

WAYNE COUNTY BAR ASSOCIATION

OFFICIAL LEGAL JOURNAL

OF WAYNE COUNTY, PA



January 20, 2017
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Honesdale, PA



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Court of Common Pleas 22nd Judicial District:

The Hon. Raymond L. Hamill
President Judge

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

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The Official Legal Publication of Wayne County, Pennsylvania



Legal Journal of Wayne County

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

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

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

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

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

MESSAGE FROM THE
WAYNE COUNTY BAR ASSOCIATION



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

PRICING & RATES

Notice Pricing

One time Insertions

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

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

Subscription Rates

Per Year

Mailed Copy	\$100
Emailed Copy	Free

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

WAYNE COUNTY OFFICIALS

Judge of the Court of Common Pleas

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

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Ronald J. Edwards
Linus H. Myers

Court Administrator

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Sheriff

Mark Steelman

District Attorney

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Prothonotary, Clerk of The Court

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Steven Burlein, Esq.

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Joe Adams

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Deborah Bates

Coroner

Edward Howell

Auditors

Carla Komar
Judy O’Connell
Kathleen A. Schloesser

Jury Commissioners

Judith M. Romich
Patricia Biondo

Raising the Bar



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

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

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

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

Hours: Available Upon Request

ACCEPTING DONATIONS NOW!

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

COURT CALENDAR

Monday, January 23, 2017

Time 9:00 AM - 9:30 AM
Subject Arbitrations
Nick/ K. Martin/Schloesser
Ford Motor Company 334-2016-CV Gorberg/Russell
Witkowski v Zeiler 225-2015-CV Abrahamsen/Kelly
HH&K v. Gewirtz 191-2016-CV Howell/Feldman
Discover v. Schiefer 328-2016 Weinberg/Flink/

Rich/ Burlein/Gruber

Portfolio v. Vizcaino 284-2016-CV Polas/Pro Se
Portfolio v. Storm 298-2016-CV Polas/Pro Se
Portfolio v. Bradbury 324-2016-CV Polas/Pro Se
Portfolio v. Bradbury 302-2016-CV Polas/Pro se

Time 9:00 AM - 9:30 AM
Subject PFA
Location PFA
Booth v. Ciarrocchi 21-2017-DR
Utegg v O'Donnell 24-2017-dr

Time 9:00 AM
Subject Status Conferences
9:00 Ariel Landowners v Michael Lehutsky 446-15-CV O'Brien/Lehutsky
9:15 Ariel Landowners v Robert Swingle 447-15-CV O'Brien/Fischer
9:30 Birnkrant v. Owen 408-2016-CV Goldenziel/ Pro Se
9:45 Vanker v. GSP Management 143-2016-CV Henry/Rydzewski
10:00 Besko Outdoor Media v. Arena Barn and Gill & Theodore
261-2016-CV Batyko
10:15 Trotter & Trotter V. Association of Property Owners of the Hideout
337-2016-CV Mulcahey/Janc
10:30 Leon & Perrier v. Highland Physicians, WMH, 417-2016-CV
Pokiniewski/Perry/Montoro/Shwed/Lafferty
10:45 Spall v. Orr Industries & T.E. Spall 185-2016-CV Rydzewski/
Stofko/Nealon
11:00 Longo/Walpole v. Benitez & TD Bank 116-2016-CV Gregory/Pro Se
11:15 Salem Heights v. Smith 279-2016-CV Clause/Farrell
11:30 Hiller v. Batcher/Camp Umpys 444-2015-CV Meagher/Clause

Time 11:00 AM
Subject In Re: Estate of Leonard 103-2016-OCD
Location Settlement of Small Estate

Time 1:30 PM
Subject In Re: E.B. 41-2016-JV
Location Contested Finding of Fact
DA/Burlein
Nicole Hendrix, Nicole

Time 1:30 PM
Subject In re: A.K.Y. 13-2016-AD
Location TPR
Rechner/Farley

Tuesday, January 24, 2017

Time 9:00 AM
Subject Boehmer v. Boehmer 587-2014-DR
Contempt Hearing and Pre Trial Conference
Zimmer/Bugaj

Time 9:00 AM
Subject Motions Court

Time 9:30 AM
Subject Civil Rule Returnable

Portfolio v. Barrett 370-2014 Polas
Ellen Memorial Health v. Imburgio 201-2014 Burlein
New Century Financial Services v. Buono 214-2014 Grimes
Deutsche Bank v. Cottone 256-2014 Diskin
Nationstar Mortgage v. Rastello 479-2014 Diskin
Pennymac Corp. v. Zaborowski 406-2014 Davis
DLJ Mortgage Capital v. Xenos 489-2014 Dieterick
Gilpin v. Barillo 373-2012 Barna/Petorak/Walker
Bayly v. Sensentine 395-2012 Gregory/Anderson
Moser v. Briggs 648-2012 Magnotta

Time 9:30 AM
Subject Fell v. Hock, Jr. 215-2007-DR
Location Contempt (x2)
Campbell/Ruggiero

Time 10:00 AM
Subject Dime Bank v. Morris/Smith 540-2016-CV
Location Petition to Strike/Open Judgement
Martin/ Pro Se √
Judge Conway

Time 10:00 AM
Subject Non-supports if necessary
Hughes v. Gyurkovic 5-2012-DR

Time 10:00 AM
Subject Tax Claim Distribution
Location 602-2016-cv
Schloesser/

Time 10:30 AM
Subject Bortree v. Bortree 340-2016-DR
Location Motion for Sanctions
Lehutsky/Notarianni

Time 11:00 AM
Subject Bank of America v. Vallone 200-2016-CV
Location Motion for Summary Judgement
Miller/Farrell √

Time 11:00 AM
Subject In Re: J.S. 15-2016-Adoption
Location Adoption
Howell

Time 11:30 AM
Subject In re: A.Y. 21-2014-DP (Judge)
Location Permanency Review
Rechner/Ellis/Campbell

Time 11:30 AM
Subject In re: J.H. 557-2016-cv
Location Name Change
Pro Se (Moved from 12/27/16)

Time 1:00 PM
Subject Dependency Court
1:00 Z.T. 1-2017 Dependency (Master) Rechner/
1:30 K.D. 2-2017 & K.D 3-2017 (Judge) Rechner/Farley/Ellis/Campbell √
2:00 K.G. 8-2016 (Perm Review) Wilson/Henry/Ellis/Nardozzi (Master)
3:00 11,12,13,14,15-2016 (Perm Review) Rechner/Henry/Ellis √ (Judge)
3:30 A.K. 36-2016-DP (Judge) Anderson/Campbell/Wilson

Time 1:30 PM - 3:30 PM
Subject Waggle v Woodland Hills 1108-2009-cv
Location Contempt/Clarification of Stipulation
Moffitt/Bugaj

Wednesday, January 25, 2017

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

Time 9:00 AM - 9:30 AM
Subject CIVIL RULE RETURNABLES
Hall v. Educations Affiliates 705-2013 Clause/ Sileo

Time 9:00 AM
Subject Delinquent Status Reports/Certification of Notice
Estate of Knee 132-2016-OCD Bishop/
Estate of Ciccotelli 160-2013-OCD Thomas/

Time 9:30 AM
Subject MAGDITS V. MAGDITS 61-2012-DR
Location Plaintiff's Objection to Masters Report
Pro Se/ Brown

Time 10:00 AM
Subject Com v Haymond 439-2015-cr
Location NJ trial
DA/Henry

Time 1:00 PM
Subject In Re: T.K. 1-2017-JV
Location Disposition Hearing
DA/Brown

Thursday, January 26, 2017

Time 9:00 AM
Subject Motions Court

Time 9:30 AM
Subject Commonwealth Matters
265-2016 Jaggars, Warren Farley
6-2016 Wilson, Daniel Campbell
220-2016 Heater, Kayla Ellis
112-2016 Neil, John Burlein
245-2016 Walker, Jack Ellis
244-2016 McKeeby, Christina Ellis
252-2016 Black, Richard Zimmerman
120-2016 Arjune, Michael Thompson
114-2015 Webb, James Zimmerman

Time 11:00 AM
Subject Com v Witkowski 449-2015-cr; 450-2015-cr
Location Competency Hearing
DA/Shrive

Time 1:30 PM
Subject Commonwealth Matters
Rule Returnable
117-2016-MD Keffer, Anthony
78-2015 Cuda, Brett Lampman

Time 3:00 PM
Subject Comm v. Smith 26-2016-SA
Location Summary Appeal
DA/Burlein

Time 3:30 PM
Subject In Re: C.W. 42-2016-JV
Location Contested Finding of Fact (Judge)
DA/Ellis√

Friday, January 27, 2017

Time 9:00 AM
Subject PFA

Time 10:00 AM
Subject Commonwealth Matters
296-2016 Shupe, Curtis Burlein
207-2016 West, Samuel Bugaj
114-2015 Webb, James A. Zimmerman

Time 10:30 AM
Subject In RE: L.J. 47-2016 JV
Location Uncontested ADJ (Arbitration Room)
DA/Farrell

Time 11:00 AM - 12:00 PM
Subject Gravity v Gilligan 659-2015-cv
Location Landlord/Tenant Hearing
Fischer/Germain

CUSTODY CALENDAR

Monday, January 23, 2017

Time 9:00 AM - 9:30 AM
Subject Arbitrations

Time 1:15 PM - 1:45 PM
Subject Estate of Joseph Tunis (32069)
Estate Hearing (Bates)
Bugaj/Farrell/Valvano

Time 2:15 PM
Subject Paradis v. Bumbarger
Custody Conference (Wilson)

Tuesday, January 24, 2017

Time 9:15 AM
Subject Reeseey v. Reeseey 509-2016-DR
Custody Conference (Schloesser) THIRD FLOOR
Pro Se/ Rechner

Wednesday, January 25, 2017

Time 9:15 AM
Subject Siebecker v Siebecker 266-DR-2015
Divorce Hearing (Schloesser)
Martin/Borland/

Time 1:15 PM
Subject Pearson v. Pearson 419-2016-DR
Custody Hearing (Wilson)
Campbell/ Pro Se

Thursday, January 26, 2017

Time 9:15 AM
Subject Storms v. Stroms 388-2015-DR
Custody Hearing (Wilson)
Martin/Nardozzi

Time 1:15 PM
Subject Steele v. Hendrickson 570-2016-DR
Custody Hearing (Wilson)
Bugaj/Rechner

Friday, January 27, 2017

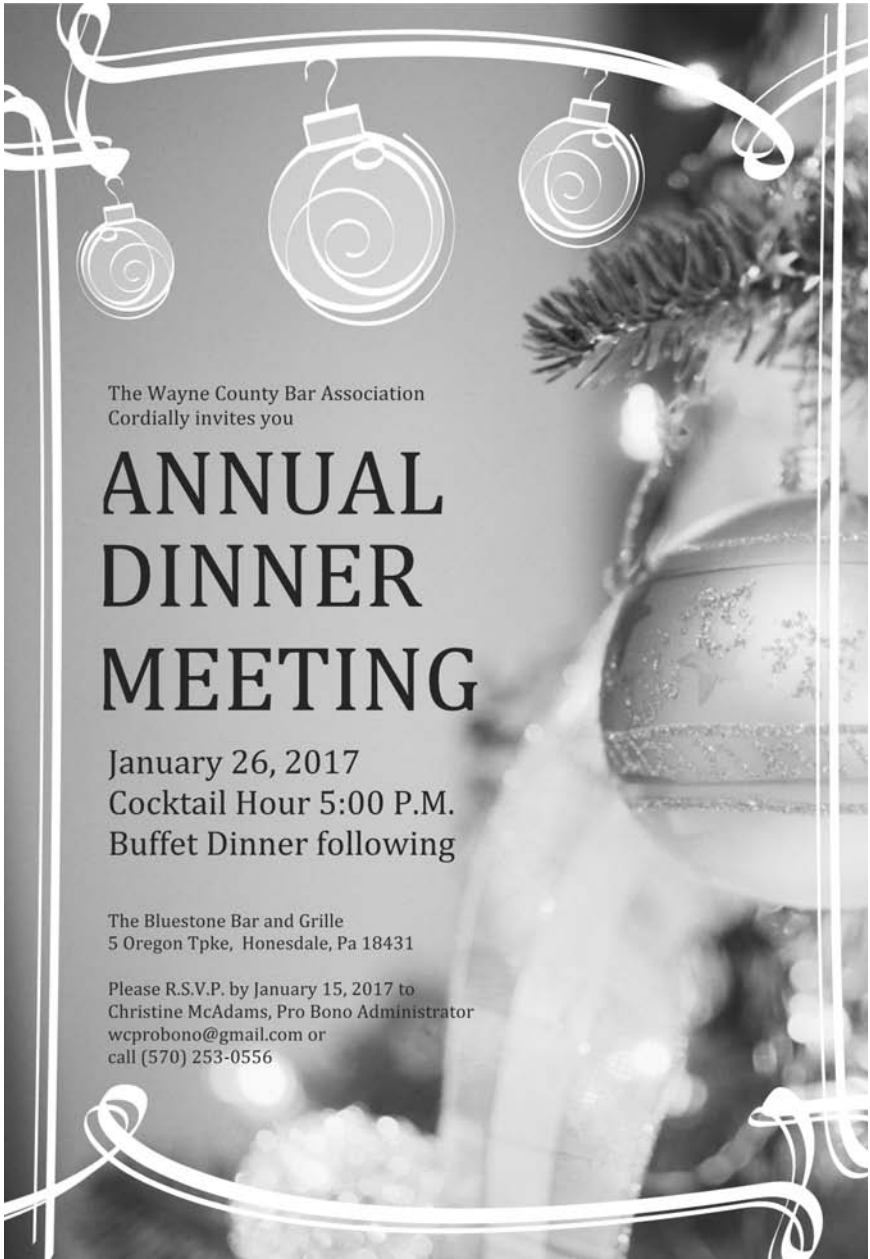
Time 9:15 AM
Subject Greiner v Greiner 3-2017-DR
Custody Conf (Schloesser)

Time 10:15 AM
Subject Cuellar v. Moyer 138-2009-DR
Custody Conference (Schloesser)
Nardozzi

Time 11:15 AM
Subject McKane v. Leader 12-2017-DR
Custody Conference (Schloesser)

Time 1:15 PM
Subject Johannes v. Johannes 615-2016-DR
Custody Conference (Schloesser)
Bugaj/ Krause (Howell)

Time 3:15 PM
Subject Almonte v. Riedel 1-2017-dr
Custody Conference (Schloesser)



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
wcpobono@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.

ESTATE NOTICE

Notice is hereby given, that Letters Testamentary have been granted to Charles R. Weniger, Executor of the Estate of Ruth S. Weniger, late of Bethany, Wayne County, Pennsylvania who died on December 30, 2016. All persons indebted to said Estate are required to make payment and those having claims or demands to present the same without delay to the Executor, Charles R. Weniger c/o Mark R Zimmer, Esquire, 1133 Main Street, Honesdale, PA 18431.

1/20/2017 • 1/27/2017 • 2/3/2017

ESTATE NOTICE

Estate of Vaudine Mary Lyon, deceased of Paupack Township, Wayne County, Pennsylvania. Letters Testamentary on the above estate having been granted to Thomas J. Lyon, Executor, all persons indebted to the said estate

are requested to make payment, and those having claims to present the same without delay to his attorney, Anthony J. Magnotta, Esquire, 1307 Purdytown Turnpike, Lakeville, PA 18438

1/20/2017 • 1/27/2017 • 2/3/2017

ESTATE NOTICE

In Re: Estate of Irene Chamak Late of Lake Ariel, (died July 7, 2016) Notice is hereby given that Letters Testamentary on the above Estate have been granted on December 1, 2016 to Carol Sudano and Debra Saffer Taylor. All persons indebted to the said Estate are required to make payments and those having claims to present the same without delay to the Executrix named above or to Robert J. Murphy, Esq., 208 Chestnut Street, Dunmore, Pennsylvania, 18512,

Robert J. Murphy, Esq.
Attorney for the Estate

1/20/2017 • 1/27/2017 • 2/3/2017

EXECUTRIX NOTICE

Estate of Thomas Lamberton Late of Lake Ariel
EXECUTRIX
Amt Derrick
976 Cortez Road
Jefferson Township, PA 18436
ATTORNEY

David I. Fallk
227 Penn Avenue
Scranton, PA 18503

1/13/2017 • 1/20/2017 • 1/27/2017

EXECUTOR NOTICE

Estate of Diana Marie Utegg AKA
Diana Dill AKA Diana McConnell
AKA Diana Smith
Late of Cherry Ridge Township
EXECUTOR
William McConnell
1982 Lake Ariel Highway
Lake Ariel, PA 18436
ATTORNEY
Frances Gruber, Esq.
214 Ninth Street
Honesdale, PA 18431

1/13/2017 • 1/20/2017 • 1/27/2017

EXECUTOR'S NOTICE

Estate of Allen F. Wyckoff
Late of Lehigh Township
EXECUTOR
William Wyckoff
5 Wyckoff Way
Gouldsboro, PA 18424
ATTORNEY
Timothy B. Fisher II, Esq.
525 Main Street, PO Box 396
Gouldsboro, PA 18424

1/13/2017 • 1/20/2017 • 1/27/2017

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

OTHER NOTICES

**NOTICE OF FILING OF
CERTIFICATE OF
ORGANIZATION**

TAKE NOTICE THAT a Certificate of Organization was filed with the Department of State. The name of the Limited Liability Company is 1903 Properties LLC. This Limited Liability Company has been organized under the provision pursuant to 15 Pa. C.S. 8913. Solicitor: Matthew L. Meagher, Esquire, 1018 Church Street, Honesdale, Pennsylvania 18431.

1/20/2017

NOTICE

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

In The Matter of Names of
Katelyn Marie Jaycox

Change of Name

No. 611 Civil 2016

NOTICE

Notice is hereby given that, on the 16th day, December 2016, the petition of Katelyn Marie Jaycox, was filed in the above-named court, requesting an order to change the name of Katelyn Marie Jaycox to Katelyn Marie Donat.

The court has fixed the 21st day, February, 2017, at 1:30 p.m. in Court Room No. 2, of the Wayne County Court House, 925 Court Street, Honesdale PA, as the time and place for the hearing on said petition, when and where all interested parties may appear and show cause, if any, why the request of the Petitioners should not be granted.

ALFRED G. HOWELL, ESQUIRE
Attorney for Petitioner
109 Ninth Street
Honesdale, PA 18431
Tel.: (570) 253-2520
Fax: (570) 253-7896

1/20/2017

**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
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

**SHERIFF'S SALE
FEBRUARY 8, 2017**

By virtue of a writ of Execution instituted First National Bank of PA issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 8th 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 or parcel of land located in Dreher Township, Wayne County, Pennsylvania, being described as follows:

Being Lot No. 10, Containing 3.38 acres as shown on a map of lands of Nu-found-Hi Lands dated June, 1973, Prepared by Karl A. Henning R.S. and recorded in Wayne County, Pennsylvania, in Plat Book 22, page 47.

Tax Parcel ID: 08-0-0026-0014

Address: 169 Charphill Drive,
Newfoundland, PA 18445

Being the same property conveyed to Michael Tietjen who acquired title by virtue of a deed from Pocono Custom Homes, Inc., dated December 3, 2007, recorded December 18, 2007, at Document ID 200700013171, and recorded in Book 3432, Page 160, Wayne County, Pennsylvania records.

Seized and taken in execution as property of:
Michael Tietjen 504 Cranberry
Creek Road CRESCO PA 18326

Execution No. 97-Civil-2016
Amount Due: \$323,528.17 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.

Kimberly A. Bonner Esq.

1/13/2017 • 1/20/2017 • 1/27/2017

**SHERIFF'S SALE
FEBRUARY 8, 2017**

By virtue of a writ of Execution instituted Federal National Mortgage 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 8th 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 piece or parcel of land together with the buildings and improvements thereon, situated, lying and being in the

Borough of Hawley, County of Wayne and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the southerly side of a Public Road leading from Hawley Village to Paupack Eddy; thence along the southerly side thereof, South sixty-one and one-half (61 1/2) degrees East sixty (60) feet to a post; thence by lands late of Joseph Atkinson, Deceased, South thirty-four (34) degrees West one-hundred eighty-three (183) feet to a post; thence North sixty-one and one-half (61 1/2) degrees West sixty (60) feet to a post; thence North thirty-four (34) degrees East one hundred eighty-three (183) feet to the place of beginning.

CONTAINING one-quarter (1/4) of an acre of land, be the same more or less.

EXCEPTING AND RESERVING out of and from the South end of the land above described, a piece sold to New York Lake Erie Railroad Company for railroad purposes.

TOGETHER with all rights of way and UNDER AND SUBJECT to all covenants, reservations, restrictions and conditions of record, as found in the Chain of Title.

BEING the same premises conveyed by Brian Michael Jones to Verna R. Jones and Brian Michael Jones, her son, by Deed dated September 22, 2006 in the

Wayne County Recorder of Deeds Office to Record Book 3134, Page 178.

PARCEL IDENTIFICATION NO:
10-0-0005-0102, TAX ID #:
011826

IMPROVEMENTS: Residential dwelling

Seized and taken in execution as property of:
Brian Michael Jones 824 Church Street HAWLEY PA 18428
Lauren Jones 824 Church Street HAWLEY PA 18428

Execution No. 173-Civil-2016
Amount Due: \$89,877.43 Plus additional costs

November 15, 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.

Jeniece D. Davis Esq.

1/13/2017 • 1/20/2017 • 1/27/2017

**SHERIFF'S SALE
FEBRUARY 15, 2017**

By virtue of a writ of Execution instituted Deutsche Bank National Trust Company, as Trustee for CDC Mortgage Capital Trust 2002-He1, Mortgage Paas-Through Certificates, Series 2002-He1 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 15th 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, parcel or piece of ground situate in the Township of Sterling, County of Wayne and Commonwealth of Pennsylvania, being Lot Number 33, Bear Drive, Section Number 2 Southern Area, on a plot or plan of lots known as, 'Pocono Springs Estates, Inc.' as laid out by R.N. Harrison, Civil Engineer, Hackettstown, NJ, dated May 1968 and recorded in the Office of the Recorder of Deeds Office in Honesdale, Pennsylvania, in Plot Book 10 page 54 and Plot Book 13 page 28.

BEING THE SAME premises

which Daniel J. Sullivan, by indenture and intended to be recorded at Honesdale, Pennsylvania, in the Office for the Recording of Deeds, in and for the County of Wayne, granting and conveying unto Rudolph L. Bolling, in fee.

TITLE TO SAID PREMISES IS VESTED IN by Deed from Daniel J. Sullivan to Rudolph L. Bolling dated September 5, 2001, Recorded September 12, 2001 in Bk Number 1847 and Page 254.

Tax Parcel: 26-0-0002-0239

Premises Being: 33 Bear Drive, Newfoundland, PA 18445-2006

Improvements thereon:
RESIDENTIAL DWELLING

Seized and taken in execution as property of:
Rudolph L. Bolling 33 Bear Drive, Pocono Springs, Newfoundland PA 18445

Execution No. 194-Civil-2016
Amount Due: \$66,329.09 Plus additional costs

November 15, 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.

Vishal J. Dobaria Esq.

1/20/2017 • 1/27/2017 • 2/3/2017

**SHERIFF'S SALE
FEBRUARY 15, 2017**

By virtue of a writ of Execution instituted U.S. Bank, N.A., as Trustee of the Security National Mortgage Loan Trust 2006-2 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 15th 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 those certain pieces or parcels of land located in the Township of Damascus, County of Wayne, Commonwealth of Pennsylvania, and being more particularly described as follows:

PARCEL I: BEGINNING at a point or corner, located in the

centerline of Pennsylvania Legislative Route No. 63029, over the center of a stream, on the center of a concrete bridge spanning said stream, said point or corner being located, South 50 degrees, 09 minutes, 49 seconds West, 44.18 feet from the intersection or centerline of the aforesaid Pennsylvania Legislative Route No. 63029 with Township Route No. 566; thence, along the centerline of the aforesaid Pennsylvania Legislative Route No. 63029, the following: South 53 degrees 31 minutes 44 seconds West 47.58 feet, South 55 degrees, 52 minutes, 21 seconds West 44.82 feet, South 59 degrees, 15 minutes, 22 seconds West 40.69 feet, South 61 degrees, 39 minutes, 21 seconds West 62.61 feet and South 64 degrees 01 minutes, 11 seconds West 31.80 feet to a point or corner; thence, departing from said roadway and through the Fifth Parcel: of lands of William E. and Ellen B. Dennis the following: North 33 degrees, 12 minutes, 13 seconds West 219.50 feet to an iron pin corner set, North 23 degrees, 43 minutes 55 seconds West 71.76 feet to a point or corner and North 65 degrees, 59 minutes 58 seconds East 108.92 feet to a point or corner, located in the center of the aforementioned stream; thence along the center of the same, the following: South 52 degrees, 17 minutes, 10 seconds East 17.03 feet, South 56 degrees, 11 minutes, 14 seconds East 242.45 feet and South 43 degrees, 18 minutes, 46 seconds East 41.82 feet to the point of BEGINNING.

CONTAINING, within bounds, 1.157 acres of land, inclusive of that area occupied by water and road and utilities right of way.

PARCEL II: BEGINNING at a point or corner, located in the centerline of Pennsylvania Legislative Route No. 63029, over the center of a concrete bridge spanning said stream, said point or corner being common corner of PARCEL 1: herein previously described; thence, departing from said roadway, along line of lands of PARCEL I: herein previously described, along the center of the aforesaid stream, the following: North 43 degrees, 18 minutes, 46 seconds West 41.82 feet, North 56 degrees, 11 minutes, 14 seconds West 242.45 feet and North 52 degrees, 17 minutes, 10 seconds west 17.03 feet to a point or corner; thence departing from said stream and continuing along line of lands of PARCEL I: herein previously described, South 65 degrees, 59 minutes, 58 seconds West 108.92 feet to a point or corner; thence, through the Fifth Parcel: of lands of William E. and Ellen B. Dennis, the following: North 23 degrees 43 minutes, 55 seconds West 83.46 feet to an iron pin corner set, North 33 degrees, 23 minutes, 20 seconds West 125.30 feet to an iron pin corner set North 27 degrees, 13 minutes, 09 seconds East 264.47 feet, crossing the aforesaid stream, to the centerline of Township Route No. 566; thence along the centerline of the same, the

following: South 31 degrees, 51 minutes, 17 seconds East 147.87 feet, South 31 degrees, 05 minutes, 55 seconds East 194.17 feet, South 33 degrees, 08 minutes, 41 seconds East 31.83 feet, South 37 degrees, 24 minutes, 03 seconds East 32.30 feet, South 39 degrees East 134.86 feet to a point or corner, located at the intersection of centerlines of said Township Route No. 566 with the aforesaid Pennsylvania Legislative Route No. 63029; thence along the centerline of said Pennsylvania Legislative Route 63029, South 50 degrees, 09 minutes, 49 seconds West 44.18 feet to the place of BEGINNING.

CONTAINING, within bounds, 1.998 acres of land, inclusive of that area occupied by water and road and utilities right of way.

EXCEPTING AND RESERVING to Kenneth Smith and Joan Smith, his wife, their rights to use and pay for water from the lands of Dennis as per the Agreement recorded in Wayne County Deed Book 397 at page 284 and recorded on October 18, 1982.

Fee Simple Title Vested in Lori A. DeCristofaro by deed from Kirby L. Kline, dated August 18, 2003, recorded July 22, 2004, in the Wayne County Recorder of Deeds Office in Deed Book Volume 2548, Page 92 and Instrument Number 200400008229.

Seized and taken in execution as property of:
Kirby L. Kline 2001 N. 2nd Street

HARRISBURG PA 17102
Lori A. DeCristofaro 52 Lenox
Court, Apt. 52 PISCATAWAY NJ
08854

The Unknown Heirs, Executors,
Administrators and Devisees of the
Estate of Jean F. Kline, Deceased
181 Calkins Road HONESDALE
PA 18431

Execution No. 305-Civil-2016
Amount Due: \$52,399.22 Plus
additonal costs

November 21, 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.**

Jessica N. Manis Esq.

1/20/2017 • 1/27/2017 • 2/3/2017

CIVIL ACTIONS FILED

*FROM DECEMBER 24, 2016 TO DECEMBER 30, 2016
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2010-00356	KELCH ANGELA L	12/27/2016	WRIT OF EXECUTION	8,769.63
2010-00356	HONESDALE NATIONAL BANK GARNISHEE	12/27/2016	WRIT EXEC/GARNISHEE	—
2015-90125	RUMAIN JOHN	12/28/2016	SATISFACTION	2,029.47
2016-00260	CURYK ELEANOR R	12/27/2016	WRIT OF EXECUTION	63,598.23
2016-00260	CURYK STEPHEN	12/27/2016	WRIT OF EXECUTION	63,598.23
2016-00260	UNKNOWN SURVIVING HEIRS OF ELEANOR R CURYK	12/27/2016	WRIT OF EXECUTION	63,598.23
2016-00326	BIRD GEORGE F	12/27/2016	DEFAULT JUDGMENT	209,861.23
2016-00326	BIRD GEORGE F	12/27/2016	WRIT OF EXECUTION	209,861.23
2016-00504	PADULA DONALD G	12/27/2016	DEFAULT JUDGMENT	2,170.93
2016-00632	MILLER MARY LOU DEL ROSSO	12/29/2016	QUIET TITLE	—
2016-00632	TITLE SEARCH SPECIALISTS LLC	12/29/2016	QUIET TITLE	—
2016-21133	ORTMAN RICHARD G	12/27/2016	JP TRANSCRIPT	1,885.26
2016-21134	ORTMAN CAROLYN	12/27/2016	JP TRANSCRIPT	1,623.46
2016-21135	COUTTS LINDA	12/27/2016	JP TRANSCRIPT	1,407.20
2016-21135	COUTTS LINDA M A/K/A	12/27/2016	JP TRANSCRIPT	1,407.20
2016-21136	BROWN ALBERT	12/27/2016	MUNICIPAL CLAIM	392.60
2016-21136	BROWN BRENDA	12/27/2016	MUNICIPAL CLAIM	392.60
2016-21137	RAVNIKAR ANTHONY	12/27/2016	MUNICIPAL CLAIM	380.38
2016-21138	GERSTEN MICHAEL	12/28/2016	FEDERAL TAX LIEN	59,747.55
2016-21138	GERSTEN MERRIDY	12/28/2016	FEDERAL TAX LIEN	59,747.55
2016-21139	LOWE GINA MARIE	12/28/2016	JP TRANSCRIPT	9,982.26
2016-21140	GRANESE NEIL	12/28/2016	JP TRANSCRIPT	2,522.11
2016-21140	GRANESE ROSE J	12/28/2016	JP TRANSCRIPT	2,522.11
2016-21141	GYLES BRIAN	12/28/2016	JP TRANSCRIPT	4,582.85
2016-21141	GYLES KAYLA	12/28/2016	JP TRANSCRIPT	4,582.85
2016-21142	SCHOLL MIKE	12/29/2016	JP TRANSCRIPT	5,168.03

CIVIL APPEALS — AGENCIES: OTHER

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00636	HONESDALE NATIONAL BANK PLAINTIFF/APPELLEE	PLAINTIFF	12/30/2016	—
2016-00636	WARUNEK MICHAEL DEFENDANT/APPELLANT	DEFENDANT	12/30/2016	—

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

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00625	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	12/27/2016	—
2016-00625	WILLIAMS MARY H	DEFENDANT	12/27/2016	—
2016-00626	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	12/27/2016	—
2016-00626	MENARD MATTHEW R	DEFENDANT	12/27/2016	—

CONTRACT — DEBT COLLECTION: OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00629	DCFS TRUST	PLAINTIFF	12/27/2016	—
2016-00629	ROMANENKO MARIA	DEFENDANT	12/27/2016	—
2016-00631	MURPHY DAVID W	PLAINTIFF	12/28/2016	—
2016-00631	HIBBS WILLIAM	DEFENDANT	12/28/2016	—
2016-00631	HIBBS LOGGING	DEFENDANT	12/28/2016	—
2016-00631	HIBBS LORI	DEFENDANT	12/28/2016	—
2016-00633	BOYCE PHILIP	PLAINTIFF	12/29/2016	—
2016-00633	GOLDFINGER AARON	PLAINTIFF	12/29/2016	—
2016-00633	STEWART BUSO PATRICIA	DEFENDANT	12/29/2016	—
2016-00633	BUSO PATRICIA STEWART	DEFENDANT	12/29/2016	—
2016-00633	BUSO CAMPANA FABRIZIO P	DEFENDANT	12/29/2016	—
2016-00633	CAMPANA FABRIZIO P BUSO	DEFENDANT	12/29/2016	—

CONTRACT — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00634	DUFFY JUDY	PLAINTIFF	12/30/2016	—
2016-00634	GARVIN CONSTRUCTION INC	DEFENDANT	12/30/2016	—

MISCELLANEOUS — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00627	BIG BASS LAKE COMMUNITY ASSOC	PLAINTIFF	12/27/2016	—
2016-00627	DONNELLY PATRICK	DEFENDANT	12/27/2016	—
2016-00627	DONNELLY JACQUELINE	DEFENDANT	12/27/2016	—
2016-00628	BIG BASS LAKE COMMUNITY ASSOC	PLAINTIFF	12/27/2016	—
2016-00628	NASS IRENE S	DEFENDANT	12/27/2016	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

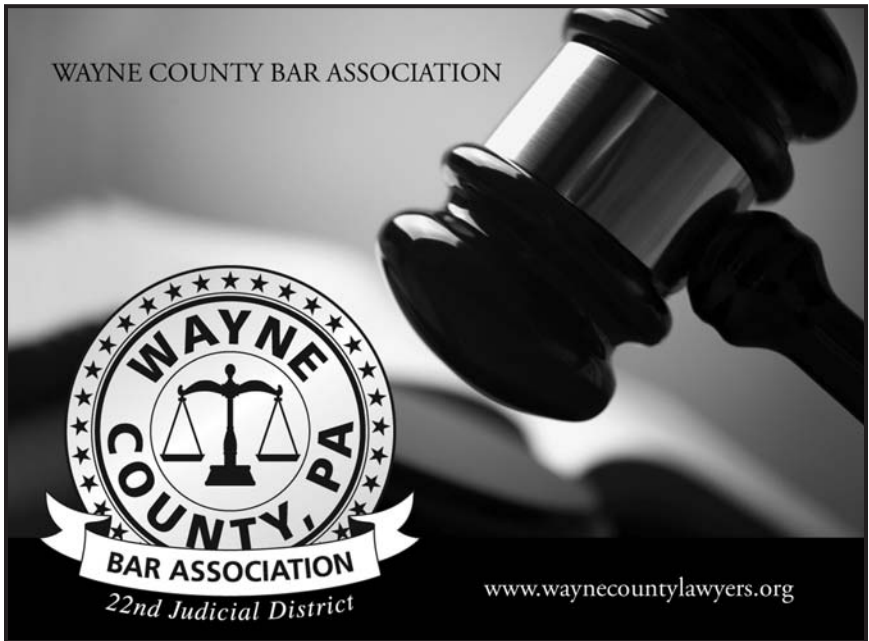
CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00635	FEDERAL NATIONAL MORTGAGE ASSO	PLAINTIFF	12/30/2016	—
2016-00635	FANNIE MAE	PLAINTIFF	12/30/2016	—
2016-00635	PARRELL JOSEPH	DEFENDANT	12/30/2016	—
2016-00635	PARRELLA AMBER	DEFENDANT	12/30/2016	—
2016-00637	LSF9 MASTER PARTICIPATION TRUS	PLAINTIFF	12/30/2016	—
2016-00637	DONNINI JENNIFER	DEFENDANT	12/30/2016	—
2016-00637	LAPENTA CONNIE	DEFENDANT	12/30/2016	—
2016-00638	DITECH FINANCIAL LLC F/K/A	PLAINTIFF	12/30/2016	—
2016-00638	GREEN TREE SERVICING LLC	PLAINTIFF	12/30/2016	—
2016-00638	BAKKER NICHOLAS H	DEFENDANT	12/30/2016	—

REAL PROPERTY — QUIET TITLE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00632	KHOURY GLENN	PLAINTIFF	12/29/2016	—
2016-00632	MILLER MARY LOU DEL ROSSO	DEFENDANT	12/29/2016	—
2016-00632	TITLE SEARCH SPECIALISTS LLC	DEFENDANT	12/29/2016	—

TORT — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00630	FANSLAU ALEXA	PLAINTIFF	12/27/2016	—
2016-00630	CURTIS JAMIE	DEFENDANT	12/27/2016	—



MORTGAGES AND DEEDS

*RECORDED FROM JANUARY 9, 2017 TO JANUARY 13, 2017
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Giordano Eileen B	Mortgage Electronic Registration Systems	Salem Township	118,800.00
Payne William	Dime Bank	Paupack Township	
Payne Lisa			360,000.00
Rybak Eliece	Laurel Flowers Revocable Trust	Damascus Township	40,000.00
Leaf Edward J	Mortgage Electronic Registration Systems	Mount Pleasant Township	
Leaf Gerard H			100,000.00
Leaf Eric			
Leaf Ryan			
Hill Hunter Adam AKA	P S Bank	Damascus Township	
Hill Hunter A AKA			92,053.00
Hardler Chelsea Brook AKA			
Hardler Chelsea B AKA			
Fritz Brothers Inc	Ridd Susan	Honesdale Borough	
Fritz Bros Inc		Honesdale Boro & Cherry Ridge Cherry Ridge Township Cherry Ridge Twp & Honesdale	550,000.00
Valanda Edward C III	Honesdale National Bank	Cherry Ridge Township	40,000.00
Dibble Rita M	P S E C U	Texas Township	
Dibble Edward F Jr AKA			15,000.00
Dibble Edward F AKA			
Siepiela Samuel C	F N C B Bank	Texas Township	
Hessling Mary Jane			25,000.00
Abbott Diane Miller	F N C B Bank	Cherry Ridge Township	
Abbott R Jeffrey			75,000.00
Vass Jacqueline A	Valor Federal Credit Union	Salem Township	
Vass George J			66,000.00
Diehl Jason	Mortgage Electronic Registration Systems	Damascus Township	
Diehl Andrea L			150,000.00
Fitzpatrick Peter J	Bank Of America	Lake Township	
Fitzpatrick Marian P			77,000.00
Kern Harold	N B T Bank	Lake Township	
Munoz Geraldine			120,800.00
Dowling Endeavors	Wayne Bank	Honesdale Borough	80,000.00
Rybak Eliece	Dime Bank	Damascus Township	30,000.00
Korb Ellen	Honesdale National Bank	Texas Township 1 & 2	150,000.00

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

Hanicak David	Mortgage Electronic Registration Systems	Salem Township	
Hanicak Lonnie			284,500.00
Hnatko Vanessa M	Mortgage Electronic Registration Systems	Honesdale Borough	
McConnell Cole R			125,656.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Khiterer Inna By Af	Giordano Eileen B	Salem Township	
Kroll Andreas By Af			Lot 2591
Eckel Philip Af			
Simpkins Derek B	Payne William	Paupack Township	
Simpkins Pamela L	Payne Lisa		Lot 136 & 137
Ocwen Loan Servicing	Housing & Urban Development	Honesdale Borough	
Olver Andrew J II	Rybak Eliece	Berlin Township	
Schweinsburg Elaine Marie Olver			Lot 1
Rybak Eliece Cynthia Olver			
Derrick Trudy Jean Olver			
Stanton Julie Margaret Olver			
Rybak Eliece	Olver Randy D	Berlin Township	
	Olver Desiree		Lot 1
Sarantis Ioannis	Zieres Dennis C	Berlin Township	
Sarantis Vasiliki	Zieres Janie E		
Laurel Flowers Revocable Trust	Rybak Eliece	Damascus Township	
Flowers Laurel Tr			
Ferrante Damon A	Ferrante Albert W	Lehigh Township	
Ferrante Ronette S			Lot 370
Goode Paul	Goode Paul	Paupack Township	
	Goode Judith G		Lot 18
Leaf Edward J	Leaf Edward J	Mount Pleasant Township	
Leaf Gerard H	Leaf Gerard H		
Leaf Gerald H	Leaf Eric		
Leaf Eric	Leaf Ryan		
Leaf Ryan			
Stinnard Allan G	Stinnard Kurt Allan	Dyberry Township	
Stinnard Rosemary L			
Freddie Mac AKA	Hill Hunter Adam AKA	Damascus Township	
Federal Home Loan			
Mortgage Corporation AKA	Hill Hunter A AKA		Lot 1
Udren Law Office	Hardler Chelsea Brook AKA		
	Hardler Chelsea B AKA		
Buczowski Ellen E	Buczowski Ellen E	Dreher Township	
	Buczowski John R		Lot 15
	Martinez Gabriela P		

Cole Robert	Cole Family Trust Cole Robert Tr Cole Deborah Tr	Scott Township	Lot 1
Ruffino Stephen John Exr McKenna John C Est AKA McKenna John Est AKA	Ruffino Stephen John	Lake Township	Lot 2666
Pitluk Paul Pitluk Andrea J	Metlitsky Leonid Vasserman Margarita	Salem Township	Lot 706
Samsre McGinnis Robert J Jr	Hawley Commercial Property	Palmyra Township	Lot 1R
Fritz George Fritz Charles Fritz Brothers Fritz Brothers Inc Fritz Bros Inc	Fritz Bros Inc	Honesdale Borough	
Burke William R Burke Ronnie S	Parrella Jonathan Parrella Deborah Flach Michael	Paupack Township	Lot 202
Ketterer John M Ketterer Norma K	Hannon Todd Joseph Hannon Carol Avila Avilahannon Carol	Damascus Township	
Weniger Donald J	Schwartz Leonard S Schwartz Margery Brecker	Honesdale Borough	
Bardi Peter Est Lzykowicz Anna Marie Exr	Bard I Joseph H	Salem Township	Lot 129
Zizzo John	Zizzo John Andrew Tr Zizzo Family Irrevocable Living Trust Zizzo Justine Zizzo John	Damascus Township	
Bayly Charles E	Diefenbach Peter B Diefenbach Allyson	Berlin Township	
Ohl Michelle By Sheriff Ohl David A By Sheriff	Fannie Mae	Palmyra Township	
Fritz Kevin P Sosa Kelly J	Fritz Kevin P	Honesdale Borough	Lot 3
Bank Of New York Mellon Tr By Af	Avery Leasing Company	Berlin Township	
Ditech Financial L L C Af			
Cangialosi Richard P Esposito Debra J	Richard P Cangialosi Revocable Living Trust Cangialosi Richard P Tr	Preston Township	
Esposito Debra J Cangialosi Richard P	Debra J Esposito Revocable Living Trust Esposito Debra J Tr	Preston Township	
Abdo Kristen	Gardas Joseph	Texas Township 1 & 2	Lot 16
Booths Francis Leon Jenkins Dianne M	Jenkins Dianne M Jenkins Dianne M	Clinton Township 1 Clinton Township 1	
Simmons Douglas G AKA Simmons Douglas AKA	Simmons Douglas G Spellman Rosemary Soden Kristen Kreidler Shannon	Berlin Township	

Bisignani Susan	Bisignani Robert M Bisignani Susan AKA Bisignani Susan H AKA	Salem Township	Lot 54
Wilk Robert	Uchic Steven Cole Kenneth S Meholic David	Lehigh Township	Lots 3 & 4
Klama Raymond Klama Dolores	Rosol Wac Law Rosol Dabuta	Lehigh Township	Lots 462 & 463
Blaylock Julianna By Sheriff	Tigue Thomas	Damascus Township Damascus & Berlin Townships Berlin Township Berlin & Damascus Townships	Lot 63 Lot 63
Ksiazek Jessica Dunn James M AKA Dunn James AKA Ksiazek Carolee Ksiazek John	Citibank Tr	Lake Township	Lot 351
Ridgeway Dorothy Hanicak David	Korb Ellen Hanicak David	Texas Township 1 & 2 Salem Township Hanicak Lonnie	
Verlo Inc	Hnatko Vanessa M McConnell Cole R	Honesdale Borough	



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Sub. 4 / Ethics 0

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

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Course #9565G

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