

OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

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

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

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

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

MESSAGE FROM THE
WAYNE COUNTY BAR ASSOCIATION



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

PRICING & RATES

Notice Pricing

One time Insertions

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

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

Subscription Rates

Per Year

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

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

WAYNE COUNTY OFFICIALS

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Robert J. Conway, *Senior Judge*

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Ronald J. Edwards
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Jonathan Fritz

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Recorder of Deeds, Register of Wills

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Coroner

Edward Howell

Auditors

Carla Komar
Judy O’Connell
Kathleen A. Schloesser

Jury Commissioners

Judith M. Romich
Patricia Biondo

CRIMINAL CASES

June 23, 2016 — The following cases were addressed by the Honorable Raymond L. Hamill, President Judge, Wayne County.

ANDREW ARTLEY, age 27 of Hop Bottom, PA, was sentenced to the Wayne County Correctional Facility for a period of not less than 6 months nor more than 23 1/2 months for one count of Criminal Trespass-Break Into Structure, a Felony of the 3rd Degree. He was also ordered to pay all Court costs, pay \$250.00 to the DNA Detection fund, pay restitution in the amount of \$2,000.00, undergo a drug and alcohol evaluation, and undergo a mental health evaluation. The incident occurred on November 11, 2015, in Preston Township, PA.

LEROY CATANIA, age 31 of Honesdale, PA, was sentenced on two separate cases to the Wayne County Correctional Facility for a period of not less than 11 months nor more than 24 months less than one day for one count of Possession of Controlled Substance, an ungraded Misdemeanor, one count of Possession of Drug Paraphernalia, an ungraded Misdemeanor, one count of Persons Not to Possess, Use, Firearm, Etc., a Misdemeanor of the 1st Degree, one count of Unlawful Acts Concerning Licenses, one count of Taking/Possess of Game or Wildlife, one count of Unlawful Devices and Methods, and one count of Receiving Stolen Property, a Felony of the 3rd Degree. He was also ordered to pay all Court costs and pay a fine in the amount of \$1,550.00, pay restitution in the amount of \$1,000.00, undergo a drug and alcohol evaluation, and obtain full time employment. The incident occurred on November 1, 2015, in Damascus Township, PA.

GLENN COLBY, age 53 of Honesdale, PA, was sentenced to Wayne County Correctional Facility for a period of not less than 191 days nor more than 18 months for two counts of Possession of a Controlled Substance, an ungraded Misdemeanor. He was also ordered to pay all court costs and undergo drug and alcohol evaluation. The incident occurred on October 1st through the 23rd, 2015, in Berlin Township, PA.

STEPHANIE COLEMAN, age 27 of Glen Hope, PA, was sentenced to the Wayne County Correctional Facility for a period of not less than 10 days nor more than 6 months for one count of DUI, an ungraded misdemeanor. She was also ordered to pay all court costs, a fine in the amount of \$1,000.00, participate and cooperate with the drug and alcohol addiction treatment, complete the Alcohol Highway Safety Program, perform 50 hours of community service, and obtain full time employment. The incident occurred on June 20, 2015, in Sterling Township. Her BAC was Controlled Substance.

PATRICIA GREENWOOD, age 61 of Lake Ariel, PA was sentenced to the Wayne County Correctional Facility for a period of not less than 30 days nor more than 6 months for one count of Theft by Unlawful Taking or Disposition, a Misdemeanor of the 1st Degree. She was also ordered to pay all court costs, a fine in the amount of \$750.00, pay restitution in the amount of \$55,691.40, and perform 75 hours of community

service. The Defendant paid the \$55,691.40 in restitution prior to sentencing. The incident occurred on June 1, 2011 through November 6, 2015, in Lake Township.

JOHN HEDRICK, age 59 of Gouldsboro, PA was sentenced to the Wayne County Correctional Facility for a period of not less than 72 hours nor more than 6 months for one count of DUI, an ungraded Misdemeanor. He was also ordered to pay the court costs, pay a fine of \$1,000.00, be placed on alcohol monitoring through the SCRAM program for a period of 90 days, participate and cooperate with the drug and alcohol treatment, and complete the Alcohol Highway Safety Program. The incident occurred on October 3, 2015, in Lehigh Township. His BAC was .212%.

DAWN MIMS, age 54 of Barryville, NY was sentenced to the Wayne County Correctional Facility for a period not less than 15 days followed immediately by 60 months less 15 days in the Intermediate Punishment Program for one count of DUI, a Misdemeanor of the 1st Degree. She was also ordered to pay all court costs, pay a fine of \$1,500.00, pay restitution in the amount of \$500.00, be placed on House Arrest with Electronic and Alcohol Monitoring through the SCRAM program for a period of 90 days, participate and cooperate in the drug and alcohol treatment, and complete Alcohol Highway Safety Program. The incident occurred on November 27, 2015, in Honesdale Borough, PA. Her BAC was Controlled Substance.

CHRISTOPHER PEPPER, age 20 of Pleasant Mount, PA was placed on probation for a period of 12 months for one count of Open Lewdness, a Misdemeanor of the 3rd Degree. He was also ordered to pay all Court costs, and pay a fine in the amount of \$250, pay restitution in the amount of \$610.25, no contact with the minor victims and their family, and undergo a psychosexual risk assessment. The incident occurred on July 5, 2015, in Mount Pleasant Township, PA.

JEFFREY SULLIVAN, age 25 of Honesdale, PA was sentenced to the Wayne County Correctional Facility for a period not less than 18 days nor more than 12 months for one count of Possession of Controlled Substance, an ungraded Misdemeanor, and one count of DUI, an ungraded Misdemeanor. He was also ordered to pay all Court costs, pay a fine in the amount of \$1,000.00, undergo a drug and alcohol evaluation, perform 50 hours of community service, complete Alcohol Highway Safety Program, and resolve all warrants. The incident occurred on December 18, 2015, in Honesdale Borough. His BAC was Controlled Substance.

THOMAS CASPER, age 58 of Waymart, PA was placed on the Accelerated Rehabilitative Disposition Program for a period of 6 months related to DUI. He was also ordered to pay all Court costs and perform 40 hours of community service and have his operator's privilege suspended for 60 days. The incident occurred on August 21, 2015, in South Canaan Township, PA. His BAC was .112%.

ALEXANDER DALESKY, age 20 of Honesdale, PA was placed on the Accelerated Rehabilitative Disposition Program for a period of 6 months related to Possession of

Small Amount of Marijuana. He was also ordered to pay all Court costs and perform 40 hours of community service. The incident occurred on March 4, 2016, in Texas Township, PA.

TIMOTHY FARLEY, age 31 of Waymart, PA was placed on the Accelerated Rehabilitative Disposition Program for a period of 6 months related to DUI. He was also ordered to pay all Court costs and perform 40 hours of community service and have his operator's privilege suspended for 60 days. The incident occurred on February 13, 2016, in Waymart, PA. His BAC was .278%.

BENJAMIN WILCOX, age 41 of Milanville, PA was placed on the Accelerated Rehabilitative Disposition Program for a period of 6 months related to DUI. He was also ordered to pay all Court costs and perform 40 hours of community service and have his operator's privilege suspended for 60 days. The incident occurred on January 1, 2016, in Paupack Township, PA. His BAC was .24%.

LEGAL NOTICES

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

ESTATE NOTICES

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

EXECUTRIX NOTICE

Estate of Beverly A. Allen
Late of Lake Township
EXECUTRIX
Linda Masterson
1262 Emerald Gardens Dr.
Saint Peters, MO 63376
ATTORNEY
Michael D. Walker, Esq.
PO Box 747
Hamlin, PA 18427

7/1/2016 • 7/8/2016 • 7/15/2016

ESTATE NOTICE

ESTATE NOTICE IS HEREBY GIVEN that Letters Testamentary have been issued to The Honesdale National Bank of the Borough of Honesdale, Wayne County, Pennsylvania, Executor of the Estate of Linda L. Finch, Deceased, who died on June 16, 2016, late of Equinunk, Wayne County, Pennsylvania. All creditors are requested to present

their claims and all persons indebted to the Decedent will make payment to the aforementioned Executor.

Estate of Linda L. Finch, Deceased
The Honesdale National Bank,
Executor
Trust Department
724 Main Street
P.O. Box 350
Honesdale, Pennsylvania 18431

7/1/2016 • 7/8/2016 • 7/15/2016

EXECUTOR'S NOTICE

ESTATE OF ARNOLD N. CRUM, a/k/a ARNOLD NORMAN CRUM, late of Damascus Township, Wayne County, Pennsylvania. Any person or persons having claim against or indebted to the estate present same to Lorraine A. Crum, 800 Green Tree Drive, Clarks Summit, PA 18411 and Daniel M. Crum, 54 Chapel Drive, Lehighton, PA 18235. Sally N. Rutherford, Esq., 921 Court St., Honesdale, PA 18431, Attorney for the Estate.

7/1/2016 • 7/8/2016 • 7/15/2016

EXECUTOR'S NOTICE

ESTATE OF STANLEY STINAVAGE, a/k/a STANLEY M. STINAVAGE, late of Preston Township, Wayne County, Pennsylvania. Any person or

persons having claim against or indebted to the estate present same to Martin Stinavage, 2883 Wrighter Lake Road, Thompson, PA 18465. Sally N. Rutherford, Esq., 921 Court St., Honesdale, PA 18431, Attorney for the Estate.

7/1/2016 • 7/8/2016 • 7/15/2016

ESTATE NOTICE

NOTICE IS HEREBY GIVEN, that Letters of Administration have been issued in the Estate of Joseph J. Borsdam, who died on August 16, 2012, late resident of 320 Cliff Street, Honesdale, PA 18431, to Michael J. O'Day, Jr., Administrator of the Estate, residing at 1 Green Acres, Honesdale, PA 18431. All persons indebted to said estate are required to make payment and those having claims or demands are to present the same without delay to the law offices of HOWELL, HOWELL, ATTN: ALFRED G. HOWELL, ESQUIRE, Attorney for the Estate, at 109 Ninth Street, Honesdale, PA 18431.

ALFRED G. HOWELL, ESQUIRE
ATTORNEY FOR THE ESTATE

6/24/2016 • 7/1/2016 • 7/8/2016

ESTATE NOTICE

NOTICE IS HEREBY GIVEN, that Letters Testamentary have been issued in the Estate of John P. Maruzewsky, a/k/a John P. Maruzewski, a/k/a John Maruzewsky, a/k/a John Peter

Maruzewsky, who died on May 27, 2016, late resident of 615 Grove Street, Honesdale, PA 18431, to Gerald Getz, Jr., Executor of the Estate, residing at 213 Barry Drive, S. Abington Twp., PA 18411. All persons indebted to said estate are required to make payment and those having claims or demands are to present the same without delay to the Law Office of LEE C. KRAUSE, ESQUIRE, Attorney for the Estate, at 109 Ninth Street, Honesdale, PA 18431.

LEE C. KRAUSE, ESQUIRE
ATTORNEY FOR THE ESTATE

6/24/2016 • 7/1/2016 • 7/8/2016

EXECUTOR NOTICE

Estate of Poldi Hiris AKA Poldi Leopoldine Hiris
Late of Waymart Borough
EXECUTOR
Helmtraup Erbacher
133 Arleigh Drive
Albertson, NY 11507
ATTORNEY
John F. Spall
2573 Route 6
Hawley, PA 18428

6/17/2016 • 6/24/2016 • 7/1/2016

EXECUTRIX NOTICE

Estate of Gary J. Swendsen AKA Gary Swendsen
Late of Damascus Township
EXECUTRIX
Brenda Kosciuk
869 Lake Henry Rd.
Lake Ariel, PA 18436

ATTORNEY

Nicholas A. Barna
831 Court Street
Honesdale, PA 18431

6/17/2016 • 6/24/2016 • 7/1/2016

ESTATE NOTICE

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the estate of Kathleen Haudberg a/k/a Kathleen P. Haudberg late of Damascus Township, Wayne County. Date of death May 22, 2016. All persons indebted to the said estate are required to make payment and those having claims or demands to present the same without delay to the Executor, Thomas Haudberg in care of Matthew L. Meagher, Esquire, 1018 Church Street, Honesdale, PA 18431.

6/17/2016 • 6/24/2016 • 7/1/2016

EXECUTOR NOTICE

Estate of Andrew J. Mastalski
AKA Andrews J. Mastalski
Late of South Canaan Township
EXECUTOR
Andre Moses
401 Route 22 West, Apt. 2D
North Plainfield, NJ 07060
ATTORNEY
Nicholas A. Barna
831 Court Street
Honesdale, PA 18431

6/17/2016 • 6/24/2016 • 7/1/2016

EXECUTOR'S NOTICE

ESTATE OF LILLIAN C. GAY, a/k/a LILLIAN CABELL GAY, late of Preston Township, Wayne County, Pennsylvania. Any person or persons having claim against or indebted to the estate present same to Sharon Hadley, Co-Executor, of 406 Woods Road, Lakewood, Pennsylvania, 18439 or Carolyn Homer, Co-Executor, of 286 Woods Road, Lakewood, Pennsylvania, 18439. Sally N. Rutherford, Esq., 921 Court St., Honesdale, PA 18431, Attorney for the Estate.

6/17/2016 • 6/24/2016 • 7/1/2016

ADMINISTRATOR NOTICE

Estate of Lewis A. Boots AKA
Lewis Boots
Late of Clinton Township
ADMINISTRATOR
Eric E. Vaverchak
206 Brooklyn St.
Carbondale, PA 18407
ATTORNEY
Nicholas A. Barna
831 Court Street
Honesdale, PA 18431

6/17/2016 • 6/24/2016 • 7/1/2016

**ESTATE NOTICE
RE: ESTATE OF
JOAN R. HAFFNER**

NOTICE IS HEREBY GIVEN that Letters of Administration in the Estate of Joan R. Haffner, late of the village of Lake Ariel, Lake Township, Wayne County, Pennsylvania, have been granted to the undersigned. All persons

indebted to said estate are required to make immediate payment and those having claims shall present them for settlement to:

MARGARET HAFFNER
BRENDA D. COLBERT, Esquire
COLBERT & GREBAS, P.C.
210 Montage Mountain Road –
Suite A
Moosic, PA 18507

Date of Death: March 13, 2016.

6/17/2016 • 6/24/2016 • 7/1/2016

ADMINISTRATOR NOTICE

Estate of Gerald C. Coleman AKA
Gerald Coleman
Late of Oregon Township
ADMINISTRATOR
Christopher C. Coleman
321 West Mary Street
Old Forge, PA 18518
ADMINISTRATOR
Joshua J. Coleman
345 Carley Brook Rd.
Honesdale, PA 18431
ATTORNEY
Nicholas A. Barna
831 Court Street
Honesdale, PA 18431

6/17/2016 • 6/24/2016 • 7/1/2016

OTHER NOTICES

CERTIFICATE OF ORGANIZATION

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

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

7/1/2016

CERTIFICATE OF ORGANIZATION — DOMESTIC LIMITED LIABILITY COMPANY

NOTICE IS HEREBY GIVEN that a Certificate of Organization-Domestic Limited Liability Company was filed with the Department of State of the Commonwealth of Pennsylvania on May 5, 2016, and approved pursuant to 15 Pa. C.S. Section 8913 for the organization of **GROSS BROTHERS TRUCKING, LLC.**

JEFFREY S. TREAT, ESQUIRE
Attorney

6/24/2016 • 7/1/2016

**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
JULY 13, 2016**

By virtue of a writ of Execution instituted DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2205-R6 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 13th day of 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 or parcel of land situate in the Township of Clinton, County of Wayne, and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the centerline of Township Road 437 (Town Hill Road), being on the southerly line of lands of Opalka, at the intersection of lands retained by Grantors, and running: South 56 degrees 45 minutes 50 seconds

East 6.07 feet; and south 58 degrees 06 minutes 00 seconds East 223.53 feet, to a point in line of lands of Davis; thence along said Davis South 19 degrees 43 minutes 40 seconds West 197.68 feet, to a point in line of lands of Strange; thence along said Strange and lands of Folley North 87 degrees 41 minutes 00 seconds West 317.76 feet to a point in line of lands retained by grantees; thence along said Grantees North 32 degrees 43 minutes 42 seconds east, 350.29 feet to the point and place of BEGINNING.

Being Lot 1 on a subdivision plan prepared by Christopher Knash, P.L.S. dated July 19, 2001 and recorded at Map Book 95, Page 68.

BEING KNOWN AS: 254 Town Hill Road, Prompton, PA 18456

PROPERTY ID NO.: 6-1-232-8.8-

TITLE TO SAID PREMISES IS VESTED IN Jason M. Eldred and Bobbi L. Eldred, his wife BY DEED FROM Eugene M. Eldred and Darlene G. Eldred, his wife DATED 12/10/2001 RECORDED 12/18/2001 IN DEED BOOK 1902 PAGE 299.

Seized and taken in execution as property of:
BOBBI L. ELDRED A/K/A
BOBBIE LEE ELDRED 254
TOWNHILL ROAD, PROMPTON
PA 18456
JASON ELDRED A/K/A JASON
M. ELDRED 254 TOWNHILL
ROAD, PROMPTON PA 18456

Execution No. 636-Civil-2015
Amount Due: \$154,835.65 Plus
additional costs

April 20, 2016
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE
NOTICE:**

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

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

J. Eric Kishbaug Esq.

6/17/2016 • 6/24/2016 • 7/1/2016

**SHERIFF'S SALE
JULY 13, 2016**

By virtue of a writ of Execution instituted Wells Fargo Bank, N.A. as Trustee for Option One Mortgage Loan Trust 2007-2, Asset-Backed Certificates, Serie 2007-2 issued out of the Court of Common Pleas of Wayne County,

to me directed, there will be exposed to Public Sale, on Wednesday the 13th day of 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 and parcel of ground situated and lying in Damascus Township, Wayne County, Commonwealth of Pennsylvania, more particularly described as follows:

BEGINNING at a point in the center of L.R. 63043 which point is a common corner of lands of former Grantor and Sylvester J. Rhinesmith and thence along the common boundary line of lands of Rhinesmith and former Grantor North 87 degrees 57 minutes East, 25.55 feet to an iron pin set; thence continuing North 87 degrees 57 minutes East 456.71 feet to a point for a corner; thence South 2 degrees 3 minutes East 540 feet to a point for a corner; thence South 87 degrees 57 minutes West 433.18 feet to an iron pin set; thence North 71 degrees 42 minutes West 137.10 feet to an iron pin set; thence North 62 degrees 48 minutes West 53.47 feet to an iron pin set; thence continuing North 62 degrees 48 minutes West 25.00 feet to the center of the aforesaid L.R. 63043 ; thence through the center of L.R. 63043 North 30 degrees 17 minutes East 55 feet; North 19 degrees 42 minutes East 92 feet; North 12 degrees 10 minutes East

two hundred and two feet; and North 13 degrees 22 minutes East 130.94 feet to the point and place of BEGINNING. CONTAINING therein 6.75 acres. The above description is in accordance with map recorded in Map Book 53 at Page No. 48.

TITLE TO SAID PREMISES IS VESTED IN Amara Ramirez by Deed from Miguel A. Marte and Amara Ramirez, husband and wife, dated December 7, 2006, recorded December 7, 2006, in Book 3191, Page 268.

Tax Parcel: 07-0-0195-0041

Premises Being: 534 Rutledgedale Road, Equinunk, PA 18417-3009

Seized and taken in execution as property of:
Amara Ramirez 20 S Conger Avenue CONGERS NY 10920

Execution No. 675-Civil-2015
Amount Due: \$181,646.58 Plus additional costs

April 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.

Peter Wapner Esq.

6/17/2016 • 6/24/2016 • 7/1/2016

**SHERIFF'S SALE
JULY 13, 2016**

By virtue of a writ of Execution instituted JPMorgan Chase Bank, National Association s/b/m/to Chase Home Finance, LLC S/B/M to Chase Manhattan Mortgage Corporation issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 13th day of 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 or parcel of land lying, situate and being in the Township of South Canaan, County of Wayne and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the centerline of Township Route

T416, being also a corner of lands of Gardner; thence along the centerline of said road, South 06 degrees 38 minutes 42 seconds East 200.00 feet, and South 02 degrees 38 minutes 21 seconds East 47.00 feet; thence along line of lands of Hoffman, South 50 degrees 25 minutes 33 seconds West 1,446.00 feet to an iron pipe corner; thence North 39 degrees 38 minutes 18 seconds West 1,084.31 feet to a hub and tack in a stones corner; thence along lands of Clift North 50 degrees 18 minutes 26 seconds East 669.68 feet to an iron pin in stones corner; thence along lands of Gardner, South 39 degrees 39 minutes 30 seconds East 881.30 feet and North 50 degrees 21 minutes 39 seconds East 913.21 feet to the place of BEGINNING.

CONTAINING 20.665 ACRES AS SURVEYED BY Alfred K. Bucconear, R..P.L.S. on May 20, 1988. Map Book 64, at page 41.

UNDER AND SUBJECT TO the provision of a certain right-of-way agreement between William J. Marks, et ux, and Dane E. West, et ux, dated October 21, 1967 and recorded in Wayne County Deed Book 240, at page 41, and granting and conveying to the Grantee herein his heirs and assigns, all of the right, title and interest of the Grantors (successors in interest to Dane E. West, et ux) in and to said agreement.

SUBJECT TO the same conditions, exceptions, restrictions and reservations as are contained in

prior deeds forming the chain of title.

TITLE TO SAID PREMISES IS VESTED IN William J. Hageman, a married man, by Deed from Charles Rothfuss, a single man, dated 03/10/2000, recorded 03/14/2000 in Book 1624, Page 73.

TAX PARCEL: 24-0-0012-0002

ADDRESS BEING: 600 Racht Road a/k/a 363 Racht Road, South Canaan, PA 18459

IMPROVEMENTS THEREON:
Residential Dwelling

Seized and taken in execution as property of:
William J. Hageman 363 Racht Road a/k/a 600 Racht Road SOUTH CANAAN PA 18459

Execution No. 102-Civil-2014
Amount Due: \$85,214.62 Plus additional costs

April 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.

6/17/2016 • 6/24/2016 • 7/1/2016

**SHERIFF'S SALE
JULY 13, 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 13th 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:

AT THAT CERTAIN PIECE OR PARCEL OF PROPERTY LYING, SITUATED AND BEING IN THE TOWNSHIP OF SALEM, COUNTY OF WAYNE AND STATE OF PENNSYLVANIA, BEING KNOWN AS LOT #5 ON A MAP OF LANDS OF ROBERT P. VONDERHEY, IN A DEVELOPMENT KNOWN AS MOUNTAIN CREST: DATED JULY 19, 1973, BY GEORGE E. FERRIS, R.S., AND RECORDED IN WAYNE COUNTY MAP BOOK VOLUME 23, AT PAGE

86, AND BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING AN IRON PIN IN THE EASTERN BOUNDARY OF A PRIVATE ROADWAY LEADING TO PENNSYLVANIA STATE ROAD #63127, SAID POINT BEING THE COMMON CORNER OF LOTS #5 AND #6 AND BEING THE SOUTHWESTERN CORNER OF THE PARCEL DESCRIBED: THENCE ALONG THE EASTERN BOUNDARY OF THE AFOREMENTIONED PRIVATE ROADWAY, NORTH 43 DEGRESS WEST 100 FEET TO AN IRON PIN FOR A CORNER, BEING THE COMMON CORNER OF LOTS #4 AND #5: THENCE ALONG THE COMMON BOUNDARY OF LOTS #4 AND #5, NORTH 47 DEGREES 24 MINUTES EAST 440 FEET TO AN IRON PIPE FOR A CORNER IN THE LINE OF LANDS NOW OR FORMERLY OWNED BY RALPH BEAVERS: THENCE ALONG THE SAID LANDS OF RALPH BEAVERS, SOUTH 43 DEGREES 00 MINUTES EAST 100 FEET TO AN IRON PIPE FOR A CORNER: THENCE ALONG THE COMMON BOUNDARY OF LOTS #5 AND #6, SOUTH 47 DEGREES 24 MINUTES WEST 440 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 1.01 ACRES BE

THE SAME MORE OR LESS.

BEING THE SAME PREMISES WHICH LAWRENCE G. CAMERON, BY DEED DATED FEBRUARY 11, 2005 AND RECORDED FEBRUARY 18, 2005 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR WAYNE COUNTY IN DEED BOOK VOLUME 2714, PAGE 152, GRANTED AND CONVEYED UNTO PATRICK JORDAN, SINGLE MAN HOLDING 50% INTERES, AND THOMAS R. STANKO AND ERIN K STANKO, HUSBAND AND WIFE HOLDING A 50% INTEREST.

BEING KNOWN AS: 30 MOUNTAIN CREST DRIVE, LAKE ARIEL, PA 18436

PARCEL #22-0-0031-0018

Seized and taken in execution as property of:
Thomas R. Stanko 30 Mountain Crest Drive LAKE ARIEL PA 18436
Erin K. Stanko 30 Mountain Crest Road LAKE ARIEL PA 18436
Patrick J. Jordan a/k/a Patrick Jordan 30 Mountain Crest Drive LAKE ARIEL PA 18436

Execution No. 371-Civil-2015
Amount Due: \$173,283.74 Plus additional costs

May 2, 2016
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE

NOTICE:

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

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

Harry B. Reese, Esq.

6/17/2016 • 6/24/2016 • 7/1/2016

**SHERIFF'S SALE
JULY 13, 2016**

By virtue of a writ of Execution instituted The Bank of New York Mellon f/k/a The Bank of New York, as Trustee For The Certificateholders Of The CWABS Inc., Asset-Backed Certificates, Series 2006-19 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 13th day of 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 tract or parcel of land, situated in the Township of Lake, Wayne County, Pennsylvania, known as Lot 1045, Section 10, of The Hideout, a subdivision situated in the Townships of Lake and Salem, Wayne County, Pennsylvania, according to the plats thereof recorded in the Office of the Recorder of Deeds of Wayne County, Pennsylvania, April 9, 1970, in Plat Book 5, Page 27; May 11, 1970, in Plat Book 5, Pages 34, 37, 41 through 48 and 50; September 8, 1970 in Plat Book 5, Page 57; February 8, 1971, in Plat Book 5, Pages 62 and 63; March 24, 1971, in Plat Book 5, Page 66; May 10, 1971, in Plat Book 5, Pages 71 and 72; March 14, 1972, in Plat Book 5, Pages 76, 79 through 84 and 86, May 26, 1972, in Plat Book 5, Pages 93 through 95; September 26, 1972, in Plat Book 5, Pages 96, 97 and 100 through 104; March 9, 1973, in Plat Book 5, Page 106; March 23, 1973, in Plat Book 5, Page 107; April 3, 1973 in Plat Book 5, Pages 108 through 110; and May 18, 1973, in Plat Book 5, Pages 111 through 119.

This is a conveyance between parent and child and, therefore, exempt from Pennsylvania Realty Transfer Taxes.

SUBJECT to all easements, covenants, conditions, and restrictions of record, including those set forth in the Declaration of

Protective Covenants for The Hideout, dated as of May 1, 1970, as amended and supplemented.

BEING TAX NO.: 12-0-0016-0046

BEING KNOWN AS: 1045
WILDWOOD COURT, LAKE
TOWNSHIP, PENNSYLVANIA
18436.

Title to said premises is vested in Barbara L. Hutchins and Kenneth L. Hutchins, Jr., husband and wife, by deed from Stephen J. Truncale and Elizabeth Truncale, husband and wife, dated August 20, 1999 and recorded August 24, 1999 in Deed Book 1550, Page 0330.

Seized and taken in execution as property of:
Barbara L. Hutchins 1045
Wildwood Court, 463 The Hideout
Lake Ariel PA 18436
Kenneth L. Hutchins, Jr. 1045
Wildwood Court, 463 The Hideout
Lake Ariel PA 18436

Execution No. 638-Civil-2014
Amount Due: \$391,271.48 Plus
additional costs

April 20, 2016
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE
NOTICE:

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

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

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

Christine L. Graham, Esq.

6/17/2016 • 6/24/2016 • 7/1/2016

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

By virtue of a writ of Execution instituted Wells Fargo Bank, N.A. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 27th day of 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 or parcel of land, situate in the Township of Palmyra, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at the intersection of two (2) forty (40) foot wide private roads known respectively as Garden Hill Drive and Hillside

Drive, said point of beginning being also the Southwesterly corner of Lot #41 of the Garden Hills Development and in the Easterly boundary line of line of Lot #40; thence along the center line of Garden Hill Drive, South thirty-three (33) degrees twenty-eight (28) minutes no (00) seconds East two hundred sixty-five and sixty-seven one-hundredths (265.67) feet to the Northwesterly corner of Lot #60; thence along the Westerly boundary line of Lot #60, South fifty-one (51) degrees twenty-five (25) minutes thirty-two (32) seconds West three hundred twenty-four and twenty-nine one-hundredths (324.29) feet to a point in the Northerly side of Lot #61; thence along the same, North forty-six (46) degrees (41) minutes twenty-three (23) seconds West one hundred eleven and sixty-five one-hundredths (111.65) feet to a point in the center line of Hillside Drive; thence along the center line of Hillside Drive, North twenty-eight (28) minutes no (00) seconds East three hundred ninety-five (395) feet to a place of beginning.

CONTAINING one and forty-seven one hundredths (1.47) acres, more or less, and being Lot No. 62 of the Garden Hills Development, as shown on Map of Survey made by Harry F. Schoenagel, Registered Surveyor, dated June, 1956, revised September 1967, revised April 1969, revised August, 1971, approved by the Wayne County Planning Commission, April 24, 1974, a Map of which is recorded in the Wayne County Map Book

25, at Page 4.

EXCEPTING AND RESERVING therefrom and thereout, that portion of the above described lot which lies within the right-out-way for Garden Hill Drive and Hillside Drive, including the turn at the intersection of the Garden Hill Drive and Hillside Drive, having a radius of fifty (50) feet as shown on said Map of survey.

BEING THE SAME PREMISES which L. Jeffrey Holmquest, executor of the Estate of Walter R. Holmquest, also known as Walter Raymond Holmquest, by Deed dated 07/26/2006 and recorded 11/16/2006 in the Office of the Recorder of Deeds in and for Wayne County in Deed Book Volume 3176, Page 301, granted and conveyed unto ROY HAMILTON A/K/A ROY M. HAMILTON and CLARENCE LEWIS and ALFONSO COCHRAN. And said ALFONSO COCHRAN departed this life on 04/18/2009, vesting the title solely in BONITA COCHRAN, HEIR OF ALFONSO CARL COCHRAN A/K/A ALFONSO COCHRAN, DECEASED, JUDY COCHRAN, HEIR OF ALFONSO CARL COCHRAN A/K/A ALFONSO COCHRAN, DECEASED, SHEROD COCHRAN, HEIR OF ALFONSO, CARL COCHRAN A/K/A ALFONSO COCHRAN, DECEASED, LEAH EDWARDS, HEIR OF ALFONSO CARL COCHRAN A/K/A ALFONSO COCHRAN, DECEASED, MAE FRANCES, HEIR OF ALFONSO

CARL COCHRAN A/K/A ALFONSO COCHRAN, DECEASED by rights of survivorship.

BEING KNOWN AS: 43 GARDEN HILL DRIVE, HAWLEY, PA 18428

PARCEL #18-0-009-0062

Seized and taken in execution as property of:

Roy Hamilton A/K/A Roy M. Hamilton 43 Garden Hill Drive HAWLEY PA 18428

Clarence Lewis 43 Garden Hill Drive Hawley PA 18428

Bonita Cochran, Heir of Alfonso Carl Cochran a/k/a Alfonso Cochran, Deceased 43 Garden Hill Drive HAWLEY PA

Judy Cochran, Heir of Alfonso

Carl Cochran, a/k/a Alfonso Cochran, Deceased 43 Garden Hill Drive HAWLEY PA 18428

Sherod Cochran, SR., Heir of Alfonso Carl Cochran a/k/a Alfonso Cochran, Deceased 1254 Roosevelt HWY

WAYMART PA 18472

Leah Edwards, Heir of Alfonso

Carl Cochran a/k/a Alfonso Cochran, Deceased 1254 Roosevelt HWY WAYMART PA 18472

Mae Frances, Heir of Alfonso Carl Cochran a/k/a Alfonso Cochran, Deceased 1254 Roosevelt HWY WAYMART PA 18472

Execution No. 373-Civil-2011
Amount Due: \$306,751.60 Plus
additional costs

May 3, 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.**

Jill Manuel-Coughlin, Esq.

7/1/2016 • 7/8/2016 • 7/15/2016

CIVIL ACTIONS FILED

*FROM JUNE 4, 2016 TO JUNE 10, 2016
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2009-21026	FOSTER MAUREEN D	6/08/2016	SATISFACTION	1,197.80
2012-20509	PINCHUK HOWARD	6/08/2016	SATISFACTION	5,805.16
2012-20509	PINCHUK DEBORAH	6/08/2016	SATISFACTION	5,805.16
2013-20079	BILL GOODWIN CONSTRUCTION LLC A PARTNERSHIP	6/06/2016	SATISFACTION	34,289.71
2014-20595	WAIBEL JOHN	6/09/2016	SATISFACTION	—
2015-00139	LEWON CHRISTIAN	6/06/2016	JDGMT BY COURT ORDER	—
2015-00643	VANNATTA GREGORY	6/07/2016	WRIT OF EXECUTION	207,627.65
2015-21010	VONLUMM EDWARD R	6/10/2016	SATISFACTION	724.13
2016-00134	PHILLIPS BERNICE R	6/07/2016	DEFAULT JUDG IN REM	205,664.14
2016-00155	WITTEN ROXIE A	6/07/2016	FINAL JUDGMENT	—
2016-00155	WITTEN ROXIE A	6/09/2016	DEFAULT JUDGMENT	—
2016-20372	BILL GOODWIN CONSTRUCTION LLC	6/06/2016	SATISFACTION	3,545.03
2016-20372	GOODWIN WILLIAM R SOLE MBR	6/06/2016	SATISFACTION	3,545.03
2016-20492	TODARO ANTHONY	6/06/2016	MUNICIPAL LIEN	1,246.14
2016-20493	LEE RAYMOND	6/06/2016	MUNICIPAL LIEN	535.04
2016-20494	LAURENZANO JOHN D JR	6/06/2016	MUNICIPAL LIEN	766.25
2016-20495	JONES ARTHUR L SR	6/06/2016	MUNICIPAL LIEN	1,110.75
2016-20496	GAVIN JEFFREY	6/06/2016	MUNICIPAL LIEN	3,914.72
2016-20496	GAVIN JACQUELINE	6/06/2016	MUNICIPAL LIEN	3,914.72
2016-20497	OFARRELL PATRICIA A TOPKA	6/07/2016	MUNICIPAL LIEN	1,045.46
2016-20497	TOPKA PATRICIA A OFARRELL	6/07/2016	MUNICIPAL LIEN	1,045.46
2016-20498	OFARRELL PATRICIA A TOPKA	6/07/2016	MUNICIPAL LIEN	7,596.75
2016-20498	TOPKA PATRICIA A OFARRELL	6/07/2016	MUNICIPAL LIEN	7,596.75
2016-20499	TOOMA KARLO	6/07/2016	MUNICIPAL LIEN	2,309.29
2016-20500	TOOMA KARLO	6/07/2016	MUNICIPAL LIEN	637.56
2016-20501	SHERRARD DOROTHY	6/07/2016	MUNICIPAL LIEN	535.04
2016-20502	PINKARD JOHN E	6/07/2016	MUNICIPAL LIEN	559.03
2016-20503	O'BRIEN JOHN	6/07/2016	MUNICIPAL LIEN	552.49
2016-20503	OBRIEN JOHN	6/07/2016	MUNICIPAL LIEN	552.49
2016-20504	O'BRIEN JOHN	6/07/2016	MUNICIPAL LIEN	552.49
2016-20504	OBRIEN JOHN	6/07/2016	MUNICIPAL LIEN	552.49
2016-20505	MUSOVIC SAMMY	6/07/2016	MUNICIPAL LIEN	633.19
2016-20506	IRISH PAMELA	6/07/2016	JP TRANSCRIPT	2,139.14
2016-20507	WILSON FRANCINE C	6/07/2016	JUDGMENT	1,170.00
2016-20508	HORST NICHOLAS R	6/08/2016	JP TRANSCRIPT	5,818.20
2016-20509	WARNER MICHAEL V	6/08/2016	JP TRANSCRIPT	1,346.35
2016-20509	WARNER EVA	6/08/2016	JP TRANSCRIPT	1,311.97
2016-20510	GARRETT BRITTANY	6/08/2016	JP TRANSCRIPT	1,079.80
2016-20511	KNECHT PETER	6/08/2016	JP TRANSCRIPT	7,420.00

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

2016-20512	ROSE FREDERICK	6/08/2016	JP TRANSCRIPT	3,428.90
2016-20513	FLORA DONNA	6/08/2016	JP TRANSCRIPT	2,307.34
2016-20514	POYER BETH ANNE	6/08/2016	JUDGMENT	1,035.00
2016-20515	BENSLEY RENEE ANN	6/08/2016	MUNICIPAL LIEN	2,048.86
2016-20516	STARRY DENNIS J	6/08/2016	MUNICIPAL LIEN	535.04
2016-20516	STARRY ALLYN M	6/08/2016	MUNICIPAL LIEN	535.04
2016-20517	KEEBLER ANDREW G EXECUTOR	6/08/2016	MUNICIPAL LIEN	535.04
2016-20517	KEEBLE EDWARD ESTATE OF	6/08/2016	MUNICIPAL LIEN	535.04
2016-20518	GAUL WILLIAM J	6/08/2016	MUNICIPAL LIEN	617.93
2016-20519	ECCLES JAMES E III	6/08/2016	MUNICIPAL LIEN	543.76
2016-20520	DONEY ROBERT W	6/08/2016	MUNICIPAL LIEN	585.21
2016-20521	CROOK NELSON R	6/08/2016	MUNICIPAL LIEN	521.95
2016-20521	CROOK TINA M	6/08/2016	MUNICIPAL LIEN	521.95
2016-20522	CIRELLO FORREY D	6/08/2016	MUNICIPAL LIEN	559.03
2016-20522	CIRELLO SUSIE A	6/08/2016	MUNICIPAL LIEN	559.03
2016-20523	OLDT NATHAN W	6/09/2016	JUDGMENT	6,691.31
2016-20524	FORERO BENJAMIN	6/09/2016	MUNICIPAL LIEN	567.75
2016-20524	FORERO DIANE	6/09/2016	MUNICIPAL LIEN	567.75
2016-20525	FORERO BENJAMIN	6/09/2016	MUNICIPAL LIEN	569.93
2016-20525	FORERO DIANE	6/09/2016	MUNICIPAL LIEN	569.93
2016-20526	BELL STEPHEN K	6/09/2016	MUNICIPAL LIEN	535.04
2016-20527	BELL STEPHEN K	6/09/2016	MUNICIPAL LIEN	535.04
2016-20528	ABRUZZESE DEAN	6/09/2016	MUNICIPAL LIEN	1,544.98
2016-20529	SHADE TREE LLC	6/09/2016	MUNICIPAL LIEN	556.85
2016-20530	JOSEPH & NELSON ASSOCIATES	6/09/2016	MUNICIPAL LIEN	535.04
2016-20531	JOSEPH & NELSON ASSOCIATES	6/09/2016	MUNICIPAL LIEN	535.04
2016-20532	HOUSMAN ROBERT	6/09/2016	MUNICIPAL LIEN	2,234.27
2016-20532	TRABALKA DEBRA	6/09/2016	MUNICIPAL LIEN	2,234.27
2016-20533	HEJRES AAREF AHMED	6/10/2016	MUNICIPAL LIEN	539.40
2016-20534	AHPA PROPERTIES INC	6/10/2016	MUNICIPAL LIEN	1,370.48
2016-20535	AHPA PROPERTIES INC	6/10/2016	MUNICIPAL LIEN	1,597.33
2016-20536	AHPA PROPERTIES INC	6/10/2016	MUNICIPAL LIEN	1,276.68
2016-20537	AHPA PROPERTIES INC	6/10/2016	MUNICIPAL LIEN	1,265.77
2016-20538	AHPA PROPERTIES INC	6/10/2016	MUNICIPAL LIEN	1,270.14
2016-20539	AHPA PROPERTIES INC	6/10/2016	MUNICIPAL LIEN	1,265.77
2016-20540	AHPA PROPERTIES INC	6/10/2016	MUNICIPAL LIEN	1,250.50
2016-20541	DENNIS TYLER C	6/10/2016	JUDGMENT	4,562.00
2016-20542	SEOPARSON MOTI	6/10/2016	MUNICIPAL LIEN	554.66
2016-20543	MAXWELL MICHAEL	6/10/2016	MUNICIPAL LIEN	535.04
2016-20544	MACK CLARENCE J	6/10/2016	MUNICIPAL LIEN	535.04
2016-20544	MACK DARALENE A	6/10/2016	MUNICIPAL LIEN	535.04
2016-20545	KLUGMAN ALLA	6/10/2016	MUNICIPAL LIEN	659.37
2016-20546	HAMPL TAMARA L	6/10/2016	MUNICIPAL LIEN	519.77
2016-20547	HAMPL TAMARA L	6/10/2016	MUNICIPAL LIEN	1,604.72
2016-20548	DONNELLY PATRICK	6/10/2016	MUNICIPAL LIEN	995.29
2016-20548	DONNELLY JACQUELINE	6/10/2016	MUNICIPAL LIEN	995.29
2016-20549	BUSH THOMAS MONROE	6/10/2016	MUNICIPAL LIEN	605.69
2016-20550	AHPA PROPERTIES INC	6/10/2016	MUNICIPAL LIEN	1,331.21

2016-40027	CARRETTA ADAM OWNER	P	6/07/2016	STIP VS LIENS	—
2016-40027	CARRETTA EMILY OWNER	P	6/07/2016	STIP VS LIENS	—
2016-40027	KYLE FRIES CONSTRUCTION CONTRACTOR		6/07/2016	STIP VS LIENS	—
2016-90050	ZROWKA ELIZABETH		6/06/2016	ESTATE CLAIM	19,369.10
2016-90050	ZROWKA ELIZABETH		6/06/2016	SATISFACTION	19,369.10

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY		TYPE	DATE	AMOUNT
2016-00292	PORTFOLIO RECOVERY ASSOCIATES		PLAINTIFF	6/07/2016	—
2016-00292	NICHOLSON JOHN R		DEFENDANT	6/07/2016	—
2016-00297	PORTFOLIO RECOVERY ASSOCIATES		PLAINTIFF	6/10/2016	—
2016-00297	VERDERBER NINA J		DEFENDANT	6/10/2016	—
2016-00298	PORTFOLIO RECOVERY ASSOCIATES		PLAINTIFF	6/10/2016	—
2016-00298	STORM MEGAN M		DEFENDANT	6/10/2016	—
2016-00299	PORTFOLIO RECOVERY ASSOCIATES		PLAINTIFF	6/10/2016	—
2016-00299	BIHLER LAURIE		DEFENDANT	6/10/2016	—
2016-00300	PORTFOLIO RECOVERY ASSOCIATES		PLAINTIFF	6/10/2016	—
2016-00300	STREZENEC JOHN		DEFENDANT	6/10/2016	—
2016-00301	PORTFOLIO RECOVERY ASSOCIATES		PLAINTIFF	6/10/2016	—
2016-00301	RICHARD DANA		DEFENDANT	6/10/2016	—
2016-00302	PORTFOLIO RECOVERY ASSOCIATES		PLAINTIFF	6/10/2016	—
2016-00302	BRADBURY SCOTT		DEFENDANT	6/10/2016	—
2016-00303	PORTFOLIO RECOVERY ASSOCIATES		PLAINTIFF	6/10/2016	—
2016-00303	DOTY JONATHAN G		DEFENDANT	6/10/2016	—
2016-00304	PORTFOLIO RECOVERY ASSOCIATES		PLAINTIFF	6/10/2016	—
2016-00304	SEIFERT JONATHAN L		DEFENDANT	6/10/2016	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY		TYPE	DATE	AMOUNT
2016-00294	WELLS FARGO BANK NA		PLAINTIFF	6/08/2016	—
2016-00294	GARDEPE ROBERT W		DEFENDANT	6/08/2016	—
2016-00294	UNKNOWN HEIRS		DEFENDANT	6/08/2016	—
2016-00295	BANK OF AMERICA NA		PLAINTIFF	6/08/2016	—
2016-00295	MITCHELL MARISA EXECUTRIX		DEFENDANT	6/08/2016	—
2016-00295	RAPPO STEVEN ESTATE		DEFENDANT	6/08/2016	—
2016-00305	US BANK NATIONAL ASSOCIATION TRUSTEE OF		PLAINTIFF	6/10/2016	—
2016-00305	SECURITY NATIONAL MORTGAGE		PLAINTIFF	6/10/2016	—
2016-00305	KLINE KIRBY L		DEFENDANT	6/10/2016	—
2016-00305	DECRISTOFARO LORI A		DEFENDANT	6/10/2016	—
2016-00305	UNKNOWN HEIRS, EXECUTORS, ADMI		DEFENDANT	6/10/2016	—

2016-00306	US BANK NATIONAL ASSOCIATION TRUSTEE, SUCCESSOR TO	PLAINTIFF	6/10/2016	—
2016-00306	WACHOVIA BANK NA AS TRUSTEE FOR	PLAINTIFF	6/10/2016	—
2016-00306	PARK PLACE SECURITIES INC	PLAINTIFF	6/10/2016	—
2016-00306	BARKER WAYNE C A/K/A	DEFENDANT	6/10/2016	—
2016-00306	BARKER WAYNE	DEFENDANT	6/10/2016	—
2016-00306	BARKER SHELLY A A/K/A	DEFENDANT	6/10/2016	—
2016-00306	BARKER SHELLY	DEFENDANT	6/10/2016	—
2016-00307	FIFTH THIRD MORTGAGE COMPANY	PLAINTIFF	6/10/2016	—
2016-00307	LA CORTE FRANK	DEFENDANT	6/10/2016	—
2016-00307	LA CORTE JUDY	DEFENDANT	6/10/2016	—

TORT — MOTOR VEHICLE

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00293	MANDRIK EDWARD J	PLAINTIFF	6/07/2016	—
2016-00293	MANDRIK JANINE D BOGART	PLAINTIFF	6/07/2016	—
2016-00293	FORD MOTOR COMPANY	DEFENDANT	6/07/2016	—

TORT — OTHER

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00296	CAZES MARC	PLAINTIFF	6/09/2016	—
2016-00296	KAY FRANKLIN ESTATE	PLAINTIFF	6/09/2016	—
2016-00296	KAY CAROL ESTATE	PLAINTIFF	6/09/2016	—
2016-00296	TOWN & COUNTRY ENERGY CORP	DEFENDANT	6/09/2016	—

MORTGAGES AND DEEDS

*RECORDED FROM JUNE 20, 2016 TO JUNE 24, 2016
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Korb Michael J	Mortgage Electronic Registration Systems	Cherry Ridge Township	
Korb Tara J			144,827.00
Marshall John E	Wayne Bank	Berlin Township	
Marshall Marjorie L			225,000.00
Pierson Keith	Mortgage Electronic Registration Systems	Honesdale Borough	114,138.00
Hoot Kimberly A	Mortgage Electronic Registration Systems	Paupack Township	215,033.00
Sparango Frank Jr	Mortgage Electronic Registration Systems	Paupack Township	
Sparango Judy A			60,000.00
Bainbridge William T	J P Morgan Chase Bank	Paupack Township	
Bainbridge Jamie L			520,000.00
Bourdow Anthony W	Citizens Bank	Paupack Township	
Bourdow Carrie L			376,000.00
Church Michael	Mortgage Electronic Registration Systems	Palmyra Township	
Mills Ashley			137,789.00
Boles Nancy	Wayne Bank	Salem Township	48,000.00
Gender Albert F	Navy Federal Credit Union	Damascus Township	
Heister Kristina Mary			284,075.00
Patt James E	Patt June M	Canaan Township	170,000.00
Castillo Kathleen	Mortgage Electronic Registration Systems	Lake Township	
Castillo Melvin			102,000.00
Castillo Luana Claire			
Valvano Christina	P N C Bank	Sterling Township	21,632.79
Taylor Kaitlyn Lorraine	Dime Bank	Damascus Township	105,000.00
Doran Joseph J	Mortgage Electronic Registration Systems	Salem Township	
Doran Christopher			95,400.00
Doran Kaitlyn			
Kaczmar Debra	P S E C U	Salem Township	119,000.00
Miller Richard J	First National Community Bank	Lehigh Township	
Miller Patricia A			15,000.00
Dadig Matthew	Citizens Savings Bank	Honesdale Borough	15,000.00
Brooks John	Oime Bank	Berlin Township	
Brooks Anne Marie			70,000.00
Hartje Henry James	Wells Fargo Bank	Dreher Township	
Hartje Nancy E			100,000.00

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

Brennan James	Mortgage Electronic Registration Systems	Paupack Township	
Brennan Jennifer			252,000.00
Rizzi Michael	Wayne Bank	Hawley Borough	58,000.00
Granberry Richard L	Mortgage Electronic Registration Systems	Paupack Township	
Granberry Marilyn W			200,000.00
Gravell Stephanie	Mortgage Electronic Registration Systems	Lake Township	
Gravell Paul			109,971.00
Minichino Louis R	Wells Fargo Bank	Sterling Township	
Minichino Lucille			123,200.00
Donegan Dennis J	Dime Bank	Salem Township	
Juranich Laura Jean P			84,000.00
Popijakowski Marek	P N C Mortgage	Lehigh Township	
Popijakowska Bozena			95,000.00
Sickler Amanda L	Mortgage Electronic Registration Systems	Lake Township	
Sickler Jason J			111,885.00
Petrella Eric	Altemier Roger C Altemier Ruth	Sterling Township	33,000.00
Nilsen Kenneth R	Mortgage Electronic Registration Systems	Manchester Township	173,500.00
Farthing Gregory E	Maple Leaf Operations	Paupack Township	
Farthing Barbara			60,000.00
Miller Donna	Wayne Bank	Clinton Township	38,100.00
Henrick Katrina	Wayne Bank	Salem Township	67,000.00
Davis Raymond C	Peoples Security Bank & Trust Company	Preston Township	
Davis Alice M			300,000.00
Morris Eve	Mortgage Electronic Registration Systems	Sterling Township	103,023.00
Morris Eve	Pa Housing Finance Agency	Sterling Township	3,000.00
Himalayan International Institute Of Yoga	Dime Bank	Dyberry Township	65,000.00
Moran Alice Ann C	Mortgage Electronic Registration Systems	Dyberry Township	
Moran Edward J			101,134.00
Ohora Martin J Jr	Honesdale National Bank	Salem Township	751,490.98
Ohora Martin J Jr	Honesdale National Bank	Salem Township	50,000.00
Neumann Neil	Honesdale National Bank	Manchester Township	
Neumann Maria			70,000.00
Pratshler Scott	Honesdale National Bank	Damascus Township Damascus & Berlin Township Berlin Township Berlin & Damascus Township	35,000.00 35,000.00
Dzwieleski Francis J Sr	Honesdale National Bank	Berlin Township	
Dzwieleski Megan A			115,000.00
Dzwieleski Francis J Sr	Honesdale National Bank	Berlin Township	
Dzwieleski Megan A			20,000.00

Earley Wayne R	Honesdale National Bank	Dyberry Township	
Earley Margaret F			220,000.00
Butler Thomas J	Butler Ann B	Berlin Township	425,000.00
Jagacki Michael J	Affinity Federal Credit Union	Palmyra Township	
Oram Michelle Marie			336,775.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Turano Lucas P	Korb Michael J Korb Tara J	Cherry Ridge Township	
Castellano Lucille J	Pierson Keith	Honesdale Borough	
Olson Madelyn AKA	Hoot Kimberly A	Paupack Township	
Olson Madelyn E AKA			Lots 13 & 12
Bianculli Reta	Sparango Frank Jr Sparango Judy A	Paupack Township	Lot 366
Tabasso Michael J	Bainbridge William T	Paupack Township	
Tabasso Melissa D	Bainbridge Jamie L		Lot 9
Davis Lake Front Properties By Agent	Bourdown Anthony	Paupack Township	
Spall John F Agent	Bourdown Carrie		Lot 23
Ohl Michael H By Af	Church Michael	Palmyra Township	
Ohl Martha L Af	Mills Ashley		Lot 38
Ohl Martha L			
Soden Ronald Exr	Allison Karen	Clinton Township 1	
Grunski William Fest			Lots 1 & 2
Vitiello Cheryl Ann	Gender Albert F	Damascus Township	
Vitiello Ray	Heister Kristina Mary		
Tymchy John G	Lakatos Jeffrey A	Lehigh Township	
Tymchy Patricia C			
Ambruster Elizabeth By Sheriff	Mortgage Equity Conversion Asset Trust	Damascus Township	
Krueger Shirley F By Sheriff			
Mills Frank P By Sheriff	Bank Of New York Mellon Tr	Lake Township	
Rossmills Roxanne By Sheriff			
Mills Roxanne Rossi By Sheriff			
Wilmington Savings Fund Society Tr	Primestar Fund I T R S Inc	Salem Township	
Gerasimov Alex	Castillo Kathleen	Lake Township	
Martynovska Julia	Castillo Melvin Castillo Luana Claire		Lot 2124
Petroski Stanley M	Wigder Robert P	Berlin Township	
Petroski Nora M	Wigder Patricia A		
Wigder Robert P	Wigder Robert P	Berlin Township	
Wigder Patricia A	Wigder Patricia A		
Meckle Donald L By Af	Taylor Kaitlyn Lorraine	Damascus Township	
Meckle Kathleen S Af			
Meckle Kathleen S			

Grace James E	Doran Christopher	Salem Township	
Grace Marilyn	Doran Kaitlyn		Lot 314
	Doran Joseph J		
Moran Constance Ann Moylan	Moran Timothy J	Canaan Township	
Moran Arthur			
Jurkowitsch Ida Ind & Tr	Verderber Gregory	Berlin Township	
Verderber Ida Ind & Tr	Verderber Cynthia		
Jurkowitsch Denise			
Cole Denise			
Jurkowitsch Gregory			
Verderber Gregory			
Killam Robert M	Killam Michael	Dyberry Township	
Killam Susan L	Killam Katherine		
	Killam Andrea		
Killam Robert M	Killam Michael	Dyberry Township	
Killam Susan L	Killam Katherine		
	Killam Andrea		
Ivanoff Thomas Robert Exr	Ivanoff Thomas Robert	Preston Township	
Ivanoff Rosemary A Est	Ivanoff Denise		
Parks George H Exr	May Albert A	Buckingham Township	
Henderson Harry G Est	May Dawn M		
Campbell Kevin A By Sheriff	J P Morgan Chase Bank National Association	Salem Township	
Campbell Mayling AKA			
By Sheriff			Lot 835
Campbell Mayling M AKA			
By Sheriff			
Ruane Patrick By Sheriff	Nationstar Mortgage Llc	Lehigh Township	
Royster Elan By Sheriff			Lot 47
Hoyos German E By Sheriff	Veterans Affairs	Dreher Township	Lot 5
K D G Real Estate	Dambrosio William H	Lake Township	
	Dambrosio Susan G		Lot 2776
Steel R Knight	Steel Gillian	Lake Township	
Steel Elizabeth	Steel Elizabeth Ashley		Lot 138
French Sally	Brennan James	Paupack Township	
	Brennan Jennifer		Lots 25 & 34
Kreiter Anne Bomba	Rizzi Michael	Hawley Borough	Lot 1
Tompkinson Mark R	Granberry Richard L	Paupack Township	
Tompkinson CherylInn J	Granberry Marilyn W		Lot 1E29
Kriso Stephen A	Kriso Stephen A Tr	Paupack Township	
Kriso Elsie	Kriso Elsie Tr		Lot 403
	Stephen A Kriso Revocable Living Trust		
	Elsie Kriso Revocable Living Trust		
Hansen Richard	Gravell Paul	Lake Township	
Hansen Anilza	Gravell Stephanie		Lot 2196
Dellorso Dominick	Dellorso Michael	Dreher Township	Lots 84 & 100
Gregorski Ann M	Donegan Dennis J	Salem Township	
Kraynak John J	Juranich Laura Jean P		

Schwartz Sharon L	Schwartz Sharon L Nichols Eugene	Texas Township 1 & 2 Texas 1 & 2 & Honesdale Honesdale Borough Honesdale & Texas 1 & 2	
Ramos Damien	Popijakowski Marek	Lehigh Township	
Ramos Agnieszka	Popijakowska Bozena		Lot 195
Papizian Harry	Sickler Jason J	Lake Township	
Papazian Diane	Sickler Amanda L		Lot 1976
Margarella Michael Margarella Jeanette			
Valanda Edward C Valanda Christine M	Valanda Edward C	Lehigh Township	
Altemier Roger C Altemier Ruth	Petrella Eric	Sterling Township	Lot 1A
Fusco Elaine	Gombert Douglas Gombert Lynn	Mount Pleasant Township	Parcel 4
Limauro James A Limauro Patricia	Tusavitz Lorraine E	Paupack Township	Lot 327
Polesnak Mary Ann AKA By Sheriff	Wells Fargo Bank Tr	Clinton Township 2	
Polesnak Ann M AKA By Sheriff			Lot 2
Giresi Melissa By Sheriff Polesnak Ann AKA By Sheriff Polesnake Anne M AKA By Sheriff			
Esposito James Thompson Virginia	Morris Eve	Sterling Township	Lot 4
Kuester Gloria Blanche	Yahm Kenneth Yahm Linda	Berlin Township	Lot H
Zintel Donald R Zintel Diane M	Resnick Raymond	Honesdale Borough	
Black William J Jr Black William J Jr Agent Black Ann M By Agent	Himalayan International Institute Of Yoga	Dyberry Township	
Masucci Nicole Carlson Joseph Carlson Nicole	Moran Edward J Moran Alice Ann C	Dyberry Township	
Miller Richard W Cohen Lee Tr	Clarke Robert C Earley Wayne R	Lake Township Dyberry Township	
Sherman Cohen Irrevocable Trust Bonham Anna T	Earley Margaret F Reinhart Carolyn K		Lot 14A Lot 1
Butler Ann AKA Butler Ann B AKA	Butler Thomas J	Berlin Township	Lots 2 & 6A
Patuto James P Patuto Barbara A	Patuto James P	Sterling Township	Lot 6
Nocero Joseph P Nocero Patricia L	Jagacki Michael J Oram Michelle Marie	Palmyra Township	Lot 6



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