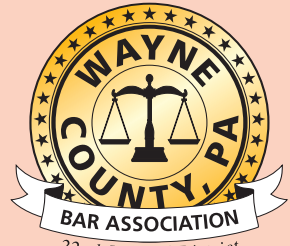


WAYNE COUNTY BAR ASSOCIATION

OFFICIAL LEGAL
JOURNAL
OF WAYNE COUNTY, PA



22nd Judicial District

February 9, 2018

Vol. 7, No. 49

Honesdale, PA



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**Court of Common Pleas
22nd Judicial District:**

The Hon. Janine Edwards
President Judge

The Legal Journal of Wayne County contains decisions of the Wayne County Court, legal notices, advertisements & other matters of legal interest. It is published every Friday by the Wayne County Bar Association.

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The Official Legal Publication of Wayne County, Pennsylvania



Legal Journal of Wayne County

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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

Janine Edwards, *President Judge*
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Magisterial District Judges

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Ronald J. Edwards
Linus H. Myers

Court Administrator

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Sheriff

Mark Steelman

District Attorney

Patrick Robinson, Esq.

Prothonotary, Clerk of The Court

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Steven Burlein, Esq.

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Joe Adams

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Brian T. Field

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Deborah Bates

Coroner

Edward Howell

Auditors

Carla Komar
Judy O'Connell
Kathleen A. Schloesser

Jury Commissioners

Judith M. Romich
Patricia Biondo

Raising the Bar



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

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

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

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

Hours: Available Upon Request

ACCEPTING DONATIONS NOW!

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

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.

ADMINISTRATOR NOTICE

Estate of Drew S. Forlini
Late of Newfoundland, Wayne County, PA

ADMINISTRATOR

Wyatt Forlini
2651 Bald Mountain Road
Clarks Summit, PA 18411

ATTORNEY

Patrick M. Rogan
277 Scranton Carbondale Hwy.
Scranton, PA 18508

2/9/2018 • 2/16/2018 • 2/23/2018

EXECUTRIX NOTICE

Estate of Mildred A. Horrocks
AKA Mildred Ann Horrocks

Late of Berlin Township

EXECUTRIX

Shirley White
58 Milanville Road, Apt. #1
Beach Lake, PA 18405

ATTORNEY

Bugaj/Fischer, PC
308 9th St., PO Box 390

Honesdale, PA 18431

2/9/2018 • 2/16/2018 • 2/23/2018

ESTATE NOTICE

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the estate of late of PAUL SWEENEY. Date of death NOVEMBER 30, 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.

2/2/2018 • 2/9/2018 • 2/16/2018

ESTATE NOTICE

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the estate of late of LINDA INGE GOOD. Date of death OCTOBER 9, 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.

2/2/2018 • 2/9/2018 • 2/16/2018

ESTATE NOTICE

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the estate of late of DWIGHT LINTNER. Date of death NOVEMBER 6, 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.

2/2/2018 • 2/9/2018 • 2/16/2018

ESTATE NOTICE

NOTICE IS HEREBY GIVEN, that Letters Testamentary have been issued in the Estate of Cora Louise Dehling, a/k/a Cora L. Dehling, a/k/a Louise C. Dehling a/k/a Louise Cora Dehling, who died on November 18, 2017, late resident of 94 Dixon Valley Rd., Pleasant Mount, PA 18453, to Jill Elizabeth Murphy, Executrix of the Estate. All persons indebted to said estate are required to make payment and those having claims or demands are to present the same without delay to Jill Elizabeth Murphy, 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

2/2/2018 • 2/9/2018 • 2/16/2018

ESTATE NOTICE

NOTICE IS HEREBY GIVEN, that Letters Testamentary have been issued in the Estate of Richard Charles Barnklau, a/k/a Richard Barnklau, a/k/a Richard C. Barnklau, who died on January 17, 2018, late resident of 50 Creek Road, Starlight, PA 18461, to Karl Louis Barnklau, 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 Karl Louis Barnklau, 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

2/2/2018 • 2/9/2018 • 2/16/2018

ESTATE NOTICE

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted to Jeffrey Flomenhoft, Executor of the Estate of Marvin Flomenhoft, deceased, who died on January 14, 2018, late of Lake Ariel, Pennsylvania. All persons indebted to the estate are required to make payment and those having any claims or demands are to present the same, without delay, to the Executor, Jeffrey Flomenhoft, c/o his attorney Carlo A. LaMonica, Esquire, LaMonica Law Firm LLC, 3218 Pittston Avenue, Suite 4, Scranton, PA 18505.

2/2/2018 • 2/9/2018 • 2/16/2018

ADMINISTRATOR NOTICE

Estate of Betty Ann Covey
Late of Lake Township
ADMINISTRATOR
Bruce Covey
742 The Hideout
Lake Ariel, PA 18436
ATTORNEY
John F. Spall
2573 Route 6
Hawley, PA 18428

2/2/2018 • 2/9/2018 • 2/16/2018

ADMINISTRATRIX NOTICE

Estate of Marian A. Phillips AKA
Marian A. Philips
Late of Dreher Township
ADMINISTRATRIX
Susan Phillips Pethick
125 Beehn Road
Newfoundland, PA 18445
ATTORNEY
John F. Spall
2573 Route 6
Hawley, PA 18428

2/2/2018 • 2/9/2018 • 2/16/2018

ESTATE NOTICE

Estate of JOSEPH JORDAN,
DECEASED, late of 130
PROSPECT STREET,
WAYMART, PA 18472, (Died
OCTOBER 5, 2017)
PATRICIA JORDAN,
Administratrix, Mark G.
Rudalavage, 171 Scranton-
Carbondale Highway, Eynon,
Pennsylvania 18403-1027,
Attorney.
MARK G. RUDALAVAGE,

ESQUIRE

2/2/2018 • 2/9/2018 • 2/16/2018

EXECUTRIX NOTICE

Estate of Douglas Lee Tyler AKA
Douglas L. Tyler
Late of Lebanon Township
EXECUTRIX
Annette I. Tyler
2023 Hancock Highway
Honesdale, PA 18431
ATTORNEY
Frances Gruber, Esq.
214 Ninth Street
Honesdale, PA 18431

1/26/2018 • 2/2/2018 • 2/9/2018

EXECUTRIX NOTICE

Estate of Michael J. Krisovitch
Late of Salem Township
EXECUTRIX
Susan Krisovitch
81 Ledge Dale Rd.
Lake Ariel, PA 18436

1/26/2018 • 2/2/2018 • 2/9/2018

EXECUTRIX NOTICE

Estate of Norma G. Worobey
Late of Preston Township
EXECUTRIX
Kathleen D. Porosky
PO Box 174
Preston Park, PA 18455
ATTORNEY
Ronald M. Bugaj, Esq.
308 9th St., PO Box 390
Honesdale, PA 18431

1/26/2018 • 2/2/2018 • 2/9/2018

EXECUTRIX NOTICE

Estate of Mary M. Valeski AKA
Mary Valeski
Late of Clinton Township
EXECUTRIX
Christine M. Cousin
PO Box 178
Waymart, PA 18472
ATTORNEY
Nicholas A. Barna
831 Court Street
Honesdale, PA 18431

1/26/2018 • 2/2/2018 • 2/9/2018

OTHER NOTICES

NOTICE

**CIVIL ACTION LAW
COURT OF COMMON PLEAS
WAYNE COUNTY**

Number 514-Civil-2016

Ditech Financial LLC

vs.

Dimitrios Drougas, Known
Surviving Heir of Pantelis D.
Drougas, Geraldine A. 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, Stacy Harwig, Known
Surviving Heir of Pantelis D.
Drougas and Unknown Surviving
Heirs of Pantelis D. Drougas

**NOTICE OF SHERIFF'S
SALE OF REAL PROPERTY**

To: Michael Drougas, Known
Surviving Heir of Pantelis D.
Drougas

Your house (real estate) at **101
Harmony Drive, Lake Ariel,
Pennsylvania 18436** is scheduled
to be sold at Sheriff's Sale on
March 14, 2018 at 10:00 a.m. at
Wayne County Courthouse at the
Sheriff's Office, 925 Court Street,
Honesdale, Pennsylvania 18431 to
enforce the court judgment of
\$116,309.64 obtained by Ditech
Financial LLC against the above
premises.

**NOTICE OF OWNER'S
RIGHTS
YOU MAY BE ABLE TO
PREVENT THIS SHERIFF'S
SALE**

To prevent this Sheriff's Sale you
must take immediate action:

1. The sale will be canceled if you
pay to Ditech Financial LLC the
back payments, late charges,
costs, and reasonable attorney's
fees due. To find out how much
you must pay, you may call
McCabe, Weisberg and Conway,
LLC, at (215) 790-1010.
2. You may be able to stop the
sale by filing a petition asking
the Court to strike or open the
judgment, if the judgment was
improperly entered. You may
also ask the Court to postpone
the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See the following notice on how to obtain an attorney.)

**YOU MAY STILL BE ABLE TO
SAVE YOUR PROPERTY
AND YOU HAVE OTHER
RIGHTS
EVEN IF THE SHERIFF'S
SALE DOES TAKE PLACE**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling McCabe, Weisberg and Conway, LLC, at (215) 790-1010.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, LLC, at (215) 790-1010.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.

7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH

**INFORMATION ABOUT
AGENCIES THAT MAY OFFER
LEGAL SERVICES TO
ELIGIBLE PERSONS AT A
REDUCED FEE OR NO FEE.**

**LAWYER REFERRAL
SERVICE
ASSOCIATION DE
LICENCIADOS
North Penn Legal Services
Wayne County Courthouse
925 Court Street
Honesdale, Pennsylvania 18431
877-515-7465**

**McCABE, WEISBERG &
CONWAY, LLC**
Attorneys for Plaintiff
123 S. Broad Street, Suite 1400
Philadelphia, PA 19109
215-790-1010

2/9/2018

**NOTICE OF FILING OF
CERTIFICATE OF
ORGANIZATION**

TAKE NOTICE THAT a Certificate of Organization was filed with the Department of State. The name of the Limited Liability Company is **Shane's House, LLC**. This Limited Liability Company has been organized under the provision pursuant to 15 Pa. C.S. 8913. Solicitor: Matthew L. Meagher, Esquire, 1018 Church Street, Honesdale, Pennsylvania 18431.

2/9/2018

NOTICE

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

ACTION IN QUIET TITLE

NO. 616 - CIVIL - 2017

NATIONWIDE CAPITAL GROUP
LLC,
Plaintiff

VS.

JOY E. WALKER a/k/a JOY E.
SPENCER WALKER,
Defendants

.....

To: Joy E. Walker a/k/a
Joy E. Spencer Walker

Take notice that an action to terminate all of your right, title and interest in and to Lot 58 in Section II of Wallenpaupack Lake Estates has been filed to this number. This is the result of a tax sale to the Plaintiff when you failed to pay the real estate taxes.

NOTICE

You have been sued in Court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this complaint and notice are served, by entering a written appearance

personally, or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

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

North Penn Legal Services
Wayne County Court House
925 Court Street, Honesdale, PA
18431
Telephone (877) 515-7565

Warren Schloesser, Esq.
214 Ninth Street
Honesdale, PA 18431
Telephone (570) 253-3745

2/9/2018

NOTICE

Notice is hereby given that J. Clark Plumbing & Heating, 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 plumbing and heating construction services in 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:
351 Saint Tikhons Road, Waymart, Pennsylvania 18472

2/9/2018

NOTICE OF FILING OF SHERIFF'S SALES

Individual Sheriff's Sales can be cancelled for a variety of reasons. The notices enclosed were accurate as of the publish date. Sheriff's Sale notices are posted on the public bulletin board of the Sheriff's office in Honesdale, located at 925 Court Street.

**SHERIFF'S SALE
FEBRUARY 14, 2018**

By virtue of a writ of Execution instituted by: MTGLQ Investors, L.P. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 14th day of February, 2018 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, parcel or piece of land situate un the Township of Buckingham, County of Wayne, and Commonwealth of Pennsylvania, and being more particularly described as follows:

BEGINNING at a point in the centerline of Pennsylvania State Toad 370 at a Northwesterly corner of a 3.7 acre parcel illustrated in Wayne County Map Book 83, page 28 and surveyed by Mark R. Zimmer on April 18, 1995, said place of beginning is further described as being North 28 degrees 46 minutes 15 seconds East 231.67 feet as measured along said centerline from a point in said centerline at the most westerly corner of said 3.7 acre parcel; thence leaving the road and along the lines of the aforementioned 3.7 acre parcel South 53 degrees 24 minutes 15 seconds East 358.16 feet to set rebar marker, North 23 degrees 01 minutes 00 seconds East 241.06 feet to a set rebar marker in the line of Hunt; thence along said Hunt North 17 degrees 33 minutes 30 seconds West 140.08 feet to a set rebar marker and North 42 degrees 38 minutes 40 seconds 247.55 feet West to a point in the centerline of the aforementioned Pennsylvania State Route 370; thence along the centerline of this road South 27 degrees 56 minutes 30 seconds West 366.75 feet to the place of the BEGINNING.

CONTAINING 2.5 acres as surveyed by Mark R. Zimmerman, P.L.S., on April 18, 1995, and described in Wayne County Map Book 83 page 28.

BEING THE SAME PREMISES which Gerald Neild, Sr. and Sandra E. Neild by Deed dated February 5, 2002 and recorded on October 30, 2002 , in the Wayne County Recorder of Deeds Office at Deed Book Volume 1936 at Page 70, and as Instrument No. 200200001671, granted and conveyed unto Wesley J. Hall, Jr. and Connie Lee Hall, husband and wife.

Being Known as 2260 Crosstown Highway, Preston Park, PA 18455

Parcel I.D. No. 03-0-0132-0092

Seized and taken in execution as property of:
Wesley J. Hall Jr. 2260 Crosstown Highway, PRESTON PARK PA 18455
Connie Lee Hall 2260 Crosstown Highway PRESTON PARK PA 18455

Execution No. 59-Civil-2017
Amount Due: \$162,110.03 Plus additional costs

November 20, 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.
Stephen M. Hladik Esq.

1/26/2018 • 2/2/2018 • 2/9/2018

**SHERIFF'S SALE
FEBRUARY 21, 2018**

By virtue of a writ of Execution
instituted by: HSBC Bank, USA,
NA, as Trustee for the Holders of
the Deutsche Alt-A Securities Inc.,
Mortgage Loan Trust, Mortgage
Pass-Through Certificates Series
2007-OA4 issued out of the Court
of Common Pleas of Wayne
County, to me directed, there will
be exposed to Public Sale, on
Wednesday the 14th day of
February, 2018 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 place or parcel of
land situate in the Township of
Lake, County of Wayne and
Commonwealth of Pennsylvania,
bounded and described as follows:

BEGINNING at a corner on the
shoreline of Lake Henry, said
corner being also a common corner
of Lot 1, Section A, Willow Ridge

Incorporated Development and the
Lands herein conveyed; thence
South thirty-eight (38) degrees two
(2) minutes fifteen (15) seconds
East one hundred forty-seven and
sixty-six one hundredths (147.66)
feet to a 1" iron pipe for a corner;
thence South forty-eight (48)
degrees three (03) minutes fifteen
(15) seconds West seventy-five and
forty-four one-hundredths (75.44)
feet to a 2" iron pipe for a corner;
thence North thirty-seven (37)
degrees eleven (11) minutes thirty
(30) seconds West one hundred
thirty-nine and seventy-five one
hundredths (139.75) feet to a
corner on the shoreline of said
lake; thence along the shoreline
North eleven (11) degrees fifty-
seven (57) minutes thirty (30)
seconds West five and sixty-six
one-hundredths (5.66) feet to a
corner; thence North forty-five (45)
degrees thirty-one (31) minutes
fifteen (15) seconds East along the
shoreline seventy-one and
seventeen one-hundredths (71.17)
feet to the place of BEGINNIG.
Containing therein a total of 10,828
square feet 10.249 acres as
surveyed by Packer Associates, Inc.
on November 2, 1990.

TAX PARCEL # 12-0-0061-0006

ADDRESS BEING: 102 Hideaway
Court, Lake Ariel, PA 18436

Seized and taken in execution as
property of:
Anthony Nutile 102 Hideaway
Court, LAKE ARIEL PA 18436
Laura Nutile 102 Hideaway Court
LAKE ARIEL PA 18436

Execution No. 226-Civil-2017
Amount Due: \$281,397.98 Plus
additional costs

November 28, 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.**

Patrick J. Wesner Esq.

1/26/2018 • 2/2/2018 • 2/9/2018

**SHERIFF'S SALE
FEBRUARY 21, 2018**

By virtue of a writ of Execution instituted by: Bank of America, 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 21st day of

February, 2018 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 land lying, situate and being in the Borough of Hawley, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at the southern edge of Fern Street as laid out and plotted on Atkinson's Plan of Lots in the Borough of Hawley, surveyed by Frank Schorr, May 1904; thence along the common line dividing lots numbered two hundred (200) and two hundred one (201) in a southwesterly direction one hundred sixteen and one-half (116 ?) feet to a point in line of lands now or formerly of Masker; thence along the common line dividing said Masker land from lands herein conveyed South fifty-five (55) degrees fifteen (15) minutes East one hundred twenty and one-half (20 ?) feet to a point in line of lot numbered two hundred three (203) with reference to said map; thence in a northeasterly direction along the common line dividing lots numbered two hundred two (202) and two hundred three (203) one hundred twenty (120) feet more or less to the southern edge of Fern Street in a Northwesterly direction one hundred twenty (120) feet to the place of Beginning. Containing within said boundaries lots numbered two hundred one (201) and two hundred (200) with reference to the

aforementioned map.

Map and Parcel ID: 10-0-0006-0087

Being known as: 615 Fern Street, Hawley, Pennsylvania 18428.

Title to said premises is vested in Michael V. Warner and Eva Warner by deed from Fred Demercurio, Jr. and Kathy Demercurio dated October 22, 2004 and recorded November 1, 2004 in Instrument Number 200400013196.

IMPROVEMENTS THEREON:
Residential Dwelling

Seized and taken in execution as property of:
Michael V. Warner 615 Fern Street
HAWLEY PA 18428
Eva Warner 615 Fern Street
HAWLEY PA 18428

Execution No. 134-Civil-2017
Amount Due: \$189,969.58
Plus additional costs

November 24, 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.

1/26/2018 • 2/2/2018 • 2/9/2018

**SHERIFF'S SALE
FEBRUARY 21, 2018**

By virtue of a writ of Execution instituted by: 360 Mortgage Group, LLC issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 21st day of February, 2018 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THOSE CERTAIN SIX (6)
PARCELS OF LAND SITUATE
AND LYING IN THE BOROUGH
OF WAYMART, COUNTY OF
WAYNE, COMMONWEALTH OF
PENNSYLVANIA, BOUNDED
AND DESCRIBED AS
FOLLOWS:

PARCEL ONE: BEGINNING IN
THE SOUTHERLY SIDE OF
SOUTH STREET, AT THE
DIVISION LINE BETWEEN
LANDS FORMERLY OF BERT S.

HULL AND E. F. AMES;
THENCE IN AS SOUTHERLY
DIRECTION ALONG LAND
FORMERLY OF E. F. AMES
THREE HUNDRED FEET TO A
POINT; THENCE IN A
NORTHEASTERLY DIRECTION
ALONG OTHER LANDS
FORMERLY OF B. S. HULL
THREE HUNDRED AND FIVE
FEET TO THE SOUTHERLY
SIDE OF SOUTH STREET;
THENCE IN A WESTERLY
DIRECTION ALONG THE
SOUTHERLY SIDE OF SOUTH
STREET FIFTY FEET TO THE
PLACE OF BEGINNING.

PARCEL TWO: BEGINNING AT
A POINT ON THE SOUTH SIDE
OF SOUTH STREET AT THE
COMMON CORNER OF LANDS
OF PRIOR GRANTORS AND
CORRELLS, THENCE ALONG
THE COMMON LINE DIVIDING
LANDS OF THE PRIOR
GRANTORS AND CORRELLS,
SOUTH ONE HUNDRED (100)
FEET TO A CORNER; THENCE
AT RIGHT ANGLES THERETO
IN A WESTERLY DIRECTION
TWENTY (20) FEET TO A
CORNER; THENCE AT RIGHT
ANGLES HERETO IN A
NORTHERLY DIRECTION ONE
HUNDRED (100) FEET TO THE
SOUTHERLY SIDE OF SOUTH
STREET; AND THENCE ALONG
THE SOUTHERLY SIDE OF
SOUTH STREET IN AN
EASTERLY DIRECTION
TWENTY (20) FEET TO THE
PLACE OF BEGINNING BEING
A CERTAIN STRIP OF LAND
ADJOINING LANDS OF THE

PRIOR GRANTORS, BEING
TWENTY (20) FEET IN FRONT
AND REAR AND ONE
HUNDRED (100) FEET IN
DEPTH.

PARCEL THREE: BEGINNING
IN THE CENTER LINE OF
SOUTH STREET, SAID POINT
BEING SIX FEET EASTERLY
FROM THE NORTHEAST
CORNER OF IRWYN J.
CORRELL, ET UX., LANDS;
THENCE IN A WESTERLY
DIRECTION ALONG THE
CENTER LINE OF SOUTH
STREET SIX FEET TO THE
NORTHEAST CORNER OF
CORRELLS LAND; THENCE IN
SOUTHWESTERLY DIRECTION
ALONG CORRELLS LANDS 305
FEET TO A CORNER; THENCE
IN AN EASTERLY DIRECTION
AND PARALLEL WITH THE
CENTER LINE OF SOUTH
STREET SIXTY FEET TO A
CORNER IN LAND OF BEAM;
THENCE ALONG BEAM IN A
NORTHERLY DIRECTION 300
FEET MORE OR LESS TO THE
PLACE OF BEGINNING.

CONTAINING 9900 SQUARE
FEET, BE THE SAME MORE OR
LESS.

PARCEL FOUR: BEGINNING AT
A POINT IN THE CENTER OF
SOUTH STREET, AS SHOWN
ON THE MAP REFERRED TO,
BEING THE NORTHWESTERLY
CORNER OF LANDS OF IRWYN
CORRELL THENCE ALONG
THE FOLLOWING COURSES
AND DISTANCES: SOUTH 17

DEGREES 47' 00" WEST 101.20 FEET AND SOUTH 72 DEGREES 13' 00" EAST 20 FEET AND SOUTH 17 DEGREES 48' 40" WEST 200.03 FEET; THENCE NORTH 68 DEGREES 46' 20" WEST 54.94 FEET AND NORTH 17 DEGREES 47' 00" EAST 300.04 FEET TO A POINT IN THE CENTER OF SOUTH STREET, THENCE SOUTH 68 DEGREES 46' 20" EAST 35.00 FEET TO THE PLACE OF BEGINNING . CONTAINING WITHIN SAID BOUNDARIES 0.33 ACRES, MORE OR LESS, AS SHOWN ON MAP OF M. R. ZIMMER AND ASSOCIATES PLS SHOWING LANDS OF MARY S. WILSON, DATED NOVEMBER 5, 1985 AND RECORDED IN MAP BOOK 57 PAGE 110.

PARCEL FIVE: BEGINNING AT A POINT SET IN THE CENTERLINE OF SOUTH STREET, BEING THE NORTHEASTERLY CORNER OF OTHER LAND OF THE CORRELLS, THENCE ALONG THE SAID CENTERLINE SOUTH 77 DEGREES 15 MINUTES EAST 50 FEET TO A CORNER; THENCE ALONG LAND OF THE PRIOR GRANTORS SOUTH 4 DEGREES 18 MINUTES WEST 300 FEET TO A PIPE CORNER; THENCE NORTH 77 DEGREES 15 MINUTES WEST 50 FEET TO A PIPE CORNER; THENCE ALONG SAID OTHER LAND OF CORRELLS, NORTH 4 DEGREES 18 MINUTES EAST

300 FEET TO THE PLACE OF BEGINNING. CONTAINING 14,835 SQUARE FEET, BE THE SAME, MORE OR LESS, AS PER SURVEY BY GEORGE E. FERRIS, R.S. DECEMBER 1, 1969.

PARCEL SIX: BEGINNING AT A POINT IN THE CENTER OF SOUTH STREET, SAID POINT BEING THE NORTHWESTERLY CORNER OF LANDS OF PRIOR GRANTORS AND THE SOUTHEASTERLY CORNER OF LANDS OF CORRELL; THENCE ALONG LANDS OF CORRELL SOUTH SIXTEEN (16) DEGREES THIRTY THREE (33) MINUTES FIVE (05) SECONDS WEST THREE HUNDRED (300) FEET TO A POINT AND CORNER BEING A COMMON CORNER OF CORRELL AND SALVATION ARMY; THENCE ALONG LANDS OF THE SALVATION ARMY SOUTH SIXTY FOUR (64) DEGREES SEVENTEEN (17) MINUTES FIFTY FIVE (55) SECONDS EAST FIVE (05) FEET TO A POINT AND CORNER; THENCE THROUGH OTHER LANDS OF PRIOR GRANTOR, NORTH TWENTY-TWO (22) DEGREES FOUR (04) MINUTES TEN (10) SECONDS EAST TWO HUNDRED NINETY SIX AND FORTY-FOUR HUNDREDTHS (294.44) FEET TO A POINT IN THE CENTER SOUTH STREET; THENCE ALONG THE CENTER OF SOUTH STREET, NORTH SIXTY-THREE (63) DEGREES FORTY-THREE (43) MINUTES

THIRTY-FIVE (35) SECONDS WEST THIRTY-THREE AND NINETY-THREE HUNDREDTHS (33.93) FEET TO THE POINT AND PLACE OF BEGINNING. CONTAINING 5,756 SQUARE FEET BE THE SAME FEET, MORE OR LESS.

A MAP OF THIS PARCEL IS RECORDED IN MAP BOOK 63 AT PAGE 72.

Map and Parcel ID: 28-0-0010-0010

Being known as: 350 South Street, Waymart, Pennsylvania 18472.

Title to said premises is vested in James Edward Romance by deed from James P. Breidenstein dated April 17, 2014 and recorded April 17, 2014 in Deed Book 4704, Page 161 Instrument Number 20140003051. The said James Edward Romance died on December 19, 2016. On March 29, 2017, Letters of Administration were granted to Sherry Romance, nominating and appointing her as the Administratrix of the Estate of James Edward Romance.

IMPROVEMENTS THEREON:
Residential Dwelling

Seized and taken in execution as property of:
Sherry Romance, Administratrix of the Estate of James Edward Romance 538 Thornhill Road
CLIFFORD
TOWNSHIP PA 18407

Execution No. 400-Civil-2017
Amount Due: \$187,668.41 Plus additional costs

November 27, 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.

1/26/2018 • 2/2/2018 • 2/9/2018

**SHERIFF'S SALE
FEBRUARY 21, 2018**

By virtue of a writ of Execution instituted by: NBT Bank, NA, formerly Pennstar Bank: a division of NBT Bank, NA, now by assignment, CNB Realty Trust issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to

Public Sale, on Wednesday the 21st day of February, 2018 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

All that certain piece or parcel of land lying, situate and being in the Township of Salem, County of Wayne and Commonwealth of Pennsylvania, being Lot #3D on a certain map entitled Map Showing Lands of Harry F. Schoenagel, et ux, and Fred C. Schoenagle, Jr. Charitable Remainder Unitrust by Harry F. Schoenagel, PLS dated 12/10/98 revised 7/23/01 showing Lots 1RR and 4RR and intending to be simultaneously recorded herewith (See Wayne County Plat Book 96 at Page 28 and being more particularly bounded and described as follows:

Beginning at a northwesterly corner of Lot Number 3A, said corner being located on the westerly edge of a fifty (5) foot wide right of way;

THENCE along the westerly edge of the fifty (50) foot wide right of way the following three (3) courses and distances:

(1) North thirty-one (31) degrees thirty seven (37) minutes six (06) seconds west three hundred twenty-one and five one-hundredths (322.05) feet to a corner;

(2) North twenty-seven (27)

degrees twenty (20) minutes two (2) seconds west four hundred ninety-two and twenty-eight one-hundredths (492.28) feet to a corner; and

(3) North twenty-four (24) degrees thirty-four (34) minutes thirty-seven (37) seconds west one hundred and eighty-five one-hundredths (100.85) feet to a corner;

THENCE along Lot Number 3C the following four courses and distances:

(1) North sixty-five (65) degrees twenty-five (25) minutes twenty-three (23) seconds east fifty and zero one-hundredths (50.00) feet to a corner;

(2) North twenty-two (22) degrees fifty-two (52) minutes Eleven (11) seconds west one hundred six and forty-one hundredths (106.40) feet to a corner;

(3) North sixty-eight (68) degrees Sixteen (16) minutes forty seven (47) seconds east three hundred fifty and sixty-seven one hundredths (350.67) feet to a corner; and

(4) North sixty-five (65) degrees twenty-four (24) minutes fifty-one (51) seconds east three hundred fifty-seven and seventy one-hundredths (357.70) feet to a corner in the line of Lot Number 4B;

THENCE along Lot Number 4B

the following three courses and distances:

(1) South fifteen (15) degrees fifty-nine (59) minutes, Thirty (30) seconds east two hundred eighty-four and thirty-one one-hundredths (284.31) feet to a corner;

(2) South nine (09) degrees twenty (20) minutes Eleven (11) seconds east eighty-seven and eighty-seven one-hundredths (87.87) feet to a corner; and

(3) South seventy-nine (79) five (05) minutes forty-five (45) seconds east two hundred eighty-one and twenty-five one-hundredths (281.25) feet to the southeast corner of Lot Number 4.

Thence along Lot Number 4 South Seventy (70) degrees twenty-one (21) minutes Twelve (12) seconds east three hundred sixteen and eighty-six one-hundredths (316.86) feet to a corner in the center of Township Road T-340;

THENCE along the centerline of the said public highway the following five courses and distances:

(1) South Nineteen (19) degrees thirty-two (32) minutes forty-nine (49) seconds west two hundred one and seventy-nine one hundredths (201.79) feet to a corner;

(2) South seventeen (17) degrees fifty-seven (57) minutes seven (07) seconds west seventy-seven and sixty-one hundredths (77.60) feet

to a corner;

(3) South thirteen (13) degrees forty-five (45) minutes twenty-eight (28) seconds west sixty-four and fifty-six one-hundredths (64.56) feet to a corner;

(4) South nine (09) degrees fifty-five (55) minutes forty-six (46) seconds west three hundred ninety and twenty-eight one-hundredths (390.28) feet to a corner; and

(5) South ten (10) degrees twenty-nine (29) minutes three (03) seconds west fifty-seven and forty-one one-hundredths (57.41) feet to the northeasterly corner of Lot Number 3A;

THENCE along Lot Number 3A the following seven courses and distances:

(1) North seventy-five (75) degrees nineteen (19) minutes thirty-three (33) seconds west two hundred twenty-three and twenty-two one-hundredths (223.22) feet to a corner;

(2) North nineteen (19) degrees twelve (12) minutes eighteen (18) seconds west forty-eight and sixty-four one hundredths (48.64) feet to a corner;

(3) North forty-four (44) degrees forty-seven (47) minutes fifty-two (52) seconds west thirty-seven and ninety-four one-hundredths (37.94) feet to a corner;

(4) North fifty-one (51) degrees

twenty-seven (27) minutes forty-one (41) seconds west sixty-three and thirty-one one-hundredths (63.31) feet to a corner;

(5) North twenty-six (26) degrees Nine (09) minutes forty-eight (48) seconds west eighteen and thirty-seven one hundredths (18.37) feet;

Seized and taken in execution as property of:

Jose Cruz 189 Deer Trail Drive,
SAYLORSBURG PA 18353
Kathleen Cruz 30 Vinca Lane,
MOSCOW PA 18444

Execution No. 386-Civil-2017
Amount Due: \$490,207.35 Plus
additonal costs

November 27, 2017
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE
NOTICE:**

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

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

**FAILURE TO PAY BALANCE
WILL FORFEIT DOWN
PAYMENT.**

James T. Shoemaker, Esq.

1/26/2018 • 2/2/2018 • 2/9/2018

**SHERIFF'S SALE
FEBRUARY 21, 2018**

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 Certificate-Holders of the CWABS, Inc., Asset-Backed Certificates issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 21st day of February, 2018 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THAT CERTAIN tract or parcel of land, situated in the Township of Salem, Wayne County, Pennsylvania, known as Lot 434, Section 5, of The Hideout a subdivision situated in the Townships of Lake and Salem, Wayne County, Pennsylvania, according to the plats thereof recorded in the office of the Recorder of Deeds of Wayne County, Pennsylvania, April 9, 1970 in Plat Book 5, page 27; May 11, 1970 in Plat Book 5, pages 34, 37, 41 through 48 and 50; September 8, 1970 in Plat Book 5, page 57; February 8, 1971 in Plat Book 5, pages 62 and 63; March 24, 1971 in Plat Book 5, page 66;

May 10, 1971 in Plat Book 5, pages 71 and 72; March 14, 1972 in Plat Book 5, pages 76, 79 through 84 and 86; May 26, 1972 in Plat Book 5, pages 93 through 95; September 26, 1972 in Plat Book 5, pages 96, 97 and 100 through 104; March 9, 1973, in Plat Book 5, page 106; March 23, 1973, in Plat Book 5, page 107; April 3, 1973, in Plat Book 5, pages 108 through 110; and May 18, 1973, in Plat Book 5, pages 111 through 119; as amended and supplemented.

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

BEING THE SAME PREMISES which Marianna Tolkin, n/b/m Marianne P. Tolkin Harris, married by Deed dated April 4, 2007 and recorded on April 9, 2007, in the Wayne County Recorder of Deeds Office at Deed Book Volume 3268 at Page 264, granted and conveyed unto William Fitzgerald and Linda Fitzgerald, husband and wife.

Being Known as 434 Lakeview Drive, Lake Ariel, PA 18436

Parcel I.D. No. 22-0-0019-0043

Seized and taken in execution as property of:
William Fitzgerald 309 Wheeler Avenue Scranton PA 18510

Linda Fitzgerald 309 Wheeler Avenue Scranton PA 18510

Execution No. 222-Civil-2015
Amount Due: \$188,276.35 Plus additional costs

November 27, 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.

Stephen M. Hladik Esq.

1/26/2018 • 2/2/2018 • 2/9/2018

**SHERIFF'S SALE
FEBRUARY 21, 2018**

By virtue of a writ of Execution instituted by: Wells Fargo Bank, NA issued out of the Court of Common Pleas of Wayne County, to me directed, there will be

exposed to Public Sale, on Wednesday the 21st day of February, 2018 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 certain pieces or parcels of land lying, situate and being in the Township of Damascus, County of Wayne and State of Pennsylvania, bounded and described as follows:

Parcel I:

Beginning at a stone corner, the Southwest corner of the lands herein conveyed thence along lands of Cord Meyer, Jr. North 7 degrees 50 minutes East 941 feet to a stone corner; thence along lands of Elmer Whitmore South 86 degrees 45 minutes East 1208 feet to a stake corner; thence through lands of the Grantors herein South 7 degrees 50 minutes West 1051 feet to a corner; thence along the Northern line of a parcel to be conveyed to Donald Carmer, et ux., North 81 degrees 30 minutes West 1204 feet to the place of beginning. Containing 27.4 acres more or less as surveyed by George E. Ferris, R.S. On March 5, 1968, with bearings magnetic as of that date. Map Book 9, Page 100.

Also granting and conveying to the Grantees, their heirs and assigns, a forty-foot right-of-way, to be used in common with others, including the former Grantors (Keesler) their

heirs and assigns, over lands of the former Grantors (Keesler), said right-of-way being described as follows: Proceeding in a general Northerly direction along the presently existing driveway of the former Grantors (Keesler) and a projection thereof to a point where the Southerly line of lands conveyed to Donald J. Carmer, et ux., on April 11, 1968, if projected in an Easterly direction, would intersect the same; thence in a Westerly direction along said projected Southerly line of Carmer to the Eastern boundary line of said Carmer property.

Also granting and conveyign to the Grantees herein, their heirs and assigns, a right-of-way over lands of Donald J. Carmer et ux., to the lands hereinabove described, said right-of-way being over a presently existing road which traverses the Carmer property in a general North-South direction, as well as forty foot right-of-way beginning at the Southeast corner of the Carmer property and running thence in a Westerly direction to the above mentioned presently existing road.

Parcel II:

Beginning at a pipe and stones corner, being the Southwesterly corner of the lot herein conveyed and being also the Southeasterly corner of other lands of Tonnes Stave, et ux.; thence along line of said other lands of Tonnes Stave, et ux., North 7 degrees 50 minutes East 1051.5 feet to a stones corner; thence along line of lands of Elmer

Whitmore, South 86 degrees 45 minutes East 695.0 feet to stones corner in line of lands of Schultz; thence along said Schultz line South 22 degrees 40 minutes West 375 feet to a stones corner; thence along lands of Carol Meyer, Jr., south 3 degrees 00 minutes East 720 feet to a black birch tree; thence North 85 degrees 15 minutes West 726.0 feet to the place of beginning. Containing 16.1 acres, more or less, as surveyed by George E. Ferris, R.S., with bearings magnetic as of 1968.

Tax Parcel ID: 006522, 006519

Address: 148 Ainsley Road,
Damascus, PA 18415

BEING the same property conveyed to Christian Lewon who acquired title by virtue of a deed from John Stoddard and Lucille Stoddard, his wife, dated February 16, 2008, recorded February 20, 2008, at Deed Book 3468, Page 93, Wayne County, Pennsylvania records.

Seized and taken in execution as property of:
Christian Lewon 148 Ainsley Road
DAMASCUS PA 18415

Execution No. 139-Civil-2015
Amount Due: \$415,200.29 Plus
additonal costs

November 21, 2017
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE
NOTICE:

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

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

Kimberly A. Bonner Esq.

1/26/2018 • 2/2/2018 • 2/9/2018

**SHERIFF'S SALE
MARCH 7, 2018**

By virtue of a writ of Execution instituted by:Penfed a/s/b Acquisition of Valor Federal Credit Union f/k/a Tobyhanna Federal Credit Union issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 7th day of March, 2018 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 I:

ALL THOSE TWO CERTAIN lots or parcels of land situate In the Township of Salem, County of Wayne and State of Pennsylvania; the first thereof being Lot No. 6 in Section C of a certain plot of village lots. Said Lot No. 6 being one hundred feet In front and rear and two hundred feet deep, with right angle corners, and bounded southerly two hundred feet by Lot No. 5 In the said Section c, easterly one hundred feet by Central Avenue, northerly two hundred feet by Lot No. 7 In said Section C, and westerly one hundred feet by other land of the said granters, and containing twenty thousand square feet of land.

The second parcel being Lot No. 16 In Section B of said plot of village lots, lying directly opposite No. 6 aforesaid across Central Avenue, said Lot No. 16 being also one hundred feet In front and rear and two hundred feet deep with right angles corners, and bounded southerly two hundred feet by Lot No. 15 in said Section B, easterly one hundred feet by lands of the Pennsylvania Realty and Investment Company, northerly two hundred feet by Lot No. 17 In said Section B and westerly one hundred feet by said Central Avenue, containing twenty thousand square feet of land.

REFERENCE TAX MAP NOS.
22-0-0331-0026 and 22-0-0331-035.

PARCEL II:

ALL THOSE TWO CERTAIN lots or parcels of land situate In the Township of Salem, County of Wayne and State of Pennsylvania, the first thereof being Lot No. 5 In Section C of a certain plot of village lots, having been surveyed, plotted and staked out by the first parties (Brown) and a map thereof having been formerly recorded in Wayne County Map Book 3, Page 88. Said Lot No. 5 being One Hundred (100') feet In front and rear and Two Hundred (200') feet deep with right angle corners and bounded Southerly Two Hundred (200') feet by Lot No. 4 in said Section right angle corners and bounded Southerly Two Hundred (200') feet by Lot No. 4 in said Section C, Easterly One Hundred (100') feet by Central Avenue, Northerly Two Hundred (200') feet by Lot No. 6 in said Section C and Westerly One Hundred (100') feet by other land of the former granters and containing Twenty Thousand (20,000') square feet of land. The second parcel being Lot No. 15 In Section B of said plot of village lots lying directly opposite No. 5 aforesaid across Central Avenue . Said Lot No. 15 being also One Hundred (100') feet in front and rear and Two Hundred (200') feet deep with right angle corners and bounded Southerly Two Hundred (200') feet by Lot No. 14 In said Section B, Easterly One Hundred (100') feet by lands of the Pennsylvania Realty and Investment Company, Northerly Two Hundred (200') feet by Lot

No. 16 In said Section B and Westerly One Hundred (100') feet by said Central Avenue. Containing Twenty Thousand (20,000') square feet of land.

REFERENCE TAX MAP Nos.: 22-0-331-036 and: 22-0-0331-0025.

Seized and taken in execution as property of:
Jozef Zoltek 31 Sterling Shore Rd
Lake Ariel PA 18436
Maria Zoltek 31 Sterling Shore Rd,
LAKE ARIEL PA 18436

Execution No. 179-Civil-2017
Amount Due: \$19,410.03 Plus
additonal costs

December 6, 2017
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE
NOTICE:**

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

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

**FAILURE TO PAY BALANCE
WILL FORFEIT DOWN
PAYMENT.**

Stephen G. Bresset, Esq.

2/9/2018 • 2/16/2018 • 2/23/2018

**SHERIFF'S SALE
MARCH 7, 2018**

By virtue of a writ of Execution instituted by: The Dime Bank issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 7th day of March, 2018 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

All that certain piece or parcel of land situated in Manchester Township, Wayne County, Pennsylvania, bounded and described as follows:

Beginning at a 1/2" rebar set, at the edge of a private road "Harrison Drive" (Quarry Trail) in the line of lands of Reflection Lakes Association (Deed Book 617 Page 18); thence along Reflection Lakes Association, the following three (3) courses and distances:

- 1) North 85 degrees 09 minutes 12 seconds West 249.59 feet, to a point;
- 2) South 08 degrees 22 minutes 32 seconds East 5.85 feet, to a 1/2" rebar set; and

3) South 82 degrees 02 minutes 28 seconds West 482.95 feet, to a 1/2" rebar set;

Thence through lands of the grantor, Edward Orthouse (Deed Book 500 Page 363, the following two (2) courses and distances:

1) North 07 degrees 57 minutes 32 seconds West 125.00 feet, to a 1/2" rebar set; and

2) North 82 degrees 02 minutes 28 seconds East 482.04 feet, to a 1/2" rebar set, in the line of lands of Reflection Lakes Association (Deed Book 617 Page 18);

Thence along Reflection Lakes Association, the following two (2) courses and distances:

1) South 08 degrees 22 minutes 32 seconds East 18.15 feet, to a point; and

2) South 86 degrees 39 minutes 12 seconds East 272.55 feet, to a 1/2" rebar set, on the edge of the previously mentioned private road "Harrison Drive";

Thence along Harrison Drive, on a curve to the right, having a radius of 666.82 feet for an arc distance of 17.46 feet to a point on tangency, the chord subtending said arc being, South 04 degrees 04 minutes 18 seconds West 17.46 feet; thence South 04 degrees 50 minutes 48 seconds West 88.00 feet, along said Harrison Drive, to the point or place of beginning.

Containing 2.00 acres of land, as shown on a survey map titled Lands of Orthouse, dated September 28, 2009 and recorded in Wayne County Map Book 113 at Page 103.

Subject to any rights, exceptions, or reservations, as contained in the chain of title.

Being the same premises conveyed to Edward Douglas Orthouse by deed of Edward Douglas Orthouse dated February 24, 2010 and recorded in Wayne County Recorder of Deeds Office in Book 3968 Page 342.

TAX PARCEL: #15-0-0004-0036.-

ADDRESS BEING: 24 Quarry Trail, Equinunk, PA 18417

All that certain lot, piece or parcel of land lying, situate and being in the Township of Manchester, County of Wayne and Commonwealth of Pennsylvania, more particularly bounded and described as follows:

Beginning at a nail in the center of pavement of Pennsylvania Highway 191 at a point where the same is intersected by the center of Township Road T-748' thence along the center of Township Road T-748, north 51 degrees 56 minutes 15 seconds west 252.55 feet to a spike, north 56 degrees 13 minutes 55 seconds west 363.13 feet to a spike, north 49 degrees 28 minutes 20 seconds west 67.27 feet, north 42 degrees 58 minutes 30 west

90.17 feet and north 38 degrees 20 minutes west 114.00 feet to a spike on line of land of John Smith (Deed Book 224 Page 255);

Thence along land of John Smith, passing a pipe set on the side of the road, north 59 degrees 00 minutes east, passing an iron pin at the side of the road, 312.93 feet to the center of Pennsylvania Highway 191; thence along the center of Pennsylvania Highway 191, south 31 degrees 00 minutes east 344.00 feet, south 30 degrees 18 minutes 15 seconds east 346.17 feet to a nail and south 27 degrees 15 minutes 35 seconds east 139.59 feet to the point or place of beginning.

Containing within the bounds 3.4 acres. Surveyed January 3, 1973 by M.R. Zimmer & Associates, Honesdale, PA with bearing magnetic as of October 20, 1954.

Subject to right of way for so much of Pennsylvania Route 191 and Township Route T-748 as lies within the description of the above premises and public utility easements appearing of record or which an inspection of the premises would disclose.

Being the same premises conveyed to Edward D. Orthouse by deed of Dolores Browne dated May 26, 2010 and recorded in Wayne County Recorder of Deeds Office in Book 4046 Page 236.

Seized and taken in execution as property of:
Edward Douglas Orthouse 114

Mud Pond Road, EQUINUNK PA
184173336

Execution No. 272-Civil-2017
Amount Due: \$148,989.57 Plus
additional costs

November 30, 2017
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE
NOTICE:**

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

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

James T. Shoemaker, Esq.

2/9/2018 • 2/16/2018 • 2/23/2018

**SHERIFF'S SALE
MARCH 7, 2018**

By virtue of a writ of Execution instituted by: The Dime Bank issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to

Public Sale, on Wednesday the 7th day of March, 2018 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 or parcel of land situated in Manchester Township, Wayne County, Pennsylvania, bounded and described as follows:

Beginning at a point in the centerline of traveled way of Township Road #629 at its intersection with the westerly line of a 50 foot wide strip of land owned now or formerly by Charles T. and Marion A. Phillips (DB 396 PG 913), which 50 foot wide strip of land is attached to a larger portion of said Phillips land, said point of beginning is further described as being 50 feet at right angles as measured in a westerly direction from the lands now or formerly of Albert H. and Linda J. Day (DB 426 PG 628) and said point of beginning is still further described as being North 08 degrees 22 minutes 30 seconds West 30.00 feet from a 1/2" rebar set on the southerly side of said Township Road #629.

(1) Thence from said place of beginning South 08 degrees 22 minutes 30 seconds East 751.82 feet along the westerly line of lands of Reflection Lakes Association (DB 380 PG 460) to and along the westerly line of lands now or formerly of Martha J.

Piesco (DB 433 PG 469) and to and along the westerly line of other lands of said Reflection Lakes Association (DB 380 PG 460) as evidenced by a stone wall to a point in said stone wall, which point is North 86 degrees 39 minutes West 4.18 feet from a 3/4" iron pipe found.

(2) Thence South 86 degrees 39 minutes 10 seconds East 272.55 feet along the southerly line of Reflection Lakes Association to a 1/2" rebar set in the western edge of a 50 foot wide right of way to be named Adam Road.

(3) Thence on a curve to the right, having a radius of 666.82 feet for an arc distance of 17.40 feet along the westerly line of said road to a point of tangency, the chord subtending said arc being South 04 degrees 04 minutes 20 seconds West 17.46 feet.

(4) Thence South 04 degrees 50 minutes 50 seconds West 88.00 feet along a tangent on the westerly edge of said 50 foot wide road to a 3/4" iron pipe found.

(5) Thence North 85 degrees 09 minutes 10 seconds West 249.59 feet along the line of Reflection Lakes Association (DB 380 PG 460) to a point in a stone wall, which point is North 85 degrees 09 minutes 10 seconds West 2.60 feet from a 3/4" iron pipe found.

(6) Thence South 08 degrees 22 minutes 30 seconds East 5.85 feet along said stone wall, being the

line of said Reflection Lakes Association, to a point at the end of said wall.

(7) Thence South 82 degrees 02 minutes 30 seconds West 1073.06 feet along the line of said Reflection Lakes Association as generally evidenced by stone row and wire fence, and passing through a 1/2" rebar set to a point.

(8) Thence North 08 degrees 26 minutes 20 seconds West 378.38 feet continuing along the line of said Reflection Lakes Association to a point in the waters of Margaret Lake.

(9) Thence North 84 degrees 00 minutes 30 seconds East 1024.34 feet leaving the waters of said Margaret Lake and passing through a 1/2" rebar set, to another 1/2" rebar set.

(10) Thence North 08 degrees 22 minutes 30 seconds West 562.86 feet on a line parallel with and 50 feet measured at right angles in a westerly direction from the line of lands of Reflection Lakes Association to a point in the centerline of traveled way of Township Road #629 which point is North 08 degrees 22 minutes 30 seconds West 30.00 feet from a 1/2" rebar set.

(11) Thence South 54 degrees 40 minutes 20 seconds East 69.16 feet along the centerline of traveled way of Township Road #629 to the point or place of beginning.

Containing 10.10 acres of land as surveyed by Gary Packer, P.L.S. and depicted in Wayne County Map Book 58 Page 125.

Subject to the rights of the public in and to the use of that portion of the above described 10.10 acre parcel which lies within the highway right of way line of Township Road #629.

Subject to any easements of record to public utilities.

Being the same premises conveyed to Edward Douglas Orthouse by deed of Edward Douglas Orthouse dated February 24, 2010 and recorded in Wayne County Recorder of Deeds Office in Book 3968 Page 345-348.

Excepting and reserving 2.0 acres conveyed to Edward Douglas Orthouse by deed of even date herewith and intending to be recorded simultaneously herewith.

Seized and taken in execution as property of:
Edward Douglas Orthouse 114
Mud Pond Road, EQUINUNK PA
184173336

Execution No. 339-Civil-2017
Amount Due: \$165,197.12 Plus
additional costs

November 30, 2017
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE
NOTICE:
That all claims to the property will

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

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

James T. Shoemaker, Esq.

2/9/2018 • 2/16/2018 • 2/23/2018

**SHERIFF'S SALE
MARCH 7, 2018**

By virtue of a writ of Execution instituted by: U.S. Bank, N.A., as Trustee for Citigroup Mortgage Loan Trust Inc., Asset-Backed Pass-Through Certificates, Series 2006-WF1 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 7th day of March, 2018 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 tract or parcel of

land situated in the Township of Salem, Wayne County, Pennsylvania known as Lot #15, Section 1, of the Hideout, a subdivision situated in the townships of Lake and Salem, Wayne County, Pennsylvania according to the plats thereof recorded in the Office of the Recorder of Deeds, in and for Wayne County, Pennsylvania. Said Lot #15, Section 1, The Hideout, is recorded in Plat Book Volume 5 at Page 62 in the Office of the Recorder of Deeds in and for Wayne County, Pennsylvania.

Tax Parcel ID: 22-0-0015-0047

Address: 15 Lakeview Drive, Lake Ariel, PA 18436

Being the same property conveyed to James C. Locantro and John J. Tammaro, no marital status shown who acquired title, with rights of survivorship, by virtue of a deed from James C. Locantro, no marital status shown, dated August 21, 2009, recorded August 21, 2009, at Instrument Number 200900008944, and recorded in Book 3800, Page 188, Office of the Recorder of Deeds, Wayne County, Pennsylvania.

Seized and taken in execution as property of:
James C. Locantro 43 Coppertree Lane BABYLON NY 11702
John J. Tammaro a/k/a Johnny Tammaro 43 Coppertree Lane BABYLON NY 11702

Execution No. 341-Civil-2017

Amount Due: \$98,649.69 Plus
additonal costs

December 6, 2017
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE
NOTICE:**

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

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

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

Kim A. Bonner, Esq.

2/9/2018 • 2/16/2018 • 2/23/2018

CIVIL ACTIONS FILED

*FROM JANUARY 13, 2018 TO JANUARY 19, 2018
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2011-21425	BATES JEANNIE LYNN	1/18/2018	SATISFACTION	—
2013-00632	PUTZI STEPHEN M	1/19/2018	PARTIAL REL OF JDGMT	—
2013-00632	PUTZI SUZANNE A/K/A	1/19/2018	PARTIAL REL OF JUDGM	—
2013-00632	PUTZI SUZANNE S	1/19/2018	PARTIAL REL OF JUDGM	—
2013-00633	PUTZI STEPHEN M	1/19/2018	PARTIAL REL OF JUDGM	—
2013-00633	PUTZI SUZANNE S	1/19/2018	PARTIAL REL OF JUDGM	—
2013-00634	PUTZI -STEPHEN M	1/19/2018	PARTIAL REL OF JUDGM	—
2013-00634	PUTZI SUZANNE A/K/A	1/19/2018	PARTIAL REL OF JUDGM	—
2013-00634	PUTZI SUZANNE S	1/19/2018	PARTIAL RELEASE	—
2013-21226	DECKERSAMPSON NATALIE T	1/17/2018	SATISFACTION	—
2014-00028	PUTZI STEPHEN M	1/19/2018	PARTIAL REL OF JUDGM	—
2014-00028	PUTZI SUZANNE A/K/A	1/19/2018	PARTIAL REL OF JUDGM	—
2014-00028	PUTZI SUZANNE S	1/19/2018	PARTIAL REL OF JUDGM	—
2014-21232	PETERS JILL	1/16/2018	SATISFACTION	—
2015-00049	JOHNSEN MARIE T	1/17/2018	VACATE JUDGMENT	—
2015-00049	JOHNSEN PATRICK S	1/17/2018	VACATE JUDGMENT	—
2016-00132	THE DIME BANK GARNISHEE	1/17/2018	SATISFY ATTCHMT EXEC	—
2016-00638	BAKKER NICHOLAS H	1/18/2018	WRIT OF EXECUTION	43,790.70
2016-20364	SPOTT JOSEPH DANIEL	1/16/2018	SATISFACTION	—
2016-20364	SPOTT JOAN M	1/16/2018	SATISFACTION	—
2016-20422	HARVEY DAVID	1/16/2018	WRIT OF SCIRE FACIAS	—
2016-20422	HARVEY JESSICA	1/16/2018	WRIT OF SCIRE FACIAS	—
2016-20458	PISONY LEONARD J	1/16/2018	SATISFACTION	—
2016-20458	PISONY DIANA T	1/16/2018	SATISFACTION	—
2016-20470	DIME BANK THE GARNISHEE	1/19/2018	GARNISHEE/JUDGMENT	2,663.47
2016-20978	FIREPLACE SHOP SHOWROOM INC THE	1/16/2018	RELEASE OF LIEN	9,819.15
2016-20978	BYERS GEORGE W	1/16/2018	RELEASE OF LIEN	9,819.15
2016-20978	WALLEPAUPACK ENERGY & HOME CENTER INC	1/16/2018	RELEASE OF LIEN	9,819.15
2016-20979	FIREPLACE SHOP SHOWROOM INC THE	1/16/2018	RELEASE OF LIEN	9,819.15
2016-20979	WALLEPAUPACK ENERGY & HOME CENTER INC	1/16/2018	RELEASE OF LIEN	9,819.15
2016-20979	BYERS GEORGE W	1/16/2018	RELEASE OF LIEN	9,819.15
2017-00079	DIANDRIOLA PAUL	1/18/2018	DEFAULT JUDG IN REM	132,905.43
2017-00079	DIANDRIOLA PAUL	1/18/2018	WRIT OF EXECUTION	132,905.43

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

2017-00239	MCCLOSKEY DAVID E	1/17/2018	FINAL JUDGMENT	—
2017-00239	MCCLOSKEY JENNIFER I	1/17/2018	FINAL JUDGMENT	—
2017-00245	BRAMAN JOSHUA	1/17/2018	DEFAULT JUDGMENT	9,188.80
2017-00277	UNKNOWN HEIRS SUCCESSORS ASSIG UNDER DONALD P ROTH JR	1/17/2018	AMEND "IN REM" JUDG	122,180.32
2017-00449	LA FEIR EDWARD A/K/A	1/18/2018	WRIT OF EXECUTION	146,630.22
2017-00449	LAFEIR EDWARD J	1/18/2018	WRIT OF EXECUTION	146,630.22
2017-00536	CONKLIN EARL D	1/18/2018	DEFAULT JUDG IN REM	195,661.46
2017-00536	CONKLIN EARL D	1/18/2018	WRIT OF EXECUTION	195,661.46
2017-20435	MATHEWS TIFFANY G	1/16/2018	WRIT OF EXECUTION	4,221.96
2017-20435	WELLS FARGO BANK NA GARNISHEE	1/16/2018	GARNISHEE/WRIT EXEC	4,221.96
2017-21171	AGOSTINI STEPHEN J SR	1/16/2018	SATISFACTION	—
2018-20023	MARCINKUS NANCY	1/16/2018	JP TRANSCRIPT	5,052.10
2018-20024	HARRIS' LAURA	1/16/2018	JP TRANSCRIPT	1,512.35
2018-20025	BAUZA PETER	1/16/2018	JP TRANSCRIPT	1,499.82
2018-20026	JANECKA LUBOMIR	1/16/2018	JP TRANSCRIPT	1,410.76
2018-20026	JANECKA LUDMILA	1/16/2018	JP TRANSCRIPT	1,410.76
2018-20026	JANECKA LUDMILA	1/16/2018	JP TRANSCRIPT	28.98
2018-20027	HORST SHAINE	1/16/2018	JP TRANSCRIPT	1,402.22
2018-20027	HORST KIM	1/16/2018	JP TRANSCRIPT	1,402.22
2018-20027	HORST SHAINE	1/16/2018	JP TRANSCRIPT	26.15
2018-20028	WALLENPAUPACK CUSTOM BUILDERS INC	1/16/2018	JP TRANSCRIPT	7,844.50
2018-20029	BEIERLE ROBERT	1/17/2018	FEDERAL TAX LIEN	5,274.43
2018-20029	BEIERLE DOROTHY J	1/17/2018	FEDERAL TAX LIEN	5,274.43
2018-20030	MORENA SAMANTHA ROSE	1/19/2018	JUDGMENT	3,716.00
2018-20031	DRC FINS LLC	1/19/2018	JP TRANSCRIPT	10,130.82
2018-20031	DELAWARE RIVER CLUB THE D/B/A	1/19/2018	JP TRANSCRIPT	10,130.82
2018-20032	WELLS FRANKLIN	1/19/2018	JP TRANSCRIPT	978.75
2018-20033	AHLUWALIA SUSHMA	1/19/2018	MUNICIPAL LIEN	537.56
2018-20034	WAWRZYNSKI BARBARA	1/19/2018	MUNICIPAL LIEN	1,108.94
2018-20035	CUSICK PAUL JOHN	1/19/2018	MUNICIPAL LIEN	517.53
2018-20035	POE JOHN WILLARD IV	1/19/2018	MUNICIPAL LIEN	517.53
2018-40003	MCGINNIS ANDREW OWNER	P 1/16/2018	STIP VS LIENS	—
2018-40003	MCGINNIS KRISTEN OWNER	P 1/16/2018	STIP VS LIENS	—
2018-40003	EX CELL HOMES INC CONTRACTOR	1/16/2018	STIP VS LIENS	—
2018-40004	ESTUS FRIEND II OWNER	P 1/19/2018	WAIVER OF LIENS	—
2018-40004	C&C SEAMLESS GUTTERS LLC CONTRACTOR	1/19/2018	WAIVER OF LIENS	—
2018-40005	ESTUS FRIEND II OWNER	P 1/19/2018	WAIVER OF LIENS	—
2018-40005	COLEMAN ELECTRIC INC CONTRACTOR	1/19/2018	WAIVER OF LIENS	—
2018-40006	ESTUS FRIEND II OWNER	P 1/19/2018	WAIVER OF LIENS	—
2018-40006	JAKES CARPET CONTRACTOR	1/19/2018	WAIVER OF LIENS	—

2018-40007	ESTUS FRIEND II OWNER	P	1/19/2018	WAIVER OF LIENS	—
2018-40007	ROSENGRANT WENDELL CONTRACTOR		1/19/2018	WAIVER OF LIENS	—
2018-40008	ESTUS FRIEND II OWNER	P	1/19/2018	WAIVER OF LIENS	—
2018-40008	CLS CARPENTRY LLC CONTRACTOR		1/19/2018	WAIVER OF LIENS	—
2018-40009	ESTUS FRIEND II OWNER	P	1/19/2018	WAIVER OF LIENS	—
2018-40009	JIM HISTED'S PLUMBING & HEATING INC CONTRACTOR		1/19/2018	WAIVER OF LIENS	—
2018-40009	JIM HISTEDS PLUMBING & HEATING INC CONTRACTOR		1/19/2018	WAIVER OF LIENS	—
2018-90005	KANAVY JOAN		1/19/2018	ESTATE CLAIM	30,800.00

CONTRACT — BUYER PLAINTIFF

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2018-00022	CAVALRY SPV I LLC AS ASSIGNEE OF	PLAINTIFF	1/19/2018	—
2018-00022	CITIBANK NA	PLAINTIFF	1/19/2018	—
2018-00022	PREHN CHERYL	DEFENDANT	1/19/2018	—
2018-00023	CAVALRY SPV I LLC AS ASSIGNEE OF	PLAINTIFF	1/19/2018	—
2018-00023	SYNCHRONY BANK CARE CREDIT	PLAINTIFF	1/19/2018	—
2018-00023	FITCH JONATHAN	DEFENDANT	1/19/2018	—
2018-00023	FITCH SAMANTHA	DEFENDANT	1/19/2018	—
2018-00024	CAVALRY SPV I LLC AS ASSIGNEE OF	PLAINTIFF	1/19/2018	—
2018-00024	SYNCHRONY BANK LOWES	PLAINTIFF	1/19/2018	—
2018-00024	BIRKHOFF JACQUELINE	DEFENDANT	1/19/2018	—
2018-00024	DEWAIJ DOUWE J	DEFENDANT	1/19/2018	—

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2018-00019	DISCOVER BANK	PLAINTIFF	1/17/2018	—
2018-00019	KIERNAN ELIZABETH C	DEFENDANT	1/17/2018	—
2018-00021	AMERICAN EXPRESS CENTURION BAN	PLAINTIFF	1/19/2018	—
2018-00021	HEISE ROBERT	DEFENDANT	1/19/2018	—

REAL PROPERTY — EJECTMENT

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2018-00025	FEDERAL NATIONAL MORTGAGE ASSO	PLAINTIFF	1/19/2018	—
2018-00025	ZENGEL ADAM	DEFENDANT	1/19/2018	—
2018-00025	OCCUPANTS	DEFENDANT	1/19/2018	—

TORT — MOTOR VEHICLE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2018-00020	RAPONE VIOLET	PLAINTIFF	1/17/2018	—
2018-00020	CROCKETT NAN	DEFENDANT	1/17/2018	—

MORTGAGES AND DEEDS

*RECORDED FROM JANUARY 29, 2018 TO FEBRUARY 2, 2018
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Monsees Johannes	Mortgage Electronic Registration Systems	Hawley Borough	
Monsees Debra			155,500.00
Landolfi Lance L	P N C Bank	Paupack Township	
Landolfi Renee L			100,000.00
Ebert Jessica Lee	Honesdale National Bank	Cherry Ridge Township	
Ebert Jeremy			263,760.00
Haydu Bruce Nesbitt	Wayne Bank	Sterling Township	
Haydu Melissa			245,000.00
Young Laurie A	Young Randy Cole Floyd	Manchester Township	
			126,000.00
Skelton Marisa	Mortgage Electronic Registration Systems	Lake Township	
Toy Leslie			78,551. 00
Johannes Lynn J	Mortgage Electronic Registration Systems	Honesdale Borough	
Johannes Joy E			82,300.00
Fitzmorris Rita	Mortgage Electronic Registration Systems	Sterling Township	
			76,000.00
McCormick Robert M	Wayne Bank	Dreher Township	
McCormick Jane M			175,000.00
Dadd Steven J	Benchmark Federal Credit Union	Lake Township	
Dadd Mary Lou E			100,000.00
Jagacki Michael J	Honesdale National Bank	Palmyra Township	
Oram Michelle Marie			333,000.00
Sledzinski Michael E By Agent	Honesdale National Bank	Scott Township	
Sledzinski Ann E By Agent			104,000.00
Walker Michael D Agent			
Hammill Thomas M	Mortgage Electronic Registration Systems	Lake Township	
Hammill Maryellen			107,600.00
Tennant Desiree	Mortgage Electronic Registration Systems	Lebanon Township	
Tennant Glendal W Jr			140,409.00
Holtmaster Christopher J	Mortgage Electronic Registration Systems	Waymart Borough	
Holtmaster Katie			47,700.00
Roberts Jessica L	Mortgage Electronic Registration Systems	Canaan Township	
			277,542.00
Tallman Ryan T	Dime Bank	Dyberry Township	
Tallman Emily A			150,000.00

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

Tallman Ryan T	Dime Bank	Berlin Township	
Tallman Emily A			150,000.00
Rath Kevin L	Dime Bank	Salem Township	
Rath Mollie G			370,500.00
McGinnis Andrew	Citizens Savings Bank	Lake Township	
McGinnis Kristen			399,999.00
Berdan Benjamin	Mortgage Electronic Registration Systems	Damascus Township	
Mellor Emily	Quicken Loans Inc		150,000.00
Palko Scott	Mortgage Electronic Registration Systems	South Canaan Township	
Hoeferpalko Bianca	Nations Lending Corporation		134,529.00
Palko Bianca Hoefer			
King Joseph A	Mortgage Electronic Registration Systems Guaranteed Rate Inc	Oregon Township	216,000.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Reverse Mortgage Solutions Inc	Rommel Val M Rommel Amy E	Berlin Township	Lot 10
Gomez Wendy	Heart & Wings Home Inc	Salem Township	
Geiss Paul S	Yamamoto Kinu	Preston Township	
Geiss Laura M			
Bakker Nicholas H By Sheriff	Federal National Mortgage Association	Sterling Township	Lot 27
Tigue William J	Monsees Johannes Monsees Debra	Hawley Borough	
Carpenter Russell J	Dunseith Daniel	Lake Township	
Tarkington Wendy J	Dunseith Kelly		Lot 3296
Elmquist Patricia D	Strohkirch Lisa S	Dreher Township	
Haidasch Eleanore I	Lendener Ulrich Lendener Patricia	Damascus Township	Lot 52
Baranosky Jerome J	Byrnes Brian	Paupack Township	
Baranosky Marion C	Byrnes Patricia		Lot 303
Fannie Mae AKA Federal National Mortgage Association AKA	Margraf Gerald	Dyberry Township	Lot 15
Servicelink L L C			
MacKinnon Dolores M	Bozym Matthew T	Salem Township	
Ranck Dolores M	Bozym Leah L		Lot 9
Davis Thomas E Tr	Davis Angelika Tr	Paupack Township	
Thomas E Davis Revocable Trust	Angelika Davis Revocable Trust		Lot 533
Davis Angelika Tr Angelika Davis Revocable Trust			
Cheeseman Patricia M	Ferraro Robert J Ferraro Jeanne E	Salem Township	Lot 384

Lalor Stephen H	Demochko Stanislav	Paupack Township	
Lalor Patricia A			Lot 36
Young Randy	Young Laurie A	Manchester Township	
Cole Floyd			
Zoppi Frances R	Skelton Marisa	Lake Township	
	Toy Leslie		Lot 3248
Garrah John P	Horgan Daniel J	Honesdale Borough	
Garrah John P Exr	Horgan Mary M		
Garrah Rita Lest			
Breezewood Acres			
Land Development	Chesnes Michael	Lehigh Township	
Breezewood Land			
Development Company Inc	Serge Tina		
Borowski Gregory D	Palkovic Michael W Jr	South Canaan Township	
Borowski Rosanne C			Lot 1
Fulmer Judith V	Sledzinski Michael	Scott Township	
Fulmer Christopher G	Sledzinski Ann		
Fulmer Donielle			
Blum Brenda A	Hammill Thomas M	Lake Township	
	Hammill Maryellen		Lot 3872
Johannes Nancy	Eisele Donna	Dyberry Township	
Viggiano Charles A	Tennant Glendal W Jr	Lebanon Township	
Viggiano Sheila A	Tennant Desiree		
Trego Mary L AKA	Holtmaster Christopher J	Waymart Borough	
Trego Mary Lou AKA	Holtmaster Katie		
Reager Sean	Grigonis Robert P	Honesdale Borough	
Reager Megan L	Grigonis Lora		
Hardick Floyd IV	Hardick Floyd IV	Lake Township	
Vallee Nancy AKA			
Hardick Nancy AKA			
Lyon Thomas J	Ennis Donald	Paupack Township	
	Ennis Gloria		Lot 1R
Housing & Urban Development	J P Morgan Chase Bank	Dreher Township	
Bank Of America	Housing & Urban Development	Salem Township	
Wilmington Savings Fund			
Society Tr By Af	Roncallo Paul C	Honesdale Borough	
Christiana Trust Tr By Af			Lot 19
Rushmore Loan Management			
Services Af			
Wilk Virginia	Wilk Laura D Tr	Damascus Township	
	Virginia R Wilk Family Trust		Lot A 6
Frisch Richard E	Pa Commonwealth Dept Transportation	Oregon Township	
Frisch Thomas M			
Clift William Delbert	Clift William Delbert III	Mount Pleasant Township	
Clift Kathleen Ann			Lot 1
Kaltenecker Timothy G	Kaltenecker Timothy G	Damascus Township	
Stephens Todd J	Stephens Todd J		Lot B
Herbert Earl C III	Herbert Earl C III	Paupack Township	
Herbert Ruth M			Lot 191

Ziembra Jeffrey	Tallman Ryan T	Dyberry Township	
Ziembra Statira K	Tallman Emily A		
Hull Bruce	Rath Kevin L	Salem Township	
Hull Susan	Rath Mollie G		Lot 1
Nunziante Patrick AKA	Nunziante Patrick Jr Tr	Lake Township	
Nunziante Patrick Jr AKA	Patrick Nunziante Jr Living Trust		Lot 3550
Mead Larry B By Sheriff	First National Bank Of Pa	Preston Township	
Gerhard Frederick H AKA	Berdan Benjamin	Damascus Township	
Gerhard Frederick Herman AKA		Mellor Emily	
Gerhard Janice L AKA			
Gerhard Janice Lee AKA			
Redhead Jennifer Jo	Riccardelli Theresa	Clinton Township 1	
Redhead Paul Curtis			
Douglass Mary Ellen	King Joseph A	Oregon Township	
Bryden Robert T	Bryden Robert T	South Canaan Township	
Bryden Janet R	Bryden Janet R		
Bryden Robert T	Bryden Trent	South Canaan Township	
Bryden Janet R	Bryden Anna		
Gross Donn B	Gross Donn B	Dreher Township	
	Chios Devon Lynn		
	Gross Brittany Anne		
	Gross Shane Barclay		
	Gross Wyatt Evans		
Gross Donn Barclay	Gross Donn Barclay	Dreher Township	
	Chios Devon Lynn		Parcel 1
	Gross Brittany Anne		
	Gross Shane Barclay		
	Gross Wyatt Evans		
Fulmer Judith V	Palucat Holdings	Scott Township	
Fulmer Christopher G			
Fulmer Donielle V			



COURT CALENDAR

February 12, 2018–February 16, 2018

Monday, February 12, 2018

Time 9:30 AM
Subject Greiner v. Greiner 304-2017-DR
Primary Custody Hearing
Brown/Pro Se

Time 1:00 PM
Subject Allen v. County of Wayne 526-2011-CV
Rule Returnable
Schermerhorn/Donahue
Out of County

Tuesday, February 13, 2018

Time 9:00 AM
Subject Motions Court

Time 9:30 AM
Subject Mortgage Foreclosure
311-2017-CV Goshen Mortgage v. Ford Solarz/Pro Se
320-2017-CV Ditech Financial v. Allegretta Tsai/Martin
322-2017-CV First Northern Bank v. Goodwin Shoemaker/Pro Se
375-2017-CV Everbank v. Novak Ottley/Pro Se

Time 10:00 AM
Subject Pillar v. Pillar 1-2014-DR
Location Divorce Contempt
K.Martin/Farley

Time 10:30 AM
Subject Nationwide v Wallenpaupack Lake Estates 141-2016-cv
Location Mtn to Divest Lien
Treat/Terrerri

Time 11:00 AM
Subject Non Supports

Time 1:00 PM
Subject In Re: K.D & K.D. 20-2017-Adoption and 28-2017-Adoption
Location Involuntary Termination of Parental Rights
Rechner/Farley/Ellis

COURT CALENDAR

February 12, 2018–February 16, 2018

Time 1:30 PM
Subject In Re: K.D. 28-2017-Adoption
Location Voluntary Relinquishment or Parental Rights
Rechner/Campbell/M. Farley

Time 2:00 PM
Subject The dime bank v. Morris 454-2017-CV
Location Plaintiff's Petition to Quash Discovery Request
Martin/Morris/

Wednesday, February 14, 2018

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

Time 9:00 AM
Subject Delinquent Status Reports/Certification of Notice

101-2017-OCD Estate of Joan Waide O'Malley
113-2016-OCD Estate of Diana Rogers Jones
14-2010-OCD Dale Rollison

Time 9:00 AM
Subject Robbins v. Kowalczyk 560-2017-CV
Rule to show cause
Magnotta/Pro se

Time 9:30 AM
Subject Lakeville Volunteer Fire v Scranton et al 420-2016-CV
Rule-to allow inspection
Levine/Argo/Everyly

Time 9:30 AM
Subject Linde v. Linde 167-2016-CV
Plaintiff and Defendant Civil Contempt
Reihner/Hughs

Time 10:00 AM
Subject Waters v. Dickel 371-2017-DR
Demand Support
Ellis/Rechner/Burlein

COURT CALENDAR

February 12, 2018–February 16, 2018

Time 10:30 AM
Subject In Re: N.B. 13-2014-JV
Dispo. Review
DA/Zimmerman

Time 10:30 AM
Subject Penn Dot Matters
Weller v. Comm 616-2016-cv Jones/Watters Motion for Reconsideration
Shapiro v. Com of PA 529-2017-CV Farley/Farrell/Watters
537-2017-CV Prussman v. Comm of PA/Penn Dot Pro se/Kopacz
512-2017-CV Tomczyk v. Com of PA Pro Se/Watters
326 & 349-2017-CV Polifrone v. Com of PA Ellis/Watters

Time 11:00 AM
Subject Ortiz v Ortiz 125-2016-DR
Location Custody Pre-trial
Campbell/Brown

Time 11:30 AM
Subject Drug Court Team Meeting

Time 12:30 PM
Subject Drug Court

Thursday, February 15, 2018

Time 9:00 AM
Subject Com v. Carmody 173-2017-MD
ICC
DA/Ellis

Time 9:00 AM
Subject Com v. Thomas Reece 16-2018-MD
ICC
DA/Campbell

Time 9:00 AM
Subject Motions Court

Time 9:00 AM
Subject PFA
Ward v. Reece 61-2018-DR Prose/Campbell

COURT CALENDAR

February 12, 2018–February 16, 2018

Time 9:30 AM
Subject Commonwealth Matters
173-2017-CR Shaffer, Robert Farrell With SVP hearing
245-2017-CR Goodson, Jeremy Jackson
297-2017-CR Gelatt, Stephen Zimmerman
275-2017-CR Leonetti, Frederick Zimmerman
315-2017-CR Clemo, Christa Zimmerman
273-2017-CR Banks, Christopher Kane
316-2017-CR Ames, James Kane
334-2016-cr Martinez, Frank Henry (or Farrell)

Time 10:30 AM
Subject Ward v. Reece 102-2017-DR
Location Custody Contempt
Pro se/Campbell

Time 11:30 AM
Subject In Re: T.K. 6-2017-JV
Location Dispo Review
DA/Zimmerman

Time 1:00 PM
Subject In Re: J.B. 57-2017-JV
Location Dispo Review
DA/ (Farrell is substitute)

Time 1:30 PM
Subject Commonwealth Matters
Rule Returnable
408-2016-CR Jacob, Eric Zimmerman
455-2015-CR & 183-2016-CR Schroeder, Michael Burlein
426-2016-CR Eldred, David T.Farley
418-2016-CR Hulett, Richard Zimmerman
289-2014-Cr Barber, Tracy Farrell (for Henry)

Guilty Plea
Pizzo, Michael Zimmerman
Bail Hearing
183-2017-MD Pizzo, Michael Zimmerman

Time 3:00 PM
Subject Com v. Rastello 30-2017-SA
Location Summary Appeal
DA/Pro Se

COURT CALENDAR

February 12, 2018–February 16, 2018

Friday, February 16, 2018

Time 9:00 AM
Subject PFA
644-2017-DR LoVerde v. Louis Nardoizzi
30-2018-DR Rosso v. Vendetti Burlein

Time 9:30 AM
Subject Culotta v Ariel Land Owners 137-2016-cv
Location NJ Trial
Waldron/O'Brien

Time 10:00 AM
Subject Krull v Shupe 128-2007-DR; 234-2009-DR
Location Rule to Show Cause
Pro se/Pro se/ Campbell/Fischer

Time 10:30 AM
Subject Johannes v. Johannes 11-2009-DR
Location Special Relief
Bugaj/Howell

Time 11:00 AM
Subject IN Re: J.F.B. 27-2017-Adoption
Location Involuntary Termination of Mothers Parental Rights
Brown/Ellis/DeVita

Time 1:00 PM
Subject Wilmington Savings v. Dolph 547-2016-CV
Location Petition for Relief from Judgment of Non Pros
Bonner/Howell

Time 1:00 PM
Subject Com v. Samson 192-2017-CR
Location Non-Jury Trial
S. Robinson/Ellis

Time 1:30 PM
Subject Adkins v Home Depot 348-2016-

CUSTODY CALENDAR
February 12, 2018–February 16, 2018

Monday, February 12, 2018

Time 9:15 AM
Subject Smith v. Smith 608-2017-DR
Location Custody Hearing (Wilson)
Nardozzi/Pro Se

Time 1:15 PM
Subject Caiti v. Caiti 197-2014-DR
Location Custody Hearing (Wilson)

Tuesday, February 13, 2018

Time 9:15 AM
Subject Rafako v. Clark 552-2012-DR
Location CUstody COncference (Wilson)

Time 10:15 AM
Subject Peterson v. Hendershot
Location Custody Conference (Wilson)

Time 1:15 PM
Subject Sanz v. Skorupa 34-2018-dr
Location Custody Conference (wilson)

Wednesday, February 14, 2018

Time 2:30 PM
Subject Coulthard v Gracia 441-2017-dr
Location Custody Conf (Wilson)

Thursday, February 15, 2018

Time 9:15 AM
Subject Marine v. Goudreau/Tressa 349-2014-DR
Location Custody Conference/Hearing (Wilson)
ProSe/Nardozzi/Howell

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303 Tenth Street	Honesdale, PA 18431	Family Law, Custody, Divorce, Adoption, Wills & Estates, Probate, Personal Injury, District Justice Matters, DUI, Traffic Related Matters, General Practice
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PO Box 12	Narrowsburg, NY 12764	
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400 Spruce St. Ste 402	Scranton, PA 18503	
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925 Court Street	Honesdale, PA 18431	
1105 Court St.	Honesdale, PA 18431	Real Estate, Property Owners Associations, Wills/Estates, Business Organizations, Municipal Law, Civil Litigation, Criminal Law, Family Law
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109 Ninth Street	Honesdale, PA 18431	
212 Twelfth St.	Honesdale, PA 18431	
303 Tenth Street	Honesdale, PA 18431	

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