

# OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 6 ★ August 12, 2016 ★ Honesdale, PA ★ No. 23



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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.*

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

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

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

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## MESSAGE FROM THE WAYNE COUNTY BAR ASSOCIATION



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

### PRICING & RATES

#### *Notice Pricing*

##### *One time Insertions*

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

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

#### *Subscription Rates*

##### *Per Year*

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

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

### WAYNE COUNTY OFFICIALS

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

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

#### *Magisterial District Judges*

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

#### *Court Administrator*

Nicole Hendrix, Esq.

#### *Sheriff*

Mark Steelman

#### *District Attorney*

Janine Edwards, Esq.

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

Edward “Ned” Sandercock

#### *Chief Public Defender*

Steven Burlein, Esq.

#### *Commissioners*

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

#### *Treasurer*

Brian T. Field

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

Deborah Bates

#### *Coroner*

Edward Howell

#### *Auditors*

Carla Komar  
Judy O’Connell  
Kathleen A. Schloesser

#### *Jury Commissioners*

Judith M. Romich  
Patricia Biondo

## CRIMINAL CASES

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*August 4, 2016 — The following cases were addressed by the Honorable Raymond L. Hamill, President Judge, Wayne County.*

**BOBBY JO CATANIA**, age 32 of Equinunk, PA, was placed on probation for a period of 12 months for one count of Possession of Drug Paraphernalia an ungraded Misdemeanor. She was also ordered to pay all Court costs, pay a fine of \$300.00, undergo a drug and alcohol evaluation, and obtain employment within 60 days of sentencing. The incident occurred on November 2, 2015, in Dyberry Township, PA.

**JEFFRY CZECK**, age 56 of Godefroy, NY, was placed on probation for a period of 6 months for one count of Criminal Mischief, a Misdemeanor of the 2nd Degree, and one count of Disorderly Conduct, a Misdemeanor of the 3rd Degree. He was also ordered to pay all Court costs, pay a fine in the amount of \$500.00, and refrain from contact with the victims. The incident occurred on February 20, 2016, in Salem Township, PA.

**JAMES DONALD**, age 49 of Milford, PA, was placed on the Intermediate Punishment Program for 6 months on two separate cases, and is being placed on probation for a period of 6 months for one count of DUI, an ungraded Misdemeanor, and one count of Unsworn Falsification to Authorities, a Misdemeanor of the 2nd Degree. He was also ordered to pay all Court costs, and pay a fine in the amount of \$500.00, pay restitution in the amount of \$72.00 at a minimum monthly rate of \$25.00, and complete the Alcohol Safety Highway Program. The incidents occurred on July 10, 2015, in Honesdale Borough, PA, and August 10, 2015, in Paupack Township, PA. His BAC was .226%.

**STEPHANIE EISENHAUER**, age 29 of Lake Ariel, PA, was sentenced to the Wayne County Correctional Facility for a period of not less than 5 days nor more than 6 months for one count of DUI, an ungraded Misdemeanor. She was also ordered to pay all Court costs, pay a fine in the amount of \$300.00, participate and cooperate with the drug and alcohol treatment, complete the Alcohol Highway Safety Program, and perform 50 hours of community service. The incident occurred on July 5, 2015, in Salem Township, PA. Her BAC was .220%.

**JOHN HERIOT**, age 23 of Baltimore, MD, was sentenced to the Wayne County Correctional Facility for a period of not less than 4 months nor more than 18 months for one count of Forgery, a Felony of the 3rd Degree. He was also ordered to pay all Court costs, pay a fine in the amount of \$300.00, pay restitution in the amount of \$7,333.50, undergo a drug and alcohol evaluation, and pay \$250 for a DNA sample. The incident occurred on December 29, 2015, in Honesdale Borough, PA.

**TYLER JACOB**, age 22 of Beach Lake, PA, was sentenced on two separate cases to the Wayne County Correctional Facility for a period of not less than 25 days nor more than 23-1/2 months for one count of Possession of a Controlled Substance, an ungraded Misdemeanor, one count of Driving While Operating Privilege Suspended/Revoked, one count of Reckless Driving, and one count of Possession of Drug Paraphernalia, an

ungraded Misdemeanor. He was also ordered to pay all Court costs, pay a fine in the amount of \$100.00, pay a fine in the amount of \$100.00, pay restitution in the amount of \$11,472.54, and participate and corporate with the drug and alcohol treatment. The incidents occurred on September 9, 2015, in Honesdale Borough, and October 23, 2015, in Honesdale Borough, PA.

**DREW MULLERY**, age 26 of Monroe, NJ, was sentenced to the Wayne County Correctional Facility for a period of not less than 48 hours nor more than 6 months for one count of DUI, an ungraded Misdemeanor. He was also ordered to pay all Court costs, pay a fine in the amount of \$500.00, pay restitution in the amount of \$866.50, participate and cooperate with the drug and alcohol treatment, complete the Alcohol Highway Safety Program, and perform 50 hours of community service, and obtain full employment. The incident occurred on August 22, 2015, in Salem Township, PA. His BAC was .157%.

**VINCENT CONTE**, age 29 of East Stroudsburg, PA, was sentenced on two separate cases to the State Intermediate Punishment Program for a period of 24 months for one count of Possession with Intent to Deliver Percocet, an ungraded Felony, and one count of Delivery of Percocet, an ungraded Felony. He was also ordered to pay all Court costs, pay \$250 for a DNA sample, and pay \$250.00 to the DNA Detection Fund. The incidents occurred on November 8, 2015, and December 2, 2015, in Sterling Township, PA.

**THERESA YAZURLO**, age 28 of Waymart, PA was placed on the Accelerated Rehabilitative Disposition Program for a period of 6 months related to DUI. She was also ordered to pay all Court costs, perform 40 hours of community service, and have her operator's privilege suspended for 60 days. The incident occurred on April 2, 2016, in Clinton Township, PA. Her BAC was .209%.

**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 in the estate of Madalene S. Pombriant late of Texas Twp, Wayne County. Date of death May 31, 2016. All persons indebted to the said estate are required to make payment and those having claims or demands to present the same without delay to the Executor, Joseph P. Cavanaugh, Jr, in care of Matthew L. Meagher, Esquire, 1018 Church Street, Honesdale, PA 18431.

**8/12/2016 • 8/19/2016 • 8/26/2016**

**ESTATE NOTICE**

NOTICE IS HEREBY GIVEN that Letters of Administration have been granted in the estate of Paul R. Michko late of Clinton Township, Wayne County. Date of death November 10, 2015. All persons indebted to the said estate

are required to make payment and those having claims or demands to present the same without delay to the Co-Administrators, Amanda R. Michko and Lindsay M. Michko, in care of Matthew L. Meagher, Esquire, 1018 Church Street, Honesdale, PA 18431.

**8/12/2016 • 8/19/2016 • 8/26/2016**

**EXECUTRIX NOTICE**

Estate of Frank Barretta  
Late of Salem Township  
EXECUTRIX  
Rose Zosuls  
11 Mindy Ct.  
Locust Valley, NY 11560  
ATTORNEY  
Nicholas A. Barna  
831 Court Street  
Honesdale, PA 18431

**8/12/2016 • 8/19/2016 • 8/26/2016**

**ADMINISTRATOR NOTICE**

Estate of Scott A. Lesak AKA  
Scott Lesak AKA Scott Anthony  
Lesak  
Late of Canaan Township  
ADMINISTRATOR  
Richard J. Lesak  
7 Mican Road  
Waymart, PA 18472  
ADMINISTRATRIX  
Regina L. Lesak  
7 Mican Road  
Waymart, PA 18472

ATTORNEY

Nicholas A. Barna  
831 Court Street  
Honesdale, PA 18431

8/12/2016 • 8/19/2016 • 8/26/2016

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**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

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**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

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**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

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**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

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**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**

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**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**

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**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**

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**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**

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**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**

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**OTHER NOTICES**

**NOTICE**

IN THE COURT OF COMMON  
PLEAS OF THE 22ND JUDICIAL  
DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
COUNTY OF WAYNE

ACTION TO QUIET TITLE  
No.255-Civil-2016

PETER SCHAEFFLER,  
Plaintiff

vs.

LEWIS GROSSO AND FRANCE  
GROSSO, HIS WIFE  
THEIR SUCCESSORS AND  
ASSIGNS AND ALL PERSONS  
CLAIMING ANY RIGHT TITLE  
OR INTEREST IN AND TO THE  
SUBJECT PREMISES.  
Defendants

.....  
**COMPLAINT TO QUIET  
TITLE**

Please take notice that a  
Complaint to Quiet Title has been  
filed against you in the Court of  
Common Pleas for Wayne County  
captioned to the above docketed  
case number. Please contact the  
Court of Common Pleas or the  
office of Plaintiff's Counsel at  
Meagher Law, Inc., 1018 Church  
Street, Honesdale, PA 18431, (570)  
253-5229 for a full copy of the

Complaint.

**NOTICE TO DEFEND**

.....

You have been sued in Court. If  
you wish to defend against the  
claims set forth in the following  
pages, you must take action within  
twenty (20) days after this  
Complaint and notice are served by  
entering a written appearance  
personally or by attorney and filing  
in writing with the Court your  
defenses or objections to the claims  
set forth against you. You are  
warned that if you fail to do so, the  
case may proceed without you and  
a judgment may be entered against  
you by the Court without further  
notice for any money claimed in  
the Complaint or for any other  
claim or relief requested by the  
Plaintiff. You may lose money or  
property or other rights important  
to you.

**YOU SHOULD TAKE THIS  
PAPER TO YOUR LAWYER AT  
ONCE. IF YOU DO NOT HAVE  
A LAWYER OR CANNOT  
AFFORD ONE, GO TO OR  
TELEPHONE THE OFFICE SET  
FORTH BELOW TO FIND OUT  
WHERE YOU CAN GET LEGAL  
HELP.**

PA Lawyer Referral Service  
100 South Street - PO Box 186  
Harrisburg, PA 17108  
1-800-692-7375 (for PA residents)  
or (717) 238-6715 (for Out of State  
residents)

**8/12/2016**

**NOTICE:**

TO: RONALD M. DRACH, his heirs, executors, administrators, assigns, and successors in title and any and all other persons claiming any right, title or interest in or to the hereindescribed real property:

You are hereby notified that FRANK RUPOLO and TRACY A. RUPOLO, his wife, have filed a Complaint to Quiet Title against you in the Court of Common Pleas of Wayne County, Pennsylvania, to docket No.: 372-Civil-2016, claiming that they are the owner in fee simple of certain lands situate in Lake Ariel, Wayne County, Pennsylvania, known as 102 Ridge Road, Lake Ariel, Pennsylvania.

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court within twenty (20) days of this notice. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT

WHERE YOU CAN GET LEGAL HELP.

NORTHERN LEGAL AID SERVICES  
WAYNE COUNTY COURTHOUSE  
925 COURT STREET  
HONESDALE, PA 18431  
(570) 253-1031

Timothy P. Barna, Esq.  
831 Court Street  
Honesdale, PA 18431  
(570) 253-4921  
Attorneys for Plaintiffs

**8/12/2016**

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**NOTICE:**

TO: THE ADELE JOSEPHINE MORAHAN ESTATE A/K/A THE ADELE JOSEPHINE MONAHAN ESTATE AND THE HONORE LEROUX ESTATE, their heirs, executors, administrators, assigns, and successors in title and any and all other persons claiming any right, title or interest in or to the herein-described real property:

You are hereby notified that JOHN F. BAILEY and RITA A. BAILEY, his wife, have filed a Complaint to Quiet Title against you in the Court of Common Pleas of Wayne County, Pennsylvania, to docket No.: 332-Civil-2016, claiming that they are the owner in fee simple of certain lands situate in the Township of Manchester Township, Wayne County, Pennsylvania, known as 5112 River Road, Equinunk, Pennsylvania.

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court within twenty (20) days of this notice. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

**NORTHERN LEGAL AID SERVICES  
WAYNE COUNTY  
COURTHOUSE  
925 COURT STREET  
HONESDALE, PA 18431  
(570) 253-1031**

Timothy P. Barna, Esq.  
831 Court Street  
Honesdale, PA 18431  
(570) 253-4921  
Attorneys for Plaintiffs

**8/12/2016**

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**NOTICE OF FILING OF  
SHERIFF'S SALES**

*Individual Sheriff's Sales can be cancelled for a variety of reasons. The notices enclosed were accurate as of the publish date. Sheriff's Sale notices are posted on the public bulletin board of the Sheriff's office in Honesdale, located at 925 Court Street.*

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**SHERIFF'S SALE  
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-  
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 2.

Tax Parcel: 11-0-0001-0051

Seized and taken in execution as

property of:  
Thomas S. 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

**SHERIFF'S SALE  
SEPTEMBER 7, 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 7th day of September, 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 lands situated in the Township of Salem, Wayne County, and Commonwealth of Pennsylvania, known and described as Lot #105, in Section 1, Indian Rocks, on a subdivision plan recorded in the Recorder of Deeds Office in and for Wayne County, Pennsylvania, on June 21, 1971, in Map Book Volume 16, at Page 64.

EXCEPTING AND RESERVING unto the prior Grantors (Broadscope, Inc.) its successors and assigns, forever, an easement measuring 10 feet in width across the entire front width, along both

side lengths and the rear on the lots described above, said easement to be for the installation, maintenance, repair, replacement and removal of utilities and drainage facilities; provided, however, that the reservation of the 10 foot wide easement along any side length shall not apply if the owner of the lots hereby conveyed shall also be the owner of the other lots adjoining said side length and build his dwelling house across the common side lot line or length.

TITLE TO SAID PREMISES IS VESTED IN Vincent Devita and Margaret Devita, h/w, by Deed from Margaret Devita, joined by Vincent Devita, her husband, dated 02/16/2008, recorded 02/20/2008 in Book 3468, Page 58.

Tax Parcel: 22-0-0028-0105

Premises Being: 5 Gemini Circle,  
Lake Ariel, PA 18436-5547

Improvements thereon: Residential Dwelling

Seized and taken in execution as property of:  
Vincent Devita 114 Red Mill Drive  
PALM COAST FL 32164  
Margaret Devita 114 Red Mill  
Drive PALM COAST FL 32164

Execution No. 156-Civil-2016  
Amount Due: \$213,335.07 Plus  
additonal costs

June 7, 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.**

Jonathan Lobb, Esq.

8/12/2016 • 8/19/2016 • 8/26/2016

**SHERIFF'S SALE  
SEPTEMBER 7, 2016**

By virtue of a writ of Execution instituted CNB REALTY TRUST, Assignee of NBT BANK, NA. f/k/a PENNSTAR BANK, a division of NBT BANK, NA, issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 7th day of September, 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 Mount Pleasant, County of Wayne, Commonwealth of Pennsylvania, and being more particularly described as follows:

BEGINNING at a point in the centerline of SR 4023, said point being south 00°35' 42" west 200.62 feet from the northwest corner of Parcel #4; thence along Parcel #4 north 86° 05' 28" East 311.60 feet to a point for a corner; thence along Parcel #4 south 03° 54' 32" east 167.99 feet to a point; thence along Parcel #6 south 03° 54' 32" east 183.19 feet to a point for a corner; thence along Parcel #6 south 84° 52' 13" west 337.66 feet to a point in the centerline of SR 4023; thence along centerline of SR 4023 north 00° 02' 18" east 45.26 feet to a point for a corner; thence departing said roadway and along Parcel #3 north 89° 11' 21" west 203.39 feet to a point for a corner; thence along Parcel #3 and passing through the center of a stonewall (said stonewall being the eastern boundary of a cemetery) north 00° 48' 38" east 507.77 feet to a point for a corner; thence north 88° 50' 01" east 199.76 feet to a point in the centerline of SR 4023; thence along centerline of SR 4023 S 00° 35' 42" west 200.62 feet to the place of BEGINNING.

CONTAINING therein 5.0 acres and being Parcel #5 as shown in Map Book 81 at page 76.

UNDER AND SUBJECT to the

right-of-way for SR 4023.

ALSO GRANTING AND CONVEYING unto the Grantee, his heirs and assigns, all of the Grantors right, title and interest in a certain cemetery adjoining the parcel herein described as set forth in Wayne County Deed Book 76 at page 478.

SUBJECT TO any right of ingress, egress and regress as set forth in the aforesaid Wayne County Deed Book 76 at page 478.

BEING the same premises which Gregory J. Salko and Donna M. Salko, his wife, granted and conveyed to Gregory J. Salko and Donna M. Salko, his wife, by deed dated January 12, 1998, and recorded in Wayne County Record Book 1323 at Page 264.

Tax map no. 16-190-28.5-

Address known as 2415 Belmont Tpk. Union Dale, PA 18470

Seized and taken in execution as property of:  
Donna M. Salko C/O Nickolas A. Barna, Esq. 831 Court Street  
HONESDALE PA 18431

Execution No. 33-Civil-2016  
Amount Due: \$131,918.79 Plus  
additional costs

June 6, 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.

David M. Gregory, Esq.

8/12/2016 • 8/19/2016 • 8/26/2016

### SHERIFF'S SALE SEPTEMBER 7, 2016

By virtue of a writ of Execution instituted U.S. Bank National Association as Trustee for the Pennsylvania Housing Finance issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 7th day of September, 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

Borough of Honesdale, County of Wayne, Commonwealth of Pennsylvania, and being more particularly described as follows:

BEGINNING at a point at the edge of High Street, Honesdale, Pennsylvania; thence along the edge of High Street, Honesdale, Pennsylvania, South 70 degrees 30 minutes 40 seconds West, 57.5 feet to a point at the edge of High Street for a corner; thence North 19 degrees 29 minutes 20 seconds West, 50.0 feet to a point for a corner; thence North 70 degrees 30 minutes 40 seconds East, 57-1/2 feet to a point for a corner; thence South 19 degrees 29 minutes 20 seconds East, 50.0 feet to the edge of High Street, the point and place of beginning. Containing therein all of that lot of ground known as 307 High Street, Honesdale, Pennsylvania 18431.

See Wayne County Map Book 41 at page 55.

HAVING THEREON ERECTED A DWELLING KNOWN AS 307 HIGH STREET HONESDALE, PA 18431.

BEING THE SAME PREMISES WHICH Peter T. McGinnis and Patricia A. McGinnis, by deed dated October 15, 2007 and recorded October 18, 2007 to Wayne County Deed Book 3398, Page 122, granted and conveyed unto Mary A. Hannah. Mary A. Hannah died on February 2, 2013, and there is no known estate. The Unknown Heirs of Mary A.

Hannah are the real owners of the property.

PARCEL #11-3-252.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights-of-way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

TO BE SOLD AS THE PROPERTY OF THE UNKNOWN HEIRS OF MARY A. HANNAH ON JUDGMENT NO. 84-CIVIL-2015.

Seized and taken in execution as property of:  
The Unknown Heirs of Mary A.  
Hanna 307 High Street  
HONESDALE PA 18431

Execution No. 84-Civil-2015  
Amount Due: \$64,579.80 Plus  
additional costs

June 7, 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.

Leon P. Haller, Esq.

8/12/2016 • 8/19/2016 • 8/26/2016

**SHERIFF'S SALE  
SEPTEMBER 7, 2016**

By virtue of a writ of Execution instituted Federal National Loan Mortgage Corporation issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 7th day of September, 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:

THAT CERTAIN tract or parcel of land situate in Lake Township County of Wayne, Commonwealth of Pennsylvania, known as Lot 977(mistakenly referred to as Lot 97 In prior deed) Section 10 of The Hideout, a subdivision situated in the Township of Lake and Salem, Wayne County, Pennsylvania, according to Plot Book Volume 5, Page 69, recorded in the Office of the Recorder of Deeds of Wayne County, Pennsylvania.

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

BEING TAX NO.: 12-0-0018-0098

BEING KNOWN AS: 977 BRENTWOOD DRIVE FKA 977 FOREST LANE, LAKE ARIEL, PENNSYLVANIA 18436.

Title to said premises is vested in Scott Jablon by deed from Ara E. Joyce and John T. Joyce, III, husband and wife, dated December 27, 2007 and recorded January 3, 2008 in Deed Book 3441, Page 278.

IMPROVEMENTS THEREON:  
Residential Dwelling

Seized and taken in execution as property of:  
Scott Jablon 977 Brentwood Drive a/k/a 977 Forest Lane LAKE ARIEL PA 18436

Execution No. 678-Civil-2015  
Amount Due: \$141,806.97 Plus additional costs

June 8, 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.

8/12/2016 • 8/19/2016 • 8/26/2016

**SHERIFF'S SALE  
SEPTEMBER 7, 2016**

By virtue of a writ of Execution instituted Dime 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 7th day of September, 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 and being partially in the Township of Berlin and partially in the Township of Texas, in the County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING in the right of way

of Pennsylvania Route 652 at a common corner of lands now or formerly of Freiermuth (Deed Book 437 page 1146) and lands now or formerly of John and Ruth Bash (Deed Book 227 page 418); thence through the right of way of Pennsylvania Route 652 North 28 degrees 16 minutes 45 seconds East 116.90 feet to a point for a corner on lands now or formerly of David Freiermuth, et ux (Deed Book 245 page 1135); thence along lands now or formerly of David Freiermuth, et ux, South 62 degrees 14 minutes 10 seconds East 232.68 feet; thence North 28 degrees 16 minutes 45 seconds East 263.36 feet to a point for a corner on the boundary line of lands now or formerly of Alfred Dunn and Edna M. Dunn (Deed Book 164 page 420); thence along lands now or formerly of Dunn, South 69 degrees 47 minutes 25 seconds West 375.24 feet to a set rebar marker for a corner; thence generally following a center line and existing stone wall and still along lands now or formerly of Dunn, South 21 degrees 15 minutes 55 seconds West 112.09 feet, South 5 degrees 26 minutes 40 seconds West 92.11 feet, and South 13 degrees 22 minutes 30 seconds West 157.80 feet to a found stone corner also being the intersection of an existing stone wall and extending thereof being the boundary line of lands now or formerly of John and Ruth Bash, North 68 degrees 52 minutes 00 seconds West 699.65 feet to the point or place of BEGINNING.

The above description is in accordance with an approved survey by M. R. Zimmer and Associates dated November 19, 1985 and recorded in Wayne County Map Book 57 page 102.

TOGETHER with all rights of way and UNDER AND SUBJECT to all covenants, reservations, restrictions, and conditions of record, as found in the Chain of Title.

BEING the same premises which Willard Vannatta and Katherine Vannatta, husband and wife, granted to Gregory Vannatta by virtue of their Deed dated July 15, 1994 and which was recorded on July 18, 1994 in the Office of the Recorder of Deeds in and for Wayne County, Pennsylvania to Record Book 952, Page 279.

TAX PARCEL NO.: 27-264-7.-

Seized and taken in execution as property of:  
Gregory Vannatta 101 Blackberry Alley MILFORD PA 18337

Execution No. 643-Civil-2015  
Amount Due: \$207,627.65 Plus

additional costs

June 8, 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.**

David M. Gregory, Esq.

**8/12/2016 • 8/19/2016 • 8/26/2016**

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**CIVIL ACTIONS FILED**

*FROM JULY 16, 2016 TO JULY 22, 2016  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**JUDGMENTS**

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2008-20025	NOVAK MARK A	7/22/2016	SATISFACTION	2,618.85
2009-21004	FISHER PAUL JR	7/19/2016	SATISFACTION	—
2009-21004	FISHER PAULINE	7/19/2016	SATISFACTION	—
2009-21004	FISHER PAUL JR	7/22/2016	SATISFACTION	—
2009-21004	FISHER PAULINE	7/22/2016	SATISFACTION	—
2009-21255	DHIMNI LHASSAN	7/19/2016	SATISFACTION	—
2009-21255	DHIMNI LHASSAN	7/19/2016	SATISFACTION	—
2009-21255	DHIMNI LHASSAN	7/22/2016	SATISFACTION	—
2009-21867	DHIMNI LHASSAN	7/19/2016	SATISFACTION	—
2009-21867	DHIMNI LHASSAN	7/19/2016	SATISFACTION	—
2009-21867	DHIMNI LHASSAN	7/22/2016	SATISFACTION	—
2010-21196	DHIMNI LHASSAN	7/19/2016	SATISFACTION	—
2010-21196	DHIMNI LHASSAN	7/19/2016	SATISFACTION	—
2010-21196	DHIMNI LHASSAN	7/22/2016	SATISFACTION	—
2011-20533	WOROBAY TRANSPORT INC	7/18/2016	SATISFACTION	—
2011-20583	DESAI HARSHIDA	7/19/2016	SATISFACTION	—
2011-20716	CRUM HEATH M	7/18/2016	SATISFACTION	—
2011-20716	CRUM JAMIE L	7/18/2016	SATISFACTION	—
2012-20839	HUCKABEE HENRY	7/19/2016	SATISFACTION	409.82
2012-20839	HUCKABEE JEANETTE	7/19/2016	SATISFACTION	409.82
2013-20379	NOVAK MARK A	7/22/2016	SATISFACTION	2,618.85
2013-20398	MARONI JOSEPH	7/18/2016	SATISFACTION	—
2013-20475	YOUNG SHAUN	7/19/2016	SATISFACTION	—
2013-20475	YOUNG SHAUN	7/22/2016	SATISFACTION	—
2014-00627	SHAFFER JASON M	7/19/2016	SATISFACTION	—
2014-00635	BARILLO RONALD J	7/19/2016	SATISFACTION	—
2014-00635	INDV & T/A			
2014-00635	RJ BARILLO BUILDING CONTRACTOR	7/19/2016	SATISFACTION	—
2014-20533	YOUNG SHAUN	7/19/2016	SATISFACTION	—
2014-20533	YOUNG SHAUN	7/22/2016	SATISFACTION	—
2014-20807	TREAT THOMAS	7/18/2016	SATISFACTION	—
2014-20807	TREAT DENISE	7/18/2016	SATISFACTION	—
2014-21003	KIZER RENE L	7/18/2016	WRIT OF EXECUTION	4,733.51
2014-21003	FIRST NATIONAL BANK	7/18/2016	GARNISHEE/WRIT EXEC	4,733.51
2014-21113	DALRYMPLE JAMES B	7/18/2016	SATISFACTION	—
2015-00436	PEOPLES SECURITY BANK	7/21/2016	DISCT. ATTACHMT.EXEC	—
2015-00514	GARNISHEE			
2015-00514	HITE GREGORY A	7/21/2016	VACATE JUDGMENT	—
2015-20348	GORDON LYNETTE	7/18/2016	SATISFACTION	—

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

2015-20430	YOUNG SHAUN P	7/19/2016	SATISFACTION	—
2015-20430	YOUNG SHAUN P	7/22/2016	SATISFACTION	—
2015-20509	BLACK JAMES DANIEL	7/19/2016	SATISFACTION	—
2015-20509	BLACK JAMES DANIEL	7/22/2016	SATISFACTION	—
2015-20642	HANDL JUDY	7/19/2016	WRIT OF SCIRE FACIAS	—
2015-20663	PRICE EUGENE R	7/20/2016	SATISFACTION	—
2015-20737	GEE CHARLES	7/19/2016	SATISFACTION	1,536.94
2015-20946	SCIASCIA SALVATORE J JR	7/18/2016	SATISFACTION	—
2015-20946	S&M MANAGEMENT INC	7/18/2016	SATISFACTION	—
2015-21159	EVANS JOSEPH	7/21/2016	JUDGMENT OF REVIVAL	5,305.86
2015-21161	CLARKE GLORIA	7/19/2016	SATISFACTION	561.57
2016-00084	STACKHOUSE DALE R JR A/K/A	7/20/2016	WRIT OF EXECUTION	173,880.04
2016-00084	STACKHOUSE DALE S JR	7/20/2016	WRIT OF EXECUTION	173,880.04
2016-00184	BIRKHOFF JACQUELINE M	7/20/2016	DEFAULT JUDGMENT	2,121.37
2016-00188	HERNANDEZ MYRA SANTIAGO	7/20/2016	DEFAULT JUDGMENT	86,419.94
2016-00188	HERNANDEZ MYRA SANTIAGO	7/20/2016	WRIT OF EXECUTION	86,419.94
2016-20078	CARR JANET	7/19/2016	SATISFACTION	1,199.00
2016-20124	BANK OF AMERICA GARNISHEE	7/21/2016	DISC/GARNISHEE/ATTCH	—
2016-20183	SADER MARTHA F	7/18/2016	SATISFACTION	—
2016-20211	FAATZ FRANCES	7/20/2016	SATISFACTION	10,000.00
2016-20250	GEE CHARLES	7/19/2016	SATISFACTION	1,390.11
2016-20346	HUMIC JOHN P JR	7/19/2016	SATISFACTION	—
2016-20346	HUMIC BRENDA L	7/19/2016	SATISFACTION	—
2016-20351	CONTINENTAL BANK	7/19/2016	SATISFACTION	—
2016-20361	FAATZ FRANCES	7/20/2016	SATISFACTION	1,000.00
2016-20361	FAATZ EARL JR	7/20/2016	SATISFACTION	1,000.00
2016-20368	HARTLEY JAMI L	7/19/2016	WRIT OF SCIRE FACIAS	—
2016-20383	SIMMONDS JOSEPH	7/19/2016	WRIT OF SCIRE FACIAS	—
2016-20383	SIMMONDS MARY	7/19/2016	WRIT OF SCIRE FACIAS	—
2016-20390	MATHIAS RALPH H	7/19/2016	WRIT OF SCIRE FACIAS	—
2016-20390	MATHIAS CONNIE S	7/19/2016	WRIT OF SCIRE FACIAS	—
2016-20396	BENANTI SALVATORE	7/19/2016	SATISFACTION	—
2016-20396	BENANTI TAMMY M	7/19/2016	SATISFACTION	—
2016-20458	PISONY LEONARD J	7/19/2016	WRIT OF SCIRE FACIAS	—
2016-20458	PISONY DIANA T	7/19/2016	WRIT OF SCIRE FACIAS	—
2016-20459	KINGSLEY ROBERT E	7/22/2016	SATISFACTION	—
2016-20468	UNKNOWN HEIRS OF MICHAEL C CIVITANO	7/22/2016	SATISFACTION	—
2016-20468	CIVITANO MICHAEL C DECEASED	7/22/2016	SATISFACTION	—
2016-20485	GENTILE GREG	7/19/2016	SATISFACTION	10,261.12
2016-20485	GENTILE BRIDGET	7/19/2016	SATISFACTION	10,261.12
2016-20495	JONES ARTHUR L SR	7/19/2016	WRIT OF SCIRE FACIAS	—
2016-20517	KEEBLER ANDREW G EXECUTOR	7/19/2016	WRIT OF SCIRE FACIAS	—
2016-20517	KEEBLE EDWARD ESTATE OF	7/19/2016	WRIT OF SCIRE FACIAS	—
2016-20549	BUSH THOMAS MONROE	7/19/2016	WRIT OF SCIRE FACIAS	—



2016-20556	GREGORY D A	7/19/2016	SATISFACTION	585.36
2016-20556	GREGORY E A	7/19/2016	SATISFACTION	585.36
2016-20563	GREGORY D A	7/19/2016	SATISFACTION	585.36
2016-20563	GREGORY E A	7/19/2016	SATISFACTION	585.36
2016-20564	DEUTSCHE BANK NATTL TRUST CO TRUS	7/19/2016	SATISFACTION	1,764.39
2016-20567	GREGORY D A	7/19/2016	SATISFACTION	585.36
2016-20567	GREGORY E A	7/19/2016	SATISFACTION	585.36
2016-20571	GREGORY D A	7/19/2016	SATISFACTION	585.36
2016-20571	GREGORY E A	7/19/2016	SATISFACTION	585.36
2016-20591	TURINO FRANK V JR	7/19/2016	WRIT OF SCIRE FACIAS	—
2016-20702	PADULA DONALD	7/18/2016	JP TRANSCRIPT	2,253.96
2016-20703	LEVENSTEIN L	7/18/2016	FEDERAL TAX LIEN	6,334.30
2016-20703	ZAJICOVA-L M	7/18/2016	FEDERAL TAX LIEN	6,334.30
2016-20703	L M ZAJICOVA	7/18/2016	FEDERAL TAX LIEN	6,334.30
2016-20704	COLE PATRICK E	7/18/2016	TAX LIEN	4,209.36
2016-20704	YDOYAGA LYNN E	7/18/2016	TAX LIEN	4,209.36
2016-20705	WOODLAND CREEK PROPERTY & DEVELOPMENT	7/18/2016	TAX LIEN	1,542.71
2016-20706	BIGTROP RICHARD E JR	7/18/2016	TAX LIEN	1,569.80
2016-20707	COBB DARRELL	7/18/2016	TAX LIEN	1,621.75
2016-20708	SAAM & BURLEIGH INC	7/18/2016	TAX LIEN	1,951.26
2016-20708	SAAM DANIEL J	7/18/2016	TAX LIEN	1,951.26
2016-20709	HEYN VALERIE MELISSA	7/18/2016	TAX LIEN	1,469.33
2016-20710	BORS DAM & DOWDING INC	7/18/2016	TAX LIEN	670.90
2016-20711	GOODWIN WILLIAM R IND AND AS OWNER OF	7/18/2016	TAX LIEN	8,814.05
2016-20711	BILL GOODWIN CONSTRUCTION LLC	7/18/2016	TAX LIEN	8,814.05
2016-20712	SULLIVAN JOHN L IND AND AS SECRETARY OF	7/18/2016	TAX LIEN	2,484,828.11
2016-20712	VOICENET COMMUNICATIONS INC	7/18/2016	TAX LIEN	2,484,828.11
2016-20713	MAC LEARY WILLARD	7/19/2016	JP TRANSCRIPT	913.39
2016-20714	ARCH RONALD W	7/19/2016	MUNICIPAL LIEN	2,456.76
2016-20715	JEFFERY JONATHAN F	7/19/2016	JUDGMENT	2,179.00
2016-20716	WAWRZYNSKI BARBARA	7/19/2016	MUNICIPAL LIEN	1,094.30
2016-20717	MOLLICA THERESA	7/19/2016	MUNICIPAL LIEN	812.83
2016-20718	ROSES STEVEN P	7/20/2016	JP TRANSCRIPT	2,776.00
2016-20718	ROSES KRISTY MILNE	7/20/2016	JP TRANSCRIPT	2,776.00
2016-20719	RANDALL MARC M	7/21/2016	MUNICIPAL LIEN	3,747.68
2016-20719	RANDALL PATRICIA A	7/21/2016	MUNICIPAL LIEN	3,747.68
2016-20720	KINGSLEY ROBERT JR	7/22/2016	JP TRANSCRIPT	3,144.39

**CONTRACT — BUYER PLAINTIFF**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00375	DMOCHOWSKI CYNTHIA	PLAINTIFF	7/19/2016	—
2016-00375	DMOCHOWSKI RICHARD	PLAINTIFF	7/19/2016	—
2016-00375	FORD MOTOR COMPANY	DEFENDANT	7/19/2016	—

**MISCELLANEOUS — REPLEVIN**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00374	DIME BANK	PLAINTIFF	7/19/2016	—
2016-00374	TALLMAN GERALD R	DEFENDANT	7/19/2016	—
2016-00374	TALLMAN ANN M	DEFENDANT	7/19/2016	—
2016-00374	JACEM INC	DEFENDANT	7/19/2016	—

**REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00378	PEOPLES SECURITY BANK & TRUST SUCCESSOR BY MERGER WITH	PLAINTIFF	7/21/2016	—
2016-00378	PENN SECURITY BANK & TRUST CO	PLAINTIFF	7/21/2016	—
2016-00378	TRYGAR RICHARD JR	DEFENDANT	7/21/2016	—
2016-00378	TRYGAR DIANA	DEFENDANT	7/21/2016	—

**REAL PROPERTY — PARTITION**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00376	BEDNARZ DANNY R SR	PLAINTIFF	7/20/2016	—
2016-00376	BEDNARZA ROBERT J JR	DEFENDANT	7/20/2016	—
2016-00376	ROGERS CONNIE	DEFENDANT	7/20/2016	—
2016-00381	SULZER ELIZABETH ANN	PLAINTIFF	7/22/2016	—
2016-00381	SULZER CHARLES F III ESTATE	PLAINTIFF	7/22/2016	—
2016-00381	LEKNER JULIUS	DEFENDANT	7/22/2016	—
2016-00381	LEKNER KARIN	DEFENDANT	7/22/2016	—

**TORT — OTHER**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00377	DEXHEIMER JACQUELYN	PLAINTIFF	7/21/2016	—
2016-00377	GC SERVICES LIMITED PARTNERSHI	DEFENDANT	7/21/2016	—



**MORTGAGES AND DEEDS**

*RECORDED FROM AUGUST 1, 2016 TO AUGUST 5, 2016  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

<b>GRANTOR</b>	<b>GRANTEE</b>	<b>LOCATION</b>	<b>AMOUNT</b>
Whitmore Jeffrey E	Jeff Bank	Damascus Township	200,000.00
Conklin Frederick C	Dime Bank	Damascus Township	
Conklin Bonnie M			101,000.00
Glasner John J	Mortgage Electronic Registration Systems	Dreher Township	
Glasner Heather R			315,000.00
Welch Charles E	Manufacturers & Traders Trust Company	Paupack Township	
Welch Charles E Tr Revocable Trust Of Charles E Welch			250,000.00
Turk Brian	N B T Bank	Paupack Township	64,990.00
Edwards Marilnn	J P Morgan Chase Bank	Salem Township	199,750.00
Tracy Mark W	P S E C U	Manchester Township	
Tracy Melissa A			56,289.00
Battiatto Kenneth W	Dime Bank	Cherry Ridge Township	
Battiatto Kenneth W Af		Cherry Ridge Twp & Palmyra Twp	172,000.00
Battiatto Robyn By Af		Palmyra Township	
		Palmyra Twp & Cherry Ridge Twp	172,000.00
Two Three Eight White Mills Road L L C	Dime Bank	Cherry Ridge Township	172,000.00
Two Two Zero A White Mills Road L L C	Dime Bank	Cherry Ridge Township	172,000.00
Dodson Matthew C	Wayne Bank	Berlin Township	18,750.00
Eisenbach Jennie	Dime Bank	Manchester Township	72,823.00
Eisenbach Jennie	Dime Bank	Manchester Township	5,000.00
Frey Richard L	Wayne Bank	Berlin Township	
Frey Christy			70,000.00
Warnott Charles S	Honesdale National Bank	Damascus Township	
Devrieze Theresa A			176,000.00
Pizhadze Malhaz	Mortgage Electronic Registration Systems	Salem Township	
Dzegovskaya Yelena			240,000.00
Warnott Charles S	Honesdale National Bank	Damascus Township	
Devrieze Theresa A			19,500.00
Meagher Timothy R	Honesdale National Bank	Dyberry Township	
Meagher Heather L			150,000.00
Batzel Robert A	Honesdale National Bank	Lake Township	
Batzel Janice			80,000.00

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

Thumann Craig	Honesdale National Bank	Berlin Township	
Thumann Megan M			82,000.00
Watson James Jr	Dime Bank	Dyberry Township	
Watson Jonell			124,600.00
Rutkowski William A	Mortgage Electronic Registration Systems	Salem Township	219,200.00
Dilorenzo Jason	Mortgage Electronic Registration Systems	Dreher Township	
Romeo Andrea			327,286.00
Turner Jordan	J P Morgan Chase Bank	Paupack Township	
Turner Deborah			140,000.00
Litz Lisa A	Housing & Urban Development	Clinton Township	2,778.64
Jones Amy J	Dime Bank	Dreher Township	
Jones Jason A			243,000.00
Mulqueen John	Honesdale National Bank	Honesdale Borough	
Fraser Catriona			54,400.00
Ohora Martin J V	Honesdale National Bank	Paupack Township	
Ohora Sarah M		Paupack & Lake Twp Lake Township Lake & Paupack Twp	305,000.00 305,000.00
Sek Frank J	Mortgage Electronic Registration Systems	Paupack Township	
Sek Diane M			89,650.00

## DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Hillriegel Richard T Tr Hillriegel Irrevocable Grantor Trust	Whitmore Jeffrey E	Damascus Township	Lot 2
Krug William C III Montelionekrug Wendy Z Krug Wendy Z Montelione	Conklin Frederick C Conklin Bonnie M	Damascus Township	
Williams Gary L Est AKA Williams Gary Est AKA Williams Reginald F Jr Exr	V S G Real Estate	Waymart Borough	
Spangenberg Arthur S Spangenberg Margot E	Schook Lauren H Schook Mary V	Preston Township	Lot C
Schook Lauren H Schook Mary V	Schook Lauren H Schook Mary V	Preston Township	Lot 1 C
Coello Alice Marie Sawford Jonathan W	Arc Of South Florida Glasner John J	Lehigh Township Dreher Township	Lots 42 & 43
Sawford Ann M	Glasner Heather R		Lots 12 & 13
Laspina Joseph Jr Laspina Stephanie Laspina Peter Laspina Amy	Laspina Joseph Jr Laspina Stephanie	Paupack Township	Lot 2

Abdo Steven	Hall John	Sterling Township	
Abdo Stella			Lot 19
Watson Debra By Sheriff	Federal Home Loan Mortgage Corporation	Sterling Township	
Snyder Minnie R By Sheriff			Lot 40
Shapiro Nathan By Af	Turk Brian	Paupack Township	
Shapiro Madeline By Af			Lot 170
Gioia Debra Af			
Mullen Robert F	Schaefer Patricia Ann	Bethany Borough	
Mullen Alice B			
Cocchi Robert J	Cocchi Robert J Tr	Lake Township	
Cocchi Kathleen	Cocchi Kathleen Tr Robert J Cocchi Trust Kathleen Cocchi Trust		Lot 1549
Raetsch Matthew	Edwards Marilynn	Salem Township	
Raetsch Christine Rogers			Lot 284R
Rogersraetsch Christine			
Rothrock Janice Exr	Two Two Zero A White Mills Road	Cherry Ridge Township	
Baer Sally Exr			
Rothrock Joan Est AKA			
Rothrock Joan M Est AKA			
Giordano Michael	Dodson Matthew C	Berlin Township	
Giordano Michele			Lot 7
Santarsiero Robert	Vanrensalier James	Dreher Township	
Santarsiero Lynn	Freemyer Carol		
Pabst Rosemarie	Eisenbach Jennie	Manchester Township	
Davis Gloria Rice	Riceromeo Lana Kathleen	Palmyra Township	
Ricedavis Gloria	Romeo Lana Kathleen Rice		
Sezanayev Vadim	Krause Lee C	Dyberry Township	
	Krause Janette E		Lot 1
Poremba Stephen	Poremba Stephen	Berlin Township	
Poremba Kara	Poremba Kara		Lot 40
Buck Roland F By Sheriff	L S F Nine Master Participation Trust	Starrucca Borough	
Gustafson Robert Kirt	Downer Gregory	Damascus Township	
Gustafson Marie J			
Wojno Gregory G	Wojno Gregory G Tr	Lehigh Township	
Wojno Phyllis M	Wojno Phyllis M Tr Wojno Trust		
Wojno Gregory G	Wojno Gregdry G Tr	Lehigh Township	
Wojno Phyllis M	Wojno Phyllis M Tr Wojno Trust		
Wojno Gregory G	Wojno Gregory G Tr	Lehigh Township	
Wojno Phyllis M	Wojno Phyllis M Tr Wojno Trust		
Reynoso Quisqueya	Evans Fran P	Paupack Township	
Farrell David	Farrell David William Tr	Paupack Township	
Farrell Mary Beth	David William Farrell Revocable Trust Farrell Mary Beth Tr Mary Beth Farrell Revocable Trust		Lot R 1

Tchorzewski Marek	Peterson Stephen E Jr Peterson Bridget	Preston Township	
May Alfred C By Sheriff	Bank Of America	Dreher Township	
Fannie Mae AKA	Walker Mary Leora	Lake Township	
Federal National Mortgage Association AKA	Walker Andrew Theodore		
First American Title Insurance Company			
Fannie Mae AKA	Vieira Borischka	Salem Township	
Federal National Mortgage Association AKA	Vieira Nelson		Lot 641
McCabe Weisberg & Conway N B T Bank	Schmick Ruth Schmick Del T	Paupack Township	Lot 22
Grabowski Ronald G	Smith Robert T	Lake Township	
Grabowski Amanda D	Smith Elaine C		Lot 3016
Finance Of America Reverse L L C By Af Celink Af	Anderson Karl	Waymart Borough	
Enciso Giacomo A Butta Leonard	Rutkowski William A	Salem Township	Lot 771
Morel Charles J Jr	Tourish Daniel R Tourish Patricia	Paupack Township	Lot 480
Bank Of America By Af P N C Bank Af	Besten Anthony Besten Deborah	South Canaan Township	
Tryanski Chester J	Turner Jordan	Paupack Township	
Tryanski Mary Eileen	Turner Deborah		Lot 164
Castellano Lindsey Grace Exr By Sheriff	Caliber Home Loans Inc	Berlin Township	
Castellano Jessica Ines Exr By Sheriff			
Castellano Elizabeth Est By Sheriff			
Patten Travis By Sheriff	J P Morgan Chase Bank	Damascus Township	Lot 59
Caccavone Michael A By Sheriff	Bank Of New York Mellon Trust Co Tr	Lake Township	Lot 3
Transue Edward By Af	Harthcock Martin B III	Palmyra Township	
Transue Donald J Af			
Transue Laura Ann			
Transue Donald J			
Transue Jacqueline			
Rothrock Janice Exr Baer Sally Exr	Aronica Charles D Aronica Velitia	Cherry Ridge Township	
Rothrock Joan M Est			
Zunic John	Zunic John Cumbo Sandra L	Paupack Township	
Villano Charles A	Shapiro Mark	Paupack Township	
Villano Eileen			Lot 123

Myer Gary L	Caradonna Katherin	Salem Township	Lot 157
Myer Christie S			
Caradonna Ronald			
Ferraiuolo Elizabeth	Aide Robert	Paupack Township	Lot 39
	Aide Amber		
Breezewood Land			
Development Co Inc	Davis Anna	Lehigh Township	Lot 449
Welles Carl F Exr	Mulqueen John	Honesdale Borough	
Welles Florence B Est AKA	Fraser Catriona		Lots 14 & 16
Welles Florence Est AKA			
Garrison Ralph	Slattery Steven	Manchester Township	
Garrison Dara	Slattery Kathleen		
Garrison Ralph	Slattery Steven	Manchester Township	
Garrison Dara	Slattery Kathleen		



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