

# OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 6 ★ July 8, 2016 ★ Honesdale, PA ★ No. 18



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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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Publisher:  
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Honesdale, PA 18431

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

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

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

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

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

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## MESSAGE FROM THE WAYNE COUNTY BAR ASSOCIATION



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

### PRICING & RATES

#### *Notice Pricing*

##### *One time Insertions*

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

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

#### *Subscription Rates*

##### *Per Year*

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

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

### WAYNE COUNTY OFFICIALS

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

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

#### *Magisterial District Judges*

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

#### *Court Administrator*

Nicole Hendrix, Esq.

#### *Sheriff*

Mark Steelman

#### *District Attorney*

Janine Edwards, Esq.

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

Edward “Ned” Sandercock

#### *Chief Public Defender*

Steven Burlein, Esq.

#### *Commissioners*

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

#### *Treasurer*

Brian T. Field

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

Deborah Bates

#### *Coroner*

Edward Howell

#### *Auditors*

Carla Komar  
Judy O’Connell  
Kathleen A. Schloesser

#### *Jury Commissioners*

Judith M. Romich  
Patricia Biondo

## CRIMINAL CASES

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*June 30, 2016 — The following cases were addressed by the Honorable Raymond L. Hamill, President Judge, Wayne County.*

**DEIDRA BIRD**, age 44 of Cresco, PA, was placed on the Accelerated Rehabilitative Disposition Program for a period of 6 months related to DUI. She was also ordered to pay all Court costs, perform 40 hours of community service, and have her operator's privilege suspended for 60 days. The incident occurred on October 7, 2015, in Sterling Township, PA. Her BAC was .179%.

**IRA DIX**, age 43 of Starrucca, 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, perform 40 hours of community service, and have his operator's privilege suspended for 60 days. The incident occurred on February 22, 2016, in Preston Township, PA. His BAC was .267%.

**RILEY NEENAN**, age 21 of Beach Lake, 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, perform 40 hours of community service, and have his operator's privilege suspended for 60 days. The incident occurred on February 6, 2016, in Honesdale Borough, PA. His BAC was a refusal.

**SUSANNE POROSKY (POROKSY)**, age 36 of Starrucca, PA, was placed on the Accelerated Rehabilitative Disposition Program for a period of 6 months related to DUI. She was also ordered to pay all Court costs and perform 40 hours of community service. The incident occurred on February 22, 2016, in Cherry Ridge, PA. Her BAC was .094%.

**LEGAL NOTICES**

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

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**ESTATE NOTICES**

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

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**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

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**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

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**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

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**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

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### 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

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### 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

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### OTHER NOTICES

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### CERTIFICATE OF ORGANIZATION — DOMESTIC LIMITED LIABILITY COMPANY

**TAKE NOTICE THAT** a Certificate of Organization for a Domestic Limited Liability Company was filed with the Department of State of the Commonwealth of Pennsylvania on June 29, 2016, and approved pursuant to 15 Pa. C.S. § 8913 for the organization of **Michael J. Farley, Attorney at Law, PLLC.**

Michael J. Farley, Esquire  
18 Maple Street  
Waymart, PA 18472

7/8/2016

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**ARTICLES OF  
INCORPORATION —  
DOMESTIC NONPROFIT  
CORPORATION**

**TAKE NOTICE THAT** pursuant to 15 Pa. C.S. § 5307, Articles of Incorporation for a Domestic Nonprofit Corporation have been filed and approved on June 15, 2016 in the Office of the Department of State of the

Commonwealth of Pennsylvania for **Responsible Riders of Wayne County, Inc.**, having its principal place of business at 40 Gravity Planes Road, Waymart, PA 18472.

Michael J. Farley, Esquire  
18 Maple Street  
Waymart, PA 18472

**7/8/2016**

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**NOTICE OF PUBLIC JUDICIAL SALE**

Notice is hereby given that the Wayne County Tax Claim Bureau will sell at Public sale to the highest bidder, properties listed in its Petition & its amendments, filed to No. 240 Civil 2016, as decreed by the Court, in the Court House, Honesdale, Pa. The sale will be held on Friday, August 12, 2016, beginning at 1:00 p.m. No sale shall be made except to the County of Wayne for a bid less than costs, since the County of Wayne in preparation for the Sale has already incurred title search costs. The properties to be sold are among those advertised as follows:

YEAR OF SALE	PUBLICIZED IN...	DATE OF PUBLICATION
2015	Wayne Independent	August 1, 2015
	News Eagle	August 1, 2015
	Legal Journal	July 31, 2015

Prospective purchasers are referred to those advertisements or to the Wayne County Tax Claim Bureau, Court House, Honesdale, Pa. 18431, for further information. **TERMS OF SALE: CASH OR CERTIFIED CHECK FOR THE ENTIRE PURCHASE PRICE** as soon as the property is struck down. If the bid is not immediately paid, the sale will be voided and the property re-offered. Recording fees and Transfer Tax will be included with the accrued costs to set the beginning bid. A List of Properties offered may be view at our County Web Site [www.waynecountypa.gov](http://www.waynecountypa.gov). Cheryl A. Davies, Director, Wayne County Tax Claim Bureau, 925 Court St., Honesdale, Pa. 18431 570-253-5970 EXT. 4000.

**7/8/2016**

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**REGISTRATION OF  
FICTITIOUS NAME**

**TAKE NOTICE THAT** pursuant to 54 Pa. C.S. § 311, an Application has been filed on June 8, 2016 with Department of State to conduct business under the fictitious name of **Responsible Riders of Wayne County**. The name and address of the party owning or interested in the business is **Responsible Riders of Wayne County, Inc.**, 40 Gravity Planes Road, Waymart, PA 18472.

Michael J. Farley, Esquire  
18 Maple Street  
Waymart, PA 18472

7/8/2016

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**ARTICLES OF  
INCORPORATION**

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on the 6th day of June, 2016, for the purpose of obtaining a Certificate of Incorporation for a business Corporation to be organized under the Business Corporation Law of the Commonwealth of Pennsylvania of 1988.

The name of the corporation is **ALBERT HENDERSON & SONS, INC.**

The purpose for which it is to be or has been organized is any and all lawful acts for which corporations may be incorporated

under the Pennsylvania Business Corporation Law of 1988, as amended.

Richard B. Henry, Esquire  
1105 Court Street  
Honesdale, PA 18431

7/8/2016

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**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.*

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**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**

**SHERIFF'S SALE  
AUGUST 3, 2016**

By virtue of a writ of Execution  
instituted 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 3rd day of August,  
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 lying and being situate in the Township of Lake, County of Wayne and Commonwealth of Pennsylvania, described as follows, to wit:

BEGINNING at a corner on the Southwest side of a private road leading to the Soper lots at Lake Henry; thence along the Southwesterly side of the said road South 47° 10' East, 60.2 feet to a corner of Lot B; thence along the said Lot South 47° 30' West, 88.25 feet to a corner; thence North 42° 30' West, 60 feet to a corner; thence North 47° 30' East, 83.35 feet to the place of BEGINNING.

CONTAINING 5,148 square feet, more or less.

BEING known as Lot C.

BEING THE SAME PREMISES which Bonnie J. Black n/b/m Bonnie J. Black-Edwards and Daniel R. Edwards, by Deed dated September 30, 2003 and recorded October 9, 2003 in the Office of the Recorder of Deeds in and for Wayne County in Deed Book Volume 2356, Page 79, granted and conveyed unto Nicole Gilpin.

BEING KNOWN AS: 129 Rosebank Road, Lake Ariel, PA 18436

PARCEL #12-0-0013-0066

Seized and taken in execution as

property of:  
Nicole Gilpin 122 Apple Lane  
HAWLEY PA 18428

Execution No. 396-Civil-2015  
Amount Due: \$43,654.88 Plus  
additional costs

May 4, 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.**

Gregory Javardian, Esq.

**7/8/2016 • 7/15/2016 • 7/22/2016**

**SHERIFF'S SALE  
AUGUST 3, 2016**

By virtue of a writ of Execution  
instituted PHH 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 3rd day of August, 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 Borough of Honesdale, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin set in the northerly line of lands of Martone, said point being a corner of a 25 foot wide right of way leading from the herein conveyed premises to Tryon Street, said point of beginning is further described as being North 79 degrees 42 minutes 20 seconds East 33.03 feet as measured along the southerly line of said right of way and the northerly line of said Martone property from an iron pipe found at the northwest corner of said Martone property; thence from said place of beginning North 10 degrees 17 minutes 40 seconds West 111.21 feet along the easterly end of said 25 foot right of way to and along the easterly line of lands described in a deed to Lance J. Sutter and Donna M. Sutter (Deed Book 349 at page 837) to an iron pin set; thence North 79 degrees 42 minutes 20 seconds East 60.14 feet to an iron pin set; thence North 10 degrees 17 minutes 40 seconds West 22.00 feet to an iron pin set;

thence North 75 degrees 42 minutes 00 seconds East 43.97 feet along the line of lands now or formerly of Patzel to an iron pin set; thence South 10 degrees 17 minutes 40 seconds East 138.28 feet through lands of Stack to an iron pin set; thence South 79 degrees 42 minutes 20 seconds West 75.03 feet continuing through lands of Stack to an iron pin set, in the easterly line of aforesaid Martone property; thence North 10 degrees 17 minutes 40 seconds West 2.00 feet along the easterly line of said Martone property to an iron pin set; thence South 79 degrees 42 minutes 20 seconds West, 28.97 feet along the northerly line of said Martone property to the point or place of BEGINNING.

CONTAINING 12,748 square feet of land to be the same more or less.

ALSO GRANTING a right of way to be 25 feet in width extending from the herein conveyed premises to the bounds of Tryon Street. Said right of way is described as follows:

BEGINNING at an iron pin set at the southwest corner of the above described 12,748 square foot lot; thence from said place of beginning South 79 degrees 42 minutes 20 seconds West 33.03 feet along the northerly line of lands of Martone to an iron pipe found; thence South 10 degrees 17 minutes 40 seconds East 184.00 feet along the westerly line of said Martone property to a point in the

northerly bounds of Tryon Street; thence South 79 degrees 42 minutes 20 seconds West 25.00 feet along the northerly bounds of said Tryon Street to a point at the Southeast corner of lands described in a deed to Charles L. Briggs and Martha A. Briggs (Deed Book 339 at page 857); thence North 10 degrees 17 minutes 40 seconds West 209.00 feet along the easterly line of said Briggs parcel, to and along the easterly line of lands described in a deed to Francis W. and Mary C. Merron (Deed Book 352 at page 148); thence North 19 degrees 42 minutes 20 seconds East 58.03 feet along the line of lands described in a deed to Lance J. and Donna M. Sutter (Deed Book 349 at page 837) to a point in the westerly line of the herein conveyed 12,748 square foot parcel; thence South 10 degrees 17 minutes 40 seconds East 25.00 feet along the westerly line of said herein conveyed parcel to a point or place of BEGINNING.

The above described piece or parcel of land is more specifically shown on an approved map of the above described property recorded in Wayne County Map Book 42 at page 97.

TITLE TO SAID PREMISES IS VESTED IN Chad Bryant and Melissa Bryant, h/w, as tenants by the entirety, by Deed from Chad Bryant, aka, Chad M. Bryant, dated 04/01/2006, recorded 08/31/2006 in Book 3118, Page 87.

Tax Parcel: 11-0-0014-0070.0002

Seized and taken in execution as property of:  
Chad M Bryant, a/k/a Chad Bryant, 145 Tryon -Slanon Street, a/k/a , 145 B Tryon Street, Honesdale PA 18431  
Melissa Bryant 145 Tryon-Slanon Street, a/k/a 145 B Tryon Street, HONESDALE PA 18431

Execution No. 171-Civil-2016  
Amount Due: \$116,612.51 Plus additional costs

May 9, 2016  
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE NOTICE:**

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

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

Adam H. Davis Esq.

**7/8/2016 • 7/15/2016 • 7/22/2016**

**SHERIFF'S SALE  
AUGUST 3, 2016**

By virtue of a writ of Execution instituted Honesdale National 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 3rd day of August, 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, Wayne County, Pennsylvania, bounded and described as follows:

BEGINNING at an iron pipe in the Northern boundary of a private road leading to Pennsylvania Legislative Route 63017 said point being approximately 220 feet from the said Pennsylvania Legislative Route 63017 and being the common corner of Lots Nos. 1 and 3; thence along the common boundary line of Lot No. 1 previously conveyed North 36 degrees 00 minutes (36° 00') East 141.50 feet to a iron pipe for a corner in the lands now or formerly of Eugene Cook (Wayne County Deed Book 139 page 112); thence along a hedge row along the property of the said Eugene Cook south 52 degrees 44 minutes 30 seconds East 227.31 feet to an iron pipe for a corner thence along the common boundary of Lots 3 and 5 South 37° 15' 30" West 141.47 feet

to an iron pipe for a corner in the northern boundary of the aforementioned road; thence along said private road North 52° 44' 30" West 224.21 feet to a point and place of the BEGINNING. Containing .73 acres and being the same more or less, and being Lot#3 upon a map of lots surveyed for Stanley and Betty Frey dated April 1972 by M.R. Zimmer and being recorded in Wayne County Map Book 26 at page 95.

ALSO, granting and conveying unto the Grantees, their heirs and assigns to use in common with the former Grantors, their heirs and assigns, the right to use the private roadway leading from Legislative Route 63017 to the premises herein described as a means of ingress and egress as the same roadway appears on the aforementioned map.

UNDER AND SUBJECT to the rights of the owners of Lot 5 in the aforesaid subdivision, their heirs and assigns, to the use of a well located on Lot 3 (the premises herein conveyed), such rights to be in the common with the owners of Lot 3 in the aforesaid subdivision, their heirs and assigns and limited to taking water for domestic use; the costs of repairs to said well to borne equally between the said owners of Lot 3 and Lot 5, See Wayne County Deed Book 328, at page 1122.

TAX PARCEL NO.: 24-271-65.2-

ADDRESS BEING: 9 Stanley

Drive, Waymart, PA 18472

Seized and taken in execution as property of:

Peter M. LoRE 9 Stanley Drive,  
WAYMART PA 18472

Maureen E. LoRe 9 Stanley Drive,  
WAYMART PA 18472

Execution No. 670-Civil-2015  
Amount Due: \$166,877.39 Plus  
additonal costs

May 9, 2016  
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE  
NOTICE:**

That all claims to the property will be filed with the sheriff before the sale and all claims to the proceeds

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

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

Jeffrey S. Treat, Esq.

**7/8/2016 • 7/15/2016 • 7/22/2016**

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**CIVIL ACTIONS FILED**

*FROM JUNE 11, 2016 TO JUNE 17, 2016  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**JUDGMENTS**

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2010-00716	KRETZSCHMAR AMANDA R	6/17/2016	WRIT OF EXECUTION	1,354.84
2010-00716	NET BANK, NATIONAL ASSOCIATION GARNISHEE	6/17/2016	WRIT EXEC/GARNISHEE	—
2010-20352	PRICE KENNETH	6/14/2016	SATISFACTION	—
2010-21606	SCHRADER KEVIN	6/14/2016	SATISFACTION	—
2010-21977	SIBAL WILLIAM R	6/14/2016	SATISFACTION	—
2010-21977	SIBAL LINDA	6/14/2016	SATISFACTION	—
2013-00023	SERGE JENNIFER	6/17/2016	SATISFACTION	—
2013-00023	HONESDALE NATIONAL BANK GARNISHEE-SATISFIED 12-8-14	6/15/2016	DISSOLVE ATTACHMENT	—
2014-00534	PENDER THOMAS	6/17/2016	DEFAULT JUDGMENT	12,179.92
2014-21015	MARTZEN PAUL S	6/14/2016	SATISFACTION	—
2014-21015	MARTZEN GERTRUDE A	6/14/2016	SATISFACTION	—
2014-21016	GROVER FREYA R	6/14/2016	SATISFACTION	—
2014-21016	MUSUMECI PETER J	6/14/2016	SATISFACTION	—
2014-21085	WEIKEL STEVEN EDWARD	6/15/2016	SATISFACTION	—
2014-21085	WEIKEL SALLY ANN	6/15/2016	SATISFACTION	—
2015-00344	MITCHENER ENTERPRISES	6/17/2016	AWARD OF ARBITRATORS	2,975.00
2015-00615	DELIA CHRISTINE	6/17/2016	DEFAULT JUDGMENT	62,776.06
2015-00615	ABAYEV RADOMES R	6/17/2016	DEFAULT JUDGMENT	62,776.06
2015-20015	HECTOR THOMAS J	6/14/2016	SATISFACTION	—
2015-20015	MILLER MELISA J	6/14/2016	SATISFACTION	—
2015-20283	KUPLACK MATTHEW J	6/14/2016	SATISFACTION	—
2015-20283	KUPLACK EVDENIA	6/14/2016	SATISFACTION	—
2015-20461	WEIKEL STEVEN EDWARD	6/15/2016	SATISFACTION	—
2015-20461	WEIKEL SALLY ANN	6/15/2016	SATISFACTION	—
2015-21127	BARNETTE CHARLES	6/15/2016	SATISFACTION	—
2015-21127	ELLSWORTH WINONA KERRY	6/15/2016	SATISFACTION	—
2015-21208	SALVATORIELLO PATRICK N	6/14/2016	SATISFACTION	—
2015-21208	SALVATORIELLO CAROLYN A	6/14/2016	SATISFACTION	—
2016-00047	DIORIO LIZZ	6/17/2016	WRIT OF EXECUTION	19,424.40
2016-00047	WELLS FARGO BANK GARNISHEE	6/17/2016	WRIT OF EXECUTION	—
2016-00047	HONESDALE NATIONAL BANK GARNISHEE	6/17/2016	WRIT OF EXECUTION	—
2016-00151	WILLIAMSON HUGH J	6/17/2016	WRIT OF EXECUTION	104,578.78
2016-00174	DOE JOHN AND/OR	6/17/2016	JUDGMENT/POSSESSION	—
2016-00174	TENANTS OCCUPANTS	6/17/2016	JUDGMENT/POSSESSION	—
2016-00174	SUAVE MARGARET	6/17/2016	JUDGMENT/POSSESSION	—
2016-00219	CHICOSKI RICHARD A	6/17/2016	DEFAULT JUDG IN REM	71,878.38

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



2016-20338	WIREMAN LARRY	6/17/2016	WRIT OF SCIRE FACIAS	—
2016-20338	WIREMAN COLLEEN	6/17/2016	WRIT OF SCIRE FACIAS	—
2016-20551	DEMRY GARY A	6/13/2016	MUNICIPAL LIEN	585.36
2016-20552	KLEIN ANDREW	6/13/2016	MUNICIPAL LIEN	585.45
2016-20553	LAWLOR ANNE MARIE	6/13/2016	MUNICIPAL LIEN	655.76
2016-20554	KLEIN ANDREW	6/13/2016	MUNICIPAL LIEN	585.48
2016-20555	MONKO LUCILLE	6/13/2016	MUNICIPAL LIEN	584.38
2016-20556	GREGORY D A	6/13/2016	MUNICIPAL LIEN	585.36
2016-20556	GREGORY E A	6/13/2016	MUNICIPAL LIEN	585.36
2016-20557	JOHNSON CORNELIA	6/13/2016	MUNICIPAL LIEN	1,287.42
2016-20558	HAMPTON BARBARA	6/13/2016	MUNICIPAL LIEN	1,311.24
2016-20559	SWEENEY DAVID F	6/13/2016	MUNICIPAL LIEN	1,287.42
2016-20560	BASILE ANTHONY P	6/13/2016	MUNICIPAL LIEN	966.02
2016-20560	BASILE SUZETTE	6/13/2016	MUNICIPAL LIEN	966.02
2016-20561	SCHLAU LEONARD	6/13/2016	MUNICIPAL LIEN	1,317.12
2016-20561	SCHLAU ELIZABETH	6/13/2016	MUNICIPAL LIEN	1,317.12
2016-20562	PRESS CAROLE C	6/13/2016	MUNICIPAL LIEN	818.36
2016-20563	GREGORY D A	6/13/2016	MUNICIPAL LIEN	585.36
2016-20563	GREGORY E A	6/13/2016	MUNICIPAL LIEN	585.36
2016-20564	DEUTSCHE BANK NAT'L TRUST CO TRUS	6/13/2016	MUNICIPAL LIEN	1,764.39
2016-20565	DEMAURO ANTHONY	6/13/2016	MUNICIPAL LIEN	898.69
2016-20566	LICOPOLI ROBERT	6/13/2016	MUNICIPAL LIEN	585.36
2016-20567	GREGORY D A	6/13/2016	MUNICIPAL LIEN	585.36
2016-20567	GREGORY E A	6/13/2016	MUNICIPAL LIEN	585.36
2016-20568	ALANNE LLC	6/13/2016	MUNICIPAL LIEN	585.36
2016-20569	LAZOR JOHN JR	6/13/2016	MUNICIPAL LIEN	585.36
2016-20569	LAZOR ALEXANDRA L	6/13/2016	MUNICIPAL LIEN	585.36
2016-20570	BATISTA CARLOS	6/13/2016	MUNICIPAL LIEN	585.36
2016-20571	GREGORY D A	6/13/2016	MUNICIPAL LIEN	585.36
2016-20571	GREGORY E A	6/13/2016	MUNICIPAL LIEN	585.36
2016-20572	CLARK MICHAEL	6/14/2016	MUNICIPAL LIEN	1,740.18
2016-20572	CLARK SUZANNE	6/14/2016	MUNICIPAL LIEN	1,740.18
2016-20573	AIME LAZARD BIEN	6/14/2016	MUNICIPAL LIEN	1,193.33
2016-20574	PACIOTTI JOSEPH	6/14/2016	MUNICIPAL LIEN	1,268.34
2016-20574	PACIOTTI ASHLEY	6/14/2016	MUNICIPAL LIEN	1,268.34
2016-20575	CABINS & CAMPS LLC	6/14/2016	MUNICIPAL LIEN	1,264.62
2016-20576	STILES HOWARD	6/15/2016	MUNICIPAL LIEN	1,344.45
2016-20576	STILES JOANN	6/15/2016	MUNICIPAL LIEN	1,344.45
2016-20577	ANTHONY CHURCH SR CONSTRUCTION CO INC	6/14/2016	MUNICIPAL LIEN	1,669.22
2016-20578	BRICYN NETWORKING GROUP LLC	6/14/2016	TAX LIEN	1,615.50
2016-20579	KROMPASKY JOSEPH	6/14/2016	TAX LIEN	2,473.65
2016-20579	KROMPASKY LOIS	6/14/2016	TAX LIEN	2,473.65
2016-20580	SPRINGLEAF HOME EQUITY INC GRANTEE	6/14/2016	TAX LIEN	2,044.83
2016-20581	DUNN RICHARD H	6/14/2016	TAX LIEN	1,632.61
2016-20582	PALMER RUSSELL M IND AND AS PRESIDENT OF	6/14/2016	TAX LIEN	2,166.92
2016-20582	RUSTY PALMER INC	6/14/2016	TAX LIEN	2,166.92

2016-20583	B&R COLLISION CORP	6/14/2016	TAX LIEN	15,547.88
2016-20584	TECHNIQUES IN METAL INC	6/14/2016	TAX LIEN	2,189.26
2016-20585	D&L DONUTS LLC	6/14/2016	TAX LIEN	12,344.94
2016-20586	TRAYNOR ROBERT P JR	6/14/2016	TAX LIEN	1,208.19
2016-20587	TEXTER JAMES JR	6/14/2016	TAX LIEN	1,155.33
2016-20588	LITE NING INC	6/14/2016	TAX LIEN	1,580.89
2016-20589	HOTEL WAYNE INC	6/14/2016	TAX LIEN	2,066.02
2016-20590	COUNTRY GARDENS INC	6/14/2016	TAX LIEN	2,096.60
2016-20591	TURINO FRANK V JR	6/14/2016	MUNICIPAL LIEN	2,138.29
2016-20592	GLADY VANESSA	6/14/2016	MUNICIPAL LIEN	572.12
2016-20593	ARPA PROPERTIES INC	6/14/2016	MUNICIPAL LIEN	1,248.32
2016-20594	ARPA PROPERTIES INC	6/14/2016	MUNICIPAL LIEN	1,254.87
2016-20595	ARPA PROPERTIES INC	6/14/2016	MUNICIPAL LIEN	1,263.59
2016-20596	ARPA PROPERTIES INC	6/14/2016	MUNICIPAL LIEN	1,263.59
2016-20597	ARPA PROPERTIES INC	6/14/2016	MUNICIPAL LIEN	1,263.59
2016-20598	ARPA PROPERTIES INC	6/14/2016	MUNICIPAL LIEN	1,263.59
2016-20599	ARPA PROPERTIES INC	P 6/14/2016	MUNICIPAL LIEN	1,289.76
2016-20600	SALVATO ADAM J	6/15/2016	JUDGMENT	3,544.00
2016-20601	ARPA PROPERTIES INC	6/15/2016	MUNICIPAL LIEN	1,372.66
2016-20602	ARPA PROPERTIES INC	6/15/2016	MUNICIPAL LIEN	1,846.00
2016-20603	ARPA PROPERTIES INC	6/15/2016	MUNICIPAL LIEN	1,846.00
2016-20604	ARPA PROPERTIES INC	6/15/2016	MUNICIPAL LIEN	1,259.23
2016-20605	ARPA PROPERTIES INC	6/15/2016	MUNICIPAL LIEN	1,174.16
2016-20606	ARPA PROPERTIES INC	6/15/2016	MUNICIPAL LIEN	1,285.41
2016-20607	ARPA PROPERTIES INC	6/15/2016	MUNICIPAL LIEN	1,248.32
2016-20608	ARPA PROPERTIES INC	6/15/2016	MUNICIPAL LIEN	1,248.32
2016-20609	ARPA PROPERTIES INC	6/15/2016	MUNICIPAL LIEN	1,248.32
2016-20610	ARPA PROPERTIES INC	6/15/2016	MUNICIPAL LIEN	1,608.23
2016-20611	BORS DAM DAVID	6/15/2016	JUDGMENT NOTE	41,400.00
2016-20611	BORS DAM BETTY JANE	6/15/2016	JUDGMENT NOTE	41,400.00
2016-20612	HILLER AVERY J	6/16/2016	JUDGMENT	2,125.00
2016-20613	MARTOS LUIS	6/16/2016	MUNICIPAL LIEN	1,392.29
2016-20614	ARPA PROPERTIES INC	6/16/2016	MUNICIPAL LIEN	1,592.97
2016-20615	ARPA PROPERTIES INC	6/16/2016	MUNICIPAL LIEN	1,470.81
2016-20616	ARPA PROPERTIES INC	6/16/2016	MUNICIPAL LIEN	971.30
2016-20617	ARPA PROPERTIES INC	6/16/2016	MUNICIPAL LIEN	1,067.28
2016-20618	ARPA PROPERTIES INC	6/16/2016	MUNICIPAL LIEN	1,056.36
2016-20619	ARPA PROPERTIES INC	6/16/2016	MUNICIPAL LIEN	947.30
2016-20620	GILMORE LYNN R	6/16/2016	MUNICIPAL LIEN	759.72
2016-20620	GILMORE DAVID A	6/16/2016	MUNICIPAL LIEN	759.72
2016-20621	STARRY DENNIS J	6/16/2016	MUNICIPAL LIEN	462.83
2016-20621	STARRY ALLYN M	6/16/2016	MUNICIPAL LIEN	462.83
2016-20622	SOLIMAN AYMAN	6/16/2016	MUNICIPAL LIEN	1,141.23
2016-20623	RINALDI ROBERTO MARTINEZ	6/17/2016	MUNICIPAL LIEN	535.04
2016-20624	CROOM ROBERT L	6/17/2016	MUNICIPAL LIEN	4,552.49
2016-20624	CROOM PAULA S	6/17/2016	MUNICIPAL LIEN	4,552.49
2016-20625	MARTOS LUIS	6/17/2016	MUNICIPAL LIEN	1,392.29
2016-20626	BAILEY SHARON L	6/17/2016	MUNICIPAL LIEN	792.43
2016-40028	RONEKER KARL OWNER	P 6/13/2016	STIP VS LIENS	—

2016-40028	RONEKER CAROL OWNER	P	6/13/2016	STIP VS LIENS	—
2016-40028	RONEKER ERIC OWNER	P	6/13/2016	STIP VS LIENS	—
2016-40028	SCHWEIGHOFER CASSILYN OWNER	P	6/13/2016	STIP VS LIENS	—
2016-40028	DVC CONSTRUCTION INC CONTRACTOR		6/13/2016	STIP VS LIENS	—
2016-40029	BARTHOLOMAY GWYNN OWNER	P	6/13/2016	STIP VS LIENS	—
2016-40029	DAKAN ENTERPRISES INC CONTRACTOR		6/13/2016	STIP VS LIENS	—
2016-40030	CUTAJAR JOSEPH OWNER	P	6/14/2016	STIP VS LIENS	—
2016-40030	CUTAJAR MARIELLA OWNER	P	6/14/2016	STIP VS LIENS	—
2016-40030	DVC CONSTRUCTION CONTRACTOR		6/14/2016	STIP VS LIENS	—
2016-40031	DELRIO BRIAN A OWNER	P	6/16/2016	STIP VS LIENS	—
2016-40031	DELRIO KELLY C RODGERS OWNER	P	6/16/2016	STIP VS LIENS	—
2016-40031	RODGERS KELLY C DELRIO OWNER	P	6/16/2016	STIP VS LIENS	—
2016-40031	ANCHOR CONSTRUCTION GROUP CONTRACTOR		6/16/2016	STIP VS LIENS	—

### CONTRACT — BUYER PLAINTIFF

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00310	THURSTON AGNES	PLAINTIFF	6/13/2016	—
2016-00310	FORD MOTOR COMPANY	DEFENDANT	6/13/2016	—

### CONTRACT — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00318	CHRISTIE KIM M PLAINTIFF/APPELLEE	PLAINTIFF	6/16/2016	—
2016-00318	BARLETTA KENNETH DEFENDANT/APPELLANT	DEFENDANT	6/16/2016	—
2016-00323	PURRFECT FENCE LLC	PLAINTIFF	6/16/2016	—
2016-00323	BENNERS GARDENS LLC	DEFENDANT	6/16/2016	—
2016-00323	TONELLI JOHN	DEFENDANT	6/16/2016	—

### NAME CHANGE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00309	GREGORY HARMONY	PETITIONER	6/13/2016	—

### REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00308	NATIONSTAR MORTGAGE LLC	PLAINTIFF	6/13/2016	—
2016-00308	THOMAS WILLIAM J	DEFENDANT	6/13/2016	—
2016-00312	VALOR FEDERAL CREDIT UNION F/K/A	PLAINTIFF	6/14/2016	—
2016-00312	TOBYHANNA FEDERAL CREDIT UNION	PLAINTIFF	6/14/2016	—
2016-00312	MATTIS MARYANN	DEFENDANT	6/14/2016	—

2016-00313	JPMORGAN CHASE BANK NATIONAL	PLAINTIFF	6/15/2016	—
2016-00313	LASTELLA GERALD	DEFENDANT	6/15/2016	—
2016-00313	LASTELLA BARBARA	DEFENDANT	6/15/2016	—
2016-00315	LAKEVIEW LOAN SERVICING LLC	PLAINTIFF	6/15/2016	—
2016-00315	WILLIAMS JANET	DEFENDANT	6/15/2016	—
2016-00316	FIRST NATIONAL BANK OF PENNSYLV SUCCESSOR IN INTEREST TO	PLAINTIFF	6/15/2016	—
2016-00316	COMMUNITY BANK AND TRUST CO	PLAINTIFF	6/15/2016	—
2016-00316	GONZALEZ MARIO	DEFENDANT	6/15/2016	—
2016-00319	US BANK NATIONAL ASSOCIATION AS TRUSTEE FOR THE	PLAINTIFF	6/16/2016	—
2016-00319	PENNSYLVANIA HOUSING FINANCE	PLAINTIFF	6/16/2016	—
2016-00319	BLAYLOCK JULLIANNA	DEFENDANT	6/16/2016	—
2016-00320	MIDFIRST BANK	PLAINTIFF	6/16/2016	—
2016-00320	CHASE STANLEY E	DEFENDANT	6/16/2016	—
2016-00322	NATIONSTAR MORTGAGE LLC D/B/A	PLAINTIFF	6/16/2016	—
2016-00322	CHAMPION MORTGAGE COMPANY	PLAINTIFF	6/16/2016	—
2016-00322	MARGETON JOSEPH	DEFENDANT	6/16/2016	—
2016-00322	MCNAIR PAULINE	DEFENDANT	6/16/2016	—

### REAL PROPERTY — PARTITION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00311	FOFI SANDRA	PLAINTIFF	6/13/2016	—
2016-00311	FOFI DAVID D SR	DEFENDANT	6/13/2016	—
2016-00311	FOFI DAVID A	DEFENDANT	6/13/2016	—

### TORT — MOTOR VEHICLE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00317	FLAHERTY MICHAEL	PLAINTIFF	6/15/2016	—
2016-00317	BENEDICT CHRISTINA D	DEFENDANT	6/15/2016	—
2016-00317	BENEDICT CHRISTOPHER T	DEFENDANT	6/15/2016	—
2016-00321	UGI UTILITIES INC	PLAINTIFF	6/16/2016	—
2016-00321	MAINES MITCHEL T	DEFENDANT	6/16/2016	—
2016-00321	GRAHAM SANDRA A	DEFENDANT	6/16/2016	—

### TORT — PREMISES LIABILITY

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00314	SOLOMON MARA	PLAINTIFF	6/15/2016	—
2016-00314	UNITED JEWISH APPEAL	DEFENDANT	6/15/2016	—
2016-00314	CAMP POYNTELLE LEWIS VILLAGE	DEFENDANT	6/15/2016	—
2016-00314	PRO IMAGE ADVENTURES LLC	DEFENDANT	6/15/2016	—
2016-00314	ANDREWS THOMAS	DEFENDANT	6/15/2016	—
2016-00314	PORRECA WILLIAM C	DEFENDANT	6/15/2016	—

**MORTGAGES AND DEEDS**

*RECORDED FROM JUNE 27, 2016 TO JULY 1, 2016  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

<b>GRANTOR</b>	<b>GRANTEE</b>	<b>LOCATION</b>	<b>AMOUNT</b>
Abbonizio Carla A	Camponovo Rosemary L	Paupack Township	
Abbonizio Perry S			150,000.00
Fulton James F	Dime Bank	Dreher Township	
OKelly Melissa A			165,000.00
Carlson Nicole J	Wayne Bank	Dyberry Township	
Carlson Joseph P			161,100.00
Bayly Corey R	Wayne Bank	Berlin Township	
Bayly Kimber L			60,000.00
Vail Lynita M	First National Bank Of Pa	Lebanon Township	91,399.04
Goetz Thomas	Manufacturers & Traders Trust Company	Damascus Township	
Colligan Kathleen			90,000.00
Campana Jill	Lakeland Bank	Paupack Township	25,000.00
Fleischmann Ellen F AKA	Lakeland Bank	Salem Township	
Laemers Ellen F AKA			80,000.00
Mays Jeanine M			
Fleischmann Stephen T			
Mattaliano Anne Marie			
Pramick Mark	First National Community Bank	Lehigh Township	
Pramick Linda			265,500.00
Pilotta Marc	Honesdale National Bank	Berlin Township	
Pilotta Dorothy			400,000.00
Siebecker Kevin W	Fidelity Deposit & Discount Bank	Sterling Township	
Breslin Karen E			160,000.00
Gilson Thomas J	Mortgage Electronic Registration Systems	Damascus Township	82,700.00
Sellers James J	Honesdale National Bank	Oregon Township	
Sellers Christina M			212,000.00
Warfield Kenny A	Wayne Bank	Manchester Township	57,000.00
Dunn William G	Wayne Bank	Berlin Township	
Dunn Carol H			100,000.00
Curran Kevin P	Mortgage Electronic Registration Systems	Salem Township	176,700.00
Sansone Robert A	Wells Fargo Bank	Salem Township	
Sansone Lynn			60,000.00
Sturman Stephen H	Bank Of America	Lake Township	113,400.00
Velazquez Christian	Giglia Lillian	Lake Township	60,000.00

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

Christel Joseph J Tr	Mortgage Electronic Registration Systems	Lehigh Township	
Christel Leanne Tr Christel Family Trust			179,000.00
Strumidlo Roman	Mortgage Electronic Registration Systems	Paupack Township	
Strumidlo Krystyna			89,386.00
Putney Robert F	Mortgage Electronic Registration Systems	Texas Township	
Putney Debra A			204,300.00
Sutton Mark S	E S S A Bank & Trust	Damascus Township	
Sutton Monica A			26,000.00
Galletti Angela	Mortgage Electronic Registration Systems	Honesdale Borough	
Demmerle Frank			91,315.00
Woodward William M	Honesdale National Bank	Mount Pleasant Township	
Woodward Karen E			114,000.00
Tunis Susan L	Honesdale National Bank	Dyberry Township	25,000.00
Latourette Mark M	Honesdale National Bank	Oregon Township	
Latourette Bonnie L			110,000.00
Hartman Kenneth R	Mortgage Electronic Registration Systems	Lake Township	
Hartman Ruth A			93,600.00
Sacco Jeremy E	Mortgage Electronic Registration Systems	Clinton Township	
Sacco Laura L			95,136.00
Kretschmer John D Kretschmer Rebecca K	Honesdale National Bank	Cherry Ridge Township	352,000.00
Connor Edward J Jr	Mortgage Electronic Registration Systems	Cherry Ridge Township	
Connor Laura J			236,205.00
Cerar Kimberly A	Mortgage Electronic Registration Systems	Damascus Township	66,838.00
Whaumbush Jacque	Tchorzewski Marek	Lehigh Township	19,498.00
Veszelovits Anthony	Mortgage Electronic Registration Systems	Paupack Township	128,000.00
Rhyne Colleen E	Honesdale National Bank	Lebanon Township	
Rhyne Darryl R		Lebanon & Oregon Townships Oregon Township Oregon & Lebanon Townships	300,000.00 300,000.00 300,000.00
Derosa Neil	Mortgage Electronic Registration Systems	Salem Township	219,942.00
Rynearson Daniel D Jr	Mortgage Electronic Registration Systems	Honesdale Borough	122,927.00
Vonlumm Shirley M	Citizens Savings Bank	Dyberry Township	47,000.00
Naughton Sean	Dime Bank	Manchester Township	
Naughton Sean Agent Naughton Danielle By Agent			140,800.00

Rovira Porfirio	Mortgage Electronic Registration Systems	Preston Township	
Atanacio Sonia I			180,000.00
Schwenk Dana L	C A C L F C U	Sterling Township	
Schwenk Beth A			39,000.00
Seder Andrew M	American Heritage Federal Credit Union	Lehigh Township	26,200.00
Burkholder Jonathan M	Conservative Mennonite Financial	Damascus Township	
Burkholder Christa L			162,000.00
Slack Thomas J	Honesdale National Bank	Bethany Borough	
Slack Karin E			115,000.00
Kellam Thomas M	Mortgage Electronic Registration Systems	Damascus Township	
Kellam Savannah			201,542.00
Defilippi Robert	N B T Bank	Honesdale Borough	170,749.00
Jandreau Steven Jr	Elonka Stephen M Jr	Mount Pleasant Township	189,000.00
Taylor Frederick J	Taylor Helena Z	Cherry Ridge Township	174,000.00
Geyer George R	Mortgage Electronic Registration Systems	Lake Township	
Geyer Dale			207,570.00
Dixon John	Nilsen Thomas	South Canaan Township	
Dixon Kayla	Nilsen Laurie		118,500.00
Spencer William B	Mortgage Electronic Registration Systems	South Canaan Township	
Spencer Sherry M			126,958.00
Skerchock John	Citizens Savings Bank	Manchester Township	
Skerchock Stephanie K			400,000.00

## DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Camponovo Rosemary L	Abbonizio Carla A Abbonizio Perry S	Paupack Township	Lot 46
Pallay John	Ruback Janet	Palmyra Township	
Pallay Elizabeth	Pal Lay Justin		Lot 24
Kreiter Anne Bomba	Kreiter Anne M	Hawley Borough	
Kuester Robert William	Bayly Corey R Bayly Kimber L	Berlin Township	Lot G
Roman Paul J	Afflerbach Eric M Minzola Teresa A	Lake Township	Lot 4 A
Slakoper Philip M	Collins Justin	South Canaan Township	
Slakoper Barbara J	Carito Trina		Lot 1
Wombough Sharon	Kozak Walter Kozak Tracy	Lehigh Township	Lot 88
Nationstar Mortgage L L C	Nationstar H E C M Acquisition Trust	Scott Township	
Champion Mortgage Company	Wilmington Savings Fund Society		Lot 9

Nationstar H E C M Acquisition Trust By Af Wilmington Savings Fund Society Tr By Af Nationstar Mortgage Af	Cleveland John Thomas	Scott Township	Lot 9
Muller Diane	Pilotta Marc Pilotta Dorothy	Berlin Township	
Jordan Holdings	Aiello Mark	Dreher Township	Lot 260
Maruzewsky John P Est AKA Maruzewski John P Est AKA Maruzewesky John Peter Est AKA Maruzewsky John Est AKA	Cascia Lorenzo	Texas Township 1 & 2	
Getz Gerald Jr Exr			
Rueger David A	Spinoccia Chad	Manchester Township	Lots 260 & 261
Fannie Mae AKA Federal National Mortgage Association AKA Servicelink	Verlo Inc	Honesdale Borough	
Lawrence John	Lacovara Peter	Lehigh Township	Lot 355
Lawrence John	Lacovara Peter	Lehigh Township	Lot 356
Lawrence John	Lacovara Peter	Lehigh Township	Lot 354
Ellis Nancy S Est Ellis Walter Scott Exr	Wills Susan	Preston Township	
Ruane Richard J Ruane Merrie Ruane Alyce R Tarantino Maryann	Curran Kevin P	Salem Township	
Kopecky David Kopecky Kimberly	Lauritsen John Figliola Amanda	Lehigh Township	
Giglia Lillian	Velazquez Christian	Lake Township	Lot 3008
Longo Michael	Christel Family Trust	Lehigh Township	Lots 3 & 4
Rosenberger James N Jr	Rosenberger James N Jr Davis Benjamin C	Paupack Township	Lot 24 & 26
Potochnick Carol A	Roberts Joel	Lake Township	Lot 5
Jones Brenda	Door Richard Door Adrienne	Texas Township 1 & 2	Lot 1
Corcoran Alice M Miata Alice M Miata Robert	Bellino Sarita	Lake Township	Lot 2016
Clabaugh Steven Anderson Carl Leonard	Galletti Angela Demmerle Frank	Honesdale Borough	
Dickinson Wendy N Dickinson David B	Dickinson Wendy N Dickinson David B	Dreher Township	
Wells Fargo Bank	Deitz William A Deitz Rosalie	Texas Township 1 & 2	Lot A B
Parisi Gary J Parisi Susan C	Hartman Kenneth R Hartman Ruth A	Lake Township	Lot 2842
Stark Kathryn A By Agent Rutherford Sally N Agent Stark J David	Stark J David Dash Charlene	Texas Township 1 & 2	



Meagher John J	Poremba Stephen	Berlin Township	
McDermott Aileen	Poremba Kara		Lot 40
Meagher Maurice F Jr			
Flynn Errol C	Connor Edward J Jr	Cherry Ridge Township	
Flynn Mary Ann	Connor Laura J		
Capobianco Anthony P	Regenski Thomas G	Paupack Township	
Capobianco Mary	Regenski Kathleen A		Lot 60
Lanzar Roxanne	Cerar Kimberly A	Damascus Township	Lot 38
Joynt Christopher D	Campo Joseph A	Lake Township	
Joynt Kathleen A	Campo Maria G		Lot 3572
Dunn Lynda	Killenberger Edward	Salem Township	
	Killenberger Michelle		Lot 741
Madison William F Sr	Aeromark Properties	Paupack Township	
Madison Anne Marie			Lot 143
Deighton Virginia M	Deighton Raymond M	Damascus Township	
Lombardi John C III	Lombardi John C III	Salem Township	
Lombardi Jessica L			
Witten Jeremy J Exr	Witten Jeremy J	Salem Township	
Witten George III Est			Lot 2
Witten Jeremy J			
Palyo Alexander M By Sheriff	L S F Eight Master Participation Trust	Dreher Township	Lots 5 & 3
Mancuso Peter	Mancuso Thomas P Tr	Lake Township	
Mancuso Susan	Peter Mancuso Trust Susan Mancuso Trust		Lot 3525
Shaffer Louis	Lee Erin	Salem Township	
Shaffer Kathryn			
Landslovers Corp	Whaumbush Jacque	Lehigh Township	
Tchorzewski Marek	M G R Investments	Scott Township	
Lewis James W	Veszelovits Anthony	Paupack Township	Lot 22 C
Pozzi Arlene M	Rhyne Colleen E Rhyne Darryl R	Lebanon Township Lebanon & Oregon Twnships Oregon Township Oregon & Lebanon Townships	
Stone Financing	Derosa Neil	Salem Township	
Bank Of New York Mellon Trust Company By Af	Biscardi Alfred	Dreher Township	
Ocwen Loan Servicing Af			Lot 18A
Murray Joseph	Rynearson Daniel D	Honesdale Borough	
Murray Meegan L Cramer			
Haines Lorraine AKA Est	Haines Laura	Buckingham Township	
Haines Lorraine P AKA Est			Lot 7
Haines Laura Exr			
Dawley William L	Naughton Sean	Manchester Township	
Dawley Judith	Naughton Danielle		
Pa Electric Company	Gustin Paul R Gustin Linda J	Preston Township	
Williams Christopher T	Atanacio Sonia I Rovira Porfirio	Preston Township	
Bonham Dwight N	Fuller Michael S	Mount Pleasant Township	
Bonham Louise A	Fuller Sheila M		Lot 3 A

Family Vision Care Associates Lakeside Vision	Eyespy Media Pa	Salem Township	
Family Vision Care Associates	Eyespy Media Pa	Texas Township 1 & 2	
Tomaine Michael A	Tomaine Paul V	Waymart Borough	Lot 6
Layman Steven R	Federal Home Loan Mortgage Corporation	Damascus Township	
Layman Cheryl A			Lot 22
Rippel Mark D	Corazza Mary	Paupack Township	
Rippel Theresa A			Lot 194
Large John B	Kane Robert C	Lehigh Township	Lot 1
Barna Nicholas A	Burkholder Jonathan M	Damascus Township	
Barna Linda	Burkholder Christa L		
Klikus Todd J	Slack Thomas J	Bethany Borough	
Klikus Susan M	Slack Karin E		
Rolston Roy W Jr	Kellam Thomas M	Damascus Township	
Rolston Theresa L	Kellam Savannah		
Backer James Adm	McKittrick John	Honesdale Borough	
Backer Jill Anne Adm	McKittrick David E		
Backer Bruce Conrad Est AKA Backer Bruce C Est AKA			
Nepa Kyle J	Myers Roger L Jr Myers Samantha J	Clinton Township 1	Lot 9
Dimartino Linda	Shursky Nicholas	Buckingham Township	
Dicks Ronald R Jr	Balint Steven	Dreher Township	
David Dulay Inc	Defilippi Robert	Honesdale Borough	Lot C
Lawrence John	Russo Laura Meyer Steve	Lehigh Township	Lot 451
Elonka Stephen M Jr	Jandreau Steven Jr	Mount Pleasant Township	Lot A
Clark John E Jr	Martin James R	Paupack Township	
Clark Sharon F	Martin Beth M		Lot 113
Taylor Helena Z	Taylor Frederick J	Cherry Ridge Township	
Nilsen Thomas	Dixon John	South Canaan Township	
Nilsen Laurie	Dixon Kay La		Lot 2
Zajac Krzysztof	Thompson James B Thompson Lois L	Damascus Township	Lot 1
Kesack Daniel By Sheriff	L S F Nine Master Participation Trust	Salem Township	
Schmitt William By Sheriff	Mortgage Equity Conversion Asset Trust U S Bank National Association Tr	Lehigh Township	Lot 76
Altman Allan R By Sheriff	L S F Nine Master Participation Trust	Damascus Township	Lot 2
Penaskovic Damian By Sheriff	Federal Home Loan Mortgage Corporation	Lake Township	Lot 3308
Long Angela C By Sheriff	Bank Of New York Mellon Tr	Paupack Township	
Long Andrew J By Sheriff			Lot 182R

# Wayne County LEGAL JOURNAL

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

## 2016 LEGAL ADVERTISING RATES

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

All other notices will be billed at \$1.90 per line.  
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3305 Lake Ariel Highway, Suite 3  
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