

OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 6 ★ DECEMBER 2, 2016 ★ Honesdale, PA ★ No. 39



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Court of Common Pleas 22nd Judicial District:

The Hon. Raymond L. Hamill
President Judge

The Hon. Robert J. Conway
Senior 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.

The Official Legal Publication of Wayne County, Pennsylvania



Legal Journal of Wayne County

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Cover illustration by Kathleen Howell, an award-winning Pennsylvania artist. Her renderings of the “Pennsylvania County Courthouse Series” are on display at the Pennsylvania Judicial Center in Harrisburg, Pennsylvania.

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	\$50
Mailed & Emailed	\$125

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

WAYNE COUNTY OFFICIALS

Judge of the Court of Common Pleas

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Robert J. Conway, *Senior Judge*

Magisterial District Judges

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Ronald J. Edwards
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Patricia Biondo

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

Estate of Justin A. Niles, late of Damascus, Pennsylvania. Any person or persons having claim against or indebted to estate present same to: Attorney for Estate: Zachary Jennings, Esquire, 303 Tenth Street, Honesdale, Pennsylvania, 18431.

11/25/2016 • 12/2/2016 • 12/9/2016

ESTATE NOTICE

Notice is hereby given that Letters of Administration have been granted in the **ESTATE OF ELAINE F. BOBROWSKI-PINTO**, late of 16 Moritz Drive, Newfoundland, Wayne County, Pennsylvania (died August 30, 2016), to James Vincent Pinto, as Administrator. All persons indebted to the said Estate are required to make payment and those having claims to present the same without delay to the Administrator named above in c/o Tammy Lee

Clause, Esquire, P.O. Box 241, Newfoundland, PA 18445.

11/25/2016 • 12/2/2016 • 12/9/2016

ESTATE NOTICE

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the estate of late of FRANK C. ZUBER. Date of death NOVEMBER 8, 2016. 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.

11/25/2016 • 12/2/2016 • 12/9/2016

EXECUTOR'S NOTICE

ESTATE OF MILDRED M. WHITMORE, late of Bethany Borough, Wayne County, Pennsylvania. Any person or persons having claim against or indebted to the estate present same to June M. Chesser, 101 Charles Drive, Holdenville, OK 74848 or Betty A. Sutliff, 786 Callicoon Road, Damascus, PA 18415. Sally N. Rutherford, Esq., 921 Court St., Honesdale, PA 18431, Attorney for the Estate.

11/25/2016 • 12/2/2016 • 12/9/2016

EXECUTRIX NOTICE

Estate of John F. Walker AKA John Walker AKA John F. Walker, Jr. AKA John Francis Walker AKA John Francis Walker, Jr. AKA John Walker, Jr.

Late of Dyberry Township
EXECUTRIX

Linda Brown
17 Haines School Rd.
Honesdale, PA 18431

ATTORNEY

Nicholas A. Barna
831 Court Street
Honesdale, PA 18431

11/25/2016 • 12/2/2016 • 12/9/2016

EXECUTOR NOTICE

Estate of James W. Reedy AKA James Reedy

Late of Manchester Township
EXECUTOR

Jamie L. Reedy
28 Connecticut St.
Cranford, NJ 07016

ATTORNEY

Nicholas A. Barna
831 Court Street
Honesdale, PA 18431

11/25/2016 • 12/2/2016 • 12/9/2016

EXECUTOR NOTICE

Estate of Norman Kellam AKA Norman W. Kellam AKA Norman William Kellam

Late of Honesdale Borough
EXECUTOR

Ronald Highhouse
1243 County Route 164
Callicoon, NY 12723

ATTORNEY

Nicholas A. Barna
831 Court Street
Honesdale, PA 18431

11/25/2016 • 12/2/2016 • 12/9/2016

EXECUTRIX NOTICE

Estate of Julia Mikulak AKA Julia H. Mikulak AKA Julia Harris Mikulak

Late of Waymart Borough
EXECUTRIX

Dorothy M. Gumpert
14234 Rock Canyon Dr.
Centreville, VA 20121

ATTORNEY

Nicholas A. Barna
831 Court Street
Honesdale, PA 18431

11/25/2016 • 12/2/2016 • 12/9/2016

ADMINISTRATOR NOTICE

Estate of Eleanor Dennis AKA Eleanor M. Dennis

Late of Lake Township
ADMINISTRATOR

Gary A. Dennis
455 Avoy Road
Lake Ariel, PA 18436

ATTORNEY

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

11/25/2016 • 12/2/2016 • 12/9/2016

EXECUTOR NOTICE

Estate of Catherine Sconfienza
Late of Buckingham Township
EXECUTOR

Charles Fitzroy
4566 Pinewood Road
Oxford, MD 21654
ATTORNEY
Frances Gruber, Esq.
214 Ninth Street
Honesdale, PA 18431

11/25/2016 • 12/2/2016 • 12/9/2016

EXECUTRIX NOTICE

Estate of Myron Jack Froehlich, Sr.
Late of Lake Township
EXECUTRIX
Peggy L. Gilbride
119 North Barnes Rd.
Moscow, PA 18424
ATTORNEY
Timothy B. Fisher II, Esq.
525 Main Street, PO Box 396
Gouldsboro, PA 18424

11/18/2016 • 11/25/2016 • 12/2/2016

EXECUTOR'S NOTICE

ESTATE OF EVERETT F.
HEMPSTEAD, late of Texas
Township, Wayne County,
Pennsylvania. Any person or
persons having claim against or
indebted to the estate present same
to Christine Phillips, 71 Beaver
Hollow Road, Lakewood, PA
18439. Sally N. Rutherford, Esq.,
921 Court St., Honesdale, PA
18431, Attorney for the Estate.

11/18/2016 • 11/25/2016 • 12/2/2016

OTHER NOTICES

LEGAL NOTICE

**NOTICE OF PROPOSED
PRIVATE SALE**

Sale # 2015-0594 NR

The Wayne County Tax Claim Bureau has received and approved an offer to purchase Property Number 14-0-0036-0191 located in Lehigh Township at private sale for \$ 1,100.00. The assessments records indicate that there are improvements. The assessed value of the property is \$ 8,500.00 and is deeded in the name of Thomas & Nancy Sasso . The property is described as Campsite. Lot is 0.0765 acres. The delinquent taxes lodged against this property for 2013, 2014 & 2015 &2016. Total is \$ 717.09. All taxes will be paid by this sale. Pursuant to the Real Estate Tax Sale Law of 1947, Section 613 (72 P.S. 5860.613) as amended, you have 45 days from the DATE OF PUBLICATION, to petition the Court of Common Pleas of Wayne County if you object to this sale. The property has been offered at public sale for delinquent taxes on at least one occasion, as follows: 09/14/2015. In view of this, and although the price offered may appear very low, it is our position that consummating this sale will at least give a reasonable prospect of receiving future taxes on this property. TERMS AND PROVISIONS OF SALE: Full

Certified Payment of bid price and recording fees within 30 days of bid acceptance. Free and clear of Tax Liens and Tax Judgements.

CHERYL A. DAVIES, DIRECTOR
WAYNE COUNTY TAX CLAIM
BUREAU
DATE: 11/22/16

12/2/2016

LEGAL NOTICE

NOTICE OF PROPOSED
PRIVATE SALE

Sale # 2015-0593 NR

The Wayne County Tax Claim Bureau has received and approved an offer to purchase Property Number 14-0-0036-0190 located in Lehigh Township at private sale for \$ 801.00. The assessments records indicate that there are no improvements. The assessed value of the property is \$ 1,400.00 and is deeded in the name of Thomas & Nancy Sasso . The property is described as Campsite. Lot is 0.0645 acres. The delinquent taxes lodged against this property for 2013, 2014 & 2015 &2016. Total is \$ 392.75. All taxes will be paid by this sale. Pursuant to the Real Estate Tax Sale Law of 1947, Section 613 (72 P.S. 5860.613) as amended, you have 45 days from the DATE OF PUBLICATION, to petition the Court of Common Pleas of Wayne County if you object to this sale. The property has been offered at public sale for delinquent taxes on at least one

occasion, as follows: 09/14/2015. In view of this, and although the price offered may appear very low, it is our position that consummating this sale will at least give a reasonable prospect of receiving future taxes on this property. TERMS AND PROVISIONS OF SALE: Full Certified Payment of bid price and recording fees within 30 days of bid acceptance. Free and clear of Tax Liens and Tax Judgements.

CHERYL A. DAVIES, DIRECTOR
WAYNE COUNTY TAX CLAIM
BUREAU
DATE: 11/22/16

12/2/2016

LEGAL NOTICE

NOTICE OF PROPOSED
PRIVATE SALE

Sale # 2015-0600 NR

The Wayne County Tax Claim Bureau has received and approved an offer to purchase Property Number 14-0-0037-0024 located in Lehigh Township at private sale for \$ 1,400.00. The assessments records indicate that there are improvements. The assessed value of the property is \$ 11,800.00 and is deeded in the name of John P Boccadoro EtAl . The property is described as One Seasonal Dwelling. Lot is 0.0528 acres. The delinquent taxes lodged against this property for 2013, 2014 & 2015 &2016. Total is \$ 996.37. All taxes will be paid by this sale. Pursuant

to the Real Estate Tax Sale Law of 1947, Section 613 (72 P.S. 5860.613) as amended, you have 45 days from the DATE OF PUBLICATION, to petition the Court of Common Pleas of Wayne County if you object to this sale. The property has been offered at public sale for delinquent taxes on at least one occasion, as follows: 09/14/2015. In view of this, and although the price offered may appear very low, it is our position that consummating this sale will at least give a reasonable prospect of receiving future taxes on this property. **TERMS AND PROVISIONS OF SALE:** Full Certified Payment of bid price and recording fees within 30 days of bid acceptance. Free and clear of Tax Liens and Tax Judgements.

**CHERYL A. DAVIES, DIRECTOR
WAYNE COUNTY TAX CLAIM
BUREAU
DATE: 11/23/16**

12/2/2016

NOTICE OF PUBLICATION

Notice of Voluntary Dissolution of
Highland Physicians Ltd:

Take notice that Highland Physicians Ltd with an address of 1839 Fair Avenue, Honesdale, PA 18431, has adopted a Plan of Dissolution and will wind up its affairs pursuant to **15 Pa.C.S. §1975**. This notice to potential creditors is being given pursuant to **15 Pa.C.S. §1975(b)** of the Pennsylvania Business Corporation

Law of 1988, as amended. Anyone with any claims and/or creditors of the corporation should submit said claims and bills immediately to the Corporation's address. The Corporation will wind up its affairs no later than December 31, 2016.

Mark R Zimmer, Esquire
Attorney for Highland Physicians Ltd.
1133 Main Street
Honesdale, PA 18431
(570) 253-0300
(570) 300-1846 Fax

12/2/2016

**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
DECEMBER 14, 2016**

By virtue of a writ of Execution instituted Wells Fargo Bank N.A. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 14th day of December, 2016 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 and being in

the Township of Cherry Ridge, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING in the centerline of the intersecting roads, Legislative Routes No. 63019 and 63068; thence South 38 degrees 30 minutes West 118 feet on the centerline of Cherry Ridge Township Road to a point in the center of the said road; thence North 49 degrees 15 minutes West 212.65 feet to a corner; thence North 37 degrees 10 minutes East 164.6 feet to a point in the centerline of Legislative Route No. 63019; thence South 29 degrees 45 minutes East 108.3 feet to a point in the centerline of same road; thence continuing in the center of the same road South 42 degrees 50 minutes East 116.2 feet to the place of Beginning, as surveyed by Mark Zimmer, June 21, 1965.

TITLE TO SAID PREMISES IS VESTED IN Salvatore Imburgio and Loretta Imburgio, his wife, by Deed from Gerda R. Chan, single, dated 01/10/1997, recorded 01/10/1997 in Book 1210, Page 176. By virtue of SALVATORE IMBURGIO's death on or about 09/26/2010, his ownership interest was automatically vested in the surviving tenant by the entirety.

Mortgagor LORETTA IMBURGIO died on 07/29/2013, and STEVEN IMBURGIO was appointed Administrator of her estate. The Decedent's surviving heirs at law

and next-of-kin are CATHERINE ANN IMBURGIO and STEVEN IMBURGIO.

Tax Parcel: 05-0-0018-0011

Premises Being: 235 Middle Road, Lake Ariel, PA 18436

Improvements thereon:
RESIDENTIAL DWELLING

Seized and taken in execution as property of:
Steven Imburgio, in his capacity as Administrator and Heir of the Estate of Loretta Imburgio 51 Takolusa Drive HOLMDEL NJ 07733
Catherine Ann Imburgio a/k/a Cathy Imburgio, in Her Capacity Heir of the Estate of Loretta Imburgio 937 Black Mountain Road WINCHESTER VA 22602
Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Loretta Imburgio 235 Middle Road LAKE ARIEL PA 18436

Execution No. 80-Civil-2015
Amount Due: \$153,928.70 Plus additional costs

September 27, 2016
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

That all claims to the property will be filed with the sheriff before the sale and all claims to the proceeds

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

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

Mario J. Hanyon, Esq.

11/18/2016 • 11/25/2016 • 12/2/2016

**SHERIFF'S SALE
DECEMBER 14, 2016**

By virtue of a writ of Execution instituted Federal National Mortgage Association ("Fannie Mae") 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 December, 2016 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL that certain tract or parcel of land situated in the Township of Lake, Wayne County, Pennsylvania, known as Lot 2757, Section 43 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.

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

PARCEL IDENTIFICATION NO:
12-0-0041-0085.-

IMPROVEMENTS: Residential dwelling

Seized and taken in execution as property of:
Brian A. McManus 2757 Rockway Road, The Hideout LAKE ARIEL

PA 18436
Tracie A. McManus 2757 Rockway
Road, The Hideout LAKE ARIEL
PA 18436

Execution No. 91-Civil-2016
Amount Due: \$95,252.35 Plus
additional costs

September 29, 2016
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE
NOTICE:**

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

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

Heather Riloff Esq.

11/18/2016 • 11/25/2016 • 12/2/2016

**SHERIFF'S SALE
DECEMBER 14, 2016**

By virtue of a writ of Execution instituted North Pocono School District 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 December, 2016 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

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

FINAL Map of Pocono Springs Estates, Inc. Section XII.

BEING Lot No. 17, Street Shoshoni Trail, on the plot or plan of Lots known as "Pocono Springs Estate, Inc." as laid out for the Grantor herein by R.N. Harrison, Civil Engineer, Hackettstown, N.J., dated May, 1968 and recorded in the Office of the Recorder of Deeds of Wayne County in Map Book 14 Page 189.

Wayne County Tax Map No. 14-0-0032-0042

ADDRESS BEING: 17 Shoshoni Trail, Gouldsboro, PA 18424

Seized and taken in execution as property of:
Edward Punt 17 Shoshoni Trail
GOULDSBORO PA 18424

Execution No. 1241-Judgment-2014

Amount Due: \$4,830.00 Plus additional costs

October 13, 2016
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

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

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

Jeffrey P. Kelly Esq.

11/18/2016 • 11/25/2016 • 12/2/2016

**SHERIFF'S SALE
DECEMBER 14, 2016**

By virtue of a writ of Execution instituted North Pocono School District 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 December, 2016 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 the following described lot or parcel or land situate, lying and being in the Township of Lehigh in the development of INDIAN COUNTRY CAMPSITES, INC., County of Wayne and Commonwealth of Pennsylvania, to wit: Lot Nos. 27 through 31 in Block No. B as shown on the survey and original plat of INDIAN COUNTRY CAMPSITES, INC., Wayne County, Pennsylvania in Map Book 9, at page 114, reference being made thereto for a more particular description of the lot or lots hereinbefore described and herein conveyed.

Wayne County Tax Map No. 14-0-0011-0044

Seized and taken in execution as property of:

Wayne L. Avans 1408 Chestnut grove Road POTTSTOWN PA 19464

Helen L. Avans 1408 Chestnut Grove Road POTTSTOWN PA 19464

Execution No. 0660-Judgment-2011

Amount Due: \$3,776.26 Plus additional costs

October 13, 2016
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

That all claims to the property will

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

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

Jeffrey P. Kelly Esq.

11/18/2016 • 11/25/2016 • 12/2/2016

CIVIL ACTIONS FILED

*FROM NOVEMBER 5, 2016 TO NOVEMBER 11, 2016
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2009-21586	RESSA AGNES	11/07/2016	SATISFACTION	14,798.41
2012-00369	MEADE MARK C	P 11/08/2016	JUDGMENT	—
2015-00680	COOK DUSTIN M	11/08/2016	VACATE JUDGMENT	—
2015-00680	COOK JAMIE A	11/08/2016	VACATE JUDGMENT	—
2016-00097	TIETJEN MICHAEL	11/10/2016	WRIT OF EXECUTION	340,535.34
2016-00173	JONES BRIAN MICHAEL	11/10/2016	DEFAULT JUDGMENT	89,877.43
2016-00173	JONES LAUREN	11/10/2016	DEFAULT JUDGMENT	89,877.43
2016-00173	JONES BRIAN MICHAEL	11/10/2016	WRIT OF EXECUTION	89,877.43
2016-00173	JONES LAUREN	11/10/2016	WRIT OF EXECUTION	89,877.43
2016-00188	HERNANDEZ MYRA SANTIAGO	11/08/2016	VACATE JUDGMENT	—
2016-00424	ANGUEIRA CRYSTAL DEFENDANT/APPELLANT	11/07/2016	DEFAULT JUDGMENT	1,951.82
2016-20497	OFARRELL PATRICIA A TOPKA	11/07/2016	DEFAULT JUDGMENT	1,552.34
2016-20497	TOPKA PATRICIA A OFARRELL	11/07/2016	DEFAULT JUDGMENT	1,552.34
2016-21009	BURPO FRANK L	11/07/2016	JP TRANSCRIPT	4,280.55
2016-21009	BURPO NANCY	11/07/2016	JP TRANSCRIPT	4,280.55
2016-21010	CINEMA ARTS INC A CORPORATION	11/07/2016	FEDERAL TAX LIEN	77,276.81
2016-21011	RIFE JIMMY EUGENE	11/08/2016	JUDGMENT	7,318.00
2016-21012	SWINGLE JESSE JOHN	11/08/2016	JUDGMENT	1,688.00
2016-21013	DEPALMA GINO A	11/08/2016	JUDGMENT	1,972.00
2016-21014	STOKESBERRY RICHARD	11/09/2016	JP TRANSCRIPT	2,952.24
2016-21015	ASH STEPHANIE ROSE	11/09/2016	JUDGMENT	8,070.44
2016-21016	GIFFORD DAVID GUY	11/10/2016	JUDGMENT	2,440.60
2016-21017	SHANE SETH ANDREW	11/10/2016	JUDGMENT	1,409.00
2016-40069	RADU THEODOR VLADIMIR OWNER	P 11/09/2016	STIP VS LIENS	—
2016-40069	RADU BRITT MEGAN OWNER	P 11/09/2016	STIP VS LIENS	—
2016-40069	DAVID DULAY INC CONTRACTOR	11/09/2016	STIP VS LIENS	—
2016-90119	MERRING FRANKLIN F	11/09/2016	ESTATE CLAIM	285.23

CIVIL APPEALS — AGENCIES: BOARD OF ASSESSMENT

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00550	MICHAELS JOHN AS TRUSTEE AD LITEM	PETITIONER	11/09/2016	—
2016-00550	ONE SILVER CLOUD PATH TRUST	PETITIONER	11/09/2016	—
2016-00550	WAYNE COUNTY BOARD OF ASSESS	RESPONDENT	11/09/2016	—
2016-00552	FAULLS CHARLES I	PETITIONER	11/09/2016	—
2016-00552	FAULLS JANET	PETITIONER	11/09/2016	—
2016-00552	WAYNE COUNTY BOARD OF ASSESSME	RESPONDENT	11/09/2016	—

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

2016-00555	FULLER KENNETH	PETITIONER	11/10/2016	—
2016-00555	FULLER KAREN	PETITIONER	11/10/2016	—
2016-00555	WAYNE COUNTY BOARD OF TAX ASSE	RESPONDENT	11/10/2016	—

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00553	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	11/09/2016	—
2016-00553	TABARU RASIME	DEFENDANT	11/09/2016	—

CONTRACT — DEBT COLLECTION: OTHER

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00549	ELLEN MEMORIAL HEALTH CARE CEN PLAINTIFF/APPELLANT	PLAINTIFF	11/08/2016	—
2016-00549	HALIDAY THELMA ESTATE DEFENDANT/APPELLEE	DEFENDANT	11/08/2016	—
2016-00549	DILL LOIS DEFENDANT/APPELLEE	DEFENDANT	11/08/2016	—

NAME CHANGE

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00551	NEWCOMER PAUL	PETITIONER	11/09/2016	—
2016-00551	BRINKWORTH DYLAN TYLER	PETITIONER	11/09/2016	—
2016-00551	BRINKWORTH MARTHA	PETITIONER	11/09/2016	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00554	CLEMENTI MICHAEL S	PLAINTIFF	11/10/2016	—
2016-00554	BLAIR CYNTHIA	DEFENDANT	11/10/2016	—

TORT — OTHER

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00556	NATIONWIDE MUTUAL FIRE INSURAN	PLAINTIFF	11/10/2016	—
2016-00556	KLINGLER ALFRED	PLAINTIFF	11/10/2016	—
2016-00556	SUPERIOR PLUS ENERGY SERVICES	DEFENDANT	11/10/2016	—



MORTGAGES AND DEEDS

*RECORDED FROM NOVEMBER 21, 2016 TO NOVEMBER 25, 2016
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Heller Randy S	Dime Bank	Honesdale Borough	
Heller Judith Ann			142,000.00
Maines Ralph L	Mortgage Electronic Registration Systems	Salem Township	
Maines Deborah A			152,612.00
Bates Jeffrey M	Honesdale National Bank	Mount Pleasant Township	135,000.00
Patel Arunaben	Wolf Keith Wolf Debra	Damascus Township	107,000.00
Colberg Barbara Elizabeth	Honesdale National Bank	Damascus Township	
Colberg Frederick Robert			96,363.00
Atcavage Stephen	Honesdale National Bank	Texas Township	
Atcavage Suzanne C			417,000.00
Petrocine Sarah	Mortgage Electronic Registration Systems	Berlin Township	
Petrocine Michael			57,000.00
Branning Terrence A Jr	Mortgage Electronic Registration Systems	Damascus Township	258,250.00
Maciejewski Jason	Wayne Bank	Damascus Township	
Maciejewski Rebecca L			75,000.00
Bartko Stephen J Jr	Mortgage Electronic Registration Systems	Lake Township	172,357.00
Rodriguez Albert S Jr	Honesdale National Bank	Mount Pleasant Township	215,000.00
Wilson Stephen A	Mortgage Electronic Registration Systems	Damascus Township	134,518.00
Mouton Maureen M	Franklin Mint Federal Credit Union	Damascus Township	225,000.00
Purdytown Properties	Honesdale National Bank	Paupack Township	86,500.00
Dilorenzo Jason	Mortgage Electronic Registration Systems	Dreher Township	
Romeo Andrea			329,684.00
J Bissett Enterprises Inc	Michael Pa Prop Inc	Honesdale Borough	70,000.00
Larosa Lisa M	Wells Fargo Bank	Lehigh Township	
Russell Chad J			150,000.00
Cuminale Carl J	Mortgage Electronic Registration Systems	Lake Township	
Cuminale Anthony			54,400.00
Lupero Ryan R	Mortgage Electronic Registration Systems	Paupack Township	318,650.00
OBrien Terrence J	Mortgage Electronic Registration Systems	Buckingham Township	76,700.00

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

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Freddie Mac AKA Federal Home Loan Mortgage Corporation AKA Udren Law Offices	Strategic Realty Fund	Sterling Township	Lot 40
Tigue Thomas C	Sorrentino Michael	Texas Township 1 & 2	
Ford Peter John	Ford Mary Jess	South Canaan Township	
Jellock Joseph	Jellock Mary Ellen Tr	Preston Township	
Jellock Mary Ellen	J & M Jellock Asset Protection Trust		
Pinto Elaine F Bobrowski Est Bobrowskipinto Elaine F Est Pinto James Vincent Adm	Pinto James Vincent	Dreher Township	Lot 17
Kominski Ronald A Kominski Patricia M	Patel Arunaben	Damascus Township	Lot 28
Adams C Berkeley Adams Jill L	Adams C Berkeley Adams Jennifer L Adams Jill L Adams Morgan J	Preston Township	
Blendermann Ronald	Colberg Frederick Robert Colberg Barbara Elizabeth	Damascus Township	Lots 33 & 62
Purdue John B Est Keating Tina M Exr	Keating Tina M Quiles Donna Purdue John B Jr	Lehigh Township	
Damato Cheryl Schiavo Marilyn Est Schiavo Christian Exr Walczyk Lisa Exr	Schiavo Marilyn Est Petrocine Michael Petrocine Sarah	Berlin Township Berlin Township	
Bailey Sharon L Zukosky Anthony J Zukosky Ann Sobotka Shirley A	Barton Robert Zukosky John D Zukosky Joelle D Sordillo Victor J Sordillo Virginia	Lehigh Township Preston Township Lake Township	Lot 1
Croom Paula S By Sheriff Croom Roberet J AKA By Sheriff Croom Robert L AKA By Sheriff	M & T Bank	Lehigh Township	Lot 75
Kenney Donald F Tr Lois Weisberger Revocable Living Trust Pearl Weisberger Revocable Living Trust	Rattee Roland J	Cherry Ridge Township	Lot 9
Krupa Michael Krupa Katherine Krupa Michael Krupa Katherine	Krupa Katherine Krupa Katherine	Oregon Township Honesdale Borough	
Roney Darryl Roney Rosemary Dwornitski Nicholas Jr Exr Dwornitski Anthony Exr Dwornitski Helen Est	Angermeier Willi K Angermeier Jean M Dwornitski Nicholas Jr Dwornitski Anthony	Waymart Borough Lehigh Township	Lot 11

Nadglowski Pawel	Drwal Walentyna	Lehigh Township	
Decker Justin D	Decker Robert	Salem Township	
Kowalski John S	Wilson Stephen A	Damascus Township	
Christman Margaret M			Lot 47
Kowalski Margaret M Christman			
Haberthur Thomas	Mouton Maureen	Damascus Township	
Haberthur Maryann			
Hrosovsky Andrew W	Purdytown Properties	Paupack Township	
Hrosovsky Andrew W Exr			Lot 3
McGurk Sandra Marie			
McGurk Sandra Marie Exr			
Hrosovsky Margaret Mary Est			
Wayne County Tax Claim Bureau	Ciamaichela Suzanne	Salem Township	
Lau Charlene	Ciamaichela Joseph P		
Wan Suen			
Wayne County Tax Claim Bureau	Carraher Megan	Paupack Township	
Chan Malvin			
Wayne County Tax Claim Bureau	Doto Joseph	Paupack Township	
McCloskey E S			
Wayne County Tax Claim Bureau	Williams John R	Salem Township	
Oakes John H			
Wayne County Tax Claim Bureau	Williams John R	Salem Township	
Cinfo Sandra M			
Wayne County Tax Claim Bureau	Emsweller Adam	Salem Township	
Gallagher Daniel C			
Gallagher Ruth Ann			
Giordano Kim M	Lacasse Michael	Lebanon Township	
	Lacasse Agnes		Lot 11A
Ratliff James A By Sheriff	U S Bank Tr	Honesdale Borough	
Ratliff Robin R By Sheriff			
Hannah Mary A By Sheriff	U S Bank Tr	Honesdale Borough	
Martin Steven R	Acme Two Four Five Seven Trust	Cherry Ridge Township	
Martin Karen A			Lot C
Michael Pa Prop Inc	J Bissett Enterprises Inc	Honesdale Borough	
Didder Ridge L L C	Didder Ridge	Palmyra Township	
McGinnis Robert J			
Pane Michael Ene	Pane Michael	Salem Township	Lots 250 & 251
Zufelt John J Tr	Larosa Lisa	Lehigh Township	
Emily K Zufelt Revocable Trust	Russell Chad		Lot 19 & 20
Prudente Salvatore	Cuminale Carl	Lake Township	
Prudente Frances	Cuminale Anthony		Lot 1267
Aston John T By Af	Aston William J	Paupack Township	
Aston John Till Af			Lots 268 & 270
Aston William J			
Burchell Michael Exr	Burchell Michael	Dreher Township	
Burchell Ruby M Est			

Wayne County LEGAL JOURNAL

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

2016 LEGAL ADVERTISING RATES

Incorporation Notices	\$45
<i>One (1) time insertion</i>	
Fictitious Name Registration	\$45
<i>One (1) time insertion</i>	
Petition for Change of Name	\$45
<i>One (1) time insertion</i>	

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

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

General Advertising Rates All Advertisements Are Pre-Pay

Subject to approval
Subject to space availability
Credit Cards accepted—Mastercard and Visa only.
Prices are based upon your advertisement
submitted camera-ready or via email in PDF
or JPG format.

Certain Restrictions Apply

The Wayne County Legal Journal
is published every Friday—52 issues per year.
The deadline for all advertising is 10 AM on
Monday for the Friday publication.

Contact for Advertising Details:

Phone: 570-251-1512
Fax: 570-647-0086
Email: baileyd@ptd.net

	One Insertion	Quarterly 13 Issues	Semi-Annual 26 Issues	Annual 52 Issues
Full Page	\$100	\$850	\$1,300	\$2,100
Half Page	\$75	\$525	\$795	\$1,265
Quarter Page	\$50	\$325	\$475	\$745
Eighth Page	\$35	\$195	\$275	\$435

Ad Changes subject to artwork adjustment fee, call for details

Subscription Rates

One Issue	\$5 per issue
Mailed Copy	\$100 per year
Emailed Copy	\$50 per year
Mailed & Emailed Copies	\$125 per year



Full Page:
4"W X 7"H

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

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

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



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3305 Lake Ariel Highway, Suite 3
Honesdale, PA 18431