

OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

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Court of Common Pleas 22nd Judicial District:

The Hon. Raymond L. Hamill
President Judge

The Hon. Robert J. Conway
Senior Judge

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

The Official Legal Publication of Wayne County, Pennsylvania



Legal Journal of Wayne County

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

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

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

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

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

MESSAGE FROM THE WAYNE COUNTY BAR ASSOCIATION



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

PRICING & RATES

Notice Pricing

One time Insertions

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

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

Subscription Rates

Per Year

Mailed Copy	\$100
Emailed Copy	\$50
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Prorated subscriptions available*

WAYNE COUNTY OFFICIALS

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Patricia Biondo

LEGAL NOTICES

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

ESTATE NOTICES

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

ESTATE NOTICE

Notice is hereby given, that Letters Testamentary have been granted to James A. Floystrop III, Executor of the Estate of James A. Floystrop Jr., late of Mount Pleasant, Wayne County, Pennsylvania who died on June 20, 2016. All persons indebted to said Estate are required to make payment and those having claims or demands to present the same without delay to the Executor, James A. Floystrop III c/o Mark R Zimmer, Esquire, 1133 Main Street, Honesdale, PA 18431.

7/29/2016 • 8/5/2016 • 8/12/2016

EXECUTRIX NOTICE

Estate of Gordon W. Courter, Jr.
AKA Gordon Courter AKA
Gordon Courter, Jr. AKA Gordon
W. Courter
Late of Canaan Township
EXECUTRIX
Beverly A. Owens

8927 North Pinery Parkway
Parker, CO 80134
ATTORNEY
Nicholas A. Barna
831 Court Street
Honesdale, PA 18431

7/29/2016 • 8/5/2016 • 8/12/2016

ESTATE NOTICE

Notice is hereby given that Letters Testamentary have been granted in the Estate of John E. Tomazin a/k/a John Tomazen, late of Wayne County, Pennsylvania, on July 19, 2015 to Joseph Tomazin. All persons indebted to said estate are required to make payment, and those having claims or demands to present the same without delay to David F. Bianco, Esquire, 707 Main Street, P.O. Box 84, Forest City, PA 18421.

DAVID F. BIANCO, ESQUIRE
Attorney for the Estate

7/29/2016 • 8/5/2016 • 8/12/2016

ESTATE NOTICE

Notice is hereby given, that Letters Testamentary have been granted to Christine Goda, Executrix of the Estate of Daniel W. Carrier, late of Beach Lake, Wayne County, Pennsylvania who died on June 19, 2016. All persons indebted to said Estate are required to make

payment and those having claims or demands to present the same without delay to the Executrix, Christine Goda c/o Mark R Zimmer, Esquire, 1133 Main Street, Honesdale, PA 18431.

7/22/2016 • 7/29/2016 • 8/5/2016

EXECUTOR NOTICE

Estate of Kay Olivia DeCarvalho
AKA K. Olivia DeCarvalho
Late of Lake Township
EXECUTOR

Decio DeCarvalho
1113 Tresslarville Rd.
Lake Ariel, PA 18436
ATTORNEY
Nicholas A. Barna
831 Court Street
Honesdale, PA 18431

7/22/2016 • 7/29/2016 • 8/5/2016

EXECUTOR NOTICE

Estate of Maxine A. Avery AKA
Maxine Avery AKA Maxine Arlene
Avery

Who died owning property in
Berlin Township

EXECUTOR
Bruce A. Avery
146 Hartman Rd.
Honesdale, PA 18431
ATTORNEY
Nicholas A. Barna
831 Court Street
Honesdale, PA 18431

7/22/2016 • 7/29/2016 • 8/5/2016

ADMINISTRATOR NOTICE

Estate of Gary Williams
Late of Waymart Borough
ADMINISTRATOR
Reginald F. Williams, Jr.
600 S. Sandusky Ave.
Upper Sandusky, OH 43351
ATTORNEY
Nicholas A. Barna
831 Court Street
Honesdale, PA 18431

7/22/2016 • 7/29/2016 • 8/5/2016

ESTATE NOTICE

Estate of James A. Simms, late of
New Foundland, Wayne County,
Pennsylvania 18445, who died on
April 7, 2015. Letters Testamentary
have been granted to Ronald Royce
Miller. All persons indebted to the
Estate are required to make
payment and those having claims
or demands to present the same
without delay to John J. Warring,
Attorney for the Estate, c/o The
Warring Law Firm, 417
Lackawanna Avenue, Scranton,
Pennsylvania 18503.

7/22/2016 • 7/29/2016 • 8/5/2016

ESTATE NOTICE

Estate of Carol J. Reed, late of
South Canaan, Wayne County,
Pennsylvania 18436, who died on
February 9, 2016. Letters
Testamentary have been granted to
Kurt A. Reed. All persons indebted
to the Estate are required to make
payment and those having claims
or demands to present the same

without delay to John J. Warring,
Attorney for the Estate, c/o The
Warring Law Firm, 417
Lackawanna Avenue, Scranton,
Pennsylvania 18503.

7/22/2016 • 7/29/2016 • 8/5/2016

EXECUTRIX NOTICE

Estate of Roseann Hutton AKA
Rose Ann Hutton
Late of Pleasant Mount
EXECUTRIX
Judith L. Hutton
1073 1st Ave., Apt. 61
New York City, NY 10022
ATTORNEY
Paul E. Smith, Esq.
1015 N. Main Street
Forest City, Pa 18421

7/22/2016 • 7/29/2016 • 8/5/2016

EXECUTOR'S NOTICE

ESTATE OF ALFRED E.
BUTLER, a/k/a ALFRED
BUTLER, late of Berlin Township,
Wayne County, Pennsylvania. Any
person or persons having claim
against or indebted to the estate
present same to Ann B. Butler, 100
Camelot Drive, Hawley, PA 18428.
Sally N. Rutherford, Esq., 921
Court St., Honesdale, PA 18431,
Attorney for the Estate.

7/22/2016 • 7/29/2016 • 8/5/2016

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

OTHER NOTICES

**NONPROFIT CORPORATION
NOTICE**

NOTICE IS HEREBY GIVEN that
Articles of Incorporation were filed
and approved by the Department of
State, Commonwealth of
Pennsylvania, on July 12, 2016, in
accordance with the provisions of
the General Associations Act of
1988, for the incorporation of Fight
for the One Breast Cancer
Foundation, Inc., the purposes of
which are to do any and all acts
and things and to exercise any and
all powers which it may now or
hereafter be lawful for the
corporation to do or exercise under
and pursuant to the laws of the
Commonwealth of Pennsylvania
for the purpose of accomplishing
any of the purposes of the
corporation. The corporation does
not contemplate pecuniary gain or
profit, incidental or otherwise.

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

7/29/2016

CERTIFICATE OF ORGANIZATION

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

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

7/29/2016

ARTICLES OF INCORPORATION

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation for Innovative Group Associates, Inc. were filed with the Pennsylvania Department of State and approved July 15, 2016, under the provisions of the Business Corporation Law of 1988, as amended and supplemented.

Michael D. Walker, Esquire
Walker & Walker, P.C.
Attorney

7/29/2016

NOTICE OF FILING OF ARTICLES OF INCORPORATION

Notice is hereby given that Articles of Incorporation have been filed with the Commonwealth of Pennsylvania, Department of State at Harrisburg, PA on July 1, 2016. The name of the corporation is DRB Property, Inc. The corporation has been organized pursuant to the Pennsylvania Business Corporation Law of 1988, as amended.

Michael P. Lehutsky, Esq.
613 Main Street
Honesdale, PA 18431
(570) 253-3800

7/29/2016

NOTICE OF FILING OF ARTICLES OF INCORPORATION

Notice is hereby given that Articles of Incorporation have been filed with the Commonwealth of Pennsylvania, Department of State at Harrisburg, PA on July 13, 2016. The name of the corporation is Bissett Holdings, Inc. The corporation has been organized pursuant to the Pennsylvania Business Corporation Law of 1988, as amended.

Michael P. Lehutsky, Esq.
613 Main Street
Honesdale, PA 18431
(570) 253-3800

7/29/2016

**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
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

**SHERIFF'S SALE
AUGUST 17, 2016**

By virtue of a writ of Execution instituted Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc. Trust 2006-HE3 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 17th 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 pieces, parcels or tracts of land, situate in the Township of Dreher, County of Wayne and Commonwealth of Pennsylvania, more particularly and fully described as follows:

PARCEL ONE: BEGINNING at the northwest corner of the lands of Robert Staph, said corner being located in the center of Pennsylvania Route No. 191; thence along the centerline of the said public highway North Twenty - four (24) degrees Forty (40) minutes East, a distance of One Hundred Twelve (112.00 feet) feet to a corner; thence through the lands of D. Evans, the Grantor herein, South Eighty-Two (82) degrees Thirty-Eight (38 minutes) minutes East, a distance of Three Hundred Thirteen and Two Tenths (313.2 feet) feet to a corner on a stonewall; thence along lands now or formerly of Francis Robacker South Thirty-One (31) degrees Thirty (30 minutes) minutes West, a distance of One Hundred Seventeen and One Tenth (117.1 feet) feet to the Northeast corner of the lands of Robert Staph; thence along the lands of Staph North Eighty-Two (82) degrees Thirty-Eight (38 minutes) minutes West, a distance of Two Hundred Ninety-Eight and Six Tenths (298.6 feet) feet to the place of BEGINNING. BEARINGS of the magnetic meridian of the Year 1954 and CONTAINING Seventy-Five Hundredths (0.75) of an acre of land, more or less. EXCEPTING

AND RESERVING the one-half width of the right-of-way of Pennsylvania Route No. 191 which runs across the westerly side of the above described premises for public highway purposes.

PARCEL TWO: BEGINNING at the northwest corner of the lands of Burton Carlton, said point being located in the center of Pennsylvania Route No. 191; thence along the center line of the said public road North Twenty-Four (24) degrees Forty (40) minutes East, Twelve (12) feet to a corner; thence through the lands of the Grantors herein South Eighty-Two (82) degrees Thirty-Eight (38) minutes East, Three Hundred Fourteen and Eight Tenths (314.8 feet) feet to a corner; thence South Thirty-One (31) degree Thirty (30 minutes) minutes West, Twelve and six tenth (12.6) feet to the Northeast corner of the lands of the Grantees herein thence along the lands of the Grantees herein North Eighty-Two (82) degrees Thirty-Eight (38) minutes West, three hundred thirteen and Two Tenths (313.2) feet at the place of BEGINNING. Being a strip of land twelve feet in width and being on the northerly edge of a certain lot conveyed by the Grantors to the Grantees by Deed dated November 10, 1964 and recorded in Deed Book 226, page 216. BEARINGS of the magnetic meridian of the year 1954. CONTAINING Eighty-One Hundredths (0.08) of an acre of land, be the same more or less. EXCEPTING AND RESERVING the one-half width of the right-of-

way of Pennsylvania State Highway Route 191 which runs across the westerly side of the above described lot.

PARCEL THREE: BEGINNING at a point, being the southwest corner of an area marked golf course where it meets with Route 90/Route 191; thence South Eighty-Three (83) degrees East, a distance of Two Hundred Fifty-Nine Tenths (259.9 feet) feet, South One-Half (1/2) degree East, a distance of One Hundred Fifteen and Five Tenths (115.5 feet) feet, South Thirty-One (31) degrees Thirty (30 minutes) minutes West, a distance of Twelve and Six Tenths (12.6 feet) feet, North Eighty-Two (82) degrees Thirty-Eight (38) minutes West, a distance of Three Hundred Fourteen and Eight Tenths (314.8 feet) feet, North Twenty-Four (24) degrees Forty (40) minutes East, a distance of One Hundred Twelve and Five Tenths (112.5 feet) feet to a point, being the place of BEGINNING.

ALSO SUBJECT to such exceptions, reservations, easements, covenants and conditions as are contained in other deeds or instruments in the chain of title.

TITLE TO SAID PREMISES IS VESTED IN Nicolas Toppi, by Deed from Donald Trefsgger, dated 12/30/2005, recorded 01/11/2006 in Book 2955, Page 38.

Seized and taken in execution as property of:

Nicolas Toppi 692 S. Sterling Road
South Sterling PA 18460

Execution No. 71-Civil-2016
Amount Due: \$157,992.92 Plus
additional costs

May 26, 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.

7/22/2016 • 7/29/2016 • 8/5/2016

**SHERIFF'S SALE
AUGUST 17, 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 17th 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 in the Township of Palmyra, Wayne County, Pennsylvania more particularly described as follows:

ONE HALF (1/2) of Lot No. 40 on 22nd Street bounded by now or formerly Ellen Denver, by road; by now or formerly L.P. Richardson and by road. Being Property No. 18-02-98.

EXCEPTING THEREOUT AND THEREFROM ALL that piece or parcel of land conveyed by Bernard F. Bieski and Dana M. Bieski to Margert K. Pulici by Deed dated January 26, 2002 and recorded in the Office of the Recorder of Deeds in and for Wayne County, Pennsylvania in Record Book 1939, at Page 55 and depicted in Wayne County Map Book 96, at Page 52, more particularly described as follows:

BEGINNING at a point on the northern right-of-way line of Palmyra Township T-410 (also known as Palm Avenue and previously known as 26th street), being the southeast corner of lands of the Grantees herein (Deed Book 327, Page 420), thence along said lands, North 23 degrees 15 minutes 00 seconds East 60.00 feet to a

corner; thence along lands now or formerly of Schariest (Record Book 628, Page 11), South 66 degrees 45 minutes 00 seconds East 4.00 feet to a rebar corner; thence through lands of the Grantors herein, South 21 degrees 20 minutes 27 seconds West 60.03 feet to a rebar corner on the northern line of T-410; thence along the northern right-of-way line of said road, North 66 degrees 45 minutes 00 seconds West 6.00 feet to the place of BEGINNING.

TAX PARCEL NO: 18-0-0002-0098

BEING KNOWN AS: 404 North Street, Hawley PA 18428

Seized and taken in execution as property of:
MICHELLE OHL 3580 CHURCH ROAD, NORTHAMPTON PA 18067
DAVID A. OHL 1010 PLUM DRIVE, DANIELSVILLE PA 18038

Execution No. 595-Civil-2015
Amount Due: \$113,066.43 Plus additional costs

May 26, 2016
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

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

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

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

Crystal T. Espanal

7/22/2016 • 7/29/2016 • 8/5/2016

**SHERIFF'S SALE
AUGUST 24, 2016**

By virtue of a writ of Execution instituted Nationstar Mortgage LLC issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 24th 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 lot, piece or parcel of land situate, lying and being in the Township of Palmyra, County of Wayne, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Beginning at a point in the center line of a Forty (40) foot wide right

of way and being also a corner in the Northerly line of Lot No. 8 of the Garden Hills Development and being also the Southwesterly corner of Lot No. 9; thence along a portion of the Northerly boundary line of Lot No. 9 South Seventy-Five (75) degrees Nineteen (19) minutes East Seventy-One and Forty Hundredths (71.40) feet to a point in the line of lands of Skidmore and Bohling; thence along the line of lands of Skidmore and Bohling and along the line of lands of Foell North Twenty-Seven (27) degrees Fifty-Four (54) minutes East Three Hundred Five and Ninety-Three Hundredths (305.93) feet to the Southwesterly corner of Lot No. 7; thence along the Southerly boundary line of Lot No. 7 North Seventy-Three (73) degrees Fifty-One (51) minutes Thirty (30) seconds West One Hundred Ninety-Five and Nine Hundredths (195.09) feet to a point in the center line of said Forty (40) foot wide right of way; thence along the center line of said Forty (40) foot right of way the following Three (3) courses and distances; (1) South Sixteen (16) degrees Eight (8) minutes Thirty (30) seconds West One Hundred Eight and Ninety-Four Hundredths (108.94) feet; (2) South Four (04) degrees Fifty-Eight (58) minutes West One Hundred Twenty-Four and No Tenths (124.00) feet and (3) South Eleven (11) degrees Forty-One (41) minutes East Eighty and no Tenths (80.0) feet to the place of Beginning. Containing One and Four Hundredths (1.04) acres more or less and being Lot

No. 9 of the Garden Hills
Development of Herman Haesche
as shown on map of Survey made
by Harry F. Schoenagel, Registered
Surveyor, dated June 1966, revised
September, 1967, a Map of which
is recorded in Wayne County Map
Book 8, at Page 166.

Excepting and reserving therefrom
and thereout that portion of the
above described lot which lies
within the boundary of said Forty
(40) foot wide right of way, namely
Twenty (20) foot wide strip along
the Westerly boundary line of said
above described lot.

Also Granting and Conveying unto
the Grantees herein named, their
heirs and assigns forever, the free
and uninterrupted right, use, liberty
and privilege of ingress, egress and
regress to and from the premises
above described and the public
highway along, over and upon Two
(2) Forty (40) foot wide streets as
shown on the map of survey made
by Harry F. Schoenagel, Registered
Surveyor, dated June 1966 revised
September 1967 as aforesaid, in
common, however, with the
Grantor herein, his heirs and
assigns and other persons lawfully
using the streets.

Together with all rights of way
Under and Subject to all covenants,
reservations, restrictions and
conditions of record, as found in
the Chain of Title.

Together with all and singular the
buildings, improvements, ways,
waters, water-courses, rights,

liberties, privileges, hereditaments
and appurtenances whatsoever
thereunto belonging or in anywise
appertaining, and the reversions
and remainders, rents, issues and
profits thereof; and all the estate,
right, title, interest, property, claim
and demand whatsoever of the said
parties of the first part, in law,
equity. or otherwise, howsoever, in
and to the same and every part
thereof.

18-0-0009-0009 (Control #18-0-
24451)

BEING THE SAME PREMISES
which James F. Giamoni and
Melissa V. Giamoni, by Deed dated
5/25/04 and recorded 6/1/04 in the
Office of the Recorder of Deeds in
and for the County of Wayne, in
Deed Book 2509,

Seized and taken in execution as
property of:
Jill M. Semple 41 Arch Avenue
FARMINGDALE NY 11735
Brian D. Semple 41 Arch Avenue
FARMINGDALE NY 11735

Execution No. 6-Civil-2016
Amount Due: \$183,575.35 Plus
additional costs

May 26, 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.

7/29/2016 • 8/5/2016 • 8/12/2016

**SHERIFF'S SALE
AUGUST 24, 2016**

By virtue of a writ of Execution instituted LSF9 Master Participation Trust issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 24th 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 CERTAI N IN PROPERTY SITUATED IN THE TOWNSHIP OF CLINTON IN THE COUNTY OF WAYNE AND COMMONWEALTH OF PENNSYLVANIA, BEING DESCRIBED AS FOLLOWS: CONTROL# 003395. BEING

MORE FULLY DESCRIBED IN A DEED DATED 07/21/2008 AND RECORDED 7/28/2006, AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE. IN DEED VOLUME 3093 AND PAGE 306. TAX MAP OR PARCEL ID NO.: 06-1-0002-0073

BEING KNOWN AS: 12 Sensentine Road (Clinton Township), Waymart, PA 18472

PROPERTY ID NO.: 06-1-0002-0073

IMPROVEMENTS: Residential Dwelling

TITLE TO SAID PREMISES IS VESTED IN Mark A. Robinson and Celia G. Robinson, Husband and Wife BY DEED FROM Frederick C. Leonard and Amy L. Leonard, Husband and Wife DATED 07/21/2006 RECORDED 07/28/2006 IN DEED BOOK 3093 PAGE 306.

Seized and taken in execution as property of:
Celia G. Robinson, Indv., and as known heir of Mark A. Robinson 15805 Gary Avenue CHESTER VA 23831

Mark Robinson, Indv., and as known heir of Mark A. Robinson 15805 Gary Avenue CHESTER VA 23831

Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under Mark A. Robinson 12 Sensentine Road

WAYMART PA 18472

Execution No. 99-Civil-2016
Amount Due: \$89,105.69 Plus
additional costs

May 27, 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.**

Morris Scott Esq.

7/29/2016 • 8/5/2016 • 8/12/2016

**SHERIFF'S SALE
AUGUST 24, 2016**

By virtue of a writ of Execution instituted HSBC Bank USA, N.A., as Trustee for the Registered Holders of ACE Securities Corp. Home Equity Loan Trust, Series 2005-HE2, Asset Backed Pass-

Through issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 24th 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, lying and being in the Township of Buckingham, County of Wayne, and Commonwealth of Pennsylvania, bounded and described as follows: BEGINNING at a point in the center of Pennsylvania State Highway Route No. 247 said point being the common corner of other lands of David Huppunen and Laura Huppunen, his wife, (Deed Book 240, Page 416) and the parcel herein described and being the Southwestern corner of the parcel herein described; thence along the center of Pennsylvania Route No. 247 North twenty-three (23) degrees twenty-five (25) minutes West two hundred three and fifty one hundredths (203.50`) feet to a point or corner being the common corner of the parcel herein described and the lands now or formerly owned by Peter Hanstine; thence along the lands of Peter Hanstine passing through an iron pin located on the Eastern boundary of Pennsylvania Route No. 247, North seventy (70) degrees fifty-five (55) minutes East four hundred forty-six and four

hundredths (446.04) feet to an iron pin for a corner; thence South twenty-three (23) degrees forty-five (45) minutes East one hundred ninety-six and twenty-two hundredths (196.22) feet to an iron pin for a corner, being the common corner of a parcel herein described and the other lands of David Huppunen and Laura Huppunen, his wife, thence along the boundary line of the other lands of David Huppunen and Laura Huppunen, his wife, South seventy (70) degrees zero (00) minutes West four hundred and forty-five and fifty one- hundredths (445.50) feet passing through an iron pin located on the eastern boundary of Pennsylvania Route No. 247 to the point and place of BEGINNING.

CONTAINING 2.1883 acres.

For an approved map showing the above described premises see Wayne County Map Book 46, at Page 89.

SUBJECT to the use of the public to the one-half width of Pennsylvania State Highway Route No. 247 that lies within the premises herein described as shown on the aforementioned map.

The above premises are designated as Parcel No. 03-162-12.3 on the tax maps of the Township of Buckingham, County of Wayne, Pennsylvania.

BEING the same premises which David Huppunen and Laura Huppunen, his wife, by deed dated

January 6, 1998 and recorded in Wayne County Record Book 1321 at page 67, granted and conveyed unto Robert D. Huppunen.

BEING KNOWN AS: RD 1 n/k/a 2856 Creamton Rd., (Buckingham Twp) Lakewood, PA 18439

PROPERTY ID NO.: 03-162-12.3

TITLE TO SAID PREMISES IS VESTED IN Robert D. Huppunen BY DEED FROM David Huppunen and Laura Huppunen, his wife DATED 01/06/1998 RECORDED 01/13/1998 IN DEED BOOK 1321 PAGE 0067.

IMPROVEMENTS: Residential Dwelling

Seized and taken in execution as property of:

Carrie Page Normington, Co-Adminstrator of the Estate of Robert D. Huppunen 43 Washington Mews PORT CHESTER NY 10573

Jabez R. Huppunen, Co-Administrator of the Estate of Robert D. Huppunen 64 Danbury Road WILTON CT 06897

The Estate of Robert D. Huppunen c/o Jabez R. Huppunen and Carrie Page Normington, Co-Administrators 43 Washington Mews PORT CHESTER NY 10573

Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title or Interest from or Under Robert D. Huppunen 2856 Creamton Drive LAKEWOOD PA 18439

Execution No. 39-Civil-2013
Amount Due: \$130,454.93 Plus
additional costs

May 27, 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.**

Sherri J. Braunstein, Esq.

7/29/2016 • 8/5/2016 • 8/12/2016

**SHERIFF'S SALE
AUGUST 24, 2016**

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

24th 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 located in the Township of Paupack, County of Wayne, State of Pennsylvania, more particularly described as follows:

Lot No. 205, Section 4, as shown on Plan of Lots, Wallenpaupack Lake Estates, dated March 23, 1971 by VEP & Co. as recorded in the Office of the Recorder of Deeds in and for Wayne County, Pennsylvania, in Plat Book 14, page 117, said map being incorporated by reference herewith as if attached hereto.

SUBJECT to all covenants, restrictions and benefits as are found in the Chain or title and which by reference thereto will more fully and at large appear.

BEING THE SAME PREMISES which Cassandra L. Hayes, by Deed dated August 23, 2006 and recorded September 7, 2006 in the Office of the Recorder of Deeds in and for Wayne County in Deed Book Volume 3122, Page 187, granted and conveyed unto John H. Schreck and Michelle M. Schreck.

BEING KNOWN AS: 205
Mustang Road, Lake Ariel, PA
18436

PARCEL #19-0-0034-0219

IMPROVEMENTS: Residential Dwelling

Seized and taken in execution as property of:

John H. Schreck 205 Mustang Road, LAKE ARIEL PA 18436
Michelle M. Schreck 205 Mustang Road, LAKE ARIEL PA 18436

Execution No. 52-Civil-2016
Amount Due: \$88,514.22 Plus additional costs

June 2, 2016
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

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

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

Gregory Javardian, Esq.

7/29/2016 • 8/5/2016 • 8/12/2016

**SHERIFF'S SALE
AUGUST 24, 2016**

By virtue of a writ of Execution instituted Flagstar Bank, FSB issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 24th 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 tract or parcel of land situated in the Township of Salem, Wayne County, Pennsylvania, known as Lot 720, Section 7 , of The Hideout, a subdivision situated in the Townships of Lake and Salem, Wayne County, Pennsylvania, according to the plats thereof recorded in the office of the Recorder of Deeds of Wayne County, Pennsylvania. April 9, 1970 in Plat Book 5, pages 26 and 27; May 11, 1970 in Plat Book 5, pages 34, 37, 41 through 48 and 50; September 8, 1970 in Plat Book 5, pages 57 and 58; February 8, 1971 in Plat Book 5, pages 59 and 61 through 63; March 24, 1971 in Plat Book 5, pages 66 through 68; May 10, 1971 in Plat Book 5, pages 69 through 72; March 14, 1972 in Plat Book 5 pages 73 through 76, 79 through 84 and 86; May 26, 1972 in Plat Book 5, pages 93 through 95; September 26, 1972 in Plat Book 5, pages 96 through 104 as amended and supplemented.

BEING TAX NO.: 22-0-0023-0003.-

BEING KNOWN AS: 720 WILDWOOD TERRACE, LAKE ARIEL, PENNSYLVANIA 18436.

Title to said premises is vested in Shelly Straka and Shane Straka, husband and wife, by deed from Bernadette Sokira as Trustee of the Bernadette Sokira Trust dated October 3, 2011 and recorded October 11, 2011 in Deed Book 4286, Page 286.

Seized and taken in execution as property of:
SHELLY STRAKA 720 WILDWOOD TERRACE, LAKE ARIEL PA 18436
SHANE STRAKA 720 WILDWOOD TERRACE, LAKE ARIEL PA 18436

Execution No. 94-Civil-2016
Amount Due: \$51,362.02 Plus additional costs

May 26, 2016
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

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

further notice of filing of the schedule of distribution need be given.

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

Joseph I. Foley Esq.

7/29/2016 • 8/5/2016 • 8/12/2016

**SHERIFF'S SALE
AUGUST 24, 2016**

By virtue of a writ of Execution instituted Wells Fargo Bank, NA s/b/m Wells Fargo Home Mortgage, Inc. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 24th 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, lying, situate and being in the Township of Paupack, County of Wayne and Commonwealth of Pennsylvania, as laid out and plotted upon a map of "Paupack Point Development", surveyed November 1, 1928, by Fred C. Sohoenagel, R.S., more particularly bounded and described as follows:

Beginning at a point on the

Southeasterly side of First Street at the Northerly corner of Lot 321 herein described, with reference to said map; thence along the common line dividing Lots 321 and 323, South thirty (30) degrees fifteen (15) minutes East one hundred and fifty (150) feet to a corner; said corner being the common corner of lots 322, 324, 321 and 323; thence along the rear of lots 322 and 320 South fifty (50) degrees six (6) minutes West one hundred (100) feet to a corner; said corner being the common corner of lots 318, 320 317 and 319, thence along the common line dividing lots 317 and 319, North thirty (30) degrees fifteen (15) minutes West one hundred and fifty (150) feet to the Southeasterly side of First Street; thence along the Southeasterly side of First Street, North fifty (50) degrees six (6) minutes East one hundred (100) feet to the place of Beginning. Comprising within said boundaries lots 319 and 321, with references to said map.

Tax Parcel No.: 19-0-0005-0025.-

Address: 612 First Street, Hawley, PA 18428

BEING the same property conveyed to Michael A. Pepe, an adult individual, as sole owner, who acquired title by virtue of a deed from The Pepe Family Trust, dated June 1, 2004, Michael A. Pepe and Madeline Pepe, Trustors and/or Trustees, dated October 29, 2010, recorded November 10, 2010, at Deed Book 4129, Page

104, Wayne County, Pennsylvania records.

Seized and taken in execution as property of:
Michael A. Pepe 612 First Street
Hawley PA 18428
Madeline Pepe 612 First Street
HAWLEY PA 18428

Execution No. 372-Civil-2015
Amount Due: \$83,563.76 Plus
additional costs

May 27, 2016
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE
NOTICE:**

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

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

Kimberly A. Bonner Esq.

7/29/2016 • 8/5/2016 • 8/12/2016

**SHERIFF'S SALE
AUGUST 24, 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 24th 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, lying and being in the Borough of Honesdale, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

PARCEL I: BEGINNING at a corner on the easterly side of Parkway Drive, said corner being North 7 degrees 14 minutes East 192.43 feet from a concrete monument located on the easterly side of Parkway Drive where said Drive intersects with the Bethany Road; thence North 72 degrees 40 minutes East 118.87 feet to a corner; THENCE North 17 degrees 20 minutes West 50 feet to a corner; THENCE South 72 degrees 40 minutes West 100 feet to a corner, said corner being the easterly side of Parkway Drive; thence along the easterly side of Parkway Drive, South 17 degrees 20 minutes East 8.71 feet to a concrete monument set in an angle point in the easterly side of Parkway Drive; thence South 7 degrees 14 minutes West 45.39 feet

along the easterly line of Parkway Drive to the place of BEGINNING. BEING Lot 2 of a tract of land known as 'Riverside Park Tract' as designated on a map of said Tract duly recorded in the Office for the Recording of Deeds in and for Wayne County in Map Book 1, at page 76.

EXCEPTING THEREOUT AND THEREFROM SAID PARCEL I, all that certain piece or parcel of land conveyed to Peter Ridd and Barbara Ridd, his wife, by Deed dated December 14, 2001 and recorded in Wayne County Record Book 1919 page 22, more particularly bounded and described as follows:

BEGINNING at a point on the easterly side of Parkway Drive being the common corner of the Helen Swendsen Estate Deed Book 148 at page 525 and Peter and Barbara Ridd Deed Book 468 at page 365 and running: 1. Thence North 07 degrees 14 minutes 00 Seconds East 11.00 feet along the easterly line of Parkway Drive to a #4 rebar set. 2. Thence, North 72 degrees 40 minutes 00 seconds East, 114.39 feet thru lands of the grantor passing a #4 rebar set at 89.14 feet to a #4 rebar set on the bank of the Dyberry Creek; 3. Thence, South 17 degrees 20 minutes 00 seconds East 10.00 feet along the bank of said creek to a corner on the northerly line of lands of the grantee; 4. Thence, South 72 degrees 40 minutes 00 seconds West, 118.96 feet along the northerly line of the grantee to

the point of beginning and containing 1166.73 square feet being more or less. BEING Parcel A on a subdivision plan prepared by Christopher Knash, P.L.S. dated June 11, 2001 and recorded in Wayne County Map Book 96 at page 54.

PARCEL II: BEGINNING at a corner on the easterly side of Parkway Drive, said corner being South 17 degrees 20 minutes East 8.71 feet from a concrete monument set at an angle point in the easterly line of Parkway Drive; thence North 72 degrees 40 minutes East 100 feet to a corner; thence North 17 degrees 20 minutes West 60 feet to a corner; thence South 72 degrees 40 minutes West 100 feet to a corner, said corner being the easterly side of Parkway Drive; thence along the easterly side of Parkway Drive South 17 degrees 20 minutes East 60 feet to a corner, the place of BEGINNING. BEING LOT 3 of a tract of land known as 'Riverside Park Tract' as designated on a map of said Tract duly recorded in the Office for the Recording of Deeds in and for Wayne County in Map Book 1 at page 76.

PARCEL III: BEGINNING at the southeast corner of Lot No. 2 of a tract of land known as 'Riverside Park Tract' as recorded in Wayne County in Map Book 1, page 76; thence North 72 degrees 40 minutes East to the Dyberry Creek; thence up the said Dyberry Creek the several courses and distances to a corner; thence South 72 degrees 40 minutes West to the northeast

corner of the aforesaid Lot No. 2, thence South 17 degrees 20 minutes West 50 feet to the place of BEGINNING. BEING all of the land lying between Lot No. 2 and the Dyberry Creek, the northerly and southerly boundaries of which are the extension of the northerly and southerly boundary lines of the said Lot No. 2.

PARCEL IV: BEGINNING at the southeast corner of Lot No. 3 of a tract of land known as 'Riverside Park Tract' as recorded in Wayne County in Map Book 1, page 76; thence North 72 degrees 40 minutes East to the Dyberry Creek; thence up the said Dyberry Creek the several courses and distances to a corner; thence South 72 degrees 40 minutes West to the northeast corner of the aforesaid thence South 17 degrees 20 minutes West 60 feet to the place of BEGINNING. BEING all of the land lying between Lot No. 3 and the Dyberry Creek, the northerly and southerly boundaries of which are the extension of the northerly and southerly boundary lines of the said Lot No. 3.

UNDER AND SUBJECT TO A Drainage Easement granted to the Borough of Honesdale dated June 1, 1995 and recorded in the Office of the Recorder of Deeds in and for Wayne County, Pennsylvania in Record Book 1038 page 204.

TITLE TO SAID PREMISES IS VESTED IN Thomas A. Travers, by Deed from The Estate of Helen E. Swendsen, deceased, by Melvin

C. Swendsen and Gerald E. Swendsen, Executors, dated 02/22/2002, recorded 02/27/2002 in Book 1943, Page 12.

Tax Parcel: 11-0-0001-0051

Seized and taken in execution as property of:
Thomas A. Travers 1808 Parkway Drive HONESDALE PA 18431

Execution No. 616-Civil-2015
Amount Due: \$67,969.44 Plus additional costs

June 2, 2016
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

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

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

Adam H. Davis, Esq.

7/29/2016 • 8/5/2016 • 8/12/2016

**SHERIFF'S SALE
AUGUST 24, 2016**

By virtue of a writ of Execution instituted Wells Fargo Bank, N.A., s/b/m to Wells Fargo Home Mortgage, Inc. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 24th 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 Situated In The Township Of Texas, County Of Wayne, And Commonwealth Of Pennsylvania, Bounded And Described As Follows:

Beginning At A Point In The Road Leading From Seelyville To Beech Grove Where The Stone Fence Running Along The Southerly Side Of Alberty, If Projected, Would Intersect The Center Of Beech Grove Road; Thence Along The Center Of The Road South 12 Degrees 30 Minutes East 85 Feet To A Corner; Thence Continuing Through Lands Of Horst North 81 Degrees East 155.5 Feet To A Corner; Thence North 12 Degrees 30 Minutes West 36 Feet To A Corner In The Centerline Of Stone Wall, Being The Southerly Line Of Alberty; Thence Along The Center Of Stone Wall And Alberty's, Southerly Line North 81 Degrees 30 Minutes West 166 Feet To The Place Of Beginning. Being A Lot

With 85 Feet Frontage On The
Beech Grove Road And 36 Feet
Wide In The Rear.

TITLE TO SAID PREMISES IS
VESTED IN SRP Funding Trust
2011-5, by Deed from Mark
Steelman, Sheriff of the County of
Wayne, dated 12/11/2014, recorded
04/01/2015 in Book 4839, Page
197.

Tax Parcel: 27-0-0003-0008

Premises Being: 1549 Beechgrove
Road a/k/a, 1549 Beech Grove
Road, Honesdale, PA 18431

Improvements thereon:
RESIDENTIAL DWELLING

Seized and taken in execution as
property of:
Patricia S. O'Rourke 1799 N. Main
Street HONESDALE PA 18431
SRP Funding Trust 2011-5 3374
Walden Avenue, Suite 120 DEPEW
NY 14043

Execution No. 618-Civil-2015
Amount Due: \$49,873.23 Plus

additional costs

May 27, 2016
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE
NOTICE:

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

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

Peter Wapner Esq.

7/29/2016 • 8/5/2016 • 8/12/2016

CIVIL ACTIONS FILED

*FROM JULY 2, 2016 TO JULY 8, 2016
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2005-20903	DULAY ERIC JOHN	7/05/2016	SATISFACTION	—
2009-21004	FISHER PAUL JR	7/05/2016	SATISFACTION	—
2009-21004	FISHER PAULINE	7/05/2016	SATISFACTION	—
2011-20005	LONGO JOSEPH E	7/05/2016	SATISFACTION	14,995.91
2012-20185	CUSH DENNIS J	7/05/2016	SATISFACTION	—
2012-20246	CRISAFI SALVATORE	7/05/2016	SATISFACTION	390.71
2012-20246	CRISAFI PATRICIA	7/05/2016	SATISFACTION	390.71
2012-20327	TOMASELLO RUSSELL	7/06/2016	WRIT OF EXECUTION	3,097.03
2012-20327	CHASE BANK GARNISHEE	7/06/2016	GARNISHEE/WRIT EXEC	3,097.03
2012-21602	CRISAFI SALVATORE	7/05/2016	SATISFACTION	642.90
2012-21602	CRISAFI PATRICIA	7/05/2016	SATISFACTION	642.90
2013-00228	MATTHEWS DARCEY	7/06/2016	SATISFACTION	—
2013-20475	YOUNG SHAUN	7/05/2016	SATISFACTION	—
2013-21205	ODDO MICHAEL	7/05/2016	SATISFACTION	485.31
2013-21205	ODDO RITA	7/05/2016	SATISFACTION	485.31
2014-20253	GLOBE DEVELOPERS INC	7/05/2016	SATISFACTION	485.59
2014-20253	EFRAMOV PAUWEL	7/05/2016	SATISFACTION	485.59
2014-20533	YOUNG SHAUN	7/05/2016	SATISFACTION	—
2014-20651	ODDO MICHAEL	7/05/2016	SATISFACTION	743.20
2014-20651	ODDO RITA	7/05/2016	SATISFACTION	743.20
2014-21158	MROCZKA LORI ANN	7/06/2016	SATISFACTION	—
2014-21223	GLOBE DEVELOPERS INC	7/05/2016	SATISFACTION	638.62
2015-00652	BOICE MICHAEL S	7/08/2016	VACATE JUDGMENT	—
2015-00652	BOICE JEAN K	7/08/2016	VACATE JUDGMENT	—
2015-00682	BUSCIACCO LOUISE	7/05/2016	DEFAULT JUDGMENT	110,101.01
2015-00682	BUSCIACCO MICHAEL A A/K/A	7/05/2016	DEFAULT JUDGMENT	110,101.01
2015-00682	BUSCIACCO MICHAEL	7/05/2016	DEFAULT JUDGMENT	110,101.01
2015-00682	BUSCIACCO LOUISE	7/05/2016	WRIT OF EXECUTION	110,101.01
2015-00682	BUSCIACCO MICHAEL A A/K/A	7/05/2016	WRIT OF EXECUTION	110,101.01
2015-00682	BUSCIACCO MICHAEL	7/05/2016	WRIT OF EXECUTION	110,101.01
2015-20430	YOUNG SHAUN	P 7/05/2016	SATISFACTION	—
2015-20509	BLACK JAMES DANIEL	7/05/2016	SATISFACTION	—
2015-20729	KHALAILY ABDELSALAM	7/05/2016	SATISFACTION	1,255.45
2015-20729	KHALAILY KIM	7/05/2016	SATISFACTION	1,255.45
2015-20731	CAMPBELL KEVIN	7/05/2016	SATISFACTION	1,557.73
2015-20731	CAMPBELL MAYLING	7/05/2016	SATISFACTION	1,557.73
2015-21133	GIGLIA SALVATORE	7/05/2016	SATISFACTION	1,330.05
2015-21133	GIGLIA LILLIAN	7/05/2016	SATISFACTION	1,330.05
2015-21163	DIPIERRO CHRISTOPHER	7/05/2016	SATISFACTION	866.10

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

2015-21163	DIPIERRO AMANDA	7/05/2016	SATISFACTION	866.10
2016-00004	BARCAROLA JOHN G A/K/A	7/06/2016	WRIT OF EXECUTION	232,974.64
2016-00004	BARCAROLA JOHN	7/06/2016	WRIT OF EXECUTION	232,974.64
2016-00004	BARCAROLA VICTORIA	7/06/2016	WRIT OF EXECUTION	232,974.64
2016-00048	RUDDY MICHAEL	7/05/2016	DEFAULT JUDG IN REM	295,317.56
2016-00048	RUDDY CHRISTINE	7/05/2016	DEFAULT JUDG IN REM	295,317.56
2016-00048	RUDDY MICHAEL	7/05/2016	WRIT OF EXECUTION	295,317.56
2016-00048	RUDDY CHRISTINE	7/05/2016	WRIT OF EXECUTION	295,317.56
2016-00084	STACKHOUSE DALE R JR A/K/A	7/06/2016	DEFAULT JUDG IN REM	173,880.04
2016-00084	STACKHOUSE DALE S JR	7/06/2016	DEFAULT JUDG IN REM	173,880.04
2016-00095	WOLFE LORNA L	7/08/2016	WRIT OF EXECUTION	91,519.60
2016-00174	DOE JOHN AND/OR	7/06/2016	WRIT OF POSSESSION	—
2016-00174	TENANTS OCCUPANTS	7/06/2016	WRIT OF POSSESSION	—
2016-00174	SUAVE MARGARET	7/06/2016	WRIT OF POSSESSION	—
2016-00191	GEWIRTZ JEFFREY	7/08/2016	LIS PENDENS	—
2016-00191	ELLEN GEWIRTZ TRUST AGREEMENT	7/08/2016	LIS PENDENS	—
2016-00191	GEWIRTZ ELLEN ESTATE	7/08/2016	LIS PENDENS	—
2016-00191	GEWERTZ JEFFREY	7/08/2016	LIS PENDENS	—
2016-00236	ALLEN JOSEPH M A/K/A	7/07/2016	DEFAULT JUDG IN REM	—
2016-00236	ALLEN JOSEPH M SR	7/07/2016	DEFAULT JUDG IN REM	—
2016-20245	KHALAILY ABDELSALAM	7/05/2016	SATISFACTION	1,376.02
2016-20245	KHALAILY KIM	7/05/2016	SATISFACTION	1,376.02
2016-20676	STACKHOUSE ALYSSA M	7/05/2016	MUNICIPAL CLAIM	425.30
2016-20677	ROSSNAGLE BRIAN	7/05/2016	JP TRANSCRIPT	10,384.55
2016-20677	DEGRAW ANGELA	7/05/2016	JP TRANSCRIPT	10,384.55
2016-20678	KTB ENTERPRISES LLC	7/05/2016	MUNICIPAL LIEN	521.95
2016-20679	MONTIE RAYMOND PIII	7/06/2016	FEDERAL TAX LIEN	434,588.22
2016-20680	MORGAN MICHAEL JAMES	7/06/2016	JUDGMENT	3,941.89
2016-20681	DENNIS MARK WILLIAM	7/06/2016	JUDGMENT	3,189.50
2016-20682	SINGH JASPAL	7/07/2016	MUNICIPAL LIEN	535.04
2016-20683	RONDON JOSE L	7/07/2016	MUNICIPAL LIEN	535.04
2016-20683	RONDON EILEEN MOLINA	7/07/2016	MUNICIPAL LIEN	535.04
2016-20684	OMALLEY KEVIN C	7/07/2016	MUNICIPAL LIEN	561.21
2016-20684	O'MALLEY KEVIN C	7/07/2016	MUNICIPAL LIEN	561.21
2016-20684	OMALLEY LOUISE	7/07/2016	MUNICIPAL LIEN	561.21
2016-20684	O'MALLEY LOUISE	7/07/2016	MUNICIPAL LIEN	561.21
2016-20685	MARTOS LUIS	7/07/2016	MUNICIPAL LIEN	655.01
2016-20686	MAGAYON REYNALDO A	7/07/2016	MUNICIPAL LIEN	561.21
2016-20686	MAGAYON CATALINA V	7/07/2016	MUNICIPAL LIEN	561.21
2016-20687	LOMBARDO VINCENT A	7/07/2016	MUNICIPAL LIEN	535.04
2016-20688	BENSON EDWARD E	7/07/2016	MUNICIPAL LIEN	561.21
2016-20689	AKIN DEMILADE OLUGBADE	7/07/2016	MUNICIPAL LIEN	572.12
2016-20689	OLUGBADE DEMILADE AKIN	7/07/2016	MUNICIPAL LIEN	572.12
2016-20690	POCONO SPRINGS ESTATES INC	7/07/2016	MUNICIPAL LIEN	535.04
2016-20691	WEIST SUZAN	7/08/2016	JP TRANSCRIPT	876.02
2016-20692	DULEY JOAN	7/08/2016	JP TRANSCRIPT	6,004.63

2016-20693	GERMAN JOHN		7/08/2016	JP TRANSCRIPT	1,438.45
2016-20694	MICINOWSKI BONNIE		7/08/2016	JP TRANSCRIPT	3,654.35
2016-20695	ALESE ROBERT		7/08/2016	MUNICIPAL LIEN	2,168.83
2016-20695	ALESE DARLENE		7/08/2016	MUNICIPAL LIEN	2,168.83
2016-20695	LUBELL CATHERINE		7/08/2016	MUNICIPAL LIEN	2,168.83
2016-20696	CASTILLO ALEXIS		7/08/2016	MUNICIPAL LIEN	521.95
2016-20696	CASTILLO ROSEMARIE		7/08/2016	MUNICIPAL LIEN	521.95
2016-20697	CAPASSO LISA		7/08/2016	MUNICIPAL LIEN	956.03
2016-20697	BRIEL SCOTT A		7/08/2016	MUNICIPAL LIEN	956.03
2016-20698	MARTOS LUIS		7/08/2016	MUNICIPAL LIEN	655.01
2016-20699	UNKNOWN HEIRS OF FRANCES DISALVO		7/08/2016	MUNICIPAL LIEN	534.83
2016-20699	DISALVO FRANCES DECEASED		7/08/2016	MUNICIPAL LIEN	534.83
2016-25032	LITZENBAUER JAMES V		7/08/2016	SATISFACTION	—
2016-40039	PEVEC RANDY M OWNER	P	7/05/2016	STIP VS LIENS	—
2016-40039	PEVEC ALISON L OWNER	P	7/05/2016	STIP VS LIENS	—
2016-40039	BURRELL CONSTRUCTION LLC CONTRACTOR		7/05/2016	STIP VS LIENS	—
2016-40040	MANGER JENNIFER OWNER	P	7/06/2016	WAIVER OF LIENS	—
2016-40040	CONSTRUCTION BY TONY JOE CONTRACTOR		7/06/2016	WAIVER OF LIENS	—
2016-40041	FOBES DANIEL OWNER	P	7/08/2016	WAIVER OF LIENS	—
2016-40041	FOBES TRACY LEE OWNER	P	7/08/2016	WAIVER OF LIENS	—
2016-40041	ESTEMERWALT LOG HOMES CONTRACTOR		7/08/2016	WAIVER OF LIENS	—
2016-40042	FOBES DANIEL OWNER	P	7/08/2016	WAIVER OF LIENS	—
2016-40042	FOBES TRACY LYNN OWNER	P	7/08/2016	WAIVER OF LIENS	—
2016-40042	ROY STEVE L CONTRACTOR		7/08/2016	WAIVER OF LIENS	—

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00350	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	7/06/2016	—
2016-00350	NAGEL THERESA M	DEFENDANT	7/06/2016	—
2016-00352	DISCOVER BANK	PLAINTIFF	7/08/2016	—
2016-00352	DEMAREST HEATHER	DEFENDANT	7/08/2016	—
2016-00353	DISCOVER BANK	PLAINTIFF	7/08/2016	—
2016-00353	HOLM KEVIN M	DEFENDANT	7/08/2016	—

CONTRACT — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00349	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	7/06/2016	—
2016-00349	PUGLIESE RICHARD	DEFENDANT	7/06/2016	—

NAME CHANGE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00347	WILCOX LISA O/B/O	PETITIONER	7/05/2016	—
2016-00347	DAVIS DOMINICK IVAN	PETITIONER	7/05/2016	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00351	JPMORGAN CHASE BANK	PLAINTIFF	7/07/2016	—
2016-00351	ARROYO SAMIA	DEFENDANT	7/07/2016	—
2016-00354	NATIONSTAR MORTGAGE LLC D/B/A	PLAINTIFF	7/08/2016	—
2016-00354	CHAMPION MORTGAGE COMPANY	PLAINTIFF	7/08/2016	—
2016-00354	MCPHATTER GEORGE	DEFENDANT	7/08/2016	—
2016-00354	MCPHATTER DEREK	DEFENDANT	7/08/2016	—
2016-00354	MCPHATTER FATIMAH	DEFENDANT	7/08/2016	—

TORT — PREMISES LIABILITY

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00348	ADKINS RACHEL	PLAINTIFF	7/05/2016	—
2016-00348	HOME DEPOT USA INC	DEFENDANT	7/05/2016	—



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MORTGAGES AND DEEDS

*RECORDED FROM JULY 18, 2016 TO JULY 22, 2016
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Kubat Joseph	Wayne Bank	Mount Pleasant Township	
Kubat Joann			130,000.00
Skube Monica P	Honesdale National Bank	Clinton Township 2	124,000.00
Corazza David V	Wayne Bank	Lebanon Township	100,000.00
Uhler Karl S	Dime Bank	Palmyra Township	
Uhler Mary C			120,000.00
Jones Clifford D	Mortgage Electronic Registration Systems	South Canaan Township	
Jones Maria E			174,703.00
Brady Heidi	Mortgage Electronic Registration Systems	Lake Township	
Richardson Jacalyn K			90,000.00
Heo Taejun	Mortgage Electronic Registration Systems	Lake Township	300,000.00
Scott Victor C	Mortgage Electronic Registration Systems	Buckingham Township	
Scott Victoria L		Rem1; 130,752.00	
Winters Eric G	Provident Bank	Lake Township	
Winters Cecilia M			87,200.00
Freilich Melvin	Wells Fargo Bank	Buckingham Township	
Raphael Caren			161,000.00
Gerace Joseph	Mortgage Electronic Registration Systems	Salem Township	
Gerace Jeanette			116,000.00
Green Circle Real Estate	Peoples Security Bank & Trust Company	Cherry Ridge Township	500,000.00
Green Circle Real Estate	Peoples Security Bank & Trust Company	Cherry Ridge Township	1,192,000.00
Green Circle Real Estate	Peoples Security Bank & Trust Company	Cherry Ridge Township	1,808,000.00
Springer Russell Jr	Honesdale National Bank	Salem Township	
Springer Nancy			148,000.00
Struble Richard H	Wells Fargo Bank	Lake Township	
Struble Karen S			352,000.00
Bright Raymond T	Navy Federal Credit Union	South Canaan Township	
Bright Frances K			240,000.00
Salomone Mirco	J P Morgan Chase Bank	Lake Township	76,000.00
C & E Investors Inc	Dime Bank	Sterling Township	590,000.00
Olsommer Clarke Properties	Dime Bank	Salem Township	180,000.00
Olsommer Clarke Properties	Dime Bank	Honesdale Borough	180,000.00

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

Feller James V	Wayne Bank	Damascus Township	
Feller Mary Ann			20,356.00
Aronica Charles David	Wells Fargo Bank	Cherry Ridge Township	164,676.71
Carro Colleen	Citizens Bank Of Pa	Preston Township	
Carro James J			100,000.00
Antonis Adam C	Wells Fargo Bank	Salem Township	
Tedesco Tiffany Nicole			396,150.00
Gardner Richard B III	Mortgage Electronic Registration Systems	Berlin Township	
Gardner Jackie L			160,000.00
Bolster Robert J	Honesdale National Bank	Buckingham Township	58,000.00
Goben Kenneth L	Honesdale National Bank	Clinton Township 2	
Goben Bobbi Jo			10,000.00
Toy Arthur W Jr	Honesdale National Bank	Salem Township	
Toy Sandra R			120,000.00
Harris Rhonda Mildred	Mortgage Electronic Registration Systems	Sterling Township	60,000.00
Sheridan Joseph P	Mortgage Electronic Registration Systems	Lake Township	130,752.00
Fitzpatrick Marie Grace	Mortgage Electronic Registration Systems	Lake Township	
Fitzpatrick Joseph M			72,800.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Pickarski Benjamin AKA	Pickarski Ann Marie	Lehigh Township	
Pickarski Benjamin John AKA	Pickarski Benjamin J		Parcel CR & BR
Pickarski Ann Marie			
L S F Eight Master Participation Trust	Skube Monica P	Clinton Township 2	
Caliber Real Estate Services			
Reynolds John M	Perez Jorge D	Salem Township	
Reynolds Rosemarie			Lot 732
Abbondondolo Barbara			
Brett Kenneth P By Agent	Brett Patricia C	Salem Township	
Brett Patricia C Ind & Agent			Lot 19R
Brett Kenneth P By Agent	Brett Patricia C	Salem Township	
Brett Patricia C Ind & Agent			Lot 22R
Murphy Charles	Cass Robert J	Damascus Township	
Murphy Colleen	Cass Linda A		Lot 6
Savarese Karen A AKA	Sligh Nicholas A	Berlin Township	
Wassmer Karen A AKA	Sligh Season		Lot 7
Hobbie Karen A AKA			
Green Chris	Brady Heidi	Lake Township	
Green Mira	Richardson Jacalyn K		Lot 1489
Howell James B	Ryan Terrence M	Preston Township	
Howell Lauren M	Ryan Dorothy M		

Holzapfel Barbara A	Heo Taejun	Lake Township	Lot 33
Larsen Arthur Johan Est AKA	Scott Victor C	Buckingham Township	
Larsen Arthur Est AKA	Scott Victoria L		
Larsen Arthur J Est AKA			
Reuben Alice			
Krause Kurt Exr			
Horvath Joseph Jr	Horvath Joseph Jr	Paupack Township	
Case Jaclyn T			
Mrocza Frank AKA	Kohler Douglas William	Starrucca Borough	
Mrocza Frank J AKA	Kohler Ellen Mrocza		
Mrocza Ruth AKA			
Mrocza Ruth C AKA			
Guerrero Giovanni	Guerrero Leidy	Lehigh Township	
Guerrero Leidy	Guerrero Giovanni		
McKean Michelle Lyn Exr	Soucy Joseph N	Lake Township	
Soucy Neal H Est AKA			
Soucy Neal Est AKA			
Polifrone Pat	Polifrone Michael W Tr	Paupack Township	
Polifrone Jean AKA	Pastor Carol A Tr		Lot 33
Polifrone Jean M AKA	Polifrone Family Two Zero One Six Irrevoc		
Lovtcheva Rossitza P Adm	R A K O Farm	Paupack Township	
Dalov Sasho Angelou Est AKA			
Dalov Sasho Est AKA			
Dalov Sasho A Est AKA			
Caruth Kurt Richard	Caruth Kurt Richard	Sterling Township	
	Caruth Joanne		
Degregorio Irene	Gerace Joseph	Salem Township	
Degregorio Andrew	Gerace Jeanette		Lot 619
Berta Robert A	Hankins Paul C	Lake Township	
Berta Judy	Hankins Mary G		Lot 1 WR
Arnold Bernard Jr	Tchorzewski Marek	Lebanon Township	
Arnold Frances V			
Tchorzewski Marek	Lewis Alan C	Lebanon Township	
	Lewis Karen A		
Indian Country Campsites Inc	Hope John Y	Lehigh Township	
	Hope Futaba I		Lot 16
Hope Futaba I Est AKA	Hope Joseph	Lehigh Township	
Hope Hedy Est AKA			Lot 16
Hebert Kathleen A Exr			
Hope Joseph	Reiff Adrienne N Hope	Lehigh Township	
	Reiff Matthew C		Lot 16
Corso Thomas	Almiroudis George Jr	Lake Township	
Corso Mary Ellen			Lot 3667
Cope Edward R	Smith Ann Marie	Damascus Township	
Cope Cynthia A			
Schwartz Albert H Sr	Schwartz Matthew	Berlin Township	
	Schwartz Albert H II		
Gerchman Michael R	Zack Michael A	Preston Township	
Gerchman Gary J	Nebzydoski Daniel J		Lot 85
Gerchman Frances M			

Oakley James E Jr Est	Oakley James E III	Dreher Township	
Oakley James E III Exr	Oakley David C		Lots 14 & 15
Oakley David C Exr			
Oakley James E III	Oakley Carol P	Dreher Township	
Oakley David C	Oakley Joan M		Lots 14 & 15
Byrne William	Diaz Charles F	Lake Township	
Byrne Mary	Grzejka Christine		Lot 4042
Avitabile Robert L	Avitabile Living Trust	Lake Township	
Avitabile Karen R			Lot 2330
Anthony David J	Brown Scott A	Salem Township	Lot 454
Gustafson Robert Kirt	Stamets Jonathan P	Damascus Township	
Gustafson Marie J	Stamets Heather K		
Bright Raymond T	Bright Raymond T	South Canaan Township	
	Bright Frances K		
Bach Edward	Salomone Mirco	Lake Township	
Bach Toni Ann			Lot 3827
Pirrello Salvatore			
Grosse Denver	Williams Mark F	Mount Pleasant Township	
Ruvolo Peter	Williams Mark F	Mount Pleasant Township	
Ruvolo Virginia			
Zaplishny Laura	Simmons Alfred E Jr	Paupack Township	
	Simmons Kathryn K		Lots 37R & 36R
Boyd Keith D	One Five Five One Lakeland L L C	Paupack Township	
Boyd Jean			Lot 24R
D J B Property Inc	D R B Property Inc	Texas Township 1 & 2	
C J W Properties	Juresich Holdings Inc		Lot 6
	C J W Properties		
Vansant Marjorie W	Vansant Family Trust	Oregon Township	
Wilkinson Harold A	Vansant Lloyd J Tr		
	Vansant Marjorie W Tr		
	Wilkinson Harold A		
Ruzz Jordan	Ruzz Jordan	Paupack Township	
Ruzz Wendy			
Austin Lyle	Austin Lyle	Dreher Township	
Degolyer Walter	Degolyer Walter E Tr	Paupack Township	
Degolyer Theresa	W & T Degolyer Asset Protection Trust		Lot 22 B
	Degolyer Theresa Tr		
Degolyer Walter	Degolyer Walter E Tr	Paupack Township	
Degolyer Theresa	Degolyer Theresa Tr		
	W & T Degolyer Asset Protection Trust		
Greco Donald D	Bergun Lawrence R	Salem Township	
Greco Yvonne G	Bergun Tobl Sue		Lot 246
Ryder Marguerite C By Af	Lanzoni Richard Allen Jr	Honesdale Borough	
Dapper Susanjane Af			
Adams Robert L Jr	Hillriegel Catherine J	Manchester Township	
Adams Thelma J			
Adams Robert L Jr	Adams Steven R	Manchester Township	
Adams Thelma J	Adams Jeffrey J		
Lords Valley Associates Inc	Olssonmer Clarke Properties	Salem Township	

Gunuskey Glen E	Gunuskey Glen E	Honesdale Borough
Gunuskey Sharon M	Gunuskey Sharon M	
	Hopkins Beth Amy	
	Gunuskey Kevin	
	Gunuskey Keith	
Caffery Teresa M	Caffery Eugene T	Mount Pleasant Township
Faulds Robert T	Antonis Adam Christopher	Salem Township
Faulds Doris M	Tedesco Tiffany Nicole	
Karcher Harold S Est	Foster David L	Buckingham Township
Karcher Kamille D Exr	Foster Lucille L	Lot 5
Foster David L	Foster David L	Buckingham Township
Foster Lucille L	Foster Lucille L	Lot 5
Tabasso Michael J	Bainbridge William T	Paupack Township
Tabasso Melissa D	Bainbridge Jamie L	Lot 26
Jones Jason A	Chomiak Kevin	Dreher Township
Jones Amy J		Lots 14 & 15
Jehle Jessica R Tr	Sheridan Joseph P	Lake Township
Jehle Michael J Tr		Lot 3810
Jehle Grantor Trust		
Deutsche Bank National		
Trust By Af	Tickner James	Lake Township
Ocwen Loan Servicing Af	Tickner Michele	
Fallstich Ian M	Fitzpatrick Joseph M	Lake Township
	Fitzpatrick Marie Grace	Lot 831

WAYNE COUNTY BAR ASSOCIATION




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Wayne County LEGAL JOURNAL

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