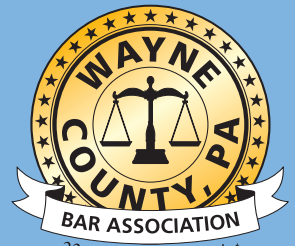


WAYNE COUNTY BAR ASSOCIATION

OFFICIAL LEGAL JOURNAL

OF WAYNE COUNTY, PA



22nd Judicial District

March 3, 2017
Vol. 6, No. 52
Honesdale, PA



IN THIS ISSUE

LOCAL RULES OF JUDICIAL ADMINISTRATION: TRANSCRIPTS	4
LEGAL NOTICES	8
SHERIFF'S SALES	12
CIVIL ACTIONS FILED	32
MORTGAGES & DEEDS	36
CLE COURSES	40

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.

© 2017 *Legal Journal of Wayne County*

The Official Legal Publication of Wayne County, Pennsylvania



Legal Journal of Wayne County

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

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

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

www.waynecountylawyers.org

Submit advertisements to
baileyd@ptd.net

OFFICERS

President
Ronald M. Bugaj, Esq.

Vice-President
Pamela Wilson, Esq.

Secretary
Salvatore Nardozi, Esq.

Treasurer
Brendan Ellis, Esq.

Court Administrator
Nicole Hendrix, Esq.

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
Subscription Year: March–February
Prorated subscriptions available*

WAYNE COUNTY OFFICIALS

Judge of the Court of Common Pleas

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

Magisterial District Judges

Bonnie L. Carney
Ronald J. Edwards
Linus H. Myers

Court Administrator

Nicole Hendrix, Esq.

Sheriff

Mark Steelman

District Attorney

Janine Edwards, Esq.

Prothonotary, Clerk of The Court

Edward “Ned” Sandercock

Chief Public Defender

Steven Burlein, Esq.

Commissioners

Brian W. Smith, Chairman
Wendall R. Kay
Joe Adams

Treasurer

Brian T. Field

Recorder of Deeds, Register of Wills

Deborah Bates

Coroner

Edward Howell

Auditors

Carla Komar
Judy O’Connell
Kathleen A. Schloesser

Jury Commissioners

Judith M. Romich
Patricia Biondo

THE COURTS

WAYNE COUNTY

Local Rules of Judicial Administration; 61-2017-CV

[47 Pa.B. 963]

[Saturday, February 18, 2017]

Order

And Now, to wit, this 29th day of November, 2016, the Court hereby adopts the following new Local Rules of Judicial Administration:

Rule 4007.1. Requests for Transcripts.

(A) All requests for transcripts shall be submitted on a form provided by the district court administrator. The form shall include the current rates charged for transcripts.

(B) For an ordinary transcript, the party requesting a full or partial transcript of a trial or other proceeding shall file the original request with the district court administrator. The requesting party shall also serve copies of the formal request to:

- (1) the judge presiding over the matter;
 - (2) the court recorder or transcriptionist;
 - (3) opposing counsel, but if not represented, the opposing party.
- (C) Daily, expedited, same day or rough draft transcripts are not available.

(D) When a litigant requests a transcript,

(1) the litigant ordering a transcript shall make payment of the estimated transcript cost. Deposit payments are to be made payable to Wayne County and shall be delivered to the Prothonotary's Office. Payment may be made by cash, check, or money order. Deposit payments are non-refundable, and proof of deposit shall be provided to the district court administrator.

(2) the court recorder or transcriptionist shall prepare the transcript upon direction of the district court administrator.

(3) the court recorder or transcriptionist shall notify the ordering party and the district court administrator of the completion of the transcript.

(4) upon payment of any balance owed, the court recorder or transcriptionist shall deliver the original transcript to the appropriate filing office for distribution. Payment of the final balance shall be made payable to Wayne County and shall be delivered to the Prothonotary's Office. Proof of payment shall be provided to the district court administrator. Copies of the transcript may be requested upon payment in full.

(E) When a litigant requests a transcript, but cannot pay for the transcript because of alleged economic hardship, the court shall determine economic hardship pursuant to the procedure set forth in Rule 4008(B). In cases of economic hardship, where the matter is under appeal or a transcript is necessary to advance the litigation, the costs of procuring the transcript shall be waived or otherwise adjusted by the court. In cases of

economic hardship where there is no appeal pending or there exists no obvious need for the transcript to advance the litigation, the requesting party must demonstrate reasonable need before the court shall waive or adjust the cost of obtaining the transcript.

(F) When a transcript is requested for which the court or county is responsible for the cost, the court recorder or transcriptionist shall prepare the transcript at the direction of the district court administrator without the necessity of a deposit.

Rule 4008.1. Transcript Costs Payable by a Requesting Party Other Than the Commonwealth or a Subdivision Thereof.

(A) *Costs*

(1) The costs payable by a requesting party, other than the Commonwealth or a subdivision thereof, for a transcript in an electronic format shall be:

(a) for an ordinary transcript, \$2.50 per page.

(2) When the transcript is prepared in bound paper format, the costs shall be in accordance with paragraph (1) relating to electronic format plus a surcharge of \$0.25 per page.

(B) *Economic hardship-minimum standards*

(1) Transcript costs for ordinary transcripts in matters under appeal or where the transcript is necessary to advance the litigation shall be waived for a litigant who has been permitted by the court to proceed in forma pauperis or whose income is less than 125 percent of the poverty line as defined by the U.S. Department of Health and Human Services (HHS) poverty guidelines for the current year.

(2) Transcript costs for ordinary transcripts in matters under appeal or where the transcript is necessary to advance the litigation shall be reduced by one-half for a litigant whose income is less than 200 percent of the poverty line as defined by the HHS poverty guidelines for the current year.

(3) Transcript costs for ordinary transcripts in matters that are not subject to an appeal, where the transcript is not necessary to advance the litigation, may be waived at the court's discretion for parties who qualify for economic hardship under subdivision (B)(1) or (B)(2) and upon good cause shown.

(4) The application to waive all or a portion of costs for ordinary transcripts shall be supported by an affidavit substantially in the form required by Rule 240(h) of the Pennsylvania Rules of Civil Procedure and shall be served with the form requesting a transcript.

(C) *Assignment and allocation of transcripts costs*

(1) *Assignment of costs.* The requesting party, or party required by general rule to file a transcript, shall be responsible for the cost of the transcript. Costs shall not be assessed against any party for transcripts prepared at the initiation of the court.

(2) *Allocation of costs.* When more than one party requests the transcript, or are

required by general rule to file the transcript, the cost shall be divided equally among the parties.

(D) Copies of transcript

A request for a copy of any transcript previously ordered, transcribed and filed of record shall be provided according to the following schedule:

- (1) \$0.75 per page bound, paper format; and,
- (2) \$0.50 per page electronic copy.

Said Local Rules of Judicial Administration shall be effective in the 22nd Judicial District of the Commonwealth of Pennsylvania thirty (30) days after publication in the *Pennsylvania Bulletin* and upon publication on the Wayne County website.

By the Court

RAYMOND L. HAMILL,
President Judge

[Pa.B. Doc. No. 17-281. Filed for public inspection February 17, 2017, 9:00 a.m.]

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

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

NOTICE IS HEREBY GIVEN, that Letters of Administration have been issued in the Estate of Roy F. Perkin, a/k/a Roy Perkin, a/k/a Roy F. Perkins, a/k/a Roy Perkins, who died on January 1, 2017, late resident of 198 Perkins Pond Road, Beach Lake, PA 18405, to Alicia Cornell, Administratrix of the Estate. 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 Alicia Cornell, c/o The Law Offices of HOWELL & HOWELL, ATTN: ALFRED J. HOWELL, ESQUIRE, Attorney for the Estate, at 109 Ninth Street, Honesdale, PA 18431.

ALFRED J. HOWELL, ESQUIRE
ATTORNEY FOR THE ESTATE

3/3/2017 • 3/10/2017 • 3/17/2017

ESTATE NOTICE

NOTICE IS HEREBY GIVEN, that Letters Testamentary have been issued in the Estate of Margie J. Townsend, a/k/a Margie Townsend, who died on January 6, 2017, late resident of 7 Falls Rd., Susquehanna, PA 18847, to Beverly A. Budrick, Executrix of the Estate. All persons indebted to said estate are required to make payment and those having claims or demands are to present the same without delay to the Beverly A. Budrick c/o 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

3/3/2017 • 3/10/2017 • 3/17/2017

EXECUTOR NOTICE

Estate of William R. McCabe AKA Bill McCabe
Late of Waymart Borough
EXECUTOR
Sebastian J. Kiraly
216 Ridge St.
Honesdale, PA 18431

3/3/2017 • 3/10/2017 • 3/17/2017

ADMINISTRATOR NOTICE

Estate of Floyd James Schmitz
AKA Floyd Schmitz
Late of Scott Township
CO-ADMINISTRATOR
Karen Schmitz
1623 Scott Center Rd.
Susquehanna, PA 18847
CO-ADMINISTRATOR
Kirk Schmitz
1623 Scott Center Rd.
Susquehanna, PA 18847
ATTORNEY
Nicholas A. Barna
831 Court Street
Honesdale, PA 18431

3/3/2017 • 3/10/2017 • 3/17/2017

EXECUTOR NOTICE

Estate of Mary Ann Hand
Late of Salem Township, Wayne
County, PA
EXECUTOR
Lawrence L. Hand
708 Summersong Lane
Encinitas, CA 92024

3/3/2017 • 3/10/2017 • 3/17/2017

ADMINISTRATOR NOTICE

Estate of Victoria E. Kaminski
Late of Paupack Township
ADMINISTRATOR
Robert Kaminski
1004 Oak Terrace
Lake Ariel, PA 18436
ATTORNEY
David M. Gregory, Esq.
307 Erie Street
Honesdale, PA 18431

2/24/2017 • 3/3/2017 • 3/10/2017

EXECUTOR NOTICE

Estate of Mae E. Figura AKA Mae
Figura AKA Mae Ellen Figura
Late of Honesdale Borough
CO-EXECUTOR
Daniel R. Figura
3334 Wrighter Lake Rd.
Thompson, PA 18465
CO-EXECUTOR
Nicholas A. Barna
831 Court Street
Honesdale, PA 18431
ATTORNEY
Nicholas A. Barna
831 Court Street
Honesdale, PA 18431

2/24/2017 • 3/3/2017 • 3/10/2017

ESTATE NOTICE

Estate of Margaret H. Smith, late of
Waymart, Wayne County, Penn-
sylvania. Any person or persons
having claim against or indebted to
estate present same to: Lynn F.
Smith 5345 General Drive,
Bethlehem, Pennsylvania, 18417;
Attorney for Estate: Stephen
Jennings, Esquire, 303 Tenth Street,
Honesdale, Pennsylvania, 18431.

2/24/2017 • 3/3/2017 • 3/10/2017

EXECUTRIX NOTICE

Estate of James R. Perry AKA
James Perry AKA James Robert
Perry
Late of Texas Township
EXECUTRIX
Barbara Cole
251 Creek Drive
Prompton, PA 18456

ATTORNEY

Nicholas A. Barna
831 Court Street
Honesdale, PA 18431

2/24/2017 • 3/3/2017 • 3/10/2017

EXECUTRIX NOTICE

Estate of Robert J. Schein
Late of Salem Township
EXECUTRIX

Dorothy Schein
211 B Goose Pond Road
Lake Ariel, PA 18436

ATTORNEY

Michael D. Walker, Esq.
PO Box 747
Hamlin, PA 18427

2/24/2017 • 3/3/2017 • 3/10/2017

EXECUTRIX NOTICE

Estate of Sharon Lynn Herlehy
AKA Sharon L. Herlehy
Late of Cherry Ridge Township
EXECUTRIX

Laurie Ann Mulligan
45 Lakeside Dr.
Honesdale, PA 18431

ATTORNEY

Jeffrey S. Treat
Attorney at law
926 Court Street
Honesdale, PA 18431

2/17/2017 • 2/24/2017 • 3/3/2017

ESTATE NOTICE

Estate of Joan M. Rothrock, late of
Cherry Ridge Township, Wayne
County, Pennsylvania. Any person
or persons having claim against or

indebted to estate present same to:
Janice Rothrock 3 Olive Street,
Honesdale, Pennsylvania, 18431
and Sally Baer 906 Hoadleys Road,
Honesdale, Pennsylvania, 18431;
Attorney for Estate: Stephen
Jennings, Esquire, 303 Tenth
Street, Honesdale, Pennsylvania,
18431.

2/17/2017 • 2/24/2017 • 3/3/2017

EXECUTRIX NOTICE

Estate of James V. Litzenbauer
AKA James Litzenbauer
Late of Damascus Township
EXECUTRIX

Josephine Litzenbauer
177 Stone House Rd.
Damascus, PA 18415

ATTORNEY

Nicholas A. Barna
831 Court Street
Honesdale, PA 18431

2/17/2017 • 2/24/2017 • 3/3/2017

EXECUTRIX NOTICE

Estate of Ruth M. Edwards AKA
Ruth Edwards
Late of Waymart Borough
EXECUTRIX

Dorothy Grimm
PO Box X
Waymart, PA 18472
ATTORNEY

Nicholas A. Barna
831 Court Street
Honesdale, PA 18431

2/17/2017 • 2/24/2017 • 3/3/2017

ESTATE NOTICE

Notice is hereby given, that Letters Testamentary have been granted to Marjorie Marshall and Wayne Bank, Co-Executors of the Estate of John E. Marshall a/k/a John Marshall, late of Honesdale, Wayne County, Pennsylvania who died on November 17, 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 Co-Executors, Marjorie Marshall and Wayne Bank c/o Marjorie Marshall, 337 Bethel School Road, Honesdale, PA 18431.

2/17/2017 • 2/24/2017 • 3/3/2017

EXECUTORS NOTICE

Estate of EILEEN ANN JENSEN,
a/k/a EILEEN A. JENSEN
Late of Prompton Borough
Adminstrator
PATRICIA BRINK
84 RIVER ROAD
PROMPTON, PA 18456
Attorney
PAMELA S. WILSON, ESQUIRE
304 NINTH STREET
HONESDALE, PA 18431

2/17/2017 • 2/24/2017 • 3/3/2017

OTHER NOTICES

NOTICE

IN THE COURT OF COMMON
PLEAS OF THE 22ND JUDICIAL
DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
COUNTY OF WAYNE

ACTION IN QUIET TITLE
NO. 588 - CIVIL - 2016

WALTER H. HORST,
Plaintiff

VS.

PUBLIC SAVINGS BANK and
EMC MORTGAGE
CORPORATION,
Defendants

.....
TO: Public Savings Bank
& EMC Mortgage Corporation

Take notice that Preliminary Judgment has been entered in this matter on February 16, 2017. If you take no action within the next thirty (30) days, the mortgage recorded at Record Book 1629, Page 190 will be satisfied by Court Order.

Warren Schloesser, Esq.
214 Ninth Street
Honesdale, PA 18431

3/3/2017

**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
MARCH 15, 2017**

By virtue of a writ of Execution instituted Newlands Asset Holdings 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 15th 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 and tract of land situate, lying and being in the Township of Paupack, County of Wayne and Commonwealth of Pennsylvania, more particularly described as follows:

LOT No. 30, Section 2, 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, at page 117, said map being incorporated by reference herewith as if attached hereto.

TITLE TO SAID PREMISES IS VESTED IN Frederick M. Larsen, by Deed from Frank Casale, Dated 12/31/2008, Recorded 02/04/2009, in Book 3674, Page 122.

The said Frederick M. Larsen departed this life on or about 10/20/2011, and upon information and belief, his surviving heir at law and next-of-kin is Natalia Larsen. By executed waiver, Natalia Larsen waived her right to be named as a defendant on the foreclosure action.

Tax Parcel: 19-0-0030-0010

Premises Being: 960 Goose Pond Road, Lake Ariel, PA 18436-8639

Improvements thereon:
RESIDENTIAL DWELLING

Seized and taken in execution as property of:
Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under Frederick M. Larsen, Deceased 960 Goose Pond Road LAKE ARIEL PA 18436

Execution No. 146-Civil-2013
Amount Due: \$163,984.77 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.

Vishal J. Dobaria Esq.

2/17/2017 • 2/24/2017 • 3/3/2017

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

By virtue of a writ of Execution instituted LSF9 Master Participation 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 22nd 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 CERTAI N IN PROPERTY SITUATED IN THE TOWNSHIP OF CLINTON IN THE COUNTY OF WAYNE AND COMMONWEALTH OF PENNSYLVANIA, BEING

DESCRIBED AS FOLLOWS: CONTROL# 003395. BEING MORE FULLY DESCRIBED IN A DEED DATED 07/21/2008 AND RECORDED 7/28/2006, AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE. IN DEED VOLUME 3093 AND PAGE 306. TAX MAP OR PARCEL ID NO.: 06-1-0002-0073

BEING KNOWN AS: 12 Sensentine Road (Clinton Township), Waymart, PA 18472

PROPERTY ID NO.: 06-1-0002-0073

TITLE TO SAID PREMISES IS VESTED IN Mark A. Robinson and Celia G. Robinson, Husband and Wife BY DEED FROM Frederick C. Leonard and Amy L. Leonard, Husband and Wife DATED 07/21/2006 RECORDED 07/28/2006 IN DEED BOOK 3093 PAGE 306.

IMPROVEMENTS: Residential Dwelling

Seized and taken in execution as property of: Celia G. Robinson, Indv., and as Known Heir of Mark Robinson 15805 Gary Avenue CHESTER VA 23831

Mark Robinson, Indv., and as known heir of Mark A. Robinson 1472 Craig Drive Sugar Hill GA 30518

Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title

or Interest from or
under Mark A. Robinson 12
Sensentine Road WAYMART PA
18472

Execution No. 99-Civil-2016
Amount Due: \$89,105.69 Plus
additional costs

December 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.**

Nicole LaBletta, Esq.

2/24/2017 • 3/3/2017 • 3/10/2017

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

By virtue of a writ of Execution instituted Wells Fargo Bank, N.A. s/b/m to Wells Fargo Home Mtg., Inc., f/k/a Norwest Mortgage , Inc.

issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 22nd 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 Lehigh, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

Final Map of Pocono Springs Estates, Inc. Section XII

Being Lot No. 68 Street Emerald Avenue on the plot or plan of lots known as "Pocono Springs Estates, Inc." As laid out for the grantor herein, by R. N. Harrison, Civil Engineer, Hackettstown, N. J. dated May, 1968 and recorded in the Office of the Recorder of Deeds of Wayne County in Map Book 14 Page 189.

Tax Parcel ID: 14-24-119.-

Address: 68 Emerald Drive,
Gouldsboro, PA 18424

BEING the same property conveyed to Robert W. Scott and Nancy A. Scott, husband and wife, who acquired title by virtue of a deed from James J. Brown and Diane M. Brown, husband and wife, dated March 4, 1998, recorded March 6, 1998, at Deed Book 1337, Page 112, Wayne

County, Pennsylvania records.

Seized and taken in execution as property of:
Robert W. Scott 450 Hickory Ridge Road Greenfield Township PA 18407
Nancy A. Scott 450 Hickory Ridge Road Greenfield Township PA 18407

Execution No. 101-Civil-2014
Amount Due: \$81,960.02
Plus additional costs

December 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.

Michael E. Carleton Esq.

2/24/2017 • 3/3/2017 • 3/10/2017

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

By virtue of a writ of Execution instituted Federal National Loan Mortgage Corporation issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 22nd 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 SALEM, COUNTY OF WAYNE AND COMMONWEALTH OF PENNSYLVANIA, AS LOT 1 AS SHOWN ON A CERTAIN MAP ENTITLED "MINOR SUBDIVISION OF THE LANDS OF ROY A. & LOUISEANNE MONTALVAN" AND FILED IN THE RECORDER'S OFFICE OF WAYNE COUNTY IN MAP BOOK 109, AT PAGE 38 BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE APPROXIMATE CENTER OF S.R. 3007, ALSO KNOWN AS NEVILLE ROAD, THE MOST NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED PARCEL, SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG THE LANDS OF TANCREDO, N/F SOUTH 67 DEGREES 51 MINUTES 41 SECONDS EAST A DISTANCE

OF 30.85 FEET TO A DRILL HOLE FOUND, SAID DRILL HOLE BEARING SOUTH 43 DEGREES 05 MINUTES 51 SECONDS EAST 13.02 FEET FROM A STEEL PIN FOUND; THENCE CONTINUING ALONG THE LANDS OF TANCREDO N/F SOUTH 43 DEGREES 05 MINUTES 51 SECONDS EAST A DISTANCE OF 866.90 FEET TO A STEEL PIN FOUND; THENCE ALONG THE LANDS OF TOY, N/F SOUTH 42 DEGREES 33 MINUTES 05 SECONDS WEST A DISTANCE OF 940.09 FEET TO A STEEL PIN SET; THENCE CONTINUING ALONG THE LANDS OF TOY, N/F NORTH 39 DEGREES 30 MINUTES 54 SECONDS WEST, A DISTANCE OF 215.17 FEET TO A STEEL PIN FOUND; THENCE ALONG LOT 1 NORTH 19 DEGREES 02 MINUTES 17 SECONDS WEST A DISTANCE OF 296.20 FEET TO A STEEL PIN SET; THENCE CONTINUING ALONG LOT 1 NORTH 50 DEGREES 47 MINUTES 16 SECONDS WEST (PASSING A STEEL PIN SET AT 115.14 FEET) A DISTANCE OF 140.14 FEET TO A POINT IN THE CENTER OF S.R. 3007; THENCE ALONG THE APPROXIMATE CENTER OF S.R. 3007 THE FOLLOWING FOUR COURSES: 1. NORTH 34 DEGREES 22 MINUTES 16 SECONDS EAST A DISTANCE OF 49.09 FEET; 2. ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1,500.00 FEET ALONG AN ARC A LENGTH OF 331.17 FEET, SAID CURVE

HAVING A CHORD BEARING OF NORTH 28 DEGREES 02 MINUTES 46 SECONDS EAST A DISTANCE OF 330.50 FEET; 3. NORTH 21 DEGREES 43 MINUTES 16 SECONDS EAST A DISTANCE OF 184.93 FEET; 4. NORTH 19 DEGREES 26 MINUTES 53 SECONDS EAST A DISTANCE OF 316.64 FEET TO THE POINT OF BEGINNING. CONTAINING 14.63 ACRES, MORE OR LESS. SUBJECT TO THE SAME CONDITIONS, EXCEPTIONS, AND RESERVATIONS AS ARE CONTAINED IN THE DEEDS FORMING THE CHAIN OF TITLE.

BEING KNOWN AS: 386 Neville Road, (Salem Township), Moscow, PA 18444

PROPERTY ID NO.: 22-0-0320-0127.0003

TITLE TO SAID PREMISES IS VESTED IN ROY A. MONTALVAN AND LOUISEANNE MONTALVAN, HIS WIFE, AS TENANTS BY THE ENTIRETY BY DEED FROM ROY A. MONTALVAN AND LOUISEANNE MONTALVAN, HIS WIFE DATED 07/13/2007 RECORDED 07/19/2007 IN DEED BOOK 3338 PAGE 326.

IMPROVEMENTS: Residential Dwelling

Seized and taken in execution as property of:

Louise Anne Montalvan 386
Neville Road MOSCOW PA 18444
Roy A. Montalvan 386 Neville
Road MOSCOW PA 18444
Louise Anne Montalvan c/o Joseph
R. Rydzewski, Esq. 2573 Route 6
HAWLEY PA 18428
Roy A. Montalvan c/o Joseph R.
Rydzewski, Esq. 2573 Route 6
HAWLEY PA 18428

Execution No. 178-Civil-2011
Amount Due: \$249,829.52 Plus
additional costs

December 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.**

J. Eric Kishbaugh Esq.

2/24/2017 • 3/3/2017 • 3/10/2017

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

By virtue of a writ of Execution instituted Nationstar Mortgage 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 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 or parcel of land situate, lying and being in the Township of Damascus, County of Wayne and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the southerly side of a twenty (20) foot roadway, which point is also the northeast corner of Lot Number 11 of the John Kernan Development; THENCE along the easterly side of Lot Number 11 (contracted to be sold by Kernan to Roberts), South 8 degrees 58 minutes East two hundred eighty five (285) feet to a corner on the public highway; THENCE along said highway, North 74 degrees 49 minutes East fifty-one (51) feet to a corner; THENCE along Lot Number 13, North 8 degrees 58 minutes West two hundred seventy-three (273) feet to the southerly side of the aforementioned twenty (20) foot roadway; THENCE along the southerly side of said roadway South 87 degrees 5 minutes West fifty and one-tenth (50.1) feet to

the point or place of BEGINNING.

BEING Lot Number 12 of the plats of John Kernan at Duck Harbor Lake, according to a survey of C.B. Ferris, C.B., a map of which is duly recorded in Map Book 2 at Page 133.

BEING THE SAME PREMISES which Roger A. Mercer and Eileen M. Fallon, as Joint Tenants with Rights of Survivorship, by Deed dated 8/22/08 and recorded 9/4/08 in the Office of the Recorder of Deeds in and for the County of Wayne, in Deed Book 3586, Page 148, granted and conveyed unto Donald C. Mercer and Georgianna Mercer, his wife, in fee.

TAX PARCEL NO.: 7-0-0001-0056.-

ADDRESS BEING: 577 Duck Harbor Road, Equinunk, PA 18417

Seized and taken in execution as property of:
Georgianna Mercer 399 31st Street
LINDENHURST NY 11757

Execution No. 444-Civil-2016
Amount Due: \$125,663.04 Plus
additional costs

December 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.

Samantha Gable Esq.

2/24/2017 • 3/3/2017 • 3/10/2017

**SHERIFF'S SALE
MARCH 22, 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 22nd 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 or parcel of land situated, lying and being in the Township of Lake, County of Wayne, State of Pennsylvania, more particularly described as follows:

BEGINNING at a point in Northwesterly margin of the macadam pavement of State Highway L.R. #63067, said point being the most Easterly corner of the herein described tract; thence in and along said highway South 67 degrees 35 minutes West 309.89 feet to a point also set in the Northwesterly margin of the pavement; thence leaving State Highway L.R. No. 63067 and through lands of the Grantor herein, of Which this was a part North 42 degrees 42 minutes 21 seconds West 465.41 feet to a point near the middle of the new relocated Route #191 (passing an angle iron set on line at 18.92 feet and an iron pipe set on line at 405.41 feet); thence in and along macadam pavement of State Highway Route #191 North 32 degrees 40 minutes East 100.00 feet to a point near the middle of pavement; thence leaving said Route #191 and along lands of Morgan Field, the following three courses and distances: (1) South 42 degrees 25 minutes East 175.00 feet (passing an iron pipe set on line at 60.0 feet) to a set iron pipe corner (2) South 75 degrees 50 minutes East 142.9 feet to a set iron pipe corner (3) North 73 degrees 5 minutes East 128.6 feet to a set iron pipe corner; thence along lands of Thomas McMannis South 42 degrees 55 minutes East 247.5 feet to the place of BEGINNING (passing an iron pipe on line at 220.0 feet) containing 2.32 acres. Bearings of Magnetic Meridian December 1971. Legal

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

Description pursuant to a survey by Karl A. Hennings, Registered Surveyor.

Map Book 18, Page 1.

TAX PARCEL #: 12-0-0301-0145.0001

BEING KNOWN AS: 1009 Advent Road, Lake Ariel PA 18436

Seized and taken in execution as property of:
Unknown Heirs of Vivian Brumley, Deceased 1009 Advent Road LAKE ARIEL PA 18436
Sharon Brumley, Solely in her capacity as Heir of Vivian Brumley, Deceased 17 Gravity Planes Road, Unit 1030, WAYMART PA 18472
Glenn Allen Brumley, Solely in His Capacity AS Heir of Vivian Brumley, Deceased 1441 Lake Ariel Highway LAKE ARIEL PA 18436

Execution No. 96-Civil-2016
Amount Due: \$119,900.81 Plus additional costs

January 3, 2017

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

2/24/2017 • 3/3/2017 • 3/10/2017

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

By virtue of a writ of Execution instituted Wells Fargo Bank, N.A., as trustee for Securitized Asset Backed Receivable LLC 2005-FR5 Mortgage Pass-Through Certificates, Series 2005-FR5 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 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 or parcel or land, situate, lying and being in the Township of South Canaan, County of Wayne and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at a point in the center line of PA L.R. 63114, this point also being the southwestern corner of Telshaw (DB 166 P 310); thence along the centerline of this road, south 79 degrees 35 minutes 05 seconds west 162.47 feet to a point in the center of this road; thence leaving the road and through the lands of the prior grantors (Casper DB 492 P 701) north 04 degrees 55 minutes 30 seconds west 266.94 feet to a Zimmer rebar monument, north 31 degrees 36 minutes 10 seconds east 568.67 feet to a Zimmer rebar monument and south 58 degrees 23 minutes 50 seconds east 170.08 feet to a Zimmer rebar monument on the western line of the aforementioned Telshaw; thence along this western line of Telshaw, south 19 degrees 31 minutes 00 seconds west 37.84 feet to a Zimmer rebar monument, south 31 degrees 36 minutes 10 seconds west 557.75 feet, and south 20 degrees 17 minutes 30 seconds east 18.00 feet to the place of beginning. Containing 3.0 acres as surveyed by M. R. Zimmer and Associates, Honesdale PA on May 9, 1991. All bearings on a Common Magnetic Meridian with survey of 1972. A plat illustrating

this description is recorded in Map Book 74 Page 23.

Being the same premises that Kenneth Scheatzle by deed dated December 13, 2004, recorded in Wayne County Record Book 2677 at Page 167, granted and conveyed to Kenneth Scheatzle and Lorraine M. Koloc.

Second Parcel: Beginning at a set rebar marker on the stone fence on the east line of Bagnick (DB 358 P 154) the point also being the northwest corner of Lot Band the southwest corner of this lot; thence along said Bagnick north 29 degrees 31 minutes 00 seconds east 881.83 feet to a common corner of this lot and Telshaw (DB 166 P 310). Thence along Said Telshaw south 41 degrees 27 minutes 10 seconds east 483.00 feet and south 19 degrees 31 minutes 00 seconds west 511.16 feet to a rebar marker on the northeast corner of Ferraro (DB 663 P 340). Thence along said Ferraro north 58 degrees 23 minutes 50 seconds west 170.08 feet to a rebar marker and south 31 degrees 36 minutes 10 seconds west 268.67 feet to a rebar marker at the common corner of this lot and Lot B. Thence along the division line between Lots A & B north 54 degrees 02 minutes 05 seconds west 367.95 feet to the place of beginning. Containing 8.7 acres, listed as Lot A on plat illustrating subdivision of lands of Kenneth D, Scheatzle and Stanley R. and Lorrie M. Koloc. All bearings on a Common Magnetic Meridian of 1972 as surveyed by

Celebrate a *Life Legacy*
Create a *Legacy*

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.

M. R. Zimmer and Associates, Honesdale, PA. A plat illustrating this survey is recorded in Wayne County Map Book 80 at Page 39.

Together with the right to use in common with the grantors, their heirs and assigns a fifty (50) foot wide lane for a common private driveway whose center line is described as follows:

Beginning at a point in the center of PA SR #3022 this point being south 60 degrees 25 minutes 50 seconds west 28.00 feet from the southwest corner of Lot B; thence along the center of this lane the following courses: North 22 degrees 42 minutes 40 seconds east 89.87 feet; north 29 degrees 48

minutes 15 seconds east 78.43 feet; north 17 degrees 48 minutes 00 seconds east 46.91 feet; north 07 degrees 11 minutes 40 seconds east 50.06 feet; north 12 degrees 55 minutes 55 seconds east 55.69 feet; north 11 degrees 31 minutes 55 seconds east 57.79 feet; north 37 degrees 03 minutes 55 seconds east 69.03 feet; north 38 degrees 56 minutes 25 seconds east 66.98 feet; north 20 degrees 26 minutes 50 seconds east 103.46 feet; north 11 degrees 38 minutes 00 seconds east 35.71 feet to a point in the center of a 50 foot radius turn around area, this point being north 54 degrees 02 minutes 05 seconds west 86.46 feet from the northeast corner of Lot B.

Being the same premises that Kenneth D. Scheatzle, Stanley R. Koloc and Lorrie M. Koloc, his wife, by deed dated January 15, 1994, recorded in Wayne County Record Book 914 at Page 268, granted and conveyed to Kenneth D. Scheatzle.

Title to said Premises vested in Frank B. Lockwood and Melissa Lockwood, his wife by Deed from Kenneth Scheatzle and Lorraine M. Koloc dated 06/10/2005 and recorded 06/14/2005 in the Wayne County Recorder of Deeds in Book 2789, Page 225.

Seized and taken in execution as property of:
Frank B. Lockwood 138 Old State Road SWEET VALLEY PA 18656
Melissa Lockwood 138 Old State Road SWEET VALLEY PA 18656

Execution No. 129-Civil-2015
Amount Due: \$178,983.53 Plus additional costs

January 4, 2017
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.

2/24/2017 • 3/3/2017 • 3/10/2017

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

By virtue of a writ of Execution instituted U.S. Bank N.A., as Trustee for Adjustable Rate Mortgage Trust 2005-10, Adjustable Rate Mortgage Mortgage Backed Pass Through Certificates, Series 2005-10 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 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 of land partially situate in Preston Township and partially in Starrucca Borough, County of Wayne and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at a heap of stones, the western corner of a tract of land in the warrantee name of James Cox; thence by the northern line of said tract north sixty-five (65) degrees east one hundred and forty (140) rods to a stones corner; thence by land conveyed by Charles S. Cox to Jirah Mumford south twenty-six (26) degrees east one hundred and thirty-five (135) rods to a corner; thence south sixty-four (64) degrees west one hundred and forty (140) rods to a stones corner; and thence by the said tract of James Cox, north twenty-six (26) degrees west one hundred and thirty-five (135) rods to the place of BEGINNING.

Excepting and reserving a 47.06 acre parcel which was conveyed to Barry S. Haines and Ursula E. Lacey by deed dated 02/01/91 and recorded in Wayne County Record Book 542, Page 115.

Also Excepting and reserving a 6.72 acre parcel which was conveyed to Barry S. Haines and Ursula E. Lacey by deed dated 02/01/91 and recorded at Wayne County Record Book 551, Page 166.

TITLE TO SAID PREMISES IS VESTED IN Bernice R. Phillips, by Deed from Adam S. Choi and Sontok Choi, his wife, by Adam S. Choi, her duly appointed agent, Dated 06/20/2005, Recorded 06/23/2005, in Book 2796, Page 31.

Tax Parcel: 25-0-0140-0023.A

Premises Being: 1010 Jacobs Ladder Road, Starrucca, PA 18462

Seized and taken in execution as property of:
Bernice R. Phillips 183 Winter Street HYANNIS MA 02601

Execution No. 144-Civil-2016
Amount Due: \$205,664.14
Plus additional costs

January 3, 2017
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.

2/24/2017 • 3/3/2017 • 3/10/2017

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

By virtue of a writ of Execution instituted JPMorgan Chase Bank, N.A. s/b/m to Chase Home Finance, LLC, s/b/m to Chase Manhattan Mortgage Corporation issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 22nd 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 1903, section 16 of the Hideout, 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 the same land which Hideout Properties, Inc. by deed dated August 3, 1985 and intended to be recorded herewith, granted and conveyed to Karmit, Inc. Being the same premises conveyed to Edward J. Pfaeffle and Kathleen T. Pfaeffle his wife, by deed recorded in book 513, page 812

TITLE TO SAID PREMISES IS VESTED IN EDWARD J. PFAEFFLE AND KATHLEEN T. PFAEFFLE, HIS WIFE, by Deed from LEWIS T. KULIK AND LORETTA S. KULIK, HIS WIFE, Dated 09/29/1989, Recorded 10/02/1989, in Book 513, Page 812.

By virtue of EDWARD J. PFAEFFLE's death on or about 12/03/2012, his ownership interest was automatically vested in the surviving tenant by the entirety.

Tax Parcel: 12-0-0025-0100

Premises Being: 1903 Windemere Lane, Lake Ariel, PA 18436

Seized and taken in execution as property of:
Kathleen Pfaeffle 1903 Windemere Lane, The Hideout LAKE ARIEL PA 18436

Execution No. 519-Civil-2016
Amount Due: \$180,399.16
Plus additional costs

January 3, 2017
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.

2/24/2017 • 3/3/2017 • 3/10/2017

**SHERIFF'S SALE
MARCH 29, 2017**

By virtue of a writ of Execution instituted Ditech Financial 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 29th 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 situate in the Borough of Honesdale, (formerly Township of Texas), County of Wayne, State of Pennsylvania, and known as Lot No. Nineteen (19) of the survey made by Lewis Collins for T.B. Clark and Company, May 20 and 21, 1890, bounded and described as follows:

Beginning at a point on the West of Wood Street adjoining the southeast corner of Lot No. 16 and running westward one hundred (100) feet along line of Lot No. Sixteen (16) to a corner; thence at right angles southward fifty (50) feet along the line of Lot No. Eighteen (18) to a corner; thence eastward one hundred (100) feet along the line of Lot No. Twenty-eight (28) to Wood Street; thence

northward fifty (50) feet along the West side of Wood Street to the place of Beginning. Containing five thousand (5,000) square feet of land be the same more or less.

Map and Parcel ID: 11-0-0004-0055

Being known as: 7 Wood Street, Honesdale, Pennsylvania 18431.

Title to said premises is vested in Eleanor R. Curyk by deed from Jeffrey G. Herzog and Donna M. Herzog dated December 14, 1988 and recorded December 14, 1988 in Deed Book 500, Page 214. Thereafter, the said Eleanor R. Curyk died on March 21, 2013, and Letters of Administration were granted to Daniel N. Capuano on November 13, 2013, whereupon on May 29, 2015, Daniel N. Capuano died and at this time no substitute has been appointed to administer such estate in his place and stead thereby vesting title in Stephen Curyk, Known Surviving Heir of Eleanor R. Curyk and Unknown Surviving Heirs of Eleanor R. Curyk by operation of law.

Seized and taken in execution as property of:
Stephen Curyk, Known Surviving Heir of Eleanor R. Curyk 7 Wood Street, HONESDALE PA 18431
Unknown Surviving Heirs of Eleanor R. Curyk 7 Wood Street HONESDALE PA 18431

Execution No. 260-Civil-2016
Amount Due: \$63,598.23 Plus

additional costs

January 17, 2017
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.

3/3/2017 • 3/10/2017 • 3/17/2017

**SHERIFF'S SALE
MARCH 29, 2017**

By virtue of a writ of Execution instituted Freedom Mortgage Corporation issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 29th 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 and parcel of land, lying, situate and being in the Township of Dreher, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the center of Pennsylvania Route 507 (SR 0507) and being the common corner of Parcels A and B as more specifically depicted upon a map showing lands of Ethel Akers, dated May 22, 1991, as surveyed by Harry F. Schoenagel, P.L.S. and recorded in Wayne County Map 75 at Page 127; thence along the center of Pennsylvania Route 507 (SR 0507) North 59 degrees 27 minutes 40 seconds East 424.11 feet to a point in the center of roadway; thence continuing North 60 degrees 38 minutes 40 seconds East 100.04 feet to a point on the center of said roadway; thence 22 degrees 36 minutes 00 seconds East 122.50 feet to a set rebar; thence, North 82 degrees 45 minutes 35 seconds West 267.85 feet to a found iron pin; thence South 27 degrees 00 minutes 59 seconds West 46.28 feet to a found iron pin; thence, North 63 degrees 44 minutes 39 seconds West 38.71 feet to a found iron pin; thence, North 43 degrees 25 minutes 09 seconds West 48.82 feet to a found iron pin; thence, North 83 degrees 01 minutes 52 seconds West 175.15 feet to a found iron pipe; thence, North 83 degrees 10

minutes 39 seconds West 191.53 feet to a set iron pin, and being the common corner of Parcels A and B as referenced in the aforesaid map; thence South 25 degrees 14 minutes 33 seconds East along the common boundary line Parcel B a distance of 516.10 feet to the place and point of beginning.

CONTAINING 4.02 acres and being Parcel "A" as depicted upon the map showing lands of Ethel Akers, Dreher Township, Wayne County, Pennsylvania, dated May 22, 1991 as surveyed by Harry F. Schoenagel, P.L.S. and recorded of public record on February 5, 1992 in the office of the Recorder of Deeds in and for Wayne County, Pennsylvania.

HAVING erected thereon a dwelling known as 1533 Mill Creek Road, Newfoundland, PA 18445.

PARCEL NO. 8-352-77.0001.

BEING the same premises which John W. Akers, Jr., by Deed dated 11/18/2004 and recorded on 11/22/2004 in the Recorder's Office of Wayne County, Pennsylvania, Deed Book Volume 2657, page 63, granted and conveyed unto George F. Bird

Seized and taken in execution as property of:
George F. Bird 1533 Mill Creek Road, NEWFOUNDLAND PA 18445

Execution No. 326-Civil-2016

Amount Due: \$209,861.23 Plus additional costs

January 12, 2017
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.

Lois M. Vitti Esq.

3/3/2017 • 3/10/2017 • 3/17/2017

**SHERIFF'S SALE
MARCH 29, 2017**

By virtue of a writ of Execution instituted Dime Bank issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 29th 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 lying, situate and being in the Borough of Honesdale, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING in the center of the highway or public road leading from Honesdale to Berlin; thence along the land formerly of Patrick Filbert, North eighty-four and one-half (84 2) degrees West twenty-eight (28) rods and fifteen (15) links to a stone wall corner; thence along the land formerly of Henry Heath, North nine (09) degrees West ten (10) rods and eight (08) links to a stone wall corner; thence along the land formerly of William Seaman, South eighty-four and one-half (84 2) degrees East thirty-three (33) rods and four (04) links to the center of the highway or public road before mentioned; thence along the same, South seventeen and one-half (17 2) degrees West ten (10) rods and thirteen (13) links to the point or place of BEGINNING. CONTAINING two (02) Acres of land, be the same more or less.

EXCEPTING AND RESERVING out of the above described lands one (01) Acre of land which Alice Lynett by deed dated October 28th, 1919, and recorded in Wayne County Deed Book No. 112 at page 389, granted and conveyed

unto Chauncey Allen, et. ux.

BEING the same premises which Henry M. Borsdam Trustee for David R. Borsdam and David R. Borsdam and Betty Jane Borsdam, husband and wife, by deed dated October 11, 1972 and recorded in Wayne County Deed Book 288 at page 139, granted and conveyed unto David R. Borsdam and Betty Jane Borsdam, husband and wife.

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

Tax Parcel No. 11-0-0254-0049 and Control No. 015544.

Address being: 328 Cliff Street, Honesdale, PA 18431

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

Execution No. 406-Civil-2016
Amount Due: \$271,999.92 Plus additional costs

January 12, 2017
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:
That all claims to the property will be filed with the sheriff before the sale and all claims to the proceeds

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

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

David M. Gregory, Esq.

3/3/2017 • 3/10/2017 • 3/17/2017

**SHERIFF'S SALE
MARCH 29, 2017**

By virtue of a writ of Execution instituted Nationwide Capital Group, 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 29th 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 and lot of land situate in the Township of Lake, County of Wayne, Commonwealth of Pennsylvania, bounded and described as follows to wit:

BEING Lot Number 4 of Gravity Railroad Estates, containing 9.4 acres of land, more or less, as shown on map of lands of Pennsylvania, dated May, 1979, prepared by James Hinton, Registered Surveyor, and recorded in the Office for the Recording of Deeds in and for Wayne County Pennsylvania in Map Book 41, Page 66.

Subject however to the same covenants, conditions and right of use regarding a drain field and septic system to the benefit of the owners, their heirs, successors and assigns of Lot #5 as set forth in Deed Book 518, Page 365-68 incl. with the Wayne County Recorder of Deeds Office.

ALSO SUBJECT to the same exceptions, restrictions, reservations and conditions as are contained in former deeds in the chain of title.

BEING the same premises which Franklin Bruce Werthwein and Margaret E. Werthwein, his wife, by their deed dated the 14th day of September, 1993, and recorded in Wayne County Record Book 854 at Page 210, granted and conveyed unto Joseph J. Tayoun, unmarried.

FURTHER BEING the same premises which the Tax Claim Bureau of Wayne County, Pennsylvania, by its deed dated the 9th day of September, 2013, and recorded in Wayne County Record Book 4649 at Page 61, granted and

conveyed unto Jeffrey S. Treat.

FURTHER BEING the same premises which Jeffrey S. Treat, by his deed dated the 30th day of June, 2014, and recorded in Wayne County Record Book 4738 at Pages 123-25, conveyed unto Lake 12685, LLC.

TAX MAP NO.: 12-0-0068-0005.-

PROPERTY ADDRESS: Lot #4 Stockfarm Road, Lake Ariel, PA 18436

Seized and taken in execution as property of:
Estate of Joseph J. Tayoun, Joseph Tayoun, III, Personal Representative 722 East Northampton Street WILKES BARRE PA 18706
LAKE 12685, LLC c/o Jeffrey S. Treat, 926 Court Street HONESDALE PA 18431

Execution No. 696-Civil-2015
Amount Due: \$74,698.81 Plus additional costs

January 17, 2017
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.

3/3/2017 • 3/10/2017 • 3/17/2017

CIVIL ACTIONS FILED

*FROM FEBRUARY 4, 2017 TO FEBRUARY 10, 2017
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2009-00323	ENDEN ALYCIA	2/06/2017	SATISFACTION	—
2011-20497	RODE VINCENT P	2/06/2017	SATISFACTION	23,308.09
2011-20497	RODE MARIE	2/06/2017	SATISFACTION	23,308.09
2012-21719	BASILE ANTHONY P	2/06/2017	SATISFACTION	1,525.42
2012-21719	BASILE SUZETTE	2/06/2017	SATISFACTION	1,525.42
2014-00243	CONNOR ROBERT	2/07/2017	SATISFACTION	—
2014-20203	LINES JASON	2/10/2017	SATISFACTION	—
2015-00706	RAM JOEL M	2/10/2017	JGMT/ARBITRATION AWD	2,822.74
2016-00147	WOOD DONALD A JR	2/10/2017	JUDGMENT "IN REM"	66,851.35
2016-00147	WOOD MARGARET H A/K/A	2/10/2017	JUDGMENT "IN REM"	66,851.35
2016-00147	SCHMALZRIEDT MARGARET HEATHER N/K/A	2/10/2017	JUDGMENT "IN REM"	66,851.35
2016-00147	WOOD MARGARET HEATHER	2/10/2017	JUDGMENT "IN REM"	66,851.35
2016-00396	CONWAY JAMES T	2/06/2017	SATISFACTION	—
2016-00396	CONWAY LISA L	2/06/2017	SATISFACTION	—
2016-00447	PATTEN TRAVIS	2/07/2017	JDGMT IN EJECTMENT	—
2016-00447	OCCUPANTS	2/07/2017	JDGMT IN EJECTMENT	—
2016-00447	PATTEN TRAVIS	2/07/2017	WRIT OF POSSESSION	—
2016-00447	OCCUPANTS	2/07/2017	WRIT OF POSSESSION	—
2016-00479	THOMPSON JOHN	2/06/2017	JDGMT BY COURT ORDER	30,000.00
2016-00479	THOMPSON ALLISON	2/06/2017	JDGMT BY COURT ORDER	30,000.00
2016-00493	MCINTYRE WILLIAM	2/10/2017	WRIT OF EXECUTION	94,338.83
2016-00519	PFAEFFLE KATHLEEN T	2/07/2017	AMEND "IN REM" JUDG	186,638.12
2016-00587	KRISOVITCH KARA	2/07/2017	DEFAULT JUDG IN REM	173,834.22
2016-00587	KRISOVITCH PETER	2/07/2017	DEFAULT JUDG IN REM	173,834.22
2016-20500	TOOMA KARLO	2/06/2017	REIS/WRITSCIREFACIAS	—
2016-21079	ROYCHOWDHURY RUPANJALI	2/06/2017	SATISFACTION	620.14
2016-21079	CHAKRABORTY BHASKAR	2/06/2017	SATISFACTION	620.14
2016-21127	JORDAN HOLDINGS LLC	2/06/2017	WRIT OF SCIRE FACIAS	—
2017-20095	SMITH LONZO D	2/06/2017	JUDGMENT	1,078.50
2017-20096	DIMMER EDWARD A	2/06/2017	TAX LIEN	39,596.43
2017-20097	ROBINSON GARY	2/06/2017	FEDERAL TAX LIEN	16,836.92
2017-20097	ROBINSON BRINDA	2/06/2017	FEDERAL TAX LIEN	16,836.92
2017-20098	CAVAGE PAUL	2/06/2017	FEDERAL TAX LIEN	12,840.94
2017-20098	CAVAGES COUNTRY FARM MARKET	2/06/2017	FEDERAL TAX LIEN	12,840.94
2017-20099	NEMSCHICK DEBRA A	2/06/2017	FEDERAL TAX LIEN	12,807.46
2017-20100	CLAUSS PATRICK	2/06/2017	FEDERAL TAX LIEN	9,050.60
2017-20100	CLAUSS GRACE	2/06/2017	FEDERAL TAX LIEN	9,050.60
2017-20101	CINEMA ARTS INC A CORPORATION	2/06/2017	FEDERAL TAX LIEN	12,421.19

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

2017-20102	BEFUMO PAULA		2/06/2017	JP TRANSCRIPT	3,398.38
2017-20103	MAUSOLF VINCENT R		2/06/2017	WRIT OF REVIVAL	16,666.00
2017-20103	MAUSOLF DEANNE		2/06/2017	WRIT OF REVIVAL	16,666.00
2017-20104	MONKO LUCILLE		2/07/2017	MUNICIPAL LIEN	947.20
2017-20105	JOHNSON CORNELIA		2/07/2017	MUNICIPAL LIEN	1,452.74
2017-20106	SCHLAU LEONARD		2/07/2017	MUNICIPAL LIEN	1,455.74
2017-20106	SCHLAU ELIZABETH		2/07/2017	MUNICIPAL LIEN	1,455.74
2017-20107	CLARK MICHAEL		2/07/2017	MUNICIPAL LIEN	1,477.24
2017-20107	CLARK SUZANNE		2/07/2017	MUNICIPAL LIEN	1,477.24
2017-20108	CABINS & CAMPS LLC		2/07/2017	MUNICIPAL LIEN	1,451.34
2017-20109	STILES HOWARD		2/07/2017	MUNICIPAL LIEN	1,459.36
2017-20109	STILES JOANN		2/07/2017	MUNICIPAL LIEN	1,459.36
2017-20110	ANTHONY CHURCH SR CONSTRUCTION CO INC		2/07/2017	MUNICIPAL LIEN	1,475.14
2017-20110	CHURCH ANTHONY SR		2/07/2017	MUNICIPAL LIEN	1,475.14
2017-20111	LICOPOLI ROBERT		2/07/2017	MUNICIPAL LIEN	947.20
2017-20112	ALANNE LLC		2/07/2017	MUNICIPAL LIEN	947.20
2017-20112	GREGORY D A		2/07/2017	MUNICIPAL LIEN	947.20
2017-20112	GREGORY E A		2/07/2017	MUNICIPAL LIEN	947.20
2017-20113	LAZOR JOHN JR		2/07/2017	MUNICIPAL LIEN	947.70
2017-20113	LAZOR ALEXANDRA L		2/07/2017	MUNICIPAL LIEN	947.70
2017-20114	BATISTA CARLOS		2/07/2017	MUNICIPAL LIEN	947.20
2017-20115	HENKES THEODORE		2/07/2017	MUNICIPAL LIEN	798.34
2017-20115	HENKES IRIS		2/07/2017	MUNICIPAL LIEN	798.34
2017-20116	DIVERSIFIED AMPHIL CORP		2/07/2017	MUNICIPAL LIEN	985.95
2017-20116	RAMIREZ ALFRED		2/07/2017	MUNICIPAL LIEN	985.95
2017-20117	CLEMONS EMMA		2/07/2017	MUNICIPAL LIEN	985.41
2017-20118	KLEIN ANDREW		2/07/2017	MUNICIPAL LIEN	947.20
2017-20119	LAWLOR ANNE MARIE		2/07/2017	MUNICIPAL LIEN	953.31
2017-20120	COURTNEY THOMAS J ESTATE OF		2/07/2017	MUNICIPAL LIEN	985.41
2017-20121	KLEIN ANDREW		2/07/2017	MUNICIPAL LIEN	947.20
2017-20122	ENGGASSER HARRY		2/07/2017	MUNICIPAL LIEN	986.67
2017-20122	ENGGASSER KATHLEEN		2/07/2017	MUNICIPAL LIEN	986.67
2017-20123	ROLLISON CHRISTINA L		2/07/2017	FEDERAL TAX LIEN	52,061.44
2017-20124	ROLLISON MATTHEW W		2/07/2017	FEDERAL TAX LIEN	52,061.44
2017-20125	ASLEY L GAGER LEARNING CENTER		2/07/2017	FEDERAL TAX LIEN	9,410.28
2017-20126	ONEILL MICHAEL V		2/07/2017	FEDERAL TAX LIEN	14,294.40
2017-20127	MCKEEBY CHRISTINA MARIE		2/10/2017	JUDGMENT	1,430.46
2017-20128	BLACK RICHARD PATRICK		2/10/2017	JUDGMENT	1,415.00
2017-20129	WILSON DANIEL		2/10/2017	JUDGMENT	2,414.00
2017-40005	GRAVITY RSE INC OWNER	P	2/10/2017	WAIVERMECHANICSCLAIM	—
2017-40005	FRANCIS SMITH & SONS INC CONTRACTOR		2/10/2017	WAIVERMECHANICSCLAIM	—
2017-40006	GRAVITY RSE INC OWNER	P	2/10/2017	WAIVERMECHANICSCLAIM	—
2017-40006	1ST ALARM SECURITY CONTRACTOR		2/10/2017	WAIVERMECHANICSCLAIM	—
2017-40007	GRAVITY RSE INC OWNER	P	2/10/2017	WAIVERMECHANICSCLAIM	—
2017-40007	GRASSIE & SONS INC CONTRACTOR		2/10/2017	WAIVERMECHANICSCLAIM	—

2017-40008	GRAVITY RSE INC OWNER	P	2/10/2017	WAIVERMECHANICSCLAIM	—
2017-40008	GRIMM CONSTRUCTION INC CONTRACTOR		2/10/2017	WAIVERMECHANICSCLAIM	—
2017-40009	GRAVITY RSE INC OWNER	P	2/10/2017	WAIVERMECHANICSCLAIM	—
2017-40009	FRITZ BROS INC CONTRACTOR		2/10/2017	WAIVERMECHANICSCLAIM	—
2017-90015	CARNEY SUSIE MAE		2/10/2017	ESTATE CLAIM	6,602.14

CIVIL APPEALS — AGENCIES: DEPT. OF TRANSPORTATION

CASE NO.	INDEXED PARTY		TYPE	DATE	AMOUNT
2017-00064	HARRISON GEORGE F		PLAINTIFF	2/10/2017	—
2017-00064	COMMONWEALTH OF PENNA DEPARTMENT OF TRANSPORTATION		DEFENDANT	2/10/2017	—

CIVIL APPEALS — AGENCIES: OTHER

CASE NO.	INDEXED PARTY		TYPE	DATE	AMOUNT
2017-00058	GUADAGNO THOMAS PLAINTIFF/APPELLEE		PLAINTIFF	2/06/2017	—
2017-00058	GENNAROS PROPERTY MANAGEMENT DEFENDANT/APPELLANT		DEFENDANT	2/06/2017	—

CONTRACT — DEBT COLLECTION: OTHER

CASE NO.	INDEXED PARTY		TYPE	DATE	AMOUNT
2017-00057	NOLA MICHAEL HOLDING CORP PLAINTIFF/APPELLANT		PLAINTIFF	2/06/2017	—
2017-00057	LONGO JOSEPH E III DEFENDANT/APPELLEE		PLAINTIFF	2/06/2017	—

CONTRACT — OTHER


CASE NO.	INDEXED PARTY		TYPE	DATE	AMOUNT
2017-00060	YATTAW CHRISTOPHER PLAINTIFF/APPELLEE		PLAINTIFF	2/06/2017	—
2017-00060	BABCOCK CRYSTAL PLAINTIFF/APPELLEE		PLAINTIFF	2/06/2017	—
2017-00060	KUESTER GLORIA DEFENDANT/APPELLANT		DEFENDANT	2/06/2017	—
2017-00062	LEES LAWN CARE LLC PLAINTIFF/APPELLEE		PLAINTIFF	2/08/2017	—
2017-00062	WEBSTER EUGENE DEFENDANT/APPELLANT		DEFENDANT	2/08/2017	—

ORDER

CASE NO.	INDEXED PARTY		TYPE	DATE	AMOUNT
2017-00061	LOCAL RULES OF JUDICIAL ADMINI		PLAINTIFF	2/08/2017	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2017-00059	CHRISTIANA TRUST A DIVISION OF	PLAINTIFF	2/06/2017	—
2017-00059	WILMINGTON SAVINGS FUND SOC	PLAINTIFF	2/06/2017	—
2017-00059	HALL WESTLEY J JR	DEFENDANT	2/06/2017	—
2017-00059	HALL CONNIE LEE	DEFENDANT	2/06/2017	—
2017-00063	ORFALI JACOB	PLAINTIFF	2/08/2017	—
2017-00063	ANTHONY CHURCH SR CONSTRUCTION	DEFENDANT	2/08/2017	—



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

Don't Miss an Issue!
Get weekly Sheriff Sales, Estate Notices, Mortgages, Deeds, Judgments & MORE.

Subscribe Today!
Subscription Rates Per Year – Prepay Only!

Mailed Copy \$100
Emailed Copy Free

Email baileyd@ptd.net or call 570-251-1512.

WAYNE COUNTY BAR ASSOCIATION




www.waynecountylawyers.org

22nd Judicial District

MORTGAGES AND DEEDS

*RECORDED FROM FEBRUARY 20, 2017 TO FEBRUARY 24, 2017
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Denoie Bayard J	Mortgage Electronic Registration Systems	Honesdale Borough	
Denoie Jeryl A			318,708.00
Crandall Michael L	Wayne Bank	Preston Township Preston & Buckingham Twps Buckingham Township Buckingham & Preston Twps	115,000.00 115,000.00
Tartas Joan L	N B T Bank	Salem Township	
Kolp Michele L Bianculli AKA Biancullikolp Michele L AKA Kolp Michele AKA Kolp Bruce Douglas II			50,000.00
Duggan Frederick J	N B T Bank	Dreher Township	
Duggan Teresa K AKA Duggan Teresa AKA			40,000.00
Fitzgerald Patrick F	N B T Bank	Salem Township	
Fitzgerald Anne K			40,000.00
Hoot Kimberly A	Dime Bank	Paupack Township	40,000.00
Valic Onorato J Jr	Dime Bank	Sterling Township	
Valic Jennifer			60,000.00
Vantrabert Thomas	Wayne Bank	Dreher Township	42,000.00
Crum Michael	Dime Bank	Palmyra Township	40,000.00
Kresock Richard R Kresock Patricia A	First National Bank Of Pa	Clinton Township	50,000.00
McCarthy Dennis	Mortgage Electronic Registration Systems	Paupack Township	
McCarthy Lorraine			237,000.00
Roberts Jessica L	Mortgage Electronic Registration Systems	Canaan Township	277,034.00
Fritz Kevin P	Honesdale National Bank	Honesdale Borough	94,000.00
Fritz Kevin P	Honesdale National Bank	Honesdale Borough	22,000.00
Fox Michael	Wayne Bank	Damascus Township	100,000.00
Forbes Michele M	Dime Bank	Salem Township	84,000.00
Sporer Thomas F Jr	Honesdale National Bank	Cherry Ridge Township	30,000.00
Heller Wayne R	Honesdale National Bank	Cherry Ridge Township	100,000.00
Rossbach Charles J Rossbach Patricia A	Honesdale National Bank	Oregon Township	180,000.00
Rutkowski Joel	Honesdale National Bank	Manchester Township	
Rutkowski Lauren			200,000.00
Gilson Michael J Gilson Mary Lisa	Honesdale National Bank	Berlin Township	85,000.00

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

Dakin Paul Robert	Mortgage Electronic Registration Systems	Salem Township	145,454.00
Rooney Patrick J Rooney Dorothy E	N B T Bank	Lake Township	100,000.00
Sheridan Jerry R Sheridan Joanne K	Penn Community Bank	Clinton Township 2	119,000.00
Conti Robert V	Mortgage Electronic Registration Systems	Lake Township	134,000.00
Storm Matthew Storm Jeanne	Wayne Bank	Paupack Township	338,412.00
Carlo Theodore J Carlo Laure E	Wayne Bank	Clinton Township 1	90,000.00
Poliakoff Nathaniel Andrew	Bethpage Federal Credit Union	Mount Pleasant Township	105,311.00
Kara Volkan	Pentagon Federal C U	Lake Township	132,000.00
Lavecchia Amanda	Mortgage Electronic Registration Systems	Salem Township	116,100.00
Lavecchia Thomas Bohrer Kathryn Ginsberg Norman			
Muglia Monica A	Mortgage Electronic Registration Systems	Oregon Township	
Muglia Christopher A			278,015.00
Nolan Patrick W Nolan Darlene J	Detore Charles D Detore Karen	Oregon Township	49,369.91
Zintel Donald R	Mortgage Electronic Registration Systems	Cherry Ridge Township	250,000.00
Zintel Diane M Saric Augustin	Mortgage Electronic Registration Systems	Clinton Township 1	189,000.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Porosky Theodore W Porosky Kathleen D	Crandall Michael L	Preston Township Preston & Buckingham Twps Buckingham Township Buckingham & Preston Twps	
Masloski Allen Masloski Rosalie	Clayton M P Flynn	Lake Township	Lot 2922
Dilello Family Poconos Property	Dilello John	Dreher Township	Lot 2
Hirshon Ronald Hirshon Ethel	Hirshon Ronald Tr Hirshon Ethel Tr Ronald Hirshon Living Trust Ethel Hirshon Living Trust	Salem Township	Lot 386
Piazza David Piazza Debra A	Piazza David	Paupack Township	Lot 190
Lawrence John Lawrence Mary	Lawrence Mary Lawrence John Lawrence Mary	Lehigh Township Lehigh Township	Lot 460 Lot 542

Lawrence Mary	Lawrence John Lawrence Mary	Lehigh Township	Lot 543
Lawrence Mary Lawrence Mary	Lawrence John	Lehigh Township	Lot 544
Lawrence Mary	Lawrence John Lawrence Mary	Lehigh Township	Lot 545
Gregory Ellen M	Hamilton William Lester Hamilton Robin Ella	Honesdale Borough	
Wilson Ronnie AKA Wilson Ronnie Dean AKA Wilson Ron AKA Wilson Connie AKA Wilson Connie Mae AKA	Wells Fargo Bank	Hawley Borough	Lots 14 & 16
Petrosky John J	Petrosky Michele M Forbes Michele M	Salem Township	Lot A
Stinson Daniel M Exr AKA Stinson Danny M Exr AKA Stinson Gerald Est	Stinson Danny M AKA Stinson Daniel M AKA	Dreher Township	
Woehrle Walter Woehrle Diane	Dakin Paul Robert	Salem Township	
Gutierrez Brian A Gutierrez Dawn M	Gutierrez Brian A Gutierrez Dawn M	Clinton Township 2	Lot 8R
Grimsich Jennifer Yenawine Andrew	Yenawine Andrew	Lehigh Township	
Nelson Clifford S Est AKA Nelson Clifford Est AKA Nelson Carol L Exr	Avery Alice L Nelson Carol L Lipiatos Karen	Cherry Ridge Township	
Detrick George T AKA By Af Detrick George AKA By Af Detrick Maureen B Af	Pasquaretto Michael Pasquaretto Antoni Etta Conti	Manchester Township	
Detrick George By Af Detrick Maureen B Af Detrick Maureen Boczar	Biscardi Gerard	Manchester Township	Lots 678 & 679
Calafut Michelle	Sheridan Jerry R Sheridan Joanne K	Clinton Township 2	
Zwanch Patrick J Carlo Silvio G	Henzes Michael J Sr Carlo Theodore J Carlo Laure E	Paupack Township Clinton Township 1	Lot 200
Urban Marilyn J Exr Hague Agnes L Est	Urban Marilyn J Urban Joseph M Benson Janet H Benson Edwin B	Lehigh Township	
Aragona Doreen Josephine Aragona Paul	Aragona Doreen Josephine Aragona Paul Aragona Carolyn Rose	Lake Township	Lot 4322
Housing & Urban Development Ferber Frederick C Ferber Catherine C	Barras George Poliakoff Nathaniel Andrew	Salem Township Mount Pleasant Township	Lot 20
Thompson Paul Thompson Laurette	Kara Volkan	Lake Township	Lot 1960

Weiss Frank J	Lavecchia Thomas	Salem Township	
Weiss Diane	Lavecchia Amanda		Lot 538
	Ginsberg Norman		
	Bohrer Kathryn		
Murphy Dennis R	Murphy Dennis R Tr	Salem Township	
Murphy Charlene H	Murphy Charlene H Tr		Lot 1878
	Dennis R Murphy Trust Agreement		
	Charlene H Murphy Trust Agreement		
Chase Stanley E By Sheriff	One Nine Nine Four Holdings	Salem Township	Lot 157
Rough Michael L Exr	Rough George C Jr	Paupack Township	
Rough George C Est	Rough Mathew A		Lot 14B
Deighton Robert R	Deighton Robert R	Damascus Township	
	Deighton Sandra Miller		Lot 1
Detore Charles D	Nolan Patrick W	Oregon Township	
Detore Karen	Nolan Darlene J		
Tuleya John E	Zintel Donald R	Cherry Ridge Township	
	Zintel Diane M		
Gerona Diane	Saric Augustin	Clinton Township 1	
Kelly Kim			
Hofflich Joel A	Vanderschans Edward	Damascus Township	
	Vanderschans Mei Yin		Lots 6 & 7

CLE Courses

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.

WAYNE COUNTY BAR ASSOCIATION



www.waynecountylawyers.org

Wayne County LEGAL JOURNAL

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

2017 LEGAL ADVERTISING RATES

Incorporation Notices \$45

One (1) time insertion

Fictitious Name Registration \$45

One (1) time insertion

Petition for Change of Name \$45

One (1) time insertion

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

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

General Advertising Rates

All Advertisements Are Pre-Pay

Subject to approval

Subject to space availability

Credit Cards accepted—Mastercard and Visa only.

**Prices are based upon your advertisement
submitted camera-ready or via email in PDF
or JPG format.**

Certain Restrictions Apply

The Wayne County Legal Journal

is published every Friday—52 issues per year.

The deadline for all advertising is 10 AM on
Monday for the Friday publication.

Contact for Advertising Details:

Phone: 570-251-1512

Fax: 570-647-0086

Email: baileyd@ptd.net

	One Insertion	Quarterly (3 Issues)	Semi-Annual (6 Issues)	Annual (12 Issues)
Full Page	\$100	\$850	\$1,300	\$2,100
Half Page	\$75	\$525	\$795	\$1,265
Quarter Page	\$50	\$325	\$475	\$745
Eighth Page	\$35	\$195	\$275	\$435

Ad Charges subject to artwork adjustment fee, call for details

Subscription Rates

One Issue \$5 per issue
Mailed Copy \$100 per year
Emailed Copy Free



Full Page:
4"W X 7"H

Half Page:
4"W X 3 1/2"H

Quarter Page:
2"W X 3 1/2"H
4"W X 1 3/4"H

Eighth Page:
2"W X 1 3/4"H



Estate Notice Advertising Form

COST \$65 + A fee of \$10 will be added to all legal notices for the Notarized Proof of Publication. Minimum insertion fees apply.

All Notices published are Pre-Pay.

MasterCard and Visa Accepted. Make check payable to Bailey Design and Advertising.
PLEASE PRINT CLEARLY

ESTATE OF _____

A.K.A.s _____

LATE OF TOWNSHIP/BOROUGH _____

Executor () Administrator () *Please check one.*

List names and addresses of Executors or Administrators

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

ATTORNEY

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Mail form to:
Bailey Design and Advertising
c/o WCBA/Estate Notice Advertising
3305 Lake Ariel Highway, Suite 3
Honesdale, PA 18431

If you would like to drop the form off, the office is located on Route 191 S before Suburban Propane on the right, in the same building as the Hotel Café.

Phone: 570-251-1512 Fax: 570-647-0086

Email: baileyd@ptd.net



Wayne County Legal Journal Subscription Form

PLEASE PRINT CLEARLY

Name _____

Address _____

City _____ State _____ Zip _____

Phone (____) _____ - _____

Email Address _____ @ _____

Subscription Options and Rates

Mailed copy ONLY \$100 per year

Emailed copy ONLY Free

Individual copies \$5 each

Your subscription year will begin from the date your subscription form and payment are received.

WC Legal Journal is published every Friday, except for Holidays.

Please fax completed form to 570-647-0086 or email to baileyd@ptd.net

Display Advertising Available

MAKE CHECK PAYABLE TO BAILEY DESIGN AND ADVERTISING

Please call for Rates —570-251-1512 or email baileyd@ptd.net



Legal Journal of Wayne County
3305 Lake Ariel Highway, Suite 3
Honesdale, PA 18431