

WAYNE COUNTY BAR ASSOCIATION

OFFICIAL LEGAL JOURNAL

OF WAYNE COUNTY, PA



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Honesdale, PA



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Court of Common Pleas 22nd Judicial District:

The Hon. Raymond L. Hamill
President Judge

The Legal Journal of Wayne County
contains the 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.

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The Official Legal Publication of Wayne County, Pennsylvania



Legal Journal of Wayne County

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Cover: The Wayne County Courthouse, situated opposite Honesdale's Central Park, was built from 1876 to 1880 at a cost of \$130,000 and is an example of the Second Empire style popular at the time.

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	Free

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

WAYNE COUNTY OFFICIALS

Judge of the Court of Common Pleas

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

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Ronald J. Edwards
Linus H. Myers

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Raising the Bar



Wayne County Bar Association
922 Church Street, 2nd Floor
Honesdale, Pa 18431

*Are you in need of clothing for that job interview?
Are you in need of clothing for the job you currently have?*

The Wayne County Bar Association is excited to announce the opening of a Women's Clothing Closet.

Raising the Bar is a project started to support women in the community in need of professional clothing and accessories. All clothing is free to those in need.

Hours: Available Upon Request

ACCEPTING DONATIONS NOW!

For Information call the Wayne County Bar Association: (570) 253-0556 or go to
www.waynecountylawyers.org

DISTRICT ATTORNEY'S OFFICE — PRESS RELEASE

**JUDGE SENTENCES HUMAN SEX TRAFFICKER
TO 15 YEARS IN STATE PRISON**

February 3, 2017 — Janine Edwards, Wayne County District Attorney, announced that Judge Raymond L. Hamill sentenced Noel Brown, age 41, to **15 years up to 32 years** in the State Correctional Facility. In November of 2016 a jury convicted Brown of all charges filed against him which included Human Trafficking, a Felony 1, Interference with Custody of Children, Felony 2; Dissemination of Photos of Child Sex Acts, Felony 2; Corruption of Minors, Felony 3 and Furnishing Liquor to Minors, Misdemeanor 3. The Judge today also found Brown to be a Sexually Violent Predator.

In late June of last year, Brown solicited and enticed a 15 year old female from her residence on the Hancock Highway in Oregon Township and transported her to his



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

DA Janine Edwards stated: “First I want to commend the Pennsylvania State Police at the Honesdale Barracks and the Swiftwater

Barracks for their rapid action in finding the female victim and arresting Brown. This is the first Sex Trafficking in Minors case prosecuted in Wayne County. A jury conviction on all charges sends a strong message. The crime of sex trafficking of a minor is one that plays out over and over across our country. Unlike the crime of drug delivery where the drug can only be sold once, humans can be sold over and over for profit by individuals like this defendant. I am glad that the issue was brought to light and that this defendant will be unable to corrupt any more young females for a very long time. The Judge today made a strong statement placing this predator in a state facility for hopefully decades. We as a community need to be vigilant to protect our young girls and boys from this predatory, dangerous and disgusting conduct. It’s out there and we must be aware.”

CRIMINAL CASES

February 2, 2017 — The following cases were addressed by the Honorable Raymond L. Hamill, President Judge, Wayne County.

TYLER BLAINE LIPSKI, age 22 of Honesdale, PA, was placed on probation for a period of 12 months for one count of Criminal Conspiracy-Possession of Controlled Substance-Marijuana, an ungraded Misdemeanor. He was also ordered to pay the cost of prosecution, undergo a drug and alcohol evaluation, undergo a mental health evaluation, and obtain full time employment. The incident occurred in Texas Township, PA on June 27, 2016.

SAIGE RYANNA ASHTON, age 19 of Hawley, PA, was placed on probation for a period of 12 months for one count of Retail Theft-Take Merchandise, a Misdemeanor of the 2nd Degree. She was also ordered to pay the cost of prosecution, pay a fine in the amount of \$200.00, continue with mental health services, and perform 50 hours of community service within 6 months. The incident occurred in Waymart Borough, PA on May 20, 2016.

DONALD FREDERICK DELADE, age 31 of Hawley, PA, was sentenced to the Wayne County Correctional Facility for a period of not less than 8 months nor more than 23 1/2 months for one count of Recklessly Endangering Another Person, a Misdemeanor of the 2nd Degree. He was also ordered to pay the cost of prosecution, pay a fine in the amount of \$500.00, undergo a drug and alcohol evaluation, undergo a mental health evaluation, and complete an anger management course. The incident occurred in Dreher Township, PA on December 26, 2015.

WARREN JAGGARS JR., age 46 of Hawley, PA, was sentenced to the Wayne County Correctional Facility for a period of not less than 5 days nor more than 6 months for one count of DUI, an ungraded Misdemeanor. He was also ordered to pay the cost of prosecution, pay a fine in the amount of \$500.00, participate in and cooperate with drug and alcohol addiction, complete the Alcohol Highway Safety Program and perform 50 hours of community service. The incident occurred in Cherry Ridge Township, PA on June 3, 2016. His BAC was .093%.

ROBERT BODMAN, age 37 of Scranton, PA, was sentenced to the Wayne County Correctional Facility for a period of not less than 9 months nor more than 36 months for one count of Make, Repair, Sell, Etc. Offensive Weapons, a Misdemeanor of the 1st Degree, and one count of Driving While License Suspended/Revoked - DUI Related, a Summary Offense. He was also ordered to pay the cost of prosecution, undergo a drug and alcohol assessment, attend a minimum of three (3) AA meetings weekly, and obtain employment within 30 days of parole. The incident occurred in Sterling Township, PA on April 28, 2016.

JAMES ALLEN BELMONT, age 66 of Huntingdon, NY, was sentenced to the Wayne County Correctional Facility for a period of not less than 5 days nor more

than 6 months for one count of DUI, an ungraded Misdemeanor and Driving Without a License, a Summary offense. He was also ordered to pay the cost of prosecution, pay a fine in the amount of \$500.00, participate in and cooperate with the drug and alcohol addiction treatment, and complete the Alcohol Highway Safety Program. The incident occurred in Salem Township, PA on December 30, 2015. His BAC was .311%.

WARREN GARY LAHR, age 29 of Waymart, PA, was placed on probation for a period of 24 months for one count of Terroristic Threats, a Misdemeanor of the 1st Degree. He was also ordered to pay the cost of prosecution, pay a fine in the amount of \$500.00, have no contact with the victim unless approved by probation officer, and continue with mental health treatment. The incident occurred in Prompton, PA, on April 16, 2016.

JESSE JOHN SWINGLE, age 31 of Lake Ariel, PA, was sentenced to the Wayne County Correctional Facility for a period of not less than 3 months nor more than 23 1/2 months for one count of Resisting Arrest or Law Enforcement, a Misdemeanor of the 2nd Degree. He was also ordered to pay the cost of prosecution, pay a fine in the amount of \$300.00, participate in and cooperate with the drug and alcohol addiction treatment, maintain employment, complete an anger management course, and comply with the payment agreement established by Wayne County Adult Probation regarding Court costs, fines and fees. The incident occurred in Lake Township, PA on July 7, 2016.

ERIC BUNNELL, age 24 of Honesdale, PA, was placed on probation for a period of 6 months for one count of DUI, an ungraded Misdemeanor. He was also ordered to pay the cost of prosecution, pay a fine in the amount of \$300.00, participate in and cooperate with the drug and alcohol addiction treatment, complete the Alcohol Highway Safety Program, and perform 50 hours of community service within 3 months. The incident occurred in Hawley Borough, PA on June 12, 2016.

NEWS FROM THE PENNSYLVANIA DISCIPLINARY BOARD:

**VOLUNTEER OPPORTUNITIES
TO BE POSTED BY OFFICE OF COURTS**

On February 1, 2017, the Administrative Office of the Pennsylvania Courts will post a notice seeking volunteers to serve in two capacities. The Office is seeking volunteers for:

- The Juvenile Court Procedural Rules Committee; and
- The Disciplinary Board of the Supreme Court.

The Disciplinary Board member must be admitted to the bar of Pennsylvania.

On February 1, the details for the positions will be published at the website of the Pennsylvania courts. Applications will be due February 27, 2017.

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.

ESTATE NOTICE

Estate of Walter R. Plain, late of Cherry Ridge Township, Wayne County, Pennsylvania. Any person or persons having claim against or indebted to estate present same to: James E. Brown, 303 Tenth Street, Honesdale, Pennsylvania, 18431; Attorney for Estate: Stephen Jennings, Esquire, 303 Tenth Street, Honesdale, Pennsylvania, 18431.

2/10/2017 • 2/17/2017 • 2/24/2017

ESTATE NOTICE

Notice is hereby given, that Letters Testamentary have been granted to Teresa Marino and Laura Balsamini, Co-Executrices of the Estate of Wilfred R Fifield, late of Honesdale, Wayne County, Pennsylvania who died on January 15, 2017. 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 Co-Executrices, Teresa Marino and Laura Balsamini c/o Mark R Zimmer, Esquire, 1133 Main Street, Honesdale, PA 18431.

2/10/2017 • 2/17/2017 • 2/24/2017

EXECUTOR NOTICE

Estate of Nancy J. Avery AKA Nancy Avery
Late of Berlin Township
EXECUTOR
Lyle Avery
PO Box 32, 25 Butternut Flats
Beach Lake, PA 18405
ATTORNEY
Nicholas A. Barna
831 Court Street
Honesdale, PA 18431

2/10/2017 • 2/17/2017 • 2/24/2017

ESTATE NOTICE

NOTICE IS HEREBY GIVEN, that Letters of Administration CTA have been issued in the Estate of Diane D. Griffin a/k/a Diane Griffin, who died on December 3, 2016, late resident of 316 11th Street, Honesdale, PA 18431, to Janice Compton, Administratrix CTA of the Estate, residing at 1 Green Acres, Honesdale, PA 18431. All persons indebted to said estate are required to make payment and those having claims or demands are to present the same

without delay to Janice Compton, c/o the law offices of HOWELL, HOWELL, ATTN: ALFRED G. HOWELL, ESQUIRE, Attorney for the Estate, at 109 Ninth Street, Honesdale, PA 18431.

ALFRED G. HOWELL, ESQUIRE
ATTORNEY FOR THE ESTATE

2/10/2017 • 2/17/2017 • 2/24/2017

ESTATE NOTICE

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the estate of late of WALTER L. ULRICH. Date of death December 8, 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.

2/10/2017 • 2/17/2017 • 2/24/2017

ESTATE NOTICE

Notice is hereby given that Letters of Administration have been granted in the Estate of John J. Barral, a/k/a John Barral a/k/a John Joseph Barral, late of Oregon Township, Wayne County, Pennsylvania, who died on January 6, 2017. 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 Lorraine Russo Barral, Administratrix, of 16 Canning Drive, Honesdale, PA 18431, 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

2/10/2017 • 2/17/2017 • 2/24/2017

EXECUTRIX NOTICE

Estate of Jack W. Silberlicht AKA Jack Silberlicht
Late of Honesdale Borough
EXECUTRIX
Bobbi M. Shaffer
21 Poppy Lane
Honesdale, PA 18431

2/10/2017 • 2/17/2017 • 2/24/2017

EXECUTOR NOTICE

Estate of Katharina Mueller AKA Katharina B. Mueller
Late of Hawley, PA
EXECUTOR
Derrick S. Moyer
535 Valley Ln.
Souderton, PA 18964

2/10/2017 • 2/17/2017 • 2/24/2017

EXECUTOR NOTICE

Estate of George J. DeCarlo
Late of Lebanon Township
EXECUTOR
Mark A. DeCarlo

317 Grandview Ave.
Piscataway, NJ 08854

2/10/2017 • 2/17/2017 • 2/24/2017

EXECUTRIX NOTICE

Estate of Roy G. Hunter AKA Roy Hunter

Late of Waymart Borough

EXECUTRIX

Mary M. Hunter

411 South Street

Waymart , PA 18472

ATTORNEY

Nicholas A. Barna

831 Court Street

Honesdale, PA 18431

2/3/2017 • 2/10/2017 • 2/17/2017

ESTATE NOTICE

Notice is hereby given, that Letters Testamentary have been granted to Rebecca Murray, Executrix of the Estate of Dorothy Hyser, late of Honesdale, Wayne County, Pennsylvania who died on January 15, 2017. 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 Executrix, Rebecca Murray c/o Mark R Zimmer, Esquire, 1133 Main Street, Honesdale, PA 18431.

2/3/2017 • 2/10/2017 • 2/17/2017

ESTATE NOTICE

Notice is hereby given, that Letters Testamentary have been granted to Gladys Gibbons, Executrix of the

Estate of Shirley L. Anke, late of Hawley, Wayne County, Pennsylvania who died on May 4, 2015. 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 Executrix, Gladys Gibbons c/o Mark R Zimmer, Esquire, 1133 Main Street, Honesdale, PA 18431.

2/3/2017 • 2/10/2017 • 2/17/2017

ESTATE NOTICE

Notice is hereby given, that Letters Testamentary have been granted to Gladys Gibbons, Executrix of the Estate of Anthony Leroy Gibbons, late of Hawley, Wayne County, Pennsylvania who died on 12/16/16. 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 Executrix, Gladys Gibbons c/o Mark R Zimmer, Esquire, 1133 Main Street, Honesdale, PA 18431.

2/3/2017 • 2/10/2017 • 2/17/2017

ESTATE NOTICE

Notice is hereby given, that Letters Testamentary have been granted to Taylor Marie Lagos Schlegel, Executrix of the Estate of Guillero Lagos, late of Paupack, Wayne County, Pennsylvania who died on 1/4/17. 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 Executrix,
Taylor Marie Lagos c/o Mark R
Zimmer, Esquire, 1133 Main
Street, Honesdale, PA 18431.

2/3/2017 • 2/10/2017 • 2/17/2017

ESTATE NOTICE

Estate of Susie M. Carney, late of
Honesdale, Wayne County,
Pennsylvania.

Letters Testamentary on the above
estate having been granted to
Victoria Durst, all persons indebted
to the said estate are requested to
make payment, and those having
claims to present the same without
delay to her attorney, Joseph
Kosierowski, Esq. 400 Broad Street,
Milford, Pennsylvania 18337.

2/3/2017 • 2/10/2017 • 2/17/2017

EXECUTOR NOTICE

Estate of James I. Broughton
Late of Palmyra Township, Wayne
County
EXECUTOR
Kenneth S. Broughton
3382 Spruce Cabin Rd.
Cresco, PA 18326
ATTORNEY
John F. Spall
2573 Route 6
Hawley, PA 18428

1/27/2017 • 2/3/2017 • 2/10/2017

ESTATE NOTICE

Estate of Stanley Grabek, late of
Honesdale Borough, Wayne
County, PA. Any person or persons

having claim against or indebted to
estate present same to Executor:
Valentine Grabek
921 Court St.,
Honesdale, PA 18431

1/27/2017 • 2/3/2017 • 2/10/2017

ADMINISTRATRIX NOTICE

Estate of Robert J Peck
Late of Berlin Township
ADMINISTRATRIX
Carolyn Curreni
17 2nd St.
Beach Lake, PA 18405
ATTORNEY
John F. Spall
2573 Route 6
Hawley, PA 18428

1/27/2017 • 2/3/2017 • 2/10/2017

OTHER NOTICES

**CERTIFICATE OF
ORGANIZATION**

TAKE NOTICE THAT a
Certificate of Organization was
filed with the Department of State.
The name of the Limited Liability
Company is Dureante Real Estate
Holdings, LLC. This Limited
Liability Company has been
organized under the provision
pursuant to 15 Pa. C.S. 8913.

NICHOLAS A. BARNA,
ESQUIRE
831 Court Street
Honesdale, PA 18431

2/10/2017

FLORIDA RELOCATION

DAVID Z. SMITH, Esq. has relocated his main office to SMITH & SMITH GROUP, PLLC, 10491 Ben C. Pratt Pky, Suite 245, Fort Meyers, Florida, 33966. All Florida Estate and Ancillary matters administered in all 67 Counties in Florida; Wills, Revocable and Irrevocable Trusts, Living Wills and Powers of Attorney prepared in compliance with Florida Statutes. Call 239.400.5205 to discuss advantages of Florida residency or Trust creation to hold Florida assets for you or your clients and to avoid Ancillary Administration. Pennsylvania Branch Office to administer Estates in both Jurisdictions is operating on appointment.

CERTIFICATE OF ORGANIZATION

TAKE NOTICE THAT a Certificate of Organization was filed with the Department of State. The name of the Limited Liability Company is Candlelight Inn at Lowe Lake, LLC. This Limited Liability Company has been organized under the provision pursuant to 15 Pa. C.S. 8913.

NICHOLAS A. BARNA,
ESQUIRE
831 Court Street
Honesdale, PA 18431

2/10/2017

CERTIFICATE OF ORGANIZATION

NOTICE IS HEREBY GIVEN that a Domestic Limited Liability Company has been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on the 13th day of January, 2017, for the purpose of obtaining a Certificate of Organization for a limited liability company to be organized under the Limited Liability Company Act of the Commonwealth of Pennsylvania of 1994.

The name of the limited liability company is 62 Industrial Park Road LLC.

The purpose for which it is to be

or has been organized is: Real estate holdings and any and all lawful acts for which limited liability companies may be organized under the Pennsylvania Limited Liability Company Act, 15 Pa. C.S.A. Section 8901 et seq, as amended.

Richard B. Henry, Esquire
1105 Court Street
Honesdale, PA 18431

2/10/2017

**NONPROFIT CORPORATION
NOTICE**

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed and approved by the Department of State, Commonwealth of Pennsylvania, on January 13, 2017, in accordance with the provisions of the General Associations Act of 1988, for the incorporation of Good News Music Foundation, Inc., the purposes of which are to do any and all acts and things and to exercise any and all powers which it may now or hereafter be lawful for the corporation to do or exercise under and pursuant to the laws of the Commonwealth of Pennsylvania for the purpose of accomplishing any of the purposes of the corporation. The corporation does not contemplate pecuniary gain or profit, incidental or otherwise.

NICHOLAS A. BARNA, ESQ
831 Court Street
Honesdale, PA 18431

2/10/2017

**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
FEBRUARY 22, 2017**

By virtue of a writ of Execution instituted Deutsche Bank Nat'l. Trust Co., as Trustee for Ameritrust Mtg. Securities Inc., Asset-Backed Pass-Through Certificates, Series 2005-R8 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 22nd day of February, 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, PARCEL AND TRACT OF LAND SITUATE, LYING AND BEING IN THE TOWNSHIP OF PAUPACK, COUNTY OF WAYNE AND STATE OF PANNSYLVANIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LOT 139, SECTION 3, AS SHOWN ON PLAN OF LOTS, WALLENPAUPACK LAKE ESTATES, DATED MARCH 23, 1971 BY VEP & CO, AS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN

AND FOR WAYNE COUNTY,
PENNSYLVANIA, IN PLAT
BOOK 14, PAGE 117, SAID MAP
BEING INCORPORATED BY
REFERENCE HERWITH AS IF
ATTACHED HERETO.

BEING KNOWN AS: 12 Sundew
Road, Lake Ariel, PA 18436

PROPERTY ID NO.: 19-0-0030-
0238

TITLE TO SAID PREMISES IS
VESTED IN Dalwin A. Banton
and Altherine Banton, His Wife, as
tenants by the entireties BY DEED
FROM Advanced Marketing
Systems, Inc., a Pennsylvania
Corporation DATED 01/05/1990
RECORDED 01/12/1990 IN
DEED BOOK 0518 PAGE 0655.

Seized and taken in execution as
property of:

Altherine Banton, Indv. And as a
Known Heir of Dalwin A. Banton
12 Sundew Road LAKE ARIEL
PA 18436

Unknown Heirs, Successors,
Assigns and All persons, Firms or
Associatons claiming right, title or
interest from or
under Dalwin A. Banton 12
Sundew Road LAKE ARIEL PA
18436

Shelia Thompson, Known Heir of
Dalwin A. Brown 12 Sundew Road
LAKE ARIEL PA 18436

Execution No. 138-Civil-2016
Amount Due: \$135,669.62 Plus
additional costs

November 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.

Morris Scott Esq.

1/27/2017 • 2/3/2017 • 2/10/2017

**SHERIFF'S SALE
FEBRUARY 22, 2017**

By virtue of a writ of Execution
instituted JPMorgan Chase 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 22nd day of
February, 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 Lying, Situate And Being In The Township of Salem, County of Wayne and Commonwealth of Pennsylvania, Bounded And Described As Follows;

BEGINNING At A Point In The Center of State Road Route 348, Said Point Being The Southwestern Corner of The Parcel Herein Described; Thence North 14 Degrees 54 Minutes East 54.25 Feet To An Iron Pipe In The Eastern Boundary of A Private Road; Thence Along Said Private Road North 47 Degrees 03 Minutes East 163.3 Feet To An Iron Pipe For A Corner, Being The Common Corner of Lots 2 And 3; Thence Along The Common Boundary of Lots 2 And 3 South 50 Degrees 49 Minutes East 252.45 Feet To An Iron Pipe; Thence Along The Common Boundary of Lots 3 And 4, South 46 Degrees 55 Minutes West 190.6 Feet Through An Iron Pipe Located On The Northern Boundary of State Road Route 348 To A Point For A Corner In The Center of State Road Route 348; Thence Along The Center Of State Road Route 348 South 54 Degrees 20 Minutes East 115.0 Feet To A Point; Thence Continuing Along The Center of The Said State Road Route 348 South 58 Degrees 34 Minutes East 113.1 Feet To The Point And Place of Beginning. Containing 1.12 Acres Be the Same More or Less.

BEING Lot No. 3 On A Map of Cathy Valley, Lands of Robert P Vonderhey, Salem Township, Wayne County, Pennsylvania, By

OLSOMMER-CLARKE
INSURANCE GROUP, INC.
Service that shines above the rest

COMPETITIVE BUSINESS INSURANCE QUOTES
Property Liability Insurance • General Liability
Commerical Auto • Workers Comp

HONESDALE • 1014 Church Street • 570-253-6330
HAMLIN • 610 Hamlin Hwy. • 570-689-9600
MOSCOW • 100 N. Main Street • 570-842-9600

TOLL FREE: 800-566-8999
www.nepainurance.com

George E. Ferris, R.S., And Recorded In Wayne County Map Book 31, At Page 117;

TAX PARCEL #22-0-0045-0012

BEING KNOWN AS: 6 Cathy Valley Lane, Lake Ariel, PA 18436

Seized and taken in execution as property of:
Sharon A. Roedel 6 Cathy Valley Lane LAKE ARIEL PA 18436
Bernard J. Roedel, Jr. 6 Cathy Valley Lane LAKE ARIEL PA 18436

Execution No. 199-Civil-2016
Amount Due: \$132,763.10 Plus additional costs

November 23, 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.

Rebecca A. Solarz, Esq.

1/27/2017 • 2/3/2017 • 2/10/2017

**SHERIFF'S SALE
FEBRUARY 22, 2017**

By virtue of a writ of Execution instituted Village Capital & Investment, LLC issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 22nd day of February, 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 situated in the Borough of Honesdale, County of Wayne and State of Pennsylvania, bounded and described as follows:

Beginning at a point on the edge of Wood Street, this point also being the southeastern corner of Curyk (DB 500 Page 214).

Thence along the end of said Wood

Street, S 19 degrees, 44 minutes, 48 seconds W. 75.00 feet to a corner on the edge of this street, this point also being on the eastern line of said Brundage and along the northern line of Tax Parcel 54, N 70 degrees, 15 minutes, 12 seconds w - 100.00 feet to a point on the eastern line of Brundage (DB 512, Page 409); Tax Parcel 54.2.

Thence continuing thru the lands of said Brundage, and then along the eastern line of Clark (DB 352, Page 1003), N 19 degrees, 44 minutes, 48 seconds E - 75.00 feet to the place of beginning.

Containing 7500 square feet as surveyed by M.R. Zimmer & Associates, Honesdale, Pennsylvania.

For an approved map showing the above described premises see Wayne County Map Book 70 at Page 93.

Title to said Premises vested in Allan Schmidt and Joyce M. Cooper by Deed from Allan Schmidt dated June 21, 2012 and recorded on June 29, 2012 in the Wayne County Recorder of Deeds in Book 4405, Page 21 as Instrument No. 201200004720.

Being known as: 11 Wood Street, Honesdale, PA 18431

Tax Parcel Number: 11-0-0004-0054.001

Improvements thereon:
RESIDENTIAL DWELLING

Seized and taken in execution as property of:
Joyce M. Cooper 11 Wood Street
HONESDALE PA 18431

Execution No. 270-Civil-2016
Amount Due: \$136,303.07 Plus additional costs

November 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.

Robert W. Williams, Esq.

1/27/2017 • 2/3/2017 • 2/10/2017

**SHERIFF'S SALE
FEBRUARY 22, 2017**

By virtue of a writ of Execution instituted Ocwen Loan Servicing, LLC issued out of the Court of Common Pleas of Wayne County,



Celebrate a *Life Legacy*
Create a

WAYNE COUNTY
COMMUNITY FOUNDATION

Serving Wayne County Since 1991
Honor your loved one forever with a memorial fund.
www.waynefoundation.org · 570.499.4299 · wccf@ptd.net

The Wayne County Community Foundation has twenty five years of experience helping create a lasting tribute to a deceased loved one. We define "legacy" as options aligned with you and your loved one's values. These values may include the ongoing support of a church, favorite non profit organization, educational scholarship or any variety of "causes." Our funds support cultural endeavors, the environment, and humanitarian concerns. Donors can be assured that their gifts will endure to benefit future generations.

We look forward to helping you start a fund that will preserve your family member's "legacy" for many, many years. Call us at 570-499-4299.

to me directed, there will be exposed to Public Sale, on Wednesday the 22nd day of February, 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 lying, situate and being in the Township of Salem, County of Wayne and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the center of the state Road Route LR63066, the said point being a corner of lands of Laverne Shaffer (formerly tysiak); thence , along

the center of the said road North 40 degrees East about 253.8 feet to a point in the center of the said road; thence, through lands of the Grantor South 47 degrees East 439.35 feet to a pipe corner; thence, South 30 degrees 41 minutes West about 291.5 feet to a pipe in line of lands of Leverne Shaffer; thence, along lands of the same and along a stone wall and wire fence North 43 degrees 20 minutes West 489.3 feet to the place of BEGINNING.

CONTAINING 2.6 acres more or less as per survey on map of George E. Ferris, R.S. dated September 9, 1967, with bearing magnetic as of that date.

BEING KNOWN AS: 670 Bidwell Hill Road, Lake Ariel, PA 18436

PROPERTY ID NO.: 22-0-0312-0067.-

IMPROVEMENTS: Residential Dwelling

TITLE TO SAID PREMISES IS VESTED IN Roger Black and Frieda W. Black, his wife, as tenants by the entirety BY DEED FROM Roger Black and Frieda W. Black, his wife DATED 08/13/2009 RECORDED 10/29/2009 IN DEED BOOK 3862 PAGE 293.

Seized and taken in execution as property of:
Roger Black, Indv. And as a Known Heir of Frieda W. Black a/k/a Freda Black 92 Forever

Green Road LAKEVILLE PA 18438
Nicole Black, Known Heir of Frieda W. Black a/k/a Freda Black 124 Batzel Road LAKE ARIEL PA 18436
Richard Black, Known Heir of Frieda W. Black a/k/a Freda Black 92 Foreve Green Road LAKEVILLE PA 18438
Scott Black, Known Heir of Frieda W. Black a/k/a Freda Black 92 Forever Green Road LAKEVILLE PA 18438
Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Frieda W. Black a/k/a Freda Black 670 Bidwell Hill Road LAKE ARIEL PA 18436

Execution No. 674-Civil-2015
Amount Due: \$162,074.44 Plus additional costs

November 23, 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.
Morris Scott Esq.

1/27/2017 • 2/3/2017 • 2/10/2017

**SHERIFF'S SALE
MARCH 1, 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 1st day of March, 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:

Parcel 1:
ALL that certain lot or parcel of land situate in the Borough of Honesdale, County of Wayne, and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the division between lands now of Robert Tigue and wife, and William French, and wife, which point is the southwestern corner of lands conveyed by the Grantors to Robert Tigue and wife; thence South 80 degrees 30 minutes West, 211-8/10 feet to a corner in the wall dividing lands of the former Grantors from lands now owned by the Penna Power and Light

Company, and thence along said wall in a northerly direction, 35 feet along said division line, a distance of 35 feet more or less to a corner; and thence North 80 degrees 30 minutes East, 94-5/10 feet to a point in the line of lands between lands of former Grantors and lands owned by the Borough of Honesdale, and used for an abandoned cemetery; thence North 79 degrees East, 137 feet along said line to a point in the line which divides lands of the Borough of Honesdale as aforesaid and lands of the former Grantors; thence South 9 degrees 15 minutes West, a distance of 4 feet; thence South 32 degrees 15 minutes West, 46-5/10 feet along lands of Tigue to the point and place of BEGINNING.

This description is made according to a survey of Lester F. Burlein, R.S. with bearings as of April 7, 1951. Map of said survey being recorded in Map Book 64, at Page 22.

TOGETHER with all the right in the Grantees, their heirs and assigns, to use in common with former Grantors, their heirs and assigns, and Robert Tigue and wife, and their heirs and assigns, a certain driveway now in existence running from the easterly side of said lands of Grantees to Ridge Street, which driveway is approximately 9 feet in width and subject to the obligation of the Grantees to contribute to the maintenance of so much of the said driveway that crosses lands of

Tigue and wife, and the former Grantors.

Together with all rights of way and UNDER AND SUBJECT to all covenants, reservations, restrictions and conditions as found in the Chain of Title.

Parcel No. 11-08-82.

Parcel 2:

ALL that certain lot or parcel of land situate in the Borough of Honesdale, County of Wayne, and Commonwealth of Pennsylvania, bounded and described as follows:

FIRST: CONTAINING a front of 60 feet eastward on the street on which the Old Cherry Ridge Road is located, bounded southward 69 feet by land conveyed to R. L. Seeley, westward 60 feet by land surveyed to Chief Burgess, Asst. Burgess and Town Counsel of Borough of Honesdale for burying ground, and northward 71.7 feet by other lands of Stephen Torrey, the northern line and southern line of said lot being parallel with each other.

SECOND: THIS lot is bounded northerly about 300 feet by a lot belonging to the Borough of Honesdale and used as a burying ground, and by said first described lot, easterly 75 feet by the western line of a street 40 feet in width occupied by the Cherry Ridge Road, southerly by a line parallel to said first mentioned line running to lands of John Torrey, and westerly by said lands of John Torrey. From the last of said lots is

excepted all that land sold by Elizabeth Miller by deed dated July 8, 1867, recorded in Deed Book 34, at page 329, to William Hill.

EXCEPTING AND RESERVING two parcels of land - one conveyed to Robert Tigue by deed dated May 25, 1951, and recorded in Deed Book 177 at page 514; and the second conveyed to Edwin T. Lapoint, et ux, dated June 30, 1951, and recorded in Deed Book 178 at page 188.

The land remaining and herein described being a lot approximately 60 feet front and rear and 71.7 feet on northerly side and 69.2 feet on the southerly side.

TOGETHER WITH and subject to rights reserved and granted in a certain driveway on the southerly side thereof.

Parcel No. 11-08-84.

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

HAVING THEREON ERECTED A DWELLING KNOWN AS 214 RIDGE STREET HONESDALE, PA 18431.

Seized and taken in execution as property of:
Tanya Miller 214 Ridge Street,

HONESDALE PA 18431
Douglas F Miller 216 Ridge Street
Honesdale PA 18431

Execution No. 57-Civil-2016
Amount Due: \$50,947.39 Plus
additional costs

November 30, 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.

2/3/2017 • 2/10/2017 • 2/17/2017

**SHERIFF'S SALE
MARCH 1, 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 1st day of March, 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 of land lying and being in the Township of Lake, County of Wayne, State of Pennsylvania, being more particularly described as follows:

ALL THAT CERTAIN tract or parcel of land, situated in the Township of Lake, Wayne County, Pennsylvania, known as Lot 2594, Section 42, 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, 86; May 26, 1972 in Plat Book 5, pages 93 through 95; September 26, 1972 in Plat Book 5, pages 96, 97 and 100 through 104; March 9, 1973, in Plat Book 5, page 106; March 23, 1973, in Plat Book 5, page 107; April 3, 1973, in Plat Book 5, pages 108 through 110; and May 18, 1973, in

Plat Book 5, pages 111 through 119; as amended and supplemented.

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

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

TITLE TO SAID PREMISES IS VESTED IN Kenneth Alevis, a single man, by Deed from Bruce F. Covey and Betty A. Covey, h/w, Dated 02/16/2007, Recorded 02/20/2007, in Book 3238, Page 247.

Tax Parcel: 12-0-0039-0001

Premises Being: 2594 Boulder Road, Lake Ariel, PA 18436

Improvements thereon:
RESIDENTIAL DWELLING

Seized and taken in execution as property of:
Kenneth Alevis 2653 Harding Avenue BRONX NY 10465

Execution No. 230-Civil-2015
Amount Due: \$163,837.22 Plus additional costs

December 1, 2016
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

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

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

Vishal J. Dobaria Esq.

2/3/2017 • 2/10/2017 • 2/17/2017

**SHERIFF'S SALE
MARCH 1, 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 1st day of March, 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, piece or

parcel of land situate, lying and being in the Township of Lehigh, County of Wayne and State of Pennsylvania, bounded and described as follows, to wit:

Final Map of Pocono Springs Estates, Inc. Section XII

Being Lot No. 8, Mohawk Trail, on the plot or plan of lots known as 'Pocono Springs Estates, Inc.' as laid out for the previous grantor by R. N. Harrison, Civil Engineer, Hackettstown; N.J., dated May, 1968, and recorded in the Office of the Recorder of Deeds of Wayne County in Map Book 14 page 189.

SUBJECT TO all restrictions, exceptions, reservations, stipulations, conditions, rights of way and easements of record.

TITLE TO SAID PREMISES IS VESTED IN Juan M. Becerra, a married man, by Deed from Juan M. Becerra, a married man and Joseph N. Torres, a married man, Dated 06/06/2013, Recorded 09/27/2013, in Book 4625, Page 318.

Tax Parcel: 14-0-0030-0053

Premises Being: 8 Mohawk Trail, Gouldsboro, PA 18424

Seized and taken in execution as property of:
Juan M. Becerra 35 Bryan Street
STATEN ISLAND NY 10307

Execution No. 232-Civil-2016
Amount Due: \$55,195.34 Plus

additional costs

November 30, 2016
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

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

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

Joseph E. DeBarberie Esq.

2/3/2017 • 2/10/2017 • 2/17/2017

**SHERIFF'S SALE
MARCH 1, 2017**

By virtue of a writ of Execution instituted Federal National Mortgage Association ("Fannie Mae"), A Corporation Organized and Existing under the laws of The United States of America issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 1st day of March, 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, Wayne County, Pennsylvania, known as Lot 4340 Section 50 of the Hideout, a subdivision situated in the Townships of Lake and Salem, Wayne County, Pennsylvania, according to the Plats thereof recorded in the Office of the Recorder of Deeds of Wayne County, Pennsylvania April 9, 1970 in Plat Book 5, page 27; May 11, 1970 in Plat Book 5, pages 34, 37, 41 through 48 and 50; September 8, 1970 in Plat Book 5, page 57; February 8, 1971 in Plat Book 5, pages 62 and 63; March 24, 1971 in Plat Book 5, page 66; May 10, 1971 in Plat Book 5, pages 71 and 72; March 14, 1972 in Plat Book 5, pages 76, 79 through 84 and 86; May 26, 1972 in Plat Book 5, pages 93 through 95; September 26, 1972 in Plat Book 5, pages 96, 97 and 100 through 104; March 9, 1973 in Plat Book 5, page 106; March 23, 1973 in Plat Book 5, Page 107; April 3, 1973 in Plat Book 5, pages 108 through 110; and May 18, 1973 in Plat Book 5, pages 111 through 119, and September 24, 1973 in Plat Book 5, pages 120 through 123.

BEING TAX NO.: 12-0-0045-0009

BEING KNOWN AS: 4340 N FAIRWAY DRIVE, LAKE ARIEL, PENNSYLVANIA 18436.

Title to said premises is vested in Michael J. Zirpoli and Josephine Zirpoli by deed from Advanced Marketing Systems, Inc. dated March 13, 1985 and recorded April 26, 1985 in Deed Book 426, Page 220. The said Josephine Zirpoli died on December 30, 2004 thereby vesting title unto Michael J. Zirpoli by operation of law.

Seized and taken in execution as property of:
Michael J. Zirpoli 4340 North Fairway Drive, LAKE ARIEL PA 18436

Execution No. 268-Civil-2016
Amount Due: \$87,456.77 Plus additional costs

December 12, 2016
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

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

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

FAILURE TO PAY BALANCE
WILL FORFEIT DOWN
PAYMENT.

Andrew L. Markowitz, Esq.

2/3/2017 • 2/10/2017 • 2/17/2017

**SHERIFF'S SALE
MARCH 1, 2017**

By virtue of a writ of Execution instituted Ellen Memorial Healthcare Center Honesdale, Inc. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 1st day of March, 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, piece or parcel of land situate in the Township of Palmyra, County of Wayne and State of Pennsylvania, bounded and described as follows, viz:

BEGINNING at the southeast corner of the Old David Compton farm, also being the Northwest corner of farm now or formerly of JOHN R. COMPTON: thence by the said farm formerly of David Compton, now or formerly William Klink, North twenty (20) degrees East two hundred eight and seven-tenths (208.7) rods to a stake and stones; thence by land now of formerly of William Daniels, and Lot No. 7 South seventy (70) degrees East ninety-seven (97) rods to a stake and stones corner; thence

South twenty (20) degrees West ten (10) rods to a stake and stones corner; thence North seventy (70) West thirty-six and six-tenths (36.6) rods to a stake and stone corner; thence South twenty (20) degrees West one hundred and two (102) rods to the center of the Swamp Brook Road; thence along the center of the said road South seventy (70) degrees East two (2) rods to a line of a stone wall; thence South eighteen and three-fourths (18-3/4) degrees West ninety-six and seven-tenths (96.7) rods to a stones corner in line of lands now or formerly of Philip Klink; thence by said land North seventy (70) degrees West sixty-six and twelve one-hundredths (66.12) rods to the place of BEGINNING.

CONTAINING eighty-three (83) and one hundred and forty-six (146) perches of land be the same more or less.

Wayne County Deed Book 205 at page 384.

Wayne County Tax Parcel No. 18-0-0275-0061

Property address of 389 Rocky Run Road, Honesdale, PA 18431

Seized and taken in execution as property of:

Mary A. Wendrick c/o James Wendrick 246 Forest Street HONESDALE PA 18431

Execution No. 412-Civil-2016
Amount Due: \$39,195.54 Plus
additional costs

December 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.**

Steven E. Burlein, Esq.

2/3/2017 • 2/10/2017 • 2/17/2017

**SHERIFF'S SALE
MARCH 1, 2017**

By virtue of a writ of Execution instituted PNC 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 1st day of March, 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 THOSE CERTAIN PIECES OR PARCELS OF LAND SITUATE, LAYING AND BEING IN THE BOROUGH OF HONESDALE, COUNTY OF WAYNE AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

PARCEL NO. 1: BEGINNING AT THE CENTER OF THE HONESDALE AND HAWLEY TURNPIKE; THENCE ALONG LANDS NOW OR FORMERLY OF JOHN WHITTAKER SOUTH 59 3/4 DEGREES WEST 12 RODS AND 40 LINKS TO THE BERM BANK OF THE DELAWARE AND HUDSON CANAL; THENCE ALONG THE SAME IN A NORTHWESTERLY DIRECTION 6 RODS AND 5 LINKS; THENCE ALONG THE LANDS OWNED NOW OR FORMERLY BY PATRICK CAWLEY NORTH 59 3/4 DEGREES EAST 12 RODS AND 14 LINKS TO THE CENTER OF SAID TURNPIKE; THENCE ALONG THE CENTER OF SAID TURNPIKE IN A SOUTHEASTERLY DIRECTION 6 RODS AND 4 LINKS TO THE PLACE OF BEGINNING. CONTAINING 84 PERCHES OF LAND BE THE SAME MORE OR LESS.

EXCEPTING AND RESERVING TO ELLA B. SKELLY, ET AL, TO THEIR HEIRS AND ASSIGNS, THE RIGHT TO SHUT OFF THE WATER NOW RUNNING

THROUGH PIPES FROM OTHER PROPERTY OF SAID ELLA B. SKELLY, ET AL. TO THE ABOVE DESCRIBED PREMISES AT ANY TIME.

PARCEL NO. 2: BEGINNING AT A POINT IN THE MIDDLE OF THE PUBLIC ROAD LEADING FROM HONESDALE TO HAWLEY, AT THE SOUTHWEST CORNER OF LOT OF LAND OWNED NOW OR FORMERLY BY JOHN H. GUMPPER; THENCE IN A SOUTHEASTERLY DIRECTION 25 FEET ALONG THE MIDDLE OF SAID PUBLIC ROAD TO A CORNER; THENCE IN A WESTERLY DIRECTION IN A STRAIGHT LINE TO A POINT ON THE BERM BANK OF THE DELAWARE HUDSON CANAL, SAID POINT BEING 25 FEET SOUTHEAST OF THE SOUTHWEST CORNER OF SAID LOT OF LAND NOW OR FORMERLY OF JOHN H. GUMPPER; THENCE ALONG SAID BERM BANK IN A NORTHWESTERLY DIRECTION 25 FEET TO THE SOUTHWESTERN CORNER OF SAID LOT OF LAND NOW OR FORMERLY OF JOHN H. GUMPPER; THENCE IN AN EASTERLY DIRECTION ALONG OTHER LAND NOW OR FORMERLY OF SAID JOHN H. GUMPPER TO THE PLACE OF BEGINNING.

BEING KNOWN AS: 496 Old Willow Ave., Honesdale, PA 18431

PROPERTY ID NO.: 11-0-0016-0020

TITLE TO SAID PREMISES IS VESTED IN JASON L. FIRMSTONE AND DEBI MARIE MILLER, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP BY DEED FROM JUDITH HANEY, SHARON MESZLER AND ROGER FIRMSTONE DATED 05/23/2008 RECORDED 05/23/2008 IN DEED BOOK 3526 PAGE 1.

IMPROVEMENTS: Residential Dwelling

Seized and taken in execution as property of:
Jason L. Firmstone 496 Old Willow Street HONESDALE PA 18431
Debi Marie Miller 496 Old Willow Street HONESDALE PA 18431

Execution No. 500-Civil-2016
Amount Due: \$102,830.34 Plus additional costs

December 1, 2016
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

That all claims to the property will be filed with the sheriff before the sale and all claims to the proceeds before distribution; That a sheriff's schedule of distribution will be in his office on a date specified by him, not later than thirty (30) days after sale; and that distribution will

be made in accordance with the schedule unless exceptions are filed within ten (10) days thereafter. No further notice of filing of the schedule of distribution need be given.

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

J. Eric Kishbaugh Esq.

2/3/2017 • 2/10/2017 • 2/17/2017

**SHERIFF'S SALE
MARCH 8, 2017**

By virtue of a writ of Execution instituted Honesdale National Bank issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 8th day of March, 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, parcel or tract of land lying, situate and being in the Township of Palmyra, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows to wit:

BEGINNING at the point in the centerline of S.R. 2001; thence along lands now or formerly of

Tirpok, et al., the following four courses and distances: 1. North sixty (60) degrees, thirty-three (33) minutes, no (00) seconds East one hundred seventeen and eighty-three one hundredths (117.83) feet; thence (2) South nine (09) degrees fifty-two (52) minutes no (00) seconds East twenty-five (25) feet; thence (3) North sixty (60) degrees thirty-three (33) minutes no (00) seconds East seventy-five (75) feet; and (4) North nine (09) degrees fifty-two (52) minutes (00) seconds West one hundred two (102) feet to a set Zimmer rebar monument; thence along lands now or formerly Hawley Water Company, North sixty (60) degrees thirty-three (33) minutes no (00) seconds East one hundred ninety-five and eighty-one one-hundredths (195.81) feet to a rebar corner; thence along lands now or formerly of Holiday the following three courses and distances:

1. South thirty-one (31) degrees sixteen (16) minutes thirty (30) seconds East thirty-seven and thirty one one hundredths (37.27) feet; thence (2) South thirty-seven (37) degrees fifty-five (55) minutes no (00) seconds East one hundred thirty-seven and ninety-three one hundredths (137.93) feet; and thence (3) South thirty-eight (38) degrees fifty-nine (59) minutes fifty (50) seconds East one hundred thirty and twenty one hundredths (130.20) feet to a property corner; thence South eighty (80) degrees eight (08) minutes no (00) seconds West eighty and seventy one hundredths (80.70) feet to a corner; thence nine (09) degrees fifty-two

(52) minutes no (00) seconds East one hundred (100) feet to a corner in line of lands now or formerly of Lena Henshaw; thence along line, the following three courses and distances: (1) South eighty-six (86) degrees three (03) minutes no (00) seconds West one hundred and thirty-five one hundredths (100.35) feet (2) North sixty-six (66) degrees forty-five (45) minutes no (00) seconds West Seventy-three and ninety one hundredths (73.90) feet, and (3) North eighty-seven (87) degrees fifty-nine (59) minutes no (00) seconds West one hundred and seventeen one hundredths (100.17) feet to a corner; thence North nine (09) degrees fifty-two (52) minutes (00) seconds West one hundred (100) feet to a corner, thence South sixty-nine (69) degrees thirty-seven (37) minutes ten (10) seconds West one hundred seventy degrees thirty one hundredths (170.30) feet to a corner in the centerline of S.R. #2001; thence along the said center line North ten (10) degrees twenty-two (22) minutes two (2) seconds West twenty-two and fifty-nine one hundredths (22.59) feet to the point and place of BEGINNING.

CONTAINING two and no-tenths (2.0) acres of land be the same more or less.

PIN: 18-285-124.1

Seized and taken in execution as property of:
Patricia A. Davis, Known Heir of
Ralph E. Davis 366 Ridge Avenue
HAWLEY PA 18428

Ralph A. Davis, Jr., Known Heir of
Ralph E. Davis 2111 Route 590
HAWLEY PA 18428

Jefferson Davis, Known Heir of
Ralph E. Davis 344 Grange Road
HONESDALE PA 18431

Melinda Francis, Known Heir of
Ralph E. Davis 315 Clinton Street
VANDLING PA 18421

Execution No. 336-Civil-2016
Amount Due: \$112,439.65 Plus
additional costs

December 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.**

Kimberly D. Martin Esq.

2/10/2017 • 2/17/2017 • 2/24/2017

**SHERIFF'S SALE
MARCH 8, 2017**

By virtue of a writ of Execution instituted NationStar Mortgage LLC d/b/a Champion Mortgage Company issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 8th day of March, 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 piece, parcel or lot of land, situate, lying and being in the Township of Lake, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows: Known as lot 2193, Section 19 of the Hideout, a subdivision situate d 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 Book 5, Pages 66 through 68; May 10, 1971 in Plat Book 5, pages 69 through 72; March 14, 1972 in Plat Book, pages 73 through 76, 79 through 84 and 86; May 26, 1972 in Plat Book5, Pages 93 through 95; September 26, 1972 in Plat Book 5, Pages 96 through 104.

BEING the same premises which Anthony Laferrera and Kathleen Laferrera, his wife, by Deed dated 10-19-01 and recorded 10-23-01 in the Office of the Record of Deeds in and for the County of Wayne in Record Book 1870 page 34, granted and conveyed unto Fatimah R. McPhatter.

NOTICE-This document does not sell, convey, transfer, include or insure the Title to the coal and right of support underneath the surface land described or referred to herein; and the owner or owners of such coal may have the complete legal right to remove all of such coal and in that connection damage may result to the surface of the land and any house, building or structure on or in such land. The inclusion of this notice does not enlarge, restrict or modify any legal rights or estates otherwise created, transferred, excepted or reserved by this instrument. (This notice is set forth in the manner provided in section 1of the Act of July 17, 1957, P.L., 984 as amended, and is not intended as notice of unrecorded instruments, if any.)

TITLE to said premises is vested in George McPhatter and Fatimah McPhatter, Husband and Wife, by Deed from Fatimah McPhatter dated September 23, 2008 and recorded October 29, 2008 in Deed Book 3614, Page 124

THE said George McPhatter departed this life on October 31,

2013 thereby vesting title in her surviving spouse Fatimah McPhatter, by Operation of Law.

THEREAFTER, the said Fatimah McPhatter departed this life on January 14, 2016 without a will or appointment of an Administrator. No estate has been opened as a result of the demise of Fatimah McPhatter, Deceased Mortgagor and Real Owner. Title to said premises vested unto George McPhatter, Known Surviving Heir of Fatimah McPhatter, Derek McPhatter, Known Surviving Heir of Fatimah McPhatter and Unknown Surviving Heirs of Fatimah McPhatter.

Parcel ID: 12-0-0022-0038

Being known as: 829 The Hideout, Lake Ariel, Pennsylvania 18436.

Seized and taken in execution as property of:

George McPhatter, Known Surviving Heir of Fatimah McPhatter , 829 The Hideout, LAKE ARIEL PA 18436

Execution No. 354-Civil-2016

Amount Due: \$161,065.92 Plus additional costs

December 22, 2016
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

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

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

Joseph I. Foley Esq.

2/10/2017 • 2/17/2017 • 2/24/2017

CIVIL ACTIONS FILED

*FROM JANUARY 14, 2017 TO JANUARY 20, 2017
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2015-00193	ABBRUZZESE DEMETRIO A/K/A	1/19/2017	AMEND "IN REM" JUDG	90,713.62
2015-00193	ABBRUZZESE DEMETRIO J	1/19/2017	AMEND "IN REM" JUDG	90,713.62
2016-00387	AFFORDABLE STORAGE AND RENTAL	1/17/2017	WRIT OF EXECUTION	85,112.05
2017-20031	AQUILLA KELLY	1/17/2017	JUDGMENT	1,000.00
2016-00411	BREWER STACEY J F/K/A	1/19/2017	SATISFACTION	—
2015-00522	BROWN PAUL G	1/20/2017	SATISFACTION	—
2016-00446	BURGER JULIA	1/20/2017	DEFAULT JUDG IN REM	140,409.79
2014-00554	CASTRO CATHY BUEHRING	1/20/2017	SATISFACTION	—
2014-00554	CASTRO NOEL	1/20/2017	SATISFACTION	—
2013-21203	DENUNZIO FRANK	1/17/2017	SATISFACTION	1,309.79
2017-20028	DIXON JOHN M	1/17/2017	TAX LIEN	1,598.92
2010-21976	DOUGHERTY MARGARET	1/17/2017	SATISFACTION	—
2016-20899	FED NAT'L MORTGAGE	1/17/2017	SATISFACTION	1,375.38
2016-21090	FEDERAL HOME LOAN MORTGAGE	1/17/2017	SATISFACTION	1,116.83
2015-00254	GILES TAMI	1/18/2017	JGMT/ARBITRATION AWD	28,000.00
2015-00254	GILES TAMI	1/18/2017	WRIT OF EXECUTION	28,000.00
2016-00288	GIRALDO JULIO C	1/20/2017	DEFAULT JUDG IN REM	150,435.89
2016-00288	GIRALDO LISANDRA	1/20/2017	DEFAULT JUDG IN REM	150,435.89
2017-20033	GRAY BRIAN EDWARD	1/20/2017	JUDGMENT	1,796.00
2015-00254	HARDLER MICHAEL J	1/18/2017	JGMT/ARBITRATION AWD	28,000.00
2015-00254	HARDLER MICHAEL J	1/18/2017	WRIT OF EXECUTION	28,000.00
2013-00063	HARPER DEBORAH J	1/20/2017	WRIT OF EXECUTION	445,511.90
2013-00063	HARPER RICHARD E	1/20/2017	WRIT OF EXECUTION	445,511.90
2015-20094	KOCH KELLY	1/18/2017	SATISFACTION	—
2016-20939	LAWLOR MICHAEL F	1/19/2017	SATISFACTION	—
2011-20245	LORUSSO SAL JOSEPH	1/18/2017	SATISFACTION	—
2011-20246	LORUSSO SAL JOSEPH	1/18/2017	SATISFACTION	—
2011-20247	LORUSSO SAL JOSEPH	1/18/2017	SATISFACTION	—
2016-00446	MOTICHKA JENNIFER L	1/20/2017	DEFAULT JUDG IN REM	140,409.79
2015-20994	NOWASK KAREN S MIHELIC	1/17/2017	SATISFACTION	—
2017-20036	PALYO ALEXANDER	1/17/2017	JP TRANSCRIPT	2,733.00
2015-20738	PENASKOVIC DAMIAN	1/17/2017	SATISFACTION	1,167.34
2016-20243	PENASKOVIC DAMIAN	1/17/2017	SATISFACTION	1,361.85
2016-00446	PLAIN DICK	1/20/2017	DEFAULT JUDG IN REM	140,409.79
2016-00446	PLAIN WALTER R A/K/A	1/20/2017	DEFAULT JUDG IN REM	140,409.79
2017-20027	PRICE CHARLES H	1/17/2017	TAX LIEN	4,389.05
2016-00349	PUGLIESE RICHARD	1/20/2017	CONSENT JUDGMENT	2,454.90
2016-00411	ROBERTS STACEY	1/19/2017	SATISFACTION	—
2017-20029	ROTHERMEL HELEN M	1/17/2017	TAX LIEN	29,911.62

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

2016-00166	ROY GENEVIEVE A A/K/A	1/20/2017	WRIT OF EXECUTION	124,058.71
2016-00166	ROY GENEVIEVE ALEXANDRIA	1/20/2017	WRIT OF EXECUTION	124,058.71
2017-00024	SKINNER HELI	1/18/2017	QUIET TITLE	—
2016-00446	UNKNOWN HEIRS SUCCESSORS ASSIGNS & ALL PERSONS FIRMS ...	1/20/2017	DEFAULT JUDG IN REM	140,409.79
2015-21232	WILLIAMS CARL	1/17/2017	SATISFACTION	835.20
2017-20032	WORMUTH BRITTANY	1/17/2017	JUDGMENT	2,030.23
2017-20030	WORMUTH MICHAEL	1/17/2017	JUDGMENT	1,000.00

CIVIL APPEALS — AGENCIES: OTHER

CASE NO.	INDEXED PARTY		TYPE	DATE	AMOUNT
2017-00021	LEO BARBARA		PLAINTIFF	1/17/2017	—
2017-00021	PAS COTTO GEORGETTE		PLAINTIFF	1/17/2017	—
2017-00021	TEXAS TOWNSHIP BOARD OF SUPERV		DEFENDANT	1/17/2017	—
2017-00033	ODELL PARTNERSHIP		PLAINTIFF	1/18/2017	—
2017-00033	ODELL DALE		PLAINTIFF	1/18/2017	—
2017-00033	ODELL KIP		PLAINTIFF	1/18/2017	—
2017-00033	TEXAS TOWNSHIP BOARD OF SUPERV		DEFENDANT	1/18/2017	—

CONTRACT — BUYER PLAINTIFF

CASE NO.	INDEXED PARTY		TYPE	DATE	AMOUNT
2017-00030	CAVALRY SPV I LLC AS ASSIGNEE OF		PLAINTIFF	1/18/2017	—
2017-00030	GE RETAIL BANK SAMS CLUB		PLAINTIFF	1/18/2017	—
2017-00030	GIERLOWSKI CYNTHIA		DEFENDANT	1/18/2017	—
2017-00031	CAVALRY SPV I LLC AS ASSIGNEE OF		PLAINTIFF	1/18/2017	—
2017-00031	CITIBANK NA		PLAINTIFF	1/18/2017	—
2017-00031	SMITH JOSEPH W		DEFENDANT	1/18/2017	—
2017-00035	VASS JACQUELINE		PLAINTIFF	1/20/2017	—
2017-00035	VASS GEORGE JOSEPH		PLAINTIFF	1/20/2017	—
2017-00035	STATE FARM MUTUAL AUTOMOBILE		DEFENDANT	1/20/2017	—

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY		TYPE	DATE	AMOUNT
2017-00026	CITIBANK NA		PLAINTIFF	1/18/2017	—
2017-00026	BLACK JULIE A		DEFENDANT	1/18/2017	—
2017-00027	TD BANK USA NA		PLAINTIFF	1/18/2017	—
2017-00027	PERROTTI MARIA		DEFENDANT	1/18/2017	—
2017-00028	TD BANK USA NA		PLAINTIFF	1/18/2017	—
2017-00028	LAWHORN MARISA R		DEFENDANT	1/18/2017	—
2017-00029	CITIBANK NA		PLAINTIFF	1/18/2017	—
2017-00029	NAGLE NANCY C		DEFENDANT	1/18/2017	—
2017-00032	BANK OF AMERICA		PLAINTIFF	1/18/2017	—
2017-00032	BATES SHARON		DEFENDANT	1/18/2017	—
2017-00036	SCRANTON QUINCY HOSPITAL CO D/B/A		PLAINTIFF	1/20/2017	—
2017-00036	MOSES TAYLOR HOSPITAL		PLAINTIFF	1/20/2017	—
2017-00036	MACIASHARO JANINA		DEFENDANT	1/20/2017	—

CONTRACT — DEBT COLLECTION: OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2017-00034	NATIONAL COLLEGIATE STUDENT LO	PLAINTIFF	1/19/2017	—
2017-00034	SMITH ONI N	DEFENDANT	1/19/2017	—
2017-00034	BARTON ANDRILLA	DEFENDANT	1/19/2017	—

NAME CHANGE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2017-00023	NIMMO CONAN THOMAS DAVID	PETITIONER	1/17/2017	—
2017-00023	MARTINEZ NICOLE	PETITIONER	1/17/2017	—

PETITION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2017-00022	1984 CADILLAC ELDORADO VIN 1G6AL5789EE670342	PETITIONER	1/17/2017	—
2017-00022	SULLIVAN BRIAN	PETITIONER	1/17/2017	—
2017-00022	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	RESPONDENT	1/17/2017	—

PROFESSIONAL LIABILITY — MEDICAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2017-00025	HOPPER ANDREW	PLAINTIFF	1/18/2017	—
2017-00025	HOPPER PATRICIA	PLAINTIFF	1/18/2017	—
2017-00025	CAUCCI DAVID J MD	DEFENDANT	1/18/2017	—
2017-00025	HONESDALE ORTHOPAEDIC SURGERY	DEFENDANT	1/18/2017	—
2017-00025	WAYNE MEMORIAL HOSPITAL	DEFENDANT	1/18/2017	—

REAL PROPERTY — QUIET TITLE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2017-00024	LOHR ZILLAH	PLAINTIFF	1/18/2017	—
2017-00024	LOHR CHARLES E	PLAINTIFF	1/18/2017	—
2017-00024	SKINNER HELI	DEFENDANT	1/18/2017	—



MORTGAGES AND DEEDS

*RECORDED FROM JANUARY 30, 2017 TO FEBRUARY 3, 2017
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Wetmore Vicki	Dime Bank	Dyberry Township	127,000.00
Logar John E	Mortgage Electronic Registration Systems	Clinton Township	
Logar Maryann			237,000.00
Logar John E	Housing & Urban Development	Clinton Township	
Logar Maryann			237,000.00
Cacchiotti Roger J	Honesdale National Bank	Damascus Township	110,000.00
Schaner Pamela	Mortgage Electronic Registration Systems	Lake Township	
Schaner Matthew			172,000.00
Charles Sarah			
Charles Christopher			
Vitorio Joshua Louis	Mortgage Electronic Registration Systems	Paupack Township	
Vitorio Lauren M			116,568.00
Black Demanie L	Honesdale National Bank	Salem Township	160,000.00
Roberts William	Mortgage Electronic Registration Systems	Cherry Ridge Township	
Roberts Kathleen		Reml: 186,558.00	
Weinczyk Albert J Jr	Wells Fargo Bank	Lake Township	
Weinczyk Dolores A		Rem!: 168,000.00	
Weinczyk Richard J			
Nikitopoulos Robert A	Mortgage Electronic Registration Systems	Starrucca Borough	85,500.00
Armbruster Steven Clement	Mortgage Electronic Registration Systems	Sterling Township	77,569.00
Gregory Tammy L	Honesdale National Bank	Lake Township	95,000.00
Barndt Kenneth P	Penn Community Bank	Paupack Township	106,500.00
Lazorack John	Dime Bank	Salem Township	
Lazorack Cheryl			100,000.00
Hudson Advisors Wayne	Northwest Bank	Sterling Township	1,512,000.00
Estadt Brooks C	Honesdale National Bank	Dyberry Township	
Estadt Antonietta			160,000.00
Graziano Travis	F N C B Bank	Salem Township	160,000.00
Gregory Charles	Honesdale National Bank	Berlin Township	35,119.86
Highhouse Lynn	Honesdale National Bank	Dyberry Township	225,000.00
Coleman Gino	Beneficial Bank	Paupack Township	90,000.00
Figured Carl E	Citizens Savings Bank	Sterling Township	
Figured Patricia A			203,800.00
Alexander Rosanne M	Wayne Bank	Lebanon Township	
Alexander Charles F			160,000.00

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

Monaco Lynn A	Mortgage Electronic Registration Systems	Paupack Township	
Monaco Frederick P			134,400.00
Young Randy S	Wayne Bank	Manchester Township	50,318.00
Lakeville D P P	Pinnacle Bank	Paupack Township	1,160,000.00
Baker Jeffrey T	Mortgage Electronic Registration Systems	Paupack Township	
Baker Amey L Ritchey Ritcheybaker Amy L			100,000.00
Ohliger Jason	Wells Fargo Bank	Damascus Township	
Ohliger Lisa Macchia Macchiaohliger Lisa			176,700.00
Krieger Miles Scott	Mortgage Electronic Registration Systems	Preston Township	
Krieger Jennifer Kline			417,000.00
Flickinger Deborah A	Mortgage Electronic Registration Systems	Paupack Township	361,740.00
Murphy Keith R	J P Morgan Chase Bank	Lake Township	
Murphy Mary G			118,772.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Dunn Grace V By Agent Wetmore Vicki Agent	Wetmore Vicki	Dyberry Township	
W H Conyngham & Company AKA	Hajoca Corporation	Texas Township 3	
W H Conyngham & Company Inc AKA			
Housing & Urban Development	Vanatta Gregory	Buckingham Township	
L Yon Thomas J	Gentoso John Gentoso Eileen	Hawley Borough	
Hayman Jeffrey Lawrence	Hayman Deborah Lynne	Lehigh Township	
Hayman Deborah Lynne			Lot 17
Miller Andrew	Miller Andrew	Lake Township	
Carroll James M	Carchedi Brian A		Lot 3904
Piper Creek Inc	Grant Christine Anne	Honesdale Borough	Lot O
Graubard Roger	Fineman Mark A	Salem Township	
Graubard Adrienne	Fineman Hyoshin B		Lot 1770
Fannie Mae AKA	Roberts Joel	Lake Township	
Federal National Mortgage Association AKA			Lot C
K M L Law Group			
Dugan Christopher Burnham	American Escrow & Closing Company	Lake Township	Lot 1822
American Escrow & Closing Company	Schaner Matthew Schaner Pamela J Charles Christopher W Charles Sarah E	Lake Township	Lot 1822

Hensel Arthur	Macek John	Paupack Township	
Hensel Dorothy	Macek Claudia		Lot 254
Muro Darren	Vitorio Joshua Louis	Paupack Township	
	Vito Rio Lauren M		Lot 410
Nuriyev Yakov	Nuriyev Samir	Lake Township	Lot 4248
Abbott Diane J Agent	Abbott Jonathan	Cherry Ridge Township	
Miller Patricia A By Agent			
Fasciano Heather Holmes	Sheehan Robert A	Honesdale Borough	
Holmesfasciano Heather	Sheehan Elizabeth E		
Komar Heather Ann Holmes			
Holmeskomar Heather Ann			
Komar Anthony John			
Crane Mary Jo	Black Demanie L	Salem Township	
Shelp James E	Roberts William	Cherry Ridge Township	
Shelp Deborah G	Roberts Kathleen		
Domino Joseph D	Domino Joseph D Tr	Buckingham Township	
	Domino Rosemary Tr		
	Domino Living Trust		
Ryan Gerard	Armbruster Steven Clement	Sterling Township	
Ryan Amy			Lot 25
Schaepe Rebecca By Sheriff	Wilmington Savings Fund Society Tr	Paupack Township	
Schaepe Michael A By Sheriff	Christina Trust Tr		Lot 3
Winters Robert W Exr	Oconnell Chester M	Cherry Ridge Township	
Steinmetz Dorothy Est	Oconnell Bernadette		
Winters Sandra A Exr			
Melville Patricia Est			
Smith Mary			
Steinmetz Mary			
Smith Edward			
Carley James W	Carley James W	Mount Pleasant Township Mt Pleasant & Lebanon Twps Lebanon Township Lebanon & Mt Pleasant Twps	
Velazquez Robert	May Robert J	Lake Township	
Velazquez Sandy	May Elizabeth A		Lot 3362
Makris Kyriaki Maria			
Joyce Janet	Gregory Tammy L	Lake Township	
MacGinley Mary Ellen	Lazorack John	Salem Township	
	Lazorack Cheryl		
Wayne Economic			
Development Corporation	Hudson Advisors Wayne	Sterling Township	Lot 1
Wolpert Julian	Estadt Brooks C	Dyberry Township	
	Estadt Antonietta		Lot 16
Reehill Ann Marie Est	Reehill Raymond Joseph	Lehigh Township	
Reehill Raymond Joseph Exr			Lot 1
Leonard Cheryl M Af	Leonard Cheryl M Tr	Clinton Township 1	
Leonard Frederick C By Af	Leonard Family Irrevocable Trust		
Bond Merrily K	Widmer Stephen A	Salem Township	
	Widmer Catherine		Lot 482

Lewis Doris J	Smith Rodney J Smith Christina O	Damascus Township	Lot A
Smith Rodney J Smith Christina D	Smith Rodney J Smith Christina D	Damascus Township	Lot 3 R
Heckman Carl	Kozak Walter Jr Kozak Edna	Lehigh Township	Lots 38 & 39
Williams Jace R Williams Elizabeth M	Johnson Jeffrey Paul	Paupack Township	Lot 1
Anchor Real Estate Group	Monaco Frederick P Monaco Lynn A	Paupack Township	Lot 210
Stinson Richard B	Stinson Richard B Stinson Katie L	Paupack Township	Lot 21
Bates Leonard Bates Patricia Kohrs Timothy Franklin Land Associates	Lakeville D P P Franklin Land Associates	Paupack Township	
Orsini Gail Agent Russell Frances Marie AKA By Agent Russell Frances M AKA By Agent	Schaffroth Christian C	Salem Township	Lot 234
Stephen Pradon Living Trust Pradon Stephen Tr Baumener Danielle Tr	Pradon Stephen	Sterling Township	
Coleman Christine M Coleman Stephen J	ODonnell Matthew J Westgate Kathleen M ODonnell J Michael ODonnell Colleen M ODonnell Kimberly M	Preston Township	
Coleman Christine M Coleman Stephen J	ODonnell Matthew J Westgate Kathleen M ODonnell J Michael ODonnell Colleen M ODonnell Kimberly M	Preston Township	
Niedfeld Vincent Niedfeld Tracy	Markatos Harry Markatos Susan	Lake Township	Lot 3853
Khoury Glenn Khoury Jennifer D Luke Lukekhoury Jennifer D	Rauch Charles M	South Canaan Township	Lot 42
Malone Elnora Madeline By Af Dunlock Elnora By Af Dunlock Brent Leroy Af	Hoffmann Justin G Hoffmann Alison T	Manchester Township	
Zammataro Frank V Flickinger Deborah A	Flickinger Deborah A	Paupack Township	Lot 69

CLE Courses

From File to Trial: 8 Keys to Success in Court and Beyond

*Sub. 5 / Ethics 1**

Feb. 24, 2017

8:30 a.m.–3:30 p.m.

Course #9743G

Estate Planning: Beyond the Basics

Sub. 5 / Ethics 1

Mar. 2, 2017

9:00 a.m.–4:30 p.m.

Course #9722G

Sentencing in Pennsylvania State Courts

Sub. 4 / Ethics 0

Mar. 9, 2017

12:00 p.m.–4:30 p.m.

Course #9561G

Using & Abusing the Residential Agreement of Sale

Sub. 3 / Ethics 0

Mar. 16, 2017

12:00 p.m.–3:15 p.m.

Course #9705G

Selecting & Influencing Your Jury (Susan Jones – PEG)

Sub. 6 / Ethics 0

Mar. 23, 2017

8:30 a.m.–3:30 p.m.

Course #9448G

The Law of Arrest Search and Seizure in Pennsylvania

*Sub. 3 / Ethics 1**

Mar. 29, 2017

12:00 p.m.–4:15 p.m.

Course #9723G

Estates and Litigation Proceeds

Sub. 3 / Ethics 0

Apr. 10, 2017

9:00 a.m.–12:15 p.m.

Course #9562G

How to Handle Small and Insolvent Estates

Sub. 3 / Ethics 0

Apr. 24, 2017

9:00 a.m.–12:15 p.m.

Course #9640G

Advising the Closely Held or Family Owned Business

Sub. 4 / Ethics 0

Apr. 25, 2017

12:00 p.m.–4:30 p.m.

Course #9565G

Registration begins 1/2 hour prior to beginning of course, unless otherwise noted.

Pre-register through pbi.org.



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