

WAYNE COUNTY BAR ASSOCIATION

OFFICIAL LEGAL JOURNAL

OF WAYNE COUNTY, PA



22nd Judicial District

April 14, 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

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
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Prorated subscriptions available*

WAYNE COUNTY OFFICIALS

Judge of the Court of Common Pleas

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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

Janine Edwards, Esq.

Prothonotary, Clerk of The Court

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Auditors

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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

CUSTODY CALENDAR

Monday, April 17, 2017

Time 9:00 AM - 4:30 PM
Subject Boehmer v Boehmer 587-2014-dr
Location Primary Custody hearing
Bugaj/Zimmer

Tuesday, April 18, 2017

Time 9:15 AM - 10:15 AM
Subject Mignery v. Dolph 432-2014-DR
Location Custody Conference (Wilson)
Howell/Campolieto

Thursday, April 20, 2017

Time 9:00 AM - 4:00 PM
Subject Cory/Bresset v. Bresset 514-2015-DR
Location Divorce Hearing (Wilson)
Bugaj/McGraw

Friday, April 21, 2017

Time 9:15 AM - 10:15 AM
Subject Wieczarek v. Wieczarek 168-2017
Location Custody Conference (Wilson)

Time 2:00 PM - 4:00 PM
Subject Register Recorder Hearing (Bates)
Location Kenneth VerPent Estate

DISTRICT ATTORNEY'S OFFICE — PRESS RELEASE

Victims' Rights Grant Approved

April 4, 2017 — Janine Edwards, Wayne County District Attorney, announced today that her office has secured a grant from the Pennsylvania Commission on Crime and Delinquency (PCCD) to support the continuation of victims' rights and services locally. DA Edwards said that the Rights and Services Act (RASA) grant and Victims of Juvenile Offenders (VOJO) grant awards were \$90,148.00 to Wayne County and are used to ensure that victims of both adult and juvenile criminal offenders are provided with the services they are entitled to through the District Attorney's office. The RASA grant total is \$71,020 and the VOJO grant total is \$19,128, both for a two (2) year funding cycle. RASA provides financial support, training and technical assistance to county-based victim service agencies to promote the rights and services under Pennsylvania's Crime Victims Act. This funding source provides the primary financial support for the DA's Victim Witness Advocate's office locally. Melinda Card, Wayne County DA's Victim Witness Advocate, provides notification, accompaniment, assistance with victim impact statements and crime victims' compensation assistance to those affected by crime in Wayne County. The VOJO grant provides financial support, training and technical assistance to Melinda Card to promote the rights and services to victims who are victimized by juveniles in the criminal juvenile justice system. Edwards said, "I'm thrilled that we were awarded this grant again. This money allows us to do what is of the utmost importance in the fight for justice, protect and represent the victims. This results in a savings to the tax payer and I'm all for that."



DISTRICT ATTORNEY'S OFFICE — PRESS RELEASE

Attempted Homicide Guilty Plea

April 10, 2017 — Janine Edwards, Wayne County District Attorney, announced today that Steven Frank Wojtowicz, age 32, pleaded guilty to the Attempted Homicide of Aiden Kresge, age 4. The attack on Aiden Kresge, began on Monday afternoon November 7, 2016, at a residence on Perkins Pond Road, in Berlin Township. Wojtowicz punched and slapped Aiden's mother, Kristie Young, after getting agitated at Young. Wojtowicz then repeatedly hit and threw the child. Wojtowicz threw the child head first into the arm of a couch saying that he hoped the child's neck would break. Wojtowicz made numerous other threats to Young regarding killing her and the child including burying them in a shallow grave in the swamp behind the house. The attack on Young and the child started around 3:30 pm and lasted for approximately one (1) hour. Wojtowicz left the residence and then returned to continue to punch the child and kick the child in the head and face. He also choked the child. Kristie Young was eventually able to take the child and escape from Wojtowicz. Young ran to a neighbor's house with Wojtowicz in pursuit. Wojtowicz was unable to gain entrance into the neighbor's house and the neighbor called the State Police. Wojtowicz fled and the State Police were able to apprehend Wojtowicz and arrest him within hours.

In addition to pleading guilty to the Attempted Homicide of Aiden Kresge, a 1st Degree Felony, Wojtowicz also pleaded guilty to making Terroristic Threats to Kristie Young, a 1st Degree Misdemeanor. In an unrelated case Wojtowicz pleaded guilty to DUI, a 1st Degree Misdemeanor, as the result of a September 10, 2016 matter prior to the above incident, when Wojtowicz was driving a vehicle while under the influence of marijuana and alcohol (BAC .130%). Wojtowicz had three (3) small children in his vehicle at the time, including Aiden Kresge. Wojtowicz is scheduled to be sentenced on Thursday, June 1, 2017. He faces a maximum of 30 years in jail and a maximum fine of \$70,000.00.

Janine Edwards stated "This assault on a helpless 4 year old child is unconscionable and cannot be tolerated. Wojtowicz was charged with attempted homicide and that's what he pled to. I'm pleased with the swift actions of the Pennsylvania State Police to apprehend and arrest Wojtowicz and for their thorough and professional investigation which resulted in the guilty plea by 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.

EXECUTOR NOTICE

Estate of Walter J. Hamlyn, Jr.
Late of Clinton Township
EXECUTOR
David Hamlyn
67 Yarnes Road
Forest City, PA 18421
EXECUTRIX
Debora Tedesco
1473 Belmont Turnpike
Waymart, PA 18472
ATTORNEY
Marissa McAndrew, Esq.
707 Main Street. P.O. Box 157
Forest City, PA 18421

4/14/2017 • 4/21/2017 • 4/28/2017

EXECUTOR NOTICE

Estate of Dorothy H. Gunuskey
AKA Dorothy Gunuskey AKA
Dorothy Hittinger Gunuskey
Late of Bethany Borough
EXECUTOR
Thomas W. Gunuskey
771 N. Pine Island Road #103

Plantation, FL 33324
EXECUTOR
Hobert T. Gunuskey, Jr.
2033 Chestnut Street, 3rd Fl.
Philadelphia, PA 19103
ATTORNEY
Frances Gruber, Esq.
214 Ninth Street
Honesdale, PA 18431

4/14/2017 • 4/21/2017 • 4/28/2017

EXECUTOR NOTICE

Estate of Joseph R. Russo Sr.
Late of Dyberry Township
EXECUTOR
Joseph R. Russo Jr.
387 Beech Grove Rd.
Honesdale, PA 18431

4/14/2017 • 4/21/2017 • 4/28/2017

EXECUTRIX NOTICE

Estate of Beverly E. Buckland
AKA Beverly Buckland
Late of Bethany Borough
EXECUTRIX
Debra B. Robinson
53 Beech St.
Bethany, PA 18431
ATTORNEY
Nicholas A. Barna
831 Court Street
Honesdale, PA 18431

4/7/2017 • 4/14/2017 • 4/21/2017

EXECUTOR'S NOTICE

ESTATE OF DAVID R. BROWN, late of Preston Township, Wayne County, Pennsylvania. Any person or persons having claim against or indebted to the estate present same to Michelle A. Ray, 2583 Treeline Drive, Concord, NC 28027. Sally N. Rutherford, Esq., 921 Court St., Honesdale, PA 18431, Attorney for the Estate.

4/7/2017 • 4/14/2017 • 4/21/2017

ADMINISTRATRIX NOTICE

ESTATE OF JONATHAN LUKE BLAUVELT, a/k/a JONATHAN L. BLAUVELT, late of Palmyra Township, Wayne County, Pennsylvania, deceased.

Letters administration on the above estate having been granted to the undersigned, all persons indebted to the said estate are requested to make payment and those having claims to present same, without delay to BARBARA BLAUVELT, of P.O. Box 2, Reeders, PA 18352, or to her attorneys, KLEMEYER, FARLEY & BERNATHY, LLC, OF 2523 Route 6, Suite 1, Hawley, PA 18428.

4/7/2017 • 4/14/2017 • 4/21/2017

ESTATE NOTICE

NOTICE IS HEREBY GIVEN, that Letters Testamentary have been issued in the Estate of Donald Birk, a/k/a Donald T. Birk, who died on September 22, 2016, late resident

of 4-5 Pocono Ranchettes, Kiowa Path, Gouldsboro, PA 18424, to Ralph B. Marchione, Executor of the Estate. All persons indebted to said estate are required to make payment and those having claims or demands are to present the same without delay to 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

4/7/2017 • 4/14/2017 • 4/21/2017

ESTATE NOTICE

Estate of MARK AUSTIN, deceased, late of Hawley, Wayne County, Pennsylvania. Letters of Administration have been granted to the individual named below, who request all persons having claims or demands against the Estate of the Decedent to present same, and all persons indebted to the Decedent to make payments, to: Nancy Cook, c/o R. Anthony Waldron, Esq. Suite 215 - 8 Silk Mill Drive Hawley PA 18428.

4/7/2017 • 4/14/2017 • 4/21/2017

EXECUTRIX NOTICE

Estate of Giraud J. Sands AKA Giraud Sands AKA Giraud Jerry Sands
Late of Honesdale Borough
EXECUTRIX
Debra Gianchetta
5 Beechwood Dr.

Honesdale, PA 18431
ATTORNEY
Nicholas A. Barna
831 Court Street
Honesdale, PA 18431

4/7/2017 • 4/14/2017 • 4/21/2017

ESTATE NOTICE

NOTICE IS HEREBY GIVEN that Letters Testamentary have been issued to Gary Lawrence in the Estate of Pauline F. Lawrence, who died February 5, 2017, late of the Lake Wallenpaupack area, Wayne County, Pennsylvania. All creditors are requested to present their claims and all persons indebted to the decedent will make payment to the aforementioned Executor in care of attorneys.

HISCOX & MUSTO
400 Third Avenue
Suite 201
Kingston, PA 18704

4/7/2017 • 4/14/2017 • 4/21/2017

EXECUTOR NOTICE

Estate of Laura Ward AKA Laura B. Ward AKA Laura E. Ward
Late of Texas Township
EXECUTOR
Gerald Ward
24 Jermyn Farm Rd.
Scott Township, PA 18433
ATTORNEY
Nicholas A. Barna
831 Court Street
Honesdale, PA 18431

4/7/2017 • 4/14/2017 • 4/21/2017

EXECUTOR'S NOTICE

ESTATE OF CATHERINE T. CHAMBERLIN, a/k/a CATHERINE A. CHAMBERLIN, late of Preston Township, Wayne County, Pennsylvania. Any person or persons having claim against or indebted to the estate present same to Shawn Darling, 3035 Creamton Drive, Lakewood, PA 18439. Sally N. Rutherford, Esq., 921 Court St., Honesdale, PA 18431, Attorney for the Estate.

4/7/2017 • 4/14/2017 • 4/21/2017

EXECUTOR NOTICE

Estate of Marion A. Karlson AKA Marion Karlson
Late of Dyberry Township
CO-EXECUTOR
Kenneth Stalzer
342 Bullsken St.
Charles Town, WV 25414
CO-EXECUTOR
Kristi Macias
10813 N E Broadway St.
Portland, OR 97220
ATTORNEY
Nicholas A. Barna
831 Court Street
Honesdale, PA 18431

4/7/2017 • 4/14/2017 • 4/21/2017

EXECUTOR NOTICE

Estate of Robert O. Hughes
Late of Lake Township
EXECUTOR
Robert C. Hughes
194 Lake Heights Court
Lake Ariel, PA 18436

EXECUTRIX

Kelly M. Hughes nbm Kelly M. Hefty
483 Neville Road Building B
Moscow, PA 18444
ATTORNEY
Michael D. Walker, Esq.
PO Box 747
Hamlin, PA 18427

3/31/2017 • 4/7/2017 • 4/14/2017

ADMINISTRATOR NOTICE

Estate of Doris A. Danna
Late of Lake Township
ADMINISTRATOR
Michael D. Walker
PO Box 747
Hamlin, PA 18427
ATTORNEY
Michael D. Walker, Esq.
PO Box 747
Hamlin, PA 18427

3/31/2017 • 4/7/2017 • 4/14/2017

EXECUTRIX NOTICE

Estate of Alberta L. Podunajec
AKA Alberta Podunajec
Late of Canaan Township
EXECUTRIX
Carol J. Lescinski
221 West Carbondale Rd.
Waymart, PA 18472
ATTORNEY
Nicholas A. Barna
831 Court Street
Honesdale, PA 18431

3/31/2017 • 4/7/2017 • 4/14/2017

EXECUTOR'S NOTICE

ESTATE OF RAYMOND J. GILL,
late of Damascus Township, Wayne
County, Pennsylvania. Any person
or persons having claim against or
indebted to the estate present same
to Kathleen J. Armstrong, 2871
Mexico Road, Milton, PA 17847.
Sally N. Rutherford, Esq., 921
Court St., Honesdale, PA 18431,
Attorney for the Estate.

3/31/2017 • 4/7/2017 • 4/14/2017

ESTATE NOTICE

Letters Testamentary have been
granted on the Estate James P.
Crane a/k/a James Paul Crane,
Deceased, late of Wayne County,
who died on November 25, 2014, to
Mary Jo Crane, Executrix. Connie
J. Merwine, Esquire, 501 New
Brodheadsville Blvd N.,
Brodheadsville, PA 18322 is
counsel. All persons having claims
against the estate are requested to
present them in writing within 4
months and all persons indebted to
the estate to make payment to it in
care of the Attorney noted.

Connie J. Merwine, Esquire
501 New Brodheadsville Blvd N.
Brodheadsville, PA 18322

3/31/2017 • 4/7/2017 • 4/14/2017

ESTATE NOTICE

NOTICE IS HEREBY GIVEN that
Letters Testamentary have been
granted in the estate of late of
DARLENE M. MILLER. Date of
death MARCH 2, 2017. All persons

indebted to the said estate are required to make payment and those having claims or demands to present the same without delay to the Executor/Executrix, in care of Matthew L. Meagher, Esquire, 1018 Church Street, Honesdale, PA 18431.

3/31/2017 • 4/7/2017 • 4/14/2017

ESTATE NOTICE

Estate of Mary B. Korb aka Mary S. Korb, late of Honesdale, Wayne County, Pennsylvania. Any person or persons having claim against or indebted to estate present same to: Elizabeth Anne Schuman 4910 Meadow Run Drive, Hilliard, Ohio 43026 or George Korb 7 Korb Street, Honesdale, Pennsylvania, 18431; Attorney for Estate: Zachary Jennings, Esquire, 303 Tenth Street, Honesdale, Pennsylvania, 18431.

3/31/2017 • 4/7/2017 • 4/14/2017

OTHER NOTICES

NOTICE

NOTICE HEREBY IS GIVEN that the Board of the Hawley Area Authority (the “Authority”), a Pennsylvania municipal authority having its registered office at 1010 Hudson Street, Hawley, Pennsylvania 18428, adopted a resolution proposing an amendment to its Articles of Incorporation (“Articles”), which was submitted for approval to the Council of the Borough of Hawley,

Wayne County, Pennsylvania (the “Borough”), and the Board of Supervisors of the Township of Palmyra, Wayne County, Pennsylvania (the “Township”). The Council of the Borough and Board of Supervisors of the Township adopted resolutions approving the proposed amendment, and the Authority intends to file the amendment to the Articles with the Secretary of the Commonwealth of Pennsylvania on or after April 21, 2017, under the Pennsylvania Municipality Authorities Act. The amendment would extend the term of existence of the Authority by adding the following language to the Articles:

“8. The term of existence of this Authority shall be for a period ending on January 1, 2067.”

BY ORDER OF THE BOARD OF
HAWLEY AREA AUTHORITY

4/14/2017

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 Beach Lake Wellness Center 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.

4/14/2017

**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 KFU 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.

4/14/2017

**CERTIFICATE OF
ORGANIZATION**

TAKE NOTICE THAT a Certificate of Organization was filed with the Department of State on March 24, 2017. The name of the Limited Liability Company is Analytics to the 21st Power, LLC. This Limited Liability Company has been organized under the provision pursuant to 15 Pa. C.S. 8913.

NICHOLAS A. BARNA,
ESQUIRE
831 Court Street
Honesdale, PA 18431

4/14/2017

**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
APRIL 26, 2017**

By virtue of a writ of Execution instituted Green Tree Servicing, 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 26th 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 tract or parcel of land situated in the Township of Lake, Wayne County, Pennsylvania, known as Lot No. 3458, Section 33, of The Hideout, a subdivision situated in the Townships of Lake and Salem, Wayne County, Pennsylvania, according to the plats thereof recorded in the Office of the Recorder of Deeds of Wayne County, Pennsylvania April 9, 1970, in Plat Book 5, Page 27; May 11, 1970 in Plat Book 5, pages 34, 37, 41 through 48 and 50; September 8, 1970 in Plat Book 5, page 57; February 8, 1971 in Plat Book 5, pages 62 and 63; March 24, 1971 in Plat Book 5, page 66; May 10, 1971 in Plat

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

SUBJECT TO THE same conditions, exceptions, reservations, restrictions, easements and rights-of way as are contained in the prior deeds forming the chain of title, including those set forth in the Declaration of Protective Covenants for The Hideout, dated as of May 11, 1970, as amended and supplemented.

BEING THE SAME PREMISES which Mark K. Landherr and Brenda Landherr, his wife, by Deed dated July 22, 2005 and recorded July 27, 2005 in the Office of the Recorder of Deeds in and for Wayne County in Deed Book Volume 2822, Page 1, granted and conveyed unto Julio Quispe and Linda Quispe, his wife, as Tenants by the Entirety.

Linda Quispe departed this life on September 4, 2012.

BEING KNOWN AS: 3458 Chestnuthill Drive The Lake, PA 18436 a/k/a 3458 Chestnuthill Drive, The Hideout, Lake Ariel, PA 18436

PARCEL #12-0-0035-0034

IMPROVEMENTS: Residential Dwelling

Seized and taken in execution as property of:

Julio E. Quispe 3458 Chestnut Hill Drive, The Hideout, LAKE ARIEL PA 18436

Execution No. 543-Civil-2014
Amount Due: \$118,067.67 Plus additional costs

January 25, 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.

Gregory Javardian, Esq.


3/31/2017 • 4/7/2017 • 4/14/2017

**SHERIFF'S SALE
APRIL 26, 2017**

By virtue of a writ of Execution instituted Valor Federal Credit Union issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 26th 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, piece or parcel of land, lying, situate and being in the Borough of Hawley, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follow:

BEGINNING at a point in the Northwesterly line of Hudson Street (formerly Second) where said street line would be intersected by an extension Northwesterly across said Street of the boundary line between Lot Numbered Ten (Michael Murphy) and lot numbered Twelve (Elizabeth and Frank Haney); and thence along a further extension of such line to lands of the former Delaware AND Hudson Canal; thence along said Canal lands westerly to the line of the 'barn lot' of the late Solomon Z. Lord; thence Southeasterly along said 'barn lot' to the said line of Hudson Street; and thence along said Street Southeasterly to the place of **BEGINNING**.



Celebrate a *Life Legacy*

Create a

WAYNE COUNTY
COMMUNITY FOUNDATION

Serving Wayne County Since 1991

Honor your loved one forever with a memorial fund.
www.waynefoundation.org · 570.499.4299 · wccf@ptd.net

The Wayne County Community Foundation has twenty five years of experience helping create a lasting tribute to a deceased loved one. We define "legacy" as options aligned with you and your loved one's values. These values may include the ongoing support of a church, favorite non profit organization, educational scholarship or any variety of "causes." Our funds support cultural endeavors, the environment, and humanitarian concerns. Donors can be assured that their gifts will endure to benefit future generations.

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.

SECOND:

ALL THAT CERTAIN lot, piece or parcel of land lying, being and situated in the Borough of Hawley, County of Wayne and State of Pennsylvania, bounded and described as follows:

CONTAINING a front of one hundred (100) feet Northeast on Second Street (now Hudson Street); Bounded Southeastward at right angles from Second Street ninety (90) feet by an alley; Southwestward parallel with Second Street one hundred (100) feet by land formerly belonging to Lord and Tracy et al along the Berme Bank of the Delaware and Hudson Canal and Northwestward at right angles from Second Street

ninety (90) feet by an alley.

PARCEL NO: 10-0-0003-0036.-
& 10-0-0003-0037.-

ADDRESS BEING: 706 Hudson
Street, Hawley, PA 18428

Seized and taken in execution as
property of:

Keith Joseph Mullin 362 Ridge
Street HONESDALE PA 18431
Aliza Labib 362 Ridge Street
HONESDALE PA 18431

Execution No. 573-Civil-2016
Amount Due: \$37,832.97 Plus
additonal costs

February 3, 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.

Jeniece D. Davis Esq.

3/31/2017 • 4/7/2017 • 4/14/2017

**SHERIFF'S SALE
MAY 3, 2017**

By virtue of a writ of Execution
instituted Guaranty 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 3rd day of
May, 2017 at 10:00 AM in the
Conference Room on the third
floor of th Wayne County
Courthouse in the Borough of
Honesdale the following property,
viz:

All that certain piece or parcel of
land situate in Dreher Township,
Wayne County, Pennsylvania, more
particularly described as follows:

Beginning at the point of
intersection of the centerline of the
Township Road and the westerly
boundary line of the lands of the
Grantor herein; thence along the
centerline of the said public
highway the following two courses
and distances: (1) North 88 degrees
56 minutes 00 seconds East 175.27
feet to a corner and (2) South 82
degrees 50 minutes 20 seconds
East 119.81 feet to a corner; thence
through the lands of the grantor
herein the following three courses
and distances: (1) South 07 degrees
56 minutes 10 seconds west 169.43
feet to a corner, (2) South 12
degrees 07 minutes 50 seconds
West 133.58 feet to a corner and

(3) South 86 degrees 12 minutes 10 seconds West 280.71 feet to a corner in the line of lands formerly of Nevin; thence along the said lands North 06 degrees 30 minutes 00 seconds East 330.92 to the point and place of BEGINNING. BEARINGS of the magnetic meridian of the year 1945 and containing two and twelve one-hundredths from the same more or less.

EXCEPTING and reserving subject to public highway purposes that portion of the right-of-way of the Township Road along the northerly side of the above described premises.

Map and Parcel ID: 08-0-0351-0083.0002

Being known as: 250 Nevin Road, Newfoundland, Pennsylvania 18445.

Title to said premises is vested in Benjamin Vincent Smith, Sr. and Rachelle Smith by deed from Kathleen Frances Smith dated July 11, 2005 and recorded July 14, 2005 in Deed Book 2812, Page 137.

Seized and taken in execution as property of:
Benjamin Vincent Smith, Sr. 1321 Upland Drive, Apt. 2828 HOUSTON TX 77043
Rachelle Smith 1321 Upland Drive, Apt. 2828 HOUSTON TX 77043

Execution No. 79-Civil-2016

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Amount Due: \$78,047.41 Plus additional costs

February 8, 2017
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

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

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

Jacob M. Ottley Esq.

4/7/2017 • 4/14/2017 • 4/21/2017

**SHERIFF'S SALE
MAY 3, 2017**

By virtue of a writ of Execution instituted Valor Federal Credit Union f/k/a Tobyhanna Federal Union issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 3rd day of May, 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 situate in Salem Township, Wayne County, Pennsylvania, being Lot 559, Section 2 on Plan of Lots of Development known as Indian Rocks, recorded in the Recorder's Office in and for Wayne County in Plot Book volume 26, Page 103.

Excepting and reserving unto the Grantor, its successor and/or assigns, forever, an easement measuring 10 feet in width across the entire front width, along both side lengths and the rear of the lots described above, said easement to be for the installation, maintenance, repair, replacement and removal of utilities and drainage facilities; provided, however, that the reservation of the 10 foot wide easement along any side length shall not apply if the owner of the lots hereby conveyed shall also be the owner of the other lots adjoining said side length and shall build his dwelling house across the common side lot line or

length.

Being the same premises conveyed by James A. Mills a/k/a James A. Mills, Sr. and Mary Ann Mattis Mills to Mary Ann Mattis by deed dated January 15, 2000 and duly recorded in Book 1752, at page 25.

Tax Parcel No.: 22-5-77.-

Address Being: 84 Whitetail Lane, Lake Ariel, PA 18436

Seized and taken in execution as property of:
Mary Ann Mattis 84 Whitetail Lane , Lake Ariel PA 18436

Execution No. 312-Civil-2016
Amount Due: \$91,071.22 Plus additional costs

February 6, 2017
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE
NOTICE:**

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

**ANY SUCCESSFUL BIDDER
MUST HAVE 10% DOWN
PAYMENT AT DATE OF SALE.**

BALANCE DUE THIRTY (30)
DAYS FROM DATE OF SALE.
FAILURE TO PAY BALANCE
WILL FORFEIT DOWN
PAYMENT.

John R. O'Brien Esq.

4/7/2017 • 4/14/2017 • 4/21/2017

**SHERIFF'S SALE
MAY 3, 2017**

By virtue of a writ of Execution instituted U.S. 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 3rd day of May, 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:

PARCEL one: All that certain lot, piece or parcel of land located and being in the township of Lake, Wayne county, Pennsylvania. Being all that certain lot as set forth on a map of Paupackan lake lots in the development known as Paupackan Lake Estates Development, being lot no. 872, section 5, recorded in the offices of the recorder of deeds of Wayne county in plat book 30 page 106.

PARCEL two: All that certain lot, piece or parcel of land located and being in the township of Lake, county of Wayne, commonwealth of Pennsylvania. Being all that certain lot as set forth on a map of Paupackan lake lots in the

development known as Paupackan Lake Estates Development, being lot no. 895, section 5, recorded in the office of the recorder of deeds in Wayne county in plat book 30, page 106.

TITLE TO SAID PREMISES IS VESTED IN Calvin Wayne Lynch, single, by Deed from Christopher A. Lento and Deborah L. Lento, h/w, Dated 02/12/2015, Recorded 03/10/2015, in Book 4832, Page 50.

TAX PARCEL NO.: 12-0-0051-0872.- and 12-0-0051-0895.-

PREMISES BEING: 14 Highland Lane, Hawley, PA 18428-8292

IMPROVEMENTS THEREON:
Residential dwelling

Seized and taken in execution as property of:
Calvin Wayne Lynch 628 North Plantation Drive ANGLETON TX 77515

Execution No. 520-Civil-2016
Amount Due: \$144,335.49 Plus additional costs

February 6, 2017
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE
NOTICE:

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

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

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

Joseph E. DeBarberie Esq.

4/7/2017 • 4/14/2017 • 4/21/2017

**SHERIFF'S SALE
MAY 10, 2017**

By virtue of a writ of Execution instituted Wells Fargo Bank, N.A., as Trustee, o/b/o the registered holders of Asset Back Securities Corporation Home Equity Trust, Series WMC 2005-HE5, Asset Backed Pass-Through Certificates, Series WMC 2005-HE5 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 10th day of May, 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 situate in the Township of Dreher, County of Wayne, Commonwealth of Pennsylvania, bounded and described according to a survey

made by R.K.R. Hess Associates, dated September 19, 1981, and revised September 3, 1982, as follows:

Beginning at a point in the center line of Township Road No. 305, said point being the division line between Lots 8 and 9;

Thence north sixty-nine (69) degrees twenty-six (26) minutes forty-eight (48) seconds west along the center line of Township Road No. 305, the distance of three hundred seventy-eight and fifty-one hundredths (378.50) feet to a point;

Thence north twenty-six (26) degrees ten (10) minutes thirty-eight (38) seconds east along lands now or formerly of Friend Beehler the distance of one hundred seven and fifty-seven one-hundredths (107.57) feet to a point;

Thence north sixty-three (63) degrees forty-nine (49) minutes twenty-two (22) seconds west along land now or formerly of Friend Beehler the distance of four hundred forty and fifteen one-hundredths (440.15) feet to a point;

Thence south twenty-six (26) degrees ten (10) minutes thirty-eight (38) seconds west along land now or formerly of Friend Beehler the distance of ninety-five and seventy-nine one-hundredths (95.79) feet to a point in the center line of Township Road No. 305;

Thence north sixty-two (62) degrees twenty-three (23) minutes

thirty-nine (39) seconds west along the center line of Township Road No. 305, the distance of forty-two and nineteen one-hundredths (42.19) feet to point in the center line of Pennsylvania L.R. No. 949 (PA Route No. 196);

Thence north seven (7) degrees forty-four (44) minutes four (04) seconds west along the center line of Pennsylvania L.R. No. 949, the distance of four hundred twenty-four and twelve one-hundredths (424.12) feet to the division line between Lots 8 and 10.

Thence north eighty-two (82) degrees two (02) minutes two (02) seconds east along the division line between Lots 8 and 10 the distance of nine hundred twenty-five and eighty one-hundredths (925.80) feet to the division line between Lots 8 and 9;

Thence south four (4) degrees fifty-five (55) minutes fifty-nine (59) seconds west along the division line between Lots 8 and 9 the distance of nine hundred nine and eleven one-hundredths (909.11) feet to the center line of Township Road No. 305, being the place of beginning.

Being Lot 8 plan of Huckleberry Hill, recorded in Map Book 49, Page 113.

Containing 12.19 acres.

Title to said Premises vested in George Miller and Shirley A. White by Deed from Robert J.

Delfgaauw and Margaret E. Delfgaauw dated March 1, 2015 and recorded on March 9, 2005 in the Wayne County Recorder of Deeds in Book 2724, Page 32.

Seized and taken in execution as property of:
George Miller SCI Somerset 1590
Walters Mill Road SOMERSET PA 15510
Shirley A. White aka Shirley White
217 Huckleberry Road
NEWFOUNDLAND PA 18445

Execution No. 361-Civil-2015
Amount Due: \$515,386.42 Plus
additional costs

February 15, 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.

4/14/2017 • 4/21/2017 • 4/28/2017

**SHERIFF'S SALE
MAY 10, 2017**

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

ALL THAT CERTAIN piece or parcel of land situate in the township of Cherry Ridge, county of Wayne and commonwealth of Pennsylvania, as laid out and plotted upon a map entitled 'Cherry Acres, Unistrucre, Inc., Cherry Ridge township, Wayne county, Pennsylvania, lot layout and road profiles, January 7, 1972', bearing the name and seal of Harry F. Schoenagel, R.S., which map is recorded in Wayne county map book 22, at page 29, which premises is more particularly bounded and described as follows:

BEGINNING at a point on the radius of a fifty (50) foot cul-de-sac called 'Cherry Terrace south', said point of beginning being a common corner of lots no. S 20 and 21;

THENCE along the common line

dividing said lots, north seventy-five (75) degrees fifty-three (53) minutes fifty-five (55) seconds west two hundred six and seven one-hundredths (206.07) feet to a corner in line of lands now or formerly of Doherty;

THENCE along Doherty line, north forty-six (46) degrees eight (08) minutes forty (40) seconds east two hundred fifty-eight and thirty-five one-hundredths (258.35) feet to a corner, said corner being a common corner of lots nos. 19 and 20;

THENCE along the common line dividing said lots, south forty-three degrees fifty-one (51) minutes twenty (20) seconds east three hundred twenty-four and forty-four one-hundredths (324.44) feet to a corner on Cherry Terrace south;

THENCE along the edge of the same, north eighty-four (84) degrees thirty-seven (37) minutes thirty (30) seconds west one hundred fifty-nine and fifty-seven one hundredths (159.57) feet; then along the edge of the cul-de-sac at the end of Cherry Terrace south, said cul-de-sac having a radius of fifty (50) feet, an arc of fifty-nine and thirty-six one-hundredths (59.36) feet to the point or place of beginning. Containing forty-eight thousand three hundred sixty (43,360) square feet, more or less.

BEING Lot No. 20 of the tract known as Cherry Acres.

UNDER AND SUBJECT to

conditions, easements and restrictions as more fully set forth in 'Declaration of Restrictions, Cherry Ridge Acres, Unistructure, Inc.', dated September 1, 1973, and entered in the Office of the Recorder of Deeds of Wayne County in Deed Book 300, at page 1153, on October 29, 1973, and an Addendum to Declaration of Restrictions, entered in the Office of the Recorder of Deeds in Deed Book 312, page 409, on October 3, 1974, which Declaration of Restrictions is by reference made a part hereof.

ALSO CONVEYING to the Grantee herein, his heirs and assigns, in common, however, with the former Grantor (Connor), his successors and assigns, a right-of-way for the purpose of ingress, egress and regress over the private roadways marked on the maps of the Cherry Ridge Acres tract from the public highway to the premises hereby conveyed and the other lots within the tract known as Cherry Acres.

UNDER AND SUBJECT to building set-back lines as noted on the cited map.

TITLE TO SAID PREMISES IS VESTED IN Walter R. Plain, by Deed from Ellen K. Kuber and Matthew T. Kuber, her husband, Dated 07/24/2001, Recorded 08/03/2001, in Book 1827, Page 39.

Seized and taken in execution as property of:

Julia Burger, in her capacity as Heir of Walter R. Plain aka Dick Plain, Deceased 172 Woodlyn Lane North
HONESDALE PA 18431
Jennifer L. Motichka, in her capacity as Heir of Walter R. Plain aka Dick Plain, Deceased 41 Cottage Lane TYLER
HILL PA 18469
Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Walter R. Plain aka Dick Plain, Deceased 172 Woodlyn Lane North
HONESDALE PA 18431

Execution No. 446-Civil-2016
Amount Due: \$140,409.79 Plus additional costs

February 15, 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.

Jennie C. Tsai Esq.

4/14/2017 • 4/21/2017 • 4/28/2017

**SHERIFF'S SALE
MAY 10, 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 10th day of May, 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 situate in the Borough of Hawley, County of Wayne and Commonwealth of Pennsylvania, as shown on a certain map of the subdivision colloquially known as "Snufftown" in said Borough, showing the plotting of the property conveyed by Huldah Baisden, et al, to Frederick Meisinger and more particularly laid out and plotted upon a map surveyed by John Haggerty, January 25, 1947; said lot being Lot No. 1 thereon and more particularly bounded and describewd as follows:

Beginning at a point on the northwesterly side of Woodland Avenue at the southerly corner of lot now or formerly in the name of Fred Everding; thence along said

Everding line North fifty-five (55) degrees twenty-four (24) minutes West one hundred thirteen and four-tenths (113.4) feet to acorner; thence South forty-eight (48) degrees fifteen (15) minutes West thirty-five (35) feet to a corner; thence along the common line dividing Lot Numbers one (1) and two (2) South forty-one (41) degrees forty-five (45) minutes East one hundred twenty (120) feet to the northwesterly sideof Woodland Avenue; and thence along the northwesterly side of Woodland Avenue in a general northeasterly direction thirty-eight (38) feet to apoint and thence still along the northwesterly side of Woodland Avenue, twenty-six (26) feet to the place of BEGINNING.

Being the same premises which Keith Corey, single granted and conveyed to Theodore G. Tiedeken and Jane A. Tiedeken, husband and wife, by deed dated January 25, 2002 and recorded January 28, 2002 in Wayne County Record Book 1924 at Page 294.

Parcel ID No. 10-0-0006-0101

This document may not sell, convey, transfer, include or insure the title to the coal and right of support underneath the surface land described orreferred to herein and the owner or owners of such coal may have the complete legal right to remove all of such coal and in that connection,damage may result to the surface of the land and any house, building, or other structure on or in such land. The inclusion of

this notice does not enlarge, restrict or modify any legal rights or estates otherwise created, transferred excepted or reserved by this instrument.

Address Being: 434 WOODLAND AVENUE, HAWLEY, PA 18431

Seized and taken in execution as property of:
William McIntyre 434 Woodland Avenue HAWLEY PA 18428

Execution No. 493-Civil-2016
Amount Due: \$94,338.83 Plus additional costs

February 15, 2017
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

That all claims to the property will

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

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

James T. Shoemaker, Esq.

4/14/2017 • 4/21/2017 • 4/28/2017

CIVIL ACTIONS FILED

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

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2010-21099	DEFEBO NICHOLE	3/20/2017	SATISFACTION	—
2011-21385	SUOZZI MARY A	3/20/2017	SATISFACTION	90,794.45
2012-21125	LEMECH MICHELLE A	3/20/2017	REIS/WRITSCIREFACIAS	—
2015-20862	VINCOVITCH MICHAEL A III	3/20/2017	SATISFACTION	7,121.81
2016-00525	CACCAVONE MICHAEL A	3/24/2017	SATISFACTION	—
2016-00525	OCCUPANTS	3/24/2017	SATISFACTION	—
2016-00588	PUBLIC SAVINGS BANK	3/20/2017	FINAL JUDGMENT	67,000.00
2016-00588	EMC MORTGAGE CORPORATION	3/20/2017	FINAL JUDGMENT	67,000.00
2016-00627	DONNELLY PATRICK	3/24/2017	DEFAULT JUDGMENT	6,133.12
2016-00627	DONNELLY JACQUELINE	3/24/2017	DEFAULT JUDGMENT	6,133.12
2016-21108	POST DOUGLAS	3/21/2017	SATISFACTION	2,055.36
2016-21108	POST KATHY	3/21/2017	SATISFACTION	2,055.36
2017-00024	SKINNER HELI	3/23/2017	DEF JGMT/QUIET TITLE	—
	HIS HEIRS,SUCCESSORS,ASSIGNS ..			
2017-00046	PURDY RICHARD T	3/23/2017	PRELIMINARY JUDGMENT	—
2017-00046	PURDY GWENDOLYN M	3/23/2017	PRELIMINARY JUDGMENT	—
2017-00121	BANK OF AMERICA	3/21/2017	QUIET TITLE	—
2017-20017	GOODWIN BILL	3/21/2017	WRIT OF EXECUTION	8,267.91
2017-20017	GOODWIN AMY	3/21/2017	WRIT OF EXECUTION	8,267.91
2017-20213	CONNOR CHRISTOPHER AARON	3/20/2017	JUDGMENT	2,422.00
2017-20214	NOVAK SCOTT PAUL	3/20/2017	JUDGMENT	1,150.00
2017-20215	ANTONUCCI BARBARA	3/20/2017	TAX LIEN	1,895,833.00
2017-20216	BLOOMSBURG HOSPITALIST ASSOCIATES LLC	3/21/2017	WRIT OF REVIVAL	376,702.20
2017-20216	INCARE LLC K/N/A	3/21/2017	WRIT OF REVIVAL	376,702.20
2017-20217	SALKO DONNA M	3/21/2017	MUNICIPAL LIEN	22,167.59
2017-20217	MALLARD MEADOWS RESIDENTIAL AGES & STAGES DAY CARE T/A	3/21/2017	MUNICIPAL LIEN	22,167.59
2017-20218	NOVAK SCOTT PAUL	3/22/2017	JUDGMENT	1,605.00
2017-20219	HANLON DAVID JAMES	3/22/2017	JUDGMENT	1,111.79
2017-20220	KIZER ALAN EDWARD	3/23/2017	JUDGMENT	2,255.00
2017-20221	SINGER ETHAN	3/24/2017	JP TRANSCRIPT	5,099.60
2017-20221	SINGER ETHAN A A/K/A	3/24/2017	JP TRANSCRIPT	5,099.60

CIVIL APPEALS — AGENCIES: DEPT. OF TRANSPORTATION

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2017-00141	LIPSKI TYLER	PLAINTIFF	3/24/2017	—
2017-00141	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	DEFENDANT	3/24/2017	—

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
2017-00113	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	3/20/2017	—
2017-00113	DE LEON ROMMEL	DEFENDANT	3/20/2017	—
2017-00114	DISCOVER BANK	PLAINTIFF	3/20/2017	—
2017-00114	VERDETTO JUNE M	DEFENDANT	3/20/2017	—
2017-00120	BANK OF AMERICA	PLAINTIFF	3/21/2017	—
2017-00120	FREESE BARBARA A	DEFENDANT	3/21/2017	—
2017-00128	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	3/24/2017	—
2017-00128	HARE THERESA O	DEFENDANT	3/24/2017	—
2017-00128	OHARE THERESA	DEFENDANT	3/24/2017	—
2017-00129	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	3/24/2017	—
2017-00129	BARILLO RON	DEFENDANT	3/24/2017	—
2017-00130	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	3/24/2017	—
2017-00130	SLISH STEPHEN A	DEFENDANT	3/24/2017	—
2017-00131	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	3/24/2017	—
2017-00131	JENKS MARLENA	DEFENDANT	3/24/2017	—
2017-00132	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	3/24/2017	—
2017-00132	ZERGA JOHN JR	DEFENDANT	3/24/2017	—
2017-00133	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	3/24/2017	—
2017-00133	BRILL CHARLES F	DEFENDANT	3/24/2017	—
2017-00137	DISCOVER BANK	PLAINTIFF	3/24/2017	—
2017-00137	HEBERT MARY Y	DEFENDANT	3/24/2017	—

CONTRACT — DEBT COLLECTION: OTHER

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2017-00117	LINCOLN AUTOMOTIVE FINANCIAL PLAINTIFF/APPELLANT	PLAINTIFF	3/20/2017	—
2017-00117	GOODHEART GLORIA DEFENDANT/APPELLEE	DEFENDANT	3/20/2017	—
2017-00117	MEYERS JAMES DEFENDANT/APPELLEE	DEFENDANT	3/20/2017	—

NAME CHANGE

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2017-00124	BYRD NATALIE ANN	PETITIONER	3/23/2017	—
2017-00126	FELICIANO JOSHUA	PETITIONER	3/23/2017	—
2017-00126	FELICIANO NOAH	PETITIONER	3/23/2017	—
2017-00126	MORALES JENNIFER	PETITIONER	3/23/2017	—
2017-00127	MILLER ALEXIS	PETITIONER	3/23/2017	—
2017-00127	MORALES JENNIFER	PETITIONER	3/23/2017	—

REAL PROPERTY — EJECTMENT

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2017-00119	FEDERAL NATIONAL MORTGAGE ASSO	PLAINTIFF	3/21/2017	—
2017-00119	CHICOSKI RICHARD A	DEFENDANT	3/21/2017	—
2017-00119	OCCUPANTS	DEFENDANT	3/21/2017	—

REAL PROPERTY — LANDLORD/TENANT DISPUTE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2017-00139	ORCHARD GROVE LLC PLAINTIFF/APELLEE	PLAINTIFF	3/24/2017	—
2017-00139	SKINNER JANE DEFENDANT/APELLANT	DEFENDANT	3/24/2017	—
2017-00139	SKINNER CHRIS DEFENDANT/APELLANT	DEFENDANT	3/24/2017	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2017-00115	WELLS FARGO BANK NA	PLAINTIFF	3/20/2017	—
2017-00115	HERNANDEZ BENJAMIN R A/K/A	DEFENDANT	3/20/2017	—
2017-00115	HERNANDEZ BENJAMIN	DEFENDANT	3/20/2017	—
2017-00116	US BANK NATIONAL ASSOCIATION AS TRUSTEE FOR	PLAINTIFF	3/20/2017	—
2017-00116	JPMORGAN MORTGAGE ACQUISITION	PLAINTIFF	3/20/2017	—
2017-00116	GRUDESKI RICHARD J	DEFENDANT	3/20/2017	—
2017-00116	GRUDESKI JENNIFER A	DEFENDANT	3/20/2017	—
2017-00118	DEUTSCHE BANK NATIONAL COMPANY AS TRUSTEE FOR	PLAINTIFF	3/21/2017	—
2017-00118	SOUNDVIEW HOME LOAN TRUST	PLAINTIFF	3/21/2017	—
2017-00118	BENDER LLOYD A	DEFENDANT	3/21/2017	—
2017-00118	BENDER MARTHA L	DEFENDANT	3/21/2017	—
2017-00122	REVRESE MORTGAGE SOLUTIONS INC	PLAINTIFF	3/21/2017	—
2017-00122	CUSUMANO VALERIE ESTATE	DEFENDANT	3/21/2017	—
2017-00122	ERB EDWARD FATHER	DEFENDANT	3/21/2017	—
2017-00122	HOLLAND MANDY A/K/A	DEFENDANT	3/21/2017	—
2017-00122	HOLLARD MANDY	DEFENDANT	3/21/2017	—
2017-00122	JINKS TONY	DEFENDANT	3/21/2017	—
2017-00122	UNKNOWN HEIRS SUCCESSORS ASSIG	DEFENDANT	3/21/2017	—
2017-00123	US BANK NATIONAL ASSOCIATION	PLAINTIFF	3/21/2017	—
2017-00123	OBRIEN JOHN	DEFENDANT	3/21/2017	—
2017-00123	OBRIEN CHERYL A	DEFENDANT	3/21/2017	—
2017-00134	BANK OF AMERICA NA	PLAINTIFF	3/24/2017	—
2017-00134	WARNER MICHAEL V	DEFENDANT	3/24/2017	—
2017-00134	WARNER EVA	DEFENDANT	3/24/2017	—
2017-00135	CAITAL ONE NA	PLAINTIFF	3/24/2017	—
2017-00135	DELCASTILLO ANTHONY	DEFENDANT	3/24/2017	—
2017-00135	DELCASTILLO LORRAINE	DEFENDANT	3/24/2017	—
2017-00138	WELLS FARGO BANK NA S/B/M TO	PLAINTIFF	3/24/2017	—
2017-00138	WACHOVIA BANK NATIONAL ASSOCIA	PLAINTIFF	3/24/2017	—
2017-00138	MCMULLIN GEORGE A	DEFENDANT	3/24/2017	—
2017-00138	MCMULLIN BOBBIE J	DEFENDANT	3/24/2017	—

REAL PROPERTY — QUIET TITLE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2017-00121	NATIONWIDE CAPITAL GROUP LLC	PLAINTIFF	3/21/2017	—
2017-00121	BANK OF AMERICA	DEFENDANT	3/21/2017	—

TORT — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2017-00125	AMICA MUTUAL INSURANCE COMPANY A/S/O	PLAINTIFF	3/23/2017	—
2017-00125	SIEBECKER KEVIN	PLAINTIFF	3/23/2017	—
2017-00125	SMOLENSKY MICHAEL	DEFENDANT	3/23/2017	—
2017-00125	SMOLENSKY CINDY	DEFENDANT	3/23/2017	—
2017-00125	SMOLENSKY LAKE ESTATES LLC	DEFENDANT	3/23/2017	—

TORT — PREMISES LIABILITY

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2017-00136	ELY DOROTHY	PLAINTIFF	3/24/2017	—
2017-00136	AUGELLO EXCAVATING INC	DEFENDANT	3/24/2017	—
2017-00136	ACADIA REALTY LIMITED PARTNERS	DEFENDANT	3/24/2017	—
2017-00136	ACADIA REALTY TRUST	DEFENDANT	3/24/2017	—
2017-00136	ACRSII LLC	DEFENDANT	3/24/2017	—
2017-00136	ACADIA DR MANAGEMENT LLC	DEFENDANT	3/24/2017	—

MORTGAGES AND DEEDS

*RECORDED FROM APRIL 1, 2017 TO APRIL 7, 2017
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Kasch Homes Inc	P S Bank	Lake Township	100,000.00
Tayoun John Paul	Wells Fargo Bank	Sterling Township	
Nyzio Janice			80,600.00
Abdo Kristen	Honesdale National Bank	Honesdale Borough	93,500.00
Dennis Gary Russell	Peoples Security Bank & Trust Company	Lake Township	114,750.00
Bacon Robert	Mortgage Electronic Registration Systems	Lake Township	
Bacon Mary Jo			100,000.00
Plent Amy M	Mortgage Electronic Registration Systems	Lake Township	
Plent Bruce A			89,042.00
Hook David J	Net Federal Credit Union	Lake Township	
Hook Lori A			52,000.00
Kandrovy John	Penn East Federal Credit Union	Texas Township	
Kandrovy Alison			20,000.00
Brudereck Mindy K	Sun Federal Credit Union	Paupack Township	98,800.00
Gadsden Ridge Holdings L L C	Fidelity Deposit & Discount Bank	Mount Pleasant Township Mount Pleasant & Preston Twps Preston Township Preston & Mount Pleasant Twps	65,000.00 65,000.00
Gadsden Ridge Holdings	Metroaction Inc	Mount Pleasant Township Mount Pleasant & Preston Twps Preston Township Preston & Mount Pleasant Twps	58,500.00 58,500.00
Gadsen Ridge Holdings L L C	Fidelity Deposit & Discount Bank	Mount Pleasant Township Mount Pleasant & Preston Twps Preston Township Preston & Mount Pleasant Twps	200,000.00 200,000.00
Cartmell Deborah L	Wayne Bank	Dyberry Township	
Cartmell Timothy E			245,000.00

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

Gilbert Garrett L	Mortgage Electronic Registration Systems	Berlin Township	
Gilbert June E			218,400.00
Jahn Daniel C	Mortgage Electronic Registration Systems	Paupack Township	180,000.00
Hoff David	Honesdale National Bank	Cherry Ridge Township	
Hoff Jennifer			220,000.00
Blake Jane D	Dime Bank	Dyberry Township	
Waters Jane D			30,000.00
Waters Jory K			
Cosgrove Rick	Dime Bank	Berlin Township	
Hocker Tara A			35,450.00
Cosgorve Tara A			
Olver Brian S	Wayne Bank	Paupack Township	
Olver Anna G			27,000.00
D R B Property Inc	Wayne Bank	Texas Township	60,757.50
McGinnis Susan J	Dime Bank	Berlin Township	
McGinnis James D			80,000.00
Walpole Catherine L	P N C Bank	Palmyra Township	11,637.00
Klippel John M	Mortgage Electronic Registration Systems	South Canaan Township	
Klippel Tanya M			173,850.00
Northrop Bridget	Honesdale National Bank	Palmyra Township	
Northrop Shane			25,000.00
ONeill Jeremy	Honesdale National Bank	Mount Pleasant Township	
ONeill Jessica			50,000.00
White Kevin	Honesdale National Bank	Clinton Township	
White Kathleen Ann			15,500.00
Hopkins Charles R	Honesdale National Bank	Damascus Township	
Hopkins Catherine H			25,000.00
Jones Edward Eugene	Honesdale National Bank	South Canaan Township	
Jones Kelly Jo			115,000.00
Wizeman John P	Dime Bank	Paupack Township	
Wizeman Debra L			70,000.00
Hawley United Methodist Church	Susquehanna Conference Of United Methodist	Hawley Borough	122,750.00
Wheeler Richard	Mortgage Electronic Registration Systems	Paupack Township	
Wheeler Beth			101,760.00
Fritchman Benjamin	Honesdale National Bank	Paupack Township	
Fritchman Nydia			60,000.00
Fritchman Lee Benjamin			
March Megan Rachelle By Af			
Fritchman Benjamin Af			
Wheeland Craig M	Wells Fargo Bank	Sterling Township	
Minicozzi Anne P			99,000.00
Loperfido Denise R	Mortgage Electronic Registration Systems	Lake Township	162,766.00
Cuozzo Peter John	Net Credit Union	Paupack Township	71,920.00

Torres Louis A	Mortgage Electronic Registration Systems	Lake Township	97,374.00
Sweetapple Cynthia	Dime Bank	Damascus Township	
Sweetapple Derek			160,000.00
Marvin William L	Dime Bank	Clinton Township	231,000.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Carlson John R	Carlson Gloria A Wigger	Sterling Township	
Wigger Gloria A			Lot 28
Silverman Israel A	Silverman Danielle	Dreher Township	
Silverman Danielle			
Stiff Michael P	Miklos Mark	Dreher Township	
Stiff Donna	Miklos Gail M		Lot 14
Tayoun John Paul	Tayoun John Paul	Sterling Township	
	Nyzio Janice		Lots 42 & 44
Speakman Mary Est AKA	Abdo Kristen	Honesdale Borough	
Speakman Mary M Est AKA			Lot 14
Honesdale National Bank Exr			
Fritz George P	Fritz Mark	Oregon Township	
Fritz Cleone	Fritz Kevin		
	Fritz Timothy		
Dennis Gary A Exr	Dennis Gary Russell	Lake Township	
Dennis Eleanor Est AKA			
Dennis Eleanor M Est AKA			
Gomes Edicler G	Bacon Robert	Lake Township	
Gomes Veronica M	Bacon Mary Jo		Lot 881
Farry Kenneth O	Plent Bruce A	Lake Township	
Farry Maria B	Plent Amy M		Lot 2301
Gallant Jean	Volkodov Gennadiy	Salem Township	
Gallant Mary			Lot 1699
Sommers James P			
Sommers Catherine			
Curtis Herbert J	Smith Michael A	Salem Township	
Germain Edward P Exr	Germain Edward P	Lake Township	
Germain Joan P Est	Greco Kathleen Ann		Lot 1790
Germain Edward P Tr	Germain Robert John		
Germain Family Trust			
Grassi Robert W	Robert W Grassi Revocable Intervivos Trust	Salem Township	
Grassi Carol Ann	Grassi Robert W		Lot 877
	Grassi Robert W Tr		
	Carol Ann Grassi Revocable Intervivos Trust		
	Grassi Carol Ann		
	Grassi Carol Ann Tr		
Rose Arthur H	A H Rose Grantor Trust	Texas Township 1 & 2	
Flynn Kevin	Brudereck Mindy K	Paupack Township	Lot 173

Walczak Leon	Gadsden Ridge Holdings	Mount Pleasant Township	
Walczak Betty Louise		Mount Pleasant & Preston Twps	
Walczak Ronald		Preston Township	
		Preston & Mount Pleasant Twps	
Hawley Commercial Property	Hawley Commercial Property	Palmyra Township	
Plowucha Albert	Jahn Daniel C	Paupack Township	
Plowucha Susan			Lot 212
Emslie Lillian R	Megivern Elaine D Jones	Scott Township	
Neglia Michelle Lee	Neglia Frank	Manchester Township	
Visco Michelle Lee			
Birk Donald Test	Greisemer Mark S	Lehigh Township	
Marchione Ralph G Exr	Greisemer June E		Lots 4 & 5
Zappala Casandra	Prendamano James	Prompton Borough	
Prendamano James	Zappala Casandra		
Mortgage Equity Conversion			
Asset Trust Two	Vanrabert Thomas	Lehigh Township	
U S Bank National Association Tr			Lot 76
Reverse Mortgage Solutions Inc			
Wells Fargo Financial Pa Inc			
By Af	Kirchem Joshua	Clinton Township 2	
Wells Fargo Af	Kirshem Ti Fani		Lot 7
Brathwaite Ulster	Tomb Robert	Dreher Township	
	Tomb Brenda Bagnick		Lot 15
	Bagnicktomb Brenda		
Punt Anna Est AKA	Borell James G	Sterling Township	
Punt Anna M Est AKA	Borell Cheryl J Wheeler		
Punt Anna Marie Est AKA	Wheelerborell Cheryl J		
Punt Leo W Adm			
Sanders Douglas B III	Klippel John M	South Canaan Township	
Sanders Wendy L	Klippel Tanya M		
Cobb John P	Brown Betsy	Berlin Township	
Albanese Vincent J Jr	Herbert Earl C III	Paupack Township	
Albanese Lynn	Herbert Ruth M		Lot 191
Williams Keith	Williams Dawn F	Paupack Township	
Williams Dawn F			Lot 8
Hazelett Dawn F			
Bienkowski Steven B	Wizeman John P	Paupack Township	
Bienkowski Daiva I	Wizeman Debra L		Lot 314
Delmonico Steven	Hawley United Methodist Church	Hawley Borough	
Delmonico Joanne			Lot 58
Talavera Ralph	Wheeler Richard	Paupack Township	
Talavera Joyce	Wheeler Beth		Lot 138
Boehm Georgette	Fritchman Benjamin	Paupack Township	
Boehm Robert W	Fritchman Nydia		Lots 181 & 182
	Fritchman Lee Benjamin		
	March Megan Rachelle		
Melchor Mario R	Wheeland Craig M	Sterling Township	
	Minicozzi Anne P		Lot 39
Silva Paulo H	Muller Robert J	Paupack Township	
	Muller Miriam L		Lot 6F

Novobilski Nicholas	Maro Leslie	Hawley Borough	Lots 19 & 18
Hancock Carmen G	Angelo Lawrence Angelo Joan	Paupack Township	Lot 4
Dimartino Joseph	Loperfido Denise R	Lake Township	Lot 2354
Montella Karen			
Malinowski Barbara	Cuozzo Peter John	Paupack Township	
Keels Bertie E	Gaffney Christopher	Salem Township	Lot 514
White Barbara Ann	White Barbara Ann Pallus Janice Kay	Lake Township	Lots 3417 & 3418
Schein Dorothy Exr	Schein Dorothy	Salem Township	
Schein Robert Jest			Lot 2
Forget Arlene	Miller Kathy June	Texas Township 1 & 2	
Demaio Vincent Exr	Demaio Vincent	Damascus Township	
Demaio Pasqualina Exr			
Demaio Italia Est			

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Sub. 3 / Ethics 0

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Sub. 4 / Ethics 0

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