

WAYNE COUNTY BAR ASSOCIATION

OFFICIAL LEGAL JOURNAL

OF WAYNE COUNTY, PA



August 25, 2017
Vol. 7, No. 25
Honesdale, PA



IN THIS ISSUE

CRIMINAL CASES	5
LEGAL NOTICES	6
SHERIFF'S SALES	8
CIVIL ACTIONS FILED	22
MORTGAGES & DEEDS	27

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.

© 2017 *Legal Journal of Wayne County*

The Official Legal Publication of Wayne County, Pennsylvania



Legal Journal of Wayne County

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

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

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

www.waynecountylawyers.org

Submit advertisements to
baileyd@ptd.net

OFFICERS

President
Ronald M. Bugaj, Esq.

Vice-President
Pamela Wilson, Esq.

Secretary
Salvatore Nardozi, Esq.

Treasurer
Brendan Ellis, Esq.

Court Administrator
Nicole Hendrix, Esq.

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

The Legal Journal of Wayne County is published and produced by the Wayne County Bar Association and Bailey Design and Advertising.

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

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

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

MESSAGE FROM THE
WAYNE COUNTY BAR ASSOCIATION



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

PRICING & RATES

Notice Pricing

One time Insertions

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

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

Subscription Rates

Per Year

Mailed Copy	\$100
Emailed Copy	Free

*Individual copies available for \$5 each
Subscription Year: March–February
Prorated subscriptions available*

WAYNE COUNTY OFFICIALS

Judge of the Court of Common Pleas

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

Magisterial District Judges

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

Court Administrator

Nicole Hendrix, Esq.

Sheriff

Mark Steelman

District Attorney

Janine Edwards, Esq.

Prothonotary, Clerk of The Court

Edward “Ned” Sandercock

Chief Public Defender

Steven Burlein, Esq.

Commissioners

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

Treasurer

Brian T. Field

Recorder of Deeds, Register of Wills

Deborah Bates

Coroner

Edward Howell

Auditors

Carla Komar
Judy O’Connell
Kathleen A. Schloesser

Jury Commissioners

Judith M. Romich
Patricia Biondo

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

CRIMINAL CASES

August 17, 2017 — The following cases were addressed by the Honorable Raymond L. Hamill, President Judge, Wayne County.

KEVIN MCGUIRE, age 20 of Scranton, PA, was found to be in violation of his probation and was re-sentenced to the Wayne County Correctional Facility for a period of not less than 45 days nor more than 18 months for three counts of Possession of Controlled Substance, all ungraded Misdemeanors. He was also ordered to pay the costs of prosecution, pay a fine in the amount of \$400.00, undergo a drug and alcohol evaluation, undergo a mental health evaluation, pursue his GED and obtain employment within 30 days of parole.

PHILIP BROWN, age 23 of Forest City, PA, was placed on probation for a period of 6 months for one count of Possession of Drug Paraphernalia, an ungraded Misdemeanor. He was also ordered to pay the costs of prosecution, undergo a drug and alcohol evaluation, and obtain employment within 30 days of sentencing. The incident occurred on February 11, 2017 in Honesdale Borough, PA.



WAYNE COUNTY BAR ASSOCIATION



www.waynecountylawyers.org

LEGAL NOTICES

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

ESTATE NOTICES

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

ESTATE NOTICE

NOTICE IS HEREBY GIVEN, that Letters Testamentary have been issued in the Estate of Robert J. Barsanti, a/k/a Robert Barsanti, a/k/a Robert J. Barsanti, Sr., a/k/a Robert John Barsanti, who died on July 12, 2017, late resident of 28 Oakview Lane, South Canaan, PA 18459, to Robert J. Barsanti, Jr., 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 Robert J. Barsanti, Jr. c/o 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

8/25/2017 • 9/1/2017 • 9/8/2017

ESTATE NOTICE

Notice is hereby given that Letters Testamentary have been granted in the Estate of June M. Greene, a/k/a June Greene, late of Manchester Township, Wayne County, Pennsylvania, who died on July 14, 2017. All persons having claims or demands against the estate of the decedent shall make them known and present them, and all persons indebted to the decedent shall make payment thereof, without delay, to Melody S. Greene, Executrix, of 3143 Hancock Highway, Equinunk, PA 18417, or to Richard B. Henry, Esquire, Attorney for the Estate, 1105 Court Street, Honesdale, PA 18431.

Richard B. Henry, Esquire
Attorney ID No. 31768
1105 Court Street
Honesdale, PA 18431
570-253-7991

8/25/2017 • 9/1/2017 • 9/8/2017

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

OTHER NOTICES

**FICTITIOUS NAME
REGISTRATION**

Notice is hereby given that an
Application for Registration of
Fictitious Name was filed in the
Department of State of the
Commonwealth of Pennsylvania on
the July 20, 2017 for Flipped
Furniture and Home at 486 Bone
Ridge Road, Hawley PA 18428.
The name and address of each
individual interested in the business
Andrea Filone 486 Bone Ridge Rd.
Hawley PA 18428. This was filed
in accordance with 54 PaC.S. 311..

8/25/2017

NOTICE

Notice is hereby given that Homes
For Life and the Future, 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:
70 Avon Lane, Staten Island, New York 10314

8/25/2017

NOTICE

Notice is hereby given that Homes CAM Rentals, 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:
1637 Hancock Highway,
Honesdale, Pennsylvania 18431

8/25/2017

**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
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 th 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 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 the Wayne County Courthouse in the Borough of Honesdale the following property, viz:

All that certain piece, parcel and tract of land situate, lying and being in the Township of Paupack, County of Wayne, 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. 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

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

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

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

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

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 th Wayne County Courthouse in the Borough of Honesdale the following

property, viz:

ALL THAT CERTAIN piece, parcel or tract of land situate in the 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 hundredrths (378.50) feet to a point;

Thence North twenty-six (26)



Celebrate a *Life Legacy*

Create a

WAYNE COUNTY
COMMUNITY FOUNDATION

Serving Wayne County Since 1991

Honor your loved one forever with a memorial fund.
www.waynefoundation.org · 570.499.4299 · wccf@ptd.net

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

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

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-hundredrths (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-hundredrths (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-hundredrths (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 the 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 ($13^{\circ} 15' 01''$ 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 $76^{\circ} 45' 00''$ 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 $13^{\circ} 15' 00''$ 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 $10^{\circ} 59' 19''$ 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 $76^{\circ} 54' 32''$ 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 $11^{\circ} 09' 38''$ 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 $11^{\circ} 05' 29''$ 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 $84^{\circ} 49' 37''$ 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

**SHERIFF'S SALE
SEPTEMBER 20, 2017**

By virtue of a writ of Execution instituted by: 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 20th 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 or piece of ground situate in the Township of Salem, County of Wayne and Commonwealth of PA bounded and described as follows:

BEGINNING at a point for a corner in the centerline of the present day macadam pavement of S.R. No. 3011, said corner being the most Westerly corner of the herein described tract and the common Southwesterly corner of lands of Richard Gadowski, et.. al;

THENCE leaving said pavement and along the Southerly line of said lands of Richard Gadowski, et. Al South 82 degrees 36 minutes 00 seconds East 785.44 feet to an iron pin corner (passing over an iron pin placed on line at 40 feet);

THENCE along lands of Thomas and Dorothy Hanna South 8 degrees 10 minutes 1 second West 173.00 feet to an iron pin corner, (the common most Northeasterly corner of lot No. 2);

THENCE along said Northerly side or line of said Lot No. 2 North 82 degrees 31 minutes 32 seconds West 730.17 feet to a point for a corner in the aforementioned middle of the macadam pavement of S.R. No. 311

(passing over an iron pin placed on line at 690.17 feet);

CONTAINING 3.00 acres more or less and being all of Lot No. 1 as set forth on map prepared by Karl A. Hennings, PLS for Anthony and Lucy R. Alimecco on a scale of 1=60', dated 2/14/94 and recorded in Wayne County Map Book 89 at Page 80.

Title to said premises is vested in Adam Zengel and Judy Williams, as Joint Tenants with the right of survivorship, by deed from Adam Zengel dated November 1, 2008 and recorded August 18, 2010 in Deed Book 4080, Page 236.

The said Judy Williams departed this life August 2, 2015 thereby vesting title in Adam Zengel by operation of law.

BEING KNOWN AS: 538 Bidwell Hill Road, Lake Ariel, PA 18436

TAX PARCEL NO.: 22-0-0321-0009-0005-

IMPROVEMENTS THEREON:
Residential Dwelling

Seized and taken in execution as property of:
Adam Zengel 8325 Elgrove Street
SPRING HILL FL 34608

Execution No. 51-Civil-2017
Amount Due: \$364,681.77 Plus
additional costs

July 5, 2017
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE
NOTICE:**

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

schedule of distribution need be given.

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

Andrew L. Markowitz, Esq.

8/25/2017 • 9/1/2017 • 9/8/2017

CIVIL ACTIONS FILED

*FROM JULY 29, 2017 TO AUGUST 4, 2017
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
1999-20050	COOPER DONALD L	8/04/2017	SATISFACTION	—
2011-20951	ROMANOWSKI THOMAS C	8/04/2017	SATISFACTION	—
2011-20951	ROMANOWSKI CAROL L	8/04/2017	SATISFACTION	—
2012-00342	GONZALEZ MARIO DEFENDANT/APPELLANT	7/31/2017	SATISFACTION	—
2012-00342	GONZALEZ CAROLYN DEFENDANT/APPELLANT	7/31/2017	SATISFACTION	—
2013-00251	ROMEO LANA	7/31/2017	VERDICT-JDMT IN REM	65,620.18
2013-00533	FISCHER GARY A/K/A	8/01/2017	WRIT OF EXECUTION	106,205.20
2013-00533	FISCHER GARY WILLIAM	8/01/2017	WRIT OF EXECUTION	106,205.20
2013-00533	FISCHER BRONWYN A/K/A	8/01/2017	WRIT OF EXECUTION	106,205.20
2013-00533	FISCHER BRONWYN ANNE	8/01/2017	WRIT OF EXECUTION	106,205.20
2013-21473	COMPTON DARRYL J	8/04/2017	SATISFACTION	—
2013-21473	COMPTON ELONA B	8/04/2017	SATISFACTION	—
2014-21358	LEWANDOWSKI ANGELA	7/31/2017	SATISFACTION	—
2015-00634	STEPHENS RANDALL W	8/04/2017	VERDICT VACATED	—
2015-20393	VOLP WILLIAM R	7/31/2017	SATISFACTION	—
2016-00289	GRIFFITH EVAN	8/04/2017	WRIT OF EXECUTION	48,202.71
2016-00289	THE DIME BANK GARNISHEE	8/04/2017	WRIT EXEC/GARNISHEE	—
2016-00472	DOYLE MATTHEW P	8/04/2017	WRIT OF EXECUTION	407,195.62
2016-00472	DOYLE JULIE A	8/04/2017	WRIT OF EXECUTION	407,195.62
2016-00505	HARBOLIC JASON W	8/01/2017	WRIT OF EXECUTION	140,652.70
2016-00505	SCHOLL JEANNE R	8/01/2017	WRIT OF EXECUTION	140,652.70
2016-00505	SCHOLL CHRISTOPHER P	8/01/2017	WRIT OF EXECUTION	140,652.70
2016-20082	KURZ GEORGE III	7/31/2017	SATISFACTION	—
2016-20241	ENGGASSER HARRY	8/01/2017	SATISFACTION	833.20
2016-20241	ENGGASSER KATHLEEN	8/01/2017	SATISFACTION	833.20
2016-20557	JOHNSON CORNELIA	8/01/2017	SATISFACTION	1,287.42
2016-20643	KEFFER DONNA J	7/31/2017	SATISFACTION	—
2017-00044	ANY AND ALL UNKNOWN HEIRS OF THE ESTATE OF MARLENE CASAL	7/31/2017	WRIT OF EXECUTION	131,838.81
2017-00050	WALLACE RICKIE P	8/04/2017	WRIT OF EXECUTION	215,115.85
2017-00050	WALLACE AMY J	8/04/2017	WRIT OF EXECUTION	215,115.85
2017-00066	HONESDALE NATIONAL BANK GARNISHEE	8/04/2017	JUDGMENT - GARNISHEE	541.35
2017-00088	BIVINS ROBERT E JR	8/04/2017	DEFAULT JUDG IN REM	133,399.70
2017-00088	BIVINS JESSICA LYNN	8/04/2017	DEFAULT JUDG IN REM	133,399.70
2017-00088	BIVINS ROBERT E JR	8/04/2017	WRIT OF EXECUTION	133,399.70
2017-00088	BIVINS JESSICA LYNN	8/04/2017	WRIT OF EXECUTION	133,399.70

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

2017-00135	DELCASTILLO ANTHONY	8/01/2017	DEFAULT JUDG IN REM	138,071.06
2017-00135	DELCASTILLO LORRAINE	8/01/2017	DEFAULT JUDG IN REM	138,071.06
2017-00152	FERRERO JOHN T	8/04/2017	WRIT OF EXECUTION	134,910.09
2017-00152	FERRERO BONNIE L	8/04/2017	WRIT OF EXECUTION	134,910.09
2017-00163	MARCHEL ALEXANDER J	7/31/2017	DEFAULT JUDGMENT	—
2017-00163	MARCHEL JOSEPHINE C	7/31/2017	DEFAULT JUDGMENT	—
2017-00176	PACEWICZ CATHERINE	8/04/2017	CONSENT JUDGMENT	4,102.17
2017-20105	JOHNSON CORNELIA	8/01/2017	SATISFACTION	1,452.74
2017-20122	ENGGASSER HARRY	8/01/2017	SATISFACTION	986.87
2017-20122	ENGGASSER KATHLEEN	8/01/2017	SATISFACTION	986.87
2017-20178	SWARTZ ANNE	8/03/2017	SATISFACTION	—
2017-20519	URCIA STEVEN	7/31/2017	SATISFACTION	—
2017-20519	URCIA ADRIADNA	7/31/2017	SATISFACTION	—
2017-20561	WHAUMBUSH JACQUE	8/03/2017	WRIT OF SCIRE FACIAS	—
2017-20562	WHAUMBUSH JACQUE	8/03/2017	WRIT OF SCIRE FACIAS	—
2017-20579	TRABALKA JASON G	7/31/2017	WRIT OF SCIRE FACIAS	—
2017-20579	TRABALKA DEBRA M	7/31/2017	WRIT OF SCIRE FACIAS	—
2017-20590	YAGUDAYEV YURIY	8/01/2017	SATISFACTION	—
2017-20632	WORK MARK EDWARD	7/31/2017	SATISFACTION	—
2017-20642	DEVITO BERNARD	8/01/2017	SATISFACTION	721.17
2017-20642	DEVITO DENISE	8/01/2017	SATISFACTION	721.17
2017-20721	MILLER JACQUELIN A	7/31/2017	TAX LIEN	3,848.00
2017-20722	PROVINZANO AMANDA	7/31/2017	TAX LIEN	2,553.50
2017-20723	WASHINGTON MICHAEL W	7/31/2017	TAX LIEN	1,491.00
2017-20724	FISHER PAUL M JR	7/31/2017	MUNICIPAL LIEN	11,483.80
2017-20725	KANAMURA SEIJI	7/31/2017	MUNICIPAL LIEN	2,918.63
2017-20726	GARCIA LOUIS	7/31/2017	MUNICIPAL LIEN	2,642.68
2017-20726	GARCIA CARMEN	7/31/2017	MUNICIPAL LIEN	2,642.68
2017-20727	OFARRELL PATRICIA A TOPKA	7/31/2017	MUNICIPAL LIEN	7,742.57
2017-20727	TOPKA PATRICIA A OFARRELL	7/31/2017	MUNICIPAL LIEN	7,742.57
2017-20728	PISCIOTTA GIOVANNI	7/31/2017	MUNICIPAL LIEN	2,028.51
2017-20729	MEINECKE WALTER	7/31/2017	MUNICIPAL LIEN	3,276.90
2017-20729	MEINECKE DOROTHEA	7/31/2017	MUNICIPAL LIEN	3,276.90
2017-20730	ONEILL MICHAEL V	7/31/2017	FEDERAL TAX LIEN	11,373.58
2017-20731	UTEGG HARRY R	7/31/2017	FEDERAL TAX LIEN	344,665.08
2017-20732	MORGAN WILLIAM T	8/01/2017	MUNICIPAL LIEN	1,734.76
2017-20733	LLOYD ROBIN	8/01/2017	MUNICIPAL LIEN	1,416.54
2017-20734	DUFF JASON D	8/01/2017	MUNICIPAL LIEN	1,785.95
2017-20735	CARVALHO JOHN JR	8/01/2017	MUNICIPAL LIEN	1,449.93
2017-20735	CARVALHO MAXINE L	8/01/2017	MUNICIPAL LIEN	1,449.93
2017-20736	AHPA PROPERTIES INC	8/01/2017	MUNICIPAL LIEN	1,307.50
2017-20737	AHPA PROPERTIES INC	8/01/2017	MUNICIPAL LIEN	1,874.96
2017-20738	AHPA PROPERTIES INC	8/01/2017	MUNICIPAL LIEN	1,303.06
2017-20739	AHPA PROPERTIES INC	8/01/2017	MUNICIPAL LIEN	1,389.85
2017-20740	AHPA PROPERTIES INC	8/01/2017	MUNICIPAL LIEN	1,287.48
2017-20741	AHPA PROPERTIES INC	8/01/2017	MUNICIPAL LIEN	1,265.23
2017-20742	AHPA PROPERTIES INC	8/01/2017	MUNICIPAL LIEN	1,265.23
2017-20743	AHPA PROPERTIES INC	8/01/2017	MUNICIPAL LIEN	1,265.23
2017-20744	AHPA PROPERTIES INC	8/01/2017	MUNICIPAL LIEN	1,265.23
2017-20745	AHPA PROPERTIES INC	8/01/2017	MUNICIPAL LIEN	1,294.16

2017-20746	AHPA PROPERTIES INC	8/01/2017	MUNICIPAL LIEN	1,271.91
2017-20747	MCKONNEN TESHAMICHAEL B	8/01/2017	MUNICIPAL LIEN	537.56
2017-20748	MALAST JUNE H DECEASED	8/01/2017	MUNICIPAL LIEN	537.56
2017-20748	HEIRS OF JUNE H MALAST	8/01/2017	MUNICIPAL LIEN	537.56
2017-20748	UNKNOWN HEIRS OF JUNE H MALAST	8/01/2017	MUNICIPAL LIEN	537.56
2017-20749	KLOSE RICHARD H	8/01/2017	MUNICIPAL LIEN	537.56
2017-20749	KLOSE IDA T	8/01/2017	MUNICIPAL LIEN	537.56
2017-20750	KLOSE RICHARD H	8/01/2017	MUNICIPAL LIEN	537.56
2017-20750	KLOSE IDA T	8/01/2017	MUNICIPAL LIEN	537.56
2017-20751	HUSSAIN QAID	8/01/2017	MUNICIPAL LIEN	537.56
2017-20751	HUSSAIN NARGIS	8/01/2017	MUNICIPAL LIEN	537.56
2017-20752	GARCIA CARLOS A	8/01/2017	MUNICIPAL LIEN	537.56
2017-20753	BEASLEY JOSEPH	8/01/2017	MUNICIPAL LIEN	537.56
2017-20754	ALLENBAUGH CRAIG C	8/01/2017	MUNICIPAL LIEN	537.56
2017-20754	ALLENBAUGH DIANE M	8/01/2017	MUNICIPAL LIEN	537.56
2017-20755	ALLEN ANNEMARIE	8/01/2017	MUNICIPAL LIEN	519.24
2017-20756	ALLEN FREDERICK H DECEASED	8/01/2017	MUNICIPAL LIEN	521.46
2017-20756	HEIRS OF FREDERICK HALLEN	8/01/2017	MUNICIPAL LIEN	521.46
2017-20756	UNKNOWN HEIRS OF FREDERICK H ALLEN	8/01/2017	MUNICIPAL LIEN	521.46
2017-20757	ANDRE DAMIEN	8/02/2017	STATEMENT OF LIEN	3,657.50
2017-20757	ANDRE KRISTEN	8/02/2017	STATEMENT OF LIEN	3,657.50
2017-20758	ASH LESLEY	8/02/2017	STATEMENT OF LIEN	2,407.52
2017-20758	CHRISTIANSAN CARLYE	8/02/2017	STATEMENT OF LIEN	2,407.52
2017-20759	AHPA PROPERTIES INC	8/02/2017	MUNICIPAL LIEN	982.62
2017-20760	AHPA PROPERTIES INC	8/02/2017	MUNICIPAL LIEN	1,189.57
2017-20761	AHPA PROPERTIES INC	8/02/2017	MUNICIPAL LIEN	1,080.53
2017-20762	AHPA PROPERTIES INC	8/02/2017	MUNICIPAL LIEN	958.13
2017-20763	AHPA PROPERTIES INC	8/02/2017	MUNICIPAL LIEN	1,069.40
2017-20764	ANTUNES LUIS D	8/02/2017	MUNICIPAL LIEN	837.97
2017-20765	GEORGE IAN GABRIEL	8/02/2017	MUNICIPAL LIEN	666.62
2017-20766	MUSOVIC SAMMY	8/02/2017	MUNICIPAL LIEN	637.69
2017-20767	ROGERS SCOTT R	8/02/2017	MUNICIPAL LIEN	744.51
2017-20768	ROGERS SCOTT R	8/02/2017	MUNICIPAL LIEN	702.23
2017-20769	BLOCKBERGER JAMES	8/03/2017	TAX LIEN	1,079.36
2017-20769	B&L HOME INTERIORS T/A	8/03/2017	TAX LIEN	1,079.36
2017-20770	LAUERSEN SCOTT A	8/03/2017	TAX LIEN	1,495.65
2017-20770	LAUERSEN LAWN & LANDSCAPE T/A	8/03/2017	TAX LIEN	1,495.65
2017-20771	ZHURAVINSKYI GENNADII	8/03/2017	MUNICIPAL LIEN	564.25
2017-20772	SIMMONDS JOSEPH	8/03/2017	MUNICIPAL LIEN	584.28
2017-20772	SIMMONDS MARY	8/03/2017	MUNICIPAL LIEN	584.28
2017-20773	DINIAKOS DEMETRIOS S	8/03/2017	MUNICIPAL LIEN	564.25
2017-20774	TAMARGO MARIA	8/03/2017	MUNICIPAL LIEN	602.08
2017-20774	TOMARGO MARIA	8/03/2017	MUNICIPAL LIEN	602.08
2017-20774	TOMARGO YOVANY A	8/03/2017	MUNICIPAL LIEN	602.08
2017-20774	TAMARGO YOVANY A	8/03/2017	MUNICIPAL LIEN	602.08

2017-20775	KANA PATRIK	8/03/2017	MUNICIPAL LIEN	537.56
2017-20775	KRUTKA BOHUMILA	8/03/2017	MUNICIPAL LIEN	537.56
2017-20776	GELONE JEANNETTE	8/03/2017	MUNICIPAL LIEN	537.56
2017-20776	GELONE DIANE P	8/03/2017	MUNICIPAL LIEN	537.56
2017-20777	WILLIAMS KATHERINE K	8/04/2017	TAX LIEN	1,461.90
2017-20778	MCGUIRE ELENORE I	8/04/2017	MUNICIPAL LIEN	891.31
2017-40055	BRIGHT VISION LLC OWNER	P 8/01/2017	WAIVERMECHANICSLIENS	—
2017-40055	DAKAN ENTERPRISES INC CONTRACTOR	8/01/2017	WAIVERMECHANICSLIENS	—
2017-90094	FONTANA MARGARET M	8/04/2017	ESTATE CLAIM	2,387.00

CONTRACT — DEBT COLLECTION: OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2017-00355	SCRANTON HOSPITAL COMPANY LLC D/B/A	PLAINTIFF	8/01/2017	—
2017-00355	REGIONAL HOSPITAL	PLAINTIFF	8/01/2017	—
2017-00355	BERTIG THOMAS	DEFENDANT	8/01/2017	—
2017-00357	AMERICREDIT FINANCIAL SERVICES D/B/A	PLAINTIFF	8/02/2017	—
2017-00357	GM FINANCIAL	PLAINTIFF	8/02/2017	—
2017-00357	FIGUEROA JOANN	DEFENDANT	8/02/2017	—
2017-00362	STADIUM INTERNATIONAL TRUCKS	PLAINTIFF	8/04/2017	—
2017-00362	TEAM BIONDI LOGISTICS LLC	DEFENDANT	8/04/2017	—
2017-00362	BIONDI MICHAEL A/K/A	DEFENDANT	8/04/2017	—
2017-00362	BIONDI MIKE	DEFENDANT	8/04/2017	—

CONTRACT — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2017-00354	WARNOTT CARY D/B/A	PLAINTIFF	7/31/2017	—
2017-00354	WARNOTT BUILDERS	PLAINTIFF	7/31/2017	—
2017-00354	WHALEN PAUL	DEFENDANT	7/31/2017	—
2017-00354	WHALEN ANASTASIA	DEFENDANT	7/31/2017	—
2017-00360	ASPEN RIDGE POA PLAINTIFF/APPELLEE	PLAINTIFF	8/02/2017	—
2017-00360	DIMARZIO JOSEPHINE DEFENDANT/APPELLANT	DEFENDANT	8/02/2017	—

PETITION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2017-00356	FLATBED TRAILER	PETITIONER	8/01/2017	—
2017-00356	WITTENBRADER ALBERT	PETITIONER	8/01/2017	—
2017-00356	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	RESPONDENT	8/01/2017	—

REAL PROPERTY — EJECTMENT

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2017-00359	FEDERAL HOME LOAN MORTGAGE	PLAINTIFF	8/02/2017	—
2017-00359	BECERRA JUAN M	DEFENDANT	8/02/2017	—
2017-00359	OCCUPANTS	DEFENDANT	8/02/2017	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2017-00353	CAPTIAL ONE NA SUCCESSOR BY MERGER TO	PLAINTIFF	7/31/2017	—
2017-00353	ING BANK FSB	PLAINTIFF	7/31/2017	—
2017-00353	NASS MERYL	DEFENDANT	7/31/2017	—
2017-00353	ZEE HILLY	DEFENDANT	7/31/2017	—
2017-00353	NASS IRENE S DECEASED	DEFENDANT	7/31/2017	—
2017-00361	JAMES B NUTTER AND COMPANY	PLAINTIFF	8/03/2017	—
2017-00361	NUTTER JAMES B AND COMPANY	PLAINTIFF	8/03/2017	—
2017-00361	LAPASTA DOUGLAS A/K/A	DEFENDANT	8/03/2017	—
2017-00361	LAPASTA DOUGLAS G	DEFENDANT	8/03/2017	—

TORT — OTHER

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2017-00363	C W E R S F	PLAINTIFF	8/04/2017	—
2017-00363	GOLF HILL FARMS	PLAINTIFF	8/04/2017	—
2017-00363	LINDE SCOTT F	PLAINTIFF	8/04/2017	—
2017-00363	LINDE BARBARA J	PLAINTIFF	8/04/2017	—
2017-00363	LINDE ERIC R	DEFENDANT	8/04/2017	—

MORTGAGES AND DEEDS

*RECORDED FROM AUGUST 14, 2017 TO AUGUST 18, 2017
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Palko Blaise P	First National Bank Of Pa	Canaan Township	
Palko Maria			52,400.00
Farthing Gregory E AKA	Honesdale National Bank	Paupack Township	
Farthing Gregory AKA			155,000.00
Farthing Barbara			
Jacoby Christopher	Helbock Louis	South Canaan Township	41,000.00
Meredith Linda E	Dime Bank	Honesdale Borough	90,000.00
Martin Jane Anne	Pa State Employees Credit Union	Honesdale Borough	168,625.00
Chapman Burton O II	Wayne Bank	Clinton Township	
Chapman Annette S			56,085.50
Wargo Victoria	Dime Bank	Buckingham Township	
Wargo Robert			200,000.00
Porreca Dale V	Dime Bank	Dreher Township	
Porreca Kimberly A			40,000.00
Chapman Beth C	Dime Bank	Honesdale Borough	
Devrieze Beth A			16,254.11
Devrieze Harry			
Wargo Roberr P	Dime Bank	Buckingham Township	
Wargo Victoria			200,000.00
Smith Theresa K AKA	Dime Bank	Cherry Ridge Township	
Krupski Theresa K AKA			25,000.00
Tucker Dawn	Mortgage Electronic Registration Systems	Lake Township	
Tucker David Sr			186,558.00
Pritchard Justin	Pritchard Richard W	Lebanon Township	
	Pritchard Ellen Mary		180,000.00
Hardler Edward A	Honesdale National Bank	Honesdale Borough	150,000.00
Hardler Edward A	Honesdale National Bank	Lebanon Township	150,000.00
Ketcham Robert	Mortgage Electronic Registration Systems	Salem Township	
Ketcham Toni			88,000.00
Silberman Leonard	Wayne Bank	Honesdale Borough	
Silberman Anna M			26,000.00
Trommer Herbert	Honesdale National Bank	Paupack Township	
Trommer Karen		150,000.00	
Haeussler Susan M AKA	Wayne Bank	Preston Township	
Oettinger Susan AKA			10,000.00
Lee Lewis B	Wayne Bank	Preston Township	
Lee Linda D			100,000.00

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

Reehill Raymond Joseph	Peoples Security Bank & Trust Company	Lehigh Township	61,750.00
Coccodrilli Ryan T	Wells Fargo Bank	South Canaan Township	
Coccodrilli Andrea			135,000.00
McGeehan Thomas J Jr	Manufacturers & Traders Trust Company	Paupack Township	
McGeehan Sandra M			500,000.00
Sutton Timothy	P N C Bank	Palmyra Township	50,000.00
Barrera Marcia	Honesdale National Bank	Honesdale Borough	30,000.00
Cozze Richard	Q N B Bank	Lake Township	196,000.00
Flynn Robert E	Honesdale National Bank	Preston Township	
Flynn Kim Jody			133,000.00
Aguinaldo Roger	Wayne Bank	Mount Pleasant Township	600,000.00
Dickison Terry W	Dime Bank	Berlin Township	
Dickison Chandra M			54,000.00
A C S R E Investors L L C	Dime Bank	Lake Township	40,300.00


DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Fisher Patrick Adm	Dutton Arnold E Jr	Damascus Township	
Fisher Ryan Adm	Dutton Diana L		Lot 3
Fisher Raymond John Est			
Ciraolo Angelo	Motichka Anna Ciraolo	Dyberry Township	
	Ciraolomotichka Anna		Lot 1
	Motichka James		
Tighe Edward A	Pinetree Lois	Buckingham Township	
	Weingarten Jill C		
Kresge Karla G	Tomb Robert	Dreher Township	
	Tomb Brenda Bagnick		Lot 14
	Bagnicktomb Brenda		
Baranosky Jerome J	Brynes Brian	Paupack Township	
Baranosky Marion C	Brynes Patricia		Lot 303
Thomas Audrey	Thomas Scott	Preston Township	
Thomas Elmer	Thomas William		
Sloto Gerald J	Sloto Gerald J	Paupack Township	
Sloto Bonnie J			Lot 52
Harvatine Beverly Exr	Paluch Thomas	Preston Township	
Paluch Francis Est			
Campion Kevin M	Campion Colleen	Dyberry Township	
Campion Kathleen M			Lot 1
Castlerock Two Zero One Seven	Evans Kurt R	Damascus Township	Lots 30 & 31
Helbock Louis	Jacoby Christopher	Damascus Township	
Kearns Fawn	Kearns Shawn Om	Dreher Township	Lot 24
Musetti Priscilla	Musetti Priscilla A	Damascus Township	
	Musetti Renee		
Smith Ralph A	Mcgrann Michael J	Mount Pleasant Township	
Smith Darlene N	Mcgrann Christine M		Lot 13

Habuda Carolyn A Habuda Adam F	Meredith Linda E	Honesdale Borough	
Crum Jason A Crum Corinne M	Martin Jane Anne	Honesdale Borough	
Mitchell Eileen Tr Dennis Mitchell Revocable Trust Agreement	Mitchell Bernadette Tr Mitchell Denise Tr	Oregon Township	
Eileen Mitchell Revocable Trust Agreement	Dennis Irrevocable Trust Eileen Irrevocable Trust		
Fannie Mae AKA Federal National Mortgage Association AKA McCabe Weisberg & Conway	Barbone James J Barbone Kathleen M	Salem Township	Lot 1666
Murphy Janet J	Gibson Heather Rayl Tiffany Anne	Lake Township	Lot 3287
Wells Fargo Bank	Tucker David Sr Tucker Dawn	Lake Township	
Wayne Bank Exr Kreitner Miriam Est	Wayne Bank Tr Kitty Kreitner Trust	Texas Township 1 & 2	
Gantaifis Christopher Gantaifis Victoria	Garey Toni Lyn	Damascus Township	Lot 10
Sheehan Philip W Sheehan Nancy L	Connolly Edward Connolly Catherine	Paupack Township	
Clark Stephen D Clark Ann M	Hardler Edward A	Lebanon Township	
Wells Fargo Bank Davis Peggy	Veterans Affairs Davis Peggy	Lehigh Township Damascus Township	
Lepro Alan Tr Emanuel W Lepro Funded Revocable Trust	Lepro Daniel C	Preston Township	
Ridolfi Irene P	Sabia Dolores M Ridolfi Sabia James	Paupack Township	Lot 17
Russ June Marie Ridolfi	Sabia Dolores M Ridolfi Sabia James	Paupack Township	Lot 17
OHeren Erica OHeren Daniel G Est	Nationwide Capital Group L L C	Texas Township 3	
Smith Karen S	Kozlikhin Stephen Galina Firuza	Texas Township 3	
Hartmann Donald H Est Hartmann Rosemarie Exr	Hartmann Steven J	Salem Township	Lot 497
Booths Francis Leon	Bauer Ludwig Bauer Catherine	Clinton Township 1	
Bauer Ludwig Bauer Catherine	Bauer Ludwig Bauer Catherine	Clinton Township 1	
Earley Wayne R Earley Margaret F	Wilken Brian P Tr Wilken Emily Tr Revocable Agreement Trust Of Brian P Wilken	Berlin Township	
Canfield Dorothy	Berriolo Elena	Dyberry Township	

O'Brien Michael P	Stanjevic Dragana Dzikić Jovan	Lehigh Township	Lots 106 & 107
Celentano Louise	Barnes Christopher C	Lake Township	Lot 2142
Faller Edgar Allen	Cox Don J J R Cox Faith V	Lake Township	Lot 1
Ethridge Mark Est	Shepps William B Sr Shepps Hazel C	Paupack Township	Lots 10 & 11
Cocodrilli Donald T Cocodrilli Carol M	Cocodrilli Ryan T Cocodrilli Andrea	South Canaan Township	
Hubbard Jeannette Hubbard John E	Hubbard John E	Mount Pleasant Township	
Gombita Carol A Exr Gombita Paul Charles Sr Est	Gombita Carol A	Dyberry Township	
Avery Frank R Avery Arlene	Romaniello Sharon Avery Lyle Averygeister Holly Geister Holly Avery Snodgrass Linda Freund Cindy	Berlin Township	
Veres Kris Gabriel Janos	Arnold Gerald R Arnold Linda J	Hawley Borough	
Manieri John Est Manieri Vito J Exr Manieri Mary Exr Manieri Vito Manieri Patricia	J A T Hunting	Dreher Township	
Stachula Stanley R Stachula Jacqueline M	Glockenmeier Stephen C Glockenmeier Christine Ann	Paupack Township	Lot 3B
Irish George P Irish Sandy K Treat Jeffrey Gdn Irish George Phillip Est By Gdn	Play More Properties	Paupack Township	Lot 2
Reumann Martha W	Thomas Roderick S Thomas Lorella G	Salem Township	
Coyle Thomas M Adm By Sheriff Coyle Patricia T Est AKA By Sheriff Coyle Patricia Theresa Est AKA By Sheriff	R & A	Paupack Township	Lot 145
Fannie Mae AKA Federal National Mortgage Association AKA K M L Law Group	Carney Sean Gonzalez Viviana	Clinton Township 2	
Moore Steven P Moore Noreen S	Cozze Richard	Lake Township	Lot 26
Newman Laurie A Terenzio Eugene L Terenzio Jody	Lawson Brittni Terenzio Eugene L Terenzio Jody	Lehigh Township Salem Township	Lot 11 Lot 2r

Terenzio Eugene L	Terenzio Eugene L	Salem Township	
Terenzio Jody	Terenzio Jody		Lot 1
Munson Alfred G	Fletcher David S Yarrish Donna	Manchester Township	
Ritter John F	Bayview Loan Servicing	Sterling Township	
Ritter Linda J			
Mamber Evelyn C	Flynn Robert E Flynn Kim Jody	Preston Township	Lot 10
Keybank Natonal Association	Aguinaldo Roger	Mount Pleasant Township	
Clark Stephen E	Mulqueen John D	South Canaan Township	
Clark Laurel C	Fraser Catriona		
Weaver Allen D Jr	Weaver Allen D Jr	Honesdale Borough Comer Donna	
Collins Timothy	Boyce David Boyce Desiree	Damascus Township	Lot 2
Siee Dianne V Tr	Phillips Christopher J	Preston Township	
Dianne V Siee Trust	Phillips Christina I		Lot 3
Dickison Mark A	Dickison Terry W Dickison Chandra M	Berlin Township	Lot 3
Lugo Arturo	A C S R E Investors	Lake Township	
Lambert Ida	A C S R E Investors	Lake Township	
Merring Leigh Ann	Baluta Janet E	Sterling Township	Lot 3



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

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

Subscribe Today!
Subscription Rates Per Year – Prepay Only!

Mailed Copy \$100
Emailed Copy Free

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



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