

WAYNE COUNTY BAR ASSOCIATION

OFFICIAL LEGAL JOURNAL

OF WAYNE COUNTY, PA



April 21, 2017
Vol. 7, No. 7
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 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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Publisher:
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3305 Lake Ariel Highway, Suite 3
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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
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

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Sheriff

Mark Steelman

District Attorney

Janine Edwards, Esq.

Prothonotary, Clerk of The Court

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Joe Adams

Treasurer

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Deborah Bates

Coroner

Edward Howell

Auditors

Carla Komar
Judy O’Connell
Kathleen A. Schloesser

Jury Commissioners

Judith M. Romich
Patricia Biondo

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

COURT CALENDAR

Monday, April 24, 2017

Time 9:00 AM
Subject Sheppard v Catania 515-2009-DR
Location Pre-trial Conf
Farrell/Nardozzi/Katsock

Time 9:30 AM
Subject Civil Rule Returnable
Dime bank v. Putzi 28-2014-CV Martin/Anders
Zinnel v. Big Apple 4-2014-CV Zimmer/Pro Se
Phillips v. Hanczyc & Noone 642-2013-CV Waldron/Bugaj
Portfolio v. Krote 721-2013-CV Polas/Conaboy
Mervick Bank v. Ball 659-2013-CV Murray/Pro Se
Culotta v. Grassie & Sons, Inc 450-2013-CV Manley/Clause
Sullivan v. Commonwealth of PA PENNDOT 450-2013-CV Farley/Kopacz
Worley v. SCI Waymart 171-2013-CV Prose/Pro Se
Phippen v. Martines/Ellette/Nish/DOC 630-2008-CV Prose/Pro Se
Roan v. A& C Flooring 477-2012-CV Goldenziel/Weiner/Geroulo
Vanderbilt Mortgage v. Couse 61-2014-CV Diskin/Pro Se
Paige v. Gordon 143-2014-CV Pro Se/Pro Se
Dirlam v. Beddoe 152-2014-CV Martin/Pro Se
Federal National Mortgage Association v. John Doe and or Tenant 153-2014-CV Kishbaugh/Pro Se
Bank of America v. Lister 95 & 98-2015-CV Lashin/Pro Se
Erie/Sennefelder v. Utegg 99-2015-CV Cummins/Pro Se
Portfolio v. Rollison 201-2015-CV Janello/Pro Se
Portfolio v. Ulrichs 202-2015-CV Janello/Pro Se

Time 10:00 AM
Subject Nobilski v. Atlas Honesdale 126-2014-CV
Location Motion for Judgement on Pleadings
McGraw/Blum

Time 11:00 AM
Subject Com v. Williams 363-2016-CR
Location Commonwealth's motion for Pre-Trial Discovery
Howell/Burlein

Time 1:30 PM
Subject Com v. Brundage 33-2014-CR
Location PCRA
DA/Riegel

COURT CALENDAR

Tuesday, April 25, 2017

Time 9:00 AM
Subject Motions Court

Time 9:30 AM
Subject Commonwealth Matters
435-2016 Mauriello, Joseph Burlein
411-2016 Adelar, David Farrell
420-2015 Wood, Polly Farrell
450-2016 Crowley, Joseph Farrell
436-2016 Wells, Thornton Ellis
382-2016 Chapman, John Henry
224 & 233-2016 Gilson, Grant Burlein
38-2017 Clark, Joseph Farrell

Time 11:00 AM
Subject In Re: Jacquelyn Byrd 72-2017-CV
Location Name Change

Time 11:30 AM
Subject Criminal Pre-Trials
Location Public Defenders ONLY

Time 11:30 AM
Subject Extradition
Diaz Gonzolo (USP)

Time 1:30 PM
Subject Gustin v Empire 612-2015-cv
Location Argument
Bugaj/

Wednesday, April 26, 2017

Time 9:00 AM
Subject Central Court 3rd Floor Courtroom

Time 9:00 AM
Subject Delinquent Status Reports/Certification of Notice
Estate of Micari 35-2017-OCD
Estate of Surace 24-2013-OCD Kay/
Estate of Lamberton 34-2017-OCD Munley/
Estate of Whipple 33-2017-OCD Magnotta/

COURT CALENDAR

Time 9:30 AM
Subject Gilpin v. Gilpin 249-2013-DR
Location Motion for Sanctions
Scallion/ Pro Se

Time 9:30 AM
Subject Gravity v Germain 659-2015-CV
Location Non Jury Trial
Fischer/Germain

Time 10:00 AM
Subject IN Re: J.Y. 22-2016-Adoption
Location Adoption
Campbell

Time 10:30 AM
Subject Borough of Honesdale v. Smith 2016-401-CV and Morris 400-2016-CV
Location Amended Petition to Strike or open confessed Judgment.
Sherr/Bugaj

Time 11:30 AM
Subject Schwartz pre-trial

Time 1:00 PM
Subject Baudendistel v. Macking 339-2016-CV
Location Argument on Summary Judgment
Morahan/Vinsko

Time 2:00 PM
Subject Lesak v. McVeigh 81-2009-DR
Location Contempt

Time 2:30 PM - 3:30 PM
Subject Schellberg v Schellberg 529-2015-cv
Location Motion in Limine
Clause/Fischer

Thursday, April 27, 2017

Time 9:00 AM
Subject Motions Court

COURT CALENDAR

Time 9:30 AM - 11:30 AM
Subject Commonwealth Matters
364 & 196-2016 Hanson, Kamie Mincer
435-2016 Mauriello, Joseph Burlein
411-2016 Adelar, David Farrell
420-2015 Wood, Polly Farrell
429-2016 Miller, Maria Novajosky
450-2016 Crowley, Joseph Farrell
436-2016 Wells, Thornton Ellis
382-2016 Chapman, John Henry
224 & 233-2016 Gilson, Grant Burlein

Time 1:30 PM
Subject Commonwealth Matters

Time 3:00 PM
Subject Criminal Pre-Trials
Commonwealth Jillian Millard 424-2016-cr Pro se
Commonwealth Justin Passeti 423-2016-cr Pro se
Commonwealth Kimberly Cleveland 49-2017-cr Pro se
Commonwealth Richard Young 401-2016-cr Lampman (RR to w/draw on 4/20)

Friday, April 28, 2017

Time 9:00 AM
Subject PFA

Time 10:00 AM
Subject Kernoshak v WCBOA 567-2016-cv
Location Tax assessment appeal
Pro se/Krause

Time 10:30 AM
Subject Pawelic v. Broniewski 508-2016-CV
Location Motion to Vacate February 27, 2017 Order
Rischer/Howell

Time 11:00 AM
Subject In re: C.H. Involuntary Termination
Location 2-2017-AD
Brown

CUSTODY CALENDAR

Monday, April 24, 2017

Time 9:00 AM
Location Varecka/PA Department of Transportation Board of View

Time 9:15 AM
Subject Opalek v. Roy 28-2017-DR
Location Custody Hearing (Wilson)
Pro Se/ Pro Se

Wednesday, April 26, 2017

Thursday, April 27, 2017

Time 9:15 AM
Subject Howell v. Lamberton/Correra 520-2015-DR
Location Custody Hearing (Schloesser)
Campbell/Nardozzi

Time 1:15 PM
Subject Kaisen v. Kaisen 617-2016-DR
Location Custody Conference (Schloesser)
Farley/Gaughan

Time 2:15 PM
Subject Palmigiano v. Palmigiano 157-2017-DR
Location Custody Conference (Schloesser)
Campbell/Pro Se

Friday, April 28, 2017

Time 9:15 AM
Subject Voto v. Boucher 123-2017-DR
Location Custody Conference (Schloesser-4th Floor Jury Room)

Time 9:15 AM
Subject Steele v Hendrickson 570-2016-dr
Location Custody Hearing (Wilson)
Bugaj/Rechner

CRIMINAL CASES

April 13, 2017 — The following cases were addressed by the Honorable Raymond L. Hamill, President Judge, Wayne County.

MICHELLE BUCK, age 54 of Starrucca, PA, was sentenced to the Wayne County Correctional Facility for a period of not less than 48 hours nor more than 6 months for one count of Possession of Drug Paraphernalia, an ungraded Misdemeanor and one count of DUI, an ungraded Misdemeanor. She was also ordered to pay the costs 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 on June 25, 2016, in Mount Pleasant Township, PA. Her BAC revealed a .157% and Controlled Substances.

JUSTIN WILLIAM HAYMOND, age 27 of Scranton, PA, was sentenced to a State Correctional Institution for a period of not less than 3 months nor more than 84 months for one count of Criminal Trespass-Enter Structure, a Felony of the 3rd Degree. He was also ordered to pay the costs of prosecution, pay a fine in the amount of \$400.00, pay restitution in the total amount of \$18,528.15, and pay \$250.00 to the DNA Detection Fund. The incident occurred on February 6, 2012, in Waymart Borough, PA.

BRANDON IRWIN, age 28 of Honesdale, PA, was sentenced on two separate cases, to a State Correctional Institution for a period of not less than 24 months nor more than 84 months for one count of Fleeing or Attempting to Elude a Police Officer, a Felony of the 3rd Degree, one count of DUI, a Misdemeanor of the 1st Degree, one count of Driving While Operating Privileges Suspended/Revoked-DUI Related, a Summary Offense, and one count of Accident to Attended Vehicle or Property, a Misdemeanor of the 3rd Degree. He was also ordered to pay the costs of prosecution, pay fines in the total amount of \$2,500.00, comply with all recommendations of the drug and alcohol assessment, and submit to the drawing of a DNA sample and pay \$250.00 for the cost. The incidents occurred on September 18, 2016, in Mount Pleasant Township, PA. He refused to submit to a blood test.

FLOYD KLEINERT, age 58 of Lynbrook, NY, was sentenced to the Wayne County Correctional Facility for a period of not less than 10 days nor more than 6 months less 10 days in the Intermediate Punishment Program for one count of DUI, an ungraded Misdemeanor. He was also ordered to pay the costs of prosecution, pay a fine in the amount of \$750.00, be placed on House Arrest with Electronic and Alcohol Monitoring through the SCRAM Program for a period of 20 days, undergo a drug and alcohol evaluation and comply with all treatment recommendations, and complete the Alcohol Highway Safety Program. The incident occurred on October 6, 2016, in Berlin Township, PA. His BAC revealed a .123%.

GLENN LARRY QUAIL, age 47 of White Mills, PA, was sentenced to the Wayne County Correctional Facility for a period of not less than 3 months nor more than 12 months for one count of False Swearing, a Misdemeanor of the 3rd Degree. He was also ordered to pay the costs of prosecution. The incident occurred on September 30, 2016, in Texas Township, PA.

ISAAC JOEL-AARON MASSEY, age 27 of Waymart, PA, was sentenced to the Wayne County Correctional Facility for a period of not less than 45 days nor more than 6 months for one count of DUI, an ungraded Misdemeanor. He was also ordered to pay the costs of prosecution, pay a fine in the amount of \$2,000.00, participate in and cooperate with the drug and alcohol addiction treatment, and complete the Alcohol Highway Safety Program. The incident occurred on August 2, 2016 in Paupack Township, PA. His BAC revealed a Controlled Substance.

VALERIE MULLEN, age 21 of East Stroudsburg, PA, was sentenced to the Wayne County Correctional Facility for a period of not less than 1 month nor more than 23 1/2 months for one count of Simple Assault, a Misdemeanor of the 2nd Degree. She was also ordered to pay the costs of prosecution, undergo a drug and alcohol evaluation and comply with all recommendations for treatment, and undergo a mental health evaluation and comply with all recommendations for treatment, obtain and maintain. The incident occurred on January 18, 2015, in Hawley Borough, PA.

TEMIA AVRIL, age 31 of Bronx, NY, was placed on the Accelerated Rehabilitative Disposition Program for a period of 6 months related to DUI. She was also ordered to pay all Court costs and perform 40 hours of community service and have her operator's privilege suspended for a period of 60 days. The incident occurred on October 23, 2016 in Sterling Township, PA. Her BAC revealed a .118%.

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.

EXECUTRIX NOTICE

Estate of Reva M. Lamberton AKA
Reva Lamberton
Late of South Canaan Township
EXECUTRIX
Linda Baldwin
257 Baldwin Rd.
Waymart, PA 18472
ATTORNEY
Nicholas A. Barna
831 Court Street
Honesdale, PA 18431

4/21/2017 • 4/28/2017 • 5/5/2017

EXECUTOR NOTICE

Estate of Edwin Dennis Land
Late of Damascus Township
EXECUTOR
Jeffrey R. Dexter
10 Whitetail Ridge
Beach Lake, PA 18405

4/21/2017 • 4/28/2017 • 5/5/2017

EXECUTOR NOTICE

Estate of Walter J. Hamlyn, Jr.
Late of Clinton Township
EXECUTOR
David Hamlyn
67 Yarnes Road
Forest City, PA 18421
EXECUTRIX
Debora Tedesco
1473 Belmont Turnpike
Waymart, PA 18472
ATTORNEY
Marissa McAndrew, Esq.
707 Main Street. P.O. Box 157
Forest City, PA 18421

4/14/2017 • 4/21/2017 • 4/28/2017

EXECUTOR NOTICE

Estate of Dorothy H. Gunuskey
AKA Dorothy Gunuskey AKA
Dorothy Hittinger Gunuskey
Late of Bethany Borough
EXECUTOR
Thomas W. Gunuskey
771 N. Pine Island Road #103
Plantation, FL 33324
EXECUTOR
Hobert T. Gunuskey, Jr.
2033 Chestnut Street, 3rd Fl.
Philadelphia, PA 19103
ATTORNEY
Frances Gruber, Esq.
214 Ninth Street
Honesdale, PA 18431

4/14/2017 • 4/21/2017 • 4/28/2017

EXECUTOR NOTICE

Estate of Joseph R. Russo Sr.
Late of Dyberry Township
EXECUTOR
Joseph R. Russo Jr.
387 Beech Grove Rd.
Honesdale, PA 18431

4/14/2017 • 4/21/2017 • 4/28/2017

EXECUTRIX NOTICE

Estate of Beverly E. Buckland
AKA Beverly Buckland
Late of Bethany Borough
EXECUTRIX
Debra B. Robinson
53 Beech St.
Bethany , PA 18431
ATTORNEY
Nicholas A. Barna
831 Court Street
Honesdale, PA 18431

4/7/2017 • 4/14/2017 • 4/21/2017

EXECUTOR'S NOTICE

ESTATE OF DAVID R. BROWN,
late of Preston Township, Wayne
County, Pennsylvania. Any person
or persons having claim against or
indebted to the estate present same
to Michelle A. Ray, 2583 Treeline
Drive, Concord, NC 28027. Sally
N. Rutherford, Esq., 921 Court St.,
Honesdale, PA 18431, Attorney for
the Estate.

4/7/2017 • 4/14/2017 • 4/21/2017

ADMINISTRATRIX NOTICE

ESTATE OF JONATHAN LUKE
BLAUVELT, a/k/a JONATHAN L.
BLAUVELT, late of Palmyra
Township, Wayne County,
Pennsylvania, deceased.

Letters administration on the
above estate having been granted to
the undersigned, all persons
indebted to the said estate are
requested to make payment and
those having claims to present same,
without delay to BARBARA
BLAUVELT, of P.O. Box 2,
Reeders, PA 18352, or to her
attorneys, KLEMEYER, FARLEY
& BERNATHY, LLC, OF 2523
Route 6, Suite 1, Hawley, PA 18428.

4/7/2017 • 4/14/2017 • 4/21/2017

ESTATE NOTICE

NOTICE IS HEREBY GIVEN,
that Letters Testamentary have been
issued in the Estate of Donald Birk,
a/k/a Donald T. Birk, who died on
September 22, 2016, late resident
of 4-5 Pocono Ranchettes, Kiowa
Path, Gouldsboro, PA 18424, to
Ralph B. Marchione, Executor 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 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

4/7/2017 • 4/14/2017 • 4/21/2017

ESTATE NOTICE

Estate of MARK AUSTIN, deceased, late of Hawley, Wayne County, Pennsylvania. Letters of Administration have been granted to the individual named below, who request all persons having claims or demands against the Estate of the Decedent to present same, and all persons indebted to the Decedent to make payments, to: Nancy Cook, c/o R. Anthony Waldron, Esq. Suite 215 - 8 Silk Mill Drive Hawley PA 18428.

4/7/2017 • 4/14/2017 • 4/21/2017

EXECUTRIX NOTICE

Estate of Giraud J. Sands AKA Giraud Sands AKA Giraud Jerry Sands
Late of Honesdale Borough
EXECUTRIX
Debra Gianchetta
5 Beechwood Dr.
Honesdale, PA 18431
ATTORNEY
Nicholas A. Barna
831 Court Street
Honesdale, PA 18431

4/7/2017 • 4/14/2017 • 4/21/2017

ESTATE NOTICE

NOTICE IS HEREBY GIVEN that Letters Testamentary have been issued to Gary Lawrence in the Estate of Pauline F. Lawrence, who died February 5, 2017, late of the Lake Wallenpaupack area, Wayne County, Pennsylvania. All creditors are requested to present their

claims and all persons indebted to the decedent will make payment to the aforementioned Executor in care of attorneys.

HISCOX & MUSTO
400 Third Avenue
Suite 201
Kingston, PA 18704

4/7/2017 • 4/14/2017 • 4/21/2017

EXECUTOR NOTICE

Estate of Laura Ward AKA Laura B. Ward AKA Laura E. Ward
Late of Texas Township
EXECUTOR
Gerald Ward
24 Jermyn Farm Rd.
Scott Township, PA 18433
ATTORNEY
Nicholas A. Barna
831 Court Street
Honesdale, PA 18431

4/7/2017 • 4/14/2017 • 4/21/2017

EXECUTOR'S NOTICE

ESTATE OF CATHERINE T. CHAMBERLIN, a/k/a CATHERINE A. CHAMBERLIN, late of Preston Township, Wayne County, Pennsylvania. Any person or persons having claim against or indebted to the estate present same to Shawn Darling, 3035 Creamton Drive, Lakewood, PA 18439. Sally N. Rutherford, Esq., 921 Court St., Honesdale, PA 18431, Attorney for the Estate.

4/7/2017 • 4/14/2017 • 4/21/2017

EXECUTOR NOTICE

Estate of Marion A. Karlson AKA
Marion Karlson
Late of Dyberry Township
CO-EXECUTOR
Kenneth Stalzer
342 Bullskin St.
Charles Town, WV 25414
CO-EXECUTOR
Kristi Macias
10813 N E Broadway St.
Portland, OR 97220
ATTORNEY
Nicholas A. Barna
831 Court Street
Honesdale, PA 18431

4/7/2017 • 4/14/2017 • 4/21/2017

OTHER NOTICES

NOTICE

IN THE COURT OF COMMON
PLEAS OF WAYNE COUNTY

CIVIL ACTION - LAW

Owner Occupied Mortgage
Foreclosure
No. 50-civil-2017

NBT BANK, NA, formerly
PENNSTAR BANK, a Division of
NBT BANK, NA.,
Plaintiff

v.

RICKIE P. WALLACE and AMY
J. WALLACE
Defendants

TO: Rickie P. Wallace
A mortgage foreclosure complaint
has been filed against you in the
above captioned action regarding
your property located at 1332
Cortez Road, Lake Ariel, PA 18436.

NOTICE

If you wish to defend, you must
enter a written appearance
personally or by attorney and file
in writing with the court your
defenses or objections to the claims
set forth against you. You are
warned that if you fail to do so the
case may proceed without you and
a judgment may be entered against
you by the court without further
notice for the relief requested by
the plaintiff. You may lose money
or property or other rights
important to you.

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

NORTHERN PENNSYLVANIA
LEGAL SERVICES, INC.
Wayne County Court House
Honesdale, Pennsylvania 18431
(570) 253-1031

-or-

PENNSYLVANIA LAWYER
REFERRAL SERVICE
P.O. Box 1086, 100 South St.
Harrisburg, PA 17108
(Pennsylvania residents phone: 1-
800-692-7375; out-of-state

residents phone: 1-717-238-6715)

HOURIGAN, KLUGER &
QUINN, P.C.

4/21/2017

**CERTIFICATE OF
ORGANIZATION —
DOMESTIC LIMITED
LIABILITY COMPANY**

NOTICE IS HEREBY GIVEN
that a Certificate of Organization-
Domestic Limited Liability
Company was filed with the
Department of State of the
Commonwealth of Pennsylvania on
March 27, 2017, and approved
pursuant to 15 Pa. C.S. Section
8913 for the organization of
CHERRY RIDGE HONEY, LLC.

JEFFREY S. TREAT, ESQUIRE
Attorney

4/21/2017 • 4/28/2017

**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
MAY 3, 2017**

By virtue of a writ of Execution
instituted Guaranty 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 3rd day of

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

All that certain piece or parcel of
land situate in Dreher Township,
Wayne County, Pennsylvania, more
particularly described as follows:

Beginning at the point of
intersection of the centerline of the
Township Road and the westerly
boundary line of the lands of the
Grantor herein; thence along the
centerline of the said public
highway the following two courses
and distances: (1) North 88 degrees
56 minutes 00 seconds East 175.27
feet to a corner and (2) South 82
degrees 50 minutes 20 seconds
East 119.81 feet to a corner; thence
through the lands of the grantor
herein the following three courses
and distances: (1) South 07 degrees
56 minutes 10 seconds west 169.43
feet to a corner, (2) South 12
degrees 07 minutes 50 seconds
West 133.58 feet to a corner and
(3) South 86 degrees 12 minutes 10
seconds West 280.71 feet to a
corner in the line of lands formerly
of Nevin; thence along the said
lands North 06 degrees 30 minutes
00 seconds East 330.92 to the point
and place of BEGINNING.
BEARINGS of the magnetic
meridian of the year 1945 and
containing two and twelve one-
hundredths from the same more or
less.

EXCEPTING and reserving subject

to public highway purposes that portion of the right-of-way of the Township Road along the northerly side of the above described premises.

Map and Parcel ID: 08-0-0351-0083.0002

Being known as: 250 Nevin Road, Newfoundland, Pennsylvania 18445.

Title to said premises is vested in Benjamin Vincent Smith, Sr. and Rachele Smith by deed from Kathleen Frances Smith dated July 11, 2005 and recorded July 14, 2005 in Deed Book 2812, Page 137.

Seized and taken in execution as property of:
Benjamin Vincent Smith, Sr. 1321 Upland Drive, Apt. 2828 HOUSTON TX 77043
Rachele Smith 1321 Upland Drive, Apt. 2828 HOUSTON TX 77043

Execution No. 79-Civil-2016
Amount Due: \$78,047.41 Plus additional costs

February 8, 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.

Jacob M. Ottley Esq.

4/7/2017 • 4/14/2017 • 4/21/2017

**SHERIFF'S SALE
MAY 3, 2017**

By virtue of a writ of Execution instituted Valor Federal Credit Union f/k/a Tobyhanna Federal Union issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 3rd day of May, 2017 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

All that certain lot or parcel of land situate in Salem Township, Wayne County, Pennsylvania, being Lot 559, Section 2 on Plan of Lots of Development known as Indian Rocks, recorded in the Recorder's Office in and for Wayne County in Plot Book volume 26, Page 103.

Excepting and reserving unto the Grantor, its successor and/or assigns, forever, an easement measuring 10 feet in width across the entire front width, along both side lengths and the rear of the lots described above, said easement to be for the installation, maintenance, repair, replacement and removal of utilities and drainage facilities; provided, however, that the reservation of the 10 foot wide easement along any side length shall not apply if the owner of the lots hereby conveyed shall also be the owner of the other lots adjoining said side length and shall build his dwelling house across the common side lot line or length.

Being the same premises conveyed by James A. Mills a/k/a James A. Mills, Sr. and Mary Ann Mattis Mills to Mary Ann Mattis by deed dated January 15, 2000 and duly recorded in Book 1752, at page 25.

Tax Parcel No.: 22-5-77.-

Address Being: 84 Whitetail Lane, Lake Ariel, PA 18436

Seized and taken in execution as property of:
Mary Ann Mattis 84 Whitetail Lane , Lake Ariel PA 18436

Execution No. 312-Civil-2016
Amount Due: \$91,071.22 Plus additional costs

February 6, 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.

John R. O'Brien Esq.

4/7/2017 • 4/14/2017 • 4/21/2017

**SHERIFF'S SALE
MAY 3, 2017**

By virtue of a writ of Execution instituted U.S. 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 3rd day of May, 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 one: All that certain lot, piece or parcel of land located and

being in the township of Lake, Wayne county, Pennsylvania. Being all that certain lot as set forth on a map of Paupackan lake lots in the development known as Paupackan Lake Estates Development, being lot no. 872, section 5, recorded in the offices of the recorder of deeds of Wayne county in plat book 30 page 106.

PARCEL two: All that certain lot, piece or parcel of land located and being in the township of Lake, county of Wayne, commonwealth of Pennsylvania. Being all that certain lot as set forth on a map of Paupackan lake lots in the development known as Paupackan Lake Estates Development, being lot no. 895, section 5, recorded in the office of the recorder of deeds in Wayne county in plat book 30, page 106.

TITLE TO SAID PREMISES IS VESTED IN Calvin Wayne Lynch, single, by Deed from Christopher A. Lento and Deborah L. Lento, h/w, Dated 02/12/2015, Recorded 03/10/2015, in Book 4832, Page 50.

TAX PARCEL NO.: 12-0-0051-0872.- and 12-0-0051-0895.-

PREMISES BEING: 14 Highland Lane, Hawley, PA 18428-8292

IMPROVEMENTS THEREON: Residential dwelling

Seized and taken in execution as property of:
Calvin Wayne Lynch 628 North

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Plantation Drive ANGLETON TX 77515

Execution No. 520-Civil-2016
Amount Due: \$144,335.49 Plus additional costs

February 6, 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.

Joseph E. DeBarberie Esq.

4/7/2017 • 4/14/2017 • 4/21/2017

**SHERIFF'S SALE
MAY 10, 2017**

By virtue of a writ of Execution instituted Wells Fargo Bank, N.A., as Trustee, o/b/o the registered holders of Asset Back Securities Corporation Home Equity Trust, Series WMC 2005-HE5, Asset Backed Pass-Through Certificates, Series WMC 2005-HE5 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 10th day of May, 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 situate in the Township of Dreher, County of Wayne, Commonwealth of Pennsylvania, bounded and described according to a survey made by R.K.R. Hess Associates, dated September 19, 1981, and

revised September 3, 1982, as follows:

Beginning at a point in the center line of Township Road No. 305, said point being the division line between Lots 8 and 9;

Thence north sixty-nine (69) degrees twenty-six (26) minutes forty-eight (48) seconds west along the center line of Township Road No. 305, the distance of three hundred seventy-eight and fifty-one hundredths (378.50) feet to a point;

Thence north twenty-six (26) degrees ten (10) minutes thirty-eight (38) seconds east along lands now or formerly of Friend Beehler the distance of one hundred seven and fifty-seven one-hundredths (107.57) feet to a point;

Thence north sixty-three (63) degrees forty-nine (49) minutes twenty-two (22) seconds west along land now or formerly of Friend Beehler the distance of four hundred forty and fifteen one-hundredths (440.15) feet to a point;

Thence south twenty-six (26) degrees ten (10) minutes thirty-eight (38) seconds west along land now or formerly of Friend Beehler the distance of ninety-five and seventy-nine one-hundredths (95.79) feet to a point in the center line of Township Road No. 305;

Thence north sixty-two (62) degrees twenty-three (23) minutes thirty-nine (39) seconds west along the center line of Township Road

No. 305, the distance of forty-two and nineteen one-hundredths (42.19) feet to point in the center line of Pennsylvania L.R. No. 949 (PA Route No. 196);

Thence north seven (7) degrees forty-four (44) minutes four (04) seconds west along the center line of Pennsylvania L.R. No. 949, the distance of four hundred twenty-four and twelve one-hundredths (424.12) feet to the division line between Lots 8 and 10.

Thence north eighty-two (82) degrees two (02) minutes two (02) seconds east along the division line between Lots 8 and 10 the distance of nine hundred twenty-five and eighty one-hundredths (925.80) feet to the division line between Lots 8 and 9;

Thence south four (4) degrees fifty-five (55) minutes fifty-nine (59) seconds west along the division line between Lots 8 and 9 the distance of nine hundred nine and eleven one-hundredths (909.11) feet to the center line of Township Road No. 305, being the place of beginning.

Being Lot 8 plan of Huckleberry Hill, recorded in Map Book 49, Page 113.

Containing 12.19 acres.

Title to said Premises vested in George Miller and Shirley A. White by Deed from Robert J. Delfgaauw and Margaret E. Delfgaauw dated March 1, 2015

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and recorded on March 9, 2005 in the Wayne County Recorder of Deeds in Book 2724, Page 32.

Seized and taken in execution as property of:
George Miller SCI Somerset 1590 Walters Mill Road SOMERSET PA 15510
Shirley A. White aka Shirley White 217 Huckleberry Road NEWFOUNDLAND PA 18445

Execution No. 361-Civil-2015
Amount Due: \$515,386.42 Plus additional costs

February 15, 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.

4/14/2017 • 4/21/2017 • 4/28/2017

**SHERIFF'S SALE
MAY 10, 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 10th day of May, 2017 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THAT CERTAIN piece or parcel of land situate in the township of Cherry Ridge, county of Wayne and commonwealth of Pennsylvania, as laid out and plotted upon a map entitled 'Cherry Acres, Unistrucre, Inc., Cherry Ridge township, Wayne county, Pennsylvania, lot layout and road profiles, January 7, 1972', bearing the name and seal of Harry F. Schoenagel, R.S., which map is recorded in Wayne county map book 22, at page 29, which

premises is more particularly bounded and described as follows:

BEGINNING at a point on the radius of a fifty (50) foot cul-de-sac called 'Cherry Terrace south', said point of beginning being a common corner of lots no. S 20 and 21;

THENCE along the common line dividing said lots, north seventy-five (75) degrees fifty-three (53) minutes fifty-five (55) seconds west two hundred six and seven one-hundredths (206.07) feet to a corner in line of lands now or formerly of Doherty;

THENCE along Doherty line, north forty-six (46) degrees eight (08) minutes forty (40) seconds east two hundred fifty-eight and thirty-five one-hundredths (258.35) feet to a corner, said corner being a common corner of lots nos. 19 and 20;

THENCE along the common line dividing said lots, south forty-three degrees fifty-one (51) minutes twenty (20) seconds east three hundred twenty-four and forty-four one-hundredths (324.44) feet to a corner on Cherry Terrace south;

THENCE along the edge of the same, north eighty-four (84) degrees thirty-seven (37) minutes thirty (30) seconds west one hundred fifty-nine and fifty-seven one hundredths (159.57) feet; then along the edge of the cul-de-sac at the end of Cherry Terrace south, said cul-de-sac having a radius of

fifty (50) feet, an arc of fifty-nine and thirty-six one-hundredths (59.36) feet to the point or place of beginning. Containing forty-eight thousand three hundred sixty (43,360) square feet, more or less.

BEING Lot No. 20 of the tract known as Cherry Acres.

UNDER AND SUBJECT to conditions, easements and restrictions as more fully set forth in 'Declaration of Restrictions, Cherry Ridge Acres, Unistructure, Inc.', dated September 1, 1973, and entered in the Office of the Recorder of Deeds of Wayne County in Deed Book 300, at page 1153, on October 29, 1973, and an Addendum to Declaration of Restrictions, entered in the Office of the Recorder of Deeds in Deed Book 312, page 409, on October 3, 1974, which Declaration of Restrictions is by reference made a part hereof.

ALSO CONVEYING to the Grantee herein, his heirs and assigns, in common, however, with the former Grantor (Connor), his successors and assigns, a right-of-way for the purpose of ingress, egress and regress over the private roadways marked on the maps of the Cherry Ridge Acres tract from the public highway to the premises hereby conveyed and the other lots within the tract known as Cherry Acres.

UNDER AND SUBJECT to building set-back lines as noted on the cited map.

TITLE TO SAID PREMISES IS VESTED IN Walter R. Plain, by Deed from Ellen K. Kuber and Matthew T. Kuber, her husband, Dated 07/24/2001, Recorded 08/03/2001, in Book 1827, Page 39.

Seized and taken in execution as property of:
Julia Burger, in her capacity as Heir of Walter R. Plain aka Dick Plain, Deceased 172 Woodlyn Lane North
HONESDALE PA 18431
Jennifer L. Motichka, in her capacity as Heir of Walter R. Plain aka Dick Plain, Deceased 41 Cottage Lane TYLER
HILL PA 18469
Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Walter R. Plain aka Dick Plain, Deceased 172 Woodlyn Lane North
HONESDALE PA 18431

Execution No. 446-Civil-2016
Amount Due: \$140,409.79 Plus additional costs

February 15, 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.

Jennie C. Tsai Esq.

4/14/2017 • 4/21/2017 • 4/28/2017

**SHERIFF'S SALE
MAY 10, 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 10th day of May, 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 situate in the Borough of Hawley, County of Wayne and Commonwealth of Pennsylvania, as shown on a certain map of the subdivision colloquially known as "Snufftown" in said Borough, showing the plotting of the property conveyed by Huldah Baisden, et al, to Frederick Meisinger and more

particularly laid out and plotted upon a map surveyed by John Haggerty, January 25, 1947; said lot being Lot No. 1 thereon and more particularly bounded and describewd as follows:

Beginning at a point on the northwesterly side of Woodland Avenue at the southerly corner of lot now or formerly in the name of Fred Everding; thence along said Everding line North fifty-five (55) degrees twenty-four (24) minutes West one hundred thirteen and four-tenths (113.4) feet to acorner; thence South forty-eight (48) degrees fifteen (15) minutes West thirty-five (35) feet to a corner; thence along the common line dividing Lot Numbers one (1) and two (2) South forty-one (41) degrees forty-five (45) minutes East one hundred twenty (120) feet to the northwesterly sideof Woodland Avenue; and thence along the northwesterly side of Woodland Avenue in a general northeasterly direction thirty-eight (38) feet to apoint and thence still along the northwesterly side of Woodland Avenue, twenty-six (26) feet to the place of BEGINNING.

Being the same premises which Keith Corey, single granted and conveyed to Theodore G. Tiedeken and Jane A. Tiedeken, husband and wife, by deed dated January 25, 2002 and recorded January 28, 2002 in Wayne County Record Book 1924 at Page 294.

Parcel ID No. 10-0-0006-0101

This document may 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 other 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.

Address Being: 434 WOODLAND AVENUE, HAWLEY, PA 18431

Seized and taken in execution as property of:
William McIntyre 434 Woodland Avenue HAWLEY PA 18428

Execution No. 493-Civil-2016
Amount Due: \$94,338.83 Plus additional costs

February 15, 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.

James T. Shoemaker, Esq.

4/14/2017 • 4/21/2017 • 4/28/2017

**SHERIFF'S SALE
MAY 17, 2017**

By virtue of a writ of Execution instituted Fifth Third 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 17th day of May, 2017 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THAT CERTAIN lot or piece of ground situate in Lehigh Township, County of Wayne, Commonwealth of Pennsylvania being Lot 79 on the Map of Rainbow Run as appearing in the Office of the Recorder of Deeds in and for Wayne County in Map Book No. 99 page 13 bounded and described as follows, to wit:

BEGINNING at a point in the Northwesterly line of Route 507

and at the Southernmost corner of Lot No. 80; thence South 61 degrees 28 minutes 21 seconds West along the Northwesterly lien of Route 507 for a distance of 299.27 feet to a point of curvature; thence continuing Southwestwardly along the Northwesterly line of Route 507 by a curve to the left having a radius of 700 feet for an arc distance of 242.24 feet to a point of curvature; thence continuing Southwestwardly along the Northwesterly line of Route 507 by a curve to the left having a radius of 1250.00 feet for an arc distance of 230.68 feet to a point; thence North 32 degrees 00 minutes 07 West for a distance 213.77 feet to a point of tangency; thence continuing North 31 degrees 58 minutes 28 seconds West for a distance of 394.79 feet to a point; thence North 42 degrees 28 minutes 05 seconds East for a distance of 256.79 feet to a point, thence Southernmost corner of Lot No. 30; thence North 58 degrees 28 minutes 22 seconds East along the Southeasterly line of Lot No. 30 for a distance of 469.82 feet to a point, the Westernmost corner of Lot No. 80; thence South 28 degrees 31 minutes 39 second East along the Southwesterly line of Lot No. 80 for a distance of 559.39 feet to a point the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Frank La Corte and Judy La Corte, his wife, by Deed from Lobolito, Inc., a Corporation Organized and existing under the

laws of the Commonwealth of Pennsylvania, Dated 03/13/2006, Recorded 03/22/2006, in Book 2999, Page 38.

TAX MAP NO.: 14-0-0052-0079

ADDRESS BEING: 115 Main Street, Gouldsboro, PA 18424

IMPROVEMENTS THEREON: Residential Dwelling

Seized and taken in execution as property of:
Frank LA Corte 115 Main Street
GOULDSBORO PA 18424
Judy LA Corte 115 Main Street
GOULDSBORO PA 18424

Execution No. 307-Civil-2016
Amount Due: \$363,828.60 Plus
additional costs

February 16, 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.

4/21/2017 • 4/28/2017 • 5/5/2017

**SHERIFF'S SALE
MAY 17, 2017**

By virtue of a writ of Execution instituted Bank 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 17th day of May, 2017 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND, SITUATE IN THE TOWNSHIP OF SALEM, WAYNE COUNTY, PENNSYLVANIA, KNOWN AS LOT 1907, SECTION 16, OF THE HIDEOUT, A SUBDIVISION, SITUATED IN THE TOWNSHIPS OF LAKE AND SALEM, WAYNE COUNTY, PENNSYLVANIA, ACCORDING TO THE PLATS THEREOF, RECORDED APRIL 9, 1970, MAY 11, 1970 AND SEPTEMBER 8, 1970, IN THE OFFICE OF THE RECORDER OF DEEDS OF WAYNE COUNTY, PENNSYLVANIA, IN PLAT BOOK 5, PAGES 26 THROUGH

58; 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. THE IMPROVEMENTS THEREON BEING KNOWN AS 1907 LAKEVIEW DRIVE, EAST LAKE ARIEL, PENNSYLVANIA – 18436.

BEING THE SAME PREMISES which Sandra J. McFall, divorced and single, by Deed dated January 19, 2010 and recorded March 5, 2010 in the Office of the Recorder of Deeds in and for Wayne County in Deed Book Volume 3977, Page 167, granted and conveyed unto VANESSA L. SOLOMON and SANDEEP SOLOMON, her husband.

BEING KNOWN AS: 1907 LAKEVIEW DRIVE EAST, LAKE ARIEL, PA 18436

PARCEL #22-0-0024-0010

IMPROVEMENTS:
RESIDENTIAL DWELLING

Seized and taken in execution as property of:
Vanessa L. Solomon 3165 29th Street, Apt. F5 ASTORIA NY 11106
Sandeep Solomon 3165 29th

Street, Apt. F5 ASTORIA NY
11106

Execution No. 478-Civil-2016
Amount Due: \$56,739.28 Plus
additional costs

February 21, 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 J. McDonnell Esq.

4/21/2017 • 4/28/2017 • 5/5/2017

**SHERIFF'S SALE
MAY 17, 2017**

By virtue of a writ of Execution instituted AGChoice Farm Credit, ACA issued out of the Court of Common Pleas of Wayne County,

to me directed, there will be exposed to Public Sale, on Wednesday the 17th day of May, 2017 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THAT CERTAIN piece or parcel of land, situate, lying and being in the Township of Salem, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a pipe corner in line of lands now or formerly of Ignatz Yedinak and being a corner of lands now or formerly of Corazzi; thence along the same South 7 degrees 6 minutes West 189.4 feet to a pipe corner; thence through lands of the former Grantors in the chain of title North 83 degrees 27 minutes West 230 feet to a pipe corner in line of lands now or formerly of Kenneth Field; thence along the same North 7 degrees 6 minutes East 189.4 feet to a pipe corner in line of lands of said Ignatz Yedinak; thence along the same South 83 degrees 27 minutes East 230 feet to the place of beginning.

CONTAINING as shown on map of George E. Ferris, Registered Surveyor, dated June 15, 1976 and recorded in Wayne County Map Book No. 32, at page 50.

ALSO granting and conveying unto the Grantees herein, their heirs and assigns, in common, however, with the former Grantors in the chain of title, their heirs and assigns, to the right and privilege to use a 20 foot wide easement running to and across land retained by former Grantors and a 15 foot wide easement running from the said easement first mentioned across land retained by said Grantors to the land conveyed herein for purposes of ingress, egress and regress, said easements being shown on the aforesaid map of George E. Ferris, Registered Surveyor.

Tax ID / Parcel No. 22-0-0049-0018; 039739

Being the same premises which The First National Bank of Lake Ariel by Deed dated 02/17/1982 and recorded 02/25/1982 in Wayne County in Record Book 390 Page 465 conveyed unto Llewellyn Courtright and Dawn K. Courtright, his wife, in fee.

Address being: 15 Heritage Drive, Hamlin, PA

Seized and taken in execution as property of:
Llewellyn H. Courtright a/k/a
Llewellyn Courtright 19 Heritage Drive, P.O. Box 105 Cemetary Road Hamlin PA
Dawn K. Courtright a/k/a Dawn Courtright 19 Heritage Drive, P.O. Box 105 Cemetary Road Hamlin PA 18427

Execution No. 483-Civil-2016
Amount Due: \$65,740.75 Plus additional costs

February 22, 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 F. Marshall Esq.

4/21/2017 • 4/28/2017 • 5/5/2017

**SHERIFF'S SALE
MAY 17, 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 17th day of May, 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:

Situated and being in the Canaan, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at the point on the Southerly line of U.S. Route #6 leading from Carbondale to Honesdale, said point being the common corner of lands of the Tonkin Estate and lands formerly of Leon Short; thence along said Lands South 0 degrees 15 minutes East 215.4 feet to a point in the center of Van Auken Creek in a Westerly direction 275.0 feet more or less to a point common to lands of William Shaffer; thence along said Shaffer lands North 42 degrees 45 minutes East 28.0 feet more or less and South 85 degrees 00 minutes West 66.0 feet to a point in said creek and South 70 degrees 45 minutes West 70.15 feet to a point on the Southerly right of way line of U.S. Route #6; thence along said right of way North 70 degrees 45 minutes East 453.5 feet to a place of point of beginning.

Being known as Parcel "B" as shown on a Map of lands of the Tonkin Estate as surveyed by Paul A. Lucas, R.E., September 29, 1973, a Map of which is recorded in Wayne County Map Book 23

Page 40.

Title to said premises is vested in Eugene Falconetti, Sr by Deed from Eugene Falconetti, Sr., a Widower and Diane DeJesus, A Married Woman dated September 26, 2008 and recorded January 5, 2009 in Deed Book 3641, Page 177.

PARCEL NO: 04-0-0007 0038

BEING KNOWN AS: 1290 Roosevelt Hwy, Waymart, Pennsylvania 18472.

IMPROVEMENTS: Residential Dwelling

Seized and taken in execution as property of:
Eugene Falconetti, Sr. 1290 Roosevelt Highway WAYMART PA 18472

Execution No. 487-Civil-2016
Amount Due: \$141,492.50 Plus additional costs

February 16, 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.

Jacob M. Ottley Esq.

4/21/2017 • 4/28/2017 • 5/5/2017

CIVIL ACTIONS FILED

*FROM MARCH 25, 2017 TO MARCH 31, 2017
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2005-20100	SKORUPA JEREMY JOHN	3/28/2017	SATISFACTION	—
2005-20709	TALLMAN NEIL JOHN	3/28/2017	SATISFACTION	—
2005-20963	TALLMAN NEIL JOHN	3/28/2017	SATISFACTION	—
2008-20450	DOERRIE NICOLE MARIE	3/28/2017	SATISFACTION	—
2008-20669	SKORUPA JEREMY JOHN	3/28/2017	SATISFACTION	—
2008-20670	SKORUPA JEREMY JOHN	3/28/2017	SATISFACTION	—
2010-00356	HONESDALE NATIONAL BANK GARNISHEE	3/31/2017	DISSOLVE ATTACHMENT	—
2010-22102	BATZEL MAX CHARLES	3/28/2017	SATISFACTION	—
2011-00373	HAMILTON ROY	3/27/2017	DEFAULT JUDG IN REM	331,531.04
2011-00373	HAMILTON ROY M A/K/A	3/27/2017	DEFAULT JUDG IN REM	331,531.04
2011-00373	LEWIS CLARENCE	3/27/2017	DEFAULT JUDG IN REM	331,531.04
2011-00373	COCHRAN BONITA HEIR OF	3/27/2017	DEFAULT JUDG IN REM	331,531.04
2011-00373	COCHRAN JUDY HEIR OF	3/27/2017	DEFAULT JUDG IN REM	331,531.04
2011-00373	COCHRAN SHEROD SR HEIR OF	3/27/2017	DEFAULT JUDG IN REM	331,531.04
2011-00373	EDWARDS LEAH HEIR OF	3/27/2017	DEFAULT JUDG IN REM	331,531.04
2011-00373	FRANCES MAE HEIR OF	3/27/2017	DEFAULT JUDG IN REM	331,531.04
2011-00373	UNKNOW HEIRS RELEASED 01-28-2013	3/27/2017	DEFAULT JUDG IN REM	331,531.04
2011-00373	COCHRAN ALFRONSO CARL DECEASED	3/27/2017	DEFAULT JUDG IN REM	331,531.04
2011-00373	COCHRAN ALFONSO A/K/A DECEASED	3/27/2017	DEFAULT JUDG IN REM	331,531.04
2012-21127	LEMECH MICHELLE A	3/27/2017	REIS/WRITSCIREFACIAS	—
2013-20289	OSCZEPINSKI CANDICE M	3/28/2017	SATISFACTION	—
2015-00139	LEWON CHRISTIAN	3/30/2017	WRIT OF EXECUTION	382,069.41
2015-00590	GARICA SUZANNE P	3/28/2017	SUMMARY JUDGMENT	4,222.06
2015-00697	CAROL ANN BOUTON OFFSPRING TRU	3/31/2017	WRIT OF EXECUTION	54,415.25
2015-00697	BOUTON CAROL ANN OFFSPRING TRU	3/31/2017	WRIT OF EXECUTION	54,415.25
2015-00697	CONNOLLY ROGER A/K/A	3/31/2017	WRIT OF EXECUTION	54,415.25
2015-00697	CONNOLLY ROGER JOHN JR	3/31/2017	WRIT OF EXECUTION	54,415.25
2015-00697	BOUTON CAROL ANN ESTATE A/K/A	3/31/2017	WRIT OF EXECUTION	54,415.25
2015-00697	BOUTON CAROL ESTATE	3/31/2017	WRIT OF EXECUTION	54,415.25
2015-20281	SCHROEDER BERTRAND ALBERT	3/31/2017	SATISFACTION	—

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

2015-21125	BROWN CHARLES K II	3/27/2017	SATISFACTION	—
2016-00048	RUDDY MICHAEL	3/30/2017	WRIT OF EXECUTION	295,317.56
2016-00048	RUDDY CHRISTINE	3/30/2017	WRIT OF EXECUTION	295,317.56
2016-00135	TROIANELLI LYNN	3/31/2017	DEFAULT JUDG IN REM	113,406.69
2016-00135	TROIANELLI DENNIS	3/31/2017	DEFAULT JUDG IN REM	113,406.69
2016-00288	GIRALDO JULIO C	3/27/2017	WRIT OF EXECUTION	150,435.89
2016-00288	GIRALDO LISANDRA	3/27/2017	WRIT OF EXECUTION	150,435.89
2016-00296	TOWN & COUNTRY ENERGY CORP	3/27/2017	DEFAULT JUDGMENT	—
2016-00514	DROUGAS PANTELIS	3/28/2017	DEFAULT JUDG IN REM	116,309.64
2016-00514	DROUGAS DIMITRIOS	3/28/2017	DEFAULT JUDG IN REM	116,309.64
2016-00514	DROUGAS GERALDINE A	3/28/2017	DEFAULT JUDG IN REM	116,309.64
2016-00514	DROUGAS MICHAEL	3/28/2017	DEFAULT JUDG IN REM	116,309.64
2016-00514	HARWIG STACY	3/28/2017	DEFAULT JUDG IN REM	116,309.64
2016-00514	DROUGAS ELIZABETH	3/28/2017	DEFAULT JUDG IN REM	116,309.64
2016-00560	GOLDMAN BRIAN	3/29/2017	DEFAULT JUDGMENT	90,894.45
2016-00615	SENAY CAROLYN	3/29/2017	DEFAULT JUDGMENT	52,095.46
2016-00615	SENAY CAROLYN	3/29/2017	WRIT OF EXECUTION	52,095.46
2016-20656	AUGUST SANDRA S	3/28/2017	SATISFACTION	253.53
2016-20812	LLOYD MARY	3/31/2017	WRIT OF EXECUTION	—
2016-20812	WOODFOREST NATIONAL BANK GARNISHEE	3/31/2017	WRIT OF EXECUTION	—
2016-20866	YAROSH IGOR	3/28/2017	SATISFACTION	410.62
2016-20958	CROCKER BRIAN LEE	3/28/2017	SATISFACTION	—
2016-21120	MESKO GARY	3/28/2017	SATISFACTION	305.53
2016-21141	GYLES BRIAN	3/29/2017	INTENT WAGE ATTACHMT	4,582.85
2016-21141	GYLES KAYLA	3/29/2017	INTENT WAGE ATTACHMT	4,582.85
2017-00041	MCPHERSON MARK EDWARD	3/30/2017	DEFAULT JUDG IN REM	181,537.85
2017-20051	JP MORGAN ACQUISTION CORP	3/28/2017	SATISFACTION	314.42
2017-20186	SKORUPA JEREMY JOHN	3/28/2017	SATISFACTION	—
2017-20222	BRADLEY MICHAEL ERIC	3/27/2017	JUDGMENT	2,050.00
2017-20223	NEALES ERNEST	3/27/2017	JP TRANSCRIPT	2,794.47
2017-20224	ROTUNDO ROSE	3/27/2017	JP TRANSCRIPT	1,502.07
2017-20224	ROTUNDO ROSALEE A/K/A	3/27/2017	JP TRANSCRIPT	1,502.07
2017-20225	MAAE TAMA	3/27/2017	JP TRANSCRIPT	1,000.62
2017-20226	MERONE MICHELE A	3/27/2017	JP TRANSCRIPT	2,602.60
2017-20227	RHINESMITH LESLIE A	3/28/2017	MUNICIPAL LIEN	382.13
2017-20227	BROWN WALTER H ESTATE	3/28/2017	MUNICIPAL LIEN	382.13
2017-20228	NUTTALL RICHARD M	3/28/2017	MUNICIPAL LIEN	274.27
2017-20229	CUNNINGHAM WALTER S	3/28/2017	MUNICIPAL LIEN	305.53
2017-20230	GONZALEZ MARIANO	3/28/2017	MUNICIPAL LIEN	388.20
2017-20231	CACCESE JOHN	3/29/2017	JP TRANSCRIPT	1,536.75
2017-20231	CACCESE ANNETTE	3/29/2017	JP TRANSCRIPT	1,536.75
2017-20232	RESINO KEVIN	3/29/2017	JP TRANSCRIPT	1,836.30
2017-20233	SCARFALLO LORENZO	3/29/2017	JP TRANSCRIPT	2,793.25
2017-20234	CIMINO ANTONIO	3/29/2017	JP TRANSCRIPT	5,009.45
2017-20235	GRIM NEAL G	3/29/2017	JP TRANSCRIPT	2,028.95
2017-20236	SCHAEFER LINDA	3/29/2017	JP TRANSCRIPT	5,941.45
2017-20237	QUICK MCKENZIE HEDGE LON	3/29/2017	JP TRANSCRIPT	1,399.40
2017-20237	HEDGELON MCKENZIE QUICK	3/29/2017	JP TRANSCRIPT	1,399.40

2017-20238	BROWN DAVID W	3/29/2017	JP TRANSCRIPT	2,222.66
2017-20239	ROSTRON JOY	3/29/2017	JP TRANSCRIPT	3,134.13
2017-20240	TALLMAN LISA	3/29/2017	JP TRANSCRIPT	1,457.68
2017-20241	SCHROEDER MICHAEL FRANCIS	3/29/2017	JUDGMENT	1,190.50
2017-20242	MINOR ROBERT CRAMER	3/29/2017	JUDGMENT	3,002.50
2017-20243	CURE WILLIAM L	3/29/2017	JUDGMENT	1,288.00
2017-20244	KUHN JAMES ANDERSON	3/29/2017	JUDGMENT	2,883.92
2017-20245	JUNIOR CHOPKA CONSTRUCTION	3/30/2017	JP TRANSCRIPT	7,663.50
2017-40016	SPARROW GREGORY SCOTT OWNER	P 3/29/2017	STIP VS LIENS	—
2017-40016	WOOD & SONS CONSTRUCTION	3/29/2017	STIP VS LIENS	—
	CONTRACTOR			
2017-40017	KALIX TANYA C OWNER	P 3/30/2017	WAIVER OF LIENS	—
2017-40017	JOHNSON RESIDENTIAL LLC	3/30/2017	WAIVER OF LIENS	—
	CONTRACTOR			
2017-90040	GRIFFIN DIANE D	3/28/2017	ESTATE CLAIM	757.17
2017-90042	GRIFFIN DIANE D	3/30/2017	ESTATE CLAIM	1,138.55
2017-90043	GRIFFIN DIANE D	3/30/2017	ESTATE CLAIM	786.85

CONTRACT — BUYER PLAINTIFF

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2017-00150	WALTHER HEIDI	PLAINTIFF	3/31/2017	—
2017-00150	GENERAL MOTORS LLC	DEFENDANT	3/31/2017	—

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2017-00143	AMERICAN EXPRESS BANK FSB	PLAINTIFF	3/28/2017	—
2017-00143	OSTASHKO DMITRI	DEFENDANT	3/28/2017	—
2017-00145	BANK OF AMERICA NA	PLAINTIFF	3/28/2017	—
2017-00145	MIDDLETON JAMES H SR	DEFENDANT	3/28/2017	—
2017-00149	WORLDS FOREMOST BANK	PLAINTIFF	3/31/2017	—
2017-00149	SHUMSKI WENDI J	DEFENDANT	3/31/2017	—

CONTRACT — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2017-00148	NILES JOHN	PLAINTIFF	3/29/2017	—
2017-00148	COMPANY WOODS BUILDERS INC	DEFENDANT	3/29/2017	—

MISCELLANEOUS — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2017-00142	RACHT MABLE	PLAINTIFF	3/28/2017	—

PETITION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2017-00151	1980 HONDA CM 400A VIN NC02 2105999	PETITIONER	3/31/2017	—
2017-00151	FELDMAN DANIEL F SR	PETITIONER	3/31/2017	—
2017-00151	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	RESPONDENT	3/31/2017	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2017-00144	PACIFIC UNION FINANCIAL	PLAINTIFF	3/28/2017	—
2017-00144	COYLE THOMAS M ADMINISTRATOR OF THE ESTATE	DEFENDANT	3/28/2017	—
2017-00144	COYLE PATRICIA THERESA A/K/A	DEFENDANT	3/28/2017	—
2017-00144	COYLE PATRICIA T	DEFENDANT	3/28/2017	—
2017-00146	CNB REALTY TRUST ASSIGNEE OF	PLAINTIFF	3/28/2017	—
2017-00146	NBT BANK NA F/K/A	PLAINTIFF	3/28/2017	—
2017-00146	PENNSTAR BANK	PLAINTIFF	3/28/2017	—
2017-00146	GALLOWAY DAVID A/K/A	DEFENDANT	3/28/2017	—
2017-00146	GALLOWAY DAVID A	DEFENDANT	3/28/2017	—
2017-00146	GALLOWAY LISA M A/K/A	DEFENDANT	3/28/2017	—
2017-00146	GALLOWAY LISA	DEFENDANT	3/28/2017	—
2017-00147	NATIONSTAR MORTGAGE LLC	PLAINTIFF	3/28/2017	—
2017-00147	BARRETT JESSICA A/K/A	DEFENDANT	3/28/2017	—
2017-00147	BARRETT JESSICA L A/K/A	DEFENDANT	3/28/2017	—
2017-00147	BARRETT JESSICA LEIGH	DEFENDANT	3/28/2017	—
2017-00147	WARREN JAMES ESTATE A/K/A	DEFENDANT	3/28/2017	—
2017-00147	WARREN JAMES T	DEFENDANT	3/28/2017	—
2017-00147	WARREN JASON	DEFENDANT	3/28/2017	—
2017-00152	WELLS FARGO BANK NA	PLAINTIFF	3/31/2017	—
2017-00152	FERRERO JOHN T	DEFENDANT	3/31/2017	—
2017-00152	FERRERO BONNIE L	DEFENDANT	3/31/2017	—

CLE Courses

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.

MORTGAGES AND DEEDS

*RECORDED FROM APRIL 10, 2017 TO APRIL 14, 2017
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Zacker Sonya S	Wayne Bank	Lake Township	195,992.00
Parry Joshua F	Honesdale National Bank	Salem Township	
Trygar Ashley L			87,300.00
Valeriano Jan A	Santander Bank	Paupack Township	
Valeriano Ellen M			210,000.00
McDonald Thomas J	Peoples Security Bank & Trust Company	Lehigh Township	
McDonald Tammy J			313,944.00
Martin Josiah W	Mortgage Electronic Registration Systems	Damascus Township	
Martin Corrinah			190,254.00
Sparrow Gregory Scott By Af	Mortgage Electronic Registration Systems	Scott Township	
Donnelly Erin E Af			91,000.00
Sigurdsson Margaret	Wayne Bank	Clinton Township	
Sigurdsson Olafur			50,000.00
Fortunato Joseph M Jr	Mortgage Electronic Registration Systems	Paupack Township	
Frank Julienne M			152,000.00
Shrek Jason	P S E C U	Berlin Township	
Caraturo Liane Alexandra			18,000.00
Hnatko Daniel J	Horst Walter H	Texas Township 3	25,000.00
Silva Paulo H	Mortgage Electronic Registration Systems	Paupack Township	152,000.00
Bullock Jason P	Mortgage Electronic Registration Systems	Palmyra Township	
Bullock Katie Lynn			107,323.00
Johnson Jeffrey T	N B T Bank	Salem Township	
Mattern Kathy			149,710.50
Owen Paul	Mortgage Electronic Registration Systems	Damascus Township	
Owen Wendy			104,724.00
Rosania Christie	Mortgage Electronic Registration Systems	Honesdale Borough	158,080.00
Brooks Dakota	Honesdale National Bank	Texas Township 3	
Brooks Lauren Elisabeth			90,909.00
Zambarano Lori A	Mortgage Electronic Registration Systems	Damascus Township	95,000.00
Chiocchi David T	Wayne Bank	Paupack Township	
Chiocchi Cindy Ann			24,400.00

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

Levato Richard	Mortgage Electronic Registration Systems	Lake Township	
Levato Toni			283,500.00
Black Robert M	Honesdale National Bank	Lake Township	
Black Ann			15,000.00
Lowe Kraig M	Honesdale National Bank	Damascus Township	77,100.00
Jeffas Gary M	Mortgage Electronic Registration Systems	Paupack Township	
Jeffas Jean			424,100.00
Dutton Timothy	Mortgage Electronic Registration Systems	Berlin Township	114,527.00
E X C O Production Company	Wilmington Trust Tr	Canaan Township	300,000,000.00
E X C O Production Company	Wilmington Trust Tr	Canaan Township	Mortgage
Yu Jennifer C	Honesdale National Bank	Damascus Township	112,000.00
Diaz Anthony	Mortgage Electronic Registration Systems	Damascus Township	
Mills Susan C			100,732.00
Cox Noreen	Wayne Bank	Damascus Township	97,500.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Torres William	Torres William Torres Jessica Torres Ailani Espinosa Esmeralda	Manchester Township	
Torres William	Torres William Torres Jessica Torres Ailani Espinosa Esmeralda	Manchester Township	
Torres William	Torres William Torres Jessica Torres Ailani Espinosa Esmeralda	Manchester Township	
Cerbone Benito	Velluzzi Thomas	Manchester Township	
Cerbone Donna	Vel Luzzi Jessica		Lot 1196
Traina Robert	Sturm Arthur J Jr	Paupack Township	
Traina Edward Wayne County Tax Claim Bureau			
Parry Virginia L	Parry Joshua F Trygar Ashley L	Salem Township	
Winsor Stephen Arthur	Mcdonald Thomas J	Lehigh Township	
Winsor Kathleen K	Mcdonald Tammy J		Lot 72
Ryan Richard	Martin Josiah W	Damascus Township	
Ryan Dolores	Martin Corrinah		
OBoyle Julie Sparrow Julie	Sparrow Gregory Scott	Scott Township	

Fish Sharon M Exr Wolf Vicki I Exr Lyons Conrad Jr Est	Fish Sharon M Wolf Vicki I	Hawley Borough	
Fish Sharon M Exr Wolf Vicki I Exr Lyons Conrad Jr Est	Fish Sharon M Wolf Vicki I	Hawley Borough	
Fish Sharon M Exr Wolf Vicki I Exr Lyons Conrad Jr Est	Fish Sharon M Wolf Vicki I	Paupack Township	Lot 9
Fish Sharon M Exr Wolf Vicki I Exr Lyons Conrad Jr Est	Fish Sharon M Wolf Vicki I	Palmyra Township	
Rochtchektaev Alex	Fortunato Joseph M Jr Frank Julienne M	Paupack Township	Lot 2
Ferrante Damon A Ferrante Ronette S	Ferrante Albert W	Lehigh Township	Lot 370
Swendsen Vincent W Basmayor Virginia F Swendsen Victoria L Wargo Victoria L	Wargo Victoria Wargo Robert	Buckingham Township	
Swendsen Vincent W Basmayor Virginia F Swendsen Victoria L	Wargo Victoria Wargo Robert	Buckingham Township	
Palazzo Frank	Vanvalkenburgh Richard Vanvalkenburgh Gail M	Salem Township	Lot 839
Maresca Rocco Maresca Joanne Colon Colonmaresca Joanne Colon Joanne	Savidge Todd Savidge Deirdre	Lake Township	Lot 1021
Casteel Brian L	Casteel Brian L Casteel Sandra Gay	Palmyra Township	
Hnatko Daniel J Hnatko Leigh Ann	Hnatko Daniel J	Texas Township 3	
Silva Paulo H Martin Samuel John	Silva Paulo H Bullock Jason P Bullock Katie Lynn	Paupack Township Palmyra Township	Lot 4F
V F S Lending J V L L C	Marks Lynn S II Marks Claire	Salem Township	
Waide Tal Waide Nichalene Waide Jeffrey Waide Tal Adm Waide Jacob Est Waide Joan M Est AKA Waide Joan Est AKA	Johnson Jeffrey T Mattern Kathy	Salem Township	
Rehmus Phillip Remus Angela	Yotankatanyu Walatchanat Yosankatanyu Natpanchaya	Lehigh Township	
Polifrone Bryan Schaffer Wendy M	Rosania Christie Brooks Dakota Brooks Lauren Elisabeth	Honesdale Borough Texas Township 3	

Lamonda Gene E	Storms Mark Sr	Lehigh Township	
Lamonda Kristine E W	Kaplawka Danielle		Lots 9 & 10
Pritchard Richard W AKA	Pritchard Richard W AKA	Dyberry Township	
Pritchard Richard William AKA	Pritchard Richard William AKA	Dyberry & Lebanon Twps	
Pritchard Ellen Mary	Pritchard Ellen Mary	Lebanon Township	
		Lebanon & Dyberry Twps	
Tonetti Linda Adm	Zambarano Lori A	Damascus Township	
Geimer Virginia A Est			
Clarke Kevin G	Smith Steven J	Preston Township	
	Smith Connie C		Lots 1 & 5
	Smith Jason S		
Deal Virginia Lou	Oshaughnessy Timothy J	Preston Township	
Oehrig Virginia Lou	Oehrig Susan		
Nicholson Charles John	Nicholson David	Preston Township	
Minkow Diane	Levato Richard	Lake Township	
Gersten Diane Minkow	Levato Toni		Lot 1536
Gersten Lawrence H			
J P Morgan Chase Bank	Lowe Kraig M	Damascus Township	Lot 59
Potocki Sandra S Exr	Potocki Sandra S	Dyberry Township	
Potocki Vincent B Est AKA			Lot 1
Potocki Vincent Blake Est AKA			
Minnick Ralph By Sheriff	Federal National Mortgage Association	Clinton Township 1	
Minnick Karen By Sheriff			
Nace Mark Larue AKA	Nace Mark Larue Tr	Paupack Township	
Nace Mark AKA	Mark Larue Nace Living Trust		Lot 113
Nace Mina Marie AKA	Nace Mina Marie Tr		
Nace Mina AKA	Mina Marie Nace Living Trust		
Schultz Michael J II	Berlingeri Dominic M	Lehigh Township	
Schultz Megan L			
Terruta Jose P	Jeffas Gary M	Paupack Township	
Terruta Kelly L	Jeffas Jean		
Oxenford Marilyn Plawa Tr	Barr James E Tr	Paupack Township	
Plawaoxenford Marilyn Tr	Barr Family Trust		
Barr James Tr			
Barr Irrevocable Grantor Trust			
Schwarz Joseph	Yu Jennifer C	Damascus Township	
Karess Martha			
Federal Home Loan			
Mortgage Corporation	Diaz Anthony	Damascus Township	
Phelan Hallinan Diamond			
& Jones L L P	Mills Susan C		Lot 22
Herring James By Af	Cox Noreen	Damascus Township	
Lass Pamela S Af			Lot 50
U S Bank National Association			
Tr By Af	Hoffman Mark R	Honesdale Borough	
Pa Housing Finance Agency Af	Hoffman Elizabeth C		



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