

OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 6 ★ July 15, 2016 ★ Honesdale, PA ★ No. 19



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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
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WAYNE COUNTY OFFICIALS

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LEGAL NOTICES

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

ESTATE NOTICES

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

EXECUTOR'S NOTICE

ESTATE OF MADLEEN E. GORTON, late of Buckingham Township, Wayne County, Pennsylvania. Any person or persons having claim against or indebted to the estate present same to Douglas C. Gorton, 401 Hale Eddy Road, Hancock, NY 13783. Sally N. Rutherford, Esq., 921 Court St., Honesdale, PA 18431, Attorney for the Estate.

7/15/2016 • 7/22/2016 • 7/29/2016

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

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

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

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 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
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.
Jeffrey S. Treat, Esq.

7/8/2016 • 7/15/2016 • 7/22/2016

**SHERIFF'S SALE
AUGUST 10, 2016**

By virtue of a writ of Execution instituted JPMorgan Chase Bank, National Association issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 10th 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 those certain lots, pieces or parcels of land situated and being in the Township of Dreher, County of Wayne and State of Pennsylvania, bounded and described as follows:

BEGINNING at the northwest corner said corner being in the center of the Public Road leading from Newfoundland to Gouldsboroand in the common boundary line of the lands of the grantor herein and lands formerly

of Edward Gerhardt; thence along the said :common boundary line South 8 degrees West 311 feet to a common corner of the lands of the Grantors and the said Edward Gerhardt; thence through the lands of the grantors herein and/or the land now or late of Harvey Cron and Carrie B. Cron, his wife, North 61 degrees 45 minutes 334 feet to a corner; thence North 8 degrees East 311 feet to the center of the aforesaid public road; thence along the center of said road South 61 degrees 45 minutes 334 feet to the place of BEGINNING.

Parcel No. 08-0-0361-0021

ALL THAT CERTAIN piece, parcel or tract of land situate within the Township of Dreher, County of Wayne and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit:

COMMENCING at point for a corner in the centerline of S.R. 507, said point being the POINT OF BEGINNING;

THENCE South 11 degrees 05 minutes 38 seconds West, a distance of 307.33 feet to a set steel pin for a corner;

THENCE 48 degrees 05 minutes 38 seconds West, a distance of 138.00 feet to a found iron pipe for a corner;

THENCE North 06 degrees 08 minutes 33 seconds West, a distance of 303.40 feet to a point in

the aforementioned center line for a corner;

THENCE, along the said centerline, North 64 degrees 39 minutes 00 seconds East, a distance of 183.27 feet to a point for a corner; and North 64 degrees 34 minutes 00 seconds East, a distance of 31.65 feet to the POINT OF BEGINNING.

CONTAINING 43,560.00 square feet of land more or less.

Parcel No. 08-0-0361-0022

BEING THE SAME PREMISES which Joseph P. Martini and Carrie Martini, by Deed dated January 9, 2004 and recorded in the Wayne County Recorder of Deeds Office on January 21, 2004 in Deed Book 2430, Page 27, granted and conveyed unto Wilmer C. Hibbs and Kathie J. Hibbs.

Seized and taken in execution as property of:

Kathie J. Hibbs 964 Mill Creek Road NEWFOUNDLAND PA 18445

Wilmer C. Hibbs 964 Mill Creek Road NEWFOUNDLAND PA 18445

Execution No. 411-Civil-2014
Amount Due: \$142,521.91 Plus additional costs

June 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.

Sarah K. McCaffery Esq.

7/15/2016 • 7/22/2016 • 7/29/2016

**SHERIFF'S SALE
AUGUST 10, 2016**

By virtue of a writ of Execution instituted Bank of America, N.A. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 10th 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 situate in the Township of Salem, County of Wayne, Commonwealth of Pennsylvania,

bounded and described as follows,
to wit:

BEGINNING at a point in the center of the State Highway Route 348 at the junction with the Township Road No. 356; thence along the State Highway Route 348 North 41 degrees and 55 minutes West 271 feet and North 42 degrees and 15 minutes West 150 feet to a point in the center of the said highway; thence through lands of the Grantor North 66 degrees and 38 minutes East 271.2 feet to a point in the center of the same South 0 degrees and 56 minutes East 109 feet, South 3 degrees and 46 minutes West 100 feet and South 12 degrees West 140 feet to the place of beginning.

TAX #22-0-0045-0017. Control #039568.

BEING KNOWN AS: 25 Traco Road, Lake Ariel, PA 18436

Seized and taken in execution as property of:
Daniel L. Skelton 25 Traco Road
LAKE ARIEL PA 18436

Execution No. 352-Civil-2015
Amount Due: \$182,769.43 Plus
additional costs

May 11, 2016
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE
NOTICE:**

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

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

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

Nora C. Viggiano Esq.

7/15/2016 • 7/22/2016 • 7/29/2016

**SHERIFF'S SALE
AUGUST 10, 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 10th 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, situate, lying and being in the Township of Palmyra, County of Wayne and Commonwealth of Pennsylvania, more particularly bounded and described as follows:

Beginning at a point in the center of LR 63070, said point being the southwesterly corner of the parcel herein conveyed and also being the northwesterly corner of lands now or formerly of Leroy Gibbons; thence along the centerline of said LR 63070, north 09 degrees 57 minutes east 128.27 feet and north 08 degrees 25 minutes east 14.87 feet to a point; thence along the lands now or formerly of William Winkler and Howard Dixon south 83 degrees 07 minutes east 322.51 feet to a point for a corner; thence north 08 degrees 25 minutes east 220.00 feet to a point for a corner in the center of Pheasant Hill Road; thence along the center of Pheasant Hill Road south 83 degrees 07 minutes east 233.00 feet to a point in the center of the road; thence north 8 degrees 25 minutes east 16.5 feet to a point for a corner, being the southwesterly corner of lands now or formerly of Joseph Schmidt; thence along the lands of Schmidt south 83 degrees 07 minutes east 143.00 feet and north 08 degrees 25 minutes east 110.00 feet to a point for a corner; thence south 83 degrees 07 minutes east 142.63 feet to a corner on the line of lands now or formerly of Carl Smergut; thence along lands of Smergut south 09 degrees 56 minutes west 506.54 feet to a point for a corner; thence along lands of aforementioned Gibbons, north 83 degrees 07 minutes west 831.16 feet to the point and place of beginning.

Containing 5.97 acres of land,

more or less.

The above description is a survey of the remaining lands of Warren F. Landi, et ux., as shown on map entitled "Showing Lands Being Conveyed to Robert G. Cudney, et ux., Palmyra Township, Wayne County, PA, by John A. Boehm, Registered Surveyor, Scale: 1" = 50', dated November, 1985" and recorded in Wayne County Map Book 57, Page 51.

Title to said Premises vested in John D. Cino and Claudine Cino, his wife by Deed from Barbara M. Cudney, widow dated August 24, 2011 and recorded on August 31, 2011 in the Wayne County Recorder of Deeds in Book 4271, Page 216.

Being known as 24 Pheasant Hill Road, Hawley, PA 18428

Tax Parcel Number: 16-285-149

IMPROVEMENTS: Residential Dwelling

Seized and taken in execution as property of:

John D. Cino 24 Pheasant Hill Road HAWLEY PA 18428
 Claudine Cino 24 Pheasant Hill Road HAWLEY PA 18428

Execution No. 646-Civil-2015
 Amount Due: \$179,155.45 Plus additional costs

May 11, 2016
 Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

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

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

Robert W. Williams Esq.

7/15/2016 • 7/22/2016 • 7/29/2016

**SHERIFF'S SALE
AUGUST 10, 2016**

By virtue of a writ of Execution instituted Deutsche Bank National Trust Company, as Trustee for IXIS Real Estate Capital Trust 2005-HE4 Mortgage Pass Through Certificates, Series 2005-HE4 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 10th 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 Berlin, County Of Wayne And Commonwealth Of Pennsylvania, as laid out and described upon a map entitled "Map Of Woodlyn Acres, lands of Charles Swezy Berlin Township, Wayne Co., Pa., Feb.. 10, 1969, scale 1" = 200'," bearing the name and seal of George E. Ferris, R.S. and being more particularly bounded and described as follows:

Beginning at a point in the center of a certain fifty (50) foot wide private roadway and utility right of way of the tract known as "Woodlyn Acres," said point of beginning being a common corner of lots nos. 29 and 30 and in line of lot no. 8; thence along the common line dividing lots nos. 29 and 30 south twenty-seven (27) degrees nine (09) minutes west two hundred fifty-two and thirty-five one-hundredths (252.35) feet to a corner in line of lots nos. 22; thence along the common line of lots nos. 22 with 29 south sixty-four (64) degrees sixteen (16) minutes east two hundred forty-six and five-tenths (246.5) feet to a corner in the center of another fifty (50) foot wide private roadway and utility right of way of said tract; thence along the center of the said last-mentioned private roadway and utility right of way the following two (2) courses and distances: north twenty-eight (28) degrees twelve (12) minutes east one hundred thirty-five and five one-hundredths (135.05) feet and north

ten (10) degrees ten (10) minutes east one hundred thirty-one and fifty-five one hundredths (135.55) feet to the intersection of the two right of ways mentioned in this description; thence along the center of the first mentioned private roadway and utility right of way the following three (3) courses and distances; north eighty eight degrees thirty-one (31) minutes west one hundred fifteen and sixty-five one-hundredths (115.65) feet; north sixty seven (67) degrees thirty (30) minutes west fifty-two (52) feet and north fifty-two (52) degrees thirty-seven (37) minutes west fifty-six and thirty-five one hundredths (56.35) feet to the point or place of beginning.

Premises being 10 Isetta Drive, Hawley, PA 18428

Parcel no. 01-0-0011-0029

BEING the same premises which Robert A. Martin, by Deed dated May 10, 2011 and recorded January 30, 2012 in the Office of the Recorder of Deeds in and for Wayne County in Deed Book 4335 Page 158, granted and conveyed unto Robert A. Martin and Joan Mary O'Toole, his wife, as tenants by the entireties.

Seized and taken in execution as property of:
Robert A. Martin 10 Isetta Drive

HAWLEY PA 18428
Joan Mary O'Toole 10 Isetta Drive
HAWLEY PA 18428

Execution No. 713-Civil-2015
Amount Due: \$219,456.02 Plus
additional costs

May 24, 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.**

Jessica N. Manis Esq.

7/15/2016 • 7/22/2016 • 7/29/2016

CIVIL ACTIONS FILED

*FROM JUNE 18, 2016 TO JUNE 24, 2016
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2009-00942	SALERNO GARY	6/21/2016	AMEND "IN REM" JUDG	241,003.07
2010-00320	KUHN RICHARD	6/22/2016	WRIT OF EXECUTION	210,743.09
2010-00320	KUHN RICHARD M AKA	6/22/2016	WRIT OF EXECUTION	210,743.09
2010-00320	KUHN CAROL	6/22/2016	WRIT OF EXECUTION	210,743.09
2010-00320	KUHN CAROL M AKA	6/22/2016	WRIT OF EXECUTION	210,743.09
2010-20129	THOMPSON GEORGE W	6/24/2016	DEFAULT JUDGMENT	1,197.96
2011-00373	HAMILTON ROY	6/24/2016	VACATE JUDGMENT	—
2011-00373	HAMILTON ROY M A/K/A	6/24/2016	VACATE JUDGMENT	—
2011-00373	LEWIS CLARENCE	6/24/2016	VACATE JUDGMENT	—
2011-00373	COCHRAN BONITA HEIR OF	6/24/2016	VACATE JUDGMENT	—
2011-00373	COCHRAN JUDY HEIR OF	6/24/2016	VACATE JUDGMENT	—
2011-00373	COCHRAN SHEROD SR HEIR OF	6/24/2016	VACATE JUDGMENT	—
2011-00373	EDWARDS LEAH HEIR OF	6/24/2016	VACATE JUDGMENT	—
2011-00373	FRANCES MAE HEIR OF	6/24/2016	VACATE JUDGMENT	—
2012-00816	WESTBERRY ELIZABETH	6/21/2016	AMEND "IN REM" JUDG	203,961.57
2012-00816	HIBBS KATHIE J	6/21/2016	AMEND "IN REM" JUDG	203,961.57
2012-00816	HIBBS WILMER C	6/21/2016	AMEND "IN REM" JUDG	203,961.57
2013-21444	SCHRADER KEVIN	6/22/2016	SATISFACTION	—
2014-00007	EGAN RONALD P	6/20/2016	SUMMARY JUDGMENT	—
2014-00532	DAMBROSIO MICHAEL C A/K/A	6/24/2016	WRIT OF EXECUTION	158,719.24
2014-00532	DAMBROSIO MICHAEL	6/24/2016	WRIT OF EXECUTION	158,719.24
2014-20153	DESANDO CHRISTOPHER D	6/20/2016	SATISFACTION	—
2015-00503	PATTEN TRAVIS	6/21/2016	AMEND "IN REM" JUDG	141,193.02
2015-00605	HOPKINS CHRISTOPHER	6/24/2016	DEFAULT JUDG IN REM	137,371.05
2015-00605	HOPKINS MELODY D A/K/A	6/24/2016	DEFAULT JUDG IN REM	137,371.05
2015-00605	WILLIAMS MELODY D	6/24/2016	DEFAULT JUDG IN REM	137,371.05
2015-00605	HOPKINS CHRISTOPHER	6/24/2016	WRIT OF EXECUTION	137,371.05
2015-00605	HOPKINS MELODY D A/K/A	6/24/2016	WRIT OF EXECUTION	137,371.05
2015-00605	WILLIAMS MELODY D	6/24/2016	WRIT OF EXECUTION	137,371.05
2015-00707	STRAUSSER FREDERICK	6/23/2016	WRIT OF EXECUTION	3,828.00
2015-00707	FLOWERS DARLENE	6/23/2016	WRIT OF EXECUTION	3,828.00

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

2015-00714	MCVEY RICHARD	6/24/2016	CONSENT JUDGMENT	2,601.98
2015-20076	COX TYLER WILLIAM	6/21/2016	SATISFACTION	—
2015-20619	ZIPPERLEN VICTORIA L	6/21/2016	SATISFACTION	—
2015-20620	DEFALCO ROSARIO	6/24/2016	SATISFACTION	—
2015-20620	DEFALCO JOANN	6/24/2016	SATISFACTION	—
2016-00004	BARCAROLA JOHN	6/21/2016	DEFAULT JUDG IN REM	232,974.64
2016-00004	BARCAROLA VICTORIA	6/21/2016	DEFAULT JUDG IN REM	232,974.64
2016-00005	MARTIN PATRICK	6/22/2016	WRIT OF EXECUTION	97,402.03
2016-00005	MARTIN LINDA	6/22/2016	WRIT OF EXECUTION	97,402.03
2016-00129	WILLIAMS CARL	6/24/2016	DEFAULT JUDGMENT	91,223.74
2016-00129	WILLIAMS CARLA ADMINISTRATRIX	6/24/2016	DEFAULT JUDGMENT	91,223.74
2016-00129	WILLIAMS CARL	6/24/2016	WRIT OF EXECUTION	91,223.74
2016-00129	WILLIAMS CARLA ADMINISTRATRIX	6/24/2016	WRIT OF EXECUTION	91,223.74
2016-00134	PHILLIPS BERNICE R	6/24/2016	WRIT OF EXECUTION	205,664.14
2016-00166	ROY GENEVIEVE A	6/24/2016	WRIT OF EXECUTION	124,058.71
	A/K/A			
2016-00166	ROY GENEVIEVE ALEXANDRIA	6/24/2016	WRIT OF EXECUTION	124,058.71
2016-00175	STARK AUGUST III	6/22/2016	DEFAULT JUDGMENT	258,849.42
2016-00175	STARK SALLY	6/22/2016	DEFAULT JUDGMENT	258,849.42
	A/K/A			
2016-00175	STARK SALLY A	6/22/2016	DEFAULT JUDGMENT	258,849.42
2016-00189	THOMAS EILEEN L	6/23/2016	DEFAULT JUDGMENT	323,329.93
2016-00189	THOMAS MARK R	6/23/2016	DEFAULT JUDGMENT	323,329.93
2016-00189	THOMAS EILEEN L	6/23/2016	WRIT OF EXECUTION	323,329.93
2016-00189	THOMAS MARK R	6/23/2016	WRIT OF EXECUTION	323,329.93
2016-00223	BASILE ANTHONY P	6/23/2016	DEFAULT JUDGMENT	126,375.53
2016-00223	BASILE SUZETTE	6/23/2016	DEFAULT JUDGMENT	126,375.53
2016-00223	BASILE ANTHONY P	6/23/2016	WRIT OF EXECUTION	126,375.53
2016-00223	BASILE SUZETTE	6/23/2016	WRIT OF EXECUTION	126,375.53
2016-00224	RATLIFF JAMES A	6/24/2016	DEFAULT JUDG IN REM	81,953.13
2016-00224	RATLIFF ROBIN R	6/24/2016	DEFAULT JUDG IN REM	81,953.13
2016-00224	RATLIFF JAMES A	6/24/2016	WRIT OF EXECUTION	81,953.13
2016-00224	RATLIFF ROBIN R	6/24/2016	WRIT OF EXECUTION	81,953.13
2016-00231	DATSKO LYUDMILA	6/23/2016	PRELIMINARY JUDGMENT	—
2016-00332	MONAHAN ADELE JOSEPHINE ESTATE	6/23/2016	QUIET TITLE	—
2016-00332	LEROUX HONORE ESTATE	6/23/2016	QUIET TITLE	—
2016-20030	SHURSKY NICHOLAS	6/20/2016	JUDG BY COURT ORDER	—
	GARNISHEE			
2016-20030	SHURSKY AMY	6/20/2016	JUDG BY COURT ORDER	—
	GARNISHEE			
2016-20342	TRABALKA JASON G	6/20/2016	WRIT OF SCIRE FACIAS	—
2016-20342	TRABALKA DEBRA M	6/20/2016	WRIT OF SCIRE FACIAS	—
2016-20349	POCONO SPRINGS ESTATES INC	6/22/2016	WRIT OF SCIRE FACIAS	—
2016-20356	POCONO SPRINGS ESTATES INC	6/22/2016	WRIT OF SCIRE FACIAS	—
2016-20388	PAPIEROWICZ PHILLIP	6/23/2016	WRIT OF SCIRE FACIAS	—
2016-20389	OLDT KIRK W	6/23/2016	WRIT OF SCIRE FACIAS	—
2016-20389	OLDT DIANE L	6/23/2016	WRIT OF SCIRE FACIAS	—
2016-20393	GRANESE NEIL J	6/24/2016	WRIT OF SCIRE FACIAS	—
2016-20393	GRANESE ROSE J	6/24/2016	WRIT OF SCIRE FACIAS	—
2016-20478	REPKIE SANDRA L	6/21/2016	WRIT OF SCIRE FACIAS	—

2016-20491	MARKMAN NAUM	6/20/2016	SATISFACTION	—
2016-20627	MURRAY BROOKE	6/20/2016	JUDGMENT	1,115.50
2016-20628	HOMINETI GHEORGHE	6/20/2016	JUDGMENT	6,333.50
2016-20629	KENYON WAYNE M	6/20/2016	JUDGMENT	5,530.00
2016-20630	FEROUSIS KONSTANTINOS	6/20/2016	JUDG/QUEENS CO NY	106,047.95
2016-20630	ITZHAKI PROPERTIES NY INC	6/20/2016	JUDG/QUEENS CO NY	106,047.95
2016-20630	ITZHAKI PROPERTIES INC	6/20/2016	JUDG/QUEENS CO NY	106,047.95
	A/K/A			
2016-20631	THOMPSON GEORGE W	6/20/2016	MUNICIPAL LIEN	600.48
2016-20632	RYAN NANCY D	6/20/2016	MUNICIPAL LIEN	1,071.63
	DECEASED			
2016-20632	UNKNOWN HEIRS OF NANCY D RYAN	6/20/2016	MUNICIPAL LIEN	1,071.63
2016-20633	MCMAMARA JORDAN E	6/20/2016	JUDGMENT	1,310.00
2016-20634	DINIAKOS DEMETRIOS S	6/20/2016	MUNICIPAL LIEN	561.21
2016-20635	SILVA SERVIA I	6/20/2016	MUNICIPAL LIEN	875.31
2016-20636	DAWE MARY JANE	6/20/2016	MUNICIPAL LIEN	535.04
2016-20637	CHIKOWORE FUNGISAYI R	6/20/2016	MUNICIPAL LIEN	535.04
2016-20638	PAVLOVICH ROB	6/20/2016	JUDG/LACKAWANNA COPA	4,623.88
2016-20638	PAVLOVICH ROB	6/20/2016	WRIT OF EXECUTION	5,040.38
2016-20639	EDELMANN RICHARD	6/20/2016	JP TRANSCRIPT	1,132.32
2016-20639	EDELMANN RICHARD	6/20/2016	WRIT OF EXECUTION	1,523.82
2016-20640	WD STEVENS INC	6/21/2016	WRIT OF REVIVAL	44,465.19
2016-20641	STEVENS WILLIAM D	6/21/2016	WRIT OF REVIVAL	44,465.19
2016-20641	STEVENS KIMBERLY G	6/21/2016	WRIT OF REVIVAL	44,465.19
2016-20642	ALEXANDER EVAN P	6/22/2016	JUDGMENT	1,246.93
2016-20643	KEFFER DONNA J	6/22/2016	JUDGMENT	1,278.00
2016-20644	KIMES CRYSTAL	6/22/2016	JP TRANSCRIPT	1,028.26
2016-20645	WOLK DANIEL M	6/22/2016	REDEMPTION CTF	7,724.00
2016-20645	WOLK RENEE E	6/22/2016	REDEMPTION CTF	7,724.00
2016-20646	LABRACIO MELISSA	6/22/2016	JP TRANSCRIPT	1,497.91
2016-20647	LAURENZANO JOHN	6/23/2016	JP TRANSCRIPT	1,435.30
2016-20647	LAURENZANO JOHN	6/23/2016	WRIT OF EXECUTION	3,426.80
2016-20648	ORR JAROME D	6/23/2016	JUDGMENT	2,126.50
2016-20649	BRISENDINE CHRISTOPHER P	6/24/2016	TAX LIEN	2,211.62

WAYNE COUNTY BAR ASSOCIATION




www.waynecountylawyers.org

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00324	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	6/20/2016	—
2016-00324	BRADBURY SCOTT	DEFENDANT	6/20/2016	—
2016-00325	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	6/20/2016	—
2016-00325	SCHMALE JOHN D	DEFENDANT	6/20/2016	—
2016-00328	DISCOVER BANK	PLAINTIFF	6/21/2016	—
2016-00328	SCHIEFER BONNIE T	DEFENDANT	6/21/2016	—

MISCELLANEOUS — MANDAMUS

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00330	CAMPEAU DAVID FRANK JR	PLAINTIFF	6/21/2016	—
2016-00330	GOLDEN GINGER	DEFENDANT	6/21/2016	—
2016-00330	YAMIALKOWSKI KAREN	DEFENDANT	6/21/2016	—
2016-00330	BATES DEBORAH L	DEFENDANT	6/21/2016	—
2016-00330	DEPARTMENT OF REVENUE	DEFENDANT	6/21/2016	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00326	FREEDOM MORTGAGE CORPORATION	PLAINTIFF	6/20/2016	—
2016-00326	BIRD GEORGE F	DEFENDANT	6/20/2016	—
2016-00329	BANK OF NEW YORK MELLON F/K/A	PLAINTIFF	6/21/2016	—
2016-00329	BANK OF NEW YORK	PLAINTIFF	6/21/2016	—
2016-00329	WEBER MICHELE	DEFENDANT	6/21/2016	—
2016-00329	WEBER MICHAEL	DEFENDANT	6/21/2016	—
2016-00331	BANK OF AMERICA SUCCESSOR BY MERGER TO	PLAINTIFF	6/22/2016	—
2016-00331	BAC HOME LOANS SERVICING LP	PLAINTIFF	6/22/2016	.00
2016-00331	WALLINGFORD CHRISTOPHER B	DEFENDANT	6/22/2016	—
2016-00331	GELATT MARISSA	DEFENDANT	6/22/2016	—

REAL PROPERTY — QUIET TITLE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00332	BAILEY JOHN F	PLAINTIFF	6/23/2016	—
2016-00332	BAILEY RITA A	PLAINTIFF	6/23/2016	—
2016-00332	MONAHAN ADELE JOSEPHINE ESTATE	DEFENDANT	6/23/2016	—
2016-00332	LEROUX HONORE ESTATE	DEFENDANT	6/23/2016	—

MORTGAGES AND DEEDS

*RECORDED FROM JULY 5, 2016 TO JULY 8, 2016
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Gannon Thomas	Honesdale National Bank	Berlin Township	
Gannon Karen			650,000.00
Owens Robert	Affinity Federal Credit Union	Preston Township	
Tsimaras John			274,000.00
Keegan Vincent Noel	Mortgage Electronic Registration Systems	Lake Township	
Keegan Doreen Ann			161,600.00
Delrio Brian A	Fidelity Deposit & Discount Bank	Paupack Township	
Delrio Kelly C Rogers			33,000.00
Rogersdelrio Kelly C			
Grassi Sean Joseph	First National Community Bank	Lake Township	
Grassi Beth Elinor			164,000.00
Pevec Randy M	Fidelity Deposit & Discount Bank	Clinton Township	
Pevec Alison L			240,000.00
Horvath Joseph Jr	Mortgage Electronic Registration Systems	Paupack Township	
Bea John R	Dirlam Bros Lumber Company Inc	Texas Township	49,709.33
Trousdell Thomas	Bethpage Federal Credit Union	Mount Pleasant Township	194,800.00
Meagher Timothy R	Honesdale National Bank	Dyberry Township	
Meagher Heather L			360,000.00
Lynn Mark E	P N C Mortgage	Lehigh Township	
Lynn Maiya J			417,000.00
Antell Jeffrey	Mortgage Electronic Registration Systems	Paupack Township	
Antell Jaime			150,000.00
Manger Jennifer	Wayne Bank	Paupack Township	357,684.00
Eisenhauer Karl J	Honesdale National Bank	Salem Township	
Eisenhauer Nancy			165,000.00
Cicileo Joseph	Mortgage Electronic Registration Systems	Salem Township	
Cicileo Nichole Marie			166,500.00
Swingle April L	Mortgage Electronic Registration Systems	Salem Township	
Sutphen East Realty	Economic Development Council Of Ne Pa Northeastern Pa Alliance	Sterling Township	
			75,000.00

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

Deleon John P Jr	Community Bank	Paupack Township	
Deleon Robine MacCarter			90,000.00
Maccarterdeleon Robine			
Resti Patrick J	Dime Bank	Preston Township	50,000.00
Russo John A	Pranzo Thomas	Hawley Borough	
Russo Sandra Lyn	Pranzo Denise		102,000.00
Henrick Wayne S	P S Bank	Palmyra Township	
Henrick Claudia			75,000.00
S B Six Seven Zero	First National Community Bank	Dyberry Township	50,000.00
Kenney Scott	Wayne Bank	Paupack Township	120,000.00
Ligus John E	Wayne Bank	Salem Township	20,000.00
Fiebiger Daniel	Citizens Savings Bank	Cherry Ridge Township	
Jones Penny		Cherry Ridge & South Canaan Tw	39,900.00
Fiebiger Penny		South Canaan Township South Canaan & Cherry Ridge Tw	39,900.00
Brussell Gerald F Jr	First National Community Bank	Damascus Township	
Brussell Pamela			94,000.00
Corazza David V	Wayne Bank	Lebanon Township	173,000.00
Fobes Daniel	Wayne Bank	Clinton Township	
Fobes Tracy Lynn			190,000.00
Creswell Scot	Mortgage Electronic Registration Systems	Canaan Township	85,500.00
Fenstermaker Mark A	Mortgage Electronic Registration Systems	Paupack Township	
Fenstermaker Samantha			128,000.00
Novobilski Edward G	Honesdale National Bank	Salem Township	
Novobilski Sandra K			15,000.00
Novobilski Edward G	Honesdale National Bank	Salem Township	
Novobilski Sandra K			74,200.00
Batzel Robert A	Honesdale National Bank	Lake Township	
Batzel Janice			85,000.00
Serge Jennifer	Honesdale National Bank	Texas Township	
Shannon Kellie			170,000.00
Meagher Timothy R	Honesdale National Bank	Honesdale Borough	
Meagher Heather L			135,000.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Tchorzewski Marek	Filipakis Dimitrios	Buckingham Township	
Tarletsky Christopher J	Tarletsky Noreen A	Salem Township	
Tarletsky Noreen A	Tarletsky Christopher J		
Kunesch Elizabeth A K	Dermody Michael		
Kunesch Ian	Guterl Anna Marie		
Dermody Michael			
Guterl Anna Marie			

Ferrell Mark E	Keegan Vincent Noel	Lake Township	
Ferrell Lynn W	Keegan Doreen Ann		Lot 1828
Glucksnis George D	Grassi Sean Joseph	Lake Township	
Glucksnis Melanie S	Grassi Beth Elinor		Lot 120
Mamera Thomas A	Biafora Antonio	Lehigh Township	
Mamera Elizabeth C			Lot 14
Gee Charles R	Leaton H S L L C	Lake Township	
Gee Marilyn K			Lot 2989
Lopusina Dalibor	Ortiz Vilma	Dreher Township	
Lopusina Vesna	Nogueras Orlando		Lots 204 & 205
Montani C Diane	Atson Rick	Lehigh Township	
	Atson Tara		Lots 180 & 181
Beyer Julia R Tr AKA	Trousdell Thomas	Mount Pleasant Township	
Beyer Julia Rae Tr AKA			
Julia R Beyer Living Trust AKA			
Julia Rae Beyer Living Trust AKA			
Bank Of New York Mellon			
Tr By Af	One Nine Nine Four Holdings L L C	Lake Township	
Nationstar Mortgage L L C Af			Lot 2859
Dethomas Karen	Dethomas Karen Tr	Mount Pleasant Township	
	Dethomas Living Trust		
Flynn James P	Flynn James P	Cherry Ridge Township	
Flynn Kathleen E	Flynn Kathleen E		Lot 33R
Bolland Steven K	Lynn Mark E	Lehigh Township	
Bolland Karyn A	Lynn Maiya J		Lot 19
Wilson Richard F	Seabridge John Frederick	Sterling Township	
	Seabridge Monica Leigh		Lot 100
George Christopher	Antell Jeffrey	Paupack Township	
George Kerry	Antell Jaime		Lot 368
Interrante Marcus E	Pantazes Jeffrey J	Lehigh Township	
	Pantazes Lynn K		Lot 185
Stehlik Paul Jr	Stehlik Suzy Puma	Dreher Township	
Stehlik Suzy Puma			
Grant Donna Tr	Olivero Robert C	Lehigh Township	
Carmela Olivero Trust			Lot 68
Castelbuono Carol Ann	Cicileo Joseph	Salem Township	
	Cicileo Nichole Marie		Lot 358
Lee Michalene A Exr	Swingle April L	Salem Township	
Wargo Theresa R Est AKA			Lot 2
Wargo Teresa R Est AKA			
Dipinto Gina R	Ratushenko Linda	Lake Township	
Olan Marily			Lot 1615
McMahon James P	McMahon James P	Salem Township	
McMahon Linda M	McMahon Linda M		Lot 636
	McMahon James N		
	McMahon Patrick N		
	McMahon Carly N		
Johnessee Veronica M	Ramirez Deirdre M	Paupack Township	Lot 509
Bright Betty C	Menechino Susanne	Hawley Borough	

Savarese Robert F	Borbotko Andrew Sr	Paupack Township	
Savarese Gail R	Borbotko Andrew IV		
Vonhake Clay S	R J J R	Palmyra Township	
Vonhake Carol Ann			
Vonhake Clay S	Didder Ridge L L C	Palmyra Township	
Vonhake Carol Ann	Meginnis Robert J		
Wheeler Kathleen Exr	Wheeler Kathleen	Scott Township	
Keeler Gerard Est	Snyder Barbara		
Tigue Andrea	Russo John Anthony	Hawley Borough	
Tigue Patrick A	Russo Sandra Lyn		Lots 5 & 227
Erbacher Helmtraud Exr	Henrick Wayne S	Palmyra Township	
Hiris Leopoldine Est AKA	Henrick Claudia		Lot 16
Hiris Poldi Est AKA			
Fannie Mae AKA	Zahra Marc	Lehigh Township	
Federal National Mortgage Association AKA K M L Law Group			
Vradenburgh Robert A Est	Vradenburgh Dale F	Lake Township	
Vradenburgh Dale F Exr			Lot 4310
Sanders Stuart	Hahn Gerard J	Damascus Township	
Dumschat Sylvia			Lot 1
Drongoski Robert A	Drongoski Robert A Drongoski Darlene H	Berlin Township	
Drongoski Robert A	Drongoski Robert A Drongoski Darlene H	Berlin Township	
Regan Marla	Regan Marla	Damascus Township	
Thorne Randall A Jr	Thorne Randall A Jr Regan Troy M		Lot 29
Weed Adrian	Creswell Scot	Canaan Township	
Weed Ruth A			
Partington Joyce	Fenstermaker Mark A Fenstermaker Samantha	Paupack Township	
Cavage Michael W	Wayne Memorial Hospital	Honesdale Borough	
Cavage Allyson A AKA Cavage Allyson AKA			
Belanger Carol	Belanger Carol	Lehigh Township	
Belanger Kimberly Ann			Lots 147 & 9
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