

OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

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**Court of Common Pleas
22nd Judicial District:**

The Hon. Raymond L. Hamill
President Judge

The Hon. Robert J. Conway
Senior Judge

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

The Official Legal Publication of Wayne County, Pennsylvania



Legal Journal of Wayne County

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

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

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

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

MESSAGE FROM THE
WAYNE COUNTY BAR ASSOCIATION



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

PRICING & RATES

Notice Pricing

One time Insertions

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

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

Subscription Rates

Per Year

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

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

WAYNE COUNTY OFFICIALS

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

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Ronald J. Edwards
Linus H. Myers

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Mark Steelman

District Attorney

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Recorder of Deeds, Register of Wills

Deborah Bates

Coroner

Edward Howell

Auditors

Carla Komar
Judy O’Connell
Kathleen A. Schloesser

Jury Commissioners

Judith M. Romich
Patricia Biondo

CRIMINAL CASES

October 20, 2016 — The following cases were addressed by the Honorable Raymond L. Hamill, President Judge, Wayne County.

TOMASZ NICEWICZ, age 38 of Hawley, PA, was placed on probation for a period of 12 months for one count of False Swearing in an Official Proceeding, a Misdemeanor of the 2nd Degree. He was also ordered to pay the cost of prosecution, continue with mental health treatment, perform 40 hours of community service within 3 months, obtain full employment within 30 days of sentencing, and resolve outstanding warrant within 120 days. The incident occurred on December 3, 2015 in Texas Township, PA.

GEORGEANN CAROL ZOTYNIA, age 40 of Honesdale, PA, was placed on probation for 18 months for one count of Possession of Drug Paraphernalia, an ungraded Misdemeanor, one count of Theft by Unlawful Taking, a Misdemeanor of the 3rd Degree, and one count of Possession of a Controlled Substance, an ungraded Misdemeanor. She was also ordered to pay the cost of prosecution, pay a fine in the amount of \$300.00, pay restitution in the amount of \$160.00, comply with the drug and alcohol addiction treatment, and obtain a mental health evaluation. The incidents occurred on May 27, 2016, July 9, 2016, and August 8, 2016, in Honesdale Borough, PA.

GINO DEPALMA, age 29 of Gouldsboro, PA, was sentenced to the Wayne County Correctional Facility for a period of not less than 30 days nor more than 6 months for one count of DUI, an ungraded Misdemeanor. He was also ordered to pay the cost of prosecution, pay a fine in the amount of \$300.00, participate in and cooperate with the drug and alcohol addiction treatment, complete the Alcohol Highway Safety Course, and perform 50 hours of community service within 3 months. His BAC was .02% and Controlled Substance. The incident occurred on December 5, 2015, in Lehigh Township, PA.

SEGEN LILA DENKER, age 21 of Hawley, PA, was sentenced to the Wayne County Correctional Facility for a period of not less than 30 days nor more than 12 months for one count of Possession of a Controlled Substance, an ungraded Misdemeanor, and one count of DUI, an ungraded Misdemeanor. She was also ordered to pay the cost of prosecution, pay a fine in the amount of \$1,300.00, participate in and cooperate with the drug and alcohol addiction treatment, complete the Alcohol Highway Safety Program, participate in mental health treatment, and perform 50 hours of community service. Her BAC was Controlled Substances. The incidents occurred on April 23, 2015, in Waymart Borough, PA and February 25, 2016, in Honesdale Borough, PA.

BENJAMIN THOMAS SHREK, age 20 of Honesdale, PA, was sentenced to the Wayne County Correctional Facility for a period of not less than 30 days nor more than 12 months for one count of Possession of Controlled Substance, an ungraded Misdemeanor. He was also ordered to pay the cost of prosecution, pay a fine in the

amount of \$300.00, resolve all outstanding warrants within 30 days of parole, comply with all treatment recommendations from your drug and alcohol assessment, and complete 50 hours of community service within 3 months of parole. The incident occurred on April 15, 2016, in Hawley Borough, PA.

SANDRA COCCODRILLI, age 47 of Honesdale, PA, was placed on probation for a period of 6 months for one count of DUI, an ungraded Misdemeanor. She was also ordered to pay the cost of prosecution, pay a fine in the amount of \$300.00, participate in and cooperate with the drug and alcohol addiction treatment, complete the Alcohol Highway Safety Program, and perform 25 hours of community service within 3 months. Her BAC was .116% and the incident occurred on May 9, 2016, in Honesdale Borough, PA.

BRITTANY MARIE GARRETT, age 25 of Lake Ariel, PA, was sentenced to the Wayne County Correctional Facility for a period of not less than 30 days nor more than 12 months for one count of Theft by Unlawful Taking or Disposition, a Misdemeanor of the 1st Degree. She was also ordered to pay the cost of prosecution, pay a fine in the amount of \$300.00, and undergo a drug and alcohol evaluation. The incident occurred between March 28, 2016 and April 7, 2016, in Salem Township, PA.

JOSEPH KROMBEL, age 18 of Honesdale, PA, was placed on the Accelerated Rehabilitative Disposition Program for a period of 12 months related to Criminal Mischief. He was also ordered to pay all Court costs, perform 40 hours of community service, and pay restitution in the amount of 2,336.00. The incident occurred on April 13, 2016, in Honesdale Borough, PA.

BRYAN RUPP, age 24 of Archbald, PA, was placed on the Accelerated Rehabilitative Disposition Program for a period of 6 months related to Boating Under Influence . He was also ordered to pay all Court costs, perform 40 hours of community service. The incident occurred on July 4, 2016, in Paupack Township, PA. His BAC was .163%

NIKKI VIOHL, age 27 of Lakeville, 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 30 days. The incident occurred on April 17, 2016, in Paupack Township, PA. Her BAC was

LEGAL NOTICES

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

ESTATE NOTICES

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

EXECUTOR NOTICE

Estate of Matthew E. Diehl AKA
Matthew Diehl
Late of Canaan Township, PA
EXECUTOR
Adrian D. Brown
445 Tuthill Road
Waymart, PA 18472
ATTORNEY
Daniel L. Penetar, Jr., Esquire
116 North Washington Avenue,
Suite 2A
Scranton, PA 18503

10/28/2016 • 11/4/2016 • 11/11/2016

ESTATE NOTICE

NOTICE IS HEREBY GIVEN THAT Letters of Administration have been issued in the Estate of Diana Marie Chumard, late of Salem Township, Wayne County, Pennsylvania, who died on September 28, 2016. All persons indebted to said estate are required to make payment and those having

claims or demands are to present the same to the Administratrix, Melissa Matisko, c/o ROBERT V. DAVISON, ESQUIRE, NEW BRIDGE CENTER, SUITE 216, 480 PIERCE STREET, KINGSTON, PA 18704.

10/28/2016 • 11/4/2016 • 11/11/2016

ESTATE NOTICE

In the Estate of Mary A. Debevec, of Clinton Township, Wayne County, Pennsylvania.

Letters Testamentary in the above estate having been granted to the undersigned. All persons indebted to said estate are requested to make prompt payment and all having claims against said estate will present them without delay to:

Mary Ann Shrive
P.O. Box 44065
Rio Rancho, NM 87174

Marissa McAndrew, Esquire
Briechle Law Offices, P.C.
707 Main Street PO Box 157
Forest City, PA 18421
Attorney for the Estate

10/28/2016 • 11/4/2016 • 11/11/2016

EXECUTOR NOTICE

Estate of George F. Stinnard
Late of Dyberry Township
EXECUTOR

Jeffrey A. Stinnard
155 Weniger Hill Road
Honesdale, PA 18431
ATTORNEY
Frances Gruber, Esq.
214 Ninth Street
Honesdale, PA 18431

10/28/2016 • 11/4/2016 • 11/11/2016

EXECUTOR NOTICE

Estate of Virginia R. Beischler
Late of Sterling Township
EXECUTOR
Christopher L. Beischler
216 Columbus Place
Cliffside Park, NJ 07010

10/28/2016 • 11/4/2016 • 11/11/2016

EXECUTOR'S NOTICE

ESTATE OF TIMOTHY
RICHARD ROCK, late of Dyberry
Township, Wayne County,
Pennsylvania. Any person or
persons having claim against or
indebted to the estate present same
to Christine A. Rock, 273 Erk
Road, Honesdale, PA 18431. Sally
N. Rutherford, Esq., 921 Court St.,
Honesdale, PA 18431, Attorney
for the Estate.

10/28/2016 • 11/4/2016 • 11/11/2016

ESTATE NOTICE

Notice is hereby given, that Letters
Testamentary have been granted to
Steven R Laabs, Executor of the
Estate of Dorothy C Laabs, late of
Palmyra Township, Wayne County,
Pennsylvania who died on

September 30, 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, Steven Laabs c/o Mark R
Zimmer, Esquire, 1133 Main
Street, Honesdale, PA 18431.

10/28/2016 • 11/4/2016 • 11/11/2016

ESTATE NOTICE

NOTICE IS HEREBY GIVEN,
that Letters Testamentary have
been issued in the Estate of Helen
Bolton, a/k/a Helen A. Ostrander,
who died on September 1, 2016,
late resident of 22 Twin Willows
Dr., Apt. 7, Beach Lake, PA 18405,
to Pamela Brussel, Executrix of the
Estate, residing at 1008 Galilee
Rd., Damascus, PA 18415. All
persons indebted to said estate are
required to make payment and
those having claims or demands
are to present the same without
delay to the Law Offices of
HOWELL & HOWELL, ATTN:
ALFRED J. HOWELL, ESQUIRE,
Attorney for the Estate, at 109
Ninth Street, Honesdale, PA 18431.

ALFRED J. HOWELL, ESQUIRE
ATTORNEY FOR THE ESTATE

10/21/2016 • 10/28/2016 • 11/4/2016

ESTATE NOTICE

Estate of Kelley John Lalley aka
Kelley J. Lalley, late of the
Borough of Honesdale, County of
Wayne, Pennsylvania (died June
21, 2016). Notice is hereby given

that Letters Testamentary on the above estate have been granted to Lisa M. Lalley, Executrix, of 228 Ray Street, Honesdale, PA 18431. All persons indebted to the said estate are required to make payment, and those having claims to present the same without delay to the Administrator named herein or to John D. Lalley, Esquire, SRALT, PC, 709 North State Street, Clarks Summit, PA 18411.

10/21/2016 • 10/28/2016 • 11/4/2016

ESTATE NOTICE

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the estate of DOROTHY A. THOMPSON a/k/a DOROTHY THOMPSON late of Lake Ariel Township, Wayne County, Pennsylvania, who died July 14, 2016 to Michael Sullivan. All persons having claims against the estate are requested to make known the same to the executor, c/o Peter J. Fagan, Esquire, P O Box 904, Conyngham, Pennsylvania.

10/14/2016 • 10/21/2016 • 10/28/2016

ESTATE NOTICE

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the estate of M. Catherine Schenk aka Catherine Schenk late of the Borough of Honesdale, Wayne County, PA. Date of death September 12, 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 Barbara K. Becker, Executrix, in care of Matthew L. Meagher, Esquire, 1018 Church Street, Honesdale, PA 18431.

10/14/2016 • 10/21/2016 • 10/28/2016

EXECUTRIX NOTICE

Estate of Barbara M. Ahrens AKA Barbara Ahrens
Late of Honesdale Borough
EXECUTRIX
Jean M. Calabrese
164 Overbrook Run
Milford, PA 18337
ATTORNEY
Nicholas A. Barna
831 Court Street
Honesdale, PA 18431

10/14/2016 • 10/21/2016 • 10/28/2016

OTHER NOTICES

NOTICE OF PUBLICATION

Notice of Public Hearing on a Petition for change of name:

Kimberly Carolyn Bluhm

Notice is hereby given that a petition has been filed by Kimberly Carolyn Bluhm, of 118 Linden Lane, Honesdale, PA 18431, Cherry Ridge Township, Wayne County, Pennsylvania to change her name to Kimberly Carolyn King, filed to Docket Number 506-Civil-2016; the Court has set a hearing on said petition for Friday, December 2, 2016, at 11:00 a.m. in Courtroom

#2 at Wayne County Courthouse,
Honesdale, Pennsylvania.

All persons having interest in said
petition should appear and give
testimony at that time.

Mark R Zimmer, Esquire
Attorney for Petitioner
1133 Main Street
Honesdale, PA 18431
(570) 253-0300
(570) 300-1846 Fax

10/28/2016

**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
NOVEMBER 9, 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 9th day of
November, 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
Damascus, County of Wayne and

State of Pennsylvania, bounded and
described as follows:

BEGINNING at a point in the
centerline of Pennsylvania Route
No. 371 said point being the
southeasternmost corner of lands
now or formerly of the Damascus
Township Supervisors and the
Southwesterly corner of the
premises herein conveyed; thence
along lands of the Damascus
Township Supervisors and lands of
Ed Terrell North 22 degrees 38
minutes 40 seconds West 211.02
feet to an iron pipe in line of lands
of aforesaid Terrell; thence along
said lands of Terrell and lands of
Methodist Church Parsonage
generally following a wire fence -
North 69 degrees 06 minutes 20
seconds East 391.40 feet to an iron
pipe in line of lands of the
Methodist Church Parsonage;
thence along lands South 24
degrees 08 minutes 40 seconds
East 235.90 feet to a pk. nail in the
centerline of the aforesaid
Pennsylvania Route 371; thence
along the centerline of the
aforesaid PA Route 371, South 72
degrees 38 minutes 20 seconds
West 399.09 feet to the point or
place of BEGINNING.
CONTAINING 2.02 acres be the
same more or less.

The premises herein conveyed
were surveyed on November 14,
1974, by M.R. Zimmer and
Associates.

SUBJECT to right-of-way for
public highway purposes of so
much of PA Route 371 as is

contained within the above described premises.

UNDER AND SUBJECT to an electric power line easement as the same is depicted on the aforesaid survey made on November 14, 1974.

ALSO GRANTING AND CONVEYING to the Grantee, its successors and assigns, all of the Grantor's right, title and interest in an oil and gas lease between Bradley W. Layton, a/k/a Bradley William Layton and Chesapeake Appalachia, L.L.C., as described and referred to in Memorandum of Oil and Gas Lease, dated November 17, 2007, and recorded in Wayne County Record Book 3491 page 298 and Paid-Up Oil & Gas Lease, dated November 17, 2007, and recorded in Wayne County Record Book 4163 at Page 180, as assigned to Statoilhydro USA Onshore Properties, Inc. by Assignment and Conveyance, recorded in Wayne County Record Book 3694 at Page 69, insofar as the oil and gas lease pertains to the property herein described, with the exception that the Grantors shall retain all previously paid bonus/lease monies.

SUBJECT TO the aforesaid oil and gas lease and assignment, as set forth above.

THE ABOVE premises are designated as parcel number 07-207-46 on the tax maps of Manchester Township, Wayne County, Pennsylvania.

BEING the same premises which Bradley W. Layton, M.D. and JoAnn Layton, his wife, granted and conveyed to Boidy's LLC by virtue of the deed dated September 5, 2013 and recorded in the Office of the Recorder of Deeds of Wayne County, Pennsylvania, in Record Book 4615, Page 297.

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.

TAX MAP NO.: #07-0-0207-0046.-

Seized and taken in execution as property of:
Boidys, LLC 209 Boyds Mill Road
BEACH LAKE PA 18405
ADDRESS BEING: 1713
Cochecton Turnpike, Damascus,
PA 18415
Michael Decker 209
Boyds Mill Road BEACH LAKE
PA 18405
Caryn L. Decker 209 Boyds Mill
Road BEACH LAKE PA 18405

Execution No. 611-Civil-2015
Amount Due: \$148,886.50 Plus
additional costs

August 9, 2016
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE
NOTICE:

That all claims to the property will be filed with the sheriff before the sale and all claims to the proceeds before distribution; That a sheriff's schedule of distribution will be in

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

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

David M. Gregory, Esq.

10/14/2016 • 10/21/2016 • 10/28/2016

**SHERIFF'S SALE
NOVEMBER 16, 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 16th day of November, 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 OF THOSE CERTAIN lots, pieces or parcels of land lying, situate and being in the Township of Paupack, County of Wayne and Commonwealth of Pennsylvania, more particularly described

bounded and described as follows:

PARCEL I:

BEGINNING at a point on the project line of the Pennsylvania Power and Light Company, which point of beginning is North sixty-two (62) degrees zero (0) minutes West two hundred and thirty-nine and seven-tenths (239.7) feet from Pennsylvania Power and Light Company Monument #570 with reference to the hereinafter mentioned map; thence along the common line dividing Lots #1 and #2, North twenty-eight (28) degrees zero (0) minutes East one hundred and twenty (120) feet to the center of a forty (40) foot wide right-of-way, thence along the center of the said forty (40) foot right-of-way South sixty-two (62) degrees zero (0) minutes East along the center of said forty (40) foot wide right-of-way seventy-five (75) feet to a point in the center of said forty (40) foot wide right-of-way; thence South 28 degrees zero (0) minutes West through the center of Lot #3 one hundred and twenty (120) feet to the project line of the Pennsylvania Power and Light Company; and thence along said project line North sixty-two (62) degrees zero (0) minutes West seventy-five (75) feet to the place of BEGINNING.COMPRISING within said boundaries Lot #2 and the Northwesterly one-half (1/2) of Lot #3, as identified on plot of 'Sunny Point' of Lakeland Associates, Inc., dated March 29, 1950, and as revised June 12, 1950.

A portion of twenty and zero-

tenths (20.0) feet wide across the northeasterly side of the premises herein described is reserved for common right-of-way and utility purposes.

PARCEL II:

BEGINNING at a point at the northerly corner of Lot #2E and the Northeasterly corner of Lot #1E hereinafter described, with reference to the hereinafter mentioned map; thence along the common line dividing Lots #1E and #2E, South twenty-eight (28) degrees zero (0) minutes West one hundred and seventy-one and two-tenths (171.2) feet to the center of a forty (40) wide right-of-way; thence along the center of said forty (40) foot wide right-of-way North sixty-two (62) degrees zero (0) minutes West one hundred and twenty-four and two-tenths (124.2) feet; thence North sixty-three (63) degrees fifty-seven (57) minutes East two hundred and eleven and five-tenths (211.5) feet to the place of BEGINNING. COMPRISING within said boundaries Lot Numbered 1E, as identified on plot of 'Sunny Point' of Lakeland Associates, Inc., dated March 29, 1950, and revised June 12, 1950.

A portion of twenty and zero-tenths (20.0) feet wide across the southwesterly side of the premises herein described is reserved for common right-of-way and utility purposes.

TITLE TO SAID PREMISES IS VESTED IN Florence D. Young,

by Deed from John K. Laberteaux and Margaret E. Laberteaux, fka, Margaret E. Enger, h/w, dated 06/11/2004, recorded 07/02/2004 in Book 2533, Page 189.

Tax Parcel: 19-0-0007-0053, 19-0-0007-0055

Seized and taken in execution as property of:
Premises Being: Lot#2 & Lot#1e a/k/a 2-1 Sunny, Point a/k/a 111 Lake Side Drive, Lakeville, PA 18438
Florence D. Young a/k/a Florence Young 1511 Erbs Mill Road BLUE BELL PA 19422

Execution No. 193-Civil-2013
Amount Due: \$379,758.69 Plus additional costs

August 16, 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.

10/21/2016 • 10/28/2016 • 11/4/2016

**SHERIFF'S SALE
NOVEMBER 16, 2016**

By virtue of a writ of Execution instituted Federal National Mortgage Association issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 16th day of November, 2016 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THAT CERTAIN piece, parcel, or lot of land situate, lying, and being in the Township of Paupack, County of Wayne, Commonwealth of Pennsylvania, more particularly described as:

Lot 508, Hummingbird Lane, Regency Section, as shown on a Map of Lands of Paupackan Lake Shores, Inc., recorded in the Office for the Recording of Deeds in and for the County of Wayne in Map Book 29, page 83.

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 TAX NO.: 19-0-0054-0508

BEING KNOWN AS: 18
HUMMING BIRD LANE,
HAWLEY, PENNSYLVANIA
18428.

IMPROVEMENTS THEREON:
Residential Dwelling

Title to said premises is vested in Richard A. Chicoski by deed from Richard A Chicoski and Michele J. Chicoski a/k/a Michele J. Gallagher dated December 9, 2011 and recorded December 16, 2011 in Instrument Number 201100010013.

Seized and taken in execution as property of:
Richard A. Chicoski 93 Maines Road, HAWLEY PA 18428

Execution No. 219-Civil-2016
Amount Due: \$71,878.38 Plus additional costs

August 17, 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.

Christine L. Graham, Esq.

10/21/2016 • 10/28/2016 • 11/4/2016

**SHERIFF'S SALE
NOVEMBER 16, 2016**

By virtue of a writ of Execution instituted Nationwide Capital Group, LLC, Assignee of the Estate of Rosemary C. Bresset, and also by virtue of prior Assignment, Successor in Interest to Wayne County Bank and Trust Company, a/k/a Wayne 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 16th day of November, 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, situated and being in the Township of Texas, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING in the middle of said public road at the southwest corner of lot now or formerly of J.M. Houser, said corner being two hundred feet southerly on said road

from the southwesterly by said road twenty three and two-thirds rods to stone wall; thence by said stone wall North seventy-one and three-quarters degrees east twenty-eight and one-third rods from the middle of said road to land now or formerly of Robert Westlake; thence by said land North nineteen degrees west twenty-three and three-quarters rods to said Houser's land; and thence be said Houser's land south seventy-one and three-quarters degrees west twenty-seven and eight-tenths rods to the place of BEGINNING.

CONTAINING about four acres.

Excepting and reserving thereout and therefrom all that certain piece or parcel of land conveyed to Linde Enterprises, Inc. by deed dated the 13th day of September, 1977, and recorded in Wayne County Deed Book 342, Page 407 which is more particularly described as follows:

BEGINNING at a point in the center of LR 63033 on line of land now or formerly of Wohlers (DB 221, P 383); thence along line of lands of Wohlers North 79 degrees 47 minutes 48 seconds East through an iron pipe set 25 feet from the center of said highway and through a stone wall a distance of 458.70 feet to a cross cut x set at the intersection of two stone walls; thence through said stone wall and along a line of lands now or formerly of Katz, South 11 degrees 10 minutes 59 seconds East and along line of Hazelton, a distance of 390.74 feet to an axel found

corner; thence along line of lands now or formerly of Hattler South 80 degrees 05 minutes 06 seconds West a distance of 287.50 feet to an iron pipe set; thence along line of lands of former Grantor being retained North 9 degrees 53 minutes 30 seconds West 242.07 feet to an iron pipe set and still along line of lands of the Grantor South 80 degrees 05 minutes 06 seconds West and through an iron pipe set a distance of 180 feet, more or less, to a point in the center of LR 63033; thence through the center of LR 63033 North 09 degrees 53 minutes 30 seconds West 146.27 feet to the point and place of BEGINNING.

CONTAINING 3.14 acres, be the same more or less.

The aforesaid description being taken from a survey of M.R. Zimmer Associates, dated September 20, 1977 and recorded in Wayne County Map Book 36 at Page 46.

BEING the same land which Gary L. Korpics et ux., et al. by deed dated August 24, 1989, in Wayne County Deed Book 512 at Page 10, granted and conveyed to Joseph M. Allen and Margaret E. Allen, his wife, and further being the same premises which Margaret E. Allen, now by marriage Margaret E. Brewington, by her deed dated the 17th day of February, 2004, and recorded in Wayne County Record Book 2808 at Page 322, granted and conveyed unto Joseph M. Allen.

TAX PARCEL NO.: 27-0-0003-0019.-

ADDRESS BEING: 1507 Beech Grove Road, Honesdale, PA 18431

Seized and taken in execution as property of:
Joseph M. Allen a/k/a Joseph M. Allen, Sr. 1274 Widdon Avenue
CEDAR KEY FL 32625

Execution No. 236-Civil-2016
Amount Due: \$61,381.36 Plus
additional costs

August 17, 2016
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE
NOTICE:

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

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

Jeffrey Treat, Esq.

10/21/2016 • 10/28/2016 • 11/4/2016

**SHERIFF'S SALE
NOVEMBER 16, 2016**

By virtue of a writ of Execution instituted Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not in its individual capacity but solely as Trustee for BCAT 2014-10TT issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 16th day of November, 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 Sterling, County of Wayne and Commonwealth of Pennsylvania, described according to a plan of lots of lands of Donald E. Frick and Walter W. Hinds, Jr., co-partners, surveyed by Karl A. Hennings, R.S. February 27, 1974, which said plan of lots received approval of the Wayne County Planning Commission in March, 1974, a copy of which said approved plan of lots is filed of record in Wayne County, Pennsylvania, in March, 1974, in Wayne County Map Book No. 24, at Page 78.

Said Lot herein conveyed is Lot No. 3 on said Plan containing 1.304 Acres and being 182.79 feet in front, 222.14 feet, together with 51.50 feet of an arc on one side, 221.31 feet in rear and 327.13 feet

on the other side.

Excepting and reserving therefrom any portion of Pennsylvania legislative Route No. 63005 and all private roadways in said development, if any of the same cross the premises herein conveyed.

Together with the right unto Grantees, their heirs and assigns, in common however, with the grantors, their heirs and assigns, to the use of the roadways as now laid out on lands of the former grantors.

Being Parcel No. 26-0-0022-0017

BEING the same premises which Mark L. Henneforth and Lori Henneforth, his wife, by deed dated May 9, 2008 and recorded May 27, 2008 in the Recorder of Deeds Office in and for Wayne County, Pennsylvania, in deed book 3526, Page 329, granted and conveyed unto Joseph D. Olsommer and Amy L. Olsommer, his wide, as tenants-by-the-entireties.

ADDRESS BEING: 909 Maple Acre Road, Sterling, PA 18463

Seized and taken in execution as property of:
Joseph D. Olsommer 909 Maple Acre Road STERLING PA 18463
Amy L. Olsommer 909 Maple Acre Road STERLING PA 18463

Execution No. 257-Civil-2014
Amount Due: \$142,036.15 Plus additional costs

August 12, 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.**

Stephen M. Hladik Esq.

10/21/2016 • 10/28/2016 • 11/4/2016

**SHERIFF'S SALE
NOVEMBER 16, 2016**

By virtue of a writ of Execution instituted JPMorgan Chase Bank National Association issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 16th day of November, 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 Salem, County of Wayne and State of Pennsylvania, more particularly described as follows, to wit:

BEGINNING at a PK Nail set in the center of Township Road No. 321, which leads from the Village of Hamlin to the Village of Callapoose, the said point or place of beginning having been the Southeasterly corner of lands of Teresa R. Wargo and on the line of lands now or late of Harry B. Collins, Jr., et ux; thence passing through an iron pin set 25 feet perpendicularly to the center of the mentionered road and along the line of lands now or late of Harry B. Collins, Jr., et ux, the northeasterly boundary thereof, North 50 degrees and 00 minutes West 595.66 feet to an iron pin for a corner; thence through lands now or formerly of Teresa R. Wargo through an iron pin set 25 feet perpendicularly to the center of the mentioned Township Road No. 321, South 89 degrees 11 minutes 26 seconds East 462.92 feet to a PK Nail set in the center of the referred to Township Road No. 321; thence along the center of the said Township Road, 01 degree 00 minutes West 376.40 feet to a point for a corner in the center thereof, the point or place of BEGINNING.

THE said parcel of land being triangular in shape, the are being 2.00 acres of land, be the same

more or less, the description therefore being in accordance with a survey made of January 2, 1984, by Joseph J. Lavetsky, PLS, the map of which is recorded in Wayne County Map Book 53, page 81.

TAX PARCEL # 22-0-0320-0067.0001-

BEING KNOWN AS: 191 Cemetery Road, Moscow, PA 18444

Seized and taken in execution as property of:
Richard A. Bodenschatz a/k/a
Richard Bodenschatz 303 West Grove Street, #F1 TAYLOR PA 18517

Execution No. 269-Civil-2016
Amount Due: \$144,001.24 Plus additional costs

August 12, 2016
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

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

ANY SUCCESSFUL BIDDER MUST HAVE 10% DOWN

PAYMENT AT DATE OF SALE. BALANCE DUE THIRTY (30) DAYS FROM DATE OF SALE. FAILURE TO PAY BALANCE WILL FORFEIT DOWN PAYMENT.

Nora C. Viggiano Esq.

10/21/2016 • 10/28/2016 • 11/4/2016

**SHERIFF'S SALE
NOVEMBER 16, 2016**

By virtue of a writ of Execution instituted Citizens Bank, N.A., f/k/a RBS Citizens, 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 16th day of November, 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 parcel of land situated in the Township of Lake, County of Wayne, State of Pennsylvania, being known and designated as follows:

Lot No. 1554 in Section 14 of The Hideout, a subdivision situated in the Township 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 17; 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.

Coal and mining rights and all rights related thereto.

This document does not sell, convey, transfer, include or insure the title to the coal and right of support underneath the surface land described or referred to herein, and the owner or owners of such coal may have the complete right to remove all of such coal and, in that connection, damage may result to the surface of the land and any house, building or other structure on or in such land. The inclusion of this notice does not enlarge, restrict or modify any legal rights or estates otherwise created, transferred, excepted or reserved by this instrument.

BEING THE SAME PREMISES which The Bank of New York et al, by Deed dated November 4, 2010 and recorded January 21, 2011 in the Office of the Recorder of Deeds in and for Wayne County in Deed Book Volume 4166, Page 198, granted and conveyed unto Christine D'Elia and Radomes R. Abayev.

BEING KNOWN AS: 1554 Ridgeview Drive, Lake Ariel, PA

18436

PARCEL #12-0-0021-0057

Seized and taken in execution as property of:

Christine D'Elia 1554 Ridgeview Drive, LAKE ARIEL PA 18436
Radomes R. Abayev 16036 North 11th Avenue, #1117 PHOENIX AZ 85023

Execution No. 615-Civil-2015
Amount Due: \$62,776.06 Plus additional costs

August 16, 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.

10/21/2016 • 10/28/2016 • 11/4/2016

**SHERIFF'S SALE
NOVEMBER 16, 2016**

By virtue of a writ of Execution instituted The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2007-9 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 16th day of November, 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 434, Section 5, 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; and May 18, 1973, in Plat Book 5, pages 111 through 119; as amended and supplemented.

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

Being Parcel No. 22-0-0019-0043

BEING the same premises which the Marianna Tolkin, n/b/m Marianne P. Tolkin Harris, married, by deed dated April 4, 2007 and recorded April 9, 2007 in the Recorder of Deeds Office in and for Wayne County, Pennsylvania, in deed book 3268, Page 264, granted and conveyed unto William Fitzgerald and Linda Fitzgerald, husband and wife.

Address Being: 434 LAKEVIEW DRIVE, LAKE ARIEL, PA 18436

Seized and taken in execution as property of:
William Fitzgerald 434 Lakeview Drive Lake Ariel PA 18436
Linda Fitzgerald 434 Lakeview Drive Lake Ariel PA 18436

Execution No. 222-Civil-2015
Amount Due: \$188,276.35 Plus additional costs

August 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.**

Stephen M. Hladik Esq.

10/21/2016 • 10/28/2016 • 11/4/2016

CIVIL ACTIONS FILED

*FROM OCTOBER 1, 2016 TO OCTOBER 7, 2016
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2010-20099	GREGORY RICHARD	10/03/2016	SATISFACTION	—
2010-20487	GREGORY RICHARD	10/03/2016	SATISFACTION	—
2010-20487	GREGORY HELGA	10/03/2016	SATISFACTION	—
2011-00778	HONESDALE NATIONAL BANK GARNISHEE	10/04/2016	DISSOLVE ATTACHMENT	—
2012-00637	ALARCON BYRON E	10/04/2016	WITHDRAW JUDGMENT	—
2012-00637	ALARCON FRANCES	10/04/2016	WITHDRAW JUDGMENT	—
2012-20559	TRIVELPIECE HUGH S	10/03/2016	SATISFACTION	7,897.85
2015-00303	LONG MARION E	10/05/2016	WITHDRAW JUDGMENT	—
2015-00303	LONG WILLIAM	10/05/2016	WITHDRAW JUDGMENT	—
2015-00361	MILLER GEORGE	10/07/2016	DEFAULT JUDG IN REM	515,386.42
2015-00697	CONNOLLY ROGER A/K/A	10/05/2016	DEFAULT JUDG IN REM	54,415.25
2015-00697	CONNOLLY ROGER JOHN JR	10/05/2016	DEFAULT JUDG IN REM	54,415.25
2015-00697	BOUTON CAROL ANN ESTATE A/K/A	10/05/2016	DEFAULT JUDG IN REM	54,415.25
2015-00697	BOUTON CAROL ESTATE	10/05/2016	DEFAULT JUDG IN REM	54,415.25
2015-20345	SOHL STEPHEN M	10/03/2016	SATISFACTION	—
2015-20345	SOHL KIM S	10/03/2016	SATISFACTION	—
2015-20492	COLE STEVEN	10/03/2016	SATISFACTION	—
2015-20492	COLE GEORGEANNE	10/03/2016	SATISFACTION	—
2015-20686	TAYLOR FREDERICK J	10/03/2016	SATISFACTION	—
2015-20686	TAYLOR BONNIE	10/03/2016	SATISFACTION	—
2016-00109	FRABLE GARRY L JR	10/07/2016	DEFAULT JUDG IN REM	186,419.93
2016-00109	FRABLE LISA L	10/07/2016	DEFAULT JUDG IN REM	186,419.93
2016-00138	THOMPSON SHELIA	10/07/2016	JDGMT BY COURT ORDER	139,701.34
2016-00138	UNKNOWN HEIRS SUCCESSORS ASSIGNS & ALL PERSONS	10/07/2016	JDGMT BY COURT ORDER	139,701.34
2016-00205	YAROSH IGOR	10/05/2016	DEFAULT JUDG IN REM	60,709.80
2016-00268	ZIRPOLI MICHAEL J	10/05/2016	DEFAULT JUDGMENT	87,456.77
2016-00319	BLAYLOCK JULIANNA	10/07/2016	DEFAULT JUDG IN REM	83,074.58
2016-00319	BLAYLOCK JULIANNA	10/07/2016	WRIT OF EXECUTION	83,074.58
2016-00353	HOLM KEVIN M	10/05/2016	DEFAULT JUDGMENT	13,192.18
2016-00389	ARPINO AMANDA	10/07/2016	WRIT OF EXECUTION	121,299.35
2016-00395	SEWARD ARTHUR J	10/07/2016	DEFAULT JUDGMENT	8,176.06
2016-20156	TURNER DOUGLAS	10/06/2016	SATISFACTION	—
2016-20156	DOUG TURNER TRUCKING D/B/A	10/06/2016	SATISFACTION	—
2016-20159	PALLANTE JOHN A	10/03/2016	DEFAULT JUDGMENT	1,118.96
2016-20161	KUBIAK BARBARA	10/03/2016	REIS/WRITSCIREFACIAS	—
2016-20420	HUNSBERGER SYLVIA	10/03/2016	DEFAULT JUDGMENT	1,035.11
2016-20434	ZUBAIR TAYYBA	10/03/2016	SATISFACTION	—

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

2016-20434	ZUBAIR TAYYBA	10/06/2016	SATISFACTION	—
2016-20793	BADGLEY JUNE	10/04/2016	SATISFACTION	—
2016-20882	TUCKER RYAN PAUL	10/03/2016	JUDGMENT	1,287.50
2016-20883	THORPE TAYLOR DOUGLAS	10/03/2016	JUDGMENT	3,701.00
2016-20884	FISHER PAUL JR	10/03/2016	MUNICIPAL LIEN	3,831.90
2016-20884	FISHER PAULINE	10/03/2016	MUNICIPAL LIEN	3,831.90
2016-20885	ARCH RONALD W	10/03/2016	MUNICIPAL LIEN	1,137.07
2016-20886	COYNE GABRIEL JOHN	10/03/2016	JUDGMENT	1,200.00
2016-20887	LEONARD FREDERICK C	10/04/2016	JP TRANSCRIPT	11,079.74
2016-20888	MOJEDA ANTHONY	10/05/2016	JP TRANSCRIPT	3,587.87
2016-20888	MOJEDA THERESA	10/05/2016	JP TRANSCRIPT	3,608.37
2016-20889	FRISBIE CANDICE	10/05/2016	JP TRANSCRIPT	2,126.98
2016-20891	TOMPKIN THOMAS J	10/05/2016	JP TRANSCRIPT	1,454.45
2016-20892	COX MELISSA	10/05/2016	JP TRANSCRIPT	1,419.26
2016-20893	KELLY BRYAN	10/05/2016	JP TRANSCRIPT	1,273.85
2016-20894	GALLAGHER DANIEL	10/05/2016	JP TRANSCRIPT	8,201.32
2016-20894	GALLAGHER RUTH	10/05/2016	JP TRANSCRIPT	8,201.32
2016-20895	GLATFELTER REGINA	10/05/2016	JP TRANSCRIPT	3,559.12
2016-20896	HAMILTON NANCY	10/05/2016	JP TRANSCRIPT	4,357.31
2016-20897	MILLER JOHN H	10/05/2016	JP TRANSCRIPT	11,258.33
2016-20898	CALISE ANTHONY	10/06/2016	MUNICIPAL LIEN	1,475.20
2016-20898	CALISE FRANCES	10/06/2016	MUNICIPAL LIEN	1,475.20
2016-20899	FED NAT'L MORTGAGE	10/06/2016	MUNICIPAL LIEN	1,375.38
2016-20900	WILMINGTON SAVINGS FUND	10/06/2016	MUNICIPAL LIEN	1,380.71
2016-20901	BROWN JONATHAN P	10/06/2016	MUNICIPAL LIEN	764.43
2016-20902	CORSO MARIA C	10/06/2016	MUNICIPAL LIEN	766.72
2016-20903	LEPERA VINCENT J	10/06/2016	MUNICIPAL LIEN	932.36
2016-20903	LEPERA MARGUERITE	10/06/2016	MUNICIPAL LIEN	932.36
2016-20904	DIECK SCOTT A	10/06/2016	MUNICIPAL LIEN	954.86
2016-40060	MARCHINGTON WILLIAM E III P OWNER	10/03/2016	STIP VS LIENS	—
2016-40060	MARCHINGTON LEONA OWNER	P 10/03/2016	STIP VS LIENS	—
2016-40060	DAVID DULAY INC CONTRACTOR	10/03/2016	STIP VS LIENS	—
2016-90100	YACABITIS PAUL E	10/03/2016	ESTATE CLAIM	1,561.67
2016-90101	BAYLY GEORGE L	10/04/2016	ESTATE CLAIM	8,270.02

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00484	BANK OF AMERICA	PLAINTIFF	10/04/2016	—
2016-00484	REITER THOMAS	DEFENDANT	10/04/2016	—
2016-00485	TD BANK USA NA	PLAINTIFF	10/04/2016	—
2016-00485	KAMINSKI ROBERT S	DEFENDANT	10/04/2016	—
2016-00486	AMERICAN EXPRESS CENTURION	PLAINTIFF	10/04/2016	—
2016-00486	MASCARI JEANNE	DEFENDANT	10/04/2016	—
2016-00491	BANK OF AMERICA NA	PLAINTIFF	10/06/2016	—
2016-00491	REITER THOMAS	DEFENDANT	10/06/2016	—

CONTRACT — DEBT COLLECTION: OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00488	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	10/04/2016	—
2016-00488	MERONE MICHELE	DEFENDANT	10/04/2016	—
2016-00489	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	10/04/2016	—
2016-00489	QUALES TRACIE D	DEFENDANT	10/04/2016	—

MISCELLANEOUS — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00494	LUKENS S	PLAINTIFF	10/07/2016	—
2016-00494	FIRST SETTLEMENT SERVICES	PLAINTIFF	10/07/2016	—

NAME CHANGE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00495	MARIENSCHKE KATIE LYNN	PETITIONER	10/07/2016	—

PETITION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00497	2003 VOLVO VIN YV1V527523F998273	PETITIONER	10/07/2016	—
2016-00497	DONEGAN DENNIS	PETITIONER	10/07/2016	—
2016-00497	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	RESPONDENT	10/07/2016	—

REAL PROPERTY — EJECTMENT

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00496	FEDERAL HOME LOAN MORTGAGE COR	PLAINTIFF	10/07/2016	—
2016-00496	DOE JOHN	DEFENDANT	10/07/2016	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00482	JPMC SPECIALTY MORTGAGE LLC	PLAINTIFF	10/03/2016	—
2016-00482	RICKARD TERESA	DEFENDANT	10/03/2016	—
2016-00482	HARTMANN KATHLEEN L	DEFENDANT	10/03/2016	—
2016-00483	AGCHOICE FARM CREDIT ACA	PLAINTIFF	10/03/2016	—
2016-00483	COURTRIGHT LLEWELLYN A/K/A	DEFENDANT	10/03/2016	—
2016-00483	COURTRIGHT LLEWELLYN H	DEFENDANT	10/03/2016	—
2016-00483	COURTRIGHT DAWN K	DEFENDANT	10/03/2016	—
2016-00487	NATIONSTAR MORTGAGE LLC D/B/A	PLAINTIFF	10/04/2016	—
2016-00487	CHAMPION MORTGAGE COMPANY	PLAINTIFF	10/04/2016	—
2016-00487	FALCONETTI EUGENE SR	DEFENDANT	10/04/2016	—
2016-00490	WELLS FARGO BANK NA	PLAINTIFF	10/05/2016	—
2016-00490	TUTTLE DAVID A	DEFENDANT	10/05/2016	—
2016-00493	DIME BANK	PLAINTIFF	10/07/2016	—
2016-00493	MCINTYRE WILLIAM	DEFENDANT	10/07/2016	—

TORT — OTHER

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00492	ATCAVAGE TYLER	PLAINTIFF	10/06/2016	—
2016-00492	NAVARRA ANTHONY THOMAS	DEFENDANT	10/06/2016	—
2016-00492	WAYNE COUNTY FAIR	DEFENDANT	10/06/2016	—
2016-00492	WAYNE COUNTY COOPERATIVE AGRIC	DEFENDANT	10/06/2016	—

TORT — PREMISES LIABILITY

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00481	SMASH LORRAINE	PLAINTIFF	10/03/2016	—
2016-00481	COVE HAVEN INC T/D/B/A	DEFENDANT	10/03/2016	—
2016-00481	COVE HAVEN RESORT	DEFENDANT	10/03/2016	—
2016-00481	COVE HAVEN PROPCO LLC	DEFENDANT	10/03/2016	—



MORTGAGES AND DEEDS

*RECORDED FROM OCTOBER 17, 2016 TO OCTOBER 21, 2016
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Davies Michael S	Mortgage Electronic Registration Systems	Clinton Township 1	
Davies Marylou			155,300.00
Dulay Carrie T	Mortgage Electronic Registration Systems	Honesdale Borough	
Dulay Mark A			114,750.00
Mitschele Eric	Mortgage Electronic Registration Systems	Palmyra Township	139,181.00
Laurenzi Pasquale G	Police & Fire Federal Credit Union	Clinton Township 1	
Laurenzi Kathleen M			148,000.00
OConnor Thomas J	Mortgage Electronic Registration Systems	Dyberry Township	100,000.00
Hallam Donald	Mortgage Electronic Registration Systems	Paupack Township	57,600.00
Keleher Beverly E	Mortgage Electronic Registration Systems	Dreher Township	67,400.00
Pearson Steven J	Mortgage Electronic Registration Systems	Salem Township	
Pearson Jean M			247,000.00
Labar Anna	Callahan Jane Est AKA Callahan Jane E Est AKA	Honesdale Borough	10,000.00
Bush Donald L	Honesdale National Bank	Preston Township	
Bush Trevor			72,000.00
Shepstone Patrick J	Honesdale National Bank	Damascus Township	
Shepstone Cherie			180,000.00
Jaggars David A	P S E C U	Lake Township	
Jaggars Eileen K			31,500.00
Habig Brent Tr	Mortgage Electronic Registration Systems	Preston Township	
Brent Habig Revocable Trust			1,000,000.00
Schwartzman David	U S Bank National Association	Paupack Township	
Schwartzman Donna			95,400.00
Greytock Karen	Mortgage Electronic Registration Systems	Preston Township	238,500.00
Gambetti Arthur E	Mortgage Electronic Registration Systems	Preston Township	
Gambetti Donna Ann			208,250.00
Hurley Mary T	Mortgage Electronic Registration Systems	Damascus Township	135,800.00

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

Hillriegel Jacqueline M	Mortgage Electronic Registration Systems	Honesdale Borough	152,192.00
Treat Jeffrey S	Wayne Bank	Paupack Township	55,623.66
Drost Ronald A	Dime Bank	Paupack Township	
Drost Deborah A			80,000.00
Kline Bernard	Housing & Urban Development	Honesdale Borough	
Kline Sandra			150,000.00
Kline Bernard	Mortgage Electronic Registration Systems	Honesdale Borough	
Kline Sandra			150,000.00
Wax Martin M	Mortgage Electronic Registration Systems	Lake Township	
Wax Patricia C			124,000.00
Stourbridge Railroad Company	Lackawaxen Honesdale Shippers Association	Palmyra Township	73,388.20
Firmstone Oil Co	Honesdale National Bank	Preston Township	200,000.00
Saam Daniel J	Honesdale National Bank	Mount Pleasant Township	
Saam Jennifer Marie			95,000.00
Yamialkowski Joseph	Wayne Bank	Canaan Township	78,000.00
Ellen Memorial Health Care Center Honesdale	Dime Bank	Texas Township	300,000.00
Jones Cora M	Dime Bank	Hawley Borough	48,969.00
Katarski Mary Beth	Dime Bank	Clinton Township	
Tuttle Mary Beth			56,000.00
Mikulak Samuel B	Dime Bank	Honesdale Borough	64,500.00
Tuite Timothy L	Dime Bank	Sterling Township	20,000.00
Adams William Karl	Dime Bank	Damascus Township	
Adams Penny Lynn			150,000.00
Hector Tyler N	F N C B Bank	Berlin Township	126,650.00
Sagginario Joseph	Citibank	Paupack Township	
Sagginario Roseann			17,400.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Spitzer Carol	Matoushek Melissa J	Clinton Township 1	Lots 1 & 2
Brown Frances B	Boyce David L	Damascus Township	
Boyce David L	Boyce David L	Damascus Township	
Leet Norman C Exr	Dulay Mark	Honesdale Borough	
Leet Lorraine V Est AKA	Dulay Carrie		
Leet Lorraine Est AKA			
Leet Lorraine Viola Est AKA			
Leet Lorraine Westcott Est AKA			
Freddie Mac	Mitschele Eric	Palmyra Township	
Federal Home Loan Mortgage Corporation			Lot 10
Udren Law Offices			

Rodenberger Thomas L	Dellose Matthew Thomas	Salem Township	
Rodenberger Verona J			Lot 607
Bosak Sylvia J	Gallner Larry Gallner Mary Jane	Preston Township	
Burro Diane AKA	Laurenzi Pasquale G	Clinton Township 1	
Barro Diane C AKA	Laurenzi Kathleen M		
Barro Michael J			
Lakeview Loan Servicing By Af M & T Bank Af	Ptrichoceanzeroone	Salem Township	
Falco A Joseph	Garafalo Christina	Salem Township	
Falco Linda			Lot 228
Marcinkevich David	Wargo Stephen Wargo Joshua S	Salem Township	Lot 1
Scalyer Lloyd E	Ptrichoceanzeroone	Salem Township	
Scalyer Judith E			Lot 123 R
Scalyer Gregg			
Scalyer Gwenn			
McFalls Gwenn			
McFalls Eric			
Scalyer Gavin			
Scalyer Stacy			
Jaffe Glory			
Jaffy Stuart			
Madison William F Sr	Hallam Donald	Paupack Township	
Madison Anne Marie			Lot 210
Madison Edward J By Agent			
Madison Anne Marie Agent			
McConnell Paul	Usher James R	Paupack Township	
McConnell Juel			Garage 9
Diaz Stefanie	Waldron Jennifer	Lehigh Township	
Diaz Stefanie	Waldron Jennifer	Lehigh Township	
Callahan Jane Est AKA	Labar Anna	Honesdale Borough	
Callahan Jane E Est AKA			Lot 81
Laufersweiler Angeline Exr			
Bush Donald L	Bush Donald L	Preston Township	
Bush Karen L	Bush Trevor		
McIvor William B AKA	McIvor William J	Preston Township	
McIvor Bill B AKA	McIvor Christopher G		
McIvor C Cecilia	McIvor Maria C		
McIvor Christopher G	McIvor Christopher G	Preston Township	
McIvor Christoper G	McIvor Maria B		
McIvor Maria	McIvor William J		
McIvor William J	McIvor Patricia B		
McIvor Patricia B	Wogan Peter M		
McIvor Partricia B	McIvor Maria Cecilia		
Habig Brent	Habig Brent Tr Brent Habig Revocable Trust	Preston Township	
Salak William Jr Est	Salak Mark P	Clinton Township 1	
Salak William Jill Exr			
Salak Mark P Exr			

Mistretta Joseph A	Schwartzman David	Paupack Township	
Derop Francine D	Schwartzman Donna		Lot 374
Mistretta Francine D			
Maung Pyone L	Lamorte Marc	Lake Township	Lot 2696
Ulozas Bettina J Exr	Ulozas Bettina J	Lehigh Township	
Salvatori John A Est AKA			
Salvatori John Est AKA			
Peper John W	Greytock Karen	Preston Township	
Peper Elaine M			Lots B 2 & C
Prince Billie A AKA By Agent	Gambetti Arthur E	Preston Township	
Prince Billie J AKA By Agent	Gambetti Donna Ann		
Francis Penny S Agent			
Francis Penny S			
Nationwide Capital Group L L C	Juresich Holdings Inc	Honesdale Borough	
Slater Carolyn	Bloeser George J III	Salem Township	
	Bloeser Liane M		Lot 317
Giuliani Anne AKA	Giuliani Anne E Tr	Texas Township 1 & 2	
Giuliani Anne E AKA	Anne E Giuliani Revocable Trust		Lot B
Gilman John F W Jr	Gilman John F W Jr Tr	Texas Township 1 & 2	
	John F W Gilman Jr Revocable Trust		
Gilman John F W Jr	Gilman John F W Jr Tr	Texas Township 1 & 2	
	John F W Gilman Jr Revocable Trust		Lot A
Wilmot Robert R Jr Exr	Wilmot Chad	Salem Township	
Wilmot Robert R Sr Est			
Wilmot Robert R Jr Exr	Wilmot Robert R Jr	Salem Township	
Wilmot Robert R Sr Est			
Rosellen Bernd	Kim Mi Ran	Preston Township	
Salko Donna M By Sheriff	C N B Realty Trust	Mount Pleasant Township	Parcel 5
Froland Mark	Toffey Kyle A	Salem Township	
	Toffey Cynthia Genn		Lot 1
U S Bank Tr By Af	Nowakowski Kenneth A	Paupack Township	
Wells Fargo Bank Af			Lot 431
Bowman Jennifer A Naugle	Drost Ronald A	Paupack Township	
Nauglebowman Jennifer A	Drost Deborah A		Lots 120 & 121
Bowman Christopher			
Sorochynskjy Mark	Miernicki David M	Damascus Township	
Sorochynskjy Nina			
Krokowski William P	Hillriegel Jacqueline M	Honesdale Borough	
Krakowski Sherry Rutherford			
McIvor Patrick Jr	Stolowski Eugene	Lake Township	
McIvor Leah	Stolowski Kristen		Lot 1782
Langran Robert W	Langran Irene V	Lehigh Township	
Langran Eleanor V	Smith Stephen M		Lot 191
Heller Donald R	Hockenberry Richard Silas Jr	Lehigh Township	
Heller Lillian A	Hockenberry Jill Ann		Lot 5
Kollar Jeffrey	Wax Martin M	Lake Township	
Kollar Lynn	Wax Patricia C		Lot 1054
Williams Irvin W	Nebzydoski Andrew P	Texas Township 1 & 2	
Williams Cynthia A	Morgan Patricia A		

Cox Christopher John	Skinner Christopher M	Manchester Township	
Cox Sara	Skinner Jane Marie N		
Stuccio Dominick P	R W V Land L L C	Mount Pleasant Township	
White Anne B			
Zufelt John J Tr	Sheldon David	Lehigh Township	
Emily K Zufelt Revocable Trust			Lot 47
Lackawaxen Honesdale Shippers Association	Stourbridge Railroad Company	Palmyra Township	
Kerr James E Jr Adm	Benedick Peter X	Dreher Township	
Benedick Patricia A Est			Lot 17
Normington Carrie Page Adm By Sheriff	H S B C Bank U S A Tr	Buckingham Township	
Huppunen Jabez R Adm By Sheriff			
Huppunen Robert D Est By Sheriff			
Schuman Reina Pisano	Bauta Shpendim	Lehigh Township	
Pisanoschuman Reina	Bauta Dhurata		
Shire Carol Ann Moser	Shire Carol Ann Moser	Paupack Township	
Mosershire Carol Ann	Mosershire Carol Ann		Lot 3
	Shire Christopher William		
Goda Christine Exr	Hector Tyler N	Berlin Township	
Carrier Daniel West			Parcel C
Rivenburg Kassandra L	Snyder Lynn M	Manchester Township	
Tchorzewski Marek	Czyzewski Andrzej	Preston Township	
Malinowski Anthony			
Rollison Susan	Musgrove William M	Honesdale Borough	

LEGAL JOURNAL OF WAYNE COUNTY, PA
22nd Judicial District
Vol. 1 • APRIL 1, 2011 • Honesdale, PA • No. 3

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CASES REPORTED

Joseph Francisi aka Joseph Francosi, Jr et al, Plaintiffs
vs
NewPac Exploration, LLC and
Southwestern Energy Production Company, Defendants

**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, and other matters of legal interest. It is published every Friday by the Wayne County Bar Association.

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