

OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 6 ★ SEPTEMBER 16, 2016 ★ Honesdale, PA ★ No. 28



IN THIS ISSUE

LEGAL NOTICES	4
SHERIFF'S SALES.....	7
CIVIL ACTIONS FILED	21
MORTGAGES & DEEDS.....	25

© 2016 Legal Journal of Wayne County



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

Christine Rechner, Esq., Editor
rechnerc@ptd.net

Publisher:
Bailey Design and Advertising
3305 Lake Ariel Highway, Suite 3
Honesdale, PA 18431

P: 570-251-1512
F: 570-647-0086

www.waynecountylawyers.org

Submit advertisements to
baileyd@ptd.net

OFFICERS

President
Ronnie Bugaj Fischer, Esq.

Vice-President
Christine Rechner, Esq.

Secretary
Pamela S. Wilson, Esq.

Treasurer
Brendan Ellis, Esq.

Court Administrator
Nicole Hendrix, Esq.

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

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

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.

ADMINISTRATOR NOTICE

Estate of George McPhatter, Jr.
Late of Lake Ariel
ADMINISTRATOR
Derek McPhatter
653 Morgan Street
Dickson City, PA 18519
ATTORNEY
Jon C. Dupee, Jr., Esq.
Dupee & Monroe, P.C.
P.O. Box 470
Goshen, NY 10924

9/16/2016 • 9/23/2016 • 9/30/2016

ESTATE NOTICE

Notice is hereby given that Letters of Testamentary have been granted in the **ESTATE OF THOMAS E CUMMINGS SR**, late of 27 Little Beach Lake Road, Beach Lake, Wayne County, Pennsylvania (died July 16, 2016), to Bridget Elizabeth Albano, as Executrix. 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.

9/16/2016 • 9/23/2016 • 9/30/2016

ESTATE NOTICE

Estate of **Ann A. Parker** a/k/a **Ann B. Parker** late of Dyberry Township, Wayne County, PA. Any person or persons having claim against or indebted to estate present same to Executors: Sandra Tenbus 140 Rosehill Road, Honesdale, PA 18431 or David Soete, 804 Bethany Tpke, Honesdale, PA 18431.

9/9/2016 • 9/16/2016 • 9/23/2016

ESTATE NOTICE

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the estate of William John Rogers late of Oregon Township, Wayne County. Date of death August 14, 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 Executrix, Jaclyn Ann Rogers, in care of Matthew L. Meagher, Esquire, 1018 Church Street, Honesdale, PA 18431.

9/9/2016 • 9/16/2016 • 9/23/2016

EXECUTOR'S NOTICE

ESTATE OF JANE R. DIXON, late of Palmyra Township, Wayne County, Pennsylvania. Any person or persons having claim against or indebted to the estate present same to Joan A. Rosenberg, c/o Sally N. Rutherford, Esq., 921 Court Street, Honesdale, PA 18413, Attorney for the Estate.

9/9/2016 • 9/16/2016 • 9/23/2016

EXECUTRIX NOTICE

Estate of Michael Thomas Bresset
AKA Michael T. Bresset
Late of Honesdale Borough
EXECUTRIX
Audrey Bresset
PO Box 444
Honesdale, PA 18431
ATTORNEY
Warren Schloesser, Esq.
214 Ninth Street
Honesdale, PA 18431

9/2/2016 • 9/9/2016 • 9/16/2016

EXECUTOR NOTICE

Estate of William Phillips A.K.A.
William A. Phillips
Late of Newfoundland
EXECUTOR
James Phillips
16-38 Elliott Terrace
Fairlawn, NJ 07410
ATTORNEY
Timothy B. Fisher II, Esq.
525 Main Street, PO Box 396
Gouldsboro, PA 18424

9/2/2016 • 9/9/2016 • 9/16/2016

EXECUTRIX NOTICE

Estate of Martha A. Beischer
Late of Lake Township
EXECUTRIX
Loreen A. Bohannon
301 Sunset Shore Drive
Hawley, PA 18428
ATTORNEY
Timothy B. Fisher II, Esq.
525 Main Street, PO Box 396
Gouldsboro, PA 18424

9/2/2016 • 9/9/2016 • 9/16/2016

ADMINISTRATRIX NOTICE

Estate of Caroline R. Peterkin
Late of Lake Township
ADMINISTRATRIX
Pauline J. Hooper
5 Bromleigh Way
Morris Plains, NJ 07950
ATTORNEY
Ronald M. Bugaj, Esquire
308 Ninth St., PO Box 390
Honesdale, PA 18431

9/2/2016 • 9/9/2016 • 9/16/2016

OTHER NOTICES

**NOTICE OF FILING OF
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 Flynn Investments LLC. This Limited Liability Company has been organized under the provision pursuant to 15 Pa. C.S. 8913. Solicitor: Matthew L.

Meagher, Esquire, 1018 Church Street, Honesdale, Pennsylvania 18431.

9/16/2016

**NOTICE OF ACTION IN
MORTGAGE FORECLOSURE**

IN THE COURT OF COMMON
PLEAS OF WAYNE COUNTY,
PENNSYLVANIA

CIVIL ACTION - LAW

COURT OF COMMON PLEAS
CIVIL DIVISION
WAYNE COUNTY

No. 2013-00146

NEWLANDS ASSET HOLDING
TRUST
Plaintiff

vs.

UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS, AND
ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST
FROM OR UNDER FREDERICK
M. LARSEN, DECEASED
Defendant

NOTICE

To UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS, AND
ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST
FROM OR UNDER FREDERICK
M. LARSEN, DECEASED

You are hereby notified that on

March 26, 2013, Plaintiff,
NEWLANDS ASSET HOLDING
TRUST, filed a Mortgage
Foreclosure Complaint endorsed
with a Notice to Defend, against
you in the Court of Common Pleas
of WAYNE County Pennsylvania,
docketed to No. 2013-00146.
Wherein Plaintiff seeks to
foreclose on the mortgage secured
on your property located at 960
GOOSE POND ROAD, LAKE
ARIEL, PA 18436-8639
whereupon your property would be
sold by the Sheriff of WAYNE
County.

You are hereby notified to plead
to the above referenced Complaint
on or before 20 days from the date
of this publication or a Judgment
will be entered against you.

NOTICE

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. 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
NOTICE TO YOUR LAWYER AT
ONCE. IF YOU DO NOT HAVE
A LAWYER, GO TO OR
TELEPHONE THE OFFICE SET
FORTH BELOW. THIS OFFICE
CAN PROVIDE YOU WITH
INFORMATION ABOUT HIRING
A LAWYER.**

IF YOU CANNOT AFFORD TO

HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Notice to Defend:
North Penn Legal Services
Wayne County Courthouse
Honesdale, PA 18431
Telephone (877) 515-7465

9/16/2016

**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
SEPTEMBER 28, 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 Sunday the 28th 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 294,

Section 4 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, page 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 and 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.

Subject to all easements, covenants, conditions and restrictions of record, including those set forth in the Declaration of Protective Covenants of The Hideout, dated as of May 11, 1970, as amended and supplemented.

Reference Tax Map No. 22-0-0018-0013.

Lot 294, Sec. 4, of The Hideout, Lake Ariel, PA 18436, is recorded in Wayne County Plat Book 5, page 71, recorded on 5/10/1971.

The property address is known as 294 Ridgewood Circle, of The Hideout, Lake Ariel, PA 18436.

Subject to the same conditions, exceptions, restrictions, easements, rights-of-way and reservations as are contained in prior deeds forming the chain of title.

Seized and taken in execution as property of:

Carla Williams, as Administratrix of the Estate of Carl Williams, Deceased 294 Ridgewood Circle, The Hideout
LAKE ARIEL PA 18436

Execution No. 129-Civil-2016
Amount Due: \$91,223.74 Plus additional costs

July 1, 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. Espanol

9/2/2016 • 9/9/2016 • 9/16/2016

**SHERIFF'S SALE
SEPTEMBER 28, 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 28th 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, parcel and tract of land situate, lying and being in the Township of Paupack, County of Wayne, State of Pennsylvania, more particularly described as follows:

Lot 125, 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.

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.

TITLE TO SAID PREMISES IS VESTED IN Genevieve Alexandria Roy, single, by Deed from Lori Sickler and Ernest H. Sickler, III, her husband, dated 06/20/2013, recorded 06/25/2013 in Book 4579, Page 113.

TAX PARCEL: 19-0-0035-0182

PREMISES BEING: 49 Sunrise Terrace, Lake Ariel, PA 18436

IMPROVEMENTS THEREON:
Residential Dwelling

Seized and taken in execution as property of:
Genevieve A. Roy a/k/a Genevieve Alexandria Roy 1082 Sunrise Terrace LAKE ARIEL PA 18436

Execution No. 166-Civil-2016
Amount Due: \$124,058.71 Plus additional costs

July 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.

Lauren L. Schuler Esq.

9/2/2016 • 9/9/2016 • 9/16/2016

**SHERIFF'S SALE
SEPTEMBER 28, 2016**

By virtue of a writ of Execution instituted U.S. Bank, N.A. Trustee for the Pennsylvania Housing Finance Agency issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 28th day of September, 2016 at 10:00 AM in the Conference Room, third floor of the 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, to wit:

BEGINNING on the East side of an 18" stump located on the North side of Vine Street ten (10) feet from center line of Vine Street and on line of lands of Anna McKeon; thence along North side of Vine Street, North 86 degrees 60 feet; thence through lands of Albert

Stinnard, North 40 degrees West 125 feet to a stake and stones, South 86 degrees West 22.2 feet to a stake on the line of lands of Anna McKeon; thence along same South 12 degrees West 130 feet to the place of beginning.

Containing 5,000 square feet of land.

HAVING THEREON ERECTED A DWELLING KNOWN AS 249 VINE STREET HONESDALE, PA 18431.

PARCEL #11-0-0009-0144.

BEING THE SAME PREMISES WHICH Teresa Bayly, Executrix, by deed dated October 13, 2006 and recorded October 16, 2006 to Wayne County Deed Book 3153 page 263, granted and conveyed unto James A. Ratliff and Robin R. Ratliff.

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.

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.

Seized and taken in execution as property of:
James A. Ratliff 249 Vine Street

HONESDALE PA 18431
Robin R. Ratliff 618 4th Street
NESCOPECK PA 18635

Execution No. 224-Civil-2016
Amount Due: \$81,853.13 Plus
additional costs

July 13, 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.

9/2/2016 • 9/9/2016 • 9/16/2016

**SHERIFF'S SALE
SEPTEMBER 28, 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 28th 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 piece, parcel or lot of land situate in the Township of Salem, County of Wayne and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the center of the State Road Route 63127 leading from Route 348 to Maplewood, Pennsylvania, the said point being North 19 degrees 36 minutes East, about 668 feet; North 25 degrees 13 minutes East, 135 feet; North 36 degrees 48 minutes East, 100 feet; and North 48 degrees 18 minutes East, 200 feet along the center of the said State Road from the intersection with the State Road Route 348; thence through lands of the prior Grantor, North 18 degrees 07 minutes West, 364.2 feet to a pipe corner about 8 feet from the center of the Old Gravity Railroad; thence along the same, North 50 degrees 18 minutes East, 235.3 feet to a pipe corner; thence still through lands of the prior Grantor, South 34 degrees 20 minutes East, 334.7 feet to a point in the center of the said road; thence along the center of the same, South 49 degrees 24 minutes West, 338 feet to the place of beginning.

Containing 2.2 acres, more or less.

HAVING THEREON ERECTED A DWELLING KNOWN AS 781 LAKE HENRY ROAD, fka RD 4, BOX 4675, LAKE ARIEL, PA 18436.

TAX MAP #: 22-0-0310-0002.
CONTROL#: 039454

BEING the same premises which Melody D. Williams, by deed dated June 10, 2005 and recorded June 13, 2005 to Wayne County Deed Book 2788, page 308, granted and conveyed unto Melody D. Williams and Christopher Hopkins. Melody D. Williams is also known as Melody D. Hopkins.

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.

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.

TO BE SOLD AS THE PROPERTY OF CHRISTOPHER HOPKINS AND MELODY D. HOPKINS A/K/A MELODY D. WILLIAMS ON WAYNE COUNTY JUDGMENT NO. 605 CIVIL 2015.

Seized and taken in execution as

property of:

Christopher Hopkins 2195 W. 8th
Street PO Box 282 DALLAS PA
18612

Melody D. Hopkins a/k/a Melody
D. Willams 781 Lake Henry Road
LAKE ARIEL PA 18436

Execution No. 605-Civil-2015
Amount Due: \$137,371.05 Plus
additional costs

July 1, 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.

9/2/2016 • 9/9/2016 • 9/16/2016

**SHERIFF'S SALE
OCTOBER 5, 2016**

By virtue of a writ of Execution instituted Federal National Mortgage Association ("Fannie Mae"), A Corporation Organized and Existing under the laws of The United States of America issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 5th day of October, 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 Lake, County of Wayne and State of Pennsylvania, known as Lot 4040, Section 47, 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, page 27; May 11, 1970 in Plat Book 5, pages 34, 37, 41 through 48 and 50; September 8, 1970 in Plat Book 5, page 57; February 8, 1971 in Plat Book 5, pages 62 and 63; March 24, 1971 in Plat Book 5, page 66; May 10, 1971 in Plat Book 5, pages 71 and 72; March 14, 1972 in Plat Book 5, pages 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, 97 and 100

through 104; March 9, 1973 in Plat Book 5, page 106; March 23, 1973 in Plat Book 5, page 107; April 3, 1973 in Plat Book 5, pages 108 through 110; May 18, 1973 in Plat Book 5, pages 111 through 119; September 24, 1973 in Plat Book 5, pages 120 through 123.

SUBJECT TO all easements, covenants, conditions and restrictions of record, including those set forth in the Declaration of Protective Covenants of The Hideout, dated as of May 11, 1970, as amended and supplemented.

TITLE TO SAID PREMISES IS VESTED IN John G. Barcarola and Victoria Barcarola, his wife, as tenants by the entireties, by Deed from John C. Owens, single, dated 02/12/2004, recorded 02/13/2004 in Book 2443, Page 210.

Tax Parcel: 12-0-0044-0062

Premises Being: 4040 South Fairway Drive, Lake Ariel, PA 18436

Improvements thereon:
RESIDENTIAL DWELLING

Seized and taken in execution as property of:
John G. Barcarola a/k/a John Barcarola 7204 Normandy Drive MOUNT LAUREL NJ 08054
Victoria Barcarola 108 Palisade Avenue, Apt. C2 JERSEY CITY NJ 07306

Execution No. 4-Civil-2016
Amount Due: \$232,794.64 Plus

additional costs

July 14, 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.

Lauren L. Schuler Esq.

9/9/2016 • 9/16/2016 • 9/23/2016

**SHERIFF'S SALE
OCTOBER 5, 2016**

By virtue of a writ of Execution instituted U.S. 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 5th day of October, 2016 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of

Honesdale the following property,
viz:

ALL THAT CERTAIN piece,
parcel, lot or tract of land situate,
lying and being in the Township of
Palmyra, County of Wayne and
Commonwealth of Pennsylvania,
known, styled and designated as
Lot/Lots No. 50 on a certain map
entitled Milestone Estates, as
prepared by Carney Rhinevault,
dated July 28, 1984 as recorded in
the Office of the Recorder of
Deeds in and for Wayne County,
Pennsylvania in Plat Book 55 at
Page 102 on May 16, 1985

BEING THE SAME PREMISES
which P&L Klvana Living Trust,
dated 8/22/02, by Deed dated
9/4/03 and recorded 11/26/03 in
the Office of the Recorder of
Deeds in and for the County of
Wayne, in Deed Book 2395, Page
340, and Instrument
#200300015847, granted and
conveyed unto Michael Ruddy and
Christine Ruddy, in fee.

TAX MAP NO.: 18-0-0011-0018.-

ADDRESS BEING: 214 Deer
Run, Hawley, PA 18431

Seized and taken in execution as
property of:
Michael Ruddy 214 Deer Run
HAWLEY PA 18428
Christine Ruddy 214 Deer Run
HAWLEY PA 18428

Execution No. 48-Civil-2016
Amount Due: \$295,317.56 Plus
additional costs

July 14, 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.

9/9/2016 • 9/16/2016 • 9/23/2016

**SHERIFF'S SALE
OCTOBER 5, 2016**

By virtue of a writ of Execution
instituted Branch Banking and
Trust Company issued out of the
Court of Common Pleas of Wayne
County, to me directed, there will
be exposed to Public Sale, on
Wednesday the 5th day of October,
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 three certain pieces or parcels of land situate in the Township of Canaan, County of Wayne, and State of Pennsylvania, bounded and described as follows:

FIRST: BEGINNING in the Honesdale and Clarksville Turnpike road in the line of land of S.A. McMullen and lands of the Delaware and Hudson Canal Company near the foot of the inclined plane Number 9, thence along the said turnpike road north 76 degrees west seven and thirty-five hundredths rods; thence by other lands of said Delaware and Hudson Co. North 9 and one quarter degrees west 20 rods to a post and stones corner; thence south 76degrees east eight and ninety five hundredths rods to a post and stones corner in the line of S.A. McMullens and; thence by said land south 9 and one quarter degrees east fourteen and one tenth rods to a corner in the brook, and south 6 ? degrees west five and one half rods to the place of Beginning. Containing one acre more or less.

EXCEPTING AND RESERVING as in deed from Delaware and Hudson Canal Company to James B. Fitzsimmons as set forth in deed book No. 33 at page 513, see deed book No. 104, page 414.

SECOND: BEGINNING on the northerly margin of the main road leading from Carbondale to Waymart, at the Northeasterly

corner of lands formerly of Edward Wright; thence south eighty-five degrees east along the northerly line of said road, sixty-six feet to a corner; thence by other lands of said first parties, north seventeen degrees and ten minutes west, two hundred sixty-seven and three-tenths feet to a corner herein identified y the letter "c" thence, along line of lands formerly of Edward Wright, South nine degrees and fifteen minutes east one hundred and sixty-five feet to a corner; and thence the same boundary, south six degrees west, ninety and seventy-five one hundredths feet to the place of BEGINNING.

THIRD: BEGINNING at the corner identified by the letter "c" in the foregoing description, in line of lands formerly of Edward Wright; thence by other lands of the first parties, north sixty one degrees and thirty minutes fast two hundred and fourteen and one half feet to a corner; thence north twenty-eight degrees and thirty minutes West five hundred eighty-two and seventy-five one hundredths feet to a corner; and thence by line of lands formerly of Edward Wright south nine degrees and fifteen minutes East six hundred and thirty one and two tents feet to the place of Beginning.

There is also granted to the Grantees, their heirs and assigns, a right of way not to exceed fifteen feet in width at the corner identified by the letter ICC" or elsewhere, said right of passage to

follow along the easterly side of the Edward Wright line for the purpose of giving the said grantee access back and forth, between the two lots above described and granted.

Subject also to the right and privilege given in prior deeds to maintaining a line of water pipe across the lands herein conveyed.

EXCEPTING AND RESERVING the following parcel of land:

ALL THAT CERTAIN piece, parcel or tract of land lying, situate and being in the Township of Canaan, County of Wayne and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin corner found, located on the northerly side of Pennsylvania Legislative Route No. 63086, being the southwest corner of lands of N. Milo and Elizabeth H. Gardner (DB 251 P 973) and being the southeast corner of lands of the Grantor herein; thence along and within the northerly bonds of said roadway, along the southern line of lands of the Grantor herein, North 85 degrees 00 minutes 00 seconds West 66.00 feet to a point or corner and North 76 degrees 00 minutes 00 seconds West 66.00 feet to a point or corner; thence departing from said roadway and through lands of the Grantor herein, North 06 degrees 45 minutes 39 seconds East 129.61 feet to an iron pin corner set and North 89 degrees 32 minutes 49 seconds East 67.90 feet

to an iron pin corner set, located on the common division line of lands of the aforementioned B.Milo and Elizabeth H. Gardner and the Grantor herein; thence along said division line, South 17 degrees 10 minutes 00 seconds East 158.00 feet to the place of BEGINNING.

CONTAINING within bounds, 13,995.95square feet (0.321 acres), of land, inclusive of road right of way and supporting a one (1) story frame dwelling, as surveyed by Alfred K. Bucconnear, Registered Surveyor, in July of 1978, a map of which is recorded in the Office of the Recorder of Deeds of Wayne County in Map Book at Page . All bearings are on a Deed Meridian of 1948.

BEING TAX NO.: 04-0-0251-0018.- & 04-0-0251-0021.-

BEING KNOWN AS: 55 WEST CARBONDALE ROAD, WAYMART, PENNSYLVANIA 18472.

Seized and taken in execution as property of:
Lorna L. Wolfe 55 West
Carbondale Road WAYMART PA
18472

Execution No. 95-Civil-2016
Amount Due: \$91,519.60 Plus
additional costs

July 15, 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.

Jacob M. Ottley Esq.

9/9/2016 • 9/16/2016 • 9/23/2016

**SHERIFF'S SALE
OCTOBER 12, 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 12th day of October, 2016 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THAT CERTAIN piece or parcel of land lying, situate and being in the Township of Dreher,

County of Wayne and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center of Pennsylvania Route 196, said point also being a common corner of the parcel herein conveyed and that now or formerly of Cron (D.B. 209, P. 160); thence along a common corner of Cron (D.B. 209, P. 160) and the center of Pennsylvania Route 196 South 05 degrees 45 minutes West 262.5 feet to a common corner of that now or formerly Cron (D.B. 209, P. 160) and parcel identified as 'the Remainder' parcel of the Grantors; thence through lands of the Grantors and along a common line of that now or formerly Jones (D.B. 219, P. 302) South 05 degrees 00 minutes West 313.60 feet to a common corner of that now or formerly Jones (D.B. 219, P. 302) and the parcel herein conveyed, and on a common line of that now or formerly Schultz (R.B. 1583, P. 172); thence along a common line of Schultz (R.B. 1583, P. 172) North 82 degrees 03 minutes 00 seconds West 594.47 feet to a found iron bar set in old stone corner on a common corner and/or line of that now or formerly Drake (D.B. 439, P. 1133); thence along Drake (D.B. 439, P. 1133) and now or formerly Traver (D.B. 349, P. 482) North 48 degrees 57 minutes 35 seconds East 764.54 feet to a corner marked by a found No. 4 rebar, said point being on a common line with that now or formerly Traver (D.B. 349, P. 482) and on a common corner of that

now or formerly Gamewell (R.B. 1570, P. 247); thence along that now or formerly Gamewell (R.B. 1570, P. 247) South 80 degrees 49 minutes 12 seconds East 66.59 feet to the point or place of BEGINNING.

CONTAINING 4.36 acres, more or less and being Lot No. 1 on the map of William F. Schoenagel, P.L.S., dated October 17, 2002 and recorded in Wayne County Map Book 98 at Page 87.

TITLE TO SAID PREMISES IS VESTED IN Dale R. Stackhouse, Jr., a married man, by Deed from Dale R. Stackhouse, Jr. and Jocelyn M. Young, f/k/a Jocelyn M. Stackhouse, h/w, dated 10/19/2013, recorded 10/25/2013 in Book 4638, Page 184.

Tax Parcel: 08-0-0361-0015

Premises Being: 57 South Turnpike Road, Newfoundland, PA 18445

Improvements thereon:
RESIDENTIAL DWELLING

Seized and taken in execution as property of:
Dale R. Stackhouse, Jr. 57 South Turnpike Road
NEWFOUNDLAND PA 18445

Execution No. 84-Civil-2016
Amount Due: \$173,880.04 Plus
additional costs

July 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.

9/16/2016 • 9/23/2016 • 9/30/2016

**SHERIFF'S SALE
OCTOBER 12, 2016**

By virtue of a writ of Execution instituted Wells Fargo Bank, N.A. s/b/m Wachovia Mortgage, FSB f/k/a World Savings 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 12th day of October, 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,
PARCEL, OR PIECE OF**

GROUND SITUATE IN THE TOWNSHIP OF PAUPACK, COUNTY OF WAYNE, AND COMMONWEALTH OF PENNSYLVANIA, BEING LOT NUMBER 197, SECTION 1, AS SHOWN ON MAP OF WALLENPAUPACK LAKE ESTATES ON FILE IN THE RECORDER OF DEEDS OFFICE AT HONESDALE, PENNSYLVANIA IN PLAT BOOK NO. 14 AT PAGE(S) 117. TOGETHER WITH ALL RIGHTS-OF-WAY AND UNDER AND SUBJECT TO ALL OF THE COVENANTS, RESERVATIONS, RESTRICTIONS AND CONDITIONS AS SET FORTH IN THE RESTRICTIVE COVENANTS ATTACHED HERETO AS "SCHEDULE A".

BEING THE SAME PREMISES which John Rizzo and Deborah Rizzo, husband and wife, by Deed dated November 13, 2006 and recorded November 21, 2006 in the Office of the Recorder of Deeds in and for Wayne County in Deed Book Volume 3179, Page 255, granted and conveyed unto PAUL M. TRAVIS and MARGARET TRAVIS, husband and wife.

BEING KNOWN AS: 9
COMMANCHE DRIVE,
LAKEVILLE, PA 18438

PARCEL #19-28-129

Seized and taken in execution as property of:
Paul M. Travis 404 Fourth Avenue
NEWTOWN SQUARE PA 19073
Margaret Travis 404 Fourth Avenue

NEWTOWN SQUARE PA 19073

Execution No. 112-Civil-2010
Amount Due: \$106,852.36 Plus
additional costs

July 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.**

Harry B. Reese, Esq.

9/16/2016 • 9/23/2016 • 9/30/2016

**SHERIFF'S SALE
OCTOBER 12, 2016**

By virtue of a writ of Execution instituted Wells Fargo Bank, N.A. s/b/m to Wachovia 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 12th day of October, 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 property situated in the township of Lake, county of Wayne, and state of Pennsylvania being more particularly described in a deed recorded in book 2119 at page 0087 among the land records of the county set forth above.

TITLE TO SAID PREMISES IS VESTED IN August Stark, III. and Sally A. Stark, his wife, by Deed from Donald C. Pontosky and Gerlinde Pontosky, his wife, dated 12/03/2002, recorded 12/04/2002 in Book 2119, Page 87.

Tax Parcel: 12-0-0073-0022

Premises Being: 526 Stock Farm Road South, Lake Ariel, PA 18436

Improvements thereon:
RESIDENTIAL DWELLING

Seized and taken in execution as property of:
August Stark, III 607 Shirley Lane
L 117 SCRANTON PA 18512
Sally Stark, a/k/a Sally A. Stark

607 Shirley Lane, L 117
DUNMORE PA 18512

Execution No. 175-Civil-2016
Amount Due: \$258,849.42 Plus
additional costs

July 22, 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.**

Paul Cressman Esq.

9/16/2016 • 9/23/2016 • 9/30/2016

CIVIL ACTIONS FILED

*FROM AUGUST 20, 2016 TO AUGUST 26, 2016
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2007-00278	ERBIS BRYAN K	8/24/2016	SATISFACTION	—
2009-00205	DRAKE GARY L	8/24/2016	WRIT OF EXECUTION	2,162.18
2009-00205	THE FIDELITY DEPOSIT & DISCOUN GARNISHEE	8/24/2016	WRIT EXEC/GARNISHEE	—
2009-21102	OBRIEN JOHN	8/26/2016	SATISFACTION	—
2009-21102	OBRIEN ELISABETH	8/26/2016	SATISFACTION	—
2010-01043	CANTIL CLAYTON K	8/24/2016	WRIT OF EXECUTION	21,008.81
2010-01043	BANK OF AMERICA GARNISHEE	8/24/2016	WRIT EXEC/GARNISHEE	—
2010-21488	BADGLEY JUNE	8/26/2016	SATISFACTION	536.35
2014-20464	SCHRADER KEVIN	8/26/2016	SATISFACTION	—
2014-90024	ROMAN WILLIAM JR ESTATE	8/25/2016	SATISFACTION	6,133.58
2014-90066	ROMAN WILLIAM C ESTATE	8/25/2016	SATISFACTION	19,557.04
2015-00080	IMBURGIO STEVEN ADM & HEIR OF ESTATE OF	8/23/2016	DEFAULT JUDG IN REM	153,928.70
2015-00080	IMBURGIO LORETTA	8/23/2016	DEFAULT JUDG IN REM	153,928.70
2015-00080	IMBURGIO CATHERINE ANN A/K/A IMBURGIO CATHY	8/23/2016	DEFAULT JUDG IN REM	153,928.70
2015-00080	UNKNOWN HEIRS SUCCESSORS ASSGN ETC UNDER LORETTA IMBURGIO DEC	8/23/2016	DEFAULT JUDG IN REM	153,928.70
2015-00139	LEWON CHRISTIAN	8/22/2016	WRIT OF EXECUTION	368,400.02
2015-00193	ABRUZZESE DEMETRIO A/K/A	8/22/2016	WRIT OF EXECUTION	79,881.78
2015-00193	ABRUZZESE DEMETRIO J	8/22/2016	WRIT OF EXECUTION	79,881.78
2015-00430	MCCORMICK RANDY	8/24/2016	DEFAULT JUDGMENT	47,925.36
2015-00430	WARREN LORI A/K/A	8/24/2016	DEFAULT JUDGMENT	47,925.36
2015-00430	MCCORMICK LORI LYNN	8/24/2016	DEFAULT JUDGMENT	47,925.36
2015-00430	CURRENT OCCUPANTS	8/24/2016	DEFAULT JUDGMENT	47,925.36
2015-00430	MCCORMICK RANDY	8/24/2016	WRIT OF POSSESSION	—
2015-00430	WARREN LORI A/K/A	8/24/2016	WRIT OF POSSESSION	—
2015-00430	MCCORMICK LORI LYNN	8/24/2016	WRIT OF POSSESSION	—
2015-00430	CURRENT OCCUPANTS	8/24/2016	WRIT OF POSSESSION	—
2015-00496	WALLS SANDRA K	8/24/2016	CONSENT JUDGMENT	6,142.35
2015-00496	WALLS WESLEY R	8/24/2016	CONSENT JUDGMENT	6,142.35
2015-20020	SCHRADER KEVIN	8/26/2016	SATISFACTION	—
2015-20142	SCOTT CHARLENE	8/26/2016	SATISFACTION	1,509.77
2015-20488	REIDER KERRY	8/22/2016	SATISFACTION	1,213.89
2015-20688	MCANDREW RYAN P	8/26/2016	SATISFACTION	—
2015-21160	TAYLOR ARTHUR A	8/26/2016	SATISFACTION	546.62

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

2015-21245	MEYER MARY E	8/23/2016	SATISFACTION	245.89
2016-00124	BORS DAM JAMES W	8/22/2016	WRIT OF EXECUTION	117,148.55
2016-00289	GRIFFITH EVAN	8/24/2016	DEFAULT JUDGMENT	48,202.71
2016-00422	FUNARO MICHAEL FRANCIS	8/24/2016	QUIET TITLE	—
2016-00428	COURTRIGHT LLEWELLYN	8/25/2016	CONFESSION OF JDGMT	258,878.24
2016-00428	COURTRIGHT DAWN	8/25/2016	CONFESSION OF JDGMT	258,878.24
2016-20079	BANK OF AMERICA NA	8/26/2016	SATISFACTION	1,432.57
2016-20131	GRIEVE MARY	8/23/2016	SATISFACTION	—
2016-20560	BASILE ANTHONY P	8/26/2016	SATISFACTION	966.02
2016-20560	BASILE SUZETTE	8/26/2016	SATISFACTION	966.02
2016-20586	TRAYNOR ROBERT P JR	8/26/2016	SATISFACTION	—
2016-20784	LEWIS SHANNON	8/22/2016	JP TRANSCRIPT	1,087.94
2016-20785	BISHOP DAVID H	8/22/2016	JP TRANSCRIPT	3,488.83
2016-20786	HENRY CAROLYN	8/22/2016	MUNICIPAL LIEN	407.75
2016-20787	BRIGGS BLANCHE M	8/22/2016	FEDERAL TAX LIEN	19,091.61
2016-20788	GONZALEZ MARIANO	8/23/2016	MUNICIPAL LIEN	253.53
2016-20789	SEPE JANICE	8/23/2016	MUNICIPAL LIEN	293.96
2016-20789	GRIFFIN PATRICK ESTATE OF	8/23/2016	MUNICIPAL LIEN	293.96
2016-20790	WHITAKER JAMIE S	8/23/2016	MUNICIPAL LIEN	312.51
2016-20791	SCHMALE JOHN	8/24/2016	JP TRANSCRIPT	1,578.35
2016-20792	MERRING MICHAEL P	8/24/2016	JP TRANSCRIPT	3,477.10
2016-20793	BADGLEY JUNE	8/24/2016	JP TRANSCRIPT	8,173.00
2016-20794	COUNTRY ROADS MARKET INC	8/26/2016	TAX LIEN	809.61
2016-20795	BENEDICT JOHN H SR	8/26/2016	TAX LIEN	440.06
2016-20795	BENEDICT WINIFRED G	8/26/2016	TAX LIEN	440.06
2016-20796	GVO STOP N GO INC	8/26/2016	TAX LIEN	600.44
2016-20797	SIGUENZA PAUL	8/26/2016	TAX LIEN	2,789.80
2016-20797	IND AND AS OWNER OF AMERICAN PAINTERS LLC	8/26/2016	TAX LIEN	2,789.80
2016-20798	SCHENK HAROLD	8/26/2016	TAX LIEN	7,916.58
2016-20799	COUNTRY ROADS MARKET INC	8/26/2016	TAX LIEN	8,925.68
2016-20800	LITE NING INC	8/26/2016	TAX LIEN	13,121.49
2016-20801	GENE VAN ORDEN EXCAVATING INC	8/26/2016	TAX LIEN	590.64
2016-20802	MARSHALL CONSULTING INC	8/26/2016	TAX LIEN	2,619.15
2016-20803	KILPATRICK BERNARD	8/26/2016	TAX LIEN	3,326.41
2016-20804	SAUDEVA PROPERTIES LLC	8/26/2016	TAX LIEN	1,561.17
2016-90083	CUMMINGS THOMAS	8/22/2016	ESTATE CLAIM	21,610.00

CIVIL APPEALS — AGENCIES: OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00424	KRAUSE LEE C PLAINTIFF/APPELLEE	PLAINTIFF	8/24/2016	—
2016-00424	ANGUEIRA CRYSTAL DEFENDANT/APPELLANT	DEFENDANT	8/24/2016	—
2016-00426	WAYNE COUNTY OFFICE OF BEHAVIOR PLAINTIFF/APPELLEE	PLAINTIFF	8/25/2016	—
2016-00426	DESTEFANO MICHAEL DEFENDANT/APPELLANT	DEFENDANT	8/25/2016	—

COMPLAINT — CONFESSION

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00428	DIME BANK	PLAINTIFF	8/25/2016	—
2016-00428	COURTRIGHT LLEWELLYN	DEFENDANT	8/25/2016	—
2016-00428	COURTRIGHT DAWN	DEFENDANT	8/25/2016	—

MISCELLANEOUS — OTHER

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00420	LAKEVILLE VOLUNTEER FIRE CO	PLAINTIFF	8/23/2016	—
2016-00420	SCRANTON QUINCY AMBULANCE LLC	DEFENDANT	8/23/2016	—
2016-00420	LACKAWANNA AMBULANCE INC	DEFENDANT	8/23/2016	—
2016-00420	WAYNE AMBULANCE INC	DEFENDANT	8/23/2016	—
2016-00420	PENSKE TRUCK LEASING CO LP	DEFENDANT	8/23/2016	—
2016-00420	PENSKE TRUCK LEASING CORP	DEFENDANT	8/23/2016	—

NAME CHANGE

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00427	ANTOINE BROOK MARIE	PETITIONER	8/25/2016	—

PETITION

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00425	1991 TOYOTA PICKUP TRUCK VIN JT4VN01D2M2011374	PETITIONER	8/25/2016	—
2016-00425	EBERT JESSICA	PETITIONER	8/25/2016	—
2016-00425	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	RESPONDENT	8/25/2016	—
2016-00430	DANIELS DEBORAH J DEPUTY DIST. CRT.ADMINISTRATOR	PETITIONER	8/26/2016	—
2016-00430	HENDRIX NICOLE COURT ADMINISTRATOR	PETITIONER	8/26/2016	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00421	OCWEN LOAN SERVICING LLC	PLAINTIFF	8/23/2016	—
2016-00421	KWORTNIK ROBERT J A/K/A	DEFENDANT	8/23/2016	—
2016-00421	KWORTNIK ROBERT J SR	DEFENDANT	8/23/2016	—
2016-00421	KWORTNIK TAMARA A	DEFENDANT	8/23/2016	—

REAL PROPERTY — QUIET TITLE

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00422	FIRST NATIONAL BANK OF PA	PLAINTIFF	8/24/2016	—
2016-00422	FUNARO MICHAEL FRANCIS	DEFENDANT	8/24/2016	—
2016-00429	HUMPHREY MARY ELLEN	PLAINTIFF	8/26/2016	—
2016-00429	KEMBLE RAYMOND	DEFENDANT	8/26/2016	—

TORT — MOTOR VEHICLE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00423	MAERS CHRISTINA	PLAINTIFF	8/24/2016	—
2016-00423	MAERS WALTER	PLAINTIFF	8/24/2016	—
2016-00423	WHITE MADISON	PLAINTIFF	8/24/2016	—
2016-00423	WHITE MACKENZIE	PLAINTIFF	8/24/2016	—
2016-00423	RUTLEDGE MARY ANN	DEFENDANT	8/24/2016	—

MORTGAGES AND DEEDS

*RECORDED FROM SEPTEMBER 5, 2016 TO SEPTEMBER 9, 2016
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Curtis Bronwyn A	Wayne Bank	Preston Township	
Curtis Kevin A			50,000.00
Rochford Thomas	Wells Fargo Bank	Lake Township	
Rochford Eileen			142,017.28
Siepiela Carolyn	Honesdale National Bank	Cherry Ridge Township	89,500.00
Villafane Edwin R	Mortgage Electronic Registration Systems	Cherry Ridge Township	
Villafane Zoe Figueroa			221,888.00
Laudicina Carmela	Mortgage Electronic Registration Systems	Clinton Township	
Pergola Vincent			101,750.00
Mancuso Peter Jr	Mortgage Electronic Registration Systems	Salem Township	
Mancuso Ludmilla			105,725.00
Mitchell Michele L	Mortgage Electronic Registration Systems	Salem Township	
Mitchell Robert E			236,000.00
Kennedy Ellaina M	Honesdale National Bank	Lake Township	86,400.00
Kerna Amanda E	Honesdale National Bank	Dyberry Township	
Kerna Brian D			189,000.00
Auten Harvey Halbert	Mortgage Electronic Registration Systems	Lake Township	
Auten Carina Martina		Lake & South Canaan Twp	141,521.00
		South Canaan Township	
		South Canaan & Lake Twp	141,521.00
Yanchuck Kristen E	Mortgage Electronic Registration Systems	Lehigh Township	89,434.00
Rodriguez Marilyn	Mortgage Electronic Registration Systems	Salem Township	
Rodriguez Angel L			109,890.00
Abbott Michael J	Mortgage Electronic Registration Systems	Cherry Ridge Township	
Manzo Jessica AKA Abbott Jessica A AKA			149,200.00
Kullen Kenneth Robert	Rural Housing Service United States Department Of Agriculture	Sterling Township	109,500.00
Rastello Joseph	Muller Barbara	Lake Township	100,000.00
Fuhs Allan E	U S Bank National Association	South Canaan Township	
Fuhs Allan E Agent Fuhs Colleen By Agent			228,000.00

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

Colleen Fuhs By Agent	US Bank National Association	South Canaan Township	
Fuhs Allan E Agent			28,500.00
Fuhs Allan E			
Tropea Sebastian Robert	Cury Thomas B	Buckingham Township	
Tropea Carol Joyce		Buckingham & Preston Twps	227,000.00
		Preston Township	
		Preston & Buckingham Twps	227,000.00
Murray Robert M Jr	Mortgage Electronic Registration Systems	Paupack Township	
Murray Dolores A			106,837.00
Ginter John	Mortgage Electronic Registration Systems	Paupack Township	154,246.00
Schaub James	Mortgage Electronic Registration Systems	Mount Pleasant Township	159,265.00
Valet Thomas P	Wayne Bank	Paupack Township	
Valet Josephine H			150,000.00
Highhouse Lawrence H	Dime Bank	Oregon Township	
		Oregon & Dyberry Twps	49,000.00
		Dyberry Township	
		Dyberry & Oregon Twps	49,000.00
Otway Dennis B	Dime Bank	Salem Township	40,000.00
Edwards John F	Dime Bank	Hawley Borough	
Edwards Jo Ann			35,000.00
Swingle Mary E AKA	Dime Bank	Cherry Ridge Township	
Swingle Mary AKA			46,000.00
Henkel Joseph	Mortgage Electronic Registration Systems	Lake Township	206,143.00
Stuart Carl Bruce	New Britain Mortgage	Salem Township	163,800.00
Lopresti Anthony J	Mortgage Electronic Registration Systems	Oregon Township	
Box Jessica L			131,865.00
Fiorelli John P	Mortgage Electronic Registration Systems	Cherry Ridge Township	
Fiorelli Tara M			202,819.00
Larsen James J	Mortgage Electronic Registration Systems	Honesdale Borough	89,827.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Murphy Judith Ann	Murphy Judith Ann Herzog Joshua Herzog Alyssa	Prompton Borough	
Glosenger Ronald B	McGinnis Kevin P	Dyberry Township	
Glosenger Shannon R	McGinnis Cynthia S		
Melal Inc	Kheyman Leonid	Lehigh Township	
Brehm John H By Af	D H D Real Estate	Paupack Township	
Brehm Joanne M Af			Lot 11
Brehm Joanne M			

MacCarty Lynn F By Sheriff	Bank Of America	Salem Township	
Bank Of New York Mellon			
Tr By Af	Camunas Manuel	Lake Township	
Ditech Financial Af			Lot 2614
Taninies William J IV	Villafane Edwin R	Cherry Ridge Township	
Taninies Dawn M	Villafane Zoe Figueroa		Lot 21
McCormick Mary Ann	McCormick Paul	Mount Pleasant Township	
McCormick Mary Ann	McCormick Paul	Mount Pleasant Township	
Casey Jerome P	Wayne County	Honesdale Borough	
Lee Byung Ung	Breier Michael	Lake Township	
Lee Jung Ja	Breier Barbara A		Lot 4380
Kurylas James	Mancuso Peter Jr	Salem Township	
	Mancuso Ludmilla		Lot 390
Simler Ronald	Mitchell Robert E	Salem Township	
Simler Marie	Mitchell Michele L		Lot 559
Fannie Mae AKA	Niessing Elizabeth M	Salem Township	
Federal National Mortgage			
Association AKA	Niessing John M		Lot 431
K M L Law Group			
McDowell Edward	Kennedy Ellaina M	Lake Township	
McDowell Ellaina M			Lot 1400
Kennedy Ellaina M			
Wilmot Karen	Wilmot Robert R Jr Exr Wilmot Robert R Sr Est	Salem Township	
Carpenter Wayne H	Carpenter Russell J Tarkington Wendy J	Lake Township	Lot 3296
Levrock Elizabeth	Cavco Holdings	Canaan Township	
Sanford Robert G	Shehawken Lake Association Inc	Preston Township	
Sanford Paul O			
Sanford Richard A			
Marcus Sanford Family Limited Partnership			
Shehawken Lake Association	Shehawken Lake Association Inc	Preston Township	
Parrish Theresa Exr AKA	Rumain Michael Vincent	Berlin Township	
Brookingparrish Theresa			
Exr AKA	Derrick Emily Joann		
Rumain John P Est AKA	Rumain Catherine Jean		
Rumain John Philip Est AKA			
Parrish Theresa Brooking			
Exr AKA			
Parrish Theresa Exr AKA	Rumain Michael Vincent	Honesdale Borough	
Parrish Theresa Brooking			
Exr AKA	Rumain Catherine Jean		
Brookingparrish Theresa			
Exr AKA	Derrick Emily Joann		
Rumain John Philip Est AKA			
Rumain John P Est AKA			
Krupa Michael J	Krupa Michael J	Honesdale Borough	
Krupa Katherine			Lot 5
Krupa Katherine	Krupa Michael	Dyberry Township	
Krupa Michael			Lot 3

Stocoski Kathryn	Yanchuck Kristen	Lehigh Township	
Cook Mary Ellen Adm	M E C Management	Paupack Township	
Cook William J Est AKA			Lots 119 & 120
Cook William Est AKA			
Piccolo Thomas	Rodriguez Marilyn	Salem Townshi-	
Piccolo Rosemary	Rodriguez Angel L		Lot 447
Steck John C	Perry Thomas J	Lake Township	
Steck Margaret J	Perry Julie A		Lot 5
Smith Beth	Smith Beth	Dyberry Township	
Smith Ronald			Lot 2C
Melton Andrew M	Kullen Kenneth Robert	Sterling Township	
Melton Stacey J			Lot 50
Freddie Mac AKA	Rastello Joseph	Lake Township	
Federal Home Loan Mortgage Corporation AKA			Lot 3802
Udren Law Offices			
Agugliaro Joseph A	Fuhs Allan E	South Canaan Township	
Agugliaro Bonnie E	Fuhs Colleen		Lot 3
Cury Thomas C	Tropea Sebastian Robert Tropea Carol Joyce	Buckingham Township Buckingham & Preston Twps Preston Township Preston & Buckingham Twps	
Fannie Mae AKA	Brunet Paul A	Lake Township	
Federal National Mortgage Association AKA			Lot 1434
Udren Law Offices			
Quagliana Frederick G	G C Marketing Inc	Lehigh Township	Lots 209 & 230
Banning Henry J Jr	Fabian Charles Michael	Lehigh Township	
Banning Theresa			Lot 123
Fabian Charles Michael	Fabian Charles Michael	Lehigh Township	Lot 122
Wayne County Tax Claim Bureau	Pisciotta Giovanni	Lehigh Township	
Balanovich Moran			
Wayne County Tax Claim Bureau	Niestoj Tomasz	Lehigh Township	
Duarte Trey			
Wayne County Tax Claim Bureau	Jordon Holdings L L C	Lehigh Township	
Rivera Laura			
Wayne County Tax Claim Bureau	Jordon Holdings L L C	Lehigh Township	
Rivera Laura			
Wayne County Tax Claim Bureau	Famularo John R	Lehigh Township	
Fisher Paul Jr			
Fisher Pauline			
Wayne County Tax Claim Bureau	Ferrante Damon	Lehigh Township	
Anderson Rennai			
Wayne County Tax Claim Bureau	Evers John Jr	Lehigh Township	
Cruz Sheena			
Wayne County Tax Claim Bureau	Evers John Jr	Lehigh Township	
Cruz Sheena			
Wayne County Tax Claim Bureau	Lalchan Luke	Lehigh Township	
Difalco Lawrence			

Wayne County Tax Claim Bureau	Lalchan Luke	Lehigh Township
Difalco Lawrence		
Wayne County Tax Claim Bureau	Lalchan Luke	Lehigh Township
Prenchak Michael		
Prenchak Helen		
Wayne County Tax Claim Bureau	Adams Shawn M	Lehigh Township
Ortiz Jonathan		
Wayne County Tax Claim Bureau	Freeman William J	Lehigh Township
Thomas Lloyd		
Wayne County Tax Claim Bureau	Evers John Jr	Lehigh Township
King Perry		
Wayne County Tax Claim Bureau	Evers John Jr	Lehigh Township
King Perry		
Wayne County Tax Claim Bureau	Sun & Son Two Zero Zero Six C Inc	Lehigh Township
Stuber Corey L		
Wayne County Tax Claim Bureau	Haines Nancy Neville	Salem Township
Shepps William		
Wayne County Tax Claim Bureau	Sun & Son Two Zero Zero Six C Inc	Lehigh Township
Stuber Corey L		
Wayne County Tax Claim Bureau	Sun & Son Two Zero Zero Six C Inc	Paupack Township
Flaim Thomas J		
Flaim Rosanna		
Wayne County Tax Claim Bureau	Baylor Dahsiem	Sterling Township
Pocono Springs Estates Inc		
Wayne County Tax Claim Bureau	Nationwide Capital Group L L C	Paupack Township
Pastula Nora P		
Wayne County Tax Claim Bureau	Bartolome Rodrigo	Lehigh Township
Mena Dionicio		
Wayne County Tax Claim Bureau	Bartolome Rodrigo	Lehigh Township
Marshall Patricia A		
Wayne County Tax Claim Bureau	Kern Richard	Lehigh Township
Marshall Patricia A	Kern Yvonne	
Wayne County Tax Claim Bureau	Rizzo Terri	Lehigh Township
Marshall Patricia A	Johnson William	
Wayne County Tax Claim Bureau	Urena Oliver L	Lehigh Township
Morace Joseph A		
Wayne County Tax Claim Bureau	Lawrence John	Lehigh Township
Hacku Craig		
Wayne County Tax Claim Bureau	Urena Oliver L	Lehigh Township
Morace Joseph A		
Wayne County Tax Claim Bureau	Urena Oliver L	Lehigh Township
Morace Joseph A		
Wayne County Tax Claim Bureau	Lawrence John	Lehigh Township
Hacku Craig		
Wayne County Tax Claim Bureau	Pryor Joseph R	Lehigh Township
Lloyd Robin		
Discovery Day School		
Tyler Douglas Lee	Tyler Corey Layton	Lebanon Township
Tyler Corey Layton	Tyler Gerald Laverne	
Tyler Gerald Laverne		

Tyler Douglas Lee	Tyler Douglas Lee	Lebanon Township	
Tyler Corey Layton			
Tyler Gerald Laverne			
Wayne County Tax Claim Bureau	Layos Bradley	Clinton Township 2	
Parente Michael J			
Wayne County Tax Claim Bureau	Smith Rodney A	Clinton Township 2	
Hazen Cynthia	Smith Christianne M		
Wayne County Tax Claim Bureau	Lawrence John	Dreher Township	
Aponte Steven J			
Aponte Christine L			
Wayne County Tax Claim Bureau	Lawrence John	Dreher Township	
Aponte Christine L			
Aponte Steven J			
Wayne County Tax Claim Bureau	Stevens Daniel J	Dreher Township	
Maass John C	Stevens Kim M		
Maass Agnes T			
Wayne County Tax Claim Bureau	Stevens Daniel J	Dreher Township	
First National Bank Of Hope	Stevens Kim M		
Wayne County Tax Claim Bureau	Tchorzewski Marek	Dreher Township	
Stungurys Ross			
Wayne County Tax Claim Bureau	Honesdale Borough	Honesdale Borough	
David Hoff Inc			
Wayne County Tax Claim Bureau	T M D Investors Inc	Lake Township	
Frankovsky Bernadette R			
Wayne County Tax Claim Bureau	Khoury Glenn	Lake Township	
Title Search Specialists L L C			
Mulholland Holly E	Sparrow Gregory Scott	Scott Township	
Frederickson Holly E			
Frederickson Benjamin			
Pontious Stephen A	Pontious Stephen A Tr	Salem Township	
Stephen A Pontious Trust			Lot 2554
Yandell Ronald L	Caruella Veronica	Lehigh Town~Hip	
Yandell Belinda			Lots 16 & 17
Brown William R AKA	Brown William R II	Paupack Township	
Brown William R II AKA	Brown Brian O		Lot 294
	Brown William R III		
Gehlhaus Dolores F	Stuart Carl Bruce	Salem Township	
Stuart Carl B			
Kampwell	St Thomas More Parish	Lake Township	
	Bambera Joseph C Tr		Lot 1
McLaughlin Francis P	McLaughlin Peggy A	Paupack Township	Lot 115
Thomas William J	Bonura Joseph W III	Lake Township	
Thomas Rebbecca	Bonura Marian		Lot 1232
Kennedy Michael P	Dunn Charles M	Lehigh Township	
	Dunn Eileen C		Lot 7
Westberry Elizabeth By Sheriff	J P Morgan Chase Bank	Dreher Township	
Hibbs Kathie J By Sheriff			Lot 4
Hibbs Wilmer C By Sheriff			
Ramirez Amara By Sheriff	Wells Fargo Bank Tr	Damascus Township	

Grieve Mary By Sheriff	Federal Home Loan Mortgage Corporation	Honesdale Borough
Smith Olney W Jr	Lopresti Anthony J	Oregon Township
Smith Malyn	Box Jessica L	
McKinney Thomas III	McKinney Thomas III	Lehigh Township
Strausser Tina L	Strausser Tina L	
Roman David	Roman David	Lehigh Township
Griffith Thomas E	Swendsen Bradley E	Damascus Township
	Swendsen Diana L	



Introducing the
WAYNE COUNTY LEGAL JOURNAL
Official Publication of the Wayne County Bar Association

Don't Miss an Issue!
 Get weekly Sheriff Sales, Estate Notices,
 Mortgages, Deeds, Judgments & MORE.

Subscribe Today!

Subscription Rates Per Year – Prepay Only!

Mailed Copy \$100

Emailed Copy \$50

Mailed & Emailed \$125

Email baileyd@ptd.net or call 570-251-1512.

WAYNE COUNTY BAR ASSOCIATION



www.waynecountylawyers.org



Legal Journal of Wayne County
3305 Lake Ariel Highway, Suite 3
Honesdale, PA 18431