

# OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 6 ★ NOVEMBER 18, 2016 ★ Honesdale, PA ★ No. 37



## IN THIS ISSUE

DISTRICT ATTORNEY'S OFFICE PRESS RELEASES . . . . .	4
LEGAL NOTICES . . . . .	7
SHERIFF'S SALES . . . . .	10
CIVIL ACTIONS FILED . . . . .	29
MORTGAGES & DEEDS . . . . .	33

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

The Hon. Raymond L. Hamill  
*President Judge*

The Hon. Robert J. Conway  
*Senior Judge*

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

*The Official Legal Publication of Wayne County, Pennsylvania*



Legal Journal of Wayne County

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

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

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

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

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

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MESSAGE FROM THE  
WAYNE COUNTY BAR ASSOCIATION



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

PRICING & RATES

**Notice Pricing**

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

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

**Subscription Rates**

*Per Year*

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

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

WAYNE COUNTY OFFICIALS

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Robert J. Conway, *Senior Judge*

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Ronald J. Edwards  
Linus H. Myers

**Court Administrator**

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**Sheriff**

Mark Steelman

**District Attorney**

Janine Edwards, Esq.

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**Chief Public Defender**

Steven Burlein, Esq.

**Commissioners**

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Wendall R. Kay  
Jonathan Fritz

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Deborah Bates

**Coroner**

Edward Howell

**Auditors**

Carla Komar  
Judy O’Connell  
Kathleen A. Schloesser

**Jury Commissioners**

Judith M. Romich  
Patricia Biondo

**DISTRICT ATTORNEY'S OFFICE — PRESS RELEASE**

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*November 9, 2016* — Janine Edwards, Wayne County District Attorney, issued an update on the status of Kevin Gugliotta (See prior Press Release dated October 26, 2016, below). Last night Gugliotta was extradited from New Jersey to Wayne County. Today Magisterial Judge Bonnie Carney arraigned Gugliotta and set his bail at \$1,000,000.00. Gugliotta is incarcerated in the Wayne County Correctional Facility and his Central Court appearance is scheduled for November 16, 2016.

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*October 26, 2016* — Today, Wayne County District Attorney Janine Edwards announced the arrest of Kevin Gugliotta, 54, from Mahwah, New Jersey. Gugliotta is charged with 40 counts of Sexual Abuse of Children, 20 counts of which were for possession of child pornography and 20 counts of which were for dissemination of child pornography. All of the charges are graded as a felony 2nd degree. This arrest was the result of a multi-county and multi-state investigation into the possession of child pornography.

On August 9, 2016, a County Detective from the Monroe County District Attorney's Office received a report that on July 9, 2016, someone uploaded an image of child pornography to a chat room on the internet from a specific Internet Protocol (IP) address. Several other reports were received that numerous other images of child pornography were being uploaded from that same IP address. The investigation revealed that this IP address was registered to a Kevin Gugliotta that had a residence on Third Street in Gouldsboro, Lehigh Township, Wayne County, PA.

On September 29, 2016, County Detectives from the Monroe County District Attorney's Office, Wayne County District Attorney's Office and officers from the Lehigh Township Police Department served a search warrant at Gugliotta's residence. The officers searched the apartment but did not find any electronic devices and Gugliotta was not home. A neighbor told the officers that Gugliotta was a priest that resides in New Jersey and that he only stays at the Wayne County residence a few times a week.

On that same day, the Wayne County Detectives were able to determine that Gugliotta was a priest assigned to the Holy Spirit Roman Catholic Church in Union, New Jersey which is part of the Archdiocese of Newark, New Jersey. Detectives called the church and spoke to Gugliotta, who stated that he was unable to come back to Pennsylvania until the following Monday because those were his scheduled days off. He described the Wayne County residence as his "day off place" where he goes on his time off.

The Wayne County Detectives traveled to Union, New Jersey and met with Detectives from the Union County, New Jersey Prosecutor's Office and later met with Gugliotta. On October 20, 2016, criminal charges were approved by Wayne County District Attorney Janine Edwards and an arrest warrant was issued by Magisterial District Judge Carney. Officers with the Toms River, NJ Police Department located Gugliotta at a residence in Toms River that night and took him into custody as a fugitive from justice. Arrangements are being made to have Gugliotta extradited back to Pennsylvania.

DISTRICT ATTORNEY'S OFFICE — PRESS RELEASE

**ATTEMPTED HOMICIDE — VICTIM FOUR (4) YEARS OLD**

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November 8, 2016 — Janine Edwards, Wayne County District Attorney, announced the arrest of Steven Frank Wojtowicz, age 32, for the Attempted Homicide of Aiden Kresge, age 4. Wojtowicz is also charged with the numerous other crimes related to the assault on the child and also with Aggravated Assault of Kristie Young, the mother of Aiden Kresge. According to the Affidavit of Probable Cause filed by Pennsylvania State Trooper John Decker the attacks occurred on Monday afternoon November 7, 2016, at a residence on Perkins Pond Road, in Berlin Township. It is alleged that Wojtowicz punched and slapped Kristie Young around after getting agitated. Wojtowicz then repeatedly hit and threw the child. Wojtowicz then threw the child head first into the arm of a couch saying that he hoped the child's neck would break. Wojtowicz made numerous other threats to Young regarding killing her and the child including burying them in a shallow grave in the swamp behind the house. The attack on Young and the child started around 3:30 pm and lasted for approximately one (1) hour. Wojtowicz left the residence and then returned to continue to punch the child and kick the child in the head and face. He also choked the child. The child suffered petechial hemorrhaging consistent with the child being choked. The child was initially taken to Wayne Memorial Hospital and then to Geisinger Children's Hospital in Danville, PA for a safety check as a precaution.

Wojtowicz was eventually located by the State Police, arrested and arraigned before Magisterial Judge Bonnie Carney. Wojtowicz faces 9 charges as a result of the attacks on Young and her 4 year old child. Bail was set at \$500,000.00. Wojtowicz is currently scheduled to appear in Wayne County Central Court on Wednesday, November 16, 2016.

*The filing of criminal charges is not evidence of guilt but simply a description of the charge made by the Commonwealth against a defendant. A charged Defendant is presumed innocent until a jury returns a unanimous finding that the Commonwealth has proven the defendant's guilt beyond a reasonable doubt or until the defendant enters a guilty plea to the charges.*

DISTRICT ATTORNEY'S OFFICE — PRESS RELEASE

**SEX TRAFFICKING IN MINORS  
GUILTY VERDICT ON ALL CHARGES**

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*November 8, 2016* — Janine Edwards, Wayne County District Attorney, announced that a Wayne County Jury today convicted Noel Brown, age 41, of Trafficking in Minors, a Felony of the 1st Degree. The Jury deliberated for 28 minutes after the two (2) day criminal trial. The Jury also convicted Brown of Interference with Custody of Children, Felony 2; Dissemination of Photos of Child Sex Acts, Felony 2; Corruption of Minors, Misdemeanor 2; and Furnishing Liquor to Minors, Misdemeanor 3.

In late June of this year, Brown solicited and enticed a 15 year old female from her residence on the Hancock Highway in Oregon Township and transported her to his residence in Monroe County and then later to the Days Inn hotel in Tannersville, Pennsylvania in order to subject her to sexual servitude.

Brown got the victim drunk, sent a partially nude photo of her out over the internet, and took her to the hotel in Tannersville in order to have her engage in sexual acts with his “clients.” Brown even had the victim sign a “contract” to engage in services for those “clients” that included massage, stripping and what was stated as “comfort as defined by the host”.

Edwards stated: “First I want to commend the Pennsylvania State Police at the Honesdale Barracks and the Swiftwater Barracks for their rapid action in finding the female victim and arresting Brown. This is the first Sex Trafficking in Minors case prosecuted in Wayne County and I am so pleased that the jury saw the acts of this defendant for exactly what they were. The crime of sex trafficking of a minor is one that plays out over and over across our country. Unlike the crime of drug delivery where the drug can only be sold once, humans can be sold over and over for profit by individuals like this defendant. I am glad that the issue was brought to light and that this defendant will be unable to corrupt any more young females. The Jury today made a strong statement regarding the defendant’s dangerous and disgusting conduct directed at a 15 year old girl.”

**LEGAL NOTICES**

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

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**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.*

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**EXECUTRIX NOTICE**

Estate of Myron Jack Froehlich, Sr.  
Late of Lake Township  
EXECUTRIX  
Peggy L. Gilbride  
119 North Barnes Rd.  
Moscow, PA 18424  
ATTORNEY  
Timothy B. Fisher II, Esq.  
525 Main Street, PO Box 396  
Gouldsboro, PA 18424

**11/18/2016 • 11/25/2016 • 12/2/2016**

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**EXECUTOR'S NOTICE**

ESTATE OF EVERETT F.  
HEMPSTEAD, late of Texas  
Township, Wayne County,  
Pennsylvania. Any person or  
persons having claim against or  
indebted to the estate present same  
to Christine Phillips, 71 Beaver  
Hollow Road, Lakewood, PA  
18439. Sally N. Rutherford, Esq.,  
921 Court St., Honesdale, PA

18431, Attorney for the Estate.

**11/18/2016 • 11/25/2016 • 12/2/2016**

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**EXECUTOR NOTICE**

Estate of Jean Evelyn Turano AKA  
Jean E. Turano  
Late of Texas Township  
EXECUTOR  
Robert Grant Turano, Jr.  
105 Crestmont Drive  
Honesdale, PA 18431  
EXECUTRIX  
Nancy J. Propst  
416 Adams Pond Road  
Honesdale, PA 18431  
ATTORNEY  
Rabdall W. Turano, Esq.  
802 Monroe St.  
Stroudsburg, PA 18360

**11/11/2016 • 11/18/2016 • 11/25/2016**

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**EXECUTRIX NOTICE**

Estate of Fernando Anthony Marin  
AKA Fernando Marin  
Late of Bronx, New York  
EXECUTRIX  
Ruby Marin-Jordan  
195 Balcom Avenue, Apt. 3A  
New York, NY 10465  
ATTORNEY  
David M. Gregory, Esq.  
307 Erie Street  
Honesdale, PA 18431

**11/11/2016 • 11/18/2016 • 11/25/2016**

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**ESTATE NOTICE**

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the estate of Richard I. Conklin late of Borough of Honesdale. Date of death July 6, 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 Lindsay Annmarie Conklin, Jace Richard Conklin, and Kacie Elizabeth Post, Co-Executors, in care of Matthew L. Meagher, Esquire, 1018 Church Street, Honesdale, PA 18431.

**11/11/2016 • 11/18/2016 • 11/25/2016**

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**EXECUTOR NOTICE**

Estate of Robert J. O'Neill AKA Robert O'Neill AKA Robert Joseph O'Neill  
Late of Honesdale Borough  
EXECUTOR  
Michael O'Neill  
307 Silverwood Dr.  
Lititz, PA 17543  
EXECUTOR  
Daniel O'Neill  
530 Forest St.  
Honesdale, PA 18431  
ATTORNEY  
Nicholas A. Barna  
831 Court Street  
Honesdale, PA 18431

**11/11/2016 • 11/18/2016 • 11/25/2016**

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**EXECUTOR NOTICE**

Estate of Marie Katherine Meyer  
AKA Marie K. Meyer AKA Marie Kathryn Maines Meyer

Late of Lake Township  
EXECUTOR  
Laine E. Maines  
473 Avoy Road  
Lake Ariel, PA 18436  
ATTORNEY  
Michael D. Walker, Esq.  
PO Box 747  
Hamlin, PA 18427

**11/11/2016 • 11/18/2016 • 11/25/2016**

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**ADMINISTRATOR NOTICE**

Estate of Thomas L. Vilardo  
Late of Paupack Township  
ADMINISTRATOR  
David F. Vilardo  
213-215 West Miner Street  
West Chester, PA 19382  
ATTORNEY  
Stanley E. Luongo, Jr., Esquire  
213-215 West Miner Street  
West Chester, PA 19382

**11/11/2016 • 11/18/2016 • 11/25/2016**

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**ESTATE NOTICE**

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the estate of late of EDWARD S. FINN. Date of death AUGUST 25, 2016. All persons indebted to the said estate are required to make payment and those having claims or demands to present the same without delay to the Executor/Executrix, in care of Matthew L. Meagher, Esquire, 1018 Church Street, Honesdale, PA 18431.

**11/11/2016 • 11/18/2016 • 11/25/2016**

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**EXECUTOR NOTICE**

Estate of Lois B. Wilson AKA Lois Wilson AKA Lois F. Blum AKA Lois Blum  
Late of Berlin Township  
EXECUTOR  
Walter D. Blum  
449 Calkins Rd.  
Milanville, PA 18443  
EXECUTRIX  
Donna Decker  
212 Dennis Rd.  
Honesdale, PA 18431  
ATTORNEY  
Nicholas A. Barna  
831 Court Street  
Honesdale, PA 18431

**11/11/2016 • 11/18/2016 • 11/25/2016**

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**ESTATE NOTICE**

RE: Estate of Robert A. Richmond, late of Lake Ariel, Wayne County, Pennsylvania (died March 26, 2006). Notice is hereby given that Letters Testamentary for the Estate of Robert A. Richmond have been issued to Aimin Zhang, Executrix of the Estate. All those having claims or demands against the Estate or indebtedness owed to the Estate shall present claims or remit payment without delay to the Executrix, or to John J. McGovern, Jr., Attorney for the Estate, 321 Spruce Street – Suite 201, Scranton, PA 18503.

**11/11/2016 • 11/18/2016 • 11/25/2016**

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**ESTATE NOTICE**

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the estate of late of CATHERINE GALLO. Date of death JUNE 20, 2016. All persons indebted to the said estate are required to make payment and those having claims or demands to present the same without delay to the Executor/Executrix, in care of Matthew L. Meagher, Esquire, 1018 Church Street, Honesdale, PA 18431.

**11/4/2016 • 11/11/2016 • 11/18/2016**

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**ESTATE NOTICE**

ESTATE NOTICE IS HEREBY GIVEN that Letters Testamentary have been issued to The Honesdale National Bank of the Borough of Honesdale, Wayne County, Pennsylvania, Executor of the Estate of Mary Speakman, Deceased, who died on October 18, 2016, late of Honesdale, Wayne County, Pennsylvania. All creditors are requested to present their claims and all persons indebted to the Decedent will make payment to the aforementioned Executor.

Estate of Mary Speakman,  
Deceased  
The Honesdale National Bank,  
Executor  
Trust Department  
724 Main Street  
P.O. Box 350  
Honesdale, Pennsylvania 18431

**11/4/2016 • 11/11/2016 • 11/18/2016**

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**EXECUTOR NOTICE**

Estate of Christopher J. Hartman  
AKA Christopher Jacob Hartman  
Late of Bethany Borough  
EXECUTOR

Christopher Hartman, Jr.  
113 Pleasant Street  
Southampton, MA 01073  
ATTORNEY

Ronald M. Bugaj, Esq.  
308 Ninth St., PO Box 390  
Honesdale, PA 18431

**11/4/2016 • 11/11/2016 • 11/18/2016**

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**ADMINISTRATOR NOTICE**

Estate of Sarah L. Wildenstein  
Late of Clinton Township  
ADMINISTRATOR C.T.A.

Larry Wildenstein  
36 Long Pond Road  
Forest City, PA 18421  
ATTORNEY

Ronald M. Bugaj, Esq.  
308 9th St., PO Box 390  
Honesdale, PA 18431

**11/4/2016 • 11/11/2016 • 11/18/2016**

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**OTHER NOTICES**

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**FICTITIOUS NAME**

NOTICE IS HEREBY GIVEN,  
pursuant to the provisions of the  
Acts of Assembly approved May  
24, 1945, as amended, that  
certificates for the conduct of  
business under the fictitious name  
of MCW Sales, with their principal  
place of business at Sterling  
Township, Pennsylvania, were filed  
with the Department of State. The

name of the entity owning or  
interest in said business is Chad  
Wheeler Excavating, LLC.

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

**11/18/2016**

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

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

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

By virtue of a writ of Execution  
instituted Dime Bank issued out of  
the Court of Common Pleas of  
Wayne County, to me directed,  
there will be exposed to Public  
Sale, on Wednesday the 7th day of  
December, 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  
Borough of Honesdale, County of  
Wayne, Commonwealth of  
Pennsylvania, bounded and  
described as follows:

BEGINNING in the center of the  
highway leading from Honesdale  
to Berlin Township; thence North

along the land now or late of Henry Heath 87 2 degrees West 76 rods to a stone wall corner in the line of lands now or late of Henry Heath; thence along the same North 03 degrees 06 rods and no links to a stone corner; thence along lands now or late of Gaylord Russell South 87 2 degrees East 28 2 rods to the center of the aforesaid highway; thence South along said highway 13 1/4 degrees East 06 rods and 02 links to the place of BEGINNING. CONTAINING one acre, be the same more or less.

BEING the same lands which David R. Borsdam and Betty J. Borsdam, husband and wife, both individually, as Trustees, and as Beneficiaries, granted and conveyed to James W. Borsdam by deed dated May 1, 2009, and recorded in Wayne County Deed Book 3737, at page 243.

Tax Id. No. 11-0-0010-0126.0001; Control No. 015546.

TOGETHER with all and singular the buildings, improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the revisions and reminders, rents, issues, profits thereof; and all the estate, right, title, interest property, claim and demand whatsoever of the said GRANTORS.

TO HAVE AND TO HOLD the

said hereditaments and premises hereby granted and or mentioned and intended so to be, with the appurtenances, unto the said GRANTEES, their heirs and assigns, to and for the only proper use and behoof of the said GRANTEES, their heirs and assigns forever.

ADDRESS BEING: 318-320 Cliff Street, Honesdale, PA 18431

Seized and taken in execution as property of:  
James W. Borsdam 330 Cliff Street  
HONESDALE PA 18431

Execution No. 124-Civil-2016  
Amount Due: \$117,148.55 Plus  
additional costs

August 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.

David M. Gregory, Esq.

11/11/2016 • 11/18/2016 • 11/25/2016

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

By virtue of a writ of Execution instituted Wells Fargo Bank, N. A. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 7th day of December, 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 two certain pieces or parcels of land lying, situate and being in the Township of Damascus, County of Wayne and State of Pennsylvania, bounded and described as follows:

Parcel I:

BEGINNING at a stone corner, the Southwest corner of the lands herein conveyed thence along lands of Cord Meyer, Jr. North 7 degrees 50 minutes East 941 feet to a stone corner; thence along lands of Elmer Whitmore South 86 degrees 45 minutes East 1208 feet to a stake corner; thence through lands of the Grantors herein South 7 degrees 50 minutes West 1051 feet to a corner; thence along the

Northern line of a parcel to be conveyed to Donald Carmer, et ux., North 81 degrees 30 minutes West 1204 feet to the place of beginning. Containing 27.4 acres more or less as surveyed by George E. Ferris, R.S. On March 5, 1968, with bearings magnetic as of that date. Map Book 9, Page 100.

ALSO granting and conveying to the Grantees, their heirs and assigns, a forty-foot right-of-way, to be used in common with others, including the former Grantors (Keesler) their heirs and assigns, over lands of the former Grantors (Keesler), said right-of-way being described as follows: Proceeding in a general Northerly direction along the presently existing driveway of the former Grantors (Keesler) and a projection thereof to a point where the Southerly line of lands conveyed to Donald J. Carmer, et ux., on April 11, 1968, if projected in an Easterly direction, would intersect the same; thence in a Westerly direction along said projected Southerly line of Carmer to the Eastern boundary line of said Carmer property.

ALSO granting and conveyign to the Grantees herein, their heirs and assigns, a right-of-way over lands of Donald J. Carmer et ux., to the lands hereinabove described, said right-of-way being over a presently existing road which traverses the Carmer property in a general North-South direction, as well as forty foot right-of-way beginning at the Southeast corner of the Carmer property and running thence in a

Westerly direction to the above mentioned presently existing road.

Parcel II:

BEGINNING at a pipe and stones corner, being the Southwesterly corner of the lot herein conveyed and being also the Southeasterly corner of other lands of Tonnes Stave, et ux.; thence along line of said other lands of Tonnes Stave, et ux., North 7 degrees 50 minutes East 1051.5 feet to a stones corner; thence along line of lands of Elmer Whitmore, South 86 degrees 45 minutes East 695.0 feet to stones corner in line of lands of Schultz; thence along said Schultz line South 22 degrees 40 minutes West 375 feet to a stones corner; thence along lands of Carol Meyer, Jr., south 3 degrees 00 minutes East 720 feet to a black birch tree; thence North 85 degrees 15 minutes West 726.0 feet to the place of beginning. Containing 16.1 acres, more or less, as surveyed by George E. Ferris, R.S., with bearings magnetic as of 1968.

Tax Parcel ID: 07-0-0187-0072.0001 and 07-0-0187-0070

Address: 148 Ainsley Road, Damascus, PA 18415

BEING the same property conveyed to Christian Lewon who acquired title by virtue of a deed from John

Seized and taken in execution as property of:  
Stoddard and Lucille Stoddard, his

wife, dated February 16, 2008, recorded February 20, 2008, at Deed Book Christian Lewon 148 Ainsley Road DAMASCUS PA 18415 3468, Page 93, Wayne County, Pennsylvania records.

Execution No. 139-Civil-2015  
Amount Due: \$368,400.02 Plus additional costs

August 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.**

Kimberly A Booner, Esq.

**11/11/2016 • 11/18/2016 • 11/25/2016**

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

By virtue of a writ of Execution instituted PHH Mortgage Corporation issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 7th day of December, 2016 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

All that certain piece, parcel or tract of land lying, situate and being in the Township of South Canaan, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Beginning at a point or corner, located in the centerline of Pennsylvania: Legislative Route No. 63019 (Tannery Road), being the northwest corner of lands herein described and being located on line of lands, now or formerly of Harriet Hartshorn (Deed Book 130 page 160); thence along and within the right of way of the aforesaid roadway, South 84 degrees 37 minutes 27 seconds East 284.63 feet to a point or corner, located in the centerline of the aforesaid roadway; thence departing from said roadway and along line of the First Parcel of lands of Carl and Veronica Jarusik (Deed Book 422 page 469) South 48 degrees 22 minutes 33 seconds West 259.05 feet to an iron pin

corner set, being a purported corner of lands, now or formerly, of the aforesaid Harriet Hartshorn; thence along line of lands of the same North 24 degrees 18 minutes 00 seconds West 218.06 feet to the place of Beginning.

Containing within bounds 26,963 square feet (0.619 acres) of land, inclusive of that area occupied by public road and utilities easements and rights of way.

TITLE TO SAID PREMISES IS VESTED IN Demetrio J.

Abbruzzese, by Deed from Carole A. Troster, fka Carole A. Street and Nelson Troster, her husband and Karen L. Rudolph, fka Karen L. Unley and Robert Rudolph, her husband and Diane E. Rudolph and John Rudolph, her husband, dated 06/06/2005, recorded 07/08/2005 in Book 2808, Page 253.

Tax Parcel: 24-0-0282-0005.0004

Premises Being: 562 Tannery Road, South Canaan, PA 18459

Improvements thereon:  
RESIDENTIAL DWELLING

Seized and taken in execution as property of:  
Demetrio Abbruzzese a/k/a  
Demetro J. Abbruzzese 33 Richard Lane STATEN ISLAND NY 10314

Execution No. 193-Civil-2015  
Amount Due: \$79,881.78 Plus  
additional costs

August 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.

**11/11/2016 • 11/18/2016 • 11/25/2016**

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

By virtue of a writ of Execution instituted Honesdale National Bank issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 7th day of December, 2016 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THOSE CERTAIN lots, pieces or parcels of land situate in the Township of Texas, Wayne County, Pennsylvania, bounded and described as follows:

PARCEL A: BEGINNING at an iron pin on the southerly line of lands of the Seelyville Fire Company, said point being the northeasterly most corner of lands of Edward J. Schuman and running (1) thence North eighty-two (82) degrees eighteen (18) minutes thirty (30) seconds East fifty-five and twenty-four one-hundredths (55.24) feet along the southerly line of lands of the Seelyville Fire Company to a nail set in the centerline of a dirt driveway leading from Bridge Street to land of Donald Doney; (2) thence, South seventeen (17) degrees thirty-eight (38) minutes thirteen (13) seconds West one hundred ten and fifty-eight hundredths (110.58) feet along the westernmost line of Parcel B to an iron pin set in the northern line of lands of Florence Gammerdinger; (3) thence, North seventy-five (75) degrees fifty-one (51) minutes forty-six (46) seconds West fifty and two one-hundredths (50.02) feet along the northern line of lands of Florence Gammerdinger to an iron pin set on the easterly line of lands of Edward J. Schuman; (4) thence, North seventeen (17) degrees thirty-eight (38) minutes fourteen (14) seconds East ninety (90) feet along the easterly line of lands of Edward J. Schuman to the point of BEGINNING. CONTAINING 5,007.5 square

feet being more or less.

PARCEL B: BEGINNING at a nail on the southerly line of lands of the Seelyville Fire Company, said point being the northeasterly most corner of Parcel A as previously described and running: (1) thence North eighty-three (83) degrees thirty-eight (38) minutes fourteen (14) seconds East sixty-three and five-tenths (63.5) feet along the southern line of lands of the Seelyville Fire Company to a stake set on the westerly line of lands of Doney; (2) thence South seventeen (17) degrees thirty-eight (38) minutes fourteen (14) seconds West one hundred thirty-two and eighty-six hundredths (132.86) feet along the westerly line of lands of Doney to an iron pin set on the northerly line of lands of Florence Gammerdinger; (3) thence, North seventy-five (75) degrees fifty-one (51) minutes forty-six (46) seconds West fifty-eight and twelve one-hundredths (58.12) feet along the northern line of lands of Florence Gammerdinger to an iron pin, said point being the southeasterly most corner of Parcel A as previously described; (4) thence, North seventeen (17) degrees thirty-eight (38) minutes fourteen (14) seconds East one hundred ten and fifty-eight one-hundredths (110.58) feet along the easternmost line of Parcel A to the point of BEGINNING. CONTAINING 7,061.2 square feet, being more or less.

The above descriptions are based on a survey made by James F.

Knash, R.L.S. dated March 30, 1987, and recorded in Wayne County Map Book 61, page 103.

ALSO GRANTING AND CONVEYING (to the extent that the Grantors have the ability to do so) to the Grantees herein, their heirs and assigns, the right to use in common with others, the existing driveway leading from LR 63094 (Bridge Street) in an easterly direction, which driveway passes through the premises herein to other lands of the Grantees herein.

Being the same premises which Shawn Doney and Beth Doney, by their Deed dated the 25th day of July, 2006 and recorded in the Office of the Recorder of Deeds in and for Wayne County, Pennsylvania, in Record Book 3144 page 44, did grant and convey unto Beth Doney, the Mortgagor herein.

TAX PARCEL #s: 27-0-0005-0121 & 27-0-0005-121.0001

Seized and taken in execution as property of:  
BEING KNOWN AS: 8 Horseshoe Drive, Honesdale PA 18431 Beth Doney 8 HORSESHOE DRIVE, HONESDALE PA 18431

Execution No. 23-Civil-2016  
Amount Due: \$116,894.13 Plus additional costs

September 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.**

Matthew K. Fissel

11/11/2016 • 11/18/2016 • 11/25/2016

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

By virtue of a writ of Execution instituted Dime Bank issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 7th day of December, 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:

Parcel 1:

ALL that certain piece or parcel of land lying, situate and being in the Township of Texas, County of Wayne, and Commonwealth of Pennsylvania, more particularly bounded and described as follows:

BEGINNING in the centerline of U.S. Traffic Route 6 (S.R. 0006), said point of beginning being South 80 degrees 36 minutes 09 seconds East 114.09 feet from the southwesterly most corner of the lands of the Grantors; thence through lands of the Grantors, through an iron pin set on the northerly margin of the right-of-way of U.S. Traffic Route 6, North 01 degree 23 minutes 51 seconds East 224.07 feet and thence along the arc of a curve to the right, in a northeasterly direction, having a central angle of 06 degrees 34 minutes 20 seconds, with a radius of 930.359 feet, a distance or arc length of 106.719 feet to an iron pin corner set; thence continuing through the lands of the Grantors, South 78 degrees 13 minutes 01 seconds East 206.105 feet to an iron pin corner set; South 20 degrees 40 minutes 59 seconds West 150.00 feet to an iron pin corner set; North 80 degrees 04 minutes 35 seconds West 29.11 feet to an iron pin corner set; and South 12 degrees 06 minutes 05 seconds West 172.97 feet through an iron pin corner set on the northerly edge of the right-of-way of U.S. Traffic Route 6 to a point in the centerline of U.S. Traffic Route 6; thence along the centerline of U.S. Traffic Route 6 North 80 degrees 36 minutes 09 seconds West 99.35 feet

to the point or place of  
BEGINNING.

CONTAINING 1.1015 acres, and  
being designated Lot 1 on survey  
map of Alfred K. Bucconear,  
R.P.L.S., dated May 20, 1991, and  
recorded in Wayne County Map  
Book 74, page 59.

BEING the same premises which  
Carl H. Bowen and Barbara E.  
Bowen conveyed to David  
Borsdam and Betty Jane Borsdam  
his wife, by virtue of their Deed  
dated July 12, 1991 and which was  
recorded on July 15, 1991 in the  
Wayne County Recorder of Deeds  
Office to Deed Book 581, Page  
145.

Tax Map No. 27-0-0253-0012.0002  
and Control No. 107878

Parcel 2:

ALL that certain piece or parcel of  
land located in the Township of  
Texas, County of Wayne,  
Commonwealth of Pennsylvania,  
and being more particularly  
described as follows:

BEGINNING at the northeast  
corner of the property of the  
Grantees herein, thence along the  
northern line of said premises  
North seventy-eight (78) degrees  
thirteen (13) minutes one (01)  
seconds West two hundred six and  
ten hundredths (206.10) feet to an  
iron pin found, said iron pin being  
the northwest corner of the  
premises of the Grantees herein;  
thence on a curve having a radius

of nine hundred thirty and thirty  
six hundredths (930.36) feet and a  
cord bearing of North eight (08)  
degrees forty-seven (47) minutes  
fifteen (15) seconds East for an arc  
distance of twenty-six and sixty-  
one hundredths (26.61) feet to a  
one-half (2) inch rebar set in lands  
of the Grantors herein; thence  
through the lands of the Grantors  
herein, North twenty (20) degrees  
thirteen (13) minutes ten (10)  
seconds West thirty and fifty-nine  
hundredths (30.59) feet to a one-  
half (2) inch rebar set at the end of  
a stone wall; thence along said  
stone wall and continuing through  
the lands of the Grantors herein,  
North eleven (11) degrees forty-  
nine (49) minutes forty-four (44)  
seconds East seventy-six and ten  
hundredths (76.10) feet to a one-  
half (2) inch rebar set at the corner  
of stone walls; thence along said  
stone wall, south sixty-three (63)  
degrees thirty-three (33) minutes  
twenty (20) seconds East sixty-  
three and ninety-one hundredths  
(63.91) feet to a one-half (2) inch  
rebar; thence leaving said stone  
wall and continuing through the  
lands of the Grantors herein, South  
sixty-seven (67) degrees eighteen  
(18) minutes forty-three (43)  
seconds East one hundred seventy-  
seven and thirty-seven hundredths  
(177.37) feet to a one-half (2) inch  
rebar; thence South twenty (20)  
degrees forty (40) minutes fifty-  
nine (59) seconds West seventy-  
nine and eighty-four hundredths  
(79.84) feet to the point or place of  
BEGINNING. CONTAINING  
0.5274 acres, be the same more or  
less as surveyed by Tim A. Jones,

P.L.S., on March 14, 1996. A map of said survey approved by the Texas Township Board of Supervisors on May 6, 1996, is herewith recorded in Wayne County Map Book 85 Page 7.

The above-described premises are under and subject to the building restrictions and conditions set forth on the aforementioned survey map.

The above-described premises were approved as a subdivision on the condition that said premises become an addition to and an integral part of the adjoining lands of the Grantees herein. The premises herein conveyed are accordingly under and subject to the condition that said parcel not be considered a separate lot but a part of those premises held in fee by the Grantees herein by virtue of that certain deed dated July 12, 1991, and recorded in Wayne County Deed Book 581, at Page 145.

BEING the same premises which Carl H. Bowen and Barbara E. Bowen, his wife, conveyed to David Borsdam and Betty Jane Borsdam his wife, by virtue of their Deed dated May 28, 1996 and which was recorded on May 29, 1996 in the Wayne County Recorder of Deeds Office to Deed Book 1142, Page 311.

Tax Map No. 27-0-0253-0012.0004 and Control No. 110658

TOGETHER with all rights of way and UNDER AND SUBJECT to all

covenants, reservations, restrictions, and

Seized and taken in execution as property of:  
David R. Borsdam 328 Cliff Street  
HONESDALE PA 18431  
Betty Jane Borsdam 328 Cliff  
Street HONESDALE PA 18431

Execution No. 123-Civil-2016  
Amount Due: \$271,999.92 Plus  
additional costs

September 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.**

David M. Gregory, Esq.

**11/11/2016 • 11/18/2016 • 11/25/2016**

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

By virtue of a writ of Execution instituted Federal National Loan Mortgage Corporation issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 7th day of December, 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 situate in the Township of Lake, Wayne County, Pennsylvania, known as Lot #4287, Section 49 of The Hideout, a Subdivision situated in the Township of Lake and Salem, Wayne County, Pennsylvania.

SAID Lot #4287, Section 49, The Hideout, is recorded in Play Book Volume 5 at Page 118, in the Office of the Recorder of Deeds in and for Wayne County, Pennsylvania.

BEING TAX NO.: 12-0-0046-0048

BEING KNOWN AS: 4287  
CHESTNUT HILL DRIVE, LAKE  
ARIEL, PENNSYLVANIA 18436.

IMPROVEMENTS THEREON:  
Residential Dwelling

Title to said premises is vested in Christine Elliott and Robert S. Elliott by deed from The Secretary of Veterans Affairs, An Officer of the United States of America dated

August 3, 2006 and recorded September 7, 2006 in Instrument Number 200600010464.

Seized and taken in execution as property of:  
Christine Elliott 109 Hickory Lane  
HAWLEY PA 18428  
Robert S. Elliott 109 Hickory Lane  
HAWLEY PA 18428

Execution No. 234-Civil-2016  
Amount Due: \$113,803.43 Plus  
additional costs

September 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.**

Joseph I. Foley Esq.

**11/11/2016 • 11/18/2016 • 11/25/2016**

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

By virtue of a writ of Execution instituted Bank of America, N.A. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 7th day of December, 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:

LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS ALL THAT CERTAIN PROPERTY SITUATED IN TOWNSHIP OF LAKE ARIEL IN THE COUNTY OF WAYNE, AND STATE OF PENNSYLVANIA AND BEING DESCRIBED IN A DEED DATED 07/21/2007 AND RECORDED 07/25/2007 IN BOOK 3341 PAGE 305 AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, AND REFERENCED AS FOLLOWS:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE TOWNSHIP OF LAKE, WAYNE COUNTY, PENNSYLVANIA, KNOWN AS LOT 4292 SECTION 49 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, AS AMENDED AND SUPPLEMENTED.

BEING TAX NO.: 12-0-0046-0043

BEING KNOWN AS: 4292 CHESTNUT HILL DRIVE, LAKE ARIEL, PENNSYLVANIA 18436.

IMPROVEMNTS THEREON:  
Residential Dwelling

Title to said premises is vested in Steven Rappo by deed from Michele McLellan, Widow dated July 21, 2007 and recorded July 25, 2007 in Instrument Number 200700007801. The said Steven Rappo died on May 15, 2015

thereby vesting title in Marisa Mitchell, Executrix of the Estate of Steven Rappo by operation of law.

Seized and taken in execution as property of:  
Marisa Mitchell, Executrix of the Estate of Steven Rappo 29 Garrow Avenue PEQUANNOCK NJ 07440

Execution No. 295-Civil-2016  
Amount Due: \$167,721.10 Plus additional costs

September 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.

**11/11/2016 • 11/18/2016 • 11/25/2016**

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

By virtue of a writ of Execution instituted Wells Fargo Bank, N. A. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 7th day of December, 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 situate in the Township of Lake, Wayne County, Pennsylvania, known as Lot 3108, Section 24, 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, page 108 through 110 and

May 18, 1973 in Plat Book 5, pages 111 through 119, and September 24, 1973 in Plat Book 5, pages 120 through 123, 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 and for the Hideout dated as of May 11, 1970 as amended and supplemented.

Tax Parcel ID: 12-0-0033-0142

Address: 3108 Northgate Road,  
Lake Ariel, PA 18436

BEING the same property conveyed to Martin Clancy who acquired title by virtue of a deed from Anthony E. Zoppi and Frances Zoppi, dated June 16, 2009, recorded July 9, 2009, at Official Records Volume 3776, Page 170, Wayne County, Pennsylvania records.

Seized and taken in execution as property of:  
Unknown heirs and/or  
Administrators of the Estate of  
Martin Clancy 3108 Northgate  
Road LAKE ARIEL PA 18436

Execution No. 610-Civil-2014  
Amount Due: \$139,819.85 Plus  
additional costs

September 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.

Kimberly A. Bonner Esq.

11/11/2016 • 11/18/2016 • 11/25/2016

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**SHERIFF'S SALE  
DECEMBER 14, 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 14th day of December, 2016 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THAT CERTAIN piece or parcel of land lying and being in the Township of Cherry Ridge, County of Wayne and

Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING in the centerline of the intersecting roads, Legislative Routes No. 63019 and 63068; thence South 38 degrees 30 minutes West 118 feet on the centerline of Cherry Ridge Township Road to a point in the center of the said road; thence North 49 degrees 15 minutes West 212.65 feet to a corner; thence North 37 degrees 10 minutes East 164.6 feet to a point in the centerline of Legislative Route No. 63019; thence South 29 degrees 45 minutes East 108.3 feet to a point in the centerline of same road; thence continuing in the center of the same road South 42 degrees 50 minutes East 116.2 feet to the place of Beginning, as surveyed by Mark Zimmer, June 21, 1965.

TITLE TO SAID PREMISES IS VESTED IN Salvatore Imburgio and Loretta Imburgio, his wife, by Deed from Gerda R. Chan, single, dated 01/10/1997, recorded 01/10/1997 in Book 1210, Page 176. By virtue of SALVATORE IMBURGIO's death on or about 09/26/2010, his ownership interest was automatically vested in the surviving tenant by the entirety.

Mortgagor LORETTA IMBURGIO died on 07/29/2013, and STEVEN IMBURGIO was appointed Administrator of her estate. The Decedent's surviving heirs at law and next-of-kin are CATHERINE ANN IMBURGIO and STEVEN

IMBURGIO.

Tax Parcel: 05-0-0018-0011

Premises Being: 235 Middle Road, Lake Ariel, PA 18436

Improvements thereon:  
RESIDENTIAL DWELLING

Seized and taken in execution as property of:  
Steven Imburgio, in his capacity as Administrator and Heir of the Estate of Loretta Imburgio 51 Takolusa Drive  
HOLMDEL NJ 07733  
Catherine Ann Imburgio a/k/a  
Cathy Imburgio, in Her Capacity Heir of the Estate of Loretta Imburgio 937 Black Mountain Road WINCHESTER VA 22602  
Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Loretta Imburgio 235 Middle Road LAKE ARIEL PA 18436

Execution No. 80-Civil-2015  
Amount Due: \$153,928.70 Plus additional costs

September 27, 2016  
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

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

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

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

Mario J. Hanyon, Esq.

**11/18/2016 • 11/25/2016 • 12/2/2016**

**SHERIFF'S SALE  
DECEMBER 14, 2016**

By virtue of a writ of Execution instituted Federal National Mortgage Association ("Fannie Mae") issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 14th day of December, 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, Wayne County, Pennsylvania, known as Lot 2757, Section 43 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.

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

**PARCEL IDENTIFICATION NO:**  
12-0-0041-0085.-

**IMPROVEMENTS:** Residential dwelling

Seized and taken in execution as property of:  
Brian A. McManus 2757 Rockway Road, The Hideout LAKE ARIEL PA 18436  
Tracie A. McManus 2757 Rockway

Road, The Hideout LAKE ARIEL  
PA 18436

Execution No. 91-Civil-2016  
Amount Due: \$95,252.35 Plus  
additional costs

September 29, 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.**

Heather Riloff Esq.

**11/18/2016 • 11/25/2016 • 12/2/2016**

**SHERIFF'S SALE  
DECEMBER 14, 2016**

By virtue of a writ of Execution instituted North Pocono School District issued out of the Court of Common Pleas of Wayne County, to me directed, there will be

exposed to Public Sale, on Wednesday the 14th day of December, 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 Lehigh, County of Wayne and State of Pennsylvania, bounded and described as follows, to wit:

FINAL Map of Pocono Springs Estates, Inc. Section XII.

BEING Lot No. 17, Street Shoshoni Trail, on the plot or plan of Lots known as "Pocono Springs Estate, Inc." as laid out for the Grantor herein by R.N. Harrison, Civil Engineer, Hackettstown, N.J., dated May, 1968 and recorded in the Office of the Recorder of Deeds of Wayne County in Map Book 14 Page 189.

Wayne County Tax Map No. 14-0-0032-0042

ADDRESS BEING: 17 Shoshoni Trail, Gouldsboro, PA 18424

Seized and taken in execution as property of:  
Edward Punt 17 Shoshoni Trail  
GOULDSBORO PA 18424

Execution No. 1241-Judgment-2014  
Amount Due: \$4,830.00 Plus  
additional costs

October 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.**

Jeffrey P. Kelly Esq.

**11/18/2016 • 11/25/2016 • 12/2/2016**

**SHERIFF'S SALE  
DECEMBER 14, 2016**

By virtue of a writ of Execution instituted North Pocono School District issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 14th day of December, 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 the following described lot or parcel or land situate, lying and being in the Township of Lehigh in the development of INDIAN COUNTRY CAMPSITES, INC., County of Wayne and Commonwealth of Pennsylvania, to wit: Lot Nos. 27 through 31 in Block No. B as shown on the survey and original plat of INDIAN COUNTRY CAMPSITES, INC., Wayne County, Pennsylvania in Map Book 9, at page 114, reference being made thereto for a more particular description of the lot or lots hereinbefore described and herein conveyed.

Wayne County Tax Map No. 14-0-0011-0044

Seized and taken in execution as property of:

Wayne L. Avans 1408 Chestnut grove Road POTTSTOWN PA 19464

Helen L. Avans 1408 Chestnut Grove Road POTTSTOWN PA 19464

Execution No. 0660-Judgment-2011

Amount Due: \$3,776.26 Plus additional costs

October 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.

Jeffrey P. Kelly Esq.

**11/18/2016 • 11/25/2016 • 12/2/2016**

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**CIVIL ACTIONS FILED**

*FROM OCTOBER 22, 2016 TO OCTOBER 28, 2016  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**JUDGMENTS**

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2011-20385	NIEVES LUCIA	10/27/2016	PER COURT ORDER	—
2011-20385	BETANCOURT ALEXANDER	10/27/2016	PER COURT ORDER	—
2011-20385	CRUZ ERICA LEE	10/27/2016	REMOVED PER CT ORDER	—
2011-20385	AMENG MANUEL	10/27/2016	REMOVED PER CT ORDER	—
2013-20229	ELDRED JACOB J	10/26/2016	SATISFACTION	—
2014-00704	JINES CORNELIA	10/25/2016	DEFAULT JUDGMENT	281,687.96
2014-00704	JINES SEAN	10/25/2016	DEFAULT JUDGMENT	281,687.96
2014-00704	UNITED STATES OF AMERICA	10/25/2016	DEFAULT JUDGMENT	—
2014-00704	JINES CORNELIA	10/25/2016	WRIT OF EXECUTION	281,687.96
2014-00704	JINES SEAN	10/25/2016	WRIT OF EXECUTION	281,687.96
2014-00704	UNITED STATES OF AMERICA	10/25/2016	WRIT OF EXECUTION	—
2015-00553	VARRIALE SALVATORE C	10/25/2016	DEFAULT JUDGMENT	8,450.56
2015-00721	LAKEVIEW ESTATES INTERNATIONAL	10/27/2016	PARTIAL SUMMARY JDGM	49,400.00
2016-00141	WALKER JOY E SPENCER DEFENDANT/APPELLANT	10/28/2016	DEFAULT JUDGMENT	14,236.41
2016-00141	SPENCER JOY E WALKER DEFENDANT/APPELLANT	10/28/2016	DEFAULT JUDGMENT	14,236.41
2016-00201	DELGADO MANUEL A	10/25/2016	WRIT OF EXECUTION	5,104.51
2016-00201	PNC BANK GARNISHEE	10/25/2016	WRIT OF EXECUTION	—
2016-00201	WAYNE BANK GARNISHEE	10/25/2016	WRIT OF EXECUTION	—
2016-00260	CURYK ELEANOR R	10/25/2016	DEFAULT JUDG IN REM	63,598.23
2016-00260	CURYK STEPHEN	10/25/2016	DEFAULT JUDG IN REM	63,598.23
2016-00260	UNKNOWN SURVIVING HEIRS OF ELEANOR R CURYK	10/25/2016	DEFAULT JUDG IN REM	63,598.23
2016-00273	MISZLER NICK	10/25/2016	DEFAULT JUDGMENT	12,980.47
2016-00299	BIHLER LAURIE	10/25/2016	CONSENT JUDGMENT	1,331.72
2016-00320	CHASE STANLEY E	10/25/2016	DEFAULT JUDG IN REM	59,567.66
2016-00320	CHASE STANLEY E	10/25/2016	WRIT OF EXECUTION	59,567.66
2016-00369	PEPE MIKE J	10/25/2016	DEFAULT JUDGMENT	10,889.31
2016-00370	PRINCIPAL SUSAN M	10/25/2016	DEFAULT JUDGMENT	7,757.63
2016-00396	CONWAY JAMES T	10/25/2016	DEFAULT JUDGMENT	78,823.29
2016-00396	CONWAY LISA L	10/25/2016	DEFAULT JUDGMENT	78,823.29
2016-00411	BREWER STACEY J F/K/A	10/25/2016	DEFAULT JUDG IN REM	95,168.35
2016-00411	ROBERTS STACEY	10/25/2016	DEFAULT JUDG IN REM	95,168.35
2016-00412	WENDRICK MARY A	10/24/2016	DEFAULT JUDGMENT	39,195.54

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

2016-00522	OFFSITE DATA BACKUP SERVICE	10/24/2016	CONFESSION OF JDGMT	112,533.46
2016-00522	SMITH STEPHEN G	10/24/2016	CONFESSION OF JDGMT	112,533.46
2016-00522	MORRIS MICHAEL C	10/24/2016	CONFESSION OF JDGMT	112,533.46
2016-00522	OFFSITE DATA BACKUP SERVICE	10/24/2016	WRIT OF EX/CONF JUDG	112,533.46
2016-00522	SMITH STEPHEN G	10/24/2016	WRIT OF EX/CONF JUDG	112,533.46
2016-00522	MORRIS MICHAEL C	10/24/2016	WRIT OF EX/CONF JUDG	112,533.46
2016-00522	DUFFY BRIAN GARNISHEE	10/24/2016	WRIT OF EX/CONF JUDG	—
2016-00522	DUFFY ERIKA GARNISHEE	10/24/2016	WRIT OF EX/CONF JUDG	—
2016-20037	DUNN JAMES	10/24/2016	SATISFACTION	2,099.85
2016-20506	IRISH PAMELA	10/26/2016	WRIT OF EXECUTION	1,614.14
2016-20506	PNC BANK GARNISHEE	10/26/2016	GARNISHEE/WRIT EXEC	1,614.14
2016-20722	G C MARKETING INC	10/24/2016	WRIT OF SCIRE FACIAS	—
2016-20723	G C MARKETING INC	10/24/2016	WRIT OF SCIRE FACIAS	—
2016-20864	HILLER LORRAINE	10/26/2016	SATISFACTION	312.88
2016-20864	WILLOW WAYNE GARAGE	10/26/2016	SATISFACTION	312.88
2016-20961	WOODLANDS MANAGEMENT CORP	10/24/2016	TAX LIEN	617.21
2016-20962	SHELLYS FAMILY RESTAURANT INC	10/24/2016	TAX LIEN	8,331.47
2016-20963	VISION QUEST INC	10/24/2016	TAX LIEN	1,620.07
2016-20964	BILL GOODWIN CONSTRUCTION LLC	10/24/2016	TAX LIEN	3,266.95
2016-20965	CAWLEY PAUL J	10/24/2016	TAX LIEN	6,491.09
2016-20966	COLE SHAWN	10/24/2016	TAX LIEN	434.90
2016-20967	TWIN SPRUCE LODGE INC	10/24/2016	TAX LIEN	692.27
2016-20968	FLOOD THOMAS	10/24/2016	TAX LIEN	2,427.82
2016-20968	FLOOD SPRING	10/24/2016	TAX LIEN	2,427.82
2016-20969	MORRIS SCOTT J	10/24/2016	TAX LIEN	1,057.58
2016-20969	MORRIS DONNA M MORRIS	10/24/2016	TAX LIEN	1,057.58
2016-20970	DIMINO BUS SERVICE INC	10/24/2016	TAX LIEN	2,147.87
2016-20971	WIKTOR ANTHONY	10/24/2016	TAX LIEN	87.49
2016-20972	AUSTIN JOHN	10/24/2016	JUDGMENT	1,391.00
2016-20973	GILBERT MICHELLE KAY	10/24/2016	JUDGMENT	1,046.00
2016-20974	MANDIC DANIEL	10/24/2016	JUDGMENT	1,082.50
2016-20975	DIETERICH GERALD A	10/24/2016	FEDERAL TAX LIEN	82,273.08
2016-20976	DEROSS JEFFREY	10/24/2016	JP TRANSCRIPT	1,771.83
2016-20977	WHITFIELD JAMES MICHAEL	10/24/2016	JUDGMENT	1,130.00
2016-20978	FIREPLACE SHOP SHOWROOM INC THE	10/26/2016	JUDG/PIKE CO PA	221,902.87
2016-20978	BYERS GEORGE W	10/26/2016	JUDG/PIKE CO PA	221,902.87
2016-20978	WALLENPAUPACK ENERGY & HOME CENTER INC	10/26/2016	JUDG/PIKE CO PA	221,902.87
2016-20979	FIREPLACE SHOP SHOWROOM INC THE	10/26/2016	JUDG/PIKE COUNTY PA	312,145.17
2016-20979	WALLENPAUPACK ENERGY & HOME CENTER INC	10/26/2016	JUDG/PIKE COUNTY PA	312,145.17
2016-20979	BYERS GEORGE W	10/26/2016	JUDG/PIKE COUNTY PA	312,145.17
2016-20980	SCHWAB MICHAEL R	10/26/2016	MUNICIPAL LIEN	363.28
2016-20981	FOTUSKY DAVID	10/26/2016	MUNICIPAL LIEN	908.97
2016-20982	WEIDNER ALLISON ELIZABETH	10/26/2016	JUDGMENT	1,358.00

2016-20983	WALLACE RICHARD EARL		10/26/2016	JUDGMENT	1,700.00
2016-20984	CONKLIN JAMIE		10/26/2016	JP TRANSCRIPT	5,352.88
2016-20984	MAZZOLA SAL		10/26/2016	JP TRANSCRIPT	5,352.88
2016-20985	SANDERS SABINE		10/26/2016	JP TRANSCRIPT	940.40
2016-20986	FASCESKI JOSHUA EDWARD		10/27/2016	JUDGMENT	1,501.00
2016-20987	SHEEHY ROBIN K		10/27/2016	JUDGMENT	1,298.00
2016-20988	COX HEATHER MARIE		10/27/2016	JP TRANSCRIPT	1,321.31
2016-20989	BELL AMBER		10/27/2016	JP TRANSCRIPT	1,480.23
2016-20990	WARNCKE WERNER		10/27/2016	JP TRANSCRIPT	2,446.40
2016-40062	HICKEY ROBERT L SR OWNER	P	10/26/2016	STIP VS LIENS	—
2016-40062	HICKEY LINDA L OWNER	P	10/26/2016	STIP VS LIENS	—
2016-40062	DAVID DULAY INC CONTRACTOR		10/26/2016	STIP VS LIENS	—
2016-40063	VANNATTA ZACHARY OWNER	P	10/27/2016	STIP VS LIENS	—
2016-40063	VANNATTA TANYIA OWNER	P	10/27/2016	STIP VS LIENS	—
2016-40063	KITNER MODULAR HOMES INC CONTRACTOR		10/27/2016	STIP VS LIENS	—
2016-40064	VANNATTA ZACHARY OWNER	P	10/27/2016	STIP VS LIENS	—
2016-40064	VANNATTA TANYIA OWNER	P	10/27/2016	STIP VS LIENS	—
2016-40064	CHRIS WAGNER MASON CONTRACTOR CONTRACTOR		10/27/2016	STIP VS LIENS	—
2016-40065	VANNATTA ZACHARY OWNER	P	10/27/2016	STIP VS LIENS	—
2016-40065	VANNATTA TANYIA OWNER	P	10/27/2016	STIP VS LIENS	—
2016-40065	MIKE ROLOSON EXCAVATING CONTRACTOR		10/27/2016	STIP VS LIENS	—
2016-40066	BACHMAN JOHN OWNER	P	10/27/2016	WAIVERMECHANICSLIENS	—
2016-40066	PICCIANO ADRIANNE OWNER	P	10/27/2016	WAIVERMECHANICSLIENS	—
2016-40066	TOM COACCI GENERAL CONTRACTOR CONTRACTOR		10/27/2016	WAIVERMECHANICSLIENS	—

### COMPLAINT — CONFESSION

CASE NO.	INDEXED PARTY		TYPE	DATE	AMOUNT
2016-00522	DIME BANK		PLAINTIFF	10/24/2016	—
2016-00522	OFFSITE DATA BACKUP SERVICE		DEFENDANT	10/24/2016	—
2016-00522	SMITH STEPHEN G		DEFENDANT	10/24/2016	—
2016-00522	MORRIS MICHAEL C		DEFENDANT	10/24/2016	—
2016-00522	DUFFY BRIAN GARNISHEE		DEFENDANT	10/24/2016	—
2016-00522	DUFFY ERIKA GARNISHEE		DEFENDANT	10/24/2016	—

### CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY		TYPE	DATE	AMOUNT
2016-00528	PORTFOLIO RECOVERY ASSOCIATES		PLAINTIFF	10/28/2016	—
2016-00528	STEPHENSON FRANKIE L		DEFENDANT	10/28/2016	—
2016-00529	PORTFOLIO RECOVERY ASSOCIATES		PLAINTIFF	10/28/2016	—
2016-00529	DOTY JONATHAN G		DEFENDANT	10/28/2016	—
2016-00530	PORTFOLIO RECOVERY ASSOCIATES		PLAINTIFF	10/28/2016	—
2016-00530	CALINESCU NICU		DEFENDANT	10/28/2016	—

**CONTRACT — OTHER**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00523	GRASSIE & SONS INC	PLAINTIFF	10/25/2016	—
2016-00523	CLEVELAND BROTHERS EQUIPMENT	DEFENDANT	10/25/2016	—
2016-00531	EVANS CAROL	PLAINTIFF	10/28/2016	—
2016-00531	TRAVELERS INSURANCE COMPANY	DEFENDANT	10/28/2016	—

**PETITION**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00526	1998 KAWASAKI VULCAN 750 VIN JKAVNDA19GB504223	PETITIONER	10/26/2016	—
2016-00526	FALLER JOHN E JR	PETITIONER	10/26/2016	—
2016-00526	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	RESPONDENT	10/26/2016	—

**REAL PROPERTY — EJECTMENT**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00524	NEWLANDS ASSET HOLDING TRUST	PLAINTIFF	10/25/2016	—
2016-00524	SHIRHALL KAREN M	DEFENDANT	10/25/2016	—
2016-00524	OCCUPANTS	DEFENDANT	10/25/2016	—
2016-00525	BANK OF NEW YORK MELLON TRUST F/K/A	PLAINTIFF	10/25/2016	—
2016-00525	BANK OF NEW YORK TRUST CO AS SUCCESSOR TO	PLAINTIFF	10/25/2016	—
2016-00525	JPMORGAN CHASE BANK	PLAINTIFF	10/25/2016	—
2016-00525	CACCAVONE MICHAEL A	DEFENDANT	10/25/2016	—
2016-00525	OCCUPANTS	DEFENDANT	10/25/2016	—

**REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00527	CARRINGTON MORTGAGE SERVICES	PLAINTIFF	10/28/2016	—
2016-00527	WHIPPLE AGNES J	DEFENDANT	10/28/2016	—
2016-00527	WHIPPLE KENNETH W ESTATE	DEFENDANT	10/28/2016	—

**MORTGAGES AND DEEDS**

*RECORDED FROM NOVEMBER 7, 2016 TO NOVEMBER 11, 2016  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

<b>GRANTOR</b>	<b>GRANTEE</b>	<b>LOCATION</b>	<b>AMOUNT</b>
Gustin Jason R	Wayne Bank	Preston Township	28,500.00
Williams Clark J	Wayne Bank	Berlin Township	
Williams Amy P			80,000.00
Cacciotti Roger J	Kennard Jdhn S	Damascus Township	204,000.00
Colwell Edward A	Mortgage Electronic Registration Systems	Paupack Township	
Colwell Erin T			126,000.00
Dipierro Michael V	Mortgage Electronic Registration Systems	Lake Township	
Dipierro Britney L			98,500.00
Grodack Lori J	Honesdale National Bank	Salem Township	86,500.00
Park Hsiao Ping	Wells Fargo Bank	Salem Township	
Park Richard			328,000.00
Vonhof Kevin	Sperry Associates Federal Credit Union	Paupack Township	
Vonhof Cathy			165,600.00
Fletcher Daniel E	Mortgage Electronic Registration Systems	Paupack Township	
Fletcher Darci			106,000.00
Hammell Paula	Mortgage Electronic Registration Systems	Mount Pleasant Township	184,594.00
Fox Brian D	Mortgage Electronic Registration Systems	South Canaan Township	52,920.00
Lipsky Jason	Dime Bank	Paupack Township	
Lipsky Krista			134,800.00
Ratz Ronald L	Dime Bank	Paupack Township	
Ratz Marilyn A			55,000.00
Radu Theodor Vladimir	Honesdale National Bank	Paupack Township	
Radu Britt Megan			213,500.00
Bender John	Bender Susan	Texas Township 3	
Mortgage Electronic Registration Systems			493,384.00
Craig Danielle M	Mortgage Electronic Registration Systems	Lake Township	198,000.00
Gundersen Magne	Mortgage Electronic Registration Systems	Salem Township	
Gundersen Susan L			150,000.00
Dimauro Anthony G	J P Morgan Chase Bank	Lake Township	
Stasinos Anastasios I		120,000.00	
Stasinos Haralambos			
Stasinos Andrea			

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

Torzon Joseph	Mortgage Electronic Registration Systems	Buckingham Township	
Desai Sharmila By Af Torzton Joseph Af			206,250.00
Morrison James C	Citizens Bank	Paupack Township	410,000.00
Morrison James C	Citizens Bank	Paupack Township	91,500.00
Cousins Brian G	Honesdale National Bank	Honesdale Borough	
Cousins Hilary			67,000.00
M & R Real Estate	Dime Bank	Clinton Township 1	220,000.00
Gries Joseph D	Citizens Savings Bank	Berlin Township	
Scull Jessica A			170,400.00

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## DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Farrell Patricia Est	Tornay Christopher M	Preston Township	
Roscoe Ann F	Tornay Martha L		
Roscoe Ann F Exr			
Kost Erwin AKA	E T K Ventures L P	Texas Township 1 & 2	
Kost Erwin T Sr AKA			
Kost Michele			
Kennard John S	Cacchiotti Roger J	Damascus Township	
Winsjansen Walter	Kitzhoffer Mark R	Salem Township	
	Kitzhoffer Beth Ann		Lot 633
Figel Carrie	Jordan John	Paupack Township	
	Jordan Deirdre		Lot 229
Schoeppe Michele	Corazza David V	Damascus Township	
Cusa Michele			
Stanus Gerard D	Colwell Edward A	Paupack Township	
Stanus Maureen E	Colwell Erin T		Lot 422
Cangialosi Richard P	Cangialosi Richard P Tr	Preston Township	
Esposito Debra J			
K D G Real Estate	Kern Harold	Lake Township	
K D G Management	Munoz Geraldine		Lot 1479
Grimm Robert C			
Grimm Karla D			
Dipierro Michael V	Dipierro Michael V	Lake Township	
Dipierro Britney L	Dipierro Britney L		Lot 13
Pastula Nora P	Nationwide Capital Group L L C	Paupack Township	
Williams Charles J By Af	Berni Donna Tr	Clinton Township 1	
Kowal Nancy Af	Kowal Nancy Tr		Lots 18 & 59
	Williams Charles Tr		
	Williams Family Trust		
Guiliano Dorothy	Hoag Donna Tr	Lake Township	
	Dorothy M Guiliano Family Trust		
Meyers Gary A	Grodack Lori J	Salem Township	Lot 331
Jorgensen Valerie	Baaklini Alex	Lake Township	
Colla Judith	Baaklini Juliet		Lot 1424

Devereaux Charles W	Park Richard	Salem Township	
Devereaux Dianna L	Park Hsiao Ping		Lot 39
Verton Sonya M Tr	Flynn Sean	Mount Pleasant Township	
Flynn Craig M Tr	Flynn Jennifer		Lot 2
James G Flynn Irrevocable Family Trust			
Connie L Flynn Irrevocable Family Trust			
Wells Fargo Bank	Kombitsakis Aris Illias Fotakos Panagiota	Texas Township 1 & 2	
Cimino Frances	Cimino Frances	Lehigh Township	
	Cordova Katryna		Lots 185 & 198
Reguzzoni Dino	Verrastro Jennifer	Salem Township	
Reguzzoni Kathleen			Lot 5
Genesi Francis X	Vonhof Kevin	Paupack Township	
Genes I Dara A	Vonhof Cathy		Lot 262
Loucks John C	Fletcher Daniel E	Paupack Township	
Loucks Karen L	Fletcher Darci		Lot 197
Saylock Helane Adm	Stucker Margaret	Salem Township	
Stucker Kenneth Joseph Est AKA Stucker Kenneth J Est AKA			Lot 12
Pane Michael Ene H	Pane Michael Francis	Salem Township	
Polay Michael S	Hammell Paula	Mount Pleasant Township	
Fox Brian D	Fox Brian D	South Canaan Township	
Hudson Julie A			Parcel A
Randel Sherri Ann Exr	Lipsky Jason	Paupack Township	
McFadyen Sherri A Exr	Lipsky Krista		Lot 555A
Randel John Fest			
Kerin John	Aponte Colasa	Lehigh Township	
Kerin Helen T	Ruiz Milton		Lots 336 & 337
Hoffman Grace Ann	Ratz Ronald L	Paupack Township	
	Ratz Marilyn A		Lot 192
Roe Robert C II	Bender John	Texas Township 3	
Roe Susan A	Bender Susan		
Crum Dawn	Hill Gerald	Cherry Ridge Township	Lot 306
McMahon Kevin M	Gundersen Magne	Salem Township	
McMahon Rose M	Gundersen Susan L		Lot 77
Wayne County Tax Claim Bureau Goldspring Michael Jr Goldspring Barbara	Nationwide Capital Group L L C	Buckingham Township	
Wayne County Tax Claim Bureau Scott Roman	Varga Living Trust Varga Alice M Tr Varga Elias J Tr	Damascus Township	
Wayne County Tax Claim Bureau Schwarz Michael	Buselli Land Holdings	Damascus Township	
Wayne County Tax Claim Bureau Lukasiewiczgargano Victoria M Gargano Victoria M Lukasiewicz	Afanasyev Serge Mizhiritskiy Natasha	Dreher Township	

Wayne County Tax Claim Bureau	Afanasyev Serge	Dreher Township
Lukasiewiczgargano Victoria M	Mizhiritskiy Natasha	
Gargano Victoria M Lukasiewicz		
Wayne County Tax Claim Bureau	Afanasyev Serge	Dreher Township
Lukasiewiczgargano Victdria M	Mizhiritskiy Natasha	
Gargano Victoria M Lukasiewicz		
Wayne County Tax Claim Bureau	Ehrensberger Roy	Dreher Township
Weber Christopher		
Wayne County Tax Claim Bureau	Sullivan Kevin B	Dreher Township
Varelakis Antonio		
Varelakis Evangelia		
Wayne County Tax Claim Bureau	Jordan Holdings L L C	Dreher Township
Colon Radhica		
Wayne County Tax Claim Bureau	Clause Tammy Lee	Dreher Township
Cantale Antonia		
Cantale Patricia		
Wayne County Tax Claim Bureau	Olsommer Matthew	Dreher Township
Wickwire Robert L		
Wayne County Tax Claim Bureau	Kenny Mark	Dreher Township
Muccino Joseph M		
Muccino Phyllis		
Wayne County Tax Claim Bureau	Madurski Stanley A	Dreher Township
Summers Audrey J		
Wayne County Tax Claim Bureau	Brennan Dana	Dreher Township
Sergi Anthony M	Brennan John	
Sergi Robyn		
Wayne County Tax Claim Bureau	Nationwide Capital Group L L C	Lake Township
Gutgarts Yury		
Gutgarts Milena		
Wayne County Tax Claim Bureau	Nationwide Capital Group L L C	Lake Township
Spinello June G		
Wayne County Tax Claim Bureau	Booths Joseph A	Lake Township
Schneider Judy F	Booths Eric C	
Wayne County Tax Claim Bureau	Borst William F	Lebanon Township
Monaghan Joseph A		
Monaghan Marsha F		
Wayne County Tax Claim Bureau	Ellingsworth Kimberly	Lehigh Township
Huffnagle David		
Watts Derick		
Wayne County Tax Claim Bureau	Tchorzewski Marek	Lehigh Township
Bartholomew Harold		
Wayne County Tax Claim Bureau	Majorana James	Manchester Township
Vandevendar Joseph L		
Wayne County Tax Claim Bureau	Salto's Glenys	Manchester Township
Golfo Brian	Salto's Washington	
Golfo Tina		
Wayne County Tax Claim Bureau	Anchor Real Estate Group	Paupack Township
Nagl Norman G Jr		

Wayne County Tax Claim Bureau	Strum Arthur J Jr	Paupack Township	
Traina Robert			
Traina Edward			
Wayne County Tax Claim Bureau	Baldwin Timothy W	Paupack Township	
Corchado Rafael			
Corchado Nancy			
Wayne County Tax Claim Bureau	Azevedo Claudio	Salem Township	
Turney Wallace A			
Turney Theresa Anne			
Wayne County Tax Claim Bureau	Tigue Patrick A	Salem Township	
McCloskey David E Est			
Wayne County Tax Claim Bureau	Vybiral Timothy	Sterling Township	
McGrath Sean			
McGrath Kimberly			
Wayne County Tax Claim Bureau	Zagara Joseph	Lehigh Township	
Phipps A Patricia			
Phipps Cecil P			
Wayne County Tax Claim Bureau	Zagara Joseph	Lehigh Township	
Phipps Cecil P			
Phipps A Patricia			
Wayne County Tax Claim Bureau	Zagara Joseph	Lehigh Township	
Phipps Cecil P			
Phipps A Patricia			
Wayne County Tax Claim Bureau	Finamore Andrew A	Lehigh Township	
Vanatta Cyril E			
Vanatta Mary J			
Wayne County Tax Claim Bureau	Finamore Andrew A	Lehigh Township	
Vanatta Cyril E			
Vanatta Mary J			
Wayne County Tax Claim Bureau	Gallagher Peter M	Lehigh Township	
Sumba Michael J	Gallagher Linda M		
Sumba David			
Wayne County Tax Claim Bureau	Wasilewski Daniel	Manchester Township	
Kunjaj Ray			
Wayne County Tax Claim Bureau	Catina Michael	Manchester Township	
Bedesi Veronica Looman			
Looman Michael			
Wayne County Tax Claim Bureau	Catina Michael	Manchester Township	
Looman Michael			
Bedesi Veronica Looman			
Wayne County Tax Claim Bureau	Catina Michael	Manchester Township	
Looman Michael			
Bedesi Veronica Looman			
Heaton Mary	Heaton Christopher A J	Cherry Ridge Township	Lot 16
Cappelloni Francis T	Young Jin Moon	Dreher Township	
Cappelloni Carol R			
Morrison James Charles	Morrison James C	Paupack Township	
Morrison Sandra			

Angelis Shirley O	Angelis Mark	South Canaan Township South Canaan & Lake Twps Lot 1 Lake Township Lake & South Canaan Twps Lot 1
Midfirst Bank	Cousins Brian G Cousins Hilary	Honesdale Borough Lot 87
Riker Wayne Exr Riker Phillip West	Riker Wayne	Paupack Township Lot 132
Droppa Daniel A Droppa Jill B	M & R Real Estate	Clinton Township 1
Vanhorn Paul E Vanhorn Lorraine	Scull Jessica A Gries Joseph D	Berlin Township Lot 7



# Wayne County LEGAL JOURNAL

3305 Lake Ariel Highway, Suite 3  
Honesdale, PA 18431  
Phone: 570-251-1512  
Fax: 570-647-0086

## 2016 LEGAL ADVERTISING RATES

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<i>One (1) time insertion</i>	
<b>Fictitious Name Registration</b>	<b>\$45</b>
<i>One (1) time insertion</i>	
<b>Petition for Change of Name</b>	<b>\$45</b>
<i>One (1) time insertion</i>	

All other notices will be billed at \$1.90 per line.  
Certain restrictions and minimum insertion fees apply.

A fee of \$10.00 will be added to all legal notices  
for the Notarized Proof of Publication.

## General Advertising Rates All Advertisements Are Pre-Pay

Subject to approval  
Subject to space availability  
Credit Cards accepted—Mastercard and Visa only.  
Prices are based upon your advertisement  
submitted camera-ready or via email in PDF  
or JPG format.

*Certain Restrictions Apply*

**The Wayne County Legal Journal**  
is published every Friday—52 issues per year.  
The deadline for all advertising is 10 AM on  
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	One Insertion	Quarterly 13 Issues	Semi-Annual 26 Issues	Annual 52 Issues
<b>Full Page</b>	<b>\$100</b>	<b>\$850</b>	<b>\$1,300</b>	<b>\$2,100</b>
<b>Half Page</b>	<b>\$75</b>	<b>\$525</b>	<b>\$795</b>	<b>\$1,265</b>
<b>Quarter Page</b>	<b>\$50</b>	<b>\$325</b>	<b>\$475</b>	<b>\$745</b>
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Emailed Copy	\$50 per year
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**Eighth Page:**  
2"W X 1 3/4"H



**Legal Journal of Wayne County**  
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Honesdale, PA 18431