

WAYNE COUNTY BAR ASSOCIATION

OFFICIAL LEGAL JOURNAL

OF WAYNE COUNTY, PA



August 18, 2017
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Honesdale, PA



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Court of Common Pleas 22nd Judicial District:

The Hon. Raymond L. Hamill
President Judge

The Legal Journal of Wayne County contains 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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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

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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
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WAYNE COUNTY OFFICIALS

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

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Ronald J. Edwards
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Raising the Bar



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

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

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

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

Hours: Available Upon Request

ACCEPTING DONATIONS NOW!

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

COURT CALENDAR
August 21, 2017–August 25, 2017

Monday, August 21, 2017

Time 9:00 AM
Subject Civil Pretrials
Location Sept 2017 term

9:00 Disaster Blaster v Smith et al 24-2016-cv Daniels/Henry/Connor
9:30 Fritz v WMH et al 708-2015-cv; 18-2016-cv
Lenahan/Doherty/Wenner/Wilson/Perry
10:30 Kalix v Dugan 92-2016-cv Henry/Mulhern
11:00 Worth v Cove Haven 358-2016-cv Cohen/Nealon

Time 1:30 PM
Subject In Re: N.B. 13-2014-JV
Dispo Reivew
DA/Zimmerman

Time 2:00 PM
Subject Burton v Hamlin Center 671-2014-cv
Civil Pre-trial
Price/Nicolosi/Klosinski/Pyrah

Time 2:30 PM
Subject In Re: C.R. 9-2017-JV
Delinq/Dispo
DA/Burlein

Time 3:00 PM
Subject In Re: Estate of Anthony Hughes 78-2017-OCD
Settlement of Small Estate

Time 3:30 PM
Subject Pillar v. Pillar 1-2014-DR
n Rule to show cause why Defendant should not be held in Contempt
K.Martin/Farley

Tuesday, August 22, 2017

Time 9:00 AM
Subject Motions Court

Time 9:30 AM
Subject In Re: Estate of Ann Staff
Hearing on Petition for Appointment of a permanent Plenary Guardian of
the Person and Estate of Alleged Incapacitated Person

COURT CALENDAR
August 21, 2017–August 25, 2017

Time 10:00 AM
Subject Non-Supports if Necessary

Time 11:00 AM
Subject IN Re: T.K. 1-2015-JV
Dispo Review
Attorney General/Burlein

Time 11:30 AM
Subject Odell v Odell 28-2016-DR
Demand Support
Macdonald/Rechner

Time 1:00 PM
Subject Dependency Court
1:30 E.G. 11-2013-DP (Perm Review &Term of Case)
Anderson/Henry/Ellis/Rechner
2:00 B.G. 31-2016-DP (Perm Review) M.Farley/Ebert/Rechner/Lalley
2:30 R.D. 14-2017-DP (Agg. Circumstances) Collins/Wilson
3:00 H.O. 19-2017-DP (Adjudication) Wilson/Anderson/Ellis/Henry

Wednesday, August 23, 2017

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

Time 9:30 AM
Subject Com v. Dietz 23-2017-SA
Summary Appeal
S. Robinson/Treat
Tpr. Tyler

Time 10:30 AM
Subject Jacobsen v. Jacobsen 380-2015-DR
Demand Support
Burlein/Pro Se

Time 11:00 AM
Subject In Re: H.W. 16-2016-Adoption
Adoption MAIN COURTROOM
Anderson/Ellis

Time 12:30 PM
Subject Drug Court

COURT CALENDAR
August 21, 2017–August 25, 2017

Thursday, August 24, 2017

Time 9:00 AM
Subject Motions Court

Time 9:30 AM
Subject Commonwealth Matters
444-2016-CR Gugliotta, Kevin Swetz
102-2017-CR Aris, Tyler Michael Bugaj
78-2017-CR Wolk, Amanda Marie Ellis
104-2017-CR Stachnick, Raymond Bolock
390-2016-CR Cipolla, Anthony Baron
104-2016-CR Spalding, Bobbie Lee Burlein
430-2016-CR Abbott, Daniel Scott Krause
88-2017-CR Skinner, Eric Frederick Burlein
57-2017-CR Gelatt, Stephen Zimmerman

Time 1:30 PM
Subject Commonwealth Matters
Rule Returnable
325-2015-CR Fisher, Rasheme Farrell
74-2012-CR Bennett, Joseph H. Burlein
388-2015-CR Shaw, Andrew J. Farrell
304 & 516-2008-CR Wilmot, Jason
442-2016-CR Crosson, Joseph Dennis Henry
239-2015-CR McPeak, Adam Zimmerman
444-1999-CR St. Onge, Ralph
173-2016-CR Demchuk, Nicholas Theodore Ellis

Time 3:00 PM
Subject Com v. Miles 22-2017-SA
Summary Appeal
DA/Brier/Tpr. Troiani

Friday, August 25, 2017

Time 9:00 AM
Subject PFA
Rafaniello v. Mitchell 351-2017-DR Nardozzi/Bugaj/Nardozzi
Pepe v. McNamara 361-2017-DR

Time 10:00 AM
Subject Thompson v Board of Assessment 78-2017-cv
Pro se/ Krause

COURT CALENDAR
August 21, 2017–August 25, 2017

Time 10:30 AM
Subject In Re: Kathleen Lyons Cruz 292-2017-CV
Name Change

Time 11:00 AM
Subject In Re: Grace Lorraine Berger Sverduk 289-2017-CV
Name Change

Time 11:30 AM
Subject In Re: Ben Sverduk 290-2017-CV
Name Change

CUSTODY CALENDAR
August 21, 2017–August 25, 2017

Monday, August 21, 2017

Time 9:15 AM
Subject Wieczorek v. Wieczorek 168-2017-DR
Custody Hearing (Wilson)
Kalinski/Farrell

Time 1:15 PM
Subject Cottell v. Gremlı 628-2012-DR
Custody Conference (Wilson)
Henry/Bugaj

Time 2:15 PM
Subject Fotusky v Smith 221-2004-DR
Custody Conf (Wilson)

Tuesday, August 22, 2017

Time 9:15 AM
Subject Busillo v. Busillo 77-2017-DR
Divorce & Custody Conference (Wilson)
Clause/Cali/Anderson

CUSTODY CALENDAR
August 21, 2017–August 25, 2017

Wednesday, August 23, 2017

Time 9:15 AM
Subject Mignery v. Dolph 432-2014-DR
Custody Hearing (Wilson)
Howell/Campolieto

Time 1:15 PM
Subject Wallace v. Wallace 77-2014-DR
Divorce Hearing (Schloesser)
Malski-Pezak/Cali

Thursday, August 24, 2017

Time 1:15 PM
Subject McNamara v. Raimo 144-2017-DR
Custody Hearing (Schloesser)

Friday, August 25, 2017

Time 9:15 AM
Subject Simpson v. Cummings 169-2017-DR
Custody Hearing (Wilson)
Brown/Farrell

Time 1:15 PM
Subject Francisco v. Francisco 364-2015-DR
Divorce Hearing (Wilson)
Rechner/Bugaj

Time 1:15 PM
Subject Schuman v. Schuman 187-2016-DR
Divorce Hearing (Schloesser)
Farrell/K. Martin

CRIMINAL CASES

August 10, 2017 — The following cases were addressed by the Honorable Raymond L. Hamill, President Judge, Wayne County.

JOSEPH ALLEN POLIANDRO, age 31, of Honesdale, was sentenced to undergo imprisonment in the Wayne County Correctional Facility for a period of 1 month to 11 1/2 months for one count of Possession of Possession of Drug Paraphernalia, a Misdemeanor. In a second case, Defendant was sentenced to undergo imprisonment in the Wayne County Correctional Facility for a period of 6 months to 12 months consecutive to the previous sentence for one Count of Recklessly Endangering Another Person, a Misdemeanor of the 2nd Degree. Defendant was ordered to pay \$230.80 restitution to the victim in this case. As to both incidents, Defendant was ordered to pay the costs of prosecution, undergo a drug and alcohol evaluation and comply with treatment, undergo a mental health evaluation and comply with any recommendations, refrain from the use of alcohol or illegal controlled substances, submit to random drug testing and obtain full-time employment within 30 days or parole. Total sentence is 7 months to 23 1/2 months. The first incident took place on December 24, 2015, in Hawley Borough and the second arrest took place on March 12, 2016 in Honesdale Borough.

MICHAEL LABENZ, age 36, of Honesdale was sentenced to be placed on probation for a period of 12 months for one count of Disorderly Conduct-Hazardous/Physically Offensive Condition, a Misdemeanor of the 3rd Degree. Defendant was ordered to pay the costs of prosecution, comply with all drug and alcohol treatment recommendations, refrain from the use of alcohol or illegal controlled substances, submit to random drug testing, perform 50 hours of community service within three months and obtain employment. This incident occurred on March 2, 2016 in Honesdale Borough.



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 Testamentary have been granted in the estate of late of VIVIAN W. CAREY. Date of death JULY 11, 2017. All persons indebted to the said estate are required to make payment and those having claims or demands to present the same without delay to the Executor/Executrix, in care of Matthew L. Meagher, Esquire, 1018 Church Street, Honesdale, PA 18431.

8/18/2017 • 8/25/2017 • 9/1/2017

ESTATE NOTICE

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the estate of late of MICHAEL R. BRAUSER. Date of death JULY 2, 2017. All persons indebted to the said estate are required to make payment and

those having claims or demands to present the same without delay to the Executor/Executrix, in care of Matthew L. Meagher, Esquire, 1018 Church Street, Honesdale, PA 18431.

8/18/2017 • 8/25/2017 • 9/1/2017

EXECUTOR'S NOTICE

ESTATE OF KEVIN GERARD DALY, a/k/a KEVIN DALY, a/k/a KEVIN G. DALY, late of Damascus Township, Wayne County, Pennsylvania. Any person or persons having claim against or indebted to the estate present same to Sally N. Rutherford, 921 Court Street, Honesdale, Pennsylvania, Administrator, CTA.

8/18/2017 • 8/25/2017 • 9/1/2017

EXECUTOR NOTICE

Estate of James R. Cease AKA James Cease AKA James Robert Cease AKA Jim Cease
Late of Berlin Township
EXECUTOR
Stephen Cease
1306 N. Winchester Lane
Liberty Lake, WA 99019
ATTORNEY
Nicholas A. Barna
831 Court Street
Honesdale, PA 18431

8/11/2017 • 8/18/2017 • 8/25/2017

ESTATE NOTICE

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the estate of late of **RANDY M. LAMBERTON**. Date of death **JUNE 16, 2017**. All persons indebted to the said estate are required to make payment and those having claims or demands to present the same without delay to the Executor/Executrix, in care of **Matthew L. Meagher, Esquire, 1018 Church Street, Honesdale, PA 18431**.

8/4/2017 • 8/11/2017 • 8/18/2017

ESTATE NOTICE

Estate of **JOHN J. GAHAN, DECEASED**, Late of **55 BEECH GROVE ROAD, HONESDALE, PA 18431**, (Died **JUNE 11, 2017**) **PATRICIA F. GAHAN, Executrix, Dante A. Cancelli, Suite 401, 400 Spruce Street, Scranton, Pennsylvania 18503, Attorney**.

DANTE A. CANCELLI, ESQUIRE

8/4/2017 • 8/11/2017 • 8/18/2017

LETTERS TESTAMENTARY

NOTICE IS HEREBY GIVEN THAT Letters Testamentary have been granted in the Estate of **Joshua Leonard, Deceased, late of Lake Township, (died on August 31, 2015)**, and all persons indebted to said Estate are requested to make payment, and those having claims to present the sum without delay, to **Corey James Eagen, 1609 Monroe**

Avenue, Apt. 2, Dunmore, Pennsylvania 18512, Administrator of the Estate.

8/4/2017 • 8/11/2017 • 8/18/2017

ESTATE NOTICE

RE: ESTATE OF JOHN A. HUSSEY

NOTICE IS HEREBY GIVEN that Letters Testamentary in the Estate of **John A. Hussey, late of Hamlin, Wayne County, Pennsylvania**, have been granted to the undersigned. All persons indebted to said estate are required to make immediate payment and those having claims shall present them for settlement to:

**Anne Y. Beyer, EXECUTOR
Casey A. Sauerwine, Esquire
MARSHALL, PARKER &
WEBER, LLC
1065 Highway 315, Suite 402
Wilkes-Barre, PA 18702**

Date of Death: **February 20, 2017**

8/4/2017 • 8/11/2017 • 8/18/2017

ESTATE NOTICE

Notice is hereby given that Letters of Testamentary have been granted in the **ESTATE OF DOROTHY D. KRASLEY** late of **515 Carlton Road, Tobyhanna, Wayne County, Pennsylvania (died June 28, 2017)**, to **John Barna and Scott Moyer, as Co-Executors**. All persons indebted to the said Estate are required to make payment and those having claims to present the same without delay to the

Executor named above in c/o Tammy Lee Clause, Esquire, P.O. Box 241, Newfoundland, PA 18445.

8/4/2017 • 8/11/2017 • 8/18/2017

OTHER NOTICES

**PETITION FOR
NAME CHANGE**

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

IN RE:
CHANGE OF NAME OF:
Jessica Rachelle Stine
Lisey Elizabeth-Ann Wilson
Emma Nicole-Mae Wilson
Hailey Aliviah-Lynn Stine

No. 299-2017-CIVIL

ORDER FOR PUBLICATION

And now, this 7th day of July 2017, upon motion of Jessica Rachelle Stine, Petitioner, it is **ORDERED** and **DECREED** that the Petition be heard on the 22nd day of September 2017 at 10:30 a.m. before the Honorable Raymond L. Hamill in Courtroom No. 2 at the Wayne County Courthouse, 925 Court Street, Honesdale, PA.

It is **FURTHER ORDERED** that a notice of the filing of the within Petition and of the aforesaid date of hearing be published in the Office Legal Journal of Wayne

County, PA and the Wayne Independent at least thirty (30) days before the hearing. Proof of publication shall be submitted at the hearing.

It is **FURTHER ORDERED** that an official search be conducted by the county office where the Petitioner resided within the past five (5) years. Proper certification from the Prothonotary's Office verifying that there are no judgments, decrees of record, or any other of the like character against the Petitioner and proper certification from the Recorder of Deeds regarding mortgages shall be submitted to the Court at the hearing.

It is **FURTHER ORDERED** that if the Petitioner seeks to change the name of a minor child, the Petitioner is directed to mail a copy of the petition and this Order by regular and certified mail, return receipt requested to the non-petitioning parent. **IF THE NON-PETITIONING PARENT DOES NOT ATTEND THE HEARING, PROOF THAT THE NON-PETITIONING PARENT RECEIVED A COPY OF THE PETITION AND NOTIFICATION OF THE NAME CHANGE HEARING MUST BE SUBMITTED TO THE COURT AT THE HEARING.**

BY THE COURT:
/s/ Raymond L. Hamill
RAYMOND L. HAMILL
PRESIDENT JUDGE

8/18/2017

**PETITION FOR
NAME CHANGE**

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

IN RE:
CHANGE OF NAME OF:
Michael Baily Stine

No. 298-2017-CIVIL

ORDER FOR PUBLICATION

And now, this 7th day of July 2017, upon motion of Michael Baily Stine, Petitioner, it is **ORDERED** and **DECREED** that the Petition be heard on the 22nd day of September 2017 at 10:30 a.m. before the Honorable Raymond L. Hamill in Courtroom No. 2 at the Wayne County Courthouse, 925 Court Street, Honesdale, PA.

It is **FURTHER ORDERED** that a notice of the filing of the within Petition and of the aforesaid date of hearing be published in the Office Legal Journal of Wayne County, PA and the Wayne Independent at least thirty (30) days before the hearing. Proof of publication shall be submitted at the hearing.

It is **FURTHER ORDERED** that an official search be conducted by the county office where the Petitioner resided within the past five (5) years. Proper certification from the Prothonotary's Office verifying that there are no judgments, decrees of record, or

any other of the like character against the Petitioner and proper certification from the Recorder of Deeds regarding mortgages shall be submitted to the Court at the hearing.

It is **FURTHER ORDERED** that if the Petitioner seeks to change the name of a minor child, the Petitioner is directed to mail a copy of the petition and this Order by regular and certified mail, return receipt requested to the non-petitioning parent. **IF THE NON-PETITIONING PARENT DOES NOT ATTEND THE HEARING, PROOF THAT THE NON-PETITIONING PARENT RECEIVED A COPY OF THE PETITION AND NOTIFICATION OF THE NAME CHANGE HEARING MUST BE SUBMITTED TO THE COURT AT THE HEARING.**

BY THE COURT:
/s/ Raymond L. Hamill
RAYMOND L. HAMILL
PRESIDENT JUDGE

8/18/2017

NOTICE

Notice is hereby given that KBP Enterprises, LLC has filed its Certificate of Organization with the Pennsylvania Department of State. This notice is given in accordance with 15 Pa. Cons. Stat. Section 8821. This Limited Liability Company has been filed under the provisions of the Pennsylvania Business Corporation law of 1988, and has been formed for the

expressed purpose of acquiring and developing real estate within the Commonwealth of Pennsylvania and generally within the United States.

The address at which the LLC will maintain its principal place of business is as follows:
320 McKinney Rd., Waymart, PA 18472

8/18/2017

NOTICE

TAKE NOTICE THAT THE FOLLOWING ACCOUNT HAS BEEN FILED TO THE COMMON PLEAS COURT OF WAYNE COUNTY AND WILL BE PRESENTED FOR CONFIRMATION ON AUGUST 31, 2017 AT 9:00 A.M., WAYNE COUNTY COURT HOUSE, HONESDALE, PENNSYLVANIA.

FIRST AND FINAL ACCOUNT OF LYNN SMITH EXECUTOR FOR ESTATE OF MARGARET H. SMITH, DECEASED.

NO. 82 O.C.D. 2017

8/11/2017 • 8/18/2017

NOTICE

TAKE NOTICE THAT THE FOLLOWING ACCOUNT HAS BEEN FILED TO THE COMMON PLEAS COURT OF WAYNE COUNTY AND WILL BE PRESENTED FOR CONFIRMATION ON AUGUST

31, 2017 AT 9:00 A.M., WAYNE COUNTY COURT HOUSE, HONESDALE, PENNSYLVANIA.

FIRST AND FINAL ACCOUNT OF CALVIN SAMSON EXECUTOR FOR ESTATE OF BRADLEY M. GILPIN A/K/A BRADLEY GILPIN, DECEASED.

NO. 83 O.C.D. 2017

8/11/2017 • 8/18/2017

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
AUGUST 30, 2017**

By virtue of a writ of Execution instituted by: 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 30th day of August, 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 pieces or parcel of land situate in the Township of Clinton, County of Wayne and State of Pennsylvania, known and distinguished as the northeast part

of Lot No. 15 of the Elk Forest Tract aforesaid and bounded as follows:

BEGINNING at a beech the northeast corner of said lot; thence south along line of Patrick White eighty (80) rods to point in same; thence westerly one hundred (100) rods along north line of Douricks land to the southeast corner of other lands of Thomas Higgins; thence along same northerly eight (80) rods to north line of said lot No. 15; thence along said north line easterly one hundred (100) rods to the place of BEGINNING.

ALSO all that certain piece or parcel of land situate in the Township Canaan, now the Township of Clinton, in the County of Wayne and Commonwealth of Pennsylvania, known and designated as the northwest part of Lot No. 15 of Elk Forest Tract and bounded as follows:

BEGINNING at a beech tree in the northwest corner of said lot; thence south along the west line of said lot eighty-two (82) rods to stones for a corner; thence east one hundred (100) rods to a heap of stones; thence north eighty-three (83) rods to stones in the north line of said lot; thence along the north line of said lot west one hundred (100) rods to the place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Anne M. Martzen and Paul Martzen, as Joint Tenants with Right of Survivorship, by Deed from Anne M. Martzen and Paul

Martzen, as Joint Tenants with Right of Survivorship, Dated 05/20/2008, Recorded 06/06/2008, in Book 3534, Page 112.

Tax Parcel: 06-1-0242-0003.0001, 06-1-0241-0057.0002

Premises Being: 274 Little Keen Road, Waymart, PA 18472-3074

Improvements thereon:
RESIDENTIAL DWELLING

Seized and taken in execution as property of:
Paul Martzen 274 Little Keen Road
WAYMART PA 18472
Anne Martzen a/k/a Anne M
Martzen 274 Little Keen Road
WAYMART PA 18472
Richard Martzen 274 Little Keen
Road WAYMART PA 18472

Execution No. 162-Civil-2017
Amount Due: \$272,226.03 Plus
additional costs

June 9, 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.

8/4/2017 • 8/11/2017 • 8/18/2017

SHERIFF'S SALE SEPTEMBER 6, 2017

By virtue of a writ of Execution instituted by: The Bank of New York Mellon, f/k/a The Bank of New York, as Trustee for the Certificateholders of CWABS, Inc., Asset-Backed Certificates 2007-Bc2 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 6th day of September, 2017 at 10:00 AM in the Conference Room on the third floor of the Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THOSE two several lots, pieces or parcels of land, situate lying and being in the borough of Hawley, county of Wayne and state of Pennsylvania bounded and described as follows to wit:

THE first lot; beginning at the corner of lands formerly of Patrick Lynott; on the easterly side of Second (Hudson) street; and one

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hundred and fifty (150) feet from a corner of land of S.Z. Lord thence north forty-one (41) degrees west along the easterly line or side of Seconds or Hudson street fifty (50) feet to a corner; thence at right angles to the said street and parallel to the boundary line of the said of the said S.Z Lord land north forty-nine (49) degrees east two hundred and eighty (288) feet to a corner in the line of lands late of John S.L Atkinson thence at right angles thereto and along said Atkinson line south forty-one (41) degrees east seventy-five (75) degrees to a corner; thence south fifty-four (54) degrees west along the Lynott line two hundred and eighty nine (289) feet to the place of beginning.

THE second piece or parcel all that certain lot, situate lying and being in the said borough of Hawley county of Wayne and state of Pennsylvania, bounded and described as follows to wit:

CONTAINING a front of fifty (50) feet southwestward on Second (Hudson) street, being fifty (50) feet also in rear and two hundred

and eighty-eight (288) feet in depth bounded by lot 19 on the southeast and by lot # 12 on the northwest and being lot #10 on Second (Hudson) street as represented on the map of that part of the village of Hawley which Joseph Atkinson and John S. Atkinson respectively conveyed to Stephen Torrey and others by their indenture dated February 4, 1980 A.D. and recorded at Honesdale in deed book 18 at page 171, etc

TITLE TO SAID PREMISES IS VESTED IN Peter D. Bonsangue and Catherine Bonsangue, h/w, as joint tenants with right of survivorship and not as tenants in common, by Deed from Peter D. Bonsangue, Dated 08/03/2003, Recorded 09/17/2004, in Book 2592, Page 160.

TAX PARCEL: 10-0-0003-0007

PREMISES BEING: 769 Hudson Street, Hawley, PA 18428-1205

IMPROVEMENTS THEREON:
Residential Dwelling

Seized and taken in execution as property of:
Peter D. Bonsangue 769 Hudson St
HAWLEY PA 18428
Catherine Bonsangue 769 Hudson St., HAWLEY PA 18428

Execution No. 100-Civil-2017
Amount Due: \$134,803.82 Plus
additional costs

June 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.

Jennie C. Tsai Esq.

8/11/2017 • 8/18/2017 • 8/25/2017

**SHERIFF'S SALE
SEPTEMBER 6, 2017**

By virtue of a writ of Execution instituted by: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 6th day of September, 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

trach of land situate, lying and being in the Township of Paupack, County of Wayne, State of Pennsylvania, more particularly described as follows:

Lot 282, Section 2, as shown on plan of Lots, Wallenpaupack Lake Estates, dated May 23, 1971 by VEP & Co. as recorded in the Office of the Recorder of Deeds in and for Wayne County, Pennsylvania, in Plat Book 14, Page 117, said map being incorporated by reference herewith as if attached hereto.

Map and Parcel ID: 19-0-0030-0210

Being known as: 101 Harmony Drive, Lake Ariel, Pennsylvania 18436.

Title to said premises is vested in Pantelis D. Drougas by deed from Ernest F. Hutchinson and Robyn A. Weeks, Now by Marriage known as Robyn A. Weeks Hutchinson dated October 23, 2002 and recorded November 20, 2002 in Deed Book 2110, Page 185.

The said Pantelis D. Drougas died on August 11, 2015 without a will or appointment of an Administrator. Title to said premises Dimitrios Drougas, Known Surviving Heir of Pantelis D. Drougas, Geraldine A. Drougas, Known Surviving Heir of Pantelis D. Drougas, Michael Drougas, Known Surviving Heir of Pantelis D. Drougas, Stacy Harwig, Known Surviving Heir of Pantelis D.

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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.

Drougas, Elizabeth Drougas, Known Surviving Heir of Pantelis D. Drougas and Unknown Surviving Heirs of Pantelis D. Drougas.

Seized and taken in execution as property of:

Dimitrios Drougas, Known Surviving Heir of Pantelis D. Drougas 125 Charles Street THROOP PA 18512
Geraldine A. Drougas, Known Surviving Heir of Pantelis D. Drougas 101 Harmony Drive LAKE ARIEL PA 18436
Michael Drougas, Known Surviving Heir of Pantelis D. Drougas 13115 Lilita Avenue DOVER FL 33527
Stacy Harwig, Known Surviving Heir of Pantelis D. Drougas 8841

Sunrise Lane NEW PORT
RICHEY FL 34654
Elizabeth Drougas, Known
Surviving Heir of Pantelis D.
Drougas 101 Harmony Drive
LAKE ARIEL PA 18436
Unknown Surviving Heirs of
Pantelis D. Drougas 101 Harmony
Drive LAKE ARIEL PA 18436

Execution No. 514-Civil-2016
Amount Due: \$116,309.64 Plus
additional costs

June 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.**

Jacob M. Ottley Esq.

8/11/2017 • 8/18/2017 • 8/25/2017

**SHERIFF'S SALE
SEPTEMBER 6, 2017**

By virtue of a writ of Execution instituted by: Wells Fargo Bank, N.A. s/b/m to Wachovia 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 6th day of September, 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 Palmyra, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at the intersection of two (2) forty (40) foot wide private roads known respectively as Garden Hill Drive and Hillside Drive, said point of beginning being also the Southwesterly corner of Lot #41 of the Garden Hill Development and in the Easterly boundary line of Lot #40; thence along the center line of Garden Hill Drive, South thirty-three (33) degrees twenty-eight (28) minutes no (00) seconds East two hundred sixty-five and sixty-seven one-hundredths (265.67) fee to the Northwesterly corner of Lot #60; thence along the Westerly boundary line of Lot #60, South fifty-one (51) degrees twenty-five (25) minutes thirty-two (32) seconds West three hundred twenty-four and twenty-nine one-

hundredths (324.29) feet to a point in the Northerly side of Lot #61; thence along the same, North forty-six (46) degrees forty-one (41) minutes twenty-three (23) seconds West one hundred eleven and sixty-five one-hundredths (111.65) feet to a point in the center line of Hillside Drive; thence along the center line of Hillside Drive, North twenty-eight (28) minutes no (00) seconds East three hundred ninety-five (395) feet to a place of BEGINNING.

CONTAINING one and forty-seven-one-hundredths (1.47) acres, more or less, and being Lot No. 62 of the Garden Hills Development, as shown on Map of survey made by Harry F. Schoenagel, Registered Surveyor, dated June, 1966, revised September, 1967, revised April, 1969, revised August, 1969 and revised August, 1971, approved by the Wayne County Planning Commission, April 24, 1974, a Map of which is recorded in Wayne County Map Book 25, at Page 4.

EXCEPTING AND RESERVING therefrom and thereout, that portion of the above described lot which lies within the right-of-way for Garden Hill Drive and Hillside Drive, including the turn at the intersection of the Garden Hill Drive and Hillside Drive, having a radius of fifty (50) feet as shown on said Map of survey.

BEING THE SAME PREMISES which L. Jeffrey Holmquest, Executor of the Estate of Walter R.

Holmquest a/k/a Walter Raymond Holmquest, deceased, by Deed dated July 26, 2006 and recorded November 16, 2006 in the Office of the Recorder of Deeds in and for Wayne County in Deed Book Volume 3176, Page 301, granted and conveyed unto ROY HAMILTON A/K/A ROY M. HAMILTON ALFONSO COCHRAN and CLARENCE LEWIS.

BEING KNOWN AS: 43 GARDEN HILL DRIVE, HAWLEY, PA 18428

PARCEL #18-0-009-0062

IMPROVEMENTS: Residential Dwelling

Seized and taken in execution as property of:
Bonita Cochran as Personal Representative of Roy Hamilton a/k/a Roy M. Hamilton a/ka Royal Hamilton, Deceased
110 Enchanted Hills Road, Apt. 102 OWINGS MILLS MD 21117
Clarence Lewis 43 Garden Hill Drive Hawley PA 18428
Bonita Cochran, Heir of Alfonso Carl Cochran a/k/a Alfonso Cochran, Deceased 43 Garden Hill Drive HAWLEY PA
Judy Cochran, Heir of Alfonso Carl Cochran, a/k/a Alfronso Cochran, Deceased 43 Garden Hill Drive HAWLEY PA 18428
Sherod Cochran, SR., Heir of Alfonso Carl Cochran a/k/a Alfonso Cochran, Deceased 1254 Roosevelt HWY WAYMART PA 18472

Leah Edwards, Heir of Alfonso Carl Cochran a/k/a Alfonso Cochran, Deceased 1254 Roosevelt Highway WAYMART PA 18472
Mae Frances, Heir of Alfonso Carl Cochran a/k/a Alfonso Cochran, Deceased 1254 Roosevelt HWY WAYMART PA 18472
Unknown Heirs of Roy Hamilton, a/k/a Roy M. Hamilton, a/k/a Royal Hamilton, Deceased 43 Garden Hill Drive HAWLEY PA 18428
Unknown Heirs of Alfonso Carl Cochran a/k/a Alfonso Cochran, Deceased 43 Garden Hill Drive HAWLEY PA 18428

Execution No. 373-Civil-2011
Amount Due: \$331,531.04 Plus additional costs

June 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.

Amanda L. Rauer Esq.

8/11/2017 • 8/18/2017 • 8/25/2017

**SHERIFF'S SALE
SEPTEMBER 13, 2017**

By virtue of a writ of Execution instituted by: U.S. Bank, N.A., as Trustee for JP Morgan Mortgage Acquisition Corp. 2005-Opt2, Asset Backed Pass-Through Certificates, Series 2005-Opt2 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 13th day of September, 2017 at 10:00 AM in the Conference Room on the third floor of the Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THAT CERTAIN piece, parcel or tract of land situate in the Township of Lehigh, Village of Gouldsboro, County of Wayne and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the easterly r/w line of Second St. where the southerly curb line of Main St., (also known as Route 507), intersects same; thence along the southerly curb line of Main St, (also known as Route 507), N 82 degrees 06 minutes 40 seconds East, 105.95 feet to a point; thence along lands, now or formerly of Nancy J. Courtney, (D.B. 255, Pg.

553), S 00 degrees 44 minutes East, 125.34 ft. to a point; thence along lands of Ethel Medway (D.B. 235, Pg. 302) S 83 degrees 36 minutes 34 seconds west, 107.33 feet to a point in the easterly r/w line of Second St, N 00 degrees 17 minutes East, 122.79 ft. to a point, the place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Richard J. Grudeski and Jennifer A. Grudeski, by Deed from John Green and Johanna M. Green, his wife, Dated 09/06/2005, Recorded 09/13/2005, in Book 2860, Page 127.

Tax Parcel: 14-0-0019-0072

Premises Being: 540 Main Street, a/k/a Corner 2nd and Main Street, Gouldsboro, PA 18424-8800

Improvements: RESIDENTIAL DWELLING

Seized and taken in execution as property of:
Richard J. Grudeski 540 Main Street GOULDSBORO PA 18424
Jennifer A. Grudeski 1133 Navajo Trail GOULDSBORO PA 18424

Execution No. 116-Civil-2017
Amount Due: \$202,100.76 Plus additional costs

June 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.

Peter Wapner Esq.

8/18/2017 • 8/25/2017 • 9/1/2017

**SHERIFF'S SALE
SEPTEMBER 13, 2017**

By virtue of a writ of Execution instituted by: Wells Fargo Bnak, N.A., as Trustee o/b/o registered holders of Asset Backed Securities Corporation Home Equity Trust, Series WMC 2005-HE5, Assedt 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 13th day of September, 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 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 2 Huckleberry Road,
RR 2 Newfoundland PA 18445
Shirley A. White 2 Huckleberry
Road, RR 2 Newfoundland PA
18445

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

June 19, 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.**

Roger Fay Esq.

8/18/2017 • 8/25/2017 • 9/1/2017

**SHERIFF'S SALE
SEPTEMBER 13, 2017**

By virtue of a writ of Execution instituted by: Bank of America, N.A., s/b/m to BAC Home Loans Servicing, LP issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 13th day of September, 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 piece or parcel of land situate in the Borough of Waymart, County of Wayne and Commonwealth of Pennsylvania bounded and described as follows:

BEGINNING at a point in the center of South Street, said point being North seventy nine degrees forty six minutes zero seconds West (N 79° 46' 00" W), a distance of sixty four and eleven/100 feet (64.11') from the northeast corner of land Mark and Diane Richner said point also being the southeast corner of the land herein described (Lot 2);

THENCE along center South Street

North seventy seven degrees thirty five minutes zero seconds West (N 77° 35` 00" West), a distance of ninety eight and 55/100 feet (98.55`) to a point, the southeast corner of land of Mary Weinberger;

THENCE along the eastern line of Mary Weinberger, North eleven degrees zero minutes zero seconds East (N 11° 00` 00" East), a distance of one hundred and eighty feet (180.00`) to an iron pipe for a corner, the northeast corner of land of Mary Weinberger;

THENCE along the northern line of Mary Weinberger and along line of land of James McArdle, North seventy five degrees forty eight minutes four seconds West (N 75° 48` 04" W), a distance of one hundred and forty nine and 94/100 feet (149.94`) to an iron pipe for a corner line of land of James McArdle;

THENCE through land of Thomas and Carol Ashman North zero degrees fifteen minutes seventeen seconds West (N 0° 15` 17" W), a distance of three hundred twenty one and 35/100 feet (321.35`) to an iron pipe for a corner;

THENCE through same North eighty five degrees thirty six minutes fifty seconds East (N 85° 36` 50" E), a distance of four hundred fifty one and 66/100 feet (451.66`) to an iron pipe for a corner in line of land of the Waymart Water Company;

THENCE along line of land of the

Waymart Water Company South thirteen degrees fifteen minutes one second West (13° 15` 01" W), a distance of four hundred thirty and 22/100 feet (430.22`) to an iron pipe for a corner, the northeast corner of Lot 1;

THENCE along the northern line of Lot 1 North seventy six degrees forty five minutes zero seconds West (N 76° 45` 00" W), a distance of one hundred and 00/100 feet (100.00`) to an iron pipe for a corner, the northwest corner of Lot 1;

THENCE along the westerly line of Lot 1 South thirteen degrees fifteen minutes zero seconds West (S 13° 15` 00" W), a distance of two hundred feet (200.00`) to the POINT OF BEGINNING;

Said described tract containing 3.88 acres, more or less.

The above description is in accordance with a survey and map dated December 22, 2006 made by Stephen E. Leshner, Registered Surveyor and recorded in Wayne County Recorder of Deeds Office in Map Book No 109 at Page 15.

PARCEL TWO:

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

BEGINNING at a point in the center of South Street, the

southwest corner of land of JoEllen and Shawn Forney, said point also being South ten degrees fifty nine minutes nineteen seconds West (S 10° 59' 19" W), a distance of eighteen and 45/100 feet (18.45') from an iron pipe near the northern right of way line of South Street;

THENCE along the center of South Street North seventy six degrees fifty four minutes thirty two seconds West (N 76° 54' 32" W), a distance of forty and 53/100 feet (40.53') to a point for a corner, the southeast corner of land of Jeffery and Michelle Gogolski;

THENCE along the eastern line of Jeffery and Michelle Gogolski North eleven degrees nine minutes thirty eight seconds East (N 11° 09' 38" E), a distance of one hundred eighty three and 34/100 feet (183.34') to an iron pipe for a corner in line of land of the lands of Jeffery and Michelle Gogolski;

THENCE along the eastern line of land of other lands of Jeffery and Michelle Gogolski North eleven degrees five minutes twenty nine seconds East (N 11°05' 29" E), a distance of two hundred forty two and 69/100 Feet (242.69') to an iron pipe for a corner;

THENCE along the northern line of land of Jeffery and Michelle Gogolski North eighty four degrees forty nine minutes thirty seven seconds West (N 84° 49' 37" W), a distance of one hundred thirty three and 33/100 feet (133.33') to an iron pipe for a corner in line of

land of Karen Kernoski;

THENCE along line of land of Karen Kernoski and along line of land of The Wayne Memorial Hospital Nursing Home North six degrees seventeen minutes forty nine seconds East (N 6° 17' 49" E), a distance of six hundred thirty nine and 16/100 feet (639.16') to a steel rebar for a corner in line of land of Joseph and Lisa Gombita;

THENCE along the line of land of Joseph and Lisa Gombita and line of land of William and Sandra Fenwick and along line of land of Spojnia and along a stonewall South eighty one degrees fifty two minutes thirty five seconds East (S 81° 52' 35" E), a distance of seven hundred eighty five feet and 20/100 feet (785.20') to an iron pipe for a corner in line of land of the Waymart Water Company;

THENCE along line of land of the Waymart Water Company, South thirteen degrees fifteen minutes zero seconds West (S 13° 15' 00" W), a distance of four hundred eighty two and 55/100 feet (482.55') to an iron pipe for a corner in line of land of Lot 2;

THENCE through land of Thomas and Carol Ashman South eighty five degrees thirty six minutes fifty seconds West (S 85° 36' 50" W), a distance of four hundred fifty one and 66/100 feet (451.66') to an iron pipe for a

Seized and taken in execution as property of:

Ali Haxhaj 387 South Street
WAYMART PA 18472
Bekim Bardhaj 387 South Street
WAYMART PA 18472

Execution No. 709-Civil-2015
Amount Due: \$369,038.68 Plus
additional costs

June 19, 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.**

Roger Fay Esq.

8/18/2017 • 8/25/2017 • 9/1/2017

CIVIL ACTIONS FILED

*FROM JULY 22, 2017 TO JULY 28, 2017
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2006-00240	HILL LEROY WILLIAM	7/27/2017	SATISFACTION	—
2006-20753	HENDEL MICHAEL	7/25/2017	SATISFACTION	1,762.64
2006-20753	HENDEL JANE	7/25/2017	SATISFACTION	1,762.64
2009-21209	HENDEL MICHAEL D	7/25/2017	SATISFACTION	2,468.56
2009-21209	HENDEL JANE A	7/25/2017	SATISFACTION	2,468.56
2010-20429	HENDEL MICHAEL D	7/25/2017	SATISFACTION	624.29
2010-20429	HENDEL JANE A	7/25/2017	SATISFACTION	624.29
2012-00048	CARTER BEVERLY A/K/A	7/25/2017	WRIT OF EXECUTION	69,169.39
2012-00048	CARTER BEVERLY L A/K/A	7/25/2017	WRIT OF EXECUTION	69,169.39
2012-00048	KELLEY BEVERLY	7/25/2017	WRIT OF EXECUTION	69,169.39
2012-00048	CARTER DONALD M	7/25/2017	WRIT OF EXECUTION	69,169.39
2014-00543	QUISPE JULIO	7/27/2017	WRIT OF EXECUTION	118,067.67
2015-00298	SILVA CLAUDIO	7/25/2017	SATISFACTION	—
2015-00693	OGUNLEYE OWOLABI	7/27/2017	JGMT/ARBITRATION AWD	2,148.54
2015-21199	HENDEL MICHAEL D	7/25/2017	SATISFACTION	664.10
2016-00315	WILLIAMS JANET	7/25/2017	WRIT OF EXECUTION	188,290.78
2016-00366	TREGO MARY L	7/25/2017	IN REM(SUMMARY JDGMT	24,138.81
2016-20322	PEOPLES SECURITY BANK & TRUST GARNISHEE	7/26/2017	GARNISHEE/DISC ATTCH	—
2016-20520	DONEY ROBERT W	7/24/2017	DEFAULT JUDGMENT	1,215.98
2016-20867	RHINESMITH LESLIE A	7/25/2017	SATISFACTION	408.59
2016-20867	BROWN WALTER H ESTATE	7/25/2017	SATISFACTION	408.59
2016-20927	WAYNE BANK GARNISHEE	7/26/2017	GARNISHEE/DISC ATTCH	—
2017-00027	PERROTTI MARIA	7/25/2017	DEFAULT JUDGMENT	2,054.20
2017-00117	GOODHEART GLORIA DEFENDANT/APPELLEE	7/25/2017	DEFAULT JUDGMENT	1,658.44
2017-00117	MEYERS JAMES DEFENDANT/APPELLEE	7/25/2017	DEFAULT JUDGMENT	1,658.44
2017-00210	COLON MARITSA	7/25/2017	DEFAULT JUDG IN REM	115,591.27
2017-00210	COLON MARITSA	7/25/2017	WRIT OF EXECUTION	115,591.27
2017-20227	RHINESMITH LESLIE A	7/25/2017	SATISFACTION	382.13
2017-20227	BROWN WALTER H ESTATE	7/25/2017	SATISFACTION	382.13
2017-20501	FOWLER TY	7/25/2017	SATISFACTION	—
2017-20501	FOWLER OIL	7/25/2017	SATISFACTION	—
2017-20542	KILCHRIST ROBERT J	7/26/2017	WRIT OF SCIRE FACIAS	—
2017-20542	KILCHRIST PATRICIA	7/26/2017	WRIT OF SCIRE FACIAS	—
2017-20563	TCHORZEWSKI LENA	7/26/2017	WRIT OF SCIRE FACIAS	—

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

2017-20568	KUBIAK BARBARA	7/26/2017	WRIT OF SCIRE FACIAS	—
2017-20687	PASTORE ERIC	7/26/2017	SATISFACTION	581.80
2017-20704	CLARK SAMANTHA E	7/24/2017	JUDGMENT	2,544.50
2017-20705	REED BARBARA	7/24/2017	JP TRANSCRIPT	1,632.05
2017-20706	POLAK GRZEGORZ	7/24/2017	MUNICIPAL LIEN	533.10
2017-20707	MILLER LINDA DECEASED	7/24/2017	MUNICIPAL LIEN	855.26
2017-20707	HEIRS OF LINDA MILLER	7/24/2017	MUNICIPAL LIEN	855.26
2017-20707	UNKNOWN HEIRS OF LINDA MILLER	7/24/2017	MUNICIPAL LIEN	855.26
2017-20708	ENGLEMANN ROBERT	7/24/2017	MUNICIPAL LIEN	704.45
2017-20709	BLACK JAMES DANIEL	7/24/2017	MUNICIPAL LIEN	564.25
2017-20710	SLIFKO MATTHEW S	7/25/2017	FEDERAL TAX LIEN	9,042.85
2017-20711	CLAUSS CONSTRUCTION LLC	7/25/2017	FEDERAL TAX LIEN	115,358.67
2017-20712	HILLER LORRAINE	7/25/2017	MUNICIPAL LIEN	608.04
2017-20713	HARRIS JON	7/25/2017	MUNICIPAL LIEN	235.86
2017-20714	NUTTALL RICHARD M	7/25/2017	MUNICIPAL LIEN	284.31
2017-20715	NOVAD	7/25/2017	MUNICIPAL LIEN	320.19
2017-20716	JOHNSON NORMA	7/25/2017	MUNICIPAL LIEN	318.24
2017-20717	EVANS JOSEPH E	7/25/2017	JP TRANSCRIPT	1,389.69
2017-20718	ROSZKOWSKI KRZYSZTOF	7/26/2017	MUNICIPAL LIEN	633.25
2017-20719	HENRY MAUREEN	7/26/2017	MUNICIPAL LIEN	332.76
2017-20720	CRANE ROBERT M	7/26/2017	MUNICIPAL LIEN	704.45
2017-40053	D'ANCONA GIUSEPPE OWNER	7/24/2017	MECHANICS LIEN CLAIM	5,849.77
2017-40053	DANCONA GIUSEPPE OWNER	7/24/2017	MECHANICS LIEN CLAIM	5,849.77
2017-40053	D'ANCONA ROSEANNE OWNER	7/24/2017	MECHANICS LIEN CLAIM	5,849.77
2017-40053	DANCONA ROSEANNE OWNER	7/24/2017	MECHANICS LIEN CLAIM	5,849.77
2017-40054	RUTLEDGE AUSTIN OWNER	P 7/27/2017	STIP VS LIENS	—
2017-40054	WILLIAM HEBERLING HOMES INC CONTRACTOR	7/27/2017	STIP VS LIENS	—
2017-90085	ADAMS ALTON	7/25/2017	ESTATE CLAIM	2,929.66

CIVIL APPEALS — AGENCIES: DEPT. OF TRANSPORTATION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2017-00349	POLIFRONE STEVE T	PLAINTIFF	7/27/2017	—
2017-00349	CHURCH STREET AUTOMOTIVE LLC	PLAINTIFF	7/27/2017	—
2017-00349	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	DEFENDANT	7/27/2017	—

MISCELLANEOUS — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2017-00350	BLENDERMANN RONALD	PLAINTIFF	7/27/2017	—
2017-00350	VILLAGE AUTOMOTIVE SALES INC	DEFENDANT	7/27/2017	—
2017-00350	DRONGOSKI ROBERT A	DEFENDANT	7/27/2017	—

PETITION


CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2017-00348	2015 CHRYSLER 2LM VIN 1C3CCCABXFN681080	PETITIONER	7/24/2017	—
2017-00348	DONEGAN DENNIS FRD TOWING	PETITIONER	7/24/2017	—
2017-00348	FDR TOWING	PETITIONER	7/24/2017	—
2017-00348	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	RESPONDENT	7/24/2017	—
2017-00352	2007 DODGE NITRO SLT VIN 1D8GU58K87W673519	PETITIONER	7/28/2017	—
2017-00352	MEAGHER MATTHEW L	PETITIONER	7/28/2017	—
2017-00352	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	RESPONDENT	7/28/2017	—

REAL PROPERTY — EJECTMENT

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2017-00347	WELLS FARGO BANK NA	PLAINTIFF	7/24/2017	—
2017-00347	LOCKWOOD FRANK B	DEFENDANT	7/24/2017	—
2017-00347	LOCKWOOD MELISSA	DEFENDANT	7/24/2017	—
2017-00347	OCCUPANTS	DEFENDANT	7/24/2017	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2017-00346	DEUTSCHE BANK NATIONAL TRUST	PLAINTIFF	7/24/2017	—
2017-00346	BELMONT PETER W	DEFENDANT	7/24/2017	—



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MORTGAGES AND DEEDS

*RECORDED FROM AUGUST 7, 2017 TO AUGUST 11, 2017
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Limani Joseph S	Pentagon Federal C U	Lehigh Township	
Limani Jennifer			275,805.00
Lauersen Dorothy A	Mortgage Electronic Registration Systems	Salem Township	94,751.00
Leonard C Galasso Family Trust	Mortgage Electronic Registration Systems	Lehigh Township	
Sharon L Galasso Family Trust			238,500.00
Catalano Carolyn M	Mortgage Electronic Registration Systems	Paupack Township	
Catalano David J			229,400.00
Kelly Michael	Bryn Mawr Trust Company	Paupack Township	
Kelly Elizabeth			150,000.00
ONeill John	Mortgage Electronic Registration Systems	Lebanon Township	
ONeill Carol R			136,000.00
Wilson Richard N	Wayne Bank	Canaan Township	
Wilson Adrienne B			50,000.00
Burak Harry A	Wells Fargo Bank	Paupack Township	
Burak Rhonda L			70,000.00
Worobey Scott	Wayne Bank	Preston Township	120,000.00
Silverman Terry Jo	Mortgage Electronic Registration Systems	Lake Township	
Dunlap Mark Philip			168,300.00
Borthwick Patricia Ann	Mortgage Electronic Registration Systems	Waymart Borough	
Petriello Patrick W			133,500.00
MacDonald Dona M	Mortgage Electronic Registration Systems	Paupack Township	392,500.00
Gawron Daniel C	Honesdale National Bank	Prompton Borough	
Gawron Jennifer L			28,000.00
Schupper Todd R	Honesdale National Bank	Dyberry Township	
Schupper Shannon C			45,000.00
Sprong Michael A	Honesdale National Bank	Honesdale Borough	
Sprong Cynthia J			60,000.00
M J L Corporation	Honesdale National Bank	Paupack Township	
		Paupack & Lake Townships	231,000.00
		Lake Township	
		Lake & Paupack Townships	231,000.00
Nash Manuel	Honesdale National Bank	Lake Township	
Nash Marjorie			68,000.00

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

Eldred Stephen Carl	Honesdale National Bank	Lebanon Township	
Eldred Mary Ann			42,000.00
Bonamico Joseph R Sr	Honesdale National Bank	Palmyra Township	42,000.00
Ice Event Corp	Honesdale National Bank	Paupack Township	760,000.00
Hostetler Jay K	Bank Of America	Damascus Township	27,900.00
Allegrucci Amanda L	Wayne Bank	Sterling Township	
Liptak Tyler T			83,920.00
Hudson Christopher Thomas	Mortgage Electronic Registration Systems	Paupack Township	
Hudson Heather Sidonia			191,958.00
Reidinger Paul	Mortgage Electronic Registration Systems	Paupack Township	
Reidinger Tiffany			186,400.00
Kiernan Sheila	Mortgage Electronic Registration Systems	Lake Township	92,700.00
Cox Samuel A AKA	Twenty First Mortgage Corporation	Paupack Township	
Cox Samuel Allen AKA			76,537.19
Cox Kathleen M			
Dustin Ronald A	Wayne Bank	Clinton Township	
Nolan Robert G Jr	Wayne Bank	Lake Township	80,000.00
Desousa David	Mortgage Electronic Registration Systems	Mount Pleasant Township	
Desousa Patricia			234,000.00
Lees James A	J P Morgan Chase Bank	Salem Township	
Lees Lorraine A			59,101.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Conzo Donald A	Ross Jeffrey S	Salem Township	
Conzo Susan	Ross Elizabeth C		Lot 1736
Buller Jean Rowan Est AKA	Granirer Julian Linus	Lake Township	
Rowan Jean Est AKA	Granirer Elizabeth Ann		
Rowan Jean C Est AKA			
Schroeter Allen Exr			
Redmond Thomas	G C Marketing Inc	Lehigh Township	Lots 156 & 157
Palmisano Linda M	Gustafson Robert Kirt Gustafson Marie J	Damascus Township	
Garraffa Richard	Limani Joseph S	Lehigh Township	
Garraffa Nancy J	Limani Jennifer		Lot 8
Kepper Michael Julius By Sheriff	U S Bank National Association	Lake Township	
Kepper Karl AKA By Sheriff			Lot 3902
Kepper Karl M AKA By Sheriff			
Colucci Michael N	Lauersen Dorothy	Salem Township	
Colucci Joanne			Lot 612
Reitenbaugh Robert W	Leonard C Galasso Family Trust Sharon L Galasso Family Trust	Lehigh Township	Lots 7 & 8

Carl Morea Revocable Trust	Catalano David J	Paupack Township	
Morea Charles Tr AKA	Catalano Carolyn M		Lot 94
Morea Carlo Tr AKA			
Morea Carl Tr AKA			
Morea Anna M Tr			
Lipinsky Alice P	Lipinsky Douglas Edward Lipinsky Robert Joseph Jr Lipinsky Frank Thomas	Preston Township	
Newlands Asset Holdings Trust	McLoughlin Victoria	Lehigh Township	
Roundpoint Mortgage Servicing Corporation			Lot 16
Filipowski Tab M	Kelly Michael J	Paupack Township	
Filipowski Elizabeth C	Kelly Elizabeth		Lots 11 & 12
Vangorder Donald R Est	Vangorder Scott R	Honesdale Borough	
Vangorder Scott R Exr	V G Honesdale L L C		
Vangorder Scott R	Vangorder John	Honesdale Borough	
Vangorder Steven			
Meliti Frank III	Procopio Patti L	Salem Township	
Meliti Grace AKA			
Meliti Grazyna AKA			
Romaniello Saverio	ONeill John ONeill Carol R	Lebanon Township	Lot 1
Luzzi Donna M	Albanese Joseph	Paupack Township	
Janosec Susan H	Albanese Eileen P		Lot 211
Hetling John	Burak Harry A	Paupack Township	
Hetling Irene	Burak Rhonda L		Lot 123
Davis Diane J	Conti Salvatore Conti Rebecca	Manchester Township	
Watts Donald J	Bouher Richard	Lehigh Township	
Watts Lorraine D	Bouher Jennifer		Lots 25 & 67
Cooper Barry	Worobey Scott	Preston Township	
Cooper Mary Ann			
Ho Yen Vivolyn	Grife Scott	Paupack Township	
Yen Vivolyn Ho	Grife Valerie		Lot 298
Pavlovich Jean	Silverman Terry Jo Dunlap Mark Phillip	Lake Township	Lot 1807
Kitazawa Kazumasa Est	Butte Megu Kitazawa	Canaan Township	
Butte Megu Kitazawa Exr	Kitazawabutte Megu		
Kitazawabutte Megu Exr			
Kretzing Keith	Yacovetti Carol	Lehigh Township	
Kretzing Erika			Lot 226
Wells Fargo Bank	Booths Eric Booths Joseph Allen	Lake Township	
Wells Fargo Bank By Af	Housing & Urban Development	Lake Township	
Orange Coast Title Company Af			Lot 1571
Kotarba Stanley J Jr	Kiraly Sebastian Jonas	Honesdale Borough	
Kiraly Sebastian Jonas			
Kotarba Patricia M			
Anelli Patricia M			

Martzen Paul S	Martzen Richard J	Clinton Township 1	
Martzen Gertrude			
MacLeish Charlene	MacLeish Charlene	Lehigh Township	
Tigue Sarah	Macdonald Dona M	Paupack Township	
Dawe Trevor			Lot 15
Briggs Martha	Scarfalloto Salvatore	Prompton Borough	
	Scarfalloto Diane		
Burns Laurel L	Clause George E	Dreher Township	
	Clause Tammy Lee		
Hoppstetter Robert F By Agent	Diehl Timothy G	Damascus Township	
Ritch Michael G Agent	Diehl Deborah L		
Rollison Susan	Dvorin Jeffrey	Honesdale Borough	
	Dvorin Susan		
MacMurtrie Carol A	Five Seven Two Finn Swamp Road	Paupack Township	Lot 193
Suhosky Lisa M	Plevyak Lisa M	Clinton Township 2	
Plevyak Lisa M	Plevyak James R		Lot 3
Plevyak James R			
Wilmington Savings Fund			
Society Tr By Af	Allegrucci Amanda L	Sterling Township	
New Penn Financial L L C Af	Liptak Tyler T		Lot 3
Christiana Trust Tr By Af			
Shellpoint Mortgage Servicing Af			
Horwitz Rosemary	Horwitz Sidney J	Cherry Ridge Township	
	Horwitz Jessica L		Lot 6
Grace United Evangelical			
Church Of Maple	Pugliese Michael	Lake Township	
Grace United Methodist			
Church Of Maplewood			
Andrew Theodore	Hudson Christopher Thomas	Paupack Township	
Andrew Diane	Hudson Heather Sidonia		
Oakley Jeffrey T	Reidinger Paul	Paupack Township	
Oakley Jodi L	Reidinger Tiffany		Lot 191
Campbell Terence Joseph	Kiernan Sheila	Lake Township	
Campbell Patricia A			Lot 4095
Sidote Sevgi As Agent	Behr Perry	Lake Township	
Sidote Joseph A AKA By Agent			Lot 2673
Sidote Joseph AKA By Agent			
Sidote Sevgi			
Fannie Mae AKA	Israilov Albert	Lake Township	
K M L Law Group			Lot 2607
Federal National Mortgage			
Association AKA			
Whipple Agnes J Exr By Sheriff	Carrington Mortgage Service	Hawley Borough	
Whipple Kenneth W Est			
By Sheriff			Lot 40
Larocca James W	Desousa David	Mount Pleasant Township	
Larocca Linda J	Desousa Patricia		
Herstek Ann Marie	Augustine Christopher P	Clinton Township 2	
	Augustine Amy C		Lot 22



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