereinabove referred to second parcel of land contains nine (9) acres, be the same more or less.

The description for the hereinabove described pieces or parcels of land

are in accordance with a survey thereof by George E. Ferris, R.E. on May 17, 1958.

TOGETHER with the equal and unhindered right and privilege in the said grantee, its heirs and assigns, guests and licensees in common with the other owners in common of parcel 2 hereinabove described, of ingress and egress, and regress over and across the lands included in parcel second hereinabove described, for the purposes of enjoyment of the said parcel second, and so much of the said Lake Moc-A-Tek as is included in said description.

Seized and taken in execution as property of:

Greg Farthing a/k/a Gregory E. Farthing, Indv. And d/b/a Three Pines Campground 104 Prudytown Turnpike
Lakeville PA 18428
Barbaraq Farthing, Indv. And d/b/a Three Pines Campground 104 Prudytown Turnpike Lakeville PA 18428
Three Pines Campground 104 Prudytown Turnpike Lakeville PA 18428

Execution No. 161-Civil-2013
Amount Due: \$76,522.00 Plus additional costs

April 12, 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.

Richard B. Henry, Esq.

6/10/2016 • 6/17/2016 • 6/24/2016

**SHERIFF'S SALE
JULY 6, 2016**

By virtue of a writ of Execution instituted Nationstar Mortgage LLC issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 6th day of July, 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 Sterling, County of Wayne, and State of Pennsylvania,

BEGINNING at a point in the Township Road No. 334, the said point being South 16 degrees and 40 minutes East about 260 feet along the center of the said road from the Southern Right of Way line of Interstate Route 84; thence along the center of the said road South 14 degrees East 200 feet to a point in the said road; thence through lands of the grantor South 72 degrees and 16 minutes West 220 feet to a pipe corner; thence through lands of the same North 14 degrees West 200 feet to a pipe corner; thence through lands of the same North 72 degrees and 16 minutes East 220 feet to the place of BEGINNING.

CONTAINING 43,905 sq. ft. more or less.

BEING THE SAME PREMISES which Joseph Klepadlo and Lottie Klepadlo, his wife, by Deed dated 4/7/71 and recorded 4/13/71 in the Office of the Recorder of Deeds in and for the County of Wayne, in Deed Book 265, Page 445, granted and conveyed unto Thomas S. Klepadlo and Barbara Klepadlo, his wife, in fee.

TAX PARCEL NO.: 26-0-0331-0005.0003-

ADDRESS BEING: 61 South Klepadlo Road, Lake Ariel, PA 18436

Seized and taken in execution as property of:
Barbara Klepadlo 37 Woodlands

Drive WAYMART PA 18472

Execution No. 55-Civil-2016
Amount Due: \$134,025.79 Plus
additional costs

April 11, 2016
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE
NOTICE:**

That all claims to the property will be filed with the sheriff before the sale and all claims to the proceeds before distribution; That a sheriff's schedule of distribution will be in his office on a date specified by him, not later than thirty (30) days after sale; and that distribution will be made in accordance with the schedule unless exceptions are filed within ten (10) days thereafter. No further notice of filing of the schedule of distribution need be given.

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

Sarah K. McCaffery Esq.

6/10/2016 • 6/17/2016 • 6/24/2016

**SHERIFF'S SALE
JULY 6, 2016**

By virtue of a writ of Execution instituted LSF9 Master Participation Trust issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on

Wednesday the 6th day of July, 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 OF TRACT OF LAND LYING, SITUATE AND BEING IN THE TOWNSHIP OF SOUTH CANAAN, COUNTY OF WAYNE AND THE COMMONWEALTH OF PENNSYLVANIA BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT OR CORNER, LOCATED WITHIN THE CARTWAY OF TOWNSHIP ROAD T-395/HEMLOCK ROAD AND BEING THE WESTERN MOST CORNER OF LOT 1 AS DEPICTED ON A CERTAIN PLAN/PLAT OF LOTS OF 1110 WESTERN ALBANY MANAGEMENT CO., INC. RECORDED IN THE WAYNE COUNTY MAP BOOK VOLUME 94 AT PAGE 07, THENCE ALONG AND WITHIN THE CARTWAY OF SAID PUBLIC ROAD, THE FOLLOWING FIVE (5) CHORD COURSES AND DISTANCES A IDENTIFIED/REFERENCED ON SAID RECORDED PLAN/PLAT: L7 NORTH 47 DEGREES 24 MINUTES 06 SECONDS EAST 12.65 FEET; L8 NORTH 49 DEGREES 29 MINUTES 07 SECONDS EAST 64.08 FEET; L9 NORTH 53 DEGREES 52 MINUTES 16 SECONDS EAST

44.80 FEET; L10 NORTH 62 DEGREES 02 MINUTES 34 SECONDS EAST 51.58 FEET AND L11 NORTH 63 DEGREES 44 MINUTES 01 SECONDS EAST 108.50 FEET TO A POINT OR CORNER, THENCE DEPARTING FROM SAID PUBLIC ROAD AND ALONG COMMON BOUNDS OF LANDS OF LOT 2, AS DEPICTED ON THE AFORESAID PLAN/PLAT OF LOTS, THE FOLLOWING TWO (2) CHORD COURSES AND DISTANCES: SOUTH 29 DEGREES 47 MINUTES 40 SECONDS EAST 138.69 FEET TO AN IRON PIN CORNER SET, THENCE, ALONG COMMON BOUNDS OF THE REMAINING/RESIDUAL LANDS AS DEPICTED ON THE AFORESAID PLAN/PLAT OF LOTS, THE FOLLOWING CHORD COURSE AND DISTANCE: NORTH 38 DEGREES 30 MINUTES 19 SECONDS WEST 170.00 FEET TO THE PLACE OF BEGINNING.

CONTAINING WITHIN BOUNDS, 1.000 ACRES OF LAND, INCLUSIVE OF THAT AREA OCCUPIED BY PUBLIC ROAD AND UTILITY COMPANIES, EASEMENTS AND RIGHTS OF WAY SUPPORTING VARIOUS IMPROVEMENTS AND BEING DESIGNATED AS LOT 1 ON SAID RECORDED PLAN/PLAT.

BEING KNOWN AS: 430 Hemlock Road, Waymart, PA

18472

PROPERTY ID NO.: 24-0-0272-0036

TITLE TO SAID PREMISES IS VESTED IN PATRICIA J. WHEELER, FORMERLY KNOWN AS PATRICIA J. MAINA BY DEED FROM JAMES E. SMITH, JR. & EUNICE J. SMITH DATED 08/27/2013 RECORDED 08/27/2013 IN DEED BOOK 4609 PAGE 231.

Seized and taken in execution as property of:
Antonio Maina 615 South Marlyn Avenue ESSEX MD 21221
Eunice Smith 615 South Marlyn Avenue ESSEX MD 21221
James E. Smith, Jr. 615 South Marlyn Road ESSEX MD 21221
Patricia J. Maina a/k/a Patricia J. Wheeler 615 South Marlyn Road ESSEX MD 21221

Execution No. 82-Civil-2016
Amount Due: \$77,884.60 Plus additional costs

April 8, 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 Neeren, Esq.

6/10/2016 • 6/17/2016 • 6/24/2016

**SHERIFF'S SALE
JULY 6, 2016**

By virtue of a writ of Execution instituted U.S. Bank National Association issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 6th day of July, 2016 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THOSE CERTAIN PIECES, PARCELS OR TRACTS OF LAND, SITUATED IN THE VILLAGE OF GOULDSBORO, COUNTY OF WAYNE AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

FIRST PARCEL:
BEGINNING AT A POINT IN

THE SOUTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY ROUTE 507, SAID POINT BEING IN THE DIVISION LINE BETWEEN LANDS NOW OR LATE OF ROBERT BRYSON AND LAND HEREIN CONVEYED; THENCE, SOUTH TWENTY-FOUR DEGREES (24°) THIRTY MINUTES (30') EAST, TWO HUNDRED FEET (200') TO A CORNER IN LINE OF LANDS NOW OR LATE OF HENRY S. MORGAN AND MARY MORGAN, HIS WIFE; THENCE ALONG DIVISION LINE OF SAID MORGAN PROPERTY NORTH SEVENTY DEGREES (70°) FIFTEEN MINUTES (15') WEST, SIXTY FEET (60') TO A CORNER; THENCE NORTH TWENTY-FOUR DEGREES (24°) THIRTY MINUTES (30') EAST, TWO HUNDRED FEET (200') TO THE SOUTHERLY SIDE OF ROUTE 507; THENCE, ALONG THE SOUTHERLY SIDE OF ROUTE 507, SOUTH SEVENTY-TWO DEGREES (72°), FIFTY FEET (50') EAST, SIXTY FEET (60'), TO THE PLACE OF BEGINNING.

SECOND PARCEL:
BEGINNING AT A POINT IN THE SOUTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY ROUTE 507 AT THE NORTHEASTERLY CORNER OF THE PARCEL HEREINABOVE DESCRIBED, SAID POINT BEING SIXTY FEET (60") DISTANT FROM LANDS NOW OR LATE OF ROBERT

BRYSON, ET UZ; THENCE, SOUTH TWENTY-FOUR DEGREES (24°) THIRTY MINUTES (30') WEST, TWO HUNDRED FEET (200') TO A POINT IN LINE OF LANDS NOW OR LATE OF HENRY S. MORGAN AND MARY MORGAN, HIS WIFE; THENCE, ALONG THE DIVISION LINE OF SAID MORGAN LANDS, NORTH SEVENTY DEGREES (70°) FIFTEEN MINUTES (15') WEST, SIXTY FEET (60') TO A POINT IN LINE OF LANDS NOW OR LATE OF VERDON CROOKS; THENCE, ALONG THE DIVISION LINE OF VERDON CROOKS, NORTH TWENTY-FOUR DEGREES (24°) THIRTY MINUTES (30') EAST, TWO HUNDRED FEET (200') TO A POINT IN THE SOUTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY ROUTE 507; THENCE, ALONG THE SOUTHERLY LINE OF ROUTE 507, SOUTH SEVENTY-TWO DEGREES (72°), FIFTY MINUTES (50') WEST, SIXTY FEET (60') TO THE PLACE OF BEGINNING.

BEING THE SAME PREMISES which Cheryl Shannon and Robert Shannon, by Deed dated May 15, 2006 and recorded May 18, 2006 in the Office of the Recorder of Deeds in and for Wayne County in Deed Book Volume 3041, Page 199, granted and conveyed unto WILLIAM PETERSON and DENNIS PETERSON, joint tenants with right of survivorship.

BEING KNOWN AS: ROUTE
507, BOX 974 A/K/A 590 MAIN
STREET, GOULDSBORO, PA
18242

PARCEL #14-371-73 & 14-371-
74

IMPROVEMENTS: Residential
Dwelling

Seized and taken in execution as
property of:
William Peterson 10211 Rau Court
HOWARD BEACH NY 11414
Dennis Peterson Route 507, Box
974 a/k/a 590 Main Street
GOULDSBORO PA 18424

Execution No. 427-Civil-2014
Amount Due: \$321,103.29 Plus
additional costs

April 8, 2016
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE
NOTICE:**

That all claims to the property will
be filed with the sheriff before the
sale and all claims to the proceeds
before distribution; That a sheriff's
schedule of distribution will be in
his office on a date specified by
him, not later than thirty (30) days
after sale; and that distribution will
be made in accordance with the
schedule unless exceptions are filed
within ten (10) days thereafter. No
further notice of filing of the
schedule of distribution need be
given.

**ANY SUCCESSFUL BIDDER
MUST HAVE 10% DOWN
PAYMENT AT DATE OF SALE.**

**BALANCE DUE THIRTY (30)
DAYS FROM DATE OF SALE.
FAILURE TO PAY BALANCE
WILL FORFEIT DOWN
PAYMENT.**

Harry B. Reese, Esq.

6/10/2016 • 6/17/2016 • 6/24/2016

**SHERIFF'S SALE
JULY 6, 2016**

By virtue of a writ of Execution
instituted Equicredit Corporation of
America issued out of the Court of
Common Pleas of Wayne County,
to me directed, there will be
exposed to Public Sale, on
Wednesday the 6th day of July,
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 or parcel of
land, situate in the, Township of
Sterling, County of Wayne and
Commonwealth of Pennsylvania,
more particularly bounded &
described as follows:

Beginning at the common corner of
lots 2 & 3 as shown on a certain
plan of lots titled "Hickory Hill
Acres", as drawn by Harry F.
Schoenagel, R.S., dated August 9,
1973, and as recorded in Wayne
county plat book 23 at page 111,
said corner being located in the
center of Township Road T-135;

Thence along lot 3 south 30
degrees 41 minutes 46 seconds east
333.15 feet to a corner in the center

of Pennsylvania Legislative Route number 63004;

Thence along the centerline of the said public highway the following two courses and distances; (1) South 78 degrees 45 minutes 38 seconds West 16.83 feet to a corner and (2) South 74 Degrees 25 minutes 18 seconds West 136.36 feet to the most Easterly corner of the "well lot":

Thence along the "well lot" the following two courses and distances: (1) North 30 degrees 41 Minutes 46 seconds West 60 feet to a corner and (2) South 74 degrees 25 minutes 18 seconds West 30 feet to a corner In the line of lot 1;

Thence along lot I North 30 degrees 41 minutes 46 seconds West 188.72 feet to corner in the center of Township Road T-135; Thence along the centerline of the said pubic highway North 47 degrees 56 minutes 57 seconds East 180.00 feet to the point and place of the beginning.

The above parcel includes the right of free and clear access to, and use of, the "well lot", said rights are contained in declarations of restrictive covenants and in deed book 331, page 854. Excepting and reserving the rights-of-way of the public highways along the Northwesterly and Southerly sides of the above described premises for public highway purposes.

Also excepting and reserving strips of land fifty-one and five-tenths

feet (51.5) wide along the Southwesterly and Southerly sides of the above described premises for utility rights-of-way purposes.

Under and subject to the right to maintain a free and un-obstructed drain line from the "well lot" as the same now exists.

The premises above conveyed are under and subject to a declaration of restrictive covenants executed December 27, 1973 and recorded in the office of the recording of deed in and for Wayne County on January 2, 1974 in book 303, page 686.

Being known as 369 Butternut Drive a/k/a 125 Peet Road, Unit 1, Newfoundland, PA 18445.

Being Parcel No. 26-0-0341-0050

BEING the same premises which the Joseph Anthony McCall and Suzanne Jeandron, by deed dated June 26, 2001 and recorded July 12, 2001 in the Recorder of Deeds Office in and for Wayne County, Pennsylvania, in deed book 1813, Page 263, granted and conveyed unto Suzanne Jeandron, by fee simple deed.

Seized and taken in execution as property of:
Suzanne Jeandron 369 Butternut Dr NEWFOUNDLAND PA 18445

Execution No. 540-Civil-2011
Amount Due: \$50,844.46 Plus additional costs

April 11, 2016
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE
NOTICE:**

That all claims to the property will be filed with the sheriff before the sale and all claims to the proceeds before distribution; That a sheriff's schedule of distribution will be in his office on a date specified by him, not later than thirty (30) days after sale; and that distribution will be made in accordance with the schedule unless exceptions are filed within ten (10) days thereafter. No further notice of filing of the schedule of distribution need be given.

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

Jordon David Esq.

6/10/2016 • 6/17/2016 • 6/24/2016

**SHERIFF'S SALE
JULY 6, 2016**

By virtue of a writ of Execution instituted The Bank of New York Mellon fka The Bank of New York as Trustee for CWABS, Inc., Asset-Backed Certificates, Series 2006-20 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 6th day of July, 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 or piece of land situate, laying and being in the Township of Salem, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING in the center of the public road lending from Salem to Hawley; thence along the west side of the lane leading to the house of John W. Bidwell, South 21 degrees West 22 1/2 rods to a post; thence North 71 3/4 degrees West, 17 rods to a corner in the line of R. Simons land; thence along the same North 40 degrees East 22.4 rods to the center of the said road; thence along the same South 78 1/2 degrees East 10.6 rods to the place of beginning.

Containing 2 acres, be the same more or less.

Being known as RR 6 Box 6226 n/k/a 1456 Hamlin Hwy., Lake Ariel, PA 18436

Being Parcel No. 22-0-0313-0055

BEING the same premises which the CitiMortgage Inc. successor by reason of merger with Citifinancial Mortgage Co. Inc., by Perry Pollard, AVP, by deed dated July 13, 2006 and recorded September 5, 2006 in the Recorder of Deeds Office in and for Bucks County, Pennsylvania, in deed book 3121,

Page 13, granted and conveyed unto Mzikayise L. Ndlovu, successors and assigns.

Seized and taken in execution as property of:
Mzikayise L. Ndlovu RR6 Box
6226 n/k/a 1456 Hamlin Hwy.
LAKE ARIEL PA 18436

Execution No. 734-Civil-2012
Amount Due: \$146,196.84 Plus
additonal costs

April 8, 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.**

Jordon David Esq.

6/10/2016 • 6/17/2016 • 6/24/2016

CIVIL ACTIONS FILED

*FROM MAY 14, 2016 TO MAY 20, 2016
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2007-20143	FREAS DONNA	5/17/2016	SATISFACTION	111,352.44
2007-20143	CPC ENTERPRISES	5/17/2016	SATISFACTION	111,352.44
2012-00083	ANDERSON KRISTEN	5/18/2016	SATISFACTION	—
2012-00289	MECHANICS PLUS TOWING & TRANSP ADDITIONAL DEFENDANT	5/20/2016	SATISFACTION	—
2012-20139	FALKOFF LISA	5/18/2016	SATISFACTION	1,502.24
2014-00366	MORGENSTERN TRACY L	5/18/2016	SATISFACTION	—
2014-20566	SCHIAVO ANTHONY DECEASED	5/19/2016	SATISFACTION	1,073.22
2014-20566	SCHIAVO MARILYN DECEASED	5/19/2016	SATISFACTION	1,073.22
2015-00090	GUERRIERI CINDY A/K/A	5/17/2016	ARBITRATION JUDGMENT	12,377.21
2015-00090	GUERRIERI CINDY A	5/17/2016	ARBITRATION JUDGMENT	12,377.21
2015-00595	OHL MICHELLE	5/17/2016	DEFAULT JUDGMENT	113,066.43
2015-00595	OHL DAVID A	5/17/2016	DEFAULT JUDGMENT	113,066.43
2015-00595	OHL MICHELLE	5/17/2016	WRIT OF EXECUTION	113,066.43
2015-00595	OHL DAVID A	5/17/2016	WRIT OF EXECUTION	113,066.43
2015-00641	ALLEGRETTA NICOLA	5/17/2016	SATISFACTION	—
2015-00641	OCCUPANTS	5/17/2016	SATISFACTION	—
2015-20109	NEVINS DAVID M	5/20/2016	SATISFACTION	—
2015-90101	HOPKINS WILLIAM J JR	5/17/2016	SATISFACTION	23,436.86
2016-00071	TOPPI NICOLAS	5/17/2016	WRIT OF EXECUTION	157,922.92
2016-00127	BRITTON STEVEN C	5/17/2016	DEFAULT JUDG IN REM	45,098.93
2016-00127	BRITTON MARIE M	5/17/2016	DEFAULT JUDG IN REM	45,098.93
2016-00156	DEVITA VINCENT	5/19/2016	DEFAULT JUDG IN REM	213,335.07
2016-00156	DEVITA MARGARET	5/19/2016	DEFAULT JUDG IN REM	213,335.07
2016-00226	RAMRATTAN RAMMASAR	5/19/2016	PRELIMINARY JUDGMENT	—
2016-00255	GROSSO LEWIS	5/19/2016	QUIET TITLE	—
2016-00255	GROSSO FRANCES	5/19/2016	QUIET TITLE	—
2016-20030	SHURSKY NICHOLAS GARNISHEE	5/18/2016	GARNISHEE/JUDGMENT	253,916.76
2016-20030	SHURSKY AMY GARNISHEE	5/18/2016	GARNISHEE/JUDGMENT	253,916.76
2016-20372	BILL GOODWIN CONSTRUCTION LLC	5/16/2016	FEDERAL TAX LIEN	3,545.03
2016-20372	GOODWIN WILLIAM R SOLE MBR	5/16/2016	FEDERAL TAX LIEN	3,545.03
2016-20373	BILL GOODWIN ENTERPRISES LLC	5/16/2016	FEDERAL TAX LIEN	96,228.74
2016-20374	WALSH CASSANDRA	5/16/2016	JP TRANSCRIPT	2,621.61
2016-20375	MCHALE MELANIE	5/16/2016	JP TRANSCRIPT	1,307.73
2016-20376	DINGLE JUDY	5/16/2016	JP TRANSCRIPT	5,026.37

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

2016-20377	DUNNING WILLIAM	5/16/2016	JP TRANSCRIPT	1,395.86
2016-20378	WAYNE COUNTY COMMISSIONERS	5/16/2016	TAX LIEN	2,954.18
2016-20379	PATRISSO CINDY M	5/17/2016	WRIT OF REVIVAL	8,149.50
2016-20380	SWIATEK KENNETH ANDREW	5/17/2016	MUNICIPAL LIEN	535.04
2016-20381	STARRY DENNIS J	5/17/2016	MUNICIPAL LIEN	565.58
2016-20381	STARRY ALLYN M	5/17/2016	MUNICIPAL LIEN	565.58
2016-20382	SPAK JOSEPH	5/17/2016	MUNICIPAL LIEN	535.04
2016-20382	SPAK PAULINE	5/17/2016	MUNICIPAL LIEN	535.04
2016-20383	SIMMONDS JOSEPH	5/17/2016	MUNICIPAL LIEN	580.84
2016-20383	SIMMONDS MARY	5/17/2016	MUNICIPAL LIEN	580.84
2016-20384	SIERZEGA LUKASZ	5/17/2016	MUNICIPAL LIEN	626.65
2016-20385	ROYSER ELAN	5/17/2016	MUNICIPAL LIEN	569.93
2016-20386	PILOVIC NEVENKA	5/17/2016	MUNICIPAL LIEN	700.81
2016-20387	PENNINGTON ARTHUR J JR	5/17/2016	MUNICIPAL LIEN	567.75
2016-20387	PENNINGTON AGNES M	5/17/2016	MUNICIPAL LIEN	567.75
2016-20388	PIAPIEROWICZ PHILLIP	5/17/2016	MUNICIPAL LIEN	535.04
2016-20389	OLDT KIRK W	5/17/2016	MUNICIPAL LIEN	825.15
2016-20389	OLDT DIANE L	5/17/2016	MUNICIPAL LIEN	825.15
2016-20390	MATHIAS RALPH H	5/17/2016	MUNICIPAL LIEN	742.26
2016-20390	MATHIAS CONNIE S	5/17/2016	MUNICIPAL LIEN	742.26
2016-20391	LEMECH MICHELLE A	5/17/2016	MUNICIPAL LIEN	877.50
2016-20392	HANDL JUDY	5/17/2016	MUNICIPAL LIEN	661.55
2016-20393	GRANESE NEIL J	5/17/2016	MUNICIPAL LIEN	698.63
2016-20393	GRANESE ROSE J	5/17/2016	MUNICIPAL LIEN	698.63
2016-20394	GEORGE IAN GABRIEL	5/17/2016	MUNICIPAL LIEN	661.55
2016-20395	BRYANT ROBERT A	5/17/2016	MUNICIPAL LIEN	1,167.62
2016-20395	BRYANT SHARRON A	5/17/2016	MUNICIPAL LIEN	1,167.62
2016-20396	BENANTI SALVATORE	5/17/2016	MUNICIPAL LIEN	676.82
2016-20396	BENANTI TAMMY M	5/17/2016	MUNICIPAL LIEN	676.82
2016-20397	AVANS WAYNE L	5/17/2016	MUNICIPAL LIEN	679.00
2016-20397	AVANS HELEN L	5/17/2016	MUNICIPAL LIEN	679.00
2016-20398	BRUNERT ALEXANDER	5/17/2016	MUNICIPAL LIEN	866.59
2016-20398	BRUNERT BRUCE	5/17/2016	MUNICIPAL LIEN	866.59
2016-20399	CLARK DIANE	5/18/2016	JP TRANSCRIPT	1,452.50
2016-20400	DELEA MATTHEW D	5/18/2016	JUDGMENT	2,655.50
2016-20401	RICKARD CHRISTOPHER R	5/18/2016	JUDGMENT	7,963.50
2016-20402	OLDHAM JILL D	5/18/2016	MUNICIPAL LIEN	576.48
2016-20403	NACIONALES MILAGROS S	5/18/2016	MUNICIPAL LIEN	535.04
2016-20404	MURPHY JOHN H	5/18/2016	MUNICIPAL LIEN	528.50
2016-20404	MURPHY KATHLEEN	5/18/2016	MUNICIPAL LIEN	528.50
2016-20405	MARINO JANET	5/18/2016	MUNICIPAL LIEN	535.04
2016-20406	LOWE GINA MARIE	5/18/2016	MUNICIPAL LIEN	644.11
2016-20407	LOWE GINA MARIE	5/18/2016	MUNICIPAL LIEN	646.28
2016-20408	KOZIOL RICHARD J	5/18/2016	MUNICIPAL LIEN	545.94
2016-20408	KOZIOL KELLY ANNE	5/18/2016	MUNICIPAL LIEN	545.94
2016-20409	KANAMURA SEIJI	5/18/2016	MUNICIPAL LIEN	519.77
2016-20410	IORIO RALPH F	5/18/2016	MUNICIPAL LIEN	550.31
2016-20410	IORIO JOSEPHINE	5/18/2016	MUNICIPAL LIEN	550.31

2016-20411	JOLLY HIMANSHU	5/19/2016	MUNICIPAL LIEN	569.93
2016-20411	JOLLY SNEH PAL	5/19/2016	MUNICIPAL LIEN	569.93
2016-20412	ALLENBAUGH CRAIG C	5/19/2016	MUNICIPAL LIEN	535.04
2016-20412	ALLENBAUGH DIANE M	5/19/2016	MUNICIPAL LIEN	535.04
2016-20413	OLUGBADE DEMILADE AKIN	5/19/2016	MUNICIPAL LIEN	535.04
2016-20413	AKIN DEMILADE OLUGBADE	5/19/2016	MUNICIPAL LIEN	535.04
2016-20414	AMORE CHRISTOPHER	5/19/2016	MUNICIPAL LIEN	535.04
2016-20415	ANDERSON DONALD H	5/19/2016	MUNICIPAL LIEN	535.04
2016-20415	ANDERSON GLORIA S	5/19/2016	MUNICIPAL LIEN	535.04
2016-20416	ARBUCCI CHRIS	5/19/2016	MUNICIPAL LIEN	535.04
2016-20417	ARMSTRONG DEBRA	5/19/2016	MUNICIPAL LIEN	631.02
2016-20418	LEMECH MICHELLE A	5/20/2016	MUNICIPAL LIEN	567.75
2016-20419	KIMMEL JULIE	5/20/2016	MUNICIPAL LIEN	657.18
2016-20420	HUNSBERGER SYLVIA	5/20/2016	MUNICIPAL LIEN	535.04
2016-20421	HARVEY DAVID	5/20/2016	MUNICIPAL LIEN	561.21
2016-20421	HARVEY JESSICA	5/20/2016	MUNICIPAL LIEN	561.21
2016-20422	HARVEY DAVID	5/20/2016	MUNICIPAL LIEN	561.21
2016-20422	HARVEY JESSICA	5/20/2016	MUNICIPAL LIEN	561.21
2016-20423	GENAO VICTOR M	5/20/2016	MUNICIPAL LIEN	609.20
2016-20424	GENAO VICTOR M	5/20/2016	MUNICIPAL LIEN	598.29
2016-20425	BERTOLET CAROL P ELLIS	5/20/2016	MUNICIPAL LIEN	561.21
2016-20425	ELLIS CAROL P BERTOLET	5/20/2016	MUNICIPAL LIEN	561.21
2016-20426	DRABICK JOHN J	5/20/2016	MUNICIPAL LIEN	583.02
2016-20426	DRABICK DIANE L	5/20/2016	MUNICIPAL LIEN	583.02
2016-20427	DRABICK JOHN J	5/20/2016	MUNICIPAL LIEN	641.92
2016-20427	DRABICK DIANE L	5/20/2016	MUNICIPAL LIEN	641.92
2016-20428	FOSTER DENNIS	5/20/2016	JUDGMENT	55,948.50
2016-20429	LEOPARD I PHILIP A	5/20/2016	JUDGMENT	7,638.50
2016-20430	MARTIN JESSICA M	5/20/2016	JUDGMENT	8,237.50
2016-20431	DIVECCHIA DOMINICK J	5/20/2016	JUDGMENT	1,348.50
2016-40020	REIDER KERRY L OWNER	P 5/20/2016	STIP VS LIENS	—
2016-40020	THOMAS MORRIS GENERAL CONTRACTOR CONTRACTOR	5/20/2016	STIP VS LIENS	—
2016-90046	FUHLBRUGGE WALLY G	5/16/2016	ESTATE CLAIM	7,764.10

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00256	DISCOVER BANK	PLAINTIFF	5/17/2016	—
2016-00256	NAGLE NANCY C	DEFENDANT	5/17/2016	—
2016-00257	DISCOVER BANK	PLAINTIFF	5/17/2016	—
2016-00257	BOGUSZEWSKI JASON	DEFENDANT	5/17/2016	—
2016-00258	BANK OF AMERICA NA	PLAINTIFF	5/17/2016	—
2016-00258	GREEN GEORGE J JR	DEFENDANT	5/17/2016	—
2016-00259	BANK OF AMERICA NA	PLAINTIFF	5/17/2016	—
2016-00259	GREEN GEORGE J JR	DEFENDANT	5/17/2016	—

CONTRACT — DEBT COLLECTION: OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00262	PENNSYLVANIA STATE EMPLOYEES CREDIT UNION	PLAINTIFF	5/19/2016	—
2016-00262	BARRON DEAN	DEFENDANT	5/19/2016	—
2016-00264	PENNSYLVANIA STATE EMPLOYEES CREDIT UNION	PLAINTIFF	5/19/2016	—
2016-00264	LAIRD KARLIE	DEFENDANT	5/19/2016	—

CONTRACT — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00261	BESKO OUTDOOR MEDIA	PLAINTIFF	5/19/2016	—
2016-00261	ARENA BAR AND GRILL INC	DEFENDANT	5/19/2016	—
2016-00261	THEODORE MICHAEL	DEFENDANT	5/19/2016	—

MISCELLANEOUS — DECLARATORY JUDGMENT

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00266	ASSOCIATION OF PROPERTY OWNES OF THE HIDEOUT INC	PLAINTIFF	5/20/2016	—
2016-00266	HIDEOUT ASSOCIATION OF PROPERTY OWNERS	PLAINTIFF	5/20/2016	—
2016-00266	GEE CHARLES	DEFENDANT	5/20/2016	—
2016-00266	GEE MARILYN	DEFENDANT	5/20/2016	—

PROFESSIONAL LIABILITY — DENTAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00263	JENNINGS BARBARA PLAINTIFF/APPELLEE	PLAINTIFF	5/19/2016	—
2016-00263	ROGERS MICHAEL C DDS DEFENDANT/APPELLANT	DEFENDANT	5/19/2016	—

REAL PROPERTY — EJECTMENT

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00265	DIME BANK	PLAINTIFF	5/20/2016	—
2016-00265	RICKERT DAVID J	DEFENDANT	5/20/2016	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00260	DITECH FINANCIAL LLC	PLAINTIFF	5/17/2016	—
2016-00260	CURYK ELEANOR R	DEFENDANT	5/17/2016	—
2016-00260	CURYK STEPHEN	DEFENDANT	5/17/2016	—
2016-00268	FEDERAL NATIONAL MORTGAGE ASSO	PLAINTIFF	5/20/2016	—
2016-00268	FANNIE MAE	PLAINTIFF	5/20/2016	—
2016-00268	ZIRPOLI MICHAEL J	DEFENDANT	5/20/2016	—
2016-00269	JPMORGAN CHASE BANK NATIONAL	PLAINTIFF	5/20/2016	—
2016-00269	BODENSCHATZ RICHARD A A/K/A	DEFENDANT	5/20/2016	—
2016-00269	BODENSCHATZ RICHARD	DEFENDANT	5/20/2016	—

REAL PROPERTY — QUIET TITLE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00255	SCHAEFFLER PETER	PLAINTIFF	5/16/2016	—
2016-00255	GROSSO LEWIS	DEFENDANT	5/16/2016	—
2016-00255	GROSSO FRANCES	DEFENDANT	5/16/2016	—

TORT — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00267	RICHARDS LINDA	PLAINTIFF	5/20/2016	—
2016-00267	AAI INC	DEFENDANT	5/20/2016	—
2016-00267	TAMBASCO GERARD D/B/A	DEFENDANT	5/20/2016	—
2016-00267	AFFORDABLE HOMES & BUILDING INSPECTIONS	DEFENDANT	5/20/2016	—
2016-00267	MCGINNIS ROBERT	DEFENDANT	5/20/2016	—



LEGAL JOURNAL
OF WAYNE COUNTY, PA

22nd Judicial District
Vol. 1 • APRIL 1, 2011 • Honesdale, PA • No. 3

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CLE SCHEDULE

Joseph Francini aka Joseph Francini, Jr. et al, Plaintiffs
vs.
Northern Exploration, LLC and
Southwestern Energy Production Company, Defendants

Court of Common Pleas
22nd Judicial District
The Hon. Raymond L. Hanzell
Presiding Judge
The Hon. Robert L. Casper
Senior Judge

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MORTGAGES AND DEEDS

*RECORDED FROM MAY 30, 2016 TO JUNE 3, 2016
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Young Randy	Jones Lydia	Buckingham Township	
Ott Brian By Af			145,000.00
Young Randy Af			
Rosar Michael	Honesdale National Bank	Honesdale Borough	
Rosar Stacy			107,000.00
Saro Vidal A	P N C Bank	Paupack Township	122,250.00
Pignatello Susan	Mortgage Electronic Registration Systems	Salem Township	143,000.00
Campbell Andrea M	Mortgage Electronic Registration Systems	Texas Township	152,544.00
Crum Heath	Mortgage Electronic Registration Systems	Berlin Township	
Crum Jamie			240,000.00
McKinney Thomas III	Mortgage Electronic Registration Systems	Lehigh Township	
Strausser Tina L			114,488.00
Clemmer Christopher S	Honesdale National Bank	South Canaan Township	
Clemmer Claudia J			206,000.00
Snyder Timothy L	P S E C U	South Canaan Township	
Snyder Linda			20,000.00
Liptak Ashley J	Honesdale National Bank	Texas Township	
Provenzano Ellide			148,000.00
Kaczka Katrina J	Wayne Bank	Preston Township	121,000.00
Packer Valerie Ann	Mortgage Electronic Registration Systems	Salem Township	102,600.00
Fox James	Mortgage Electronic Registration Systems	Salem Township	100,483.00
Palko Rachael	P N C Mortgage	Prompton Borough	
Palko Jared			135,049.00
Kopesky Gary A	First National Community Bank	Lebanon Township	
Kopesky Jacqueline M Kearney			432,000.00
Forde Juanita B	J P Morgan Chase Bank	Paupack Township	71,000.00
Harrison Wayne	Wayne Bank	Manchester Township	
Harrison Mary A			46,000.00
George Susann P	Dime Bank	Palmyra Township	50,000.00
Duggan Michael	Dime Bank	Dreher Township	18,000.00
Ostrander Elwin C Jr	Dime Bank	Damascus Township	40,000.00
Carachilo Mark T	Dime Bank	Palmyra Township	
Carachilo Kathleen M			15,000.00
Finch Joshua W	First Keystone Community Bank	Clinton Township	50,000.00

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

Rossignol Aaron	Mortgage Electronic Registration Systems	Lake Township	
Rossignol Fallyn			250,871.00
Miller John T	Wells Fargo Bank	Lake Township	
Miller Beth R			156,000.00
Smith Darrell L	Valor Federal Credit Union	Mount Pleasant Township	
Armstrong Katherine M			134,400.00
J C K Global Incorporated	Wayne Bank	Waymart Borough	
Waymart Self Storage			65,000.00
Candela Thomas A	J P Morgan Chase Bank	Damascus Township	109,233.00
Kuzar Lubos	Citibank	Lehigh Township	12,700.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Todd Lydia	Young Randy	Buckingham Township	
Jones Lydia	Ott Brian		
Gilpin Pauline L	Frick Linda G	Dreher Township	Lot 3
Werner David M	Finch Linda	Buckingham Township	
Werner Susan K			
Evans David Michael	Rosar Michael	Honesdale Borough	
Evans Christine M	Rosar Stacy		Lot 5
Mennicucci Natalie J	Seeuwen Daniel	Dreher Township	
Seeuwen Natalie J	Seeuwen Natalie J		
Seeuwen Daniel			
Santoli Salvatore J	Salvatore J Santoli Irrevocable Family Tr	Texas Township 1 & 2	
Santoli Ruthann	Ruthann Santoli Irrevocable Family Trust		
Bank Of America	Housing & Urban Development	Salem Township	
Krieger Daniel K	Mangle Kenneth K	Salem Township	
Krieger Camille Ferrara	Mangle Dina M		Lots 217 & 218
Ferrarakrieger Camille			
Jenkins Jacqueline A	Campbell Andrea M	Texas Township 1 & 2	
Jenkins Thomas			Lot 3
Ciesielski Edwina AKA By Agent	McKinney Thomas III	Lehigh Township	
Gilio Dominic Agent	Strausser Tina L		
Ziesielski Edwina AKA By Agent			
Rosario Brenda L	Rosario Guillermo	Sterling Township	
Rodriguez Brenda L			Lot 50
Beckner Mary Ellen	Curry Patricia	Manchester Township	
Rauscher Anne	Curry Joseph		Lot 214
Velluzzi Richard			
Edelmann Alexander	Edelmann Diego	Damascus Township	
	Edelmann Dora Martinez		
Valanda Edward C III	Valanda Christine M	Salem Township	
Valanda Christine M			Lot 3
Dolph Lela A	Dolph Lela A	Clinton Township 1	
	Bowen Benjamine W		
Molinari Michael Anthony	Galvin Kim	Paupack Township	
	Galvin Kristen		Lot 392

Eldred Harry E Eldred Rebecca J	Eldred Harry E	Buckingham Township Buckingham & Damascus Township Damascus Township Damascus & Buckingham Township
Pitely Jean M Pitely Susan	Packer Valerie Ann	Salem Township
Demmerle Frank T Sr Demmerle Mary M	Kalin Darryl	Texas Township 1 & 2
Felsman Michael C	Palko Jared Palko Rachael	Prompton Borough
Rocklin Carol	Goodwin Pamela Janette	Damascus Township
Riverdale Mennonite Church Bea Tammie	Riverdale Cemetery Association Incorporated Meagher Maurice F Jr Meagher Jean M	Mount Pleasant Township Lot A2 Honesdale Borough Lot 1
Alvarez Betty M	Kopesky Gary A Kopesky Jacqueline M Kearney	Lebanon Township
Usher James R Nuelle Kathleen M Usher Kathleen M	Poling Kurt J Poling Barbra A	Paupack Township Parcel CC 1001
Redmond Mary Beth By Sheriff	Veterans Affairs	Lehigh Township
Palski Edward Palski Mary Ann	Tallman Thomas C Jr Tallman Linda S	Texas Township 1 & 2 Lots 43 & 44
Ferrari Tobie E	Ferrari Tobie E Hall Christopher M	Manchester Township
Yorston William	Seeley Matthew Seeley Emy	Paupack Township
Kubrak Anthony Kubrak Louisa	Rossignol Aaron Rossignol Fall Yn	Lake Township Lot 27
Vlasenko Vladimir	IVanova Lyudmila	Sterling Township Lot 220
Marsden William H Rauschmeier George Rauschmeier Teresa A	Marsden Andrew J Tr Marsden Family Irrevocable Trust Marsden Brett N Tr	Berlin Township
Israilov Lyudmila Israilov Albert	Miller John T Miller Beth R	Lake Township Lot 2172
Gardi Gabriel Anthony Adm Gardi Frank J Est AKA Gardi Frank Est AKA	Gardi Gabriel A	Salem Township Lot 6D
Gardi Gabriel Anthony Adm Gardi Frank J Est AKA Gardi Frank Est AKA	Gardi Gabriel A	Salem Township Lot 6F
Lawrence John	Russell Rejendra R Ramsamooj Victoria S	Lehigh Township Lot 450
Crompton Christine Crompton Nellie	Crompton Nellie Malinski John J Malinski Margaret P	Preston Township Preston Township Lot B
Heckmann Jenine	Heckmann Jenine Heckmann Amanda Heckmann Megan Heckmann Olivia	Manchester Township Lots 106 & 107



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