

OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 6 ★ August 5, 2016 ★ Honesdale, PA ★ No. 22



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Court of Common Pleas 22nd Judicial District:

The Hon. Raymond L. Hamill
President Judge

The Hon. Robert J. Conway
Senior Judge

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

The Official Legal Publication of Wayne County, Pennsylvania



Legal Journal of Wayne County

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

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

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

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

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

MESSAGE FROM THE WAYNE COUNTY BAR ASSOCIATION



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

PRICING & RATES

Notice Pricing

One time Insertions

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

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

Subscription Rates

Per Year

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

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

WAYNE COUNTY OFFICIALS

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Robert J. Conway, *Senior Judge*

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Ronald J. Edwards
Linus H. Myers

Court Administrator

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Sheriff

Mark Steelman

District Attorney

Janine Edwards, Esq.

Prothonotary, Clerk of The Court

Edward “Ned” Sandercock

Chief Public Defender

Steven Burlein, Esq.

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Recorder of Deeds, Register of Wills

Deborah Bates

Coroner

Edward Howell

Auditors

Carla Komar
Judy O’Connell
Kathleen A. Schloesser

Jury Commissioners

Judith M. Romich
Patricia Biondo

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 of Testamentary have been granted in the **ESTATE OF RUBY M. BURCHELL**, late of 122 Hilltop Road, Newfoundland, Wayne County, Pennsylvania (died May 26, 2016), to Michael Shawn Burchell, as Executor. All persons indebted to the said Estate are required to make payment and those having claims to present the same without delay to the Executor named above in c/o Tammy Lee Clause, Esquire, P.O. Box 241, Newfoundland, PA 18445.

8/5/2016 • 8/12/2016 • 8/19/2016

ESTATE NOTICE

Notice is hereby given that Letters Testamentary have been granted in the Estate of George L. Bayly, a/k/a George Bayly, a/k/a George L. Bayly, Jr., late of Berlin

Township, Wayne County, Pennsylvania, who died on June 25, 2016. All persons having claims or demands against the estate of the decedent shall make them known and present them, and all persons indebted to the decedent shall make payment thereof, without delay, to Ashley M. Bayly Rogers, Executrix, of 26 Milanville Road, Beach Lake, PA 18405, or to Richard B. Henry, Esquire, Attorney for the Estate, 1105 Court Street, Honesdale, PA 18431.

Richard B. Henry, Esquire
Attorney ID No. 31768
1105 Court Street
Honesdale, PA 18431
570-253-7991

8/5/2016 • 8/12/2016 • 8/19/2016

ESTATE NOTICE

Estate of CATHERINE VERONICA LEE A/K/A CATHERINE V. LEE, DECEASED, Late of 613 THE HIDEOUT, LAKE ARIEL, PA 18436, (Died JUNE 10, 2016) ANTHONY HIPSLEY, Executor, Dante A. Cancelli, Suite 401, 400 Spruce Street, Scranton, Pennsylvania 18503, Attorney.

DANTE A. CANCELLI,
ESQUIRE

8/5/2016 • 8/12/2016 • 8/19/2016

EXECUTOR NOTICE

Estate of Mary C. Coleman
Late of Lake Township
EXECUTOR
Leo M. Coleman
52 Baldwin Avenue
Glen Falls, NY 12801
ATTORNEY
Michael D. Walker, Esq.
PO Box 747
Hamlin, PA 18427

8/5/2016 • 8/12/2016 • 8/19/2016

ADMINISTRATOR NOTICE

Estate of Lois J. Finch
Late of Honesdale Borough
ADMINISTRATOR
Jamie L. Levanowitz
2 Goodman St., 1
Honesdale, PA 18431
ATTORNEY
Richard D. Ballou
309 18th St.
Honesdale, PA 18431

8/5/2016 • 8/12/2016 • 8/19/2016

EXECUTOR'S NOTICE

ESTATE OF FRANK E.
LASSLEY, a/k/a FRANK
LASSLEY, late of Damascus
Township, Wayne County,
Pennsylvania. Any person or
persons having claim against or
indebted to the estate present same
to Sally N. Rutherford, 921 Court
Street, Honesdale, PA 18431.

8/5/2016 • 8/12/2016 • 8/19/2016

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

OTHER NOTICES

LEGAL NOTICE

NOTICE IS HEREBY GIVEN,
PURSUANT to the provisions of
the "Business Corporation Law"
(15 Pa.C.S.A. § 5307, et seq.), that
Articles of Incorporation under the
were filed in the Office of the
Secretary of Commonwealth of
Pennsylvania, at Harrisburg,
Pennsylvania, on December 28,
2015, under the name of **Richard
Nelson Family Cemetery, Inc.,**
with its principal place of business
at 23 Dam Road - Apartment 1,
Honesdale, Pennsylvania 18431.

Stephen Jennings, Esq.
Solicitor
303 Tenth Street
Honesdale, Pennsylvania 18431

8/5/2016

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 A&G Masonry & Construction, LLC. This Limited Liability Company has been organized under the provision pursuant to 15 Pa. C.S. 8913.

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

8/5/2016

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 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 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 CERTAIN 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-Administrator 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 9, 2016 TO JULY 15, 2016
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2010-00112	TRAVIS PAUL M	7/15/2016	WRIT OF EXECUTION	106,852.36
2010-00112	TRAVIS MARGARET	7/15/2016	WRIT OF EXECUTION	106,852.36
2013-20086	LANDERS JAMES A	7/11/2016	SATISFACTION	228.12
2013-20086	LANDERS ERNESTINE	7/11/2016	SATISFACTION	228.12
2014-20873	SANOK KENNETH J	7/11/2016	SATISFACTION	462.87
2014-20873	SANOK ROBIN R	7/11/2016	SATISFACTION	462.87
2015-00038	IMBURGIO CATHERINE A	7/13/2016	SATISFACTION	—
2015-00143	SALAK PAUL J JR	7/14/2016	VACATE JUDGMENT	—
2015-00143	SALAK DEBORAH A	7/14/2016	VACATE JUDGMENT	—
2015-21064	AVERY WAYNE	7/14/2016	REINSTATE WRIT EXEC	—
2015-21064	AVERY NANCY	7/14/2016	REINSTATE WRIT EXEC	—
2015-90087	FRENCH SANDRA W	7/13/2016	SATISFACTION	433.04
2016-00028	RICKERT DAVID J	7/14/2016	DEFAULT JUDGMENT	30,789.13
2016-00175	STARK AUGUST III	7/15/2016	WRIT OF EXECUTION	258,849.42
2016-00175	STARK SALLY A/K/A	7/15/2016	WRIT OF EXECUTION	258,849.42
2016-00175	STARK SALLY A	7/15/2016	WRIT OF EXECUTION	258,849.42
2016-00234	ELLIOTT CHRISTINE	7/15/2016	DEFAULT JUDG IN REM	113,803.43
2016-00234	ELLIOTT ROBERT S	7/15/2016	DEFAULT JUDG IN REM	113,803.43
2016-00360	BATSON DONALD	7/13/2016	CONFESSION OF JDGMT	199,615.79
2016-00360	BATSON DIANE L	7/13/2016	CONFESSION OF JDGMT	199,615.79
2016-00361	BATSON DONALD	7/13/2016	CONFESSION OF JDGMT	14,425.62
2016-00361	BATSON DIANE L	7/13/2016	CONFESSION OF JDGMT	14,425.62
2016-00372	DRACH RONALD M	7/15/2016	QUIET TITLE	—
2016-20700	BURKHOLDER JONATHAN M	7/12/2016	JUDGMENT NOTE	100,000.00
2016-20700	BURKHOLDER CHRISTA L	7/12/2016	JUDGMENT NOTE	100,000.00
2016-20701	BRYANT CHAD M	7/12/2016	MUNICIPAL LIEN	256.08
2016-20701	BRYANT MELISSA	7/12/2016	MUNICIPAL LIEN	256.08
2016-40043	WITKO JOHN PAUL OWNER P	7/14/2016	STIP VS LIENS	—
2016-40043	MORGAN KAYLEIGH ANNE OWNER P	7/14/2016	STIP VS LIENS	—
2016-40043	WR REESE CO CONTRACTOR	7/14/2016	STIP VS LIENS	—
2016-40044	CHERVANKA CHRISTOPHER OWNER	7/14/2016	MECHANICS LIEN CLAIM	48,782.31
2016-90065	ASPROCOLAS GEORGE	7/11/2016	ESTATE CLAIM	25,247.51
2016-90066	YERMAL JOHN W	7/11/2016	ESTATE CLAIM	13,264.23

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

COMPLAINT — CONFESSION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00360	WAYNE BANK	PLAINTIFF	7/13/2016	—
2016-00360	BATSON DONALD	DEFENDANT	7/13/2016	—
2016-00360	BATSON DIANE L	DEFENDANT	7/13/2016	—
2016-00361	WAYNE BANK	PLAINTIFF	7/13/2016	—
2016-00361	BATSON DONALD	DEFENDANT	7/13/2016	—
2016-00361	BATSON DIANE L	DEFENDANT	7/13/2016	—

CONTRACT — BUYER PLAINTIFF

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00368	CAVALRY SPV I LLC AS ASSIGNEE OF	PLAINTIFF	7/15/2016	—
2016-00368	SYNCHRONY BANK CARE CREDIT	PLAINTIFF	7/15/2016	—
2016-00368	CIARAMELLA JOHN	DEFENDANT	7/15/2016	—
2016-00368	HAVENSTRITE MARK	DEFENDANT	7/15/2016	—
2016-00369	CAVALRY SPV I LLC AS ASIGNEE OF	PLAINTIFF	7/15/2016	—
2016-00369	EXETER FINANCE CORP	PLAINTIFF	7/15/2016	—
2016-00369	PEPE MIKE J	DEFENDANT	7/15/2016	—
2016-00370	CAVALRY SPV I LLC AS ASSIGNEE OF	PLAINTIFF	7/15/2016	—
2016-00370	EXETER FINANCE CORP	PLAINTIFF	7/15/2016	—
2016-00370	PRINCIPAL SUSAN M	DEFENDANT	7/15/2016	—

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00367	CITIBANK NA	PLAINTIFF	7/15/2016	—
2016-00367	FAHNESTOCK CEANNA M	DEFENDANT	7/15/2016	—

CONTRACT — DEBT COLLECTION: OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00362	A JONES ELECTRIC INC	PLAINTIFF	7/13/2016	—
2016-00362	WALLINGFORD BUILDERS LLC	DEFENDANT	7/13/2016	—

CONTRACT — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00373	HARRIS A JOHN	PLAINTIFF	7/15/2016	—
2016-00373	SCHRADER KEVIN	DEFENDANT	7/15/2016	—
2016-00373	CREAMTON BLOCK LLC	DEFENDANT	7/15/2016	—

MISCELLANEOUS — REPLEVIN

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00359	BANK OF NEW YORK MELLON TRUST AS TRUSTEE FOR	PLAINTIFF	7/12/2016	—
2016-00359	GMAC HOME EQUITY LOAN TRUST	PLAINTIFF	7/12/2016	—
2016-00359	VANDERSANDE GARY L SR	DEFENDANT	7/12/2016	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00363	DIME BANK	PLAINTIFF	7/13/2016	—
2016-00363	TALLMAN GERALD R	DEFENDANT	7/13/2016	—
2016-00363	TALLMAN ANN M	DEFENDANT	7/13/2016	—
2016-00364	BENEFICIAL CONSUMER DISCOUNT D/B/A	PLAINTIFF	7/14/2016	—
2016-00364	BENEFICIAL MORTGAGE CO OF PA	PLAINTIFF	7/14/2016	—
2016-00364	HERRMANN RONALD A SR	DEFENDANT	7/14/2016	—
2016-00365	WELLS FARGO BANK NA	PLAINTIFF	7/14/2016	—
2016-00365	MAZURIK FRED M A/K/A	DEFENDANT	7/14/2016	—
2016-00365	MAZURIK FRED	DEFENDANT	7/14/2016	—
2016-00366	NATIONSTAR MORTGAGE LLC	PLAINTIFF	7/14/2016	—
2016-00366	TREGO MARY L	DEFENDANT	7/14/2016	—

REAL PROPERTY — QUIET TITLE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00372	RUPOLO FRANK	PLAINTIFF	7/15/2016	—
2016-00372	RUPOLO TRACY A	PLAINTIFF	7/15/2016	—
2016-00372	DRACH RONALD M	DEFENDANT	7/15/2016	—

TORT — MOTOR VEHICLE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00356	HYER ANN MARIE	PLAINTIFF	7/12/2016	—
2016-00356	MIRAILH MANUEL A	DEFENDANT	7/12/2016	—
2016-00357	DEJOSEPH LEWIS	PLAINTIFF	7/12/2016	—
2016-00357	NEUSER LAWRENCE	DEFENDANT	7/12/2016	—
2016-00357	FEDERAL EXPRESS CORPORATION	DEFENDANT	7/12/2016	—
2016-00357	ALLSTATE INSURANCE COMPANY	DEFENDANT	7/12/2016	—

TORT — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00371	LM GENERAL INSURANCE COMPANY AS SUBROGEE OF	PLAINTIFF	7/15/2016	—
2016-00371	CICHELLA MELISSA	PLAINTIFF	7/15/2016	—
2016-00371	LANGENDOERFER MARYMARGA	DEFENDANT	7/15/2016	—
2016-00371	OGDEN LOUIS	DEFENDANT	7/15/2016	—

TORT — PREMISES LIABILITY

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00358	WORTH HARRY	PLAINTIFF	7/12/2016	—
2016-00358	COVE HAVEN RESORT	DEFENDANT	7/12/2016	—
2016-00358	COVE HAVEN PROPCO LLC	DEFENDANT	7/12/2016	—
2016-00358	SAMHAVEN LAKE LLC	DEFENDANT	7/12/2016	—
2016-00358	COVE HAVEN ENTERTAINMENT RESOR	DEFENDANT	7/12/2016	—
2016-00358	ROCKPOINT GROUP LLC	DEFENDANT	7/12/2016	—
2016-00358	HIGHGATE HOTELS	DEFENDANT	7/12/2016	—

MORTGAGES AND DEEDS

*RECORDED FROM JULY 25, 2016 TO JULY 29, 2016
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Spangenberg Stanley J Jr	Mortgage Electronic Registration Systems	Scott Township	
Spangenberg Clara J			143,573.00
Papadimitropoulos Maria	Wells Fargo Bank	Preston Township	
Greengarten Pamela June			132,000.00
Russo Danielle P			
Russo Stephen A			
Dyser Jenny M	Citizens Savigs Bank	Oregon Township	
Price Eugene R			110,000.00
Damore Jane	Dime Bank	Texas Township	\$22,000.00
Harsch Edward T	Dime Bank	Clinton Township	
Harsch Deborah A			39,000.00
Kotran Paul D	Dime Bank	Texas Township	65,000.00
Moss John K	Dime Bank	Damascus Township	28,000.00
Bidwell Bradley A	Dime Bank	Damascus Township	
Bidwell Heather A			40,000.00
Bannan Francis E Jr	Wayne Bank	Honesdale Borough	
Bannan Heather A			100,000.00
Carney Susie M	Wayne Bank	Honesdale Borough	35,000.00
Hower Peter Christopher	Mortgage Electronic Registration Systems	Preston Township	
Hower Ingrid Raili			229,673.00
Poremba Stephen	Citizens Savings Bank	Berlin Township	
Poremba Kara			296,100.00
Griffis Vincent Llewellyn Jr	Honesdale National Bank	Berlin Township	
Griffis Kathryn L			123,000.00
Rooney Thomas M	Dime Bank	Paupack Township	
Rooney Mary Jane			70,000.00
Roche Dimitri Boelaert	Mortgage Electronic Registration Systems	Paupack Township	
Boelaertroche Dimitri			193,200.00
Kenney Raymond	Wayne Bank	Salem Township	75,000.00
Alexander Charles F	Wayne Bank	Lebanon Township	
Alexander Rosanne M			50,000.00
Scalzi Anthony A	J P Morgan Chase Bank	Salem Township	
Scalzi Christine M			132,000.00
Riefler Christopher F	Mortgage Electronic Registration Systems	Honesdale Borough	
Riefler Melissa			93,151.00

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

Irwin Scott	Mortgage Electronic Registration Systems	Berlin Township	
Irwin Laura			233,000.00
Blackstock Robert Garfield	Dime Bank	Paupack Township	
Blackstock Kathleen			248,000.00
Meyer Thomas S	J P Morgan Chase Bank	Paupack Township	
Meyer Mary T			108,000.00
Kida Dariusz	Dime Bank	Paupack Township	
Kida Anna			247,000.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
One One Nine Lincoln L L C	One One Nine Lincoln L L C	Honesdale Borough	Lot 4
Faatz Frances	Jamieson Gary F Jamieson Gladys M	Lebanon Township	
Bannon William	Ginerfa John J	Manchester Township	
Bannon Karen L			Lot 6
Nationwide Capital Group L L C	Spangenberg Stanley J Jr Spangenberg Clara J	Scott Township	
Pitti Kathleen M	Wolfe David	Lehigh Township	
Pitti David J	Wolfe Danielle		Lot 11
Jordan Holdings	Pagano Michael Pagano Linda	Dreher Township	Lots 261 & 262
Jackson Donald E	Jackson Donald E Tr Donald E Jackson Revocable Living Trust Catherine E Jackson Revocable Living Trust	Paupack Township	Lot 360
Nakielny Theodore	Nakielny Lurene	Dreher Township	
Nakielny Lurene	Nakielny Theodore		Lot 9
Scharneck Brant	Delquaglio Salvatore M Jr	Lehigh Township	
Martin Carol A	White Jeanette		Lots 525 & 526
Apgar John F Jr	Papadimitropoulos Maria Greengarten Pamela June Russo Stephen A Russo Danielle P	Preston Township	
Brundage Michael L	Williams Scott Ross	Canaan Township	
Brundage Christine M	Williams Kimberlea		Lot CC
Dennis Clinton Jr	Kohrs Suzanne Bold	Honesdale Borough	
Layden Christine By Sheriff	Wells Fargo Bank Tr	Lake Township	
Lunghi John A	Ferrante Damon	Lehigh Township	
Lunghi Kathleen	Ferrante Ronette		
Canete Ballentine	Beskenen L L C	Honesdale Borough	
Smith Margaret B	Rooney Thomas M	Paupack Township	
Landmesser Linda	Rooney Mary Jane		Lot 165
Paczkowski Patricia A			
Sanders Jack M	Roche Dimitri Boelaert	Paupack Township	
Sanders Marcia	Boelaertroche Dimitri		Lot 25
Smith Alison D Karkheck	Smith Alison D Karkheck	Berlin Township	Lot 6R

Hanley Patricia J	Kolitsopoulos George Kolitsopoulos Lauren	Berlin Township	
Ruinsky Yelena	Oginska Nataliya R	Lake Township	Lot 3736
Mall Christine Ann	Lemma Nicholas J	Paupack Township	
Grub Richard S	Lemma Jane E		Lot 12
Grub Eric L			
Grub Rodger P			
Grub Lloyd C			
Hollister Paul D	Black Herbert C	Salem Township	Lot B
Rosengrant Wendell	Rosengrant Wendell	Salem Township	
Jeffery Lynn			
Rosengrant Lynn			
Rosengrant Wendell	Rosengrant Wendell	Salem Township	
Rosengrant Lynn			Lot 1
Cuzzolina Dennis Sr	Aprile Serafino Rudis Frank	Mount Pleasant Township	
Burge Wayne Gdn	Hopkins Cheryl Tr	Lake Township	
Burge Marie By Gdn	Burge Family Irrevocable Trust		Lot 5
Citifinancial Servicing By Af Olympus Asset Management Inc Af	Szaboova Adriana	Lake Township	Lot 587
Gallik Stephen J	Riefler Christopher F Riefler Melissa	Honesdale Borough	
Malloy Barbara A	Hallen Robert Jr	Lehigh Township	Lot 167
Coyne Christopher S	Coyne Christopher S	Mount Pleasant Township	
Coyne Terry Lynn	Coyne Terry Lynn		Lot 1
Ludwig Herbert E	Blackstock Robert Garfield	Paupack Township	
Ludwig Deborah M	Blackstock Kathleen		Lot N 11 B
Glasser Charles P	Perine Robert	Lake Township	
Glasser Diane L	Perine Joy		Lot 1362
Wallace Jeffrey By Af	Meyer Thomas S	Paupack Township	
Wallace Mary Af	Meyer Mary T		Lot 47
Wallace Mary			
Miller Gerald C	Kmetz Joseph M Kmetz Joanne	Palmyra Township	Lot 5
Hill Margaret A	Kida Dariusz	Paupack Township	
Pivovar Peter G	Kida Anna		Lots 109 & 110
Miller Gerald C	Kramer Eric Kramer Wendy	Palmyra Township	Lot 3
A A I Inc	Caldwell David G Caldwell Michelle R	Cherry Ridge Township	
Bell Mark	Bell Mark	Salem Township	
Bell Lisa			Lot E
Sherman Bible Chapel Inc	Scott Devon D	Scott Township	
Sherman Bible Chapel			
Camelot Stables Inc	Shursky Nicholas	Buckingham Township	
Sledzinski Properties	Matsepuro Tatiana	Paupack Township	
Meholic Christine	Kappler Kerri L	Lake Township	Lot 112
Dangeo L P	Goff Thomas J Jr	Lehigh Township	Lot 70

Vanhorn Robert D	Iorio Frank	Lebanon Township	
Klingel Christopher M			Lot 66A 2
Bates Leonard	Bates Leonard	Paupack Township	
Kohrs Timothy	Kohrs Timothy		
Haudberg Thomas Exr	Moran Regina	Damascus Township	
Haudberg Kathleen Est			Lot 43
McKenna Joseph Est AKA	McKenna Christopher	Mount Pleasant Township	
McKenna Joseph V Est AKA	McKenna Moira		
McKenna Anne Exr	Cole Alicia		
	McKenna Gregory		
	McKenna Joseph V Jr		
	McKenna Neil		
Price David R	Dreyer William R	Oregon Township	Lot B

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