

OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

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IN THIS ISSUE

LEGAL NOTICES	5
SHERIFF'S SALES.....	8
CIVIL ACTIONS FILED	19
MORTGAGES & DEEDS.....	24

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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.

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

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

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

MESSAGE FROM THE
WAYNE COUNTY BAR ASSOCIATION



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

PRICING & RATES

Notice Pricing

One time Insertions

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

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

Subscription Rates

Per Year

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

*Individual copies available for \$5 each
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Prorated subscriptions available*

WAYNE COUNTY OFFICIALS

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Robert J. Conway, *Senior Judge*

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Deborah Bates

Coroner

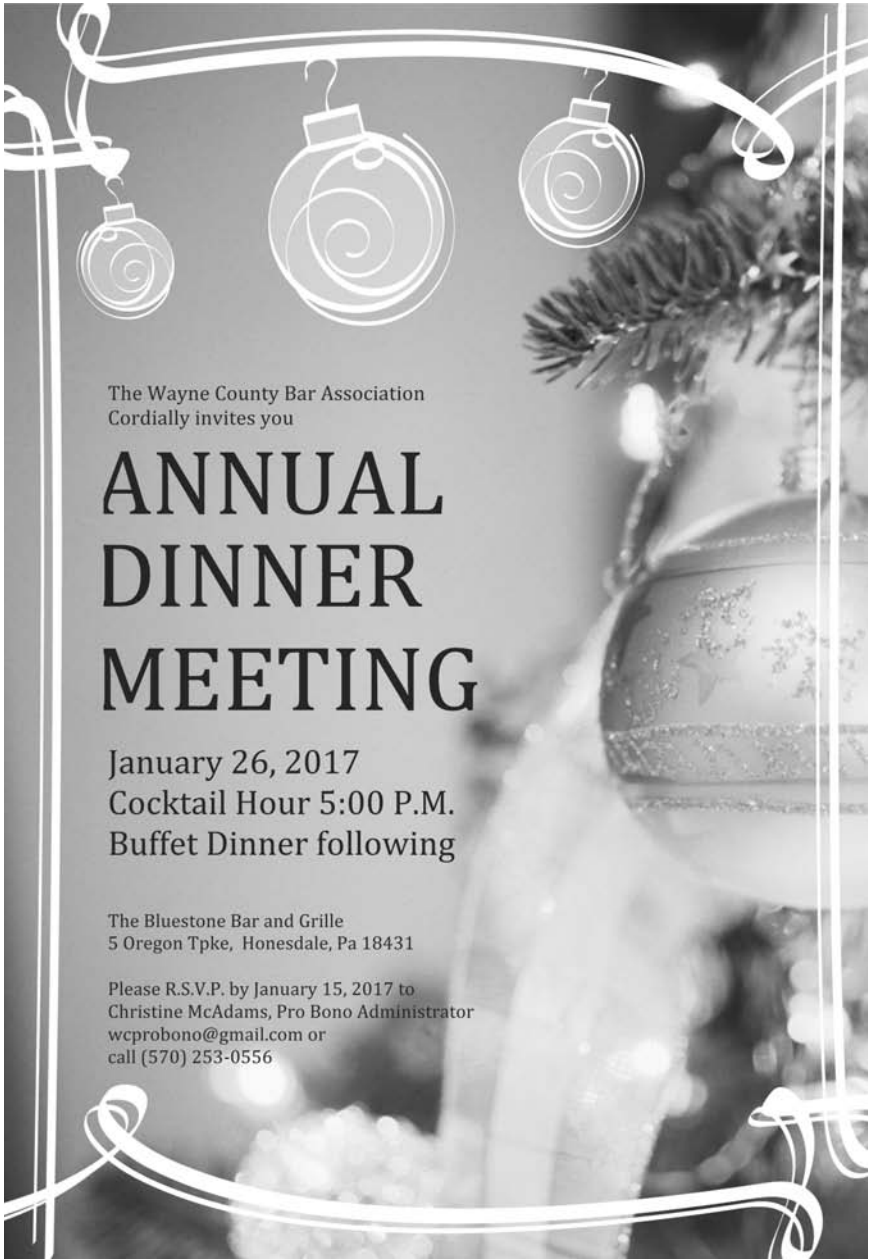
Edward Howell

Auditors

Carla Komar
Judy O’Connell
Kathleen A. Schloesser

Jury Commissioners

Judith M. Romich
Patricia Biondo



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
wcprobono@gmail.com or
call (570) 253-0556

LEGAL NOTICES

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

ESTATE NOTICES

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

EXECUTOR'S NOTICE

ESTATE OF DONALD C. McCANN, late of Cherry Ridge Township, Wayne County, Pennsylvania. Any person or persons having claim against or indebted to the estate present same to Colleen M. McCann, 2248 Lake Ariel Highway, Lake Ariel, PA 18436. Sally N. Rutherford, Esq., 921 Court St., Honesdale, PA 18431, Attorney for the Estate.

12/30/2016 • 1/6/2017 • 1/13/2017

ESTATE NOTICE

Notice is hereby given that Letters Testamentary have been granted in the Estate of Gerald M. Reining, late of Berlin Township, Wayne County, Pennsylvania, who died on August 26, 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 Gail H. Reining, Executrix, of 1269 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

12/30/2016 • 1/6/2017 • 1/13/2017

EXECUTRIX NOTICE

Estate of Ruth H. Miller AKA Ruth Miller
Late of Texas Township
EXECUTRIX
Dawn M. Kretschmer
PO Box 292, 754 Texas Palmyra Highway
White Mills, PA 18473
ATTORNEY
Ronald M. Bugaj, Esquire
308 9th St., PO Box 390
Honesdale, PA 18431

12/23/2016 • 12/30/2016 • 1/6/2017

EXECUTRIX NOTICE

Estate of Jean A. Zaruskas AKA Jean Zaruskas
Late of Paupack Township
EXECUTRIX
Jean Zaruskas Attanasi

85 Lakeside Dr.
Lakeville, PA 18438
ATTORNEY
Nicholas A. Barna
831 Court Street
Honesdale, PA 18431

12/23/2016 • 12/30/2016 • 1/6/2017

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

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

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

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

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

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

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

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

OTHER NOTICES

LEGAL NOTICE

**NOTICE OF PROPOSED
PRIVATE SALE**

Sale # 2015-0266 NR

The Wayne County Tax Claim Bureau has received and approved an offer to purchase Property Number 11-0-0003-0333 located in Honesdale Borough at private sale for \$15,000.00. The assessment records indicate that there are improvements. The assessed value of the property is \$ 262,800.00 and is deeded in the name of Frank V Mazzotta III EtAl. The property is described as Offices & Apartments on Parcel. Lot is 0.1377 acres. The delinquent taxes lodged against this property for 2013, 2014 & 2015. Total is \$ 23,257.71. All taxes will be paid by this sale. Pursuant to the Real Estate Tax Sale Law of 1947, Section 613 (72 P.S. 5860.613) as amended, you have 45 days from the DATE OF PUBLICATION, to petition the Court of Common Pleas of Wayne County if you object to this sale. The property has been offered at public sale for delinquent taxes on at least one occasion, as follows: 09/14/2015. In view of this, and although the price offered may appear very low, it is our position that consummating this sale will at least give a reasonable prospect of receiving future taxes on this property. TERMS AND

PROVISIONS OF SALE: Full Certified Payment of bid price and recording fees within 30 days of bid acceptance. Free and clear of Tax Liens and Tax Judgements.

CHERYL A. DAVIES, DIRECTOR
WAYNE COUNTY TAX CLAIM
BUREAU

DATE: 12/15/15

12/30/2016

**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 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. Frabble, 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. Dobarra 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 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

**SHERIFF'S SALE
JANUARY 18, 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 18th 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 in the Borough of Honesdale, formerly the Township of Texas, County of Wayne and State of Pennsylvania, bounded and described as follows:

Beginning at the Southeast corner of lands sold to Cortez Conger in the line of the Delaware and Hudson Canal Company land; thence South along said line twenty-two and one-half degrees East one and two-tenths rods to a stake on the Western side of the Honesdale and Cherry Ridge Turnpike; thence along said Turnpike one and one-half (1 1/2) rods from the center thereof, South thirteen degrees West three and forty-eight one hundredths (3.48) rods; thence South sixty-seven and one-half degrees West nineteen and seven-tenths (197) rods to a Street called 'Middle Street' on the plot of Stephen W. Gaining and Ezra M. Gaining; thence along Eastern side of said street North thirteen degrees East three (3) rods and North twenty-two and one-half degrees West one and six-tenths (1.6) rods; and thence North sixty-seven and one-half degrees East twenty (20) rods to the place of beginning.

Containing one-half of an acre of land, be the same more or less.

Also one other piece or parcel of

land beginning at a point on the West side of the Cherry Ridge Road three and seventy-three one-hundredths (3.73) rods distant from the Western line of the Borough of Honesdale in a course from the said borough line South thirteen degrees West; thence along the Western line of said Turnpike Road South thirteen degrees West fourteen (14) feet, North seventy-seven degrees West nineteen and five-tenths (19.5) feet to the Southern line of Lot No. 27 of the Gaining Lots; thence along said line North sixty-seven and one-half degrees East twenty-four (24) feet to the place of beginning.

Containing one hundred thirty and one-half (130 1/2) feet of land more or less.

Excepting and reserving all that certain piece or parcel of land beginning at a point in the street known as Middle Street in the Genung Map of lots at the Northwest corner of land of John C. Reilly; thence North sixty-seven and one-half degrees East one hundred and twenty-five (125) feet along the Northern line of land of said Reilly, a corner thence South thirteen degrees West seventy-five (75) feet on a line parallel to said Middle Street to the Southern line of said Reilly land; thence South sixty-seven and one-half degrees West one hundred twenty-five (125) feet along the Southern line of said Reilly land to the said Middle Street; thence along the Eastern side of said street North thirteen degrees East seventy-five

(75) feet to the place of beginning.
Containing 9375 feet, more or less.

Also granting whatever water rights grantor acquired by conveyances heretofore.

TITLE TO SAID PREMISES IS VESTED IN Igor Yarosh, by Deed from Deutsche Bank National Trust Company, as Trustee, fka, Bankers Trust Co. of CA., N.A., as Trustee for Bankers Trust Co., of CA, N.A., as Trustee of Certificate Holders of Bear Stearns Asset Backed Securities, Inc., Series 2000-1, by EMC Mortgage Corporation, Dated 04/15/2005, Recorded 05/03/2005, in Book 2759, Page 277.

Tax Parcel: 11-0-0009-0101

Premises Being: 216 Terrace Street, Honesdale, PA 18431-1536

Seized and taken in execution as property of:
Igor Yarosh 3 Mill Drive
TAMAQUA PA 18252

Improvements thereon:
RESIDENTIAL DWELLING

Execution No. 205-Civil-2016
Amount Due: \$60,709.80 Plus
additional costs

October 25, 2016
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE
NOTICE:
That all claims to the property will

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

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

Peter Wapner Esq.

12/23/2016 • 12/30/2016 • 1/6/2017

**SHERIFF'S SALE
JANUARY 25, 2017**

By virtue of a writ of Execution instituted Midfirst 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 25th 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 situate in the Township of Salem, Wayne County, Pennsylvania, known as Lot 157, Section 2, of The

Hideout, a subdivision situated in the Townships of Lake and Salem, Wayne County, Pennsylvania according to the plats thereof recorded in the Office of the Recorder of Deeds of Wayne County, Pennsylvania, April 9, 1970 in Plat Book 5, Pages 26 & 27; May 11, 1970 in Plat Book 5, Pages 34, 37, 41 through 48 and 50; September 8, 1970 in Plat Book 5, Pages 57 & 58; February 8, 1971 in Plat Book 5, Pages 59 & 61 through 63; March 24, 1971 in Plat Book 5, Pages 66 through 68; May 10, 1971 in Plat Book 5, Pages 69 through 72, 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

HAVING THEREON ERECTED a dwelling known as: LOT #157 UNDERWOOD LANE - THE HIDEOUT A/K/A 353 THE HIDEOUT, LAKE ARIEL, PA 18436

BEING THE SAME PREMISES WHICH Marie R. Moran, by Deed dated 04/24/2003 and recorded 04/30/2003 in Wayne County Record book 2219, Page 65, granted and conveyed unto Stanley E. Chase.

PARCEL # 22-0-0016-0025

Seized and taken in execution as

property of:
Stanley E. Chase 157 Underwood
Lane, LAKE ARIEL PA 18436

Execution No. 320-Civil-2016
Amount Due: \$59,567.66 Plus
additional costs

October 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.**

Leon P. Haller, Esq.

12/30/2016 • 1/6/2017 • 1/13/2017

**SHERIFF'S SALE
JANUARY 25, 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 25th 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 Paupack, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pipe, the northwesterly corner of Lot No 1E1 of line, and on the easterly shore of Paupackan Lake; thence North 64 degrees 54 minutes East 242.1 feet to the center of East Shore Drive, and continuing on said bearing 200 feet to an iron pipe corner of (E) of Linde; thence North 25 degrees 33 minutes west 206 feet to a pipe, being the northeasterly corner of Lot No (E) of Lewis, thence South 63 degrees 10 minutes West 199.1 feet to the center of East Shore Drive, and thence continuing on said bearing 301.6 feet along line of the Lewis Lot to an iron pipe corner on the shore of Paupackan Lake, thence along the shore of said Lake South 39 degrees 30 minutes East 102.3 feet and south 45 degrees 43 minutes East, still along said shore 97.95 feet to the place of BEGINNING, CONTAINING 2.14 acres of land more or less, Being Lots No. 1E2 and 1E3 of Paupackan Lake Shores, Inc, as

surveyed by George E. Ferrio R.S on April 14,1965, See Map Book No 7 at page 141.

EXCEPTING AND RESERVING thereout and therefrom a parcel of land which Frank M. Kotulka and Annis P. Kotulka, his wife by deed dated July 5, 1983 and recorded in Wayne County Deed Book 404, at page 571, granted and conveyed unto Wesley Rice and Patricia Rice, his wife, more particularly described as follows;

BEGINNING at a point being a pipe at the southerlymost corner of premises herein described, thence along the shore of Paupackan Lake North 39 degrees 30 minutes 102.3 feet to an iron pipe corner, thence along common boundary line between Lots 1E3 and 1E4, North 63 degrees 10 minutes East 301.6 feet to a point in the center of East shore Drive an additional 200 feet to a corner thence South 25 degrees 33 minutes East 99.95 feet to a corner, thence South 63 degrees 10 minutes West 200 feet to a point in the center of East Shore Drive an additional 274.4 feet to a point and place of BEGINNING. CONTAINING 48.360 square feet and BEING Lot N 1E3 of Paupackan Lake shores, Inc as surveyed by George E. Derris, R.S on April 14, 1965, See Book No 7 at page 141.

TAX PARCEL #19-0-0040-0003.-

BEING KNOWN AS: 17 East

Shore Drive, Hawley, PA 18428

Seized and taken in execution as property of:
Cornelia Jines 17 East Shore Drive
HAWLEY PA 18428
Sean Jines 17 East Shore Drive
HAWLEY PA 18428

Execution No. 704-Civil-2014
Amount Due: \$281,687.96 Plus
additional costs

October 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.**

Matthew K. Fissel

12/30/2016 • 1/6/2017 • 1/13/2017

CIVIL ACTIONS FILED

*FROM DECEMBER 3, 2016 TO DECEMBER 9, 2016
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2010-21178	DUBOIS CHRISTOPHER C	12/05/2016	SATISFACTION	—
2010-21178	DUBOIS KATHERINE J	12/05/2016	SATISFACTION	—
2010-21326	FISHER PAUL JR	12/09/2016	SATISFACTION	—
2010-21326	FISHER PAULINE	12/09/2016	SATISFACTION	—
2010-21769	MOMPIE CYNTHIA D	12/09/2016	SATISFACTION	—
2011-20937	FISHER PAUL JR	12/09/2016	SATISFACTION	—
2011-20937	FISHER PAULINE	12/09/2016	SATISFACTION	—
2012-21267	MANDEVILLE MATTHEW	12/08/2016	SATISFACTION	2,996.88
2013-20431	RANDALL MARC M	12/09/2016	SATISFACTION	—
2013-20431	RANDALL PATRICIA A	12/09/2016	SATISFACTION	—
2013-20850	LARACUENTE RAOUL	12/09/2016	SATISFACTION	—
2014-21003	FIRST NATIONAL BANK GARNISHEE	12/09/2016	DISSOLVE ATTACHMENT	—
2015-00361	WHITE SHIRLEY A A/K/A	12/07/2016	JUDGMENT "IN REM"	511,985.97
2015-00361	WHITE SHIRLEY	12/07/2016	JUDGMENT "IN REM"	511,985.97
2015-20217	SHAFER HELEN J	12/09/2016	SATISFACTION	—
2015-20260	DORSCH JEFFREY	12/09/2016	SATISFACTION	—
2015-20260	DORSCH DEBRA	12/09/2016	SATISFACTION	—
2015-20424	CROOM ROBERT L	12/09/2016	SATISFACTION	—
2015-20424	CROOM PAULA S	12/09/2016	SATISFACTION	—
2015-20439	WIREMAN LARRY	12/09/2016	SATISFACTION	—
2015-20439	WIREMAN COLLEEN	12/09/2016	SATISFACTION	—
2015-20531	LARACUENTE RAOUL	12/09/2016	SATISFACTION	—
2015-20764	ALVARADO CARLOS	12/09/2016	SATISFACTION	—
2015-20764	ALVARADO MANUCKA	12/09/2016	SATISFACTION	—
2015-20820	FANTINI DARREL	12/09/2016	SATISFACTION	—
2015-20820	FANTINI DENISE	12/09/2016	SATISFACTION	—
2015-21120	ZATOR PATRICK M	12/09/2016	SATISFACTION	—
2015-21120	ZATOR SHARON L	12/09/2016	SATISFACTION	—
2015-21249	ULOZAS BETTINA J EXECUTRIX	12/09/2016	SATISFACTION	—
2015-21249	SALVATORI JOHN ESTATE OF	12/09/2016	SATISFACTION	—
2016-00306	BARKER WAYNE C A/K/A	12/08/2016	WRIT OF EXECUTION	139,916.64
2016-00306	BARKER WAYNE	12/08/2016	WRIT OF EXECUTION	139,916.64
2016-00306	BARKER SHELLY A A/K/A	12/08/2016	WRIT OF EXECUTION	139,916.64
2016-00306	BARKER SHELLY	12/08/2016	WRIT OF EXECUTION	139,916.64

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

2016-00336	DAVIS PATRICIA A	12/06/2016	WRIT OF EXECUTION	112,439.65
2016-00336	DAVIS RALPH E JR	12/06/2016	WRIT OF EXECUTION	112,439.65
2016-00336	DAVIS JEFFERSON	12/06/2016	WRIT OF EXECUTION	112,439.65
2016-00336	FRANCIS MELINDA	12/06/2016	WRIT OF EXECUTION	112,439.65
2016-00336	DAVIS RALPH E	12/06/2016	WRIT OF EXECUTION	112,439.65
2016-00354	MCPHATTER GEORGE	12/08/2016	WRIT OF EXECUTION	161,065.92
2016-00354	MCPHATTER DEREK	12/08/2016	WRIT OF EXECUTION	161,065.92
2016-00354	MCPHATTER FATIMAH	12/08/2016	WRIT OF EXECUTION	161,065.92
2016-00421	KWORTNIK ROBERT J SR	12/08/2016	VACATE JUDGMENT	—
2016-00421	KWORTNIK TAMARA A	12/08/2016	VACATE JUDGMENT	—
2016-00421	KWORTNIK ROBERT J A/K/A	12/08/2016	VACATE JUDGMENT	—
2016-00473	FREDA RICHARD	12/08/2016	DEFAULT JUDGMENT	5,433.83
2016-00493	MCINTYRE WILLIAM	12/08/2016	DEFAULT JUDGMENT	88,849.76
2016-00588	PUBLIC SAVINGS BANK	12/06/2016	QUIET TITLE	—
2016-00588	EMC MORTGAGE CORPORATION	12/06/2016	QUIET TITLE	—
2016-20297	SALVI RALPH	12/08/2016	SATISFACTION	8,166.00
2016-20297	SALVI GERALDINE	12/08/2016	SATISFACTION	8,166.00
2016-20329	GRAHAM JAMES	12/09/2016	SATISFACTION	—
2016-20395	BRYANT ROBERT A	12/09/2016	SATISFACTION	—
2016-20395	BRYANT SHARRON A	12/09/2016	SATISFACTION	—
2016-20624	CROOM ROBERT L	12/09/2016	SATISFACTION	—
2016-20624	CROOM PAULA S	12/09/2016	SATISFACTION	—
2016-20801	GENE VAN ORDEN EXCAVATING INC	12/05/2016	SATISFACTION	—
2016-21069	CAMACHO JAYDEE	12/05/2016	JP TRANSCRIPT	885.39
2016-21070	CLARK RICHIE G	12/05/2016	TAX LIEN	6,727.21
2016-21071	QUIRK THOMAS PHILLIP	12/05/2016	JUDGMENT	11,942.80
2016-21072	TRAVER HEATH R	12/05/2016	TAX LIEN	1,500.65
2016-21072	TRAVER NANCY S	12/05/2016	TAX LIEN	1,500.65
2016-21073	MAHIEU RICHARD	12/05/2016	TAX LIEN	681.99
2016-21073	MAHIEU ROSEMARIE	12/05/2016	TAX LIEN	681.99
2016-21074	LEWIS GEORGE JR DEC'D	12/05/2016	REDEMPTION CERT.	7,846.53
2016-21075	LAPLANT ELIZABETH	12/08/2016	JUDGMENT	1,050.00
2016-21076	WILSON JARED ALLEN	12/08/2016	JUDGMENT	6,974.00
2016-21077	GLOVER PAUL EDWARD	12/08/2016	JUDGMENT	1,509.50
2016-21078	MCPHATTER FATIMAH R	12/08/2016	MUNICIPAL LIEN	1,847.24
2016-21079	ROYCHOWDHURY RUPANJALI	12/08/2016	MUNICIPAL LIEN	620.14
2016-21079	CHAKRABORTY BHASKAR	12/08/2016	MUNICIPAL LIEN	620.14
2016-21081	MACLEOD DIANE WINTERS	12/08/2016	MUNICIPAL LIEN	1,463.19
2016-21081	WINTERS DIANE MACLEOD	12/08/2016	MUNICIPAL LIEN	1,463.19
2016-21082	NUZZO MICHAEL	12/08/2016	MUNICIPAL LIEN	1,894.83
2016-21082	FILIPPAZZO CHRISTOPHER	12/08/2016	MUNICIPAL LIEN	1,894.83
2016-21083	LEWER KAREN	12/08/2016	MUNICIPAL LIEN	637.50
2016-21084	CZERW ANN	12/08/2016	JP TRANSCRIPT	1,565.00
2016-21085	HORST CHAD	12/08/2016	JP TRANSCRIPT	2,083.90
2016-21085	HORST JENNIFER	12/08/2016	JP TRANSCRIPT	2,083.90
2016-21086	TRUMBAUER WAYNE B	12/08/2016	MUNICIPAL LIEN	1,173.32
2016-21086	TRUMBAUER ERIN M	12/08/2016	MUNICIPAL LIEN	1,173.32

2016-21087	ZIRPOLI MICHAEL		12/08/2016	MUNICIPAL LIEN	1,373.59
2016-21088	FED NAT'L MORTGAGE ASSOC		12/08/2016	MUNICIPAL LIEN	2,556.37
2016-21089	LIPNICKAS RICHARD J		12/08/2016	MUNICIPAL LIEN	621.29
2016-21090	FEDERAL HOME LOAN MORTGAGE		12/08/2016	MUNICIPAL LIEN	1,116.83
2016-21091	KING WILLIAM		12/09/2016	MUNICIPAL LIEN	620.14
2016-21092	STAMLER JEFF		12/09/2016	MUNICIPAL LIEN	1,241.25
2016-21093	DEVITO BERNARD		12/09/2016	MUNICIPAL LIEN	599.38
2016-21093	DEVITO DENISE		12/09/2016	MUNICIPAL LIEN	599.38
2016-21094	ROSEMOND HANIEL		12/09/2016	MUNICIPAL LIEN	620.14
2016-21094	ROSEMOND LAURA		12/09/2016	MUNICIPAL LIEN	620.14
2016-21095	RAJACIC ROY		12/09/2016	MUNICIPAL LIEN	690.27
2016-21096	FARIAS CHRIS		12/09/2016	MUNICIPAL LIEN	622.79
2016-21097	BARRESE FERNANDO		12/09/2016	MUNICIPAL LIEN	743.57
2016-21097	BARRESE PATRICIA		12/09/2016	MUNICIPAL LIEN	743.57
2016-21098	ARROYO WILLIAM		12/09/2016	MUNICIPAL LIEN	1,399.84
2016-21098	ARROYO SAMIA		12/09/2016	MUNICIPAL LIEN	1,399.84
2016-21099	SANO SHIGUEO		12/09/2016	MUNICIPAL LIEN	1,399.84
2016-21100	SOLOMON VANESSA L		12/09/2016	MUNICIPAL LIEN	1,572.66
2016-21101	ARMSTRONG WARREN		12/09/2016	MUNICIPAL LIEN	1,801.04
2016-21102	DITECH FINANCIAL LLC		12/09/2016	MUNICIPAL LIEN	1,401.14
2016-21103	BRYON EILEEN A		12/09/2016	JP TRANSCRIPT	10,422.44
2016-21103	BYRON EILEEN A		12/09/2016	JP TRANSCRIPT	10,422.44
2016-21104	DAILEY RONALD		12/09/2016	JP TRANSCRIPT	4,935.27
2016-40076	GLUTEN FREE FOOD GROUP LLC OWNER	P	12/08/2016	STIP VS LIENS	—
2016-40076	FULLER JERRY CONTRACTOR		12/08/2016	STIP VS LIENS	—
2016-40077	GLUTEN FREE FOOD GROUP LLC OWNER	P	12/08/2016	STIP VS LIENS	—
2016-40077	REMCO INC CONTRACT04R		12/08/2016	STIP VS LIENS	—
2016-40078	GLUTEN FREE FOOD GROUP LLC OWNER	P	12/08/2016	STIP VS LIENS	—
2016-40078	RR WILMOT INC CONTRACTOR		12/08/2016	STIP VS LIENS	—
2016-40079	GLUTEN FREE FOOD GROUP LLC OWNER	P	12/08/2016	STIP VS LIENS	—
2016-40079	HANNA THOMAS CONTRACTOR		12/08/2016	STIP VS LIENS	—
2016-40080	GLUTEN FREE FOOD GROUP LLC OWNER	P	12/08/2016	STIP VS LIENS	—
2016-40080	WILLIAM RADZIESKI CONTRACTING CONTRACTOR		12/08/2016	STIP VS LIENS	—
2016-40081	BESTEN ANTHONY OWNER	P	12/09/2016	STIP VS LIENS	—
2016-40081	BESTEN DEBORAH OWNER	P	12/09/2016	STIP VS LIENS	—
2016-40081	BURRELL CONSTRUCTION CONTRACTOR		12/09/2016	STIP VS LIENS	—
2016-90022	PETERSON KAREN A		12/05/2016	WITHDRAW	—

2016-90123	SEWELL KENNETH S A/K/A	12/08/2016	AMENDED CLAIM NOTICE	3,068.90
2016-90123	SEWELL KENNETH W SR A/K/A	12/08/2016	AMENDED CLAIM NOTICE	3,068.90
2016-90123	SEWELL KENNETH WOODRUFF SR	12/08/2016	AMENDED CLAIM NOTICE	3,068.90

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE No.	INDEXED PARTY		TYPE	DATE	AMOUNT
2016-00589	BANK OF AMERICA NA		PLAINTIFF	12/06/2016	—
2016-00589	SCIMECA JOHN J		DEFENDANT	12/06/2016	—
2016-00591	DISCOVER BANK		PLAINTIFF	12/06/2016	—
2016-00591	KELLAM CAITLIN R		DEFENDANT	12/06/2016	—
2016-00592	DISCOVER BANK		PLAINTIFF	12/06/2016	—
2016-00592	JARUSIS DONNA M		DEFENDANT	12/06/2016	—
2016-00594	CREDIT ASSET MANAGEMENT LLC		PLAINTIFF	12/08/2016	—
2016-00594	ROSS DANIEL		DEFENDANT	12/08/2016	—

CONTRACT — DEBT COLLECTION: OTHER

CASE No.	INDEXED PARTY		TYPE	DATE	AMOUNT
2016-00590	JULIA RIBAUDO HEALTH CARE GROUP D/B/A		PLAINTIFF	12/06/2016	—
2016-00590	JULIA RIBAUDO EXTENDED CARE		PLAINTIFF	12/06/2016	—
2016-00590	SALVESEN BARBARA		DEFENDANT	12/06/2016	—

MISCELLANEOUS — OTHER

CASE No.	INDEXED PARTY		TYPE	DATE	AMOUNT
2016-00595	COMMONWEALTH OF PENNSYLVANIA ATTORNEY GENERAL		PLAINTIFF	12/08/2016	—
2016-00595	STARLIGHTS FIREWORKS LLC		DEFENDANT	12/08/2016	—
2016-00596	LAMERE LISA		PLAINTIFF	12/08/2016	—
2016-00596	LAMERE DAVID		PLAINTIFF	12/08/2016	—
2016-00596	SIBELLO SANDRA		DEFENDANT	12/08/2016	—
2016-00596	SIBELLO ROBERT JR ESTATE		DEFENDANT	12/08/2016	—
2016-00596	SIBELLO ANITA		DEFENDANT	12/08/2016	—

PETITION

CASE No.	INDEXED PARTY		TYPE	DATE	AMOUNT
2016-00584	2008 CHEVY EXPRESS VAN VIN 1GCGG25C381115965		PETITIONER	12/05/2016	—
2016-00584	DONEGAN DENNIS		PETITIONER	12/05/2016	—
2016-00584	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION		RESPONDENT	12/05/2016	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00586	REVERSE MORTGAGE SOLUTIONS INC	PLAINTIFF	12/06/2016	—
2016-00586	NIEDT BARBARA	DEFENDANT	12/06/2016	—
2016-00586	NIEDT WILLY	DEFENDANT	12/06/2016	—
2016-00587	BANK OF AMERICA NA	PLAINTIFF	12/06/2016	—
2016-00587	KRISOVITCH KARA	DEFENDANT	12/06/2016	—
2016-00587	KRISOVITCH PETER	DEFENDANT	12/06/2016	—
2016-00593	CAPTIAL BANK NA	PLAINTIFF	12/07/2016	—
2016-00593	WONESKY THOMAS S	DEFENDANT	12/07/2016	—
2016-00593	WONESKY DARLENE S	DEFENDANT	12/07/2016	—
2016-00597	DIME BANK	PLAINTIFF	12/08/2016	—
2016-00597	JONES ARTHUR L SR	DEFENDANT	12/08/2016	—

REAL PROPERTY — QUIET TITLE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00588	HORST WALTER H	PLAINTIFF	12/06/2016	—
2016-00588	PUBLIC SAVINGS BANK	DEFENDANT	12/06/2016	—
2016-00588	EMC MORTGAGE CORPORATION	DEFENDANT	12/06/2016	—

TORT — INTENTIONAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00585	BROWN NOEL L	PLAINTIFF	12/05/2016	—
2016-00585	WAYNE COUNTY SHERIFF DEPARTMEN	DEFENDANT	12/05/2016	—
2016-00585	KREMPASKY SERGEANT	DEFENDANT	12/05/2016	—

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

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MORTGAGES AND DEEDS

*RECORDED FROM DECEMBER 19, 2016 TO DECEMBER 23, 2016
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Messersmith David T	Liberty Bail Bonds Inc	Berlin Township	
Messersmith Shannon	Seneca Insurance Co Inc		26,000.00
Walker Colin	Mortgage Electronic Registration Systems	Clinton Township 2	
Corrigan Kelly			178,703.00
Newsome Mary Kay	First National Bank Of Pa	Lehigh Township	25,000.00
Schrader Kevin	Franceski Gerald B Franceski Kathleen	Buckingham Township	282,000.00
David Scott	Wells Fargo Bank	Lake Township	
David Vita			69,000.00
David Charles E			
Rupe Joseph J	U S Bank National Association	Lake Township	26,000.00
Kurilla Jamie Marie	Mortgage Electronic Registration Systems	Sterling Township	119,691.00
Ledon Raissa Helms	Mortgage Electronic Registration Systems	Paupack Township	105,000.00
Evanitsky Theron Chris	Honesdale National Bank	Preston Township	
Evanitsky Jody			42,000.00
Evanitsky Theron Chris	Honesdale National Bank	Preston Township	
Evanitsky Jody			42,000.00
Meagher Matthew L	Honesdale National Bank	Texas Township	
Meagher Carrie			844,000.00
Meagher Matthew L	Honesdale National Bank	Dyberry Township	
Meagher Carrie			415,000.00
Maple Ridge Properties	Honesdale National Bank	Berlin Township	415,000.00
Meagher Matthew L	Honesdale National Bank	Texas Township	
Meagher Carrie			30,000.00
Damato Marc	Mortgage Electronic Registration Systems	Paupack Township	
McGreevy Susan			113,679.00
Nowakowski Kenneth A	Citizens Savings Bank	Paupack Township	44,000.00
Thomas Carolyn	Mortgage Electronic Registration Systems	Lake Township	
Thomas Timothy J			90,500.00
Katarski Marybeth	Housing & Urban Development	Clinton Township	
Tuttle Marybeth			35,552.80
Francis John	Mortgage Electronic Registration Systems	Salem Township	
Francis Erica M			191,468.00

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

Hocker Shayne M	Honesdale National Bank	Oregon Township	125,000.00
Digiovanna Erica	Dime Bank	Lake Township	
Digiovanna Francesco			160,000.00
Davis Taylor	Mortgage Electronic Registration Systems	Lake Township	88,786.00
Padula Christopher	Mortgage Electronic Registration Systems	Lake Township	
Padula Christine			90,000.00
Arata Kelly	Mortgage Electronic Registration Systems	Paupack Township	
Arata James J			120,000.00
Brennan William Thomas	N B T Bank	Paupack Township	208,000.00
Talbott James A	Mortgage Electronic Registration Systems	Paupack Township	
Talbott Wendy L			79,920.00
David Samantha Jo	Mortgage Electronic Registration Systems	Berlin Township	
Hiller Chad K			168,884.00
Summers Kelly R	Mortgage Electronic Registration Systems	Paupack Township	
Summers Dena M			534,000.00
Kukuliyeve David	Bank Of America	Salem Township	94,365.00
Davis Richard	Mortgage Electronic Registration Systems	Paupack Township	
Davis Carol			131,000.00
Hugaboom Jeffrey R	Mortgage Electronic Registration Systems	Texas Township 1 & 2	176,000.00
Avery Ricky J	Mortgage Electronic Registration Systems	Berlin Township	
Avery Debbie L			252,000.00
Piotrowski Adam G	Mortgage Electronic Registration Systems	Salem Township	126,663.00
Peled Renee A	P N C Mortgage	Buckingham Township	130,591.00
Fryzel James R	Admirals Bank	Sterling Township	
Fryzel Andrea			14,178.00
Galvin Patricia	Admirals Bank	Mount Pleasant Township	25,000.00
Wormuth Lee	Roney Harold A	Buckingham Township	
Wormuth Joanne	Roney Joan		80,000.00
Posdon Mark	Mortgage Electronic Registration Systems	Palmyra Township	
Posdon Janine			239,834.00
Johnson Herbert L Jr	Mortgage Electronic Registration Systems	Dyberry Township	
Johnson Valentina			247,000.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Badenhop Kenneth C Jr	Badenhop Kenneth C Sr Baden Hop Mary M	South Canaan Township	Lot 1
Pryor Joseph R	Rossini Marco N Rossini Jennine M	Lehigh Township	Lot 275
Pierre Claude A	Sabo William M Jr	Lehigh Township	Lot 41
Heritage Alan K	Walker Colin P Corrigan Kelly M	Clinton Township 2	Lot K 1
Mancia Paul M Mancia Bonnie	Salem Township	Salem Township	
Lanzoni Richard Allen Jr Fullem Darlene Carole	Lanzoni Richard Allen Jr Fullem Darlene Carole	Honesdale Borough	
Creighton Amy K Power Adam H	Huxtable Fredrick Huxtable Leslie	Texas Township 1 & 2	
Beierlein Belinda S Exr Kreller Alvin Est AKA Kreller Alvin G Est AKA	Beierlein Belinda S	Berlin Township	
Beierlein Belinda S	Beierlein Belinda S Beierlein James D	Berlin Township	
Pocono Custom Homes Inc	Altemier Roger C Altemier Ruth	Dreher Township	Lots 6 & 7
Pocono Custom Homes Inc	Altemier Roger C Altemier Ruth	Dreher Township	Lots 15 & 16
Pocono Custom Homes Inc	Altemier Roger C Altemier Ruth	Dreher Township	Lots 13 & 14
Conway Mark J Tr Roegner Thomas P Roegner Susan M	Kelley Dominique	South Canaan Township	Lot 3 C
Lafave Michelle Lafave Mark	Kurilla Jamie Marie	Sterling Township	Lot 33
Tigue Wayne	Ledon Raissa Helms	Paupack Township	Lot 346
Juresich Holdings Inc	J Bissett Enterprises Inc	Honesdale Borough	
Neason T G	Evanitsky Theron Chris Evanitsky Jody	Preston Township	
Gregg Dale R Wayne County Tax Claim Bureau	Tigue Patrick A	Damascus Township	
Cummings George W AKA By Gdn	McGreevy Susan	Paupack Township	
Cummings George Wayne AKA By Gdn	Damato Marc		Lot 749
Gillespie Patricia Cummings Gdn			
Bakker Danny J Bakker Linda Bakker Nicholas Bakker Shawnee Lee	Francis John Francis Erica M	Salem Township	
Corrente James E Corrente Sharon A	Fox Daniel J Fox Donna	Lake Township	

Wells Fargo Bank Tr By Af Ocwen Loan Servicing Af	Meyers Gary	Salem Township	Lot 2536
Hunt Karen Exr Brinkman Edward Exr Brinkman Beverly Est	Hunt Karen Brinkman Edward	Berlin Township	
Metzger Marlene Lutz	Hocker Shayne M	Oregon Township	
Martini Nikola	Digiovanna Erica	Lake Township	
Martini Nancy Loverme Antonio Loverme Angela	Digiovanna Francesco		Lot 2949
Szaboova Adriana Gajdos Jan	Davis Taylor	Lake Township	Lot 567
Kalayam Susanne Byrnes Tr Anne F Byrnes Revocable Trust Agreement	Zewe Thomas	Salem Township	Lot 42
Crowell Donald R	Rander Erik D	Paupack Township	Lot 214
Crowell Susan L	Rander Christine F		Lot 214
Dellisanti Michael A Jr	Padula Christopher	Lake Township	
Dellisanti Lisa J	Padula Christine		Lot 4246
Jackson Brian	V P N Realty	Salem Township	
Jackson Rosanna			Lot 2274
Paccione Michael Paccione Nicholas Paccione Theresa Dasilva Donna Dasilva Eddie	Arata Kelly Arata James J	Paupack Township	Lot 271
Somers Shawn P Adm Cumella Vincent J Est AKA Cumella Vincent Est AKA	Brennan William T	Paupack Township	Lot 1E37
Wittenbrader Harriet E	Wittenbrader Jeffrey M Wittenbrader Robert E Jr	Salem Township	
Wittenbrader Harriet E	Wittenbrader Robert E Jr	Salem Township Salem & Lake Townships Lake Township Lake & Salem Townships	
Fitzroy Charles Exr Sconfienza Catherine Est	Young Randy S	Buckingham Township	
Daly Kenneth	Daly Donald R Tr Rollins Gregoriann Daly Tr Kenneth B Daly Family Trust	Damascus Township	
Wells Fargo Bank Tr By Af Ocwen Loan Servicing Af	Highhouse John R Highhouse Johannah Joy	Damascus Township	
Ravel Cheryl Anne	Talbott James Talbott Wendy	Paupack Township	
Brussell Keara Drew Keara Drew Patrick J	David Samantha Jo Hiller Chad K	Berlin Township	
Drummond Michael E Drummond Elizabeth S	Drummond Michael E Drummond Elizabeth S	Paupack Township	Lot A

Drummond Michael E	Drummond Michael E	Paupack Township	
Drummond Elizabeth S	Drummond Elizabeth S		
Travers Thomas A By Sheriff	Wells Fargo Bank	Honesdale Borough	
Condel Joan A	Condel Family Irrevocable Trust	Lake Township	
Syage Anthony P	Schwarz Associates	Honesdale Borough	
Anderson Charles M	Summers Kelly Robert	Paupack Township	
Anderson Susan L	Summers Dena Marie		Lot 86
Kuhn Richard AKA By Sheriff	Federal National Mortgage Association	Dyberry Township	
Kuhn Richard M AKA By Sheriff			Lot 15
Kuhn Carol AKA By Sheriff			
Kuhn Carol M AKA By Sheriff			
Williamson Hugh J By Sheriff	Wells Fargo Bank	Lake Township	Lot 1571
Swingle Michael E	Piotrowski Adam G	Salem Township	
Swingle Debra L			
Vaccari Albert W	Peled Renee A	Buckingham Township	
Commonwealth Resources	Bright Vision	Cherry Ridge Township	
		Cherry Ridge & Texas 1 & 2 Twp	Lot A
		Texas Township 1 & 2	
		Texas 1 & 2 & Cherry Ridge Twp	Lot A
McManus Leo P III	McManus John C	Sterling Township	
McManus Gerald D	McManus Linda J		Lot 28
McManus Donald J	McManus Timothy D		
McManus Francis X	McManus Sandra J		
McManus John J			
McManus Kevin A			
Breezewood Land Development Co Inc	Breezewood Acres Community Association Inc	Lehigh Township	Tract 5
Durst Victoria M Exr	Carney Susie M	Damascus Township	
Carney Thomas Nelson Est			
Roney Joan	Wormuth Lee	Buckingham Township	
Roney Harold	Wormuth Joanne		
Simon Jean			
Simon William			
Mynarski Dennis J	Posdon Mark	Palmyra Township	
Mynarski Janice E	Posdon Janine		Lot 4
Love Kenneth	Love Kenneth	Damascus Township	
	Muroski Evangeline Elizabeth		
U S Bank National Association Tr By Af	Strategic Realty Fund	Paupack Township	
Wells Fargo Bank Af			Lot 316
Duncan John C	Johnson Herbert L Jr	Dyberry Township	
Duncan Kathleen M	Johnson Valentina		
Barbe Walter B	Edwards Kevin W	Texas Township 3	Lot 4

Wayne County LEGAL JOURNAL

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