



OFFICIAL LEGAL JOURNAL

OF WAYNE COUNTY, PA

22nd Judicial District



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CASES REPORTED

Commonwealth v. Noel Brown

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.

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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

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

Magisterial District Judges

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

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Janine Edwards, Esq.

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Edward Howell

Auditors

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Judy O'Connell
Kathleen A. Schloesser

Jury Commissioners

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Patricia Biondo

Raising the Bar



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

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

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

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

Hours: Available Upon Request

ACCEPTING DONATIONS NOW!

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

COURT OPINION

Commonwealth v. Noel Brown

258-2016-Criminal

Submitted by Janine Edwards, DA and Shelley Robinson, ADA

In June of this year the Defendant drove to Wayne County surreptitiously and picked up a 15 year old girl after communication with her via the internet regarding her becoming an escort. The Defendant transported her to his home and then to a hotel in Monroe County. The Defendant provided the girl with alcohol and had her sign a “contract” to become an escort. The girl fell asleep and the Defendant posted a photo to Instagram of the girl lying in bed with him with her bare breasts exposed. During this time, the Defendant was attempting to get her agreement to call “clients” over for her to perform sexual acts upon these men. The matter was resolved by the quick response of Pennsylvania State Police of both Honesdale and Swiftwater Barracks who were able to “ping” the child’s cellphone to locate her.

Defendant was charged with Interference with Custody of Children, (F2), Dissemination of Photos/Film of Child Sex Acts, (F2), Corruption of Minors, (F3), Sell/Furnish Liquor, Malt, Brewed Beverages (M3), and Trafficking in Minors (F1).

The Wayne County District Attorney’s Office prosecuted the Defendant and on November 14th, the Defendant elected to proceed to jury trial and represent himself. Janine Edwards, District Attorney, represented the Commonwealth. After testimony from the child, her mother, Pennsylvania State Police Troopers involved in the hunt and the hotel manager the jury convicted the Defendant on all counts after just 28 minutes of deliberation.

Title 18 Pa.C.S.A. §3011 was adopted in September 2014, making it a First Degree Felony if someone:

- (1) Recruits, entices, solicits, harbors, transports, provides, obtains or maintains a child under the age of 18; and
- (2) The Defendant acted intentionally, knowingly or in recklessly disregard of the risk that the child will be subject to sexual servitude;

Sexual servitude is any sex act or performance involving a sex act for which anything of value is directly or indirectly given, promised to or received by any individual or a sex act which is performed or induced from a minor.

This was the first case of Sex Trafficking in Minors prosecuted in Wayne County, and only the 4th case in the state where a Defendant was charged and convicted under the Human Trafficking Law adopted two years ago. Sentencing is scheduled for February 2, 2017 after the Defendant is evaluated by the Sexual Offender Assessment Board pursuant to the Adam Walsh Act. The Defendant could be sentenced to up to 48 years in prison and a \$92,500 fine.

CRIMINAL CASES

December 22, 2016 — The following cases were addressed by the Honorable Raymond L. Hamill, President Judge, Wayne County.

VANESSA FERRARA, age 25 of Waymart, PA, was sentenced on three separate cases, to the Wayne County Correctional Facility for a period of not less than 60 days nor more than 60 months, less 1 day for one count of Possession of a Controlled Substance—Heroin, Cocaine, and Prescription Opiate Pills, an ungraded Misdemeanor and two counts of Theft by Unlawful taking or Disposition, a Misdemeanor of the 1st Degree. She was also ordered to pay the costs of prosecution, pay a fine in the amount of \$300.00, pay restitution in the amount of \$1,025 jointly and severally with co-defendant, no contact with the victim, also pay restitution in the amount of \$341.00, continue with drug and alcohol treatment, undergo a mental health evaluation, perform 100 hours of community service within 6 months, and obtain employment within 30 days of parole. The incidents occurred in Canaan Township, PA on June 4, 2016, in Berlin Township, PA, on July 16, 2016, and in Cherry Ridge Township, PA, on August 4, 2016.

PATRICK MILLER, age 20 of Waymart, PA, was placed on the Accelerated Rehabilitative Disposition Program for a period of 6 months related to DUI (Minor). He was also ordered to pay all Court costs and perform 40 hours of community service and have his operators privilege suspended for a period of 90 days. The incident occurred on July 24, 2016, in Waymart Borough, PA. His BAC was .058%.

BRITTANY JONES, age 24 of East Stroudsburg, PA, was placed on the Accelerated Rehabilitative Disposition Program for a period of 12 months related to Theft by Unlawful Taking. She was also ordered to pay all Court costs and perform 40 hours of community service. The incident occurred on January 5, 2016, in Dreher Township, PA.

JOHN LANG, age 57 of Honesdale, PA, was placed on the Accelerated Rehabilitative Disposition Program for a period of 6 months related to DUI. He was also ordered to pay all Court costs and perform 40 hours of community service and have his operators privilege suspended for a period of 60 days. The incident occurred on September 25, 2016, in Honesdale Borough, PA. His BAC was .250%.

CHRISTIAN TETKOSKI, age 22 of Equinunk, PA, was placed on the Accelerated Rehabilitative Disposition Program for a period of 6 months related to DUI. He was also ordered to pay all Court costs and perform 40 hours of community service and have his operators privilege suspended for a period of 60 days. The incident occurred on July 1, 2016, in Honesdale Borough, PA. His BAC was .160%

December 28, 2016 — The following cases were addressed by the Honorable Raymond L. Hamill, President Judge, Wayne County.

MICHAEL THOMAS JARBOE, age 22 of Essex, MD, was sentenced to the Wayne County Correctional Facility for a period of not less than 30 days not more than 23 1/2 months for one count of Forgery, a Misdemeanor of the 1st Degree. He was also ordered to pay the costs of prosecution, pay a fine in the amount of \$300.00, and undergo a drug and alcohol evaluation and comply with all treatment recommendations. The incident occurred in Honesdale Borough, PA, on January 9, 2016.

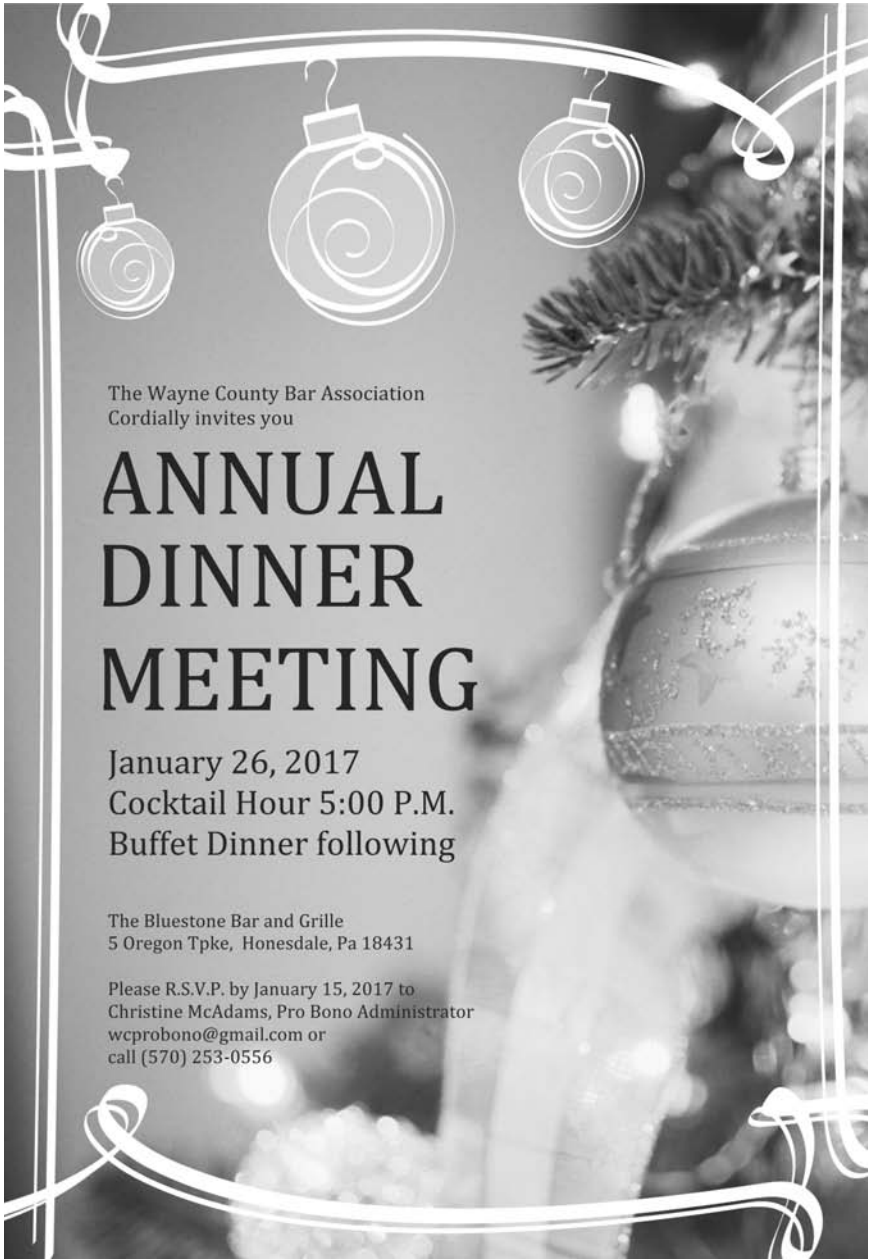
KENNETH CONKLIN, age 27 of Texas Township, PA, was sentenced on two separate cases, to the Wayne County Correctional Facility for a period of not less than 2 months nor more than 24 months, less 1 day, for two counts of Retail Theft, a Misdemeanor of the 2nd Degree. He was also ordered to pay the costs of prosecution, and undergo a mental health evaluation. The incidents occurred in Texas Township, PA on January 21, 2016 and April 24, 2016.

ANDREA BRITT, age 51 of Lake Ariel, PA, was placed on probation for a period of 6 months for one count of Disorderly Conduct-Engage in Fighting, a Misdemeanor of the 3rd Degree. She was also ordered to pay the costs of prosecution, pay a fine in the amount of \$300.00, and complete an anger management course. The incident occurred in Salem Township, PA on July 12, 2016.

JOSEPH STEWART, age 27 of Dunmore, PA, was sentenced to the Wayne County Correctional Facility for a period of not less than 10 days nor more than 12 months for one count of DUI, a Misdemeanor of the 2nd Degree. He was also ordered to pay the costs of prosecution, pay a fine in the amount of \$500.00, participate in and cooperate with the drug and alcohol addiction treatment, and complete the Alcohol Highway Safety Program. The incident occurred in Dreher Township, PA on June 26, 2016. His BAC was .100%.

DANIEL CAPLETTE age 21 of Hawley, PA, was placed on the Accelerated Rehabilitative Disposition Program for a period of 6 months related to DUI. He was also ordered to pay all Court costs and perform 40 hours of community service. The incident occurred on July 31, 2016, in Paupack Township, PA. His BAC was .124%

CAROLINE KNEE, age 53 of Honesdale, PA, was placed on the Accelerated Rehabilitative Disposition Program for a period of 6 months related to DUI. She was also ordered to pay all Court costs, perform 40 hours of community service, and pay restitution in the amount of \$1,126.89 and have her operator's privilege suspended for a period of 60 days. The incident occurred on August 8, 2016, in Honesdale Borough PA. Her BAC was .198%



The Wayne County Bar Association
Cordially invites you

ANNUAL DINNER MEETING

January 26, 2017
Cocktail Hour 5:00 P.M.
Buffet Dinner following

The Bluestone Bar and Grille
5 Oregon Tpke, Honesdale, Pa 18431

Please R.S.V.P. by January 15, 2017 to
Christine McAdams, Pro Bono Administrator
wcprobono@gmail.com or
call (570) 253-0556

LEGAL NOTICES

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

ESTATE NOTICES

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

EXECUTRIX NOTICE

Estate of Raymond R. Hoagland
Late of Paupack Township
EXECUTRIX
Diane Sweet
118 Wisteria Lane
Archbald, PA 18403
ATTORNEY
Frances Gruber, Esq.
214 Ninth Street
Honesdale, PA 18431

1/6/2017 • 1/13/2017 • 1/20/2017

ESTATE NOTICE

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the estate of late of MARIE KALTSCHITZ. Date of death DECEMBER 3, 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.

1/6/2017 • 1/13/2017 • 1/20/2017

EXECUTRIX NOTICE

Estate of Lawrence Meszler, Jr.
AKA Lawrence F. Meszler
Late of Hawley Borough
EXECUTRIX
Gerda C. Meszler
203 Elizabeth Street
Hawley, PA 18428
ATTORNEY
Edward A. Monsky
425 Spruce St., 4th Fl.
Scranton, PA 18503

1/6/2017 • 1/13/2017 • 1/20/2017

EXECUTOR'S NOTICE

ESTATE OF DONALD C.
McCANN, late of Cherry Ridge
Township, Wayne County,
Pennsylvania. Any person or
persons having claim against or
indebted to the estate present same
to Colleen M. McCann, 2248 Lake
Ariel Highway, Lake Ariel, PA
18436. Sally N. Rutherford, Esq.,
921 Court St., Honesdale, PA
18431, Attorney for the Estate.

12/30/2016 • 1/6/2017 • 1/13/2017

ESTATE NOTICE

Notice is hereby given that Letters Testamentary have been granted in the Estate of Gerald M. Reining, late of Berlin Township, Wayne County, Pennsylvania, who died on August 26, 2016. All persons having claims or demands against the estate of the decedent shall make them known and present them, and all persons indebted to the decedent shall make payment thereof, without delay, to Gail H. Reining, Executrix, of 1269 Beach Lake Highway, Beach Lake, PA 18405, or to Richard B. Henry, Esquire, Attorney for the Estate, 1105 Court Street, Honesdale, PA 18431.

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

12/30/2016 • 1/6/2017 • 1/13/2017

EXECUTRIX NOTICE

Estate of Ruth H. Miller AKA Ruth Miller
Late of Texas Township
EXECUTRIX
Dawn M. Kretschmer
PO Box 292, 754 Texas Palmyra Highway
White Mills, PA 18473
ATTORNEY
Ronald M. Bugaj, Esquire
308 9th St., PO Box 390
Honesdale, PA 18431

12/23/2016 • 12/30/2016 • 1/6/2017

EXECUTRIX NOTICE

Estate of Jean A. Zaruskas AKA Jean Zaruskas
Late of Paupack Township
EXECUTRIX
Jean Zaruskas Attanasi
85 Lakeside Dr.
Lakeville, PA 18438
ATTORNEY
Nicholas A. Barna
831 Court Street
Honesdale, PA 18431

12/23/2016 • 12/30/2016 • 1/6/2017

**NOTICE OF FILING OF
SHERIFF'S SALES**

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

**SHERIFF'S SALE
JANUARY 18, 2017**

By virtue of a writ of Execution instituted Wells Fargo Bank, N. A. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 18th day of January, 2017 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

All that certain piece or parcel of land, situate in the Borough of Honesdale, formerly the Township of Texas, County of Wayne and

State of Pennsylvania, bounded and described as follows:

Beginning at the Southeast corner of lands sold to Cortez Conger in the line of the Delaware and Hudson Canal Company land; thence South along said line twenty-two and one-half degrees East one and two-tenths rods to a stake on the Western side of the Honesdale and Cherry Ridge Turnpike; thence along said Turnpike one and one-half (1 1/2) rods from the center thereof, South thirteen degrees West three and forty-eight one hundredths (3.48) rods; thence South sixty-seven and one-half degrees West nineteen and seven-tenths (197) rods to a Street called 'Middle Street' on the plot of Stephen W. Gaining and Ezra M. Gaining; thence along Eastern side of said street North thirteen degrees East three (3) rods and North twenty-two and one-half degrees West one and six-tenths (1.6) rods; and thence North sixty-seven and one-half degrees East twenty (20) rods to the place of beginning.

Containing one-half of an acre of land, be the same more or less.

Also one other piece or parcel of land beginning at a point on the West side of the Cherry Ridge Road three and seventy-three one-hundredths (3.73) rods distant from the Western line of the Borough of Honesdale in a course from the said borough line South thirteen degrees West; thence along the Western line of said Turnpike Road

South thirteen degrees West fourteen (14) feet, North seventy-seven degrees West nineteen and five-tenths (19.5) feet to the Southern line of Lot No. 27 of the Gaining Lots; thence along said line North sixty-seven and one-half degrees East twenty-four (24) feet to the place of beginning.

Containing one hundred thirty and one-half (130 1/2) feet of land more or less.

Excepting and reserving all that certain piece or parcel of land beginning at a point in the street known as Middle Street in the Genung Map of lots at the Northwest corner of land of John C. Reilly; thence North sixty-seven and one-half degrees East one hundred and twenty-five (125) feet along the Northern line of land of said Reilly, a corner thence South thirteen degrees West seventy-five (75) feet on a line parallel to said Middle Street to the Southern line of said Reilly land; thence South sixty-seven and one-half degrees West one hundred twenty-five (125) feet along the Southern line of said Reilly land to the said Middle Street; thence along the Eastern side of said street North thirteen degrees East seventy-five (75) feet to the place of beginning.

Containing 9375 feet, more or less.

Also granting whatever water rights grantor acquired by conveyances heretofore.

TITLE TO SAID PREMISES IS

VESTED IN Igor Yarosh, by Deed from Deutsche Bank National Trust Company, as Trustee, fka, Bankers Trust Co. of CA., N.A., as Trustee for Bankers Trust Co., of CA, N.A., as Trustee of Certificate Holders of Bear Stearns Asset Backed Securities, Inc., Series 2000-1, by EMC Mortgage Corporation, Dated 04/15/2005, Recorded 05/03/2005, in Book 2759, Page 277.

Tax Parcel: 11-0-0009-0101

Premises Being: 216 Terrace Street, Honesdale, PA 18431-1536

Seized and taken in execution as property of:
Igor Yarosh 3 Mill Drive
TAMAQUA PA 18252

Improvements thereon:
RESIDENTIAL DWELLING

Execution No. 205-Civil-2016
Amount Due: \$60,709.80 Plus
additional costs

October 25, 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.

Peter Wapner Esq.

12/23/2016 • 12/30/2016 • 1/6/2017

**SHERIFF'S SALE
JANUARY 25, 2017**

By virtue of a writ of Execution instituted Midfirst 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 25th day of January, 2017 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THAT CERTAIN tract or parcel of land situate in the Township of Salem, Wayne County, Pennsylvania, known as Lot 157, Section 2, 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, Pages 26 & 27; May 11, 1970 in Plat Book 5, Pages 34, 37, 41 through 48 and 50; September 8, 1970 in Plat

Book 5 , Pages 57 & 58; February 8, 1971 in Plat Book 5, Pages 59 & 61 through 63; March 24, 1971 in Plat Book 5, Pages 66 through 68; May 10, 1971 in Plat Book 5, Pages 69 through 72, as amended and supplemented.

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

HAVING THEREON ERECTED a dwelling known as: LOT #157 UNDERWOOD LANE - THE HIDEOUT A/K/A 353 THE HIDEOUT, LAKE ARIEL, PA 18436

BEING THE SAME PREMISES WHICH Marie R. Moran, by Deed dated 04/24/2003 and recorded 04/30/2003 in Wayne County Record book 2219, Page 65, granted and conveyed unto Stanley E. Chase.

PARCEL # 22-0-0016-0025

Seized and taken in execution as property of:
Stanley E. Chase 157 Underwood Lane, LAKE ARIEL PA 18436

Execution No. 320-Civil-2016
Amount Due: \$59,567.66 Plus additional costs

October 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.

Leon P. Haller, Esq.

12/30/2016 • 1/6/2017 • 1/13/2017

**SHERIFF'S SALE
JANUARY 25, 2017**

By virtue of a writ of Execution instituted JPMorgan Chase Bank National Association issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 25th day of January, 2017 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

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

BEGINNING at an iron pipe, the northwesterly corner of Lot No 1E1 of line, and on the easterly shore of Paupackan Lake; thence North 64 degrees 54 minutes East 242.1 feet to the center of East Shore Drive, and continuing on said bearing 200 feet to an iron pipe corner of (E) of Linde; thence North 25 degrees 33 minutes west 206 feet to a pipe, being the northeasterly corner of Lot No (E) of Lewis, thence South 63 degrees 10 minutes West 199.1 feet to the center of East Shore Drive, and thence continuing on said bearing 301.6 feet along line of the Lewis Lot to an iron pipe corner on the shore of Paupackan Lake, thence along the shore of said Lake South 39 degrees 30 minutes East 102.3 feet and south 45 degrees 43 minutes East, still along said shore 97.95 feet to the place of BEGINNING, CONTAINING 2.14 acres of land more or less, Being Lots No. 1E2 and 1E3 of Paupackan Lake Shores, Inc, as surveyed by George E. Ferrio R.S on April 14,1965, See Map Book No 7 at page 141.

EXCEPTING AND RESERVING thereout and therefrom a parcel of land which Frank M. Kotulka and Annis P. Kotulka, his wife by deed dated July 5, 1983 and recorded in Wayne County Deed Book 404, at

page 571, granted and conveyed unto Wesley Rice and Patricia Rice, his wife, more particularly described as follows;

BEGINNING at a point being a pipe at the southerlymost corner of premises herein described, thence along the shore of Paupackan Lake North 39 degrees 30 minutes 102.3 feet to an iron pipe corner, thence along common boundary line between Lots 1E3 and 1E4, North 63 degrees 10 minutes East 301.6 feet to a point in the center of East shore Drive an additional 200 feet to a corner thence South 25 degrees 33 minutes East 99.95 feet to a corner, thence South 63 degrees 10 minutes West 200 feet to a point in the center of East Shore Drive an additional 274.4 feet to a point and place of BEGINNING. CONTAINING 48.360 square feet and BEING Lot N 1E3 of Paupackan Lake shores, Inc as surveyed by George E. Derris, R.S on April 14, 1965, See Book No 7 at page 141.

TAX PARCEL #19-0-0040-0003.-

BEING KNOWN AS: 17 East Shore Drive, Hawley, PA 18428

Seized and taken in execution as property of:
Cornelia Jines 17 East Shore Drive
HAWLEY PA 18428
Sean Jines 17 East Shore Drive
HAWLEY PA 18428

Execution No. 704-Civil-2014
Amount Due: \$281,687.96 Plus
additional costs

October 26, 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.

Matthew K. Fissel

12/30/2016 • 1/6/2017 • 1/13/2017

**SHERIFF'S SALE
FEBRUARY 1, 2017**

By virtue of a writ of Execution instituted Beneficial Consumer Discount Co. d/b/a Beneficial Mortgage Co. of Pennsylvania issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 1st day of February, 2017 at 10:00 AM in the Conference Room on the third floor of th Wayne County

Courthouse in the Borough of Honesdale the following property, viz:

FIRST TRACT:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND situate in the Borough of Starrucca, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows, to wit: **BEGINNING** at a point in the center of the Thompson to Starrucca Road;

THENCE two hundred and fifty (250) feet more or less in an easterly direction along the line of the grantors

herein and that of David and Arlene Snyder to a stone wall;

THENCE in a southerly direction one hundred fifty (150) feet;

THENCE in a westerly direction two hundred fifty (250) feet to the center of the aforementioned road;

THENCE along the center of the road one hundred and fifty (150) feet to the point or place of beginning.

LOCATED thereon is a ranch style home.

SECOND TRACT:

ALL THAT PIECE, PARCEL OR LOT OF LAND, situate lying and being in the Borough of Starrucca, County of

Wayne and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the centerline of the Traffic Route No. 296 at the northwest corner hereof and the southwest corner of Oscar and Pearl Hines, as recorded in Deed Book 294 at Page 61.

THENCE leaving said road, and through an iron pin set on line and along said Hines, south eighty three (83) degrees, (07) minutes and (06) seconds east, ninety three and nine one hundredths (93.09) feet to an iron pin set; THENCE through lands of roger Glover the following (2) courses and distances: 1. South (48) degrees, (41) minutes and (07) seconds west eighty nine and fifty three Hundredths (89.53) feet along the easterly side of a driveway to an iron pin set near the intersection of two driveways and; 2. North (87) degrees, (40) minutes and (09) seconds west into and through a portion of said driveways to be shared by both parties for a distance of thirty two and forty five hundredths (32.45) feet to the centerline of said road; THENCE along said centerline, north (06) degrees (00) minutes (09) seconds east, sixty nine and thirty two hundredths (69.32) feet to the point or place of beginning.

CONTAINING 4228.80 square feet or 0.10 acres of land, as surveyed by John E. Butler, RLS in October of 1984.

BEING TAX NO.: 25-0-0140-0003

BEING KNOWN AS: 232 STARRUCCA CREEK ROAD, STARRUCCA, PENNSYLVANIA 18462.

Seized and taken in execution as property of:
Title to said premises is vested in

Ronald A. Herrmann, Sr. by deed from Robert G. Hines and Charlotte R. Hines Ronald A. Herrmann Sr. 232 STARUCCA CREEK ROAD, Starrucca PA 18462 dated December 5, 1995 and recorded December 14, 1995 in Deed Book 1094, Page 266.

Execution No. 364-Civil-2016
Amount Due: \$80,475.83 Plus additional costs

November 14, 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.

Jacob M. Ottley Esq.

1/6/2017 • 1/13/2017 • 1/20/2017

**SHERIFF'S SALE
FEBRUARY 1, 2017**

By virtue of a writ of Execution instituted 21ST MORTGAGE CORPORATION issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 1st day of February, 2017 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THAT CERTAIN PROPERTY situated in the Township of Buckingham, in the County of Wayne, Commonwealth of Pennsylvania, and being described as follows: 3-1-20. Being more fully described in a deed dated September 21, 1998 and recorded September 23, 1998, among the land records of the County and State set forth above, in Deed Volume 1416 and Page 345.

Permanent Parcel Number 3-1-20

PATRICIA MARY KARCHER
AND RONALD A. KARCHER,
HUSBAND AND WIFE

BEING MORE FULLY
DESCRIBED IN DEED AS THE
FOLLOWING:

ALL that tract or parcel of land, situate in Buckingham Township, County of Wayne, Commonwealth of Pennsylvania and bounded and described as follows:

BEGINNING at an iron pin driven in the ground at the Northwesterly corner of the lot herein conveyed and which pin is also located at the Easterly boundary of a public gravel road running past the "Andy Myrick Development", so called, and thence running in a straight line in a general Easterly directly along the Southerly boundary of property owned by the grantors herein (Andy W. Myrick and wife) for a distance of 150 feet, more or less, to an iron pin driven in the ground; thence running in a straight line in a general Southerly direction along the Westerly boundary of property owned by the grantors here (Andy W. Myrick and wife) for a distance of 100 feet, more or less, to an iron pin driven in the ground; thence running in a straight line in a general Westerly direction along the Northerly boundary of property owned by the grantors herein (Andy W. Myrick and wife) for a distance of 150 feet, more or less, to an iron pin driven in the ground and which pin is located at a point on the Easterly boundary of the aforementioned public gravel road; thence running in a general Northerly direction along the Easterly boundary of the aforementioned public travel road for a distance of 100 feet, more or less, to an iron pin driven in the ground, the point or place of BEGINNING.

PERMANENT PARCEL
NUMBER: 03-0-0001-0020

BEING KNOWN AS: 30 Myrick
Road, Starlight, PA 18461

Seized and taken in execution as property of:
Ronald A. Karcher 8800 Latrec Avenue, Apt. 10 ORLANDO FL 32819

Execution No. 433-Civil-2016
Amount Due: \$51,800.38 Plus additional costs

November 7, 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.

Rebecca A. Solarz, Esq.

1/6/2017 • 1/13/2017 • 1/20/2017

**SHERIFF'S SALE
FEBRUARY 1, 2017**

By virtue of a writ of Execution instituted Wells Fargo Bank, N.A. s/b/m to Wachovia Bank N.A. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 1st day of February, 2017 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

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

BEGINNING in the center of road or street on land now or formerly of Howard Swingle;
THENCE South eight (8) degrees fifteen (15) minutes West, 341.4 feet, along line of land now or formerly of J. W. Andrews to iron pin corner;
THENCE North eighty-three (83) degrees West, 17 feet to center of stone wall along line of land now or formerly of Schadt Estate;
THENCE South seventeen (17) degrees West, 384.5 feet to a point at intersection of center of two stone walls, and by land now or formerly of said Schadt Estate;
THENCE South seventy (70) degrees West, 256.5 feet to an iron pin in corner of stone wall along line now or formerly of Schadt

Estate;
THENCE North eight (8) degrees fifteen (15) minutes East, 542 feet to a corner by land now or formerly of Carl H. Enslin, et ux;
THENCE South eighty-two (82) degrees East, 125 feet to a corner by land now or formerly of said Carl H. Enslin, et ux;
THENCE North eight (8) degrees fifteen (15) minutes East, 300 feet along land now or formerly of said Carl H. Enslin et ux, to the center of said road or street;
THENCE along center of said road or street, South eighty-two (82) degrees East, 175 feet to the place of BEGINNING.

CONTAINING 177,520 square feet of land, or 4.08 acres of land, more or less.

The hereinabove described lands or premises are improved with a frame residence thereon.

UNDER AND SUBJECT, however, to easements for public utilities and highway rights of way as may be visible from an inspection of the premises or otherwise recorded in the official indices.

TITLE TO SAID PREMISES IS VESTED IN Michael Butler and Kimberly A. Butler, by Deed from Stanley V. Thompson and Sylvia L. Thompson, h/w, Dated 06/30/2000, Recorded 06/30/2000, in Book 1662, Page 220.

Tax Parcel: 12-0-0064-0010

Premises Being: 152 Deacon Hill

Road, Lake Ariel, PA 18436-4211

Improvements thereon:
RESIDENTIAL DWELLING

Seized and taken in execution as property of:
Michael D. Butler a/k/a Michael Butler a/k/a Michael David Butler Sr. 152 Deacon Hill Road LAKE ARIEL PA
Kimberly A. Butler a/k/a Kimberly Butler a/k/a Kimberly Ann Butler 152 Deacon Hill Road LAKE ARIEL PA 18436

Execution No. 491-Civil-2015
Amount Due: \$207,226.96 Plus additional costs

November 8, 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.
Joseph E. DeBarberie Esq.

1/6/2017 • 1/13/2017 • 1/20/2017

**SHERIFF'S SALE
FEBRUARY 1, 2017**

By virtue of a writ of Execution instituted Nationwide Capital 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 1st day of February, 2017 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

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

BEGINNING at a point in the center of a fifty (50) foot wide right of way, said point being the northwesterly corner of Lot No. 91R herein conveyed and the southwesterly corner of Lot No. 92R with reference to the hereinafter mentioned map; thence along the common line dividing Lots Nos. 91R and 92R, North forty-nine (49) degrees and thirty-four (34) minutes East one hundred forty-one and six-tenths (141.6) feet to a point; thence South thirty-one (31) degrees fifty (50) minutes

East eighty and no-tenths (80.0) feet to a point in line of Lot No. 90R; thence along the common line dividing Lots No. 90R and No. 91R; South forty-five (45) degrees thirty-seven (37) minutes West one hundred forty-three and four-tenths (143.4) feet to a point in the center of the fifty (50) foot wide right of way; thence along the center of said right of way North thirty-one (31) degrees fifty (50) minutes West ninety and no-tenths (90.0) feet to the place of BEGINNING. COMPRISING within said boundaries Lot 91R as laid out and plotted upon map of "Lakeland" on Lake Wallenpaupack, of Lakeland Associates, Inc., dated November 9, 1954.

EXCEPTING AND RESERVING thereout and therefrom twenty-five and no tenths (25.0) feet from the southwesterly side of the premises above described for right of way purposes and utility installation and maintenance.

AND the Grantees, for themselves, their heirs and assigns, agree to and with the Grantors, their heirs and assigns, that the following restrictions and conditions shall be covenants running with the land herein conveyed.

The words "common use" as used herein shall be construed to mean the exclusive use by owners of property in the area known as "Lakeland" and the guests of such owners. The "Lakeland" area is the tract of land conveyed to the Lakeland Association, Inc., by Laurence H. Watres, by his certain

deed February 3, 1954, and duly recorded in Wayne County Deed Book 185 at page 486.

The word “approval” as used herein shall mean the specific approval of Lakeland Associates, Inc., or its successors or assigns.

Construction shall be limited to one single family dwelling on the lot herein conveyed, with or without a one or two car garage and/or a boathouse, as may be required by the occupant.

Recreational facilities for common use, such as tennis courts, children’s playgrounds, civic and religious buildings, etc., may be allowed as they appear to be in the best interest of the community on approval only. Such common use facilities shall be located in suitable areas but in no case will be permitted on lakefront or second tier lots from the lake. Such lots are to be for residential and strictly private recreational purposes. All building plans and location of buildings on lots shall require approval. The word “lots” as used herein does not cover areas set aside for common use to provide ingress and egress to the lake.

No building, garage or kitchen shall be erected unless there is first erected on such lot a main front dwelling.

All buildings must have complete sanitary plumbing and septic tanks. No portion of any dwelling (except for entrance steps) shall be located less than ten (10) feet from the

Pennsylvania Power and Light Company project boundary line. Tents and temporary structures shall not be permitted except in emergencies on approval.

The Grantees, their heirs and assigns, hereby covenant with the Grantors, their heirs and assigns, that the said premises and/or any buildings to be erected thereon shall not at any time be used for the purpose of any trade, manufacture or business of any kind, or as a school, hospital or other charitable institution, or as a hotel or place of resort, except that stores for the sale of food and merchandise, as may be required in the area may be permitted in suitable locations assigned by the Lakeland Associates, Inc., only for such purposes, if that appears to be the best interest of the community. These restrictions shall not prohibit the sale or rental of properties.

Raising of poultry and livestock will not be permitted.

This deed carries with it the right of ingress and egress to Lake Wallenpaupack in all areas set aside by Lakeland Associates, Inc., for common use, and the use of all common use facilities provided, with the following restrictions: All property owners using such facilities shall share a proportionate amount of the cost of maintenance. No docks for boating shall be allowed in areas set aside for swimming.

Any dock in a common use area

shall be for common use. Individually owned and used docks will not be permitted except in front of lakefront properties by the owners thereof. All use of and ingress and egress to Lake Wallenpaupack for recreational or other purposes must be within the rights granted to Laurence H. Watres by the Pennsylvania Power and Light Company, as outlined in an Agreement dated March 12, 1951, and recorded in Wayne County Deed Book 181 at page 313, and granted to Lakeland Associates, Inc., by deed from Laurence H. Watres, dated February 3, 1954, and recorded in Wayne County Deed Book No. 185 at page 486.

Roads made by the Lakeland Associates, Inc. shall be maintained by the property owners.

It is hereby agreed that the use and maintenance of roads and common use facilities shall be the Grantees' and users' responsibility and that the Lakeland Associates, Inc. shall in no way be held liable for any accident, damages, or other costs arising from or in course of using such common use facilities or rights of way and the Grantees will indemnify and save harmless Lakeland Associates, Inc. from any and all claim, loss, damage or injury growing out of such exercise.

And the Grantees accept this conveyance subject to the easements, restrictions and conditions above set forth and for

themselves, their heirs and assigns, covenant to and with the Grantors, their heirs and assigns, that the said Grantees will, and their heirs and assigns shall, forever faithfully observe and perform said several restrictions and conditions, and each of them. And if the said Grantees, or any person claiming under them shall at any time violate, or attempt to violate, or shall omit to perform or observe any one of the foregoing restrictions and conditions, it shall be lawful for any person owning a lot in "Lakeland" which is subject to the same restrictions and condition in respect to which the default was made, to institute and prosecute appropriate proceedings at law or in equity for the wrong done or attempted.

BEING the same premises granted and conveyed to Kurt Schondorfer and Maria Schondorfer, his wife, by virtue of deed of Paul Ellis Cairns and Mary L. Cairns, his wife, dated January 10, 1976 and recorded in Wayne County Recorder of Deeds Office in Wayne County Deed Book 323 at page 1091.

Seized and taken in execution as property of:
Henry E. Schondorfer 2705
Gordon Street ALLENTOWN PA
18104

Execution No. 777-Judgment-2016
Amount Due: \$19,300.29 Plus
additional costs

November 3, 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 S. Treat, Esq.

1/6/2017 • 1/13/2017 • 1/20/2017

CIVIL ACTIONS FILED

*FROM DECEMBER 10, 2016 TO DECEMBER 16, 2016
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2006-20544	FIRST NATIONAL COMMUNITY BANK GARNISHEE	12/12/2016	DISSOLVE GARNISHEE ATT	—
2006-21477	SCHWARTZ MICHAEL T	12/15/2016	SATISFACTION	—
2008-00931	WISLINSKI KENNETH J	12/15/2016	SATISFACTION	—
2008-00931	WISLINSKI KATHLEEN A	12/15/2016	SATISFACTION	—
2008-20117	SCHWARTZ MICHAEL T	12/15/2016	SATISFACTION	—
2009-00654	FIRST NATIONAL COMMUNITY BANK GARN. (DISLV.ATTCH) 12/16/2016)	12/16/2016	DISSOLVE ATTACHMENT	—
2010-00583	PNC BANK GARNISHEE	12/16/2016	DISSOLVE ATTACHMENT	—
2013-20126	MURPHY GERALD E	12/12/2016	SATISFACTION	23,005.62
2013-20241	BENNETT ROBERT DANIEL	12/15/2016	SATISFACTION	—
2013-21126	RAVNIKAR SANDRA L	12/15/2016	SATISFACTION	—
2014-20835	INTOC CIA MARIE M	12/15/2016	WRIT OF SCIRE FACIAS	—
2015-00627	GOOD KEITH	12/15/2016	AMENDED CONF./JUDG.	504.40
2015-00627	GOOD SUSAN	12/15/2016	AMENDED CONF./JUDG.	504.40
2015-00692	SCHMIDT JONATHAN	12/16/2016	JGMT/ARBITRATION AWD	2,349.88
2016-00116	BENITEZ SERGIO	12/16/2016	DEFAULT JUDGMENT	—
2016-00116	TD BANK	12/16/2016	DEFAULT JUDGMENT	—
2016-00359	VANDERSANDE GARY L SR	12/16/2016	DEFAULT JUDGMENT	47,146.86
2016-00396	CONWAY JAMES T	12/16/2016	WRIT OF EXECUTION	78,823.29
2016-00396	CONWAY LISA L	12/16/2016	WRIT OF EXECUTION	78,823.29
2016-00455	WOOD FLORENCE	12/16/2016	JUDGMENT/POSSESSION	—
2016-00455	OCCUPANTS	12/16/2016	JUDGMENT/POSSESSION	—
2016-21080	MIGLIARO MICHAEL A	12/12/2016	MUNICIPAL LIEN	1,822.01
2016-21105	FELIPE LUIS POLANCO	12/12/2016	JUDGMENT	2,274.58
2016-21105	POLANCO LUIS FELIPE	12/12/2016	JUDGMENT	2,274.58
2016-21106	FELIPE LUIS POLANCO	12/12/2016	JUDGMENT	1,920.50
2016-21106	POLANCO LUIS FELIPE	12/12/2016	JUDGMENT	1,920.50
2016-21107	BROWN PAUL	12/12/2016	JP TRANSCRIPT	1,260.28
2016-21108	POST DOUGLAS	12/13/2016	JP TRANSCRIPT	1,663.84
2016-21108	POST KATHY	12/13/2016	JP TRANSCRIPT	1,663.84
2016-21108	POST DOUGLAS	12/15/2016	WRIT OF EXECUTION	2,055.34
2016-21108	POST KATHY	12/15/2016	WRIT OF EXECUTION	2,055.34
2016-21109	LAABS TIMOTHY	12/13/2016	JP TRANSCRIPT	5,336.20
2016-21109	LAABS TIMOTHY	12/13/2016	WRIT OF EXECUTION	5,734.20
2016-21110	MULLIN KEITH J	12/15/2016	JP TRANSCRIPT	5,946.07

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

CIVIL APPEALS — AGENCIES: BOARD OF ASSESSMENT

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00605	SALKO DONNA M	PETITIONER	12/14/2016	—
2016-00605	RELENTLESS ASSETTS 2 LLC	PETITIONER	12/14/2016	—
2016-00605	WAYNE COUNTY BOARD OF ASSESSME AND REVISION OF TAXES	RESPONDENT	12/14/2016	—
2016-00610	EYESOY MEDIA PA LLC	PETITIONER	12/15/2016	—
2016-00610	WAYNE COUNTY BOARD FOR ASSESSM AND REVISION OF TAXES	RESPONDENT	12/15/2016	—
2016-00610	WESTERN WAYNE SCHOOL DISTRICT	RESPONDENT	12/15/2016	—
2016-00610	SALEM TOWNSHIP	RESPONDENT	12/15/2016	—

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00601	AMERICAN EXPRESS BANK FSB	PLAINTIFF	12/13/2016	—
2016-00601	FREDA RICHARD	DEFENDANT	12/13/2016	—
2016-00606	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	12/14/2016	—
2016-00606	JOHNSON JEFFREY S	DEFENDANT	12/14/2016	—
2016-00607	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	12/14/2016	—
2016-00607	DOTY JOHNATHAN	DEFENDANT	12/14/2016	—
2016-00608	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	12/14/2016	—
2016-00608	VERDERBER NINA	DEFENDANT	12/14/2016	—

CONTRACT — DEBT COLLECTION: OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00598	PENNSYLVANIA STATE EMPLOYEES CREDIT UNION	PLAINTIFF	12/12/2016	—
2016-00598	JOSEPH JOSIAH HILARY	DEFENDANT	12/12/2016	—
2016-00598	JOSIAH HILARY JOSEPH	DEFENDANT	12/12/2016	—

CONTRACT — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00609	REED BRIAN	PLAINTIFF	12/15/2016	—
2U16-00609	LEVANOWITZ JAMIE DEFENDANT/APPELLANT	DEFENDANT	12/15/2016	—

MISCELLANEOUS — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00600	KANE RICHARD	PLAINTIFF	12/12/2016	—
2016-00600	LAKWOOD LODGE AND RESTAU INC D/B/A	DEFENDANT	12/12/2016	—
2016-00600	LAKWOOD LODGE AND RESTAURANT	DEFENDANT	12/12/2016	—
2016-00600	KEMMCORP LLC	DEFENDANT	12/12/2016	—

NAME CHANGE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00611	JAYCOX KATELYN MARIE	PETITIONER	12/16/2016	—

ORDER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00604	VENIRE FOR JURORS FOR 2017	PLAINTIFF	12/14/2016	—

PETITION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00602	WAYNE COUNTY TAX CLAIM BUREAU DISTRIBUTION #1	PETITIONER	12/15/2016	—
2016-00603	GREGORY NICHOLAS DAVID	PETITIONER	12/13/2016	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00599	MANZOLILLO TIMOTHY J	PLAINTIFF	12/12/2016	—
2016-00599	MANZOLILLO NORA I	PLAINTIFF	12/12/2016	—
2016-00599	COLEMAN JOSEPH P	DEFENDANT	12/12/2016	—
2016-00599	COLEMAN DEBORAH	DEFENDANT	12/12/2016	—
2016-00613	PACIFIC UNION FINANCIAL LLC	PLAINTIFF	12/16/2016	—
2016-00613	LIND KAREN L	DEFENDANT	12/16/2016	—
2016-00613	LIND CHARLES F JR	DEFENDANT	12/16/2016	—
2016-00614	BROAD STREET FUNDING TRUST I	PLAINTIFF	12/16/2016	—
2016-00614	REEHILL RAYMOND J EXECUTOR	DEFENDANT	12/16/2016	—
2016-00614	REEHILL ANN MARIE ESTATE	DEFENDANT	12/16/2016	—
2016-00615	REVERSE MORTGAGE SOLUTIONS INC	PLAINTIFF	12/16/2016	—
2016-00615	SENAY CAROLYN	DEFENDANT	12/16/2016	—

REAL PROPERTY — PARTITION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00612	DADAY MARIE K	PLAINTIFF	12/16/2016	—
2016-00612	FAGAN KEVIN	DEFENDANT	12/16/2016	—



MORTGAGES AND DEEDS

*RECORDED FROM DECEMBER 26, 2016 TO DECEMBER 30, 2016
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Tucker Gail M	Dime Bank	Dyberry Township	71,000.00
Popijakowska Bozena	P N C Mortgage	Lehigh Township	
Popijakowski Marek			95,000.00
Fallacaro Vincent	Mortgage Electronic Registration Systems	Paupack Township	
Fallacaro Beth			208,000.00
Elders Delmer Gene	P N C Bank	Sterling Township	
Elders Edith May			76,110.00
Fredericks Robert C	Peoples Security Bank & Trust Company	Paupack Township	
Fredericks Veronica			200,000.00
Lamm Jonathan	Citizens Bank	Sterling Township	190,000.00
Evanitsky Mathew J	Mortgage Electronic Registration Systems	Preston Township	
Evanitsky Connie M			180,000.00
Bratton Thomas	J P Morgan Chase Bank	Lake Township	
Bratton Donna A			51,000.00
Sporer Jeffrey A	Mortgage Electronic Registration Systems	Cherry Ridge Township	
Sporer Eva E		Cherry Ridge & Texas Twps	130,000.00
		Texas Township	
		Texas & Cherry Ridge Twps	130,000.00
Hays Bryan	Mortgage Electronic Registration Systems	Paupack Township	224,730.00
Gropper James M	Mortgage Electronic Registration Systems	Paupack Township	
Gropper Christina M			111,925.00
Shurter Ronald H	Wells Fargo Bank	Paupack Township	
Shurter Nancy M			417,000.00
Young Randy S	Wayne Bank	Manchester Township	50,322.00
Wesolowski Andrew	Wayne Bank	Scott Township	
Tullo Jeanette M			90,000.00
Wesolowski Jeanette S			
Dunn William G	Wayne Bank	Berlin Township	
Dunn Carol H			122,000.00
Bayly Charles E	Wayne Bank	Berlin Township	95,000.00
Marandola Heather L	Mortgage Electronic Registration Systems	Paupack Township	171,000.00
Mustac Bruno A	Mortgage Electronic Registration Systems	Lehigh Township	
Mustac Lisa H			68,800.00

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

W R G Real Estate	Dime Bank	Cherry Ridge Township	287,400.00
Thorpe John Randall	Honesdale National Bank	Waymart Borough	
Thorpe Susan Weller			50,000.00
Diprofio Frank	Mortgage Electronic Registration Systems	Lehigh Township	
Diprofio Kathy Lou			105,000.00
Heckler Michael	Dime Bank	Paupack Township	
Heckler Teresa			340,000.00
Avolio Steven J	Anheuser Busch Employees Credit Union	Lake Township	
Avolio Jocelyn			130,500.00
Erdmann Kevin	Wells Fargo Bank	Lehigh Township	
Erdmann Maria Delpilar			227,700.00
Eyer Mark E	Mortgage Electronic Registration Systems	Lehigh Township	
Eyer Lauren J			280,000.00
Lyman Elysa F	Mortgage Network Inc	Lehigh Township	
Lyman Joseph L	M Net Mortgage Corp		93,180.00
Ufolla Anthony J	Dime Bank	Damascus Township	
Ufolla Monica L			197,100.00
Kier Thomas A	Mortgage Electronic Registration Systems	Dreher Township	
Kier Maria L			270,000.00
Yannis Daniel R	Mortgage Electronic Registration Systems	Clinton Township 1	
Albardak Kadriye	Affinity Federal Credit Union	Lake Township	
Albardak Selim R			35,000.00
Davis John	Mortgage Electronic Registration Systems	Lake Township	
Davis Brescia			117,012.00
Yothers Nathan	Mortgage Electronic Registration Systems	Lake Township	
Yothers Tiffany			114,488.00
Fielding John	Teachers Federal Credit Union	Salem Township	
Fielding Michelle A			234,000.00
Leone Nicholas	Mortgage Electronic Registration Systems	Lake Township	
Darago Ruth			144,000.00
Fox Bryce J	Mortgage Electronic Registration Systems	Cherry Ridge Township	
Fox Carmela J			168,750.00
Livingstone James	Mortgage Electronic Registration Systems	Lake Township	
Livingstone Andrea C			93,864.00
Samson Travis	Honesdale National Bank	Honesdale Borough	
Samson Mary M			206,500.00
Indian Rocks Property Owners Association	Wayne Bank	Salem Township	
Lopalo Christopher	Honesdale National Bank	Paupack Township	
			169,000.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Palmer Richard E Jr Palmer Susan I	Palmer Richard E Jr Palmer Susan I	Texas Township 1 & 2	
Mercado William	Mercado William Mercado Ana Maria Mercado Melody Maria	Manchester Township	
Mercado William	Mercado William Mercado Ana Maria Mercado Melody Maria	Manchester Township	
Mercado William	Mercado William Mercado Ana Maria Mercado Melody Maria	Manchester Township	
Tucker Benjamin Tucker Gail M	Tucker Gail M	Dyberry Township	
Tucker Benjamin Tucker Gail M	Tucker Gail M	Dyberry Township	Lots 53 & 65
Tenth & Church Street R J J R	Dime Bank Sixty Nine Wellwood Ave L L C	Honesdale Borough Palmyra Township	Lot 3
Route Six Enterprises	Hawley Commercial Property L L C	Palmyra Township	
Diamond Michael J Diamond Marian T	Fallacaro Vincent Fallacaro Beth	Paupack Township	Lot 19 R
Branham Sarah A	Branham Sarah A Branham Christina M	Damascus Township Damascus & Manchester Twps Manchester Township Manchester & Damascus Twps	
Slakoper Phillip M Slakoper Barbara J	Martirano Anthony Martirano Jennifer	South Canaan Township	
Olszar Lukasz Olszar Megan	Lamm Jonathan	Sterling Township	
Pagluighi Anthony Pagluighi Barbara Newman Barbara	Hays Bryan	Paupack Township	Lot 109
Madura John Jr Barnes Gerard	Pawelic Renata L Horst Walter H	Paupack Township Paupack Township	Lot 522
Jones Arthur H Jones Elizabeth D	Mustac Bruno A Mustac Lisa H	Lehigh Township	Lot 124
Wittekind Margaret B	K L Farms	Scott Township	
Dickson Timothy Dickson Andrea	Tomaiko Gerard	Lake Township	Lot 117
Didder Ridge L L C	Didder Ridge L L C	Palmyra Township	
Wallenpaupack Free Methodist Church Inc	Wallenpaupack Free Methodist Church Inc	Paupack Township	
Kinzinger Gordon William Kinzinger Gail Ann	W R G Real Estate	Cherry Ridge Township	
Howell Alfred J Ind & Exr Sleepy Summit	Bresset Michael T Est	Mount Pleasant Township	Lot 1
Howell A Emerson Est Howell Marie E Est Roegner Milton D			

Smith Marguerite S Est AKA Smith Marguerite Est AKA Lewis Evelyn A Exr Salak David A Exr	Thorpe John Randall	Waymart Borough	
Unger Mark E	Diprofio Frank	Lehigh Township	
Unger Carol A	Diprofio Kathy Lou		Lot 128
Pittelli Patrick P	Shaw Kimberly	Scott Township	Lots 7 & 8
Pane Michaelene	Pane Michael	Salem Township	
Pane Michael Pane Maria MacDonald Maria			Lots 249 & 251
Edward L Drake Trust Marie G Drake Trust Drake Daniel E Tr	Heckler Michael Heckler Teresa	Paupack Township	
Bidwell Robert L Maurer Pamela I	Maurer Pamela A Maurer Robert A	Salem Township	
Hevko Larysa Hevko Iryna Abramov German	Avolio Steven J Avolio Jocelyn	Lake Township	Lot 49
Noll Jeanne M Noll Joseph R	Erdmann Kevin Erdmann Maria Delpilar	Lehigh Township	Lot 14
Bibergal Iris	Daniels Thurman Daniels Amy	Lehigh Township	Lot 27
Kincel Ventures	Eyer Mark E Eyer Lauren J	Lehigh Township	
Werner Betty M Est Werner Gregory Exr Villani Jayne Werner Exr Werner Gregory Werner John Miller Susan Werner Villani Jayne Werner Millan Ann Werner	Lyman Joseph L Lyman Elysa F	Lehigh Township	
R B F Properties Inc	Juresich Holdings Inc	Honesdale Borough	
Ellis Robert J Ellis Denise M Ufolla Monica L	Ufolla Anthony J	Damascus Township	
Hiller Diane	Kier Thomas A Kier Maria L	Dreher Township	Lots 3 & 4
Bates Jay M	Yannis Daniel R	Clinton Township 1	
Catanzaro Stephanie	Kost Michael	Dreher Township	
Crowe Arlea M Exr Mendini Douglas A Est	Davis John Davis Brescia	Lake Township	Lot 11A
Pacini Cindy R Yothers Tiffany	Yothers Nathan	Lake Township	

Rude John Remsen Sr Est AKA Remsen John Est AKA Rude John Est AKA Rude John R Est AKA Rude John R Sr Est AKA Rude Dwight W Exr Rude John R II Exr	Cornell Leslie P	Clinton Township 1	
Rettstadt George C	Rettstadt George C Lutz William J	Dreher Township	
Garrison Garry W Garrison Ann F	Garrison Garry W Garrison Ann F Garrison Garry W Jr	Lake Township	Lot 3124
L A Commercial Services Wayne County Industrial Development Authori	L A Investments W C B Realty Corp	Honesdale Borough	
D & D Property Management II D & D Property Management III	Samson Travis Samson Travis	Honesdale Borough	
Fasceski Margaret D	Fasceski Alex E Fasceski Joan A	Lebanon Township	Lot 2
Koskovich Frank W	Figured Carl E Figured Patricia A	Sterling Township	Lot 1
Lawrence John Oney Tilden G III	Morea David Bullock Katherine J	Lehigh Township	Lot 36 Lot 6
Kravetsky Thomas E Kravetsky Elaine J	Smith Matt	Preston Township	Lot 2
Bainbridge William T Bainbridge Janie L	Szwonder Sebastian R Szwonder Magdalena	Paupack Township	Lot 9

LEGAL JOURNAL
OF WAYNE COUNTY, PA
22nd Judicial District
Vol. 1 • APRIL 1, 2011 • Honesdale, PA • No. 3

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CASES REPORTED

Joseph Francski aka Joseph Francski, Jr et al. Plaintiff.
NewPen Exploration, LLC and
Southwestern Energy Production Company, Defendants

**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, and other matters of legal interest. It is published every Friday by the Wayne County Bar Association.

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Sub. 3 / Ethics 0

Feb. 2, 2017

2:00 p.m.–3:15 p.m.

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Buying & Selling a Business

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Feb. 3, 2017

12:00 p.m.–4:15 p.m.

Course #9367G

From File to Trial: 8 Keys to Success in Court and Beyond

*Sub. 5 / Ethics 1**

Feb. 24, 2017

8:30 a.m.–3:30 p.m.

Course #9743G

Estate Planning: Beyond the Basics

Sub. 5 / Ethics 1

Mar. 2, 2017

9:00 a.m.–4:30 p.m.

Course #9722G

Sentencing in Pennsylvania State Courts

Sub. 4 / Ethics 0

Mar. 9, 2017

12:00 p.m.–4:30 p.m.

Course #9561G

Using & Abusing the Residential Agreement of Sale

Sub. 3 / Ethics 0

Mar. 16, 2017

12:00 p.m.–3:15 p.m.

Course #9705G

Selecting & Influencing Your Jury (Susan Jones – PEG)

Sub. 6 / Ethics 0

Mar. 23, 2017

8:30 a.m.–3:30 p.m.

Course #9448G

The Law of Arrest Search and Seizure in Pennsylvania

*Sub. 3 / Ethics 1**

Mar. 29, 2017

12:00 p.m.–4:15 p.m.

Course #9723G

Estates and Litigation Proceeds

Sub. 3 / Ethics 0

Apr. 10, 2017

9:00 a.m.–12:15 p.m.

Course #9562G

How to Handle Small and Insolvent Estates

Sub. 3 / Ethics 0

Apr. 24, 2017

9:00 a.m.–12:15 p.m.

Course #9640G

Advising the Closely Held or Family Owned Business

Sub. 4 / Ethics 0

Apr. 25, 2017

12:00 p.m.–4:30 p.m.

Course #9565G

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