

# OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 6 ★ DECEMBER 16, 2016 ★ Honesdale, PA ★ No. 41



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## CASES REPORTED

IN THE INTEREST OF: K.D., A MINOR

2016 PA Super 162

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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

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

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

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

[www.waynecountylawyers.org](http://www.waynecountylawyers.org)

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

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

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

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

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

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## MESSAGE FROM THE WAYNE COUNTY BAR ASSOCIATION



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

### PRICING & RATES

#### *Notice Pricing*

##### *One time Insertions*

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

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

#### *Subscription Rates*

##### *Per Year*

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

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

### WAYNE COUNTY OFFICIALS

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Robert J. Conway, *Senior Judge*

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#### *Sheriff*

Mark Steelman

#### *District Attorney*

Janine Edwards, Esq.

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Edward “Ned” Sandercock

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Steven Burlein, Esq.

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Brian T. Field

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

Deborah Bates

#### *Coroner*

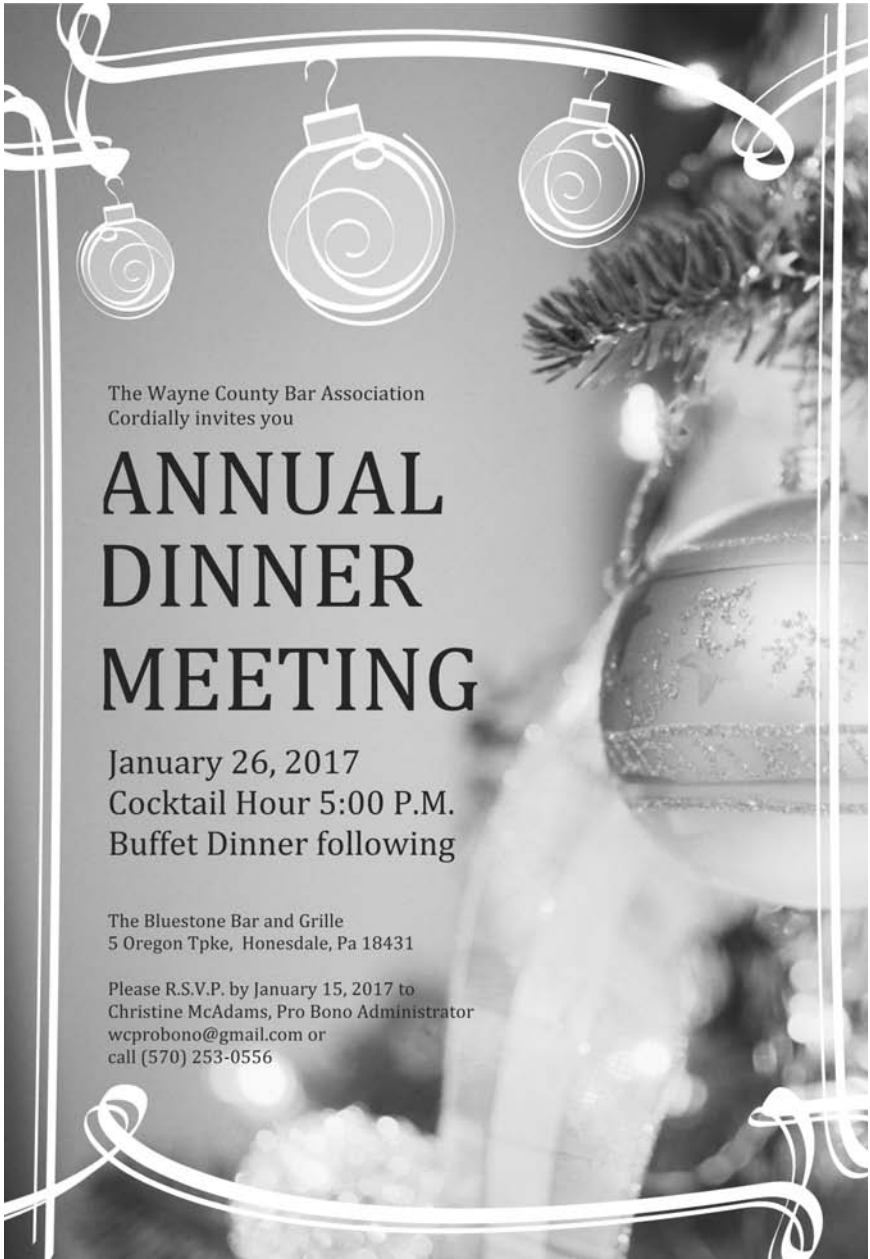
Edward Howell

#### *Auditors*

Carla Komar  
Judy O’Connell  
Kathleen A. Schloesser

#### *Jury Commissioners*

Judith M. Romich  
Patricia Biondo



The Wayne County Bar Association  
Cordially invites you

# ANNUAL DINNER MEETING

January 26, 2017  
Cocktail Hour 5:00 P.M.  
Buffet Dinner following

The Bluestone Bar and Grille  
5 Oregon Tpke, Honesdale, Pa 18431

Please R.S.V.P. by January 15, 2017 to  
Christine McAdams, Pro Bono Administrator  
wcpobono@gmail.com or  
call (570) 253-0556

**COURT OPINION**

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**IN THE INTEREST OF: K.D., A MINOR**

**2016 PA Super 162**

This Superior Court case is of interest to our local bar members as Ronnie J. Fischer, Esquire, represented pre-adoptive parents in this reported decision.

The lower court in Lackawanna County granted a petition to adopt filed by maternal grandmother and in doing so, denied the petition to adopt that have been previously filed by the pre-adoptive parents. In its conclusion, the Superior Court determined that the lower court relied solely on the child’s biological connection to grandmother and ignored undisputed evidence that the child was traumatized by her visits with grandmother. Grandmother consistently showed poor judgment when attempting to meet the child’s needs and the evidence showed that the child was bonded with her pre-adoptive parents.

This child was injured as an infant while in mother’s care when she suffered severe chemical burns to her eyes, and as a result was legally blind and termed as medically fragile. Following placement of the child in what became the pre-adoptive home, the lower court ordered Lackawanna County CYS to provide visitation between the child and grandmother. The pre-adoptive parents initiated a Petition for Adoption in April 2015, and in May 2015 CYS petitioned to intervene in the adoption proceeding. The lower court then directed that grandmother be given notice of the adoption petition to which she responded to by filing a counterclaim Petition for Adoption. The lower court ultimately granted grandmother’s petition to adopt and required CYS to facilitate the transition of the child from foster care to grandmother’s care. Both CYS and the pre-adoptive parents appealed.

Utilizing an abuse of discretion standard, Superior Court reviewed the lower court’s ruling and determined that the lower court had failed to analyze the petition for adoption according to well-established law which requires the court to base its decision on the “physical, mental, and emotional needs and welfare of the child.” 23 Pa.C.S. ‘ 2724(b). While preservation of the family is the desired outcome, “the goal of preserving the family unit cannot be elevated above all other factors when considering the best interests of the children, but must be weighed in conjunction with other factors.” In re Adoption of G.R.L., 26 A.3d 1124, 1127 (Pa.Super. 2011). In opining that the lower court focused only on grandmother’s interests as a “blood relative” and CYS’ inaction to facilitate increased contact between grandmother and child, the court ignored much un rebutted evidence that established it was not in the child’s best interest to grant grandmother’s Petition for Adoption.

As a result, the Court reversed the lower court’s order granting grandmother’s Petition for Adoption and ordered that the pre-adoptive parents’ Petition for Adoption be granted.



**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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**ESTATE NOTICE**

Notice is hereby given, that Letters Testamentary have been granted to Wayne Bank, Executor of the Estate of Miriam Kreitner, late of Honesdale, Wayne County, Pennsylvania who died on November 23, 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, Wayne Bank c/o Mark R Zimmer, Esquire, 1133 Main Street, Honesdale, PA 18431.

**12/16/2016 • 12/23/2016 • 12/30/2016**

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**ESTATE NOTICE**

Estate of Bradley L. Gilpin, also known as Bradley Gilpin, late of Lake Ariel, Wayne County, Pennsylvania, deceased. Letters Testamentary on the above estate having been granted to Calvin Samson, all persons indebted to

said estate are requested to make payment and those having claims to present same, without delay to his attorney, Stephen Jennings, 303 Tenth Street, Honesdale, Pennsylvania, 18431.

**12/16/2016 • 12/23/2016 • 12/30/2016**

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**EXECUTRIX NOTICE**

Estate of William John Hanna III  
AKA William J. Hanna  
Late of Preston Township  
EXECUTRIX  
Laura M. Hanna  
3179B Wrighter Lake Road  
Thompson, PA 18465  
ATTORNEY  
Frances Gruber, Esq.  
214 Ninth Street  
Honesdale, PA 18431

**12/16/2016 • 12/23/2016 • 12/30/2016**

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**EXECUTOR NOTICE**

Estate of Maria Naumann  
Late of Palmyra Township, Wayne Co.  
EXECUTOR  
Harry Kraker  
57-15 69th Lane, #1  
Maspeth, NY 11378  
ATTORNEY  
Frances Gruber, Esq.  
214 Ninth Street  
Honesdale, PA 18431

**12/16/2016 • 12/23/2016 • 12/30/2016**

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**EXECUTOR NOTICE**

Estate of Wanda V. Polewski AKA  
Wanda Polewski  
Late of Salem Township  
EXECUTOR  
Wayne Bank  
717 Main Street  
Honesdale, PA 18431  
ATTORNEY  
Frances Gruber, Esq.  
214 Ninth Street  
Honesdale, PA 18431

**12/16/2016 • 12/23/2016 • 12/30/2016**

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**EXECUTRIX NOTICE**

Estate of Beverly J. Sturm  
Late of Susquehanna Borough  
EXECUTRIX  
Sarah Greear  
257 Sawmill Rd.  
Greentown, PA 18426  
ATTORNEY  
Robert H. Sayers, Attorney at Law  
811-813 Mulberry St.  
Scranton, PA 18510

**12/16/2016 • 12/23/2016 • 12/30/2016**

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**ADMINISTRATRIX NOTICE**

Estate of Dawn Marie Clancy  
Late of Clinton Township  
ADMINISTRATRIX  
Kay Sillis  
31 Stanton Street  
Honesdale, PA 18431  
ATTORNEY  
Frances Gruber, Esq.  
214 Ninth Street  
Honesdale, PA 18431

**12/16/2016 • 12/23/2016 • 12/30/2016**

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**EXECUTOR NOTICE**

Estate of Diane J. Fox AKA Diane  
Fox  
Late of Prompton Borough  
EXECUTOR  
John Fox  
613 Prompton Rd.  
Prompton, PA 18456  
ATTORNEY  
Nicholas A. Barna  
831 Court Street  
Honesdale, PA 18431

**12/16/2016 • 12/23/2016 • 12/30/2016**

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**EXECUTRIX NOTICE**

Estate of Richard T. Henschen  
AKA Richard Henschen AKA  
Richard Thomas Henschen  
Late of Damascus Township  
EXECUTRIX  
Ana Keller  
212 Sherman Ave.  
Raritan, NJ 08869  
ATTORNEY  
Nicholas A. Barna  
831 Court Street  
Honesdale, PA 18431

**12/9/2016 • 12/16/2016 • 12/23/2016**

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**ESTATE NOTICE**

NOTICE IS HEREBY GIVEN that  
Letters Testamentary have been  
granted in the estate of late of  
EUGENE R. BIGART. Date of  
death NOVEMBER 13, 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.

**12/9/2016 • 12/16/2016 • 12/23/2016**

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**ESTATE NOTICE**

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the estate of late of JOHN LASSLEY a/k/a JOHN Y. LASSLEY, JR. Date of death AUGUST 13, 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.

**12/9/2016 • 12/16/2016 • 12/23/2016**

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**ADMINISTRATRIX NOTICE**

Estate of Valerie Ambrozevitch Ward AKA Valeria Ambrozevitch Ward AKA Valerie Ward Late of Sterling Township ADMINISTRATRIX Valerie Burke 801 N. Webster Ave. Scranton, PA 18510 ATTORNEY Lori A. Barrett, Esquire 345 Wyoming Ave., Ste. 215 Scranton, PA 18503 (570) 335-1968

**12/9/2016 • 12/16/2016 • 12/23/2016**

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**ESTATE NOTICE**

Notice is hereby given that Letters Testamentary have been granted in the Estate of Mary Ann Corring, late

of Damascus Township, Wayne County, Pennsylvania, who died on October 29, 2016. All persons having claims or demands against the estate of the decedent shall make them known and present them, and all persons indebted to the decedent shall make payment thereof, without delay, to George Banta, Executor, of 1945 Beach Lake Highway, Beach Lake, PA 18405, or to Richard B. Henry, Esquire, Attorney for the Estate, 1105 Court Street, Honesdale, PA 18431.

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

**12/9/2016 • 12/16/2016 • 12/23/2016**

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**OTHER NOTICES**

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**NOTICE**

IN THE COURT OF COMMON PLEAS OF WAYNE COUNTY, PENNSYLVANIA CIVIL

No. 383 - 2013 - DR

ELIENNE LABORDE,  
Plaintiff

vs.

JEAN RUSMANN LABORDE,  
Defendant

**NOTICE TO PLEAD**

---

You have been sued in Court. If



you wish to defend against the claims set forth in the following pages you must take action prompt action after this complaint and notice are served by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you.

You are warned that if you fail to do so the case may proceed without you and you may lose money or property or other rights important to you including custody or visitation of your children.

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

Legal Services of Northeastern  
Pennsylvania, Inc.  
Wayne County Courthouse  
925 Church Street  
Honesdale, Pennsylvania 18431  
(570) 253-1031

**12/16/2016**

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**NOTICE**

IN THE COURT OF COMMON  
PLEAS OF WAYNE COUNTY,  
PENNSYLVANIA  
CIVIL

No.148- 2016 - DR

LINDA GLENNEN,

Plaintiff

vs.

ROBERT ANTHONY BEA,  
Defendant

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**NOTICE TO PLEAD**

---

You have been sued in Court. If you wish to defend against the claims set forth in the following pages you must take action prompt action after this complaint and notice are served by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you.

You are warned that if you fail to do so the case may proceed without you and you may lose money or property or other rights important to you including custody or visitation of your children.

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Legal Services of Northeastern  
Pennsylvania, Inc.  
Wayne County Courthouse  
925 Church Street  
Honesdale, Pennsylvania 18431  
(570) 253-1031

**12/16/2016**

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**NOTICE**

STATE OF MICHIGAN  
IN THE CIRCUIT COURT FOR  
THE COUNTY OF WAYNE

Case No. 16 - CH  
Honorable

**COMPLAINT TO QUIET TITLE**

Christina D. Jome,  
Plaintiff,

v.

Latina Hollingshed, an individual  
HCI Mortgage, a Pennsylvania  
Corporation

Defendants.

---

**PERKINS LAW GROUP PLLC**

Nikkiya T. Branch (P68844)  
Stephen J. Chacko (P78210)  
615 Griswold St., Ste. 400  
Detroit, Michigan 48226  
(313)964-1702

---

There is no other pending civil  
litigation arising out of the  
transaction or occurrence alleged in  
this complaint.

---

**Nikkiya T. Branch (P68844)**

**COMPLAINT TO QUIET TITLE**

Plaintiff, Christina D. Jome, by and  
through her attorneys, **PERKINS  
LAW GROUP PLLC**, states the  
following for her complaint against  
the defendants:

1. Plaintiff is an individual that  
resides in the County of Oakland  
and is the current owner of the

property located at 4236 Fullerton,  
Detroit, Michigan 48238

2. Upon information and belief,  
Defendant Latina Hollingshed, is a  
resident of the City of Detroit,  
Wayne County, Michigan,  
defendant HCI Mortgage, is a  
Pennsylvania corporation, located  
in the City of Lake Ariel,  
Pennsylvania.

3. Plaintiff seeks equitable relief  
pursuant to MCL 600.2932 against  
defendants regarding real property  
located in the City of Detroit,  
Wayne County; therefore this  
Court has jurisdiction, and this  
Court is the proper venue for the  
complaint.

4. This complaint involves title to  
real property commonly known as  
4236 Fullerton, City of Detroit,  
described as land located in the  
City of Detroit, Wayne County,  
State of Michigan:

LOT(S) 281 OF RUSSEL  
WOODS SUBN according to the  
plat thereof recorded in Liber 34  
of Plats, Page 3 of Wayne  
County Records.

Parcel ID 14004866 (the  
“Property”).

5. On February 18, 1960, Charles  
Averbuch and Miriam Charlotte  
Averbuch, his wife, conveyed the  
Property to Robert E. Fitzhugh and  
Nina M. Fitzhugh, his wife, via  
warranty deed. **See Exhibit A.**

6. On July 29, 1996, Robert E.  
Fitzhugh, survivor of himself and  
his deceased wife, Nina M.  
Fitzhugh, conveyed the Property to  
Tammie T. Rogers via Warranty  
Deed. **See Exhibit B.**

7. On October 21, 2000, Tammie T. Carrington granted a mortgage to HCI Mortgage in the Property in the amount of Eighty-Four Thousand Five Hundred and 00/100 (\$84,500.00). **See Exhibit C.**

8. On September 30, 2003, Tammie T. Carrington conveyed the Property to Bayview Financial Property Trust via Quit Claim Deed. **See Exhibit D.**

9. On August 31, 2007, Bayview Financial Property Trust, through its Co-Trustee, Richard O'Brien, conveyed the Property to Latina Hollingshed, a single woman, via Special Warranty Deed. **See Exhibit E.**

10. On March 30, 2012, in Civil Action NO. 11-007010-CH, a Judgment of Foreclosure was entered against the Property vesting absolute title in the Wayne County Treasurer. **See Exhibit F.**

11. Based on information and belief, satisfactory Notice of the Tax Foreclosure was not given to Defendant, HCI Mortgage. **See Exhibit G.**

12. Based on information and belief, Defendant HCI Mortgage's interest was either discharged or extinguished but for reasons unknown, no corresponding document was recorded with the proper Register of Deeds.

13. On November 19, 2012, the Wayne County Treasurer conveyed the Property to TD Incomeplus II, LLC, via Quit Claim Deed. **See Exhibit H.**

14. On April 10, 2014, TD Incomeplus II, LLC conveyed the Property to Plaintiff, Christina D. Jome, a single woman, via Quit

Claim Deed. **See Exhibit I.**

15. On October 15, 2015, Christina D. Jome, conveyed the Property to Darryl T. Osburn, a single man, via Quit Claim Deed. **See Exhibit J.**

16. On October 15, 2015, Darryl T. Osburn, conveyed the Property to Plaintiff, Christina D. Jome, a single woman and Darryl T. Osburn, a single man as joint tenants with full rights of survivorship, via Quit Claim Deed. **See Exhibit K.**

17. On December 18, 2015, Darryl T. Osburn and Christina D. Jome, conveyed the Property to Christina D. Jome, a single woman, via Quit Claim Deed. **See Exhibit L.**

18. Plaintiff holds absolute title to the Property, in fee simple. Plaintiff's title derives from the Quit Claim Deed executed and delivered as documented in Exhibit K.

19. Defendant may claim, or appear on record in the office of the Register of Deeds where the Property is located to have, some interest in the Property.

WHEREFORE, Plaintiff respectfully requests that this Court:

A. Enter Judgment determining that Plaintiff holds full legal and equitable title to the Property in fee simple absolute, free and clear of any and all claims of Defendant and quieting title to the Property forever in Plaintiff;

B. Grant such other relief as is proper and equitable.

Respectfully submitted,

**PERKINS LAW GROUP PLLC**

By:  
Nikkiya T. Branch (P68844)  
Stephen J. Chacko (P73810)  
615 Griswold St., Ste. 400  
Detroit, Michigan 48226  
(313) 964-1702  
Attorneys for Plaintiff

September 20, 2016

1 Tammie T. Rogers was married  
and her name was changed to  
Tammie T. Carrington.

**12/16/2016**

**NOTICE**

NOTICE IS HEREBY GIVEN that  
Articles of Incorporation for:

**DELLWOOD ACRES**

were filed with the Department of  
State on November 29, 2016. The  
corporation has been incorporated  
under the provisions of the  
Business Corporation Law of 1988,  
as amended.

Alfred J. Weinschenk, Esquire  
Oliver, Price & Rhodes  
PO Box 240, 1212 So. Abington  
Rd.  
Clarks Summit, PA 18411

**12/16/2016**

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

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

**SHERIFF'S SALE  
JANUARY 4, 2017**

By virtue of a writ of Execution  
instituted Walter H. Horst issued  
out of the Court of Common Pleas  
of Wayne County, to me directed,  
there will be exposed to Public  
Sale, on Wednesday the 4th day of  
January, 2016 at 10:00 AM in the  
Conference Room on the third  
floor of th Wayne County  
Courthouse in the Borough of  
Honesdale the following property,  
viz:

All those certain pieces or parcels  
of land situated in the Township of  
Salem, County of Wayne and  
Commonwealth of Pennsylvania,  
bounded and described as follows:

**Parcel One:**

Beginning at a point in the center  
of the State Road Route 63008 at  
the junction with the Township  
Road No. 348; thence through  
lands of the former grantor South  
48 degrees and 00 minutes West  
186.8 feet to a pipe corner; thence  
South 65 degrees and 35 minutes  
West 100.9 feet to a pipe corner at  
the edge of a creek; thence up the  
said creek, North 18 degrees and  
24 minutes East about 291 feet to a  
point in the center of the said state

road; thence along the center of the same South 73 degrees and 07 minutes East 58.9 feet South 56 degrees 11 minutes East 50 feet and South 32 degrees 13 minutes East 76.55 feet to the place of Beginning. Containing 29,000 square feet, more or less.

Excepting and Reserving to Edward J. Pruss, et ux., their heirs and assigns a right-of-way twelve (12) feet in width running from State Route 63008 to other lands of Edward J. Pruss, et ux., said right of way to be located at a point approximately 75 feet from the northwesterly corner of land herein conveyed (Parcel I) running in a direction along the bank of the creek and then veering in a southeasterly direction to a point approximately North 65 degrees 35 minutes East 75 feet from the pipe corner near the creek. The purpose of said right of way being for ingress and egress over the lands of the grantees for the purpose of removing timber, fix fence and to remove cattle from the lands of Edward J. Pruss, et ux., for emergency purposes, but said right of way is to be limited to the afordescribed purpose and no other.

Parcel Two:

Beginning at a point in the center of the State Road Route 63008, the said point being the southeasterly corner of other lands of the grantee; thence along the center of the said road, South 1 degree and 09 minutes East 72.7 feet to a point in the center of the said road;

thence South 48 degrees West 147.9 feet to a pipe corner; thence South 70 degrees and 41 minutes West 148.6 feet to a pipe corner near the creek; thence North 18 degrees and 24 minutes East 57 feet to a pipe corner, a corner of lands of the grantee; thence along the same North 65 degrees and 35 minutes East 100.9 feet and North 48 degrees East 186.8 feet to the place of Beginning. Containing 15,100 square feet, more or less.

Parcel Three:

Beginning on the northeasterly corner of Lot No. 81 as shown on a certain plan of lots on the lands of Herman G. Wood; said corner being located on the southerly edge of the right-of-way of a private road; thence along Lot No. 81, South 23 degrees 50 minutes East 35.8 feet to a corner; thence along Lot No. 75, North 66 degrees 10 minutes East 29 feet to a corner on the southwesterly edge of the right-of-way of a private road; thence along the edge of the right-of-way of the said private road North 62 degrees 51 minutes West 46.1 feet to the point and place of Beginning. Comprising within said boundaries Lot No. 81-A as shown on a certain plan of lots on the lands of Herman G. Wood.

Bearings of the magnetic meridian and containing 1/100 acre of land, be the same more or less.

Together with the right, liberty and privileges in the Grantee, his heirs and assigns of using and enjoying in common with the Grantors, their

heirs and assigns, a private beach upon the lands of the Grantors adjacent to and bordering upon Lake Wallenpaupack for swimming purposes only and using and sharing a community dock adjacent to and bordering upon Lake Wallenpaupack for such boating privileges in Lake Wallenpaupack as may be allowed to the Grantee by the Pennsylvania Power and Light Company.

Together with the right, liberty and privilege in the Grantee, his heirs and assigns, to use in common with the Grantors, their heirs and assigns, the driveways upon the lands of the Grantors as shown on said map.

Under and Subject, nevertheless, the right of the Grantee, her heirs and assigns of maintaining a water pipe line over and across the premises herein conveyed with the right, liberty and privilege in the Grantors, their heirs and assigns of entering upon the said premises for the purposes of constructing and maintaining said water pipe line.

Subject, however, to the following covenants and restrictions which shall be taken to be real covenants running with the land and binding upon the Grantee, her heirs, executors, administrators and assigns.

1. The premises herein conveyed shall be used for residential purposes only and that no trade or business of any kind shall be carried on upon said premises and

that no building, structure, trailer of any kind whatsoever, other than a dwelling or garage or out-buildings to be used in connection with a dwelling, shall be erected thereon.

2. No dwelling shall be erected or placed upon the land herein conveyed, the cost of which shall be less than twenty-five hundred (\$2,500.00) dollars and no trailer shall be placed upon the land herein conveyed until the same shall have been approved by the (prior) Grantors herein.

3. That no outdoor toilet shall be built or constructed upon the premises herein conveyed and that any septic tank constructed on said premises shall comply with all rules and regulations of the Department of Health of the Commonwealth of Pennsylvania.

Subject to all additional conditions, exceptions, reservations, easements and restrictions as are contained in all prior Deeds forming the premises' chain of title.

Being the same lands which David A. Converse and Cheryl R. Converse, by their deed dated July 30, 2007 and recorded in Wayne County Record Book 3355, Page 288, granted and conveyed to Stephanie Lore.

Seized and taken in execution as property of:  
Stephanie Lore 512 Ledge Dale  
Road LAKE ARIEL PA 18436

Execution No. 145-Civil-2015  
Amount Due: \$76,452.41 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.**

Frances Gruber, Esq.

**12/9/2016 • 12/16/2016 • 12/23/2016**

**SHERIFF'S SALE  
JANUARY 4, 2017**

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 4th day of January, 2017 at 10:00 AM in the

Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THAT CERTAIN piece or parcel of land situate, lying and being in the Township of Salem, County of Wayne and State of Pennsylvania, being more particularly Lot #134 Tanners Point of Indian Rocks at Lake Wallenpaupack, being bounded and described as follows:

BEGINNING at a point said point being a common corner of Lots 233 and 234, 134 and 135 in Tanners Point Development; thence along the common division line between Lots 134 and 135 North 63 degrees 31 minutes East, 123.5 feet to a point, said point being a common corner of Lots 134 and 135; thence South 27 degrees 48 minutes East a distance of 81.05 feet to a point, said point being a common corner of Lots 134 and 133; thence along the common division lines between Lots 133 and 134 South 63 degrees 30 minutes West, a distance of 125.6 feet to a point, said point being a common corner of Lots 232, 233, 133 and 134; thence along the common division line between Lots 233 and 134 North 26 degrees 19 minutes West, a distance of 81.05 feet to the point and place of BEGINNING.

BEING all of Lot 134 in Tanners Point Development. Also granting and conveying to the grantors herein, their heirs and assigns, an

easement or right of way over such lands as the grantors may own between State Highway Route 63008 and the easterly line of lot herein conveyed.

Above description being taken from a survey map dated August 5, 1968 as surveyed by George E. Ferris, R.S. entitled 'Map of Lots at Indian Rocks, Inc. Tanners Point Development, Salem Township, Wayne County, PA.' and a supplement map dated March 17, 1965 titled in the same manner.

This conveyance is made under and subject to the conditions, covenants, restrictions and rights which bind the grantors and grantees, their heirs, administrators or assigns, and are further set forth in Wayne County Deed Book 249 at page 472.

BEING the same premises which Paul Gasuk and Regina Gasuk, by Deed dated June 12, 1987, and recorded in Wayne County June 18, 1987, in Book 465, Page 916, granted and conveyed unto Robert P. Sherer and Carol L. Sherer, in fee.

IMPROVEMENTS: Residential dwelling

TAX ID # 22-0-0005-0021

Seized and taken in execution as property of:  
Davide Somasca a/k/a David Somasca 134 Ledge Dale Road,  
LAKE ARIEL PA 18436

Execution No. 242-Civil-2016  
Amount Due: \$95,207.54 Plus  
additional costs

October 14, 2016  
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE  
NOTICE:**

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

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

Jeniece D. Davis Esq.

**12/9/2016 • 12/16/2016 • 12/23/2016**

**SHERIFF'S SALE  
JANUARY 4, 2017**

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 4th day of January, 2017 at 10:00 AM in the



Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THAT CERTAIN piece or parcel of land situated In the Township of Salem, Wayne County, Pennsylvania, known as Lot #1687, Section 15, 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 in and for Wayne County, Pennsylvania, Said Lot #1687, Section 15, The Hideout, is recorded in Plat Book Volume 5 at Page 44, in the Office of the Recorder of Deeds in and for Wayne County, Pennsylvania.

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.

Reference Tax Map No.: 22-0-0024-0125.

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

Commonly known as 1687 Windemere Lane, Lake Ariel, PA 18436.

BEING THE SAME PREMISES which Nina P. Powell, by Deed dated September 24, 2005 and recorded September 29, 2005 in the Office of the Recorder of Deeds in and for the County of Wayne in Deed Book 2875 and Page 215, granted and conveyed unto William Arroyo and Samia Arroyo, married.

AND the said William Arroyo, hereby departed this life on or about June 1, 2015, thereby vesting all title solely in his wife, Samia Arroyo.

Seized and taken in execution as property of:  
Samia Arroyo 33 Drummond Avenue CARBONDALE PA 18407

Execution No. 351-Civil-2016  
Amount Due: \$169,552.37 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.

Sarah K. McCaffery Esq.

12/9/2016 • 12/16/2016 • 12/23/2016

**SHERIFF'S SALE  
JANUARY 4, 2017**

By virtue of a writ of Execution instituted U.S. Bank , N.A., as Trustee for Citigroup Mortgage Loan Trust Inc., Series 2005-9 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 4th day of January, 2017 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 OR PARCEL OF LAND SITUATE IN PAUPACK TOWNSHIP, COUNTY OF WAYNE COMMONWEALTH OF PENNSYLVANIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 214 REGENCY SECTION  
PAUPACKEN LAKE SHORES  
PAUPACKEN TOWNSHIP  
WAYNE COUNTY PA

ALL THAT CERTAIN PIECE,  
PARCEL OR LOT OF LAND,  
SITUATE, LYING AND BEING  
IN THE TOWNSHIP OF

PAUPACK, COUNTY OF WAYNE  
AND STATE OF  
PENNSYLVANIA MORE  
PARTICULARLY DESCRIBED  
AS LOT(S) NO(S) 214,  
REGENCY SECTIONS, AS  
SHOWN ON A MAP OF LANDS  
OF PAUPACKAN LAKE SHORE,  
INC. RECORDED IN THE  
OFFICE FOR THE RECORDING  
OF DEEDS IN AND FOR THE  
COUNTY OF WAYNE IN MAP  
BOOK 26, PAGE 23.

BEING PARCEL NO. 19-43-214.

BEING KNOWN AS: 214 Ferris  
Road, Hawley, PA 18428

TITLE TO SAID PREMISES IS  
VESTED IN Kathleen M. Clavin  
BY DEED FROM Kathleen M.  
Clavin, as administratrix of the  
Estate of Dorothy Clavin and  
Kathleen M. Clavin DATED  
04/09/2003 RECORDED  
05/16/2003 IN DEED BOOK 2232  
PAGE 179.

Seized and taken in execution as  
property of:  
Dorothy Clavin, Known Heir of  
Kathleen Clavin a/k/a Kathleen M.  
Clavin 1855 Bogart Avenue, Apt.  
C2 BRONX NY  
Eileen Toohey, Known Heir of  
Kathleen Clavin a/k/a Kathleen M.  
Clavin 59 Nassau Lane ISLAND  
PARK NY  
John J. Clavin, Known Heir of  
Kathleen Clavin a/k/a Kathleen M.  
Clavin 319 Garrison Woods Lane  
WALLKILL NY  
Maureen Mimnaugh, Known Heir  
of Kathleen Clavin a/k/a Kathleen

M. Clavin 109 W. Ann Street  
MILFORD PA  
Unknown Heirs, Successors,  
Assigns and All Persons, Firms or  
Associations Claiming Right, Title  
or Interest from or  
Under Kathleen Clavin a/k/a  
Kathleen M. Clavin 214 Ferris  
Road HAWLEY PA 18428

Execution No. 673-Civil-2015  
Amount Due: \$97,978.93 Plus  
additional costs

October 14, 2016  
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE  
NOTICE:**

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

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

J. Eric Kishbaugh Esq.

**12/9/2016 • 12/16/2016 • 12/23/2016**

**SHERIFF'S SALE  
JANUARY 11, 2017**

By virtue of a writ of Execution instituted Wilmington Savings Fund Society, FSD, d/b/a Christina Trust, not Individually, but as Trustee for Pretium Mortgage Acquisition Trust issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 11th day of January, 2017 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

**ALL THAT CERTAIN** piece or parcel of land situated in the Township of Salem, County of Wayne, Commonwealth of Pennsylvania, bounded and described as follows:

**BEGINNING** at a point on the Township Road #372 centerline, said point being on the line of lands of Canio and Elaine Padullo as described in Wayne County Deed Book 427, page 447;

**THENCE** along said lands South 43 degrees 22 minutes 29 seconds East 460.00 feet to a corner, said corner being common to the lands of Robert and Joan Vonderhey as described in Wayne County Record Book 1548, Page 93; **THENCE** along said lands South 9 degrees 40 minutes East 916.70 feet to a found iron pin corner; **THENCE** passing through the lands of Grantor, Sharon L. Enslin as

described in Wayne County Record Book 1770, page 341 and passing through a found iron pin at 552.74 feet North 85 degrees 19 minutes 40 seconds East 582.65 feet to a corner on the Township Road #372 centerline; THENCE along said centerline the following five (5) courses and distances: (1) North 1 degree 59 minutes 44 seconds West 192.29 feet to a point; (2) North 8 degrees 21 minutes 12 seconds West 249.60 feet to a point; (3) North 7 degrees 24 minutes 3 seconds East 338.95 feet to a point; (4) North 12 degrees 20 minutes 31 seconds East 323.45 feet to a point; and (5) North 22 degrees 26 minutes 31 seconds East 107.50 feet to the point and place of BEGINNING. CONTAINING 12.05 acres, be the same more or less.

BEING Lot #1 Sharon L. Enslin Subdivision Pan, prepared by Gary M. Flood, P.L.S., dated May 20, 2004 and recorded in Wayne County Map Book 101, page 61.

EXCEPTING AND RESERVING for highway purposes all that land which lies within the Township Road #372 right-of-way.

BEING TAX NO.: 22-0-0045-0003

BEING KNOWN AS: 48 TRACO ROAD, LAKE ARIEL, PENNSYLVANIA 18436.

Title to said premises is vested in Sharon L. Enslin and John E. Cooney by deed from Sharon L. Enslin dated November 12, 2004

and recorded December 19, 2004 in Instrument Number 200400016061.

Seized and taken in execution as property of:  
Sharon L. Enslin 48 Traco Road  
LAKE ARIEL PA 18436  
John E. Cooney 2 Ridgewood  
Drive, BLOOMSBURG PA 17815

Execution No. 54-Civil-2016  
Amount Due: \$479,005.67 Plus  
additional costs

October 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.

**12/16/2016 • 12/23/2016 • 12/30/2016**

**SHERIFF'S SALE  
JANUARY 11, 2017**

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 11th day of January, 2017 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

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

BEGINNING at a stake and stone corner on line of lands now or formerly of Tracy Hollister and South thirty-nine degrees thirty minutes West (S. 39 degrees 30 minutes W.) eight hundred ninety-seven (897) feet from a common post corner now or formerly of Tracy Hollister and Grace Quick;

THENCE along land now or formerly of Tracy Hollister South thirty-nine degrees thirty minutes West (S. 39 degrees 30 minutes W.) three hundred thirty-six (336) feet to a corner in stone wall;

THENCE North thirty-nine degrees West (N. 39 degrees W.) two hundred forty-seven and one-half (247 1/2) feet to a point in creek;

THENCE North fourteen degrees thirty minutes West (N. 14 degrees

30 minutes W.) one hundred twenty (120) feet in creek and North thirty-six degrees fifteen minutes West (N. 36 degrees 15 minutes W.) one hundred (100) feet to center of Highway on bridge;

THENCE along center of Highway North thirty-five degrees twenty-eight minutes East (N. 35 degrees 28 minutes E.) one hundred sixty-five (165) feet;

THENCE along land now or formerly of Grace Quick South fifty-five degrees thirty-two minutes East (S. 55 degrees 32 minutes E.) four hundred fifty-two (452) feet to place of beginning.

CONTAINING two and sixty-one one-hundredths (2.61) acres.

TITLE TO SAID PREMISES IS VESTED IN Garry L. Frable, Jr. and Lisa L. Frable, h/w, as Tenants by the Entirety, by Deed from Carlton D. Parry, single and Marjorie S. Parry, single, Dated 05/28/2010, Recorded 06/02/2010, in Book 4042, Page 278.

Tax Parcel: 22-0-0320-0010

Premises Being: 206 Hamlin Highway, Moscow, PA 18444-7415

Improvements thereon:  
RESIDENTIAL DWELLING

Seized and taken in execution as property of:

Garry L. Frable, Jr. 206 Hamlin Highway MOSCOW PA 18444  
Lisa L. Frable 206 Hamlin

Highway MOSCOW PA 18444

Execution No. 109-Civil-2016  
Amount Due: \$186,419.93 Plus  
additional costs

October 14, 2016  
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE  
NOTICE:**

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

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

Vishal J. Dobaria Esq.

**12/16/2016 • 12/23/2016 • 12/30/2016**

**SHERIFF'S SALE  
JANUARY 11, 2017**

By virtue of a writ of Execution instituted U.S. Bank National Association, Trustee for the Pennsylvania Housing Finance issued out of the Court of Common Pleas of Wayne County, to me

directed, there will be exposed to Public Sale, on Wednesday the 11th day of January, 2017 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

**ALL THAT CERTAIN** piece or parcel of land located in the Townships of Damascus and Berlin, County of Wayne, and Commonwealth of Pennsylvania, and being more particularly described as follows:

**BEGINNING** at an iron pipe corner located on the southerly edge of a 50 foot wide private road, said point of beginning being also designated on the map of survey hereafter referred to as plate coordinates 9204.950 and 8752.869; thence along the southerly side of said right-of-way, South 83 degrees 45 minutes 50 seconds East, 186 feet to an iron pin corner located on the westerly side of a 40 foot wide utility lane; thence along said utility lane, South 06 degrees 14 minutes 10 seconds West, 250 feet to an iron pin corner; thence North 83 degrees 45 minutes 50 seconds West, 186 feet to an iron pin corner; thence North 06 degrees 14 minutes 10 seconds East, 250 feet to the place of beginning. Containing 1.1 acres, being the same more or less.

**ALL** bearings given herein are based upon the magnetic meridian as of December, 1955.

BEING LOT NO. 63 in Section 2, of Bavarian Village as shown on map of survey made by Mark R. Zimmer, Registered Surveyor, dated October 8, 1974, approved by the Damascus Township Planning Commission October 11, 1974, a map of which is recorded in Wayne County Map Book 26, page 122.

ALSO GRANTING AND CONVEYING unto the Grantees herein named, their heirs and assigns forever, the free and uninterrupted right, use, liberty and privilege of ingress, egress and regress to and from the premises above described and public highway, along, over and upon rights-of-way as shown on said map of survey.

THE FOREGOING conveyance is subject to the following conditions, covenants, each and every one of which the Grantees, by acceptance of this Deed, consent and agree to and which shall be considered as covenants running with the land:

1. That the premises herein described shall be used and occupied for private residential purposes only and shall not at any time be used for farming, junk yard or any business purpose whatsoever.
2. That no house trailer shall be allowed or permitted on said premises at any time.
3. That any residence or other

dwelling erected or permitted on said premises shall be at least 20 x 24 feet in dimension and shall be designed for one-family residential purposes, and shall be adapted for normal living conditions with proper water, sewage and electrical utilities.

4. That the (prior) Grantors, their heirs and assigns, reserve the right to cross the lots herewith conveyed with electric lines, water lines, telephone lines, and other public utility services. Said lines to be run not more than 5 feet from a boundary line.

HAVING THEREON ERECTED A DWELLING KNOWN AS 51 ZIMMER TRAIL BEACH LAKE, PA 18405.

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

Parcel No: 07-06-63.

Seized and taken in execution as property of:  
Julianna Blaylock 437 Spruce Street HAWLEY PA 18428

Execution No. 319-Civil-2016  
Amount Due: \$83,074.58 Plus additional costs

October 14, 2016  
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE NOTICE:**

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

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

Leon P. Haller Esq.

**12/16/2016 • 12/23/2016 • 12/30/2016**

**SHERIFF'S SALE  
JANUARY 11, 2017**

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 11th day of January, 2017 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THAT CERTAIN tract or

parcel of land situated in the Township of Lake, County of Wayne, Commonwealth of Pennsylvania, known as Lot 4041, Section 47, of The Hideout, a subdivision situated in the Townships of Lake and Salem, Wayne County, Pennsylvania, according to the plats thereof recorded in the Office of the Recorder of Deeds of Wayne County, Pennsylvania, April 9, 1970 in Plat Book 5, page 27; May 11, 1970 in Plat Book 5, pages 34, 37, 41 through 48 and 50; September 8, 1970 in Plat Book 5, page 57; February 8, 1971 in Plat Book 5, pages 62 and 63; March 24, 1971 in Plat Book 5, page 66; May 10, 1971 in Plat Book 5, pages 71 and 72; March 14, 1972 in Plat Book 5, pages 76, 79 through 84 and 86; May 26, 1972 in Plat Book 5, pages 93 through 95; September 26, 1972 in Plat Book 5, pages 96, 97 and 100 through 104; March 9, 1973 in Plat Book 5, Page 106; March 23, 1973 in Plat Book 5, page 107; April 3, 1973 in Plat Book 5, pages 103 through 110; May 18, 1973 in Plat Book 5, pages 111 through 119 and September 24, 1973 in Plat Book 5, pages 120 through 123.

**TITLE TO SAID PREMISES IS VESTED IN Amanda Arpino, by Deed from Stone Financing, LLC, a Delaware Limited Liability Company, Dated 04/23/2015, Recorded 05/04/2015, in Book 4851, Page 290.**

Tax Parcel: 12-0-0044-0061

Premises Being: 4041 South



Fairway Drive, Lake Ariel, PA  
18436

Improvements thereon:  
**RESIDENTIAL DWELLING**

Seized and taken in execution as  
property of:  
Amanda Arpino 4041 South  
Fairway Drive, The Hideout,  
LAKE ARIEL PA 18436

Execution No. 389-Civil-2016  
Amount Due: \$121,299.35 Plus  
additional costs

October 14, 2016  
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE  
NOTICE:**

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

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

Jennie C. Tsai Esq.

**12/16/2016 • 12/23/2016 • 12/30/2016**

**SHERIFF'S SALE  
JANUARY 11, 2017**

By virtue of a writ of Execution  
instituted Beach Lake Municipal  
Authority issued out of the Court  
of Common Pleas of Wayne  
County, to me directed, there will  
be exposed to Public Sale, on  
Wednesday the 11th day of  
January, 2017 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 and  
parcel of land situated in the  
Township of Berlin, County of  
Wayne and Commonwealth of  
Pennsylvania, bounded and  
described as follows, to wit:

**BEGINNING** in line of lands now  
or formerly of Clarence Helmeyer  
at a stake 25 feet southerly from  
the center of Highway Route 106;  
thence south 10 degrees 24 minutes  
east 181.4 feet along line now or  
formerly of Clarence Helmeyer's  
property; thence south 62 degrees  
26 minutes west 239.2 feet to a  
stake; thence through lands now or  
formerly of William Maginsky,  
north 32 degrees 2 minutes west  
79.2 feet and north 50 degrees 32  
minutes west 83? feet to a hub and  
tack on the south side of Highway  
Route 106 and 25 feet from its  
center; thence along the south side  
of said highway north 59 degrees  
25 minutes east 331.95 feet to the  
place of **BEGINNING**.

**CONTAINING** 1.05 acres, in  
accordance with a survey made by

C.E. Ferris, C.E., dated February 20, 1953 with magnetic bearings as of that date.

KNOWN as Tax Parcel No.1-38-20.-

BEING the same premises which Harry P. Montauderes and Kristin A. Montauderes, his wife, granted and conveyed to Kim A. Jackowski and Kenneth T. Majka, Sr. by deed dated November 9, 2004 and recorded November 9, 2004 in Wayne County Record Book 2647, page 59.

FURTHER BEING the same premises which Kim A. Jackowski, by deed dated the 26th day of September, 2008, and recorded in Wayne County Record Book 3813 at Page 115, granted and conveyed unto Kenneth T. Majka, Sr.

ADDRESS BEING: 938 Beach Lake Highway, Beach Lake, PA 18405

Seized and taken in execution as property of:  
Kenneth T. Majka, Sr. d/b/a The Big Apple 399 Saddle River Road SADDLE BROOK NJ 07663  
Any and all persons or entities in possession of the described property 938 Beach Lake Highway

BEACH LAKE PA

Execution No. 1278-Judgment-2012

Amount Due: \$12,731.00 Plus additional costs

October 20, 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 S. Treat, Esq.

**12/16/2016 • 12/23/2016 • 12/30/2016**

**CIVIL ACTIONS FILED**

*FROM NOVEMBER 19, 2016 TO NOVEMBER 25, 2016  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**JUDGMENTS**

<b>NUMBER</b>	<b>LITIGANT</b>	<b>DATE</b>	<b>DESCRIPTION</b>	<b>AMOUNT</b>
2010-20430	HUCHARD KATE J	11/22/2016	SATISFACTION	585.00
2010-21326	FISHER PAUL JR	11/23/2016	SATISFACTION	—
2010-21326	FISHER PAULINE	11/23/2016	SATISFACTION	—
2010-21959	DZITKOWSKI ARTUR	11/21/2016	SATISFACTION	11,866.64
2010-21974	GAY JOSEPH J JR	11/22/2016	SATISFACTION	234,787.29
2012-20997	MAZZARIELLO JOSEPH J	11/23/2016	SATISFACTION	874.17
2013-20280	PUTZI STEPHEN M	11/22/2016	SATISFACTION	625.95
2013-20280	PUTZI SUZANNE S	11/22/2016	SATISFACTION	625.95
2013-20431	RANDALL MARC M	11/21/2016	SATISFACTION	—
2013-20431	RANDALL PATRICIA A	11/21/2016	SATISFACTION	—
2013-20738	MAZZARIELLO JOSEPH J	11/23/2016	SATISFACTION	1,058.29
2013-20850	LARACUENTE RAOUL	11/23/2016	SATISFACTION	—
2013-21602	PUTZI STEPHEN M	11/22/2016	SATISFACTION	557.23
2013-21602	PUTZI SUZANNE S	11/22/2016	SATISFACTION	557.23
2014-00185	FICHTNER DENNIS	11/25/2016	WITHDRAW LIS PENDENS	—
2014-00185	FICHTNER KARLA	11/25/2016	WITHDRAW LIS PENDENS	—
2015-00144	ALEXANDER STEVEN M	11/25/2016	JDGMT BY COURT ORDER	27,206.23
2015-00674	BLACK RICHARD	11/21/2016	DEFAULT JUDGMENT	162,074.44
2015-00674	BLACK SCOTT	11/21/2016	DEFAULT JUDGMENT	162,074.44
2015-00674	BLACK NICOLE	11/21/2016	DEFAULT JUDGMENT	162,074.44
2015-00674	BLACK STACY	11/21/2016	DEFAULT JUDGMENT	162,074.44
2015-00674	BLACK ROGER	11/21/2016	DEFAULT JUDGMENT	162,074.44
2015-00674	UNKNOWN HEIRS SUCCESSORS ASSIGNS ALL PERSONS FIRMS ...	11/21/2016	DEFAULT JUDGMENT	162,074.44
2015-00674	BLACK RICHARD	11/21/2016	WRIT OF EXECUTION	162,074.44
2015-00674	BLACK SCOTT	11/21/2016	WRIT OF EXECUTION	162,074.44
2015-00674	BLACK NICOLE	11/21/2016	WRIT OF EXECUTION	162,074.44
2015-00674	BLACK STACY	11/21/2016	WRIT OF EXECUTION	162,074.44
2015-00674	BLACK ROGER	11/21/2016	WRIT OF EXECUTION	162,074.44
2015-00674	UNKNOWN HEIRS SUCCESSORS ASSIGNS ALL PERSONS FIRMS ...	11/21/2016	WRIT OF EXECUTION	162,074.44
2015-20820	FANTINI DARREL	11/21/2016	SATISFACTION	—
2015-20820	FANTINI DENISE	11/21/2016	SATISFACTION	—
2015-20979	TRAVERS THOMAS A	11/22/2016	SATISFACTION	317.57
2015-21077	ELLIS TIMOTHY	11/22/2016	SATISFACTION	293.11
2015-21077	ELLIS DAPHANIE	11/22/2016	SATISFACTION	293.11
2015-21160	TAYLOR ARTHUR A	11/23/2016	SATISFACTION	546.62
2015-21171	HUDSON PETER	11/23/2016	SATISFACTION	552.38
2015-21238	BLAKE DAVID	11/23/2016	SATISFACTION	1,603.73
2015-21238	BLAKE LORI	11/23/2016	SATISFACTION	1,603.73
2015-40052	ANNUNZIATO MICHAEL A OWNER	11/21/2016	SATISFACTION	10,600.17

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

2015-40052	ANNUNZIATO PAULA C OWNER	11/21/2016	SATISFACTION	10,600.17
2016-00138	BANTON DALWIN A	11/25/2016	JDGMT BY COURT ORDER	135,669.62
2016-00138	BANTON ALTHERINE	11/25/2016	JDGMT BY COURT ORDER	135,669.62
2016-00138	THOMPSON SHELI A	11/25/2016	JDGMT BY COURT ORDER	135,669.62
2016-00138	UNKNOWN HEIRS SUCCESSORS ASSIGNS & ALL PERSONS .....	11/25/2016	JDGMT BY COURT ORDER	135,669.62
2016-00138	BANTON DALWIN A	11/25/2016	WRIT OF EXECUTION	135,669.62
2016-00138	BANTON ALTHERINE	11/25/2016	WRIT OF EXECUTION	135,669.62
2016-00138	THOMPSON SHELI A	11/25/2016	WRIT OF EXECUTION	135,669.62
2016-00138	UNKNOWN HEIRS SUCCESSORS ASSIGNS & ALL PERSONS .....	11/25/2016	WRIT OF EXECUTION	135,669.62
2016-00157	TOIGO JASON L	11/25/2016	JGMT/ARBITRATION AWD	5,882.12
2016-00199	ROEDEL SHARON A	11/22/2016	DEFAULT JUDGMENT	132,763.10
2016-00199	ROEDEL BERNARD J JR	11/22/2016	DEFAULT JUDGMENT	132,763.10
2016-00199	ROEDEL SHARON A	11/22/2016	WRIT OF EXECUTION	132,763.10
2016-00199	ROEDEL BERNARD J JR	11/22/2016	WRIT OF EXECUTION	132,763.10
2016-00270	COOPER JOYCE M	11/25/2016	WRIT OF EXECUTION	136,303.07
2016-00279	SMITH DENNIS DEFENDANT/APPELLANT	11/25/2016	JUDGMT ON PLEADINGS	9,500.00
2016-00329	WEBER MICHELE	11/25/2016	DEFAULT JUDGMENT	177,903.53
2016-00329	WEBER MICHAEL	11/25/2016	DEFAULT JUDGMENT	177,903.53
2016-00331	WALLINGFORD CHRISTOPHER B	11/25/2016	DEFAULT JUDG IN REM	147,386.23
2016-00331	GELATT MARISSA	11/25/2016	DEFAULT JUDG IN REM	147,386.23
2016-00383	LUBURICH CHRISTOPHER	11/25/2016	DEFAULT JUDGMENT	18,635.84
2016-00424	ANGUEIRA CRYSTAL DEFENDANT/APPELLANT	11/23/2016	WRIT OF EXECUTION	1,965.82
2016-00448	CANFIELD WILLIAM	11/25/2016	CONSENT JUDGMENT	1,085.87
2016-00479	THOMPSON JOHN	11/22/2016	DEFAULT JUDGMENT	—
2016-00479	THOMPSON ALLISON	11/22/2016	DEFAULT JUDGMENT	—
2016-00578	BALDWIN EVERETT	11/23/2016	CONFESSION OF JDGMT	12,086.70
2016-00578	BALDWIN CINDY	11/23/2016	CONFESSION OF JDGMT	12,086.70
2016-00579	SALKO DONNA M	11/23/2016	LIS PENDENS	—
2016-20198	TRAVERS THOMAS A	11/22/2016	SATISFACTION	367.00
2016-20329	GRAHAM JAMES	11/23/2016	SATISFACTION	—
2016-20383	SIMMONDS JOSEPH	11/23/2016	REIS/WRITSCIREFACIAS	—
2016-20383	SIMMONDS MARY	11/23/2016	REIS/WRITSCIREFACIAS	—
2016-20790	WHITAKER JAMIE S	11/22/2016	SATISFACTION	312.51
2016-20872	MCDONALD JAMES	11/23/2016	SATISFACTION	635.20
2016-21037	MARROW ALEX	11/21/2016	JP TRANSCRIPT	1,549.37
2016-21038	NATURAL BALANCE INC	11/21/2016	TAX LIEN	8,919.22
2016-21039	BORS DAM INC	11/21/2016	TAX LIEN	1,611.23
2016-21040	GYORI MARY	11/22/2016	MUNICIPAL LIEN	305.53
2016-21041	NUTTALL RICHARD M	11/22/2016	MUNICIPAL LIEN	529.75
2016-21042	CHRISTIANA MARK	11/22/2016	MUNICIPAL LIEN	277.53
2016-21042	DUGAN JAMES E	11/22/2016	MUNICIPAL LIEN	277.53
2016-21043	FRANK DANIELS HOMES INC	11/22/2016	MUNICIPAL LIEN	265.53
2016-21044	RAZAC ROBERT	11/23/2016	MUNICIPAL LIEN	535.04
2016-21044	RAZAC INDEERA JAIRAM	11/23/2016	MUNICIPAL LIEN	535.04
2016-21044	JAIRAM INDEERA RAZAC	11/23/2016	MUNICIPAL LIEN	535.04

**CIVIL APPEALS — AGENCIES: BOARD OF ASSESSMENT**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00569	FNCB BANK FORMERLY KNOWN AS	PETITIONER	11/21/2016	—
2016-00569	FIRST NATIONAL COMMUNITY BANK	PETITIONER	11/21/2016	—
2016-00569	WAYNE COUNTY BOARD OF ASSESSME	RESPONDENT	11/21/2016	—
2016-00570	FNCB BANK FORMERLY KNOWN AS	PETITIONER	11/21/2016	—
2016-00570	FIRST NATIONAL COMMUNITY BANK	PETITIONER	11/21/2016	—
2016-00570	WAYNE COUNTY BOARD OF ASSESSME	RESPONDENT	11/21/2016	—

**COMPLAINT — CONFESSION**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00578	WOLF KEITH	PLAINTIFF	11/23/2016	—
2016-00578	WOLF DEBRA	PLAINTIFF	11/23/2016	—
2016-00578	BALDWIN EVERETT	DEFENDANT	11/23/2016	—
2016-00578	BALDWIN CINDY	DEFENDANT	11/23/2016	—

**CONTRACT — BUYER PLAINTIFF**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00580	FISCHL ZACHARY	PLAINTIFF	11/25/2016	—
2016-00580	FORD MOTOR COMPANY	DEFENDANT	11/25/2016	—

**CONTRACT — DEBT COLLECTION: OTHER**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00568	ELIAS WILF CORPORATION PLAINTIFF/APPELLANT	PLAINTIFF	11/21/2016	—
2016-00568	PRO JAN CUSTOM FLOORING INC DEFENDANT/APPELLEE	DEFENDANT	11/21/2016	—

**REAL PROPERTY — EJECTMENT**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00575	FEDERAL NATIONAL MORTGAGE ASSO	PLAINTIFF	11/22/2016	—
2016-00575	FANNIE MAE	PLAINTIFF	11/22/2016	—
2016-00575	MINNICK RALPH	DEFENDANT	11/22/2016	—
2016-00575	MINNICK KAREN	DEFENDANT	11/22/2016	—
2016-00575	OCCUPANTS	DEFENDANT	11/22/2016	—

**REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00573	VALOR FEDERAL CREDIT UNION	PLAINTIFF	11/22/2016	—
2016-00573	MULLIN KEITH JOSEPH	DEFENDANT	11/22/2016	—
2016-00573	LABIB ALIZA	DEFENDANT	11/22/2016	—

**REAL PROPERTY — OTHER**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00579	RELENTLESS ASSETS NO 2 LLC	PLAINTIFF	11/23/2016	—
2016-00579	SALKO DONNA M	DEFENDANT	11/23/2016	—

**TORT — INTENTIONAL**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00577	BROWN NOEL L OWNER	PLAINTIFF	11/23/2016	—
2016-00577	JUST BARREL CO	PLAINTIFF	11/23/2016	—
2016-00577	NORTH EAST CONSTRUCTION CO	DEFENDANT	11/23/2016	—

**TORT — MOTOR VEHICLE**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00574	FLORES JAMES	PLAINTIFF	11/22/2016	—
2016-00574	FLORES MELISSA	PLAINTIFF	11/22/2016	—
2016-00574	HICKS KURT	DEFENDANT	11/22/2016	—
2016-00574	DENTON HIBBERT TRUCKING INC	DEFENDANT	11/22/2016	—

**TORT — OTHER**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00572	SELECTIVE INSURANCE COMPANY A/S/O	PLAINTIFF	11/22/2016	—
2016-00572	TOMAZIC DAVID	PLAINTIFF	11/22/2016	—
2016-00572	GONSAULS REGGIE	DEFENDANT	11/22/2016	—
2016-00576	BOLUS RICHARD	PLAINTIFF	11/22/2016	—
2016-00576	NEW SALEM COMMUNITY ASSOCIATIO	DEFENDANT	11/22/2016	—
2016-00576	KARNISH WILLIAM	DEFENDANT	11/22/2016	—
2016-00576	MCCLOSKEY JOHN	DEFENDANT	11/22/2016	—
2016-00576	CUZZO DENNIS	DEFENDANT	11/22/2016	—
2016-00576	VIDUNAS HELEN	DEFENDANT	11/22/2016	—
2016-00576	BUNIEWSKI RICHARD	DEFENDANT	11/22/2016	—



**MORTGAGES AND DEEDS**

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

**MORTGAGES**

<b>GRANTOR</b>	<b>GRANTEE</b>	<b>LOCATION</b>	<b>AMOUNT</b>
Gries Harold S	Wayne Bank	Damascus Township	30,000.00
Strauss Paul D	V I S T Bank	Paupack Township	62,000.00
Heinle Ronald P	Mortgage Electronic Registration Systems	Clinton Township 2	
Seymour Kristen J			147,184.00
Bold Gold Media Group	Wayne Bank	Texas Township	1,400,000.00
Laird William R	P & G Mehoopany Employees Federal Credit	Mount Pleasant Township	
Laird Suzanne			70,000.00
Harris Gregory	Housing & Urban Development	Texas Township	
Harris Lori J			69,837.45
Ziegler Ronald R	Honesdale National Bank	Preston Township	
Ziegler Patricia M			208,000.00
Elmquist Rudolph A Jr	Peoples Security Bank & Trust Company	Lehigh Township	45,000.00
Ordnung Mark A	Honesdale National Bank	Cherry Ridge Township	
Ordnung Stephanie			240,000.00
Stansfield Russell G	Mortgage Electronic Registration Systems	Paupack Township	
Stansfield Alison			83,275.00
Caprio John J	Mortgage Electronic Registration Systems	Lake Township	91,000.00
Burckes Arthur H Jr	Wells Fargo Bank	Paupack Township	
Burckes Tanja A			266,000.00
Neumann Charles R	Mortgage Electronic Registration Systems	Lake Township	
Neumann Tammy S			98,900.00
Jonas Edwin P II	P S E C U	Lebanon Township	
Jonas Melany M			20,000.00
Decker Anthony C	Honesdale National Bank	Damascus Township	
Decker Bonnie S			38,000.00
Storm Matthew	Wayne Bank	Paupack Township	
Storm Jeanne			22,500.00
Spanko Walter	Wayne Bank	Preston Township	
Spanko Janet			125,000.00
Smith Alison	Mortgage Electronic Registration Systems	Salem Township	
Smith Mark C			280,000.00
Curran Patrick	J W C Capital	Paupack Township	275,000.00
Siepiela Margaret By Af	Dime Bank	Paupack Township	
Siepiela Peggy A Af			72,500.00

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

Mizelle Thomas B Tr	Navy Federal Credit Union	Paupack Township	
Mizelle Cynthia L Tr			230,000.00
Mizelle Family Trust			
Clift James R	F N C B Bank	Texas Township	
Clift Maureen T			69,000.00
Daly Gregory	Mortgage Electronic Registration Systems	Salem Township	
Daly Denise			62,400.00
Kundla Christopher	Honesdale National Bank	Lake Township	160,000.00
Dulay Gerald	Honesdale National Bank	Honesdale Borough	
Dulay Kathleen			30,000.00
Dulay Colleen A			
McAndrew John	Honesdale National Bank	Mount Pleasant Township	55,000.00
Nola Michael Holding Corporation	Honesdale National Bank	Honesdale Borough	
		Honesdale Boro & Texas Twp	522,000.00
		Texas Township	
		Texas Twp & Honesdale Boro	522,000.00
K & K Real Estate	N B T Bank	Salem Township	188,000.00
ORourke Gerald M	Navy Federal Credit Union	Salem Township	
ORourke Janet M			15,000.00
Borkowski Robert P	Mortgage Electronic Registration Systems	Berlin Township	
Borkowski Kathleen M			172,645.00
Lamberton Rodger L Sr	Mortgage Electronic Registration Systems	Salem Township	
Lamberton Debra K			82,650.00
Kilgour Joanne C	Dime Bank	Paupack Township	
Thomas David L III			80,000.00
Rutledge Amos F	Dime Bank	Damascus Township	
Rutledge Judith C			72,000.00
Cronin Richard A	Dime Bank	Damascus Township	66,000.00
Gibbons James A	Dime Bank	Palmyra Township	
Gibbons Kathleen A			25,500.00
Simmons John M	Mortgage Electronic Registration Systems	Lake Township	127,079.00
Weigelt Chad	Dime Bank	Honesdale Borough	145,000.00
Worobey Brian	Wayne Bank	Preston Township	116,500.00
Thompson Jacob	Citizens Savings Bank	Cherry Ridge Township	
Thompson Alisha			159,900.00
Brand Nicholas	Hanf Linda Hanf David	Palmyra Township	95,000.00
Bronson Sherman M Jr	Mortgage Electronic Registration Systems	Honesdale Borough	
Bronson Kathryn W			89,925.00
Murphy Thomas J	Mortgage Electronic Registration Systems	Salem Township	
Murphy Tracy A			170,100.00



Carrelle Robert	Honesdale National Bank	Sterling Township	
Carrelle Tanya			222,400.00
Carrelle Robert	Honesdale National Bank	Sterling Township	
Carrelle Tanya			17,000.00

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## DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Phillips Laurie	Phillips David N	Honesdale Borough	
Eckmann Susan	Phillips Laurie T		Lot 29
Diehl Marie H	Cooper Jeff S	Damascus Township	
Cervasio Joseph R Tr	Shultz Charles W	Lake Township	
Cervasio Maria Tr	Shultz Patricia A		Lot 2353
Joseph R Cervasio Revocable Trust Agreement			
Maria Cervasio Revocable Trust Agreement			
Magill Maureen E	Heinle Ronald P Seymour Kristen J	Clinton Township 2	Lot 4
Wilmington Savings Fund Society Tr By Af	Hill Vivian	Lake Township	
Christiana Trust Tr By Af	Hill Steven		Lot 2725
Rushmore Loan Management Services Af			
Wells Fargo Bank	King Vincent N Marshall Anita Noreen	Bethany Borough Bethany Boro & Dyberry Twp Dyberry Township Dyberry Twp & Bethany Boro	
Biondi Mary F	Richards Elizabeth M	Lehigh Township	Lot 28
Biondi Mary F	Richards Elizabeth M	Lehigh Township	
Hangey R Scott	Ziegler Ronald R	Preston Township	
Hangey Rosemary	Ziegler Patricia M		
Hangey Barry G			
Hangey Karen L			
Willis Henry J	Simpson Donna C	Dreher Township	
Willis Jo Ann V			Lot 175
Kornmann Karl H	Pa Commonwealth Dept Transportation	Sterling Township	
Kornmann Eleanor		Sterling & Salem Townships Salem Township Salem & Sterling Townships	
Spangler Hillary Elizabeth	Pa Commonwealth Dept Transportation	Salem Township	
Small Blake Alan			
Freddie Mac AKA	Elmquist Rudolph A Jr	Sterling Township	
Federal Home Loan Mortgage Corporation AKA			Lot 32
Udren Law Offices			
Lasaponara Tony	Baldino Mark	Paupack Township	
Lasaponara Michele	Baldino Kathleen		Lot 138

Miles David	Costello Thomas C	Lake Township	
Miles Michelle	Costello Gloria A		Lot 2394
King John	Brown Maria L		
King Nancy			
Skelton Daniel L By Sheriff	Bank Of America	Salem Township	
Lenz Richard Exr	Lenz Ronald A	Berlin Township	
Lenz Ronald Exr	Bates Raynell K		Lot 1R
Lena Erna M Est AKA			
Lenz Erna Est AKA			
Arcuri Kathryn	Grace Gretchen	Preston Township	
Arcuri Leonard	McAleer Jennifer		
Segalla Robert	Segalla Robert	Paupack Township	
	Segalla Catherine E		Lot 31
Locker Juanita F	Hallock David W	Lake Township	Lot 41
Tropp Philip	Tropp Philip	Canaan Township	
	Lozada Avery	Canaan & South Canaan Twps	Lot 71
		South Canaan Township	
		South Canaan & Canaan Twps	Lot 71
Salem View Estates Property			
Owners Assoc	Tropp Philip	South Canaan Township	
	Lozada Avery		
Tropp Philip	Tropp Philip	Canaan Township	
Lozada Avery	Lozada Avery	Canaan & South Canaan Twps	Parcel A B C D E F
		South Canaan Township	
		South Canaan & Canaan Twps	Parcel A B C D E F
Opsal Arne	Storm Matthew	Paupack Township	
Opsal Irene	Storm Jeanne		Lot 44R
Fisher Gary	Smith Alison	Salem Township	
Fisher Jennifer L	Smith Mark C		Lot 576
Croce Benjamin	McNeil Lawrence	Manchester Township	
	McNeil Regina		
	McNeil Rita C		
Didder Ridge	McGinnis Robert J	Palmyra Township	
McGinnis Robert J			Lot 1R
Rosensweet Conner David By Af	Rice Janet A	Paupack Township	
Rosensweet Matthew H Af			
Schneller Robert John Jr	Mizelle Family Trust	Paupack Township	
Schneller Rebecca			Lot 92
Schneller Johanna			
Brown Ian			
Schneller Anne Elizabeth			
Brueggemann Mark			

Wilmington Savings Fund Society Tr By Af	Henriquez Ana	Lake Township	
Rushmore Loan Management Services L L C Af	Henriquez Alex		Lot 2189
Christiana Trust Tr By Af	Henriquez Jacqueline		
Armstrong David M	Newman John	Paupack Township	
Armstrong Deneen M	Newman Sandy		
My House By Sheriff	Dime Bank	Honesdale Borough	
Yetter Michael L By Sheriff			
Yetter Lindsay M By Sheriff			
Fogel Mark	Daly Gregory	Salem Township	
Fogel Veronica	Daly Denise		Lot 520
Kauffman Veronica			
Kauffman Scott			
Kundla Christopher	Kundla Christopher	Lake Township	
Kundla Tammy A			
Rizzo Terri	Singer Linford	Lehigh Township	
Johnson William			Lot 258
Weiss Alissa	Weiss Michael	Paupack Township	
Weiss Michael			Lot 101
Kenny Joseph G	Kenny Joseph G	Preston Township	
Kenny Virginia Ann	Kenny Ellen L		
McAndrew Tonette	Mcandrew John	Mount Pleasant Township	
Wells Fargo Bank	Aragona Doreen Josephine	Lake Township	
	Aragona Paul		Lot 4322
Boddeus John F	Vanblarcom John C	Damascus Township	
Boddeus Hennie	Vanblarcom Gertrude		
Alfred J Klingler Revocable Living Trust	Klingler Alfred J	Salem Township	
Marianne Klingler Revocable Living Trust	Klingler Marianne		Lot 128
Klingler Alfred J Tr	Klingler Christopher		
Klingler Marianne Tr			
Olsonmer Joseph D By Sheriff	Wilmington Savings Fund Society Tr	Sterling Township	
Olsonmer Amy L By Sheriff	Christina Trust Tr		Lot 3
Gorski Chester Jr	Gorski Chester Jr	Berlin Township	
	Gorski Karla		
Locklin Alfred F	K & K Real Estate	Salem Township Salem & Lake Townships Lake Township Lake & Salem Townships	
Debenedetto Geraldine	Brosnan Stephen	Lake Township	
Debenedetto Rocco			Lot 2303
Ismail Samia K	Huot Robert T	Lake Township	
	Huot Jennifer A		Lot 2110
Isolano Lora	Coffin Jeffrey D	Lake Township	Lot 1813

Yermal John Est AKA	Lamberton Rodger L Sr	Salem Township	
Yermal John W Est AKA	Lamberton Debra K		
Derrick Trinity Adm			
Derrickschmidt Trinity Adm			
Schmidt Trinity Derrick Adm			
Honesdale National Bank Adm			
ORourke Patricia S By Sheriff	Federal National Mortgage Association	Texas Township 1 & 2	
S R P Funding Trust Two			
Zero One One Five			
Stackhouse Dale R Jr			
By Sheriff	Wells Fargo Bank	Dreher Township	Lot 1
Skordos Mihail C	Weigelt Chad	Honesdale Borough	
Skordos Sharon A			
Oakley Thomas L	Shisler Jay Matthew	Paupack Township	
Oakley Janice K	Shisler Maura		
Durand Dale A	King E Drummond	Damascus Township	
Durand Deborah A	Harlow Heide M		Lot 5
Wilken Brian	Thompson Jacob	Cherry Ridge Township	
Wilken Emily	Thompson~ Alisha		Lot 11
Vitrano Paul I	Rosenberg Richard	Lake Township	
Vitrano Janet M	Rosenberg Enid		Lot 1344
Ruffino Stephen John Adm	Mckenna John Est	Lake Township	
Racanelli Margaret Est			Lot 2666
Cherry Ridge Corporation	Pa Commonwealth Dept Transportation	Paupack Township	
Selene Finance	Housing & Urban Development	Lehigh Township	Lot 35
Fabri Richard Arnold	Fabri Richard A Jr	Paupack Township	
	Fabri Gerald T		
Wells Fargo Bank	Brand Nicholas	Palmyra Township	Lot 3
Seipp Kevin J	Bates Leonard	Dyberry Township	
	Bates Patricia		
Scholl Raymond P Jr	Scholl Corrine	Cherry Ridge Township	
Dugan Nancy P AKA	Dugan Daniel	Clinton Township 1	
Herrera Nancy Dugan AKA	Dugan Owen		Lots 89 & 157
	Dugan Matthew		
Dime Bank	Bates Leonard	Honesdale Borough	
	Bates Patricia		
	Kohrs Timothy		
	Harvey Jan		
Priore Alicia M	Bronson Sherman M Jr	Honesdale Borough	
	Bronson Kathryn W		
Mountain Laurel Real Estate	Mountain Laurel Real Estate	Honesdale Borough	Lot 1R
Pena Irving	Murphy Thomas J	Salem Township	
Torres Karla	Murphy Tracy A		Lot 49
Pena Francisco			

# Wayne County LEGAL JOURNAL

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

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