

WAYNE COUNTY BAR ASSOCIATION

OFFICIAL LEGAL
JOURNAL
OF WAYNE COUNTY, PA



22nd Judicial District

March 17, 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 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

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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.

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WAYNE COUNTY OFFICIALS

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

Magisterial District Judges

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Ronald J. Edwards
Linus H. Myers

Court Administrator

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Sheriff

Mark Steelman

District Attorney

Janine Edwards, Esq.

Prothonotary, Clerk of The Court

Edward “Ned” Sandercock

Chief Public Defender

Steven Burlein, Esq.

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Deborah Bates

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Auditors

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Kathleen A. Schloesser

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Judith M. Romich
Patricia Biondo

Raising the Bar



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

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

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

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

Hours: Available Upon Request

ACCEPTING DONATIONS NOW!

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

CRIMINAL CASES

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

HONESDALE, PA - MARCH 9, 2017

JEFFREY DYSER, age 30 of Beach Lake, PA, was sentenced to the Wayne County Correctional Facility for a period of not less than 60 days followed immediately by 60 months less 60 days in the Intermediate Punishment Program for one count of DUI, a Misdemeanor of the 1st Degree. He was also ordered to pay the cost of prosecution, pay a fine in the amount of \$1,500.00, be placed on House Arrest with Electronic and Alcohol Monitoring through the SCRAM Program for a period of 90 days, pay restitution in the amount of \$10,476.47, participate in and cooperate with the drug and alcohol addiction treatment, complete the Alcohol Highway Safety Program, and perform 100 hours of community service within 6 months. The incident occurred on August 14, 2016, in Damascus Township, PA. His BAC was .260%.

JOHN HANSON, age 45 of Honesdale, PA, was sentenced to the Wayne County Correctional Facility for a period of not less than 3 months nor more than 23 1/2 months for one count of Simple Assault, a Misdemeanor of the 2nd Degree and one count of Public Drunkenness, a Summary offense.. He was also ordered to pay the cost of prosecution, pay a fine in the amount of \$250.00, undergo a drug and alcohol evaluation, and complete an anger management course. The incident occurred on October 8, 2016, in Honesdale Borough, PA.

KEITH MULLIN, age 31 of Honesdale, PA, was sentenced to the Wayne County Correctional Facility for a period of not less than 30 days nor more than 23 1/2 months for one count of Endangering the Welfare of Children as a Parent/Guardian, a Misdemeanor of the 1st Degree. He was also ordered to pay the cost of prosecution, comply with all aftercare treatment recommendations, undergo a mental health evaluation, and comply with all recommendations of Wayne County Children and Youth. The incident occurred on October 1, 2016, at approximately 1:30 am in Honesdale Borough outside a local bar at which time the defendant left a toddler in the vehicle for 30 -45 minutes.

BRITTANY BANSCHER, age 21 of Hawley, PA, was sentenced to the Wayne County Correctional Facility for a period of not less than 3 days nor more than 6 months for one count of DUI, an ungraded Misdemeanor. She was also ordered to pay the cost of prosecution, pay a fine in the amount of \$1,000.00, participate in and cooperate with the drug and alcohol addiction treatment, and complete the Alcohol Highway Safety Program. The incident occurred on May 5, 2016, in Hawley Borough, PA. Her blood test showed the presence of controlled substance.

WILLIAM L. CURE, age 43 of Milford, PA, was sentenced to the Wayne County Correctional Facility for a period of not less than 5 days nor more than 6 months for one count of DUI, an ungraded Misdemeanor. He was also ordered to pay the cost of prosecution, pay a fine in the amount of \$300.00, participate in and cooperate with the drug and alcohol addiction treatment, and complete the Alcohol Highway Safety Program. The incident occurred on July 20, 2014, in Honesdale Borough, PA. His BAC was .350%.

RODNEY GOLSON, age 19 of Honesdale, PA, was sentenced to the Wayne County Correctional Facility for a period of not less than 2 months nor more than 23 1/2 months for three counts of Theft by Unlawful Taking or Disposition, a Misdemeanor of the 1st Degree. He was also ordered to pay the cost of prosecution, pay a fine in the amount of 100.00, pay restitution in the amount of \$624.00, undergo a drug and alcohol evaluation, and obtain employment within 30 days of parole. The incident occurred on July 9, 2016, in Honesdale Borough, PA.

CHARLES GANZENMULLER, age 41 of Lords Valley, PA, was sentenced to the Wayne County Correctional Facility for a period of not less than 1 month nor more than 23 1/2 months for one count of Home Improvement Fraud, a Misdemeanor of the 1st Degree. He was also ordered to pay the cost of prosecution, pay a fine in the amount of \$300.00, pay restitution in the amounts of \$10,000, \$1,640, and \$600.00, and obtain employment within 30 days of parole. The incident occurred on November 10, 2015, in Lake Township, PA.



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

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DONALD MILLER JR., age 28 of Waymart, PA, was sentenced to the Wayne County Correctional Facility for a period of not less than 6 months nor more than 12 months for one count of Disorderly Conduct, a Misdemeanor of the 3rd Degree. He was also ordered to complete an anger management course and undergo a mental health evaluation. The incident occurred on August 14, 2015 in Canaan Township, PA

CHRISTINA FARRACHI, age 25 of Lake Ariel, 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 and perform 40 hours of community service and have her operator's privilege suspended for a period of 60 days. The incident occurred on July 27, 2016 in Cherry Ridge Township, PA. Her blood test showed the presence of controlled substance.

DISTRICT ATTORNEY'S OFFICE — PRESS RELEASE

March 10, 2017 — Janine Edwards, Wayne County District Attorney, announced today that Kevin Gugliotta, age 55, from Mahwah, New Jersey pled guilty to Dissemination of Photos/Film of Child Sex Acts, a Felony of the 3rd Degree, for which he faces up to 7 years incarceration and a \$15,000.00 fine. By pleading guilty to Dissemination of Photos/Film of Child Sex Acts, Gugliotta is subject to registration as a sex offender for 25 years under Megan's Law as a Tier II offender.



Gugliotta is also required to be evaluated by the Sexual Offenders Board to determine if he meets the criteria to be deemed a Sexually Violent Predator. He is scheduled for sentencing on June 8, 2017 at 9:30 am at the Wayne County Courthouse.

Gugliotta downloaded child pornography to his personal laptop located at his secondary address in an apartment in Gouldsboro, Lehigh Township, Wayne County. Gugliotta then uploaded the files to a chat website called chatstep.com, which is an online group chat site. The website then provided cyber tips to law enforcement about the child pornography. Gugliotta uploaded files on 20 separate occasions during the summer of 2016 in Wayne County.

Gugliotta, a Roman Catholic Priest, maintained a primary residence in New Jersey.

District Attorney Edwards stated "This is a difficult crime to investigate not only because it involves the most innocent of victims, children, involved in sex acts but also because it involved a technically advanced investigation. Many agencies including my office, the Monroe County District Attorney's Office, the Lehigh Township Police Department, and the Toms River, New Jersey police worked together in order to make sure this crime brought to the filing of charges against this defendant."

LEGAL NOTICES

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

ESTATE NOTICES

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

ADMINISTRATOR NOTICE

Estate of Donna S. Gilpin AKA
Donna Gilpin
Late of Lake Township
ADMINISTRATOR
William J. Gilpin
724 Keystone Rd.
Lake Ariel, PA 18436
ADMINISTRATRIX
Nicole K. Klikus
122 Apple Lane
Hawley, PA 18428
ATTORNEY
John F. Spall
2573 Route 6
Hawley, PA 18428

3/17/2017 • 3/24/2017 • 3/31/2017

EXECUTOR NOTICE

Estate of Amanda Arpino AKA
Amanda R. Arpino
Late of Lake Township
EXECUTOR
Jason Makowski
4041 South Fairway Drive

Lake Ariel, Pennsylvania 18436
ATTORNEY
Vern S. Lazaroff, Esq.
123 Blueberry Drive
Milford, Pennsylvania 18337

3/17/2017 • 3/24/2017 • 3/31/2017

ADMINISTRATRIX NOTICE

Estate of Ronald E. Smith
Late of Sterling Township
ADMINISTRATRIX
Veronica Smith
632 George Street
Norristown, PA 19401
ATTORNEY
Michael D. Walker, Esq.
PO Box 747
Hamlin, PA 18427

3/17/2017 • 3/24/2017 • 3/31/2017

EXECUTOR NOTICE

Estate of Vilma Putre
Late of Damascus Township
EXECUTOR
Robert Henry Putre
PO Box 143
New Baltimore, NY 12124
ATTORNEY
Nicholas A. Barna
831 Court Street
Honesdale, PA 18431

3/17/2017 • 3/24/2017 • 3/31/2017

EXECUTRIX NOTICE

Estate of Lilly Marie Tonnessen
AKA Lilly Tonnessen
Late of Texas Township
EXECUTRIX
Mary Ann Ryan
PO Box 224
Beach Lake, PA 18405
ATTORNEY
John F. Spall
2573 Route 6
Hawley, PA 18428

3/17/2017 • 3/24/2017 • 3/31/2017

**ESTATE OF JOAN F. FAUST
a.k.a. JOAN K. FAUST
Late of Damascus, Pennsylvania
(Died November 27, 2016)**

Letters Testamentary having been granted to Howard C. Faust. All persons having claims against the Estate or indebted to the Estate shall make payment or present claims to Douglas P. Thomas, Esquire, 415 Wyoming Avenue, Scranton, Pa 18503.

3/10/2017 • 3/17/2017 • 3/24/2017

ESTATE NOTICE

Estate of David J. Berhman, deceased of Palmyra Township, Wayne County, Pennsylvania. Letters Testamentary on the above estate having been granted to Joshua D. Berhman, Administrator, 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, Suite A,
Lakeville, PA 18438.

3/10/2017 • 3/17/2017 • 3/24/2017

ESTATE NOTICE

Estate of Kenneth G. Hoch, Sr., deceased of Palmyra Township, Wayne County, Pennsylvania. Letters Testamentary on the above estate having been granted to Richard L. Hoch, Executor, all persons indebted to the said estate are requested to make payment, and those having claims to present the same without delay to her attorney, Anthony J. Magnotta, Esquire, 1307 Purdytown Turnpike, Suite A, Lakeville, PA 18438

3/10/2017 • 3/17/2017 • 3/24/2017

ADMINISTRATOR NOTICE

Estate of Almeda E. Gilpin AKA Almeda Gilpin
Late of Dreher Township
ADMINISTRATOR
Leonard W. Gilpin, Jr.
49 Crestmont Drive
Newfoundland, PA 18445
ATTORNEY
Michael D. Walker, Esq.
PO Box 747
Hamlin, PA 18427

3/10/2017 • 3/17/2017 • 3/24/2017

ESTATE NOTICE

Estate of Arthur H. Holmes, late of Berlin Township, Wayne County, Pennsylvania. Any person or persons having claim against or indebted to estate present same to: Arlene V. Holmes 156 Mill Dam Road, Stone Ridge, New York, 12484 and Edward A. Homes 51 Milanville Road, Beach Lake, Pennsylvania, 18405; Attorney for Estate: Zachary Jennings, Esquire, 303 Tenth Street, Honesdale, Pennsylvania, 18431.

3/10/2017 • 3/17/2017 • 3/24/2017

ESTATE NOTICE

NOTICE IS HEREBY GIVEN, that Letters of Administration have been issued in the Estate of Roy F. Perkin, a/k/a Roy Perkin, a/k/a Roy F. Perkins, a/k/a Roy Perkins, who died on January 1, 2017, late resident of 198 Perkins Pond Road, Beach Lake, PA 18405, to Alicia Cornell, Administratrix of the Estate. All persons indebted to said estate are required to make payment and those having claims or demands are to present the same without delay to Alicia Cornell, c/o The Law Offices of HOWELL & HOWELL, ATTN: ALFRED J. HOWELL, ESQUIRE, Attorney for the Estate, at 109 Ninth Street, Honesdale, PA 18431.

**ALFRED J. HOWELL, ESQUIRE
ATTORNEY FOR THE ESTATE**

3/3/2017 • 3/10/2017 • 3/17/2017

ESTATE NOTICE

NOTICE IS HEREBY GIVEN, that Letters Testamentary have been issued in the Estate of Margie J. Townsend, a/k/a Margie Townsend, who died on January 6, 2017, late resident of 7 Falls Rd., Susquehanna, PA 18847, to Beverly A. Budrick, Executrix of the Estate. All persons indebted to said estate are required to make payment and those having claims or demands are to present the same without delay to the Beverly A. Budrick c/o Law Offices of HOWELL & HOWELL, ATTN: ALFRED G. HOWELL, ESQUIRE, Attorney for the Estate, at 109 Ninth Street, Honesdale, PA 18431.

**ALFRED G. HOWELL, ESQUIRE
ATTORNEY FOR THE ESTATE**

3/3/2017 • 3/10/2017 • 3/17/2017

EXECUTOR NOTICE

Estate of William R. McCabe AKA Bill McCabe
Late of Waymart Borough
EXECUTOR
Sebastian J. Kiraly
216 Ridge St.
Honesdale, PA 18431

3/3/2017 • 3/10/2017 • 3/17/2017

ADMINISTRATOR NOTICE

Estate of Floyd James Schmitz
AKA Floyd Schmitz
Late of Scott Township
CO-ADMINISTRATOR

Karen Schmitz
1623 Scott Center Rd.
Susquehanna, PA 18847
CO-ADMINISTRATOR
Kirk Schmitz
1623 Scott Center Rd.
Susquehanna, PA 18847
ATTORNEY
Nicholas A. Barna
831 Court Street
Honesdale, PA 18431

3/3/2017 • 3/10/2017 • 3/17/2017

EXECUTOR NOTICE

Estate of Mary Ann Hand
Late of Salem Township, Wayne
County, PA
EXECUTOR
Lawrence L. Hand
708 Summersong Lane
Encinitas, CA 92024

3/3/2017 • 3/10/2017 • 3/17/2017

OTHER NOTICES

**FIRST AND FINAL
ACCOUNTING NOTICE**

TAKE NOTICE THAT THE
FOLLOWING ACCOUNT HAS
BEEN FILED WITH THE COURT
OF COMMON PLEAS OF
WAYNE COUNTY AND WILL
BE PRESENTED FOR
CONFIRMATION ON APRIL 13,
2017 AT 11:00 A.M. IN THE
WAYNE COUNTY
COURTHOUSE, HONESDALE,
PENNSYLVANIA. FIRST AND
FINAL ACCOUNT OF THE
HONESDALE NATIONAL
BANK, TRUSTEE FOR THE

BARBARA TYRRELL
REVOCABLE TRUST, TRUST
UNDER AGREEMENT OF
BARBARA TYRRELL,
TRUSTOR.

3/17/2017 • 3/24/2017

LEGAL NOTICE

**NOTICE OF
INCORPORATION**

In accordance with the Business Corporation Law of the Commonwealth of Pennsylvania, a corporation by the name of NSX Consultants, Inc., has been organized under the Provisions of the Business Corporation Law of 1988, P.S. 1444, as amended, for the purpose of any and all legal business in the Commonwealth of Pennsylvania including but not limited to home building, construction, and all other items authorized under the Business Law of 1988 as amended. Said Articles of Incorporation having been filed with the Department of State on January 31, 2017.

ALFRED G. HOWELL, Esquire
HOWELL & KRAUSE
109 Ninth Street
Honesdale, Pennsylvania 18431
(570) 253-2520

3/17/2017

NOTICE OF ORGANIZATION

Notice is hereby given that a Certificate of Organization for Domestic Limited Liability Company for Carachilo's

Amusements, LLC, a Pennsylvania limited liability company, was filed on February 22, 2017 and accepted by the Commonwealth of Pennsylvania, Dept. of State in accordance with the provisions of the Pennsylvania Limited Liability Company Law of 1994 as amended.

Herlands & Levine

3/17/2017

**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
MARCH 29, 2017**

By virtue of a writ of Execution instituted Ditech Financial LLC, issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 29th day of March, 2017 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

All that certain piece, parcel or tract of land situate in the Borough of Honesdale, (formerly Township of Texas), County of Wayne, State of Pennsylvania, and known as Lot No. Nineteen (19) of the survey

made by Lewis Collins for T.B. Clark and Company, May 20 and 21, 1890, bounded and described as follows:

Beginning at a point on the West of Wood Street adjoining the southeast corner of Lot No. 16 and running westward one hundred (100) feet along line of Lot No. Sixteen (16) to a corner; thence at right angles southward fifty (50) feet along the line of Lot No. Eighteen (18) to a corner; thence eastward one hundred (100) feet along the line of Lot No. Twenty-eight (28) to Wood Street; thence northward fifty (50) feet along the West side of Wood Street to the place of Beginning. Containing five thousand (5,000) square feet of land be the same more or less.

Map and Parcel ID: 11-0-0004-0055

Being known as: 7 Wood Street, Honesdale, Pennsylvania 18431.

Title to said premises is vested in Eleanor R. Curyk by deed from Jeffrey G. Herzog and Donna M. Herzog dated December 14, 1988 and recorded December 14, 1988 in Deed Book 500, Page 214. Thereafter, the said Eleanor R. Curyk died on March 21, 2013, and Letters of Administration were granted to Daniel N. Capuano on November 13, 2013, whereupon on May 29, 2015, Daniel N. Capuano died and at this time no substitute has been appointed to administer such estate in his place

and stead thereby vesting title in Stephen Curyk, Known Surviving Heir of Eleanor R. Curyk and Unknown Surviving Heirs of Eleanor R. Curyk by operation of law.

Seized and taken in execution as property of:

Stephen Curyk, Known Surviving Heir of Eleanor R. Curyk 7 Wood Street, HONESDALE PA 18431
Unknown Surviving Heirs of Eleanor R. Curyk 7 Wood Street HONESDALE PA 18431

Execution No. 260-Civil-2016
Amount Due: \$63,598.23 Plus additional costs

January 17, 2017
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

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

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

WILL FORFEIT DOWN PAYMENT.

Andrew L. Markowitz, Esq.

3/3/2017 • 3/10/2017 • 3/17/2017

**SHERIFF'S SALE
MARCH 29, 2017**

By virtue of a writ of Execution instituted Freedom 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 29th day of March, 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 and parcel of land, lying, situate and being in the Township of Dreher, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the center of Pennsylvania Route 507 (SR 0507) and being the common corner of Parcels A and B as more specifically depicted upon a map showing lands of Ethel Akers, dated May 22, 1991, as surveyed by Harry F. Schoenagel, P.L.S. and recorded in Wayne County Map 75 at Page 127; thence along the center of Pennsylvania Route 507 (SR 0507) North 59 degrees 27 minutes 40 seconds East 424.11 feet to a point in the center of roadway; thence continuing North 60 degrees 38 minutes 40

seconds East 100.04 feet to a point on the center of said roadway; thence 22 degrees 36 minutes 00 seconds East 122.50 feet to a set rebar; thence, North 82 degrees 45 minutes 35 seconds West 267.85 feet to a found iron pin; thence South 27 degrees 00 minutes 59 seconds West 46.28 feet to a found iron pin; thence, North 63 degrees 44 minutes 39 seconds West 38.71 feet to a found iron pin; thence, North 43 degrees 25 minutes 09 seconds West 48.82 feet to a found iron pin; thence, North 83 degrees 01 minutes 52 seconds West 175.15 feet to a found iron pipe; thence, North 83 degrees 10 minutes 39 seconds West 191.53 feet to a set iron pin, and being the common corner of Parcels A and B as referenced in the aforesaid map; thence South 25 degrees 14 minutes 33 seconds East along the common boundary line Parcel B a distance of 516.10 feet to the place and point of beginning.

CONTAINING 4.02 acres and being Parcel "A" as depicted upon the map showing lands of Ethel Akers, Dreher Township, Wayne County, Pennsylvania, dated May 22, 1991 as surveyed by Harry F. Schoenagel, P.L.S. and recorded of public record on February 5, 1992 in the office of the Recorder of Deeds in and for Wayne County, Pennsylvania.

HAVING erected thereon a dwelling known as 1533 Mill Creek Road, Newfoundland, PA 18445.

PARCEL NO. 8-352-77.0001.

BEING the same premises which John W. Akers, Jr., by Deed dated 11/18/2004 and recorded on 11/22/2004 in the Recorder's Office of Wayne County, Pennsylvania, Deed Book Volume 2657, page 63, granted and conveyed unto George F. Bird

Seized and taken in execution as property of:
George F. Bird 1533 Mill Creek Road, NEWFOUNDLAND PA 18445

Execution No. 326-Civil-2016
Amount Due: \$209,861.23 Plus additional costs

January 12, 2017
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

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

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

DAYS FROM DATE OF SALE.
FAILURE TO PAY BALANCE
WILL FORFEIT DOWN
PAYMENT.
Lois M. Vitti Esq.

3/3/2017 • 3/10/2017 • 3/17/2017

**SHERIFF'S SALE
MARCH 29, 2017**

By virtue of a writ of Execution instituted Dime Bank issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 29th day of March, 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 Borough of Honesdale, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING in the center of the highway or public road leading from Honesdale to Berlin; thence along the land formerly of Patrick Filbert, North eighty-four and one-half (84 2) degrees West twenty-eight (28) rods and fifteen (15) links to a stone wall corner; thence along the land formerly of Henry Heath, North nine (09) degrees West ten (10) rods and eight (08) links to a stone wall corner; thence along the land formerly of William Seaman,

**Professional
Office Space
For Rent
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Wayne County
Courthouse
570-470-4425**

South eighty-four and one-half (84 2) degrees East thirty-three (33) rods and four (04) links to the center of the highway or public road before mentioned; thence along the same, South seventeen and one-half (17 2) degrees West ten (10) rods and thirteen (13) links to the point or place of BEGINNING. CONTAINING two (02) Acres of land, be the same more or less.

EXCEPTING AND RESERVING out of the above described lands one (01) Acre of land which Alice Lynett by deed dated October 28th, 1919, and recorded in Wayne County Deed Book No. 112 at page 389, granted and conveyed unto Chauncey Allen, et. ux.

BEING the same premises which Henry M. Borsdam Trustee for David R. Borsdam and David R. Borsdam and Betty Jane Borsdam, husband and wife, by deed dated October 11, 1972 and recorded in Wayne County Deed Book 288 at page 139, granted and conveyed unto David R. Borsdam and Betty Jane Borsdam, husband and wife.

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.

Tax Parcel No. 11-0-0254-0049 and Control No. 015544.

Address being: 328 Cliff Street, Honesdale, PA 18431

Seized and taken in execution as property of:
David R. Borsdam 328 Cliff Street
HONESDALE PA 18431
Betty Jane Borsdam 328 Cliff
Street HONESDALE PA 18431

Execution No. 406-Civil-2016
Amount Due: \$271,999.92 Plus
additional costs

January 12, 2017
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE
NOTICE:**

That all claims to the property will be filed with the sheriff before the sale and all claims to the proceeds before distribution; That a sheriff's schedule of distribution will be in

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

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

David M. Gregory, Esq.

3/3/2017 • 3/10/2017 • 3/17/2017

**SHERIFF'S SALE
MARCH 29, 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 29th day of March, 2017 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THAT CERTAIN piece, parcel and lot of land situate in the Township of Lake, County of Wayne, Commonwealth of Pennsylvania, bounded and described as follows to wit:

BEING Lot Number 4 of Gravity

Railroad Estates, containing 9.4 acres of land, more or less, as shown on map of lands of Pennsylvania, dated May, 1979, prepared by James Hinton, Registered Surveyor, and recorded in the Office for the Recording of Deeds in and for Wayne County Pennsylvania in Map Book 41, Page 66.

Subject however to the same covenants, conditions and right of use regarding a drain field and septic system to the benefit of the owners, their heirs, successors and assigns of Lot #5 as set forth in Deed Book 518, Page 365-68 incl. with the Wayne County Recorder of Deeds Office.

ALSO SUBJECT to the same exceptions, restrictions, reservations and conditions as are contained in former deeds in the chain of title.

BEING the same premises which Franklin Bruce Werthwein and Margaret E. Werthwein, his wife, by their deed dated the 14th day of September, 1993, and recorded in Wayne County Record Book 854 at Page 210, granted and conveyed unto Joseph J. Tayoun, unmarried.

FURTHER BEING the same premises which the Tax Claim Bureau of Wayne County, Pennsylvania, by its deed dated the 9th day of September, 2013, and recorded in Wayne County Record Book 4649 at Page 61, granted and conveyed unto Jeffrey S. Treat.

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FURTHER BEING the same premises which Jeffrey S. Treat, by his deed dated the 30th day of June, 2014, and recorded in Wayne County Record Book 4738 at Pages 123-25, conveyed unto Lake 12685, LLC.

TAX MAP NO.: 12-0-0068-0005.-

PROPERTY ADDRESS: Lot #4 Stockfarm Road, Lake Ariel, PA 18436

Seized and taken in execution as property of:
Estate of Joseph J. Tayoun, Joseph Tayoun, III, Personal Representative 722 East Northampton Street WILKES BARRE PA 18706
LAKE 12685, LLC c/o Jeffrey S. Treat, 926 Court Street HONESDALE PA 18431

Execution No. 696-Civil-2015
Amount Due: \$74,698.81 Plus additional costs

January 17, 2017
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE

NOTICE:

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

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

Jeffrey S. Treat Esq.

3/3/2017 • 3/10/2017 • 3/17/2017

**SHERIFF'S SALE
APRIL 5, 2017**

By virtue of a writ of Execution instituted Deutsche Bank National Trust Co., as Trustee, in trust for the registered holders of Morgan Stanley ABS Capital I Inc. Trust 2006-HE6, Mortgage Pass-Through Certificates, Series 2006-HE6 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 5th day of April, 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 lying, situate and being in the Township of Paupack, County of Wayne and Commonwealth of Pennsylvania, laid out and plotted as Parcel R2 upon a certain map entitled "Map Showing Remainder Parcel Sandy Shore George J. and Joan G. Canovan", by William F. Schoengal, PLS, dated August 18, 2002 and intending to be simultaneously recorded herewith, and being more particularly bounded and described as follows:

Beginning at a set #4 rebar for a corner at the edge of a 33 feet wide right of way identified as S.R. 2002 - Lakeshore Drive, being the southernmost corner of the within described parcel; thence along the common boundary of Parcels R1 and R2 on the above referenced map the following five (5) courses and distances: (1) north 66 degrees 58 minutes 37 seconds west, 60.24 feet to a set #4 rebar; (2) north 86 degrees 23 minutes 53 seconds west, 78.76 feet to a set #4 rebar; (3) north 05 degrees 03 minutes 22 seconds east, 111.15 feet to a set #4 rebar; (4) north 80 degrees 06 minutes 26 seconds west, 58.85 feet to a set #4 rebar; and (5) south 78 degrees 14 minutes 53 seconds west, 105.26 feet to a set #4 rebar for a corner at the edge of the said Lakeshore Drive; thence north 11 degrees 45 minutes 07 seconds west, 133.23 feet to a point; thence north 37 degrees 00 minutes 41 seconds west, 106.52 feet to a point at the edge of Highland Drive; thence 53 degrees 00 minutes 11 seconds east, 48.66 feet


to a point in the center of the said Lakeshore Drive; thence south 28 degrees 18 minutes 09 seconds east, 3.63 feet to a point; thence north 47 degrees 51 minutes 38 seconds east, 156.85 feet to a point for a corner in the center of Swan Creek (passing two found iron pipes along this course); thence along the said Swan Creek the following four (4) courses and distances: (1) south 34 degrees 31 minutes 01 seconds east, 15.14 feet to a point; (2) south 54 degrees 03 minutes 45 seconds east, 149.04 feet to a point; (3) south 24 degrees 40 minutes 02 seconds east, 119.55 feet to a point; and (4) south 33 degrees 57 minutes 00 seconds east, 168.65 feet to a point in the middle of the aforesaid Lakeshore Drive; thence through Lakeshore Drive south 23 degrees 01 minutes 23 seconds west, 137.26 feet to the point and place of beginning.

Comprising within said boundaries Parcel R-2 on the above referenced map.

Title to said Premises vested in Patrick S. Johnsen and Marie T. Johnsen, husband and wife, as tenants by the entirety by Deed from ESP Investments, LLC dated December 13, 2005 and recorded on December 27, 2005 in the Wayne County Recorder of Deeds in Book 2945, Page 99.

Being known as: 329 Lakeshore Drive, Lakeville, PA 18438

Tax Parcel Number: 19-0-0010-0149



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

Seized and taken in execution as property of:

Patrick S. Johnsen 538 Easton

Road RIEGELSVILLE PA 18077

Marie T. Johnsen 538 Easton Road

RIEGELSVILLE PA 18077

Execution No. 49-Civil-2015

Amount Due: \$768,478.51 Plus additional costs

January 12, 2017

Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

That all claims to the property will be filed with the sheriff before the sale and all claims to the proceeds before distribution; That a sheriff's schedule of distribution will be in his office on a date specified by

him, not later than thirty (30) days after sale; and that distribution will be made in accordance with the schedule unless exceptions are filed within ten (10) days thereafter. No further notice of filing of the schedule of distribution need be given.

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

Robert W. Williams Esq.

3/10/2017 • 3/17/2017 • 3/24/2017

**SHERIFF'S SALE
APRIL 12, 2017**

By virtue of a writ of Execution instituted Quicken Loans, Inc. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 12th day of April, 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 land situate in the Township of Dreher, County of Wayne, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner in the center of the Public Road leading

from South Sterling to Newfoundland and in line of lands of William Wilder; thence along the center of the said public road South Eighteen (18) degrees West, three hundred twenty-four (324') feet to a corner; said corner being the northeast corner of lands about to be conveyed to Stanley Peet and Hazel Peet; thence along the line of land about to be conveyed to said Stanley Peet and Hazel Peet North Seventy-three (73) degrees thirty (30") minutes West one hundred eighty-six (186') feet to a corner in the line of lands of Lewis Osborne; thence along the line of lands of Lewis Osborne North Six (06) degrees forty-five (45") minutes East, a distance of fifty-nine (59') feet to a corner; thence still along the said lands North eighty-three (83) degrees West one hundred sixty-two (162') feet to a corner of lands of William Wilder; thence along the line of lands of William Wilder North Nineteen (19) degrees forty-five (45") minutes East, two hundred sixty-two and five tenths (262.5') feet to a corner; thence along the line of said William Wilder South seventy-eight (78) degrees forty-five (45") minutes East, three hundred fifty-one (351') feet to the place of BEGINNING. Bearings from the Magnetic Meridian of the year of 1948 and containing 2.32 of an acre of land be the same more or less.

NOTE: The Company is prohibited from insuring the area or quantity of the land. The Company does not represent that any acreage or

footage calculations are correct. References to quantity are for identification purposes only.

TAX MAP NO.: 08-0-0021-0016.-

COMMONLY KNOWN AS: 549 South Sterling Road, South Sterling, PA 18460

Seized and taken in execution as property of:
Dennis A. Foster 549 South Sterling Road SOUTH STERLING PA 18460

Execution No. 393-Civil-2016
Amount Due: \$170,165.21 Plus additional costs

January 20, 2017
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

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

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

WILL FORFEIT DOWN PAYMENT.
Matthew K. Fissel

3/17/2017 • 3/24/2017 • 3/31/2017

**SHERIFF'S SALE
APRIL 12, 2017**

By virtue of a writ of Execution instituted Federal National Mortgage Association ("Fannie Mae"), a Corporation organized and existing under the laws of The United States of America issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 12th day of April, 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:

ALLTHAT CERTAIN piece or parcel of land, situate, lying and being in the Township of Salem, County of Wayne and State of Pennsylvania, being more particularly Lot 436 & 437, Bear Tract of Indian Rocks at Lake Wallenpaupack, being bounded and described as follows:

PARCEL I:
BEGINNING at a point on the edge of a forty foot road known as Bruin Road said point being a common corner of Lots 435 and 436; thence along the common division line between Lots 435 and 436 North 49 degrees 19 minutes East, a distance of 100 feet to a point on line of Lot 533; thence

along the common division line between Lot 436, a part of Lot 533 and a part of Lot 534 South 40 degrees 41 minutes East, a distance of 50 feet to a point, said point being a common corner of Lots 436 and 437; thence along the common division line between Lots 436 and 437 South 49 degrees 19 minutes West, a distance of 100 feet to a point, said point being a common corner of Lots 436 and 437 and on line of Bruin Road; thence along line of Bruin Road North 40 degrees 41 minutes West, a distance of 50 feet to the point and place of BEGINNING.

Being all of Lot 436 and containing 5,000 square feet be the same more or less.

PARCEL II:

BEGINNING at a point on the edge of a forty foot road known as Bruin Road, said point being a common corner of Lots 436 and 437; thence along the common division line between Lots 436 and 437 North 49 degrees 19 minutes East, a distance of 100 feet to a point, said point being a common corner of Lots 436 and 437; thence along the common division line between Lots 437 and a part of Lot 534 and 535 South 40 degrees 41 minutes East, a distance of 50 feet to a point, said point being a common corner of Lots 437 and 438; thence along the common division line between Lots 437 and 438 South 49 degrees 19 minutes West, a distance of 100 feet to a point, on the edge of Bruin Road, said point being a common corner of Lots 436 and 437; thence along

the edge of Bruin Road North 40 degrees 41 minutes West, a distance of 50 feet to the point and place of BEGINNING.

Being all of Lot 437 and containing 5,000 square feet, be the same more or less.

ABOVE descriptions taken from a survey map dated December 27th, 1961 as surveyed by George E. Ferris, R.S., titled "Map of Lots at Indian Rocks, Bear Tract, Salem Township, Wayne Co., Pa.:"

UNDER AND SUBJECT to covenants, conditions and restrictions of record.

PARCEL III:

ALL THAT CERTAIN piece or parcel of ground in the Township of Salem, County of Wayne, State of Pennsylvania, in a plan of Indian Rocks, described as follows:

Lot numbered four hundred thirty-five (435) in BEAR TRACK number seven (7) Indian Rocks.

UNDER AND SUBJECT to covenants, conditions and restrictions of record.

PARCEL IV:

ALL THAT CERTAIN piece or parcel of land, situate, lying and being in the Township of Salem, County of Wayne and State of Pennsylvania, being more particularly Lot 534 Bear Tract, of Indian Rocks at Lake Wallenpaupack, being bounded and described as follows:

BEGINNING at a point on the edge of a forty foot road, known as Bear Rock Road, said point being a common corner of Lots 533 and 534; thence along the edge of said road South 40 degrees 41 minutes East 18.65 feet to a point; thence still along the edge of said road, North 89 degrees, 19 minutes East 87.65 feet to a point being a common corner of Lots 534 and 535; thence along the common division lines between Lots 534 and 535 South 49 degrees, 19 minutes West, a distance of 167.15 feet to a point, said point being on the line of Lot 437 and being a common corner of Lots 534 and 535; thence along the common division line between parts of Lots 437 and 436 and 534 North 40 degrees 41 minutes West, a distance of 75 feet to a point, said point being a common corner of Lots 533 and 534; thence along the common division line between Lots 533 and 534 North 49 degrees 19 minutes East, a distance of 100 feet to the point and place of Beginning.

BEING all Lot 534 and Containing 9,390 square feet be the same more or less.

ABOVE description being taken from a survey map dated December 27, 1961 as surveyed by George E. Ferris, R.S. and set forth a Map entitled "Map of Lots at Indian Rocks, Bear Tract, Salem Township, Wayne County, Pennsylvania.

Title to said premises is vested in Norma Bonilla, by Deed from John

W. Drusedum and Mary A. Drusedum dated August 28, 2007 and recorded August 30, 2007 in Deed Book 3364. Page 82.

Seized and taken in execution as property of:
Norma Bonilla 435-43 437-534
Indian aka 46 Bruin Road LAKE
ARIEL PA 18436

Execution No. 461-Civil-2016
Amount Due: \$96,890.00 Plus
additional costs

January 18, 2017
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE
NOTICE:**

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

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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.

3/17/2017 • 3/24/2017 • 3/31/2017

**SHERIFF'S SALE
APRIL 12, 2017**

By virtue of a writ of Execution instituted Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2003-4, Asset-Backed Certificates, Series 2003-4 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 12th day of April, 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 Cherry Ridge, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in line of lands of the former Grantors and Ribitzki, this point being in a stone wall two hundred ninety-nine and eighty-seven one hundredths (299.87') feet Southwest from the intersection of stone walls, said intersection being the accepted common corner of the former Grantor, Ribitzki and Brussels; thence along Ribitzki and a stone wall South thirty-eight (38°) degrees forty-seven (47) minutes twenty (20) seconds West six hundred seventy-five and forty-nine one hundredths (675.49') feet to an iron pipe corner, thence through lands now or formerly of Lapka and South of a tree row and stone

wall North fifty-eight (58°) degrees thirty-seven (37) minutes forty (40) seconds West four hundred forty-one and sixty-nine one hundredths (441.69') feet to an iron pipe corner in a stone pile along the Easterly edge of afarm lane; thence along the West side of a stone wall through lands of Lapka North thirty-eight (38°) degrees forty-seven (47) minutes twenty (20) seconds East seven hundred thirty-two and sixty-three one hundredths (732.63') feet to an iron pipe corner, thence South fifty-one (51°) degrees eleven (11) minutes forty (40) seconds East four hundred thirty-eight (438') feet to the place of BEGINNING.

CONTAINING therein seven and eight one hundredths (7.08) acres as surveyed by M.R. Zimmer & Associates in October, 1972. All bearings are on an assumed true meridian. A map of the survey is recorded in Wayne County Map Book No. 20, Page 16.

CONTAINING two and one-half acres, to be the same more or less

PREMISES BEING 169 Ridge Lake Drive, Honesdale, PA 18431

PARCEL NO 5-262-60

BEING the same premises which Martin Haeussler, an adult competent individual, by Deed dated May 16, 2003 and recorded May 16, 2003 in the Office of the Recorder of Deeds in and for Wayne County in Deed Book OR 2233 Page 293, granted and conveyed unto Patrick N.

Salvatoriello, an adult, competent individual

Seized and taken in execution as property of:
Patrick Salvatoriello a/k/a Patrick N. Salvatoriello 169 Ridge Lake Drive HONESDALE PA 18431

Execution No. 501-Civil-2016
Amount Due: \$138,513.71 Plus additional costs

January 18, 2017
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:
That all claims to the property will be filed with the sheriff before the sale and all claims to the proceeds

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

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

Jessica N. Manis Esq.

3/17/2017 • 3/24/2017 • 3/31/2017

CIVIL ACTIONS FILED

*FROM FEBRUARY 18, 2017 TO FEBRUARY 24, 2017
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2009-20125	KIGANIIS LUDELIIN N PADU	2/21/2017	SATISFACTION	5,526.90
2009-20125	PADU LUDELIIN R KIGANIIS	2/21/2017	SATISFACTION	5,526.90
2010-20844	NOGRADY JOHANNA M	2/21/2017	SATISFACTION	—
2010-21094	KLINE SHAUN THOMAS	2/23/2017	SATISFACTION	—
2011-20549	HERNANDEZ BRIAN	2/21/2017	SATISFACTION	—
2011-21922	MCALLISTER SEAN P	2/23/2017	SATISFACTION	—
2011-21924	WEAVER RUSSELL A	2/23/2017	SATISFACTION	—
2012-20230	LAFERRIERE WILLIAM A	2/23/2017	SATISFACTION	—
2012-20253	GRIFFIN MICHELLE	2/21/2017	SATISFACTION	—
2012-20288	CRAIG DANE ROBERT	2/23/2017	SATISFACTION	—
2013-00063	HARPER RICHARD E	2/24/2017	VACATE JUDGMENT	—
2013-00063	HARPER DEBORAH J	2/24/2017	VACATE JUDGMENT	—
2013-21513	WEAVER RUSSELL	2/23/2017	SATISFACTION	—
2014-21250	HERNANDEZ BRIAN	2/21/2017	SATISFACTION	—
2015-00081	HEWSON JANINE	2/23/2017	VACATE JUDGMENT	—
2015-20453	SWAIN ROSEMARIE	2/24/2017	DEFAULT JUDGMENT	1,076.37
2015-20454	SWAIN ROSEMARIE	2/24/2017	DEFAULT JUDGMENT	1,138.54
2016-00160	MCKENNA GINA	2/23/2017	VACATE JUDGMENT	—
2016-20517	KEEBLER ANDREW G EXECUTOR	2/24/2017	DEFAULT JUDGMENT	1,036.58
2016-20517	KEEBLE EDWARD ESTATE OF	2/24/2017	DEFAULT JUDGMENT	1,036.58
2016-21132	BILL GOODWIN ENTERPRISES LLC	2/24/2017	WRIT OF EXECUTION	126,242.51
2016-21132	GOODWIN WILLIAM	2/24/2017	WRIT OF EXECUTION	126,242.51
2016-21132	GOODWIN BILL A/K/A	2/24/2017	WRIT OF EXECUTION	126,242.51
2016-21132	DIME BANK THE GARNISHEE	2/24/2017	GARNISHEE/WRIT EXEC	126,242.51
2017-20141	CITO DANIEL	2/21/2017	JUDGMENT	1,383.50
2017-20142	GALVIN KIM	2/21/2017	JP TRANSCRIPT	1,352.50
2017-20142	GALVIN KRISTEN	2/21/2017	JP TRANSCRIPT	1,352.50
2017-20143	TAGLIAFERRO SALVATORE	2/21/2017	TAX LIEN	50,000.00
2017-20144	REYNOLDS DANNY	2/21/2017	JP TRANSCRIPT	3,351.47
2017-20145	DELADE DONALD FREDERICK	2/21/2017	JUDGMENT	1,680.00
2017-20146	MANCINO ALLISON	2/21/2017	FEDERAL TAX LIEN	42,677.77
2017-20147	ASLEY L GAGER LEARNING CENTER	2/22/2017	FEDERAL TAX LIEN	4,699.41
2017-20148	TRELLA CRAIG J	2/22/2017	JP TRANSCRIPT	12,163.50
2017-20149	STANTON VALERIA	2/22/2017	JP TRANSCRIPT	1,373.40
2017-20150	SHIELDS RANDY	2/22/2017	JP TRANSCRIPT	2,006.35
2017-20151	KALPIN LORI	2/22/2017	JP TRANSCRIPT	7,077.66
2017-20152	CROWN KAREN	2/22/2017	JP TRANSCRIPT	3,757.45
2017-20153	LEVENS NANCY	2/22/2017	JP TRANSCRIPT	2,548.92

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

2017-20154	KIGANIIS LUDELI IN	2/22/2017	JP TRANSCRIPT	1,581.93
2017-20155	BLEACKLEY MAUREEN K	2/22/2017	JP TRANSCRIPT	11,574.75
2017-20156	ACKER BRIAN	2/22/2017	JP TRANSCRIPT	1,477.83
2017-20157	WILLIAMS MARY	2/22/2017	JP TRANSCRIPT	1,310.10
2017-20158	WEINCZYK RICHARD	2/22/2017	JP TRANSCRIPT	7,175.24
2017-20159	MCCORMICK RANDY	2/22/2017	JP TRANSCRIPT	1,301.44
2017-20159	MCCORMICK LORI	2/22/2017	JP TRANSCRIPT	1,301.44
2017-20160	CAIN JOHN	2/22/2017	JP TRANSCRIPT	2,883.53
2017-20160	CAIN PAINTING	2/22/2017	JP TRANSCRIPT	2,883.53
2017-20160	CAIN JOHN	2/22/2017	WRIT OF EXECUTION	2,974.53
2017-20160	CAIN PAINTING	2/22/2017	WRIT OF EXECUTION	2,974.53
2017-20161	JAGGARS WARREN LESTER	2/22/2017	JUDGMENT	1,226.50
2017-20162	LAHR WARREN GARY	2/23/2017	JUDGMENT	2,074.50
2017-20163	SWINGLE JESSE JOHN	2/23/2017	JUDGMENT	1,674.50
2017-20164	STEPHENSON KARI	2/23/2017	JP TRANSCRIPT	951.32
2017-40013	STORM MATTHEW OWNER	P 2/23/2017	WAIVER OF LIENS	—
2017-40013	STORM JEANNE OWNER	P 2/23/2017	WAIVER OF LIENS	—
2017-40013	JOYBECK CUSTOM BUILDERS INC CONTRACTOR	2/23/2017	WAIVER OF LIENS	—
2017-90019	GRIFFIN DIANE	2/22/2017	ESTATE CLAIM	2,036.23
2017-90020	GRIFFIN DIANNE	2/22/2017	ESTATE CLAIM	921.86

CIVIL APPEALS — AGENCIES: BOARD OF ASSESSMENT

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2017-00078	THOMPSON JAMES B	PETITIONER	2/24/2017	—
2017-00078	THOMPSON LOIS L	PETITIONER	2/24/2017	—
2017-00078	WAYNE COUNTY BOARD OF ASSESSME	RESPONDENT	2/24/2017	—

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2017-00073	WORLDS FOREMOST BANK	PLAINTIFF	2/22/2017	—
2017-00073	BIANCHI ROBERT J	DEFENDANT	2/22/2017	—
2017-00076	DISCOVER BANK	PLAINTIFF	2/23/2017	—
2017-00076	TRAPANESI RYAN J	DEFENDANT	2/23/2017	—
2017-00077	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	2/23/2017	—
2017-00077	FESTA JOSEPH T	DEFENDANT	2/23/2017	—
2017-00081	TD BANK USA	PLAINTIFF	2/24/2017	—
2017-00081	BLACK JULIE A	DEFENDANT	2/24/2017	—

NAME CHANGE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2017-00072	BYRD JACQUELYN HANNAH	PETITIONER	2/22/2017	—

REAL PROPERTY — EJECTMENT

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2017-00075	BANK OF NEW YORK MELLON F/K/A	PLAINTIFF	2/22/2017	—
2017-00075	BANK OF NEW YORK	PLAINTIFF	2/22/2017	—
2017-00075	HUTCHINS KENNETH	DEFENDANT	2/22/2017	—
2017-00075	OCCUPANTS	DEFENDANT	2/22/2017	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2017-00079	WELLS FARGO BANK LA	PLAINTIFF	2/24/2017	—
2017-00079	DIANDRIOLA PAUL	DEFENDANT	2/24/2017	—
2017-00080	M&T BANK	PLAINTIFF	2/24/2017	—
2017-00080	MILLON DENISE E	DEFENDANT	2/24/2017	—
2017-00080	MILLON EDMOND M	DEFENDANT	2/24/2017	—

TORT — MOTOR VEHICLE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2017-00074	BURD JEANNE M	PLAINTIFF	2/22/2017	—
2017-00074	BALDO MICHAEL P	DEFENDANT	2/22/2017	—



MORTGAGES AND DEEDS

*RECORDED FROM MARCH 6, 2017 TO MARCH 10, 2017
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Buono Michael R Jr	Mortgage Electronic Registration Systems	Texas Township	
Buono Cheryl A			164,010.00
Wiseman Donald	Mortgage Electronic Registration Systems	Lake Township	
Wiseman Kara			176,739.00
Dezego Linda M	Mortgage Electronic Registration Systems	Paupack Township	84,000.00
Devita Donna M AKA	Peoples Security Bank & Trust Company	Salem Township	
Treat Donna M Devita AKA			50,000.00
Berwick Gas Sales Inc	M & T Bank	Lehigh Township	2,000,000.00
Hodorovich Thomas	P S E C U	Lake Township	20,000.00
Hickey Donald Charles AKA	Community Bank	Clinton Township	
Hickey Donald C AKA			93,000.00
Crum Walter Jr	Dime Bank	Hawley Borough	
Crum Crystal M			58,000.00
Young John Alexander	Mortgage Electronic Registration Systems	Paupack Township	247,000.00
Gross Brittany Anne	Farm Service Agency United States Dept Of Agriculture	Dreher Township	94,700.00
Kombitsakis Aris	Mortgage Electronic Registration Systems	Honesdale Borough	
Fotakos Panagiota			108,000.00
Wozniak Joseph Jay	Mortgage Electronic Registration Systems	Lake Township	
Wozniak Brook Elizabeth			108,000.00
Dewitt Mark S	Univest Bank & Trust Co	Paupack Township	
Dewitt Tracey L			417,000.00
Dewitt Mark S	Univest Bank & Trust Co	Paupack Township	
Dewitt Tracey L			113,000.00
Hildebrandt Else By Agent	F Ncb Bank	Honesdale Borough	
Hildebrandt Volker G Agent			14,000.00
Walters Mark AKA	Branch Banking & Trust Company	Salem Township	
Walters Mark M AKA			100,000.00
Walters Lynn AKA			
Walters Lynn J AKA			
Prott Darlene M	Wells Fargo Bank	Lake Township	
Prott Gregory			105,100.00

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

Sisko Karen L	Mortgage Electronic Registration Systems	Waymart Borough	
Sisko Michael J			65,500.00
Sweeney Michael G	Mortgage Electronic Registration Systems	Paupack Township	240,000.00
Diefenbach Peter B	Wayne Bank	Berlin Township	
Diefenbach Allyson			198,400.00
Trust William M Jr Tr	Mortgage Electronic Registration Systems	Paupack Township	
William M Trust Jr Revocable Trust			517,800.00
Gialella William Alfred	Wells Fargo Bank	Paupack Township	
Gialella Deborah A			90,000.00
Leclere Aaron	Citizens Bank	Damascus Township	
Leclere Patricia			75,000.00
Davis Jefferson	Honesdale National Bank	Dyberry Township	
Gombita Trisha L			11,500.00
Davis Trisha L			
Rodriguez Albert S Jr	Honesdale National Bank	Mount Pleasant Township	
Mikulak Emily			25,000.00
Adams Dennis P	Honesdale National Bank	Berlin Township	
Adams Suzanne M			114,000.00
Neu James C Jr	Honesdale National Bank	Preston Township	
Neu Nicole			50,000.00
Bright James R	Manufacturers & Traders Trust Company	Damascus Township	24,000.00
Morea Joseph Jr By Agent	Honesdale National Bank	Honesdale Borough	
Morea Milissa Agent			420,000.00
Morea Milissa			
Kromko Bryan S	Mortgage Electronic Registration Systems	Berlin Township	
Kromko Rosanne			86,400.00
Corrigan Jason	Mastrogiovanni James	Clinton Township 1	
Corrigan Thomas			68,000.00
Pennell Kathleen	Wells Fargo Bank	Paupack Township	
Petti Kathleen			115,200.00
Gattuso Salvatore AKA			
Gattuso Salvatore M AKA			

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Wittig Deboran Ann	Poltanis John Ambrose	Canaan Township	
Poltanis Deborah Ann	Poltanis Deborah Ann		
Poltanis John Ambrose			
Hall Debra Est AKA	Nedwetzky Andreas Thomas	Damascus Township	
Hall Debra Ann Est AKA			
Scalia Peter Exr			

Litzenbauer Thomas J Est	Price Randall John	Manchester Township	
Litzenbauer Joan M Exr	Price Jean Marie		
Schaefer Theodore P	Wiseman Donald	Lake Township	
Schaefer Lorraine M	Wiseman Kara		Lot 4
Redmond Ronald Exr	Redmond Tiffany	Damascus Township	
Redmond Wayne Est			Lot 2
Rae Nelson G	Giangregorio Carmine	Dreher Township	
Rae Terri A	Giangregorio Stefanie		Parcel 1
Gorzkowski Joseph P	Berwick Gas Sales Inc	Lehigh Township	
Gorzkowski Susan			Parcel F
Herman Linda			
Petrocelli Richard A Adm	Petrocelli Richard A	Lake Township	
Petrocelli Richard R Adm	Petrocelli Richard R		Lot 1638
Petrocelli Raymond Est AKA			
Pero Raymond Est AKA			
Petrocelli Raymond V Est AKA			
Glattly Michael E	McGowan Charles	Sterling Township	
Peterson William By Sheriff	U S Bank National Association	Lehigh Township	
Peterson Dennis By Sheriff			
Kuester Gloria Blanche	Bayly Corey R	Berlin Township	
Kuester Kayla Rose	Bayly Kimber L		
Kuester Karl Joseph			
Kuester Robert William			
Deesch Crystal	Crum Walter Jr	Hawley Borough	
Crum Crystal M	Crum Crystal M		
Earle Carol E	Young John Alexander	Paupack Township	Parcel 46
Rude Raymond W	Olver Brian S	Paupack Township	
Rude Catherine	Olver Anna G		
Trosciancki Richard C Sr	Courtenay Curt E	Dreher Township	
Trosciancki Dawn M	Courtenay Aracely J		
Copeland Dennis	Copeland Dennis	Lake Township	
Copeland Linda			Lot 2975
Coley Bradley F	Dingwell Timothy A	Dreher Township	
	Dingwell Loriann		Lot 29
Kapschull Timothy M	Sosa Kelly J	Honesdale Borough	
Sosa Kelly J			
Pulici Jill Agent	Carroll Patrick H	Hawley Borough	
Ringleben Patricia Tr By Agent	Carroll Stacy Y		Lots 54 & 56
Harry A Ringleben Revocable Living Trust			
Patricia Ringleben Revocable Living Trust			
Ringleben Family Trust			
Schreck John H By Sheriff	M T G L Q Investors	Paupack Township	
Schreck Michelle M By Sheriff			Lot 205
Cicco Pierino	Wozniak Joseph Jay	Lake Township	
	Wozniak Brook Elizabeth		Lot 1803
Krause Lee Scott	Dojlidko Michael	Honesdale Borough	
	Bamonte Nicholas		
Kenyon Colleen	Houghtaling Barbara A	Damascus Township	

Tornichia Michael	Dewitt Mark S Dewitt Tracey L	Paupack Township	
Keller William J Keller Judy A	Keller William J	Clinton Township 1	
Graca Carla	Crisostomo Jeniffer	Lehigh Township	
Ferreira Carlos Ferreira Maria	Crisostomo Andres		Lots 386 & 387
Pepe Nicole	Prott Darlene	Lake Township	
Prott Darlene	Prott Gregory		Lot 3926
Sisko Karen L	Sisko Karen L	Waymart Borough	
Shaffer Karen L	Sisko Michael J		
McManus Brian A By Sheriff McManus Tracie A By Sheriff	Federal National Mortgage Association	Lake Township	Lot 2757
Garrett Barbara	Greentree Servicing Security L L C	South Canaan Township	
Ribitzki Henry A Exr Ribitzki Henry Est	Ribitzki Henry A	South Canaan Township South Canaan & Cherry Ridge Cherry Ridge Township Cherry Ridge & South Canaan	
Ribitzki Henry A Exr Ribitzki Grace Est	Ribitzki Henry A	South Canaan Township South Canaan & Cherry Ridge Cherry Ridge Township Cherry Ridge & South Canaan	
Carpino Vincent	Gay John	Dreher Township	
Carpino Margaret H	Gay Christine		
Bayly Karen R	Leroy Edward J	Damascus Township	
Leroy Karen R	Leroy Karen R		
Buselli Plumbing Heating & Electric Inc	Gialella William Alfred Gialella Deborah A	Paupack Township	Lot 209
Doney Beth By Sheriff	Fannie Mae	Texas Township 1 & 2	
Dime Bank	Morea Joseph Jr Morea Milissa	Honesdale Borough	Lot 2
Fannie Mae AKA Federal National Mortgage Association AKA Phelan Hallinan Diamond & Jones	Kromko Bryan Kromko Rosanne	Berlin Township	
Klepadlo Barbara By Sheriff	Nationstar Mortgage L L C	Sterling Township	
Kromko Bryan S Kromko Rosanne	Gustin Paul Gustin Linda	Preston Township	
Mastrogiovanni James	Corrigan Jason Corrigan Thomas	Clinton Township 1	Lot 1

CLE Courses

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

Registration begins 1/2 hour prior to beginning of course, unless otherwise noted.
Pre-register through pbi.org.

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