

WAYNE COUNTY BAR ASSOCIATION

# OFFICIAL LEGAL JOURNAL

OF WAYNE COUNTY, PA



May 12, 2017  
Vol. 7, No. 10  
Honesdale, PA



## IN THIS ISSUE

COURT CALENDAR . . . . .	5
CUSTODY CALENDAR . . . . .	7
CRIMINAL CASES . . . . .	8
LEGAL NOTICES . . . . .	10
SHERIFF'S SALES . . . . .	16
CIVIL ACTIONS FILED . . . . .	26
MORTGAGES & DEEDS . . . . .	29

### 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.

---

© 2017 *Legal Journal of Wayne County*

*The Official Legal Publication of Wayne County, Pennsylvania*



Legal Journal of Wayne County

Christine Rechner, Esq., Editor  
rechnerc@ptd.net

Publisher:  
Bailey Design and Advertising  
3305 Lake Ariel Highway, Suite 3  
Honesdale, PA 18431

P: 570-251-1512  
F: 570-647-0086

www.waynecountylawyers.org

**Submit advertisements to**  
**baileyd@ptd.net**

**OFFICERS**

*President*  
**Ronald M. Bugaj, Esq.**

*Vice-President*  
**Pamela Wilson, Esq.**

*Secretary*  
**Salvatore Nardozi, Esq.**

*Treasurer*  
**Brendan Ellis, Esq.**

*Court Administrator*  
**Nicole Hendrix, Esq.**

---

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

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

---

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

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

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

---

MESSAGE FROM THE  
WAYNE COUNTY BAR ASSOCIATION



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

PRICING & RATES

**Notice Pricing**

*One time Insertions*

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

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

**Subscription Rates**

*Per Year*

Mailed Copy	\$100
Emailed Copy	Free

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

WAYNE COUNTY OFFICIALS

**Judge of the Court of Common Pleas**

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

**Magisterial District Judges**

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

**Court Administrator**

Nicole Hendrix, Esq.

**Sheriff**

Mark Steelman

**District Attorney**

Janine Edwards, Esq.

**Prothonotary, Clerk of The Court**

Edward “Ned” Sandercock

**Chief Public Defender**

Steven Burlein, Esq.

**Commissioners**

Brian W. Smith, Chairman  
Wendall R. Kay  
Joe Adams

**Treasurer**

Brian T. Field

**Recorder of Deeds, Register of Wills**

Deborah Bates

**Coroner**

Edward Howell

**Auditors**

Carla Komar  
Judy O’Connell  
Kathleen A. Schloesser

**Jury Commissioners**

Judith M. Romich  
Patricia Biondo

# *Raising the Bar*



**Wayne County Bar Association**  
922 Church Street, 2<sup>nd</sup> 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](http://www.waynecountylawyers.org)

**COURT CALENDAR**

---

**Monday, May 15, 2017**

**Subject** MAY TRIAL TERM

---

**Time** 11:00 AM  
**Subject** In Re: J.W. 56-2014-JV  
Dispo Review  
DA/Stieh

---

**Tuesday, May 16, 2017**

**Time** 9:00 AM  
**Subject** Motions Court

---

**Time** 9:00 AM  
**Subject** PFA  
Corrigan v. Corrigan 211-2017-DR  
Kimball v. Kimball 56-2017-DR

---

**Wednesday, May 17, 2017**

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

---

**Time** 9:00 AM  
**Subject** Sheppard v Catania 515-2009-dr  
Custody Hearing  
Farrell/Nardozzi/Katsock

---

**Time** 9:30 AM  
**Subject** Salem Township v Neville 94-2012-cv  
Contempt  
Treat/Mattes

---

**Time** 10:00 AM  
**Subject** In Re: Estate of Ann Marie Arabia 54-2017-OCD  
**Location** Settlement of Small Estate

---

**Time** 10:30 AM  
**Subject** Schellberg v Schellberg 529-2015-cv  
**Location** Motion in Limine  
Clause/Fischer  
Need skype

---

**COURT CALENDAR**

---

**Thursday, May 18, 2017**

**Time** 9:00 AM  
**Subject** Motions Court  
**Recurrence** Occurs every Tuesday and Thursday effective 5/16/2017 until 5/18/2017 from 9:00 AM to 9:30 AM

---

**Time** 9:30 AM  
**Subject** Commonwealth Matters  
Rule Returnable  
171-2015 Lucke, Nicholas Rogan  
421-2015 Cook, John Zimmerman  
13-2007 Gambetta, Joseph Henry  
325-2016 Skorupa, Jeremy Farley  
312 & 339-2016 Lupinski, Kimberly Farrell

---

**Time** 11:00 AM  
**Subject** In Re: T.K 6-2017- (Arb Room)

---

**Time** 1:30 PM  
**Subject** In Re: D.P. 4-2017-JV (Arbitration Room)  
**Location** Uncontested Finding of Fact  
DA/ Farrell

---

**Time** 1:30 PM  
**Subject** Commonwealth Matters

**Friday, May 19, 2017**

**Time** 9:00 AM - 10:00 AM  
**Subject** PFA  
Booth v. Ciarrocchi 21-2017-DR Nardozzi/Bugaj

**CUSTODY CALENDAR**

---

**Monday, May 15, 2017**

**Tuesday, May 16, 2017**

**Time** 9:15 AM - 12:15 PM  
**Subject** Reed Sr. v. Reed 605-2016-DR  
**Location** Custody Conference/Hearing (Schloesser)  
Ellis/Nardozzi

---

**Time** 2:15 PM - 3:15 PM  
**Subject** Borbotko v. Borbotko 201-2017-DR  
**Location** Custody Conference (Schloesser)  
Bugaj/Brown

---

**Wednesday, May 17, 2017**

**Thursday, May 18, 2017**

**Time** 9:15 AM - 10:15 AM  
**Subject** Maldonado v. Maldonado 208-2017-DR  
**Location** Custody Conference (Wilson)

---

**Time** 10:15 AM - 11:15 AM  
**Subject** Carnrike v Hadden 373-2014-dr  
**Location** Custody Conf (Wilson)

---

**Friday, May 19, 2017**

**Time** 9:15 AM - 4:15 PM  
**Subject** House v. Brown 392-2016-DR  
**Location** Custody Hearing (Wilson)  
Howell/Ellis

**CRIMINAL CASES**

---

*May 4, 2017 — The following cases were addressed by the Honorable Raymond L. Hamill, President Judge, Wayne County.*

**DAVID ELDRED**, age 32 of Greentown, PA, was placed on probation for a period of 6 months for one count of False Swearing in Official Proceedings, a Misdemeanor of the 2nd Degree. He was also ordered to pay the costs of prosecution, and pay a fine in the amount of \$500.00. The incident occurred on June 18, 2016, in Salem Township, PA.

**KEVIN DANIEL KIEFER**, age 24 of Hawley, PA, was placed on probation for a period of 18 months for one count of Criminal Mischief, a Misdemeanor of the 2nd Degree and one count of Criminal Attempt-Defiant Trespass, a Misdemeanor of the 3rd Degree. He was also ordered to pay the costs of prosecution, pay restitution in the amount of \$310.00, refrain from having contact with the victim, comply with all recommendations of the drug and alcohol assessment, and undergo a mental health evaluation. The incident occurred on December 17, 2016, in Hawley Borough, PA.

**MATTHEW HAZEN**, age 39 of Callicoon, NY, was sentenced to the Wayne County Correctional Facility for a period of not less than 30 days nor more than 12 months for one count of Possession of Controlled Substance, an ungraded Misdemeanor. He was also ordered to pay the costs of prosecution, pay a fine in the amount of \$300.00, comply with all drug and alcohol treatment recommendations, and perform 50 hours of community service. The incident occurred on October 27, 2016, in Honesdale Borough, PA.

**WILLIAM RYAN MACDONALD**, age 21 of Hawley, PA, was placed on probation for a period of 6 months for one count of Criminal Mischief, a Misdemeanor of the 3rd Degree. He was also ordered to pay the costs of prosecution, pay a fine in the amount of \$500.00, pay restitution in the amount of \$625.29, and perform 50 hours of community service. The incident occurred on June 3, 2016, in Berlin Township, PA.

**CONSTANTINOS VENIZELOS**, age 40 of Hawley, PA, was sentenced to the Wayne County Correctional Facility for a period of not less than 4 months nor more than 12 months for one count of Possession of Drug Paraphernalia, an ungraded Misdemeanor, one count of Driving While Operating Privilege Suspended/Revoked, a Summary offense, and one count of Exceed Maximum Speed, a Summary offense. He was also ordered to pay the costs of prosecution, pay a fine in the amount of \$315.00, and undergo a drug and alcohol evaluation. The incident occurred on November 12, 2016, in Paupack Township, PA.

**SCOTT HELFERICH**, age 34 of Honesdale, PA, was placed on probation for a period of 12 months for one count of Possession of Drug Paraphernalia, an ungraded Misdemeanor. He was also ordered to pay the costs of prosecution, pay a fine in the



amount of \$500.00, undergo a drug and alcohol evaluation, and complete 40 hours of community service within 3 months. The incident occurred on June 17, 2016, in Honesdale Borough, PA.

**JOSHUA RYAN**, age 27 of Jefferson Township, PA, was placed on probation for a period of 6 months for one count of Disorderly Conduct, a Misdemeanor of the 3rd Degree, and numerous Summary Offenses that include, Duties at Stop Sign, Driving Vehicle at Safe Speed, Obedience to Traffic Control Devices, Fail to Signal and Give False Information. He was also ordered to pay the costs of prosecution and pay a total of \$425.00 in fines. The incident occurred on November 26, 2015, in Waymart Borough, PA.

**JESSICA BOYLES**, age 28 of Philadelphia, 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 privileges suspended for 60 days. The incident occurred on December 3, 2016 in Dreher Township PA. Her BAC revealed a .101% and Controlled Substance.

**ANGELA FRANKO**, age 33 of Waymart, 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 privileges suspended for 60 days. The incident occurred on December 14, 2016 in Waymart Borough, PA. Her BAC revealed a .197%.

**RACHEL RICH**, age 23 of Bethlehem, 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 privileges suspended for 30 days. The incident occurred on October 15, 2016 in Salem Township PA. Her BAC revealed a .124%.

**PATRICIA WALSH**, age 52 of Honesdale, PA, was placed on the Accelerated Rehabilitative Disposition Program for a period of 6 months related to DUI. She was also ordered to pay all Court costs and perform 40 hours of community service and have her operator's privileges suspended for 30 days. The incident occurred on December 14, 2016 in Texas Township PA. Her BAC revealed a .137%.

**RICHARD YOUNG**, age 46 of Honesdale, PA, was placed on the Accelerated Rehabilitative Disposition Program for a period of 6 months related to DUI. He was also ordered to pay all Court costs and perform 40 hours of community service and have her operator's privileges suspended for 60 days. The incident occurred on August 23, 2016 in Texas Township PA. Her BAC revealed a Controlled Substance.

**LEGAL NOTICES**

---

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

---

**ESTATE NOTICES**

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

---

**EXECUTRIX NOTICE**

Estate of John J. Vill  
Late of Salem Township  
EXECUTRIX  
Cynthia L. Collins  
9 Indian Falls Road  
Mine Hill, NJ 07803  
ATTORNEY  
Daniel L. Sullivan  
Saidis Sullivan & Rogers  
100 Sterling Parkway Suite 100  
Mechanicsburg, PA 17050

**5/12/2017 • 5/19/2017 • 5/26/2017**

---

**ESTATE NOTICE**

Estate of James Romance, a/k/a James E. Romance, deceased, late of Wayne County, Pennsylvania, Letters of Administration have been granted to the undersigned, who requests all persons having claims or demands against the Estate of the Decedent to make known the same, and all persons indebted to the Decedent to make

payments without delay to:  
Sherry Romance, Administrator or  
to her attorney:

Edwin A. Abrahamsen, Esquire  
1006 Pittston Avenue  
Scranton, PA 18505

**5/12/2017 • 5/19/2017 • 5/26/2017**

---

**ESTATE NOTICE**

Estate of Jack E. Martin, late of Honesdale, Pennsylvania. Any person or persons having claim against or indebted to estate present same to: Wayne Bank P.O. Box 269/717 Main Street, Honesdale, Pennsylvania. Attorney for Estate: Stephen Jennings, Esquire, 303 Tenth Street, Honesdale, Pennsylvania, 18431.

**5/12/2017 • 5/19/2017 • 5/26/2017**

---

**EXECUTOR NOTICE**

Estate of Robert J. Schmidt AKA Robert Joseph Schmidt  
Late of Berlin Township  
EXECUTOR  
William J. Schmidt  
111 Adams Pond Road  
Hawley, PA 18428  
ATTORNEY  
Ronald M. Bugaj, Esq.  
308 9th St., PO Box 390  
Honesdale, PA 18431

**5/12/2017 • 5/19/2017 • 5/26/2017**

---

**ADMINISTRATRIX NOTICE**

Estate of Douglas Earl Davis AKA  
Douglas E. Davis  
Late of Damascus Township  
ADMINISTRATRIX  
Heather Gustafson  
185 Rosencranse Rd.  
Honesdale, PA 18431  
ATTORNEY  
Frances S. Clemente  
32 Lower Main St./POB 866  
Callicoon, NY 12723

5/12/2017 • 5/19/2017 • 5/26/2017

---

**EXECUTRIX NOTICE**

Estate of George Rabtzow  
Late of South Canaan Township  
EXECUTRIX  
Jessica V. Knott  
407 Arrowhead Trail  
Reading, PA 19608

5/12/2017 • 5/19/2017 • 5/26/2017

---

**EXECUTRIX NOTICE**

Estate of Marion A. Mang AKA  
Marion T. Mang  
Late of Cherry Ridge Township  
EXECUTRIX  
Jean Mangello  
351 Spinner Road  
Honesdale, PA 18431  
ATTORNEY  
Frances Gruber, Esq.  
214 Ninth Street  
Honesdale, PA 18431

5/5/2017 • 5/12/2017 • 5/19/2017

---

**ESTATE NOTICE**

**NOTICE IS HEREBY GIVEN,**  
that Letters Testamentary have  
been issued in the Estate of James  
Lester Herring, a/k/a James  
Herring, a/k/a James L. Herring,  
who died on March 26, 2017, late  
resident of 69 Edward Road, Beach  
Lake, PA 18405, to Pamela Sue  
Lass, 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 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

5/5/2017 • 5/12/2017 • 5/19/2017

---

**ESTATE NOTICE**

Estate of Helen A. Mazurk  
deceased of Hawley Borough,  
Wayne County, Pennsylvania.  
Letters Testamentary on the above  
estate having been granted to  
Patricia Steimling, Executrix, 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,  
Lakeville, PA 18438

5/5/2017 • 5/12/2017 • 5/19/2017

---

**EXECUTRIX NOTICE**

Estate of Arlene Bender  
Late of Clinton Township  
EXECUTRIX  
Deborah Bates  
231 S. Smith Rd.  
Waymart, PA 18472  
EXECUTRIX  
Judy Spewak  
1737 Christina Lee Lane  
St. Cloud, FL 34769

5/5/2017 • 5/12/2017 • 5/19/2017

---

**ADMINISTRATOR NOTICE**

Estate of Agnes V. Eckles  
Late of Dreher Township,  
Newfoundland, PA  
ADMINISTRATOR  
Dennis Eckles  
1265 Gallagher Rd.  
Tobyhanna, PA 18466

5/5/2017 • 5/12/2017 • 5/19/2017

---

**EXECUTOR NOTICE**

Estate of Vincent W. Yatsonsky  
AKA William V. Yatsonsky AKA  
Vincent Yatsonsky AKA William  
Yatsonsky  
Late of Canaan Township  
EXECUTOR  
James T. Yatsonsky  
1009 Owego Tpke  
Honesdale, PA 18431  
ATTORNEY  
Nicholas A. Barna  
831 Court Street  
Honesdale, PA 18431

5/5/2017 • 5/12/2017 • 5/19/2017

---

**EXECUTOR NOTICE**

Estate of Louis J. Troianella AKA  
Louis Troianella  
Late of Damascus Township  
EXECUTOR  
Nicholas A. Barna  
831 Court Street  
Honesdale, PA 18431  
ATTORNEY  
Nicholas A. Barna  
831 Court Street  
Honesdale, PA 18431

4/28/2017 • 5/5/2017 • 5/12/2017

---

**ESTATE NOTICE**

ESTATE OF STELLA ANN  
DERMONT, late of Lackawaxen  
Township, Pennsylvania (died  
January 5, 2017). All creditors are  
requested to present their claims  
and all persons indebted to the  
decedent will make payment to  
Joseph Dermont, Executrix; or to  
John J. Brazil, Jr., attorney for the  
Estate, 310 Adams Avenue, Suite  
200, Scranton, Pennsylvania 18503

4/28/2017 • 5/5/2017 • 5/12/2017

---

**ADMINISTRATOR NOTICE**

Estate of Doris A. Dannaf  
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

4/28/2017 • 5/5/2017 • 5/12/2017

---

**EXECUTRIX NOTICE**

Estate of Wilfried F. Burkard  
Late of Honesdale Borough  
EXECUTRIX  
Andrea Kyc  
2436 Bryn Mawr Lane  
Crystal Lake, IL 60014  
ATTORNEY  
Frances Gruber, Esq.  
214 Ninth Street  
Honesdale, PA 18431

4/28/2017 • 5/5/2017 • 5/12/2017

---

**OTHER NOTICES**

---

**NOTICE OF FILING OF  
FICTITIOUS NAME**

TAKE NOTICE THAT a Fictitious Name was filed with the Department of State. The name of the Fictitious Name is Wilson Davis Outdoor Cleaning Services. This Fictitious Name has been organized under the provision pursuant to 54 Pa. C.S. 311. Solicitor: Matthew L. Meagher, Esquire, 1018 Church Street, Honesdale, Pennsylvania 18431

5/12/2017

---

**LEGAL NOTICE**

**NOTICE OF  
INCORPORATION**

In accordance with the Business Corporation Law of the Commonwealth of Pennsylvania, a corporation by the name of D & G Plumbing and Heating, 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 plumbing and heating installation, construction and related services 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 April 12, 2017.

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

5/12/2017

---

**PETITION FOR  
NAME CHANGE**

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

IN RE:  
CHANGE OF NAME OF:  
Thomas Coffin

No. 220-2017-Civil

**ORDER FOR PUBLICATION**

And now, this 3rd day of May 2017, upon motion of Thomas Coffin, Petitioner, it is **ORDERED** and **DECREED** that the Petition be heard on the 12th day of June 2017 at 9:30 a.m. before the

Honorable Raymond L. Hamill in Courtroom No. 2 at the Wayne County Courthouse, 925 Court Street, Honesdale, PA.

It is **FURTHER ORDERED** that a notice of the filing of the within Petition and of the aforesaid date of hearing be published in the Office Legal Journal of Wayne County, PA and the Wayne Independent at least thirty (30) days before the hearing. Proof of publication shall be submitted at the hearing.

It is **FURTHER ORDERED** that an official search be conducted by the county office where the Petitioner resided within the past five (5) years. Proper certification from the Prothonotary's Office verifying that there are no judgments, decrees of record, or any other of the like character against the Petitioner and proper certification from the Recorder of Deeds regarding mortgages shall be submitted to the Court at the hearing.

It is **FURTHER ORDERED** that if the Petitioner seeks to change the name of a minor child, the Petitioner is directed to mail a copy of the petition and this Order by regular and certified mail, return receipt requested to the non-petitioning parent. **IF THE NON-PETITIONING PARENT DOES NOT ATTEND THE HEARING, PROOF THAT THE NON-PETITIONING PARENT RECEIVED A COPY OF THE PETITION AND NOTIFICATION OF THE NAME CHANGE HEARING MUST BE**

SUBMITTED TO THE COURT  
AT THE HEARING.

BY THE COURT:  
/s/ Raymond L. Hamill  
RAYMOND L. HAMILL  
PRESIDENT JUDGE

**5/12/2017**

---

**NOTICE**

COURT OF COMMON PLEAS  
WAYNE COUNTY

No.: 621-CIVIL-2016

Nationstar Mortgage LLC  
Plaintiff,

Vs.

Unknown heirs, successors, assigns  
and all persons, firms or  
associations claiming right, title, or  
interest from or under Rafael M.  
Sandoval, Deceased  
Esmeralda Satchell Individually  
and as Known Heir of Rafael M.  
Sandoval, Deceased  
Defendants

TO: Unknown heirs, successors,  
assigns and all persons, firms or  
associations claiming right, title or  
interest from or under Rafael M.  
Sandoval, Deceased

TYPE OF ACTION:  
CIVIL ACTION/COMPLAINT IN  
MORTGAGE FORECLOSURE

PREMISES SUBJECT TO  
FORECLOSURE:  
1462 Hamlin HWY

Lake Ariel, PA 18436

**NOTICE**

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing to the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you. **YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.**

**IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.**

Lawyers Referral and Information Service  
Pennsylvania Bar Association  
P.O. Box 186  
Harrisburg, PA 17108  
800-692-7375

MILSTEAD & ASSOCIATES, LLC  
By: Bernadette Irace, Esquire  
Attorney ID#313008



**OLSOMMER-CLARKE**  
INSURANCE GROUP, INC.  
*Service that shines above the rest*

**COMPETITIVE BUSINESS INSURANCE QUOTES**  
Property Liability Insurance • General Liability  
Commercial Auto • Workers Comp

**HONESDALE** • 1014 Church Street • 570-253-6330  
**HAMLIN** • 610 Hamlin Hwy. • 570-689-9600  
**MOSCOW** • 100 N. Main Street • 570-842-9600

TOLL FREE: 800-566-8999  
[www.nepainurance.com](http://www.nepainurance.com)

1 E. Stow Rd.  
Marlton, NJ 08053  
(856) 482-1400

**5/12/2017**

**LEGAL NOTICE**

**REGISTRATION OF FICTITIOUS NAME**

Please note that BIG BELLY DELI, LLC, has on the 24th day of April, 2017, filed a Registration of Fictitious Name with the Commonwealth of Pennsylvania, Department of State, Corporation Bureau, and will be conducting business under the name of SLICES PIZZERIA & BISTRO with its principal place of business at Unit 3, Hamlin Shopping Plaza, 569 Highway 590, Hamlin, Pennsylvania 18427.

ALFRED J. HOWELL, ESQUIRE  
HOWELL, HOWELL & KRAUSE  
109 NINTH STREET  
HONESDALE, PA 18431  
(570) 253-2520

**5/12/2017**

**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  
MAY 24, 2017**

By virtue of a writ of Execution instituted LSF9 Master Participation Trust issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 24th 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 Canoon, County of Wayne and Commonwealth of Pennsylvania, bounded and described as followed:

BEGINNING at a point in the center of the Belmont and Easton Turnpike, said point being in the Southerly boundary lines of the lands now and formerly of Andrew Barna, et ux; Thence along lands now and formerly of one Larry Romich North sixty-two (62) degrees eighteen (18) minutes West two hundred four and twenty-four hundredths (204.24) feet to a stake center; Thence through the lands now and formerly of Andrew Barna and Olga Barna, his wife, North sixteen (16) degrees East one hundred seventy-eight and fifty-eight

hundredths (178.58) feet to a stake center, Thence continuing through lands now or formerly of Andres Barna and Olga Barna, his wife, South seventy-four (74) degrees East two hundred (200) feet to a point in the center of the Belmont and Easton Turnpike, Thence along the center line of said Belmont and Easton Turnpike South sixteen (16) degrees West two hundred twenty (220) feet to the place of beginning.

CONTAINING thirty-nine thousand eight hundred fifty-eight (39,858) square feet of land be the same more or less.

UNDER AND SUBJECT to the portion of the above described premises which goes within the right of way of the Belmont and Easton Turnpike.

The foregoing description is in accordance with a map of survey made by Mark R. Zimmer, dated September 18, 1967, which is recorded in the Wayne County Map Book 13 at page 132.

UNDER AND SUBJECT to conditions, exception and reservations as recorded in Deed Book 1518 Page 118.

BEING TAX NO.: 04-0-0261-0014.001

BEING KNOWN AS: 2837  
EASTON TURNPIKE,  
WAYMART, PENNSYLVANIA  
18472.

IMPROVEMENTS THEREON:



## Residential Dwelling

Title to said premises is vested in Darlene M. Barhite by deed from The Arc of Northeastern Pennsylvania, formerly known as the ARc of Lackawanna County dated July 23, 2010 and recorded July 30, 2010 in Deed Book 4070, Page 1. The said Darlene M. Barhite died on January 21, 2011 thereby vesting title in Dawn Marie Vanderstad, Administratrix of the Estate of Darlene M. Barhite, Deceased Mortgagor and Real Owner by operation of law.

The said Darlene M. Barhite departed this life January 21, 2011. Letters of Adminstraton were granted to Dawn Marie Vanderstad, Administratrix of the Estate of Darlene M. Barhite.

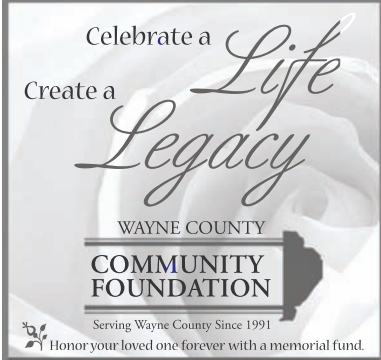
Seized and taken in execution as property of:  
Dawn Marie Vanderstad,  
Administratrix of the Estate of Darlene M. Barhite, Deceased Mortgagor and Real Owner  
2837 Easton Turnpike WAYMART PA 18472

Execution No. 682-Civil-2012  
Amount Due: \$71,066.69 Plus additional costs

March 2, 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



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](http://www.waynefoundation.org) · 570.499.4299 · [wccf@ptd.net](mailto: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.

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 I. Foley Esq.

**4/28/2017 • 5/5/2017 • 5/12/2017**

**SHERIFF'S SALE  
MAY 24, 2017**

By virtue of a writ of Execution instituted ICC Maintenance & Recreation Fund 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 24th 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 SITUATED, LYING AND BEING IN THE TOWNSHIP OF LEHIGH IN THE DEVELOPMENT OF INDIAN COUNTRY CAMPSITES INC. COUNTY OF WAYNE AND STATE OF PA TO WIT LOT NO. 82-86 & 87-91 IN BLOCK NO. D OF SECTION NO. 1 AS SHOWN ON THE SURVEY AND THE ORIGINAL PLAN OF INDIAN COUNTRY CAMPSITES INC. MADE BY A REGISTERED SURVEYOR AND OF RECORD IN THE RECORDER OF DEEDS OFFICE OF WAYNE COUNTY IN RECORD BOOK3489 AT PAGE 40

TAX MAP NO.: 14-10-108.- & 14-10-105.-

ADDRESS BEING: 16 INDIAN MAIDEN, GOULDSBORO, PA 18424

Seized and taken in execution as property of:  
Joseph Conroy 1625 Union Street

ALLENTOWN PA 18102

Execution No. 168-Judgment-2017  
Amount Due: \$4,141.50 Plus  
additional costs

March 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.

Pro Se - ICC Maintenance &  
Recreation Fund, Inc.

**4/28/2017 • 5/5/2017 • 5/12/2017**

**SHERIFF'S SALE  
JUNE 7, 2017**

By virtue of a writ of Execution instituted Thomas Kerr, Executor of the Estate of Gloria Patrick issued out of the Court of Common Pleas of Wayne County, to me directed,

there will be exposed to Public Sale, on Wednesday the 7th day of June, 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 Scott, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in or near the centerline of Township Road No. 783 (33 feet wide) which point is in line of lands now or late of the Falcon Rod and Gun Club; thence extending along a point in or near the centerline of the aforesaid road the following eleven (11) courses and distances: (1) North 29 degrees 29 minutes East 205.32 feet to a point a corner; thence (2) North 39 degrees 08 minutes East 304.25 feet to a point a corner; thence (3) North 53 degrees 01 minute East 106.41 feet to a point a corner; thence (4) North 73 degrees 43 minutes East 328.16 feet to a point a corner; thence (5) North 69 degrees 37 minutes East 195.22 feet to a point a corner; thence (6) North 57 degrees 56 minutes East 88.50 feet to a point a corner; thence (7) North 43 degrees 39 minutes East 447.78 feet to a point a corner; thence (8) North 30 degrees 26 minutes East 165.85 feet to a point a corner; thence (9) North 41 degrees 35 minutes East 119.04 feet to a point a corner; thence (10)

North 46 degrees 10 minutes 310.37 feet to a point a corner; and (11) North 57 degrees 51 minutes East 41.34 feet to a point a corner; thence along line of lands now or formerly of Albert Brucato, et al., South 38 degrees 12 minutes East 1336.50 feet to an iron pin; thence along line of lands now or formerly of Theodore Levene South 08 degrees 35 minutes West 1720.12 feet to an iron pin; thence along line of lands now or formerly of Thomas Toton South 51 degrees 22 minutes West 1089.00 feet to an iron pin in a post and stones corner; thence along line of lands of the aforesaid Falcon Rod and Gun Club North 35 degrees 40 minutes West 2403.08 feet to the place of BEGINNING.

CONTAINING 111.716 acres more or less as surveyed by Glenn E. Love, Jr., R.S., on April 29, 1972, a map of said survey being recorded in Wayne County Map Book 21, Page 67.

BEING the same land which Gloria Patrick, widow, by deed dated September 16, 2005 and recorded in Wayne County Record Book 2893, page 238, granted and conveyed to Michael E. Black and Cynthia Czarda-Black, his wife.

TAX PARCEL NO.: 23-0-0131-0002.-

ADDRESS BEING: 436 Fairmount Road, Starrucca, PA 18462

Seized and taken in execution as

property of:

Michael E. Black 436 Fairmount  
Road STARRUCCA PA 18462

Cynthia Czarda-Black 436  
Fairmount Road STARRUCCA PA  
18462

Execution No. 655-Civil-2015  
Amount Due: \$283,449.85 Plus  
additional costs

March 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.**

Michael P. Lehutsky, Esq.

**5/12/2017 • 5/19/2017 • 5/26/2017**

**SHERIFF'S SALE  
JUNE 7, 2017**

By virtue of a writ of Execution instituted Flagstar Bank, FSB issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 7th day of June, 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 Salem, Wayne County, Pennsylvania, known a Lot 720, Section 7, of The Hideout, a subdivision situated in the Townships of Lake and Salem, Wayne County, Pennsylvania, according to the plats thereof recorded in the Office of the Recorder of Deeds of Wayne County, Pennsylvania, April 9, 1970 in Plat Book 5, pages 26 and 27; May 11, 1970 in Plat Book 5, pages 34, 37, 41 through 48 and 50; September 8, 1970 in Plat Bok 5, pages 57 and 58; February 8, 1971 in Plat Book 5, pages 59 and 61 through 63; March 24, 1971 in Plat Book 5, pages 66 through 68; May 10, 1971 in Plat Book 5, pages 69 through 72; March 14, 1972 in Plat Book 5 pages 73 through 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 through 104 as amended and supplemented.

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

HAZARDOUS WASTE is not being disposed of nor has it ever been disposed on the property conveyed herein by the Grantor or to the actual knowledge of the Grantor.

TO HAVE AND TO HOLD the said land, hereditaments and premises hereby granted or mentioned and intended so to be with the appurtenances, unto the said parties of the seconds part, their heirs and assigns, to and for the only proper use and behoove of the said parties of the seconds part their heirs and assigns forever.

AND THE SAID GRANTORS will warrant specially the property hereby conveyed.

Title to said premises is vested in Shane Straka and Shelly Straka, Husband and Wife, by Deed from Bernadette Sokira as Trustee of the Bernadette Sokia Trust dated October 3, 2011 and recorded October 11, 2011 in Deed Book 4286, Page 286.

TAX PARCEL NO.: 22-0-0023-0003

BEING KNOWN AS 720 Wildwood Terrace, Lake Ariel, Pennsylvania 18436

IMPROVEMENTS THEREON:  
Residential Dwelling

Seized and taken in execution as property of:  
Shelly Straka 233 Shepherd Avenue BOUND BROOK NJ 08805

Shane Straka 233 Shepherd Avenue BOUND BROOK NJ 08805

Execution No. 94-Civil-2016  
Amount Due: \$51,362.02 Plus additional costs

March 7, 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.

Christine L. Graham, Esq.

5/12/2017 • 5/19/2017 • 5/26/2017

**SHERIFF'S SALE  
JUNE 7, 2017**

By virtue of a writ of Execution instituted Bank of America, 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 7th day of June, 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 4292 SECTION 49 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 BOOK5, 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 ALL COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD, INCLUDING THOSE SET FORTH IN THE DECLARATION OF PROTECTIVE COVENANTS FOR THE HIDEOUT, DDATED AS OF MAY 11, 1970, AS AMENDED AND SUPPLEMENTED.

BEING TAX NO.: 12-0-0046-0043

BEING KNOWN AS: 4292 CHESTNUT HILL DRIVE, LAKE ARIEL, PENNSYLVANIA 18436.

IMPROVEMNTS THEREON:  
Residential Dwelling

Title to said premises is vested in Steven Rappo by deed from Michele Mclellan, Widow dated July 21, 2007 and recorded July 25, 2007 in Instrument Number 200700007801. The said Steven Rappo died on May 15, 2015 thereby vesting title in Marisa Mitchell, Executrix of the Estate of Steven Rappo by operation of law.

Seized and taken in execution as property of:  
Marisa Mitchell, Executrix of the Estate of Steven Rappo 29 Garrow Avenue PEQUANNOCK NJ 07440

Execution No. 295-Civil-2016  
Amount Due: \$167,721.10 Plus additional costs

March 9, 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.

**5/12/2017 • 5/19/2017 • 5/26/2017**

**SHERIFF'S SALE  
JUNE 7, 2017**

By virtue of a writ of Execution instituted Kurt B. Stiles issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 7th day of June, 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 located in the Township of Mount Pleasant, County of Wayne, Commonwealth of Pennsylvania, and being more particularly described as follows:

BEGINNING at a point at the intersection of the center lines of SR 4041 and Township Road No. 505; thence along the center of SR 4041, North 62 degrees 58 minutes West 169.20 feet to a spike; thence along land of Richard M. Ott (1972) North 32 degrees 47 Minutes East 550 feet to an iron pin and North 41 degrees 38 minutes West 330.37 feet to an iron pin; thence along Parcel No. 2, land of Ruth McKeown, North 47 degrees 56 minutes East 245.63 feet to a point inline of land of Joseph A. Baranowski; thence along Baranowski land South 27 degrees 48 minutes East 560.05 feet to a point in the center of LR 584, PA Route 247, thence along a portion of Route 247, connecting SR 4041, South 39 degrees 12

minutes West 587.50 feet to the point of BEGINNING.

CONTAINING 3.941 acres of land, be the same more or less.

The description is based on a survey made by Henry G. Tuser, R.S., dated November 21, 1974 an approved map of which is recorded in Wayne County Map Book 34, Page 24.

SUBJECT to right-of-way for public highway purposes of so much of SR 4041 and PA Route 247 as lies within the description of the premises herein conveyed.

Title to said premises and all oil, gas, mineral and air rights are vested in Affordable Storage and Rental Facilities, LLC by Deed dated March 19, 2005, recorded in the Wayne County Recorder of Deeds Office at Deed Book 4836 page 40.

Tax Parcel: 16-0-0172-0017.0018

BEING KNOWN AS 339 Murphy Hill Road, Pleasant Mount, PA 18453

Seized and taken in execution as property of:  
Affordable Storage and Rental Facilities, LLC 339 Murphy Hill Road PLEASANT MOUNT PA 18453

Execution No. 387-Civil-2016  
Amount Due: \$85,112.05 Plus additional costs

March 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.

Frank J. Bolock, Jr. Esq.

5/12/2017 • 5/19/2017 • 5/26/2017

---

**SHERIFF'S SALE  
JUNE 7, 2017**

By virtue of a writ of Execution instituted JPMorgan Chase Bank, N.A. S/I/I by Purchase from the FDIC as Receiver of Washington Mutual Bank f/k/a Washington Mutual Bank, F.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 7th day of June, 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 situate, lying and being in  
the Township of Lehigh, County of  
Wayne and State of Pennsylvania,  
bounded and described as follows,  
to wit:

Final map of POCONO SPRING  
ESTATES, INC., Section XII

Being Lot No. 260 Street Pocono  
Drive on the plot of lots known as  
“Pocono Spring Estates,” as laid  
out for the grantor by R.N.  
Harrison, Civil Engineer,  
Hackettstown, NJ dated May 1968  
and recorded in the Office of the  
Recorder of Deeds of Wayne  
County in May Book 14 Page 189.

Parcel# 14-0-0005-0116

Property address: 260 Pocono  
Drive, Gouldsboro, PA 18424

Seized and taken in execution as  
property of:  
Glenn S. Borocharner 501  
Windmere Way NEW HOPE PA  
18938

Execution No. 448-Civil-2010  
Amount Due: \$109,048.90 Plus  
additional costs

March 13, 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.**

Rebecca A. Solarz, Esq.

**5/12/2017 • 5/19/2017 • 5/26/2017**

---

**CIVIL ACTIONS FILED**

*FROM APRIL 15, 2017 TO APRIL 21, 2017  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**JUDGMENTS**

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2008-21937	PNC BANK GARNISHEE	4/19/2017	GARNISHEE/DISC ATTCH	—
2010-00781	TREGASKIS JERRY	4/21/2017	SATISFACTION	—
2010-20712	QUINONES CARLOS L	4/19/2017	SATISFACTION	—
2011-00190	ENDEN ALYCIA	4/21/2017	SATISFACTION	—
2013-20122	SALAK PATRICIA	4/20/2017	SATISFACTION	—
2015-00105	POSDON ROBERT PLAINTIFF/APPELLEE	P 4/17/2017	JUDGMENT NON PROS	—
2016-00161	MAUTZ RADUNE	4/21/2017	WRIT OF EXECUTION	140,838.65
2016-00161	ENGER JUEL F A/K/A	4/21/2017	WRIT OF EXECUTION	140,838.65
2016-00161	ENGER JUEL FREDERIC	4/21/2017	WRIT OF EXECUTION	140,838.65
2016-00161	ENGER CYNTHIA A	4/21/2017	WRIT OF EXECUTION	140,838.65
2016-00161	ENGER RICHARD W JR	4/21/2017	WRIT OF EXECUTION	140,838.65
2016-00161	ENGER JASON F	4/21/2017	WRIT OF EXECUTION	140,838.65
2016-00164	ANTIDORMI CHRISTINA	4/21/2017	SATISFACTION	—
2016-00409	JAMES MICHAEL	P 4/21/2017	JUDGMT ON PLEADINGS	—
2016-00409	JAMES SHERI	P 4/21/2017	JUDGMT ON PLEADINGS	—
2016-20506	PNC BANK GARNISHEE	4/21/2017	GARNISHEE/DISC ATTCH	—
2016-20879	FEROUSIS KONSTANTINOS	4/21/2017	SATISFACTION/RELEASE	—
2016-20879	ITZHAKI PROPERTIES NY INC	4/21/2017	JUDGMENT ASSIGNMENT	106,047.95
2016-20879	ITZHAKI PROPERTIES INC A/K/A	4/21/2017	JUDGMENT ASSIGNMENT	106,047.95
2016-20928	CARVALHO JOHN JR	4/19/2017	DEFAULT JUDGMENT	1,808.14
2016-20928	CARVALHO MAXINE L	4/19/2017	DEFAULT JUDGMENT	1,808.14
2016-21132	DIME BANK THE GARNISHEE	4/19/2017	GARNISHEE/DISC ATTCH	—
2017-00105	GISINGER RYAN J	4/17/2017	JUDGMENT/STIPULATION	8,671.65
2017-00121	NATIONWIDE CAPITAL GROUP LLC	P 4/19/2017	LIS PENDENS	—
2017-00144	COYLE THOMAS M ADMINISTRATOR OF THE ESTATE	4/21/2017	DEFAULT JUDGMENT	123,426.32
2017-00144	COYLE PATRICIA THERESA A/K/A	4/21/2017	DEFAULT JUDGMENT	123,426.32
2017-00144	COYLE PATRICIA T	4/21/2017	DEFAULT JUDGMENT	123,426.32
2017-00144	COYLE THOMAS M ADMINISTRATOR OF THE ESTATE	4/21/2017	WRIT OF EXECUTION	123,426.32
2017-00144	COYLE PATRICIA THERESA A/K/A	4/21/2017	WRIT OF EXECUTION	123,426.32
2017-00144	COYLE PATRICIA T	4/21/2017	WRIT OF EXECUTION	123,426.32
2017-20067	JP MORGASN CHASE NA	4/20/2017	SATISFACTION	1,395.98
2017-20079	CHASE STANLEY E	4/20/2017	SATISFACTION	1,371.22

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

2017-20212	COUNTY WASTE OF PENNSYLVANIA LLC	4/21/2017	WRIT OF EXECUTION	—
2017-20221	SINGER ETHAN	4/19/2017	WRIT OF EXECUTION	5,099.60
2017-20221	SINGER ETHAN A A/K/A	4/19/2017	WRIT OF EXECUTION	5,099.60
2017-20221	DIME BANK THE GARNISHEE	4/19/2017	GARNISHEE/WRIT EXEC	5,099.60
2017-20357	NOTARANGELO MIKE	4/18/2017	JP TRANSCRIPT	5,542.90
2017-20357	NORTARANGELO LINDA	4/18/2017	JP TRANSCRIPT	5,542.90
2017-20358	BATTAGLIA STEPHEN C	4/19/2017	FEDERAL TAX LIEN	4,380.88
2017-20358	BATTAGLIA TANYA A	4/19/2017	FEDERAL TAX LIEN	4,380.88
2017-20359	WELSH ROBERT JR	4/19/2017	FEDERAL TAX LIEN	124,761.68
2017-20360	WELSH ROBERT JR	4/19/2017	FEDERAL TAX LIEN	8,105.01
2017-20360	WELSH DIANN	4/19/2017	FEDERAL TAX LIEN	8,105.01
2017-20361	DJIYA SERGE	4/19/2017	FEDERAL TAX LIEN	9,566.09
2017-20361	DJIYA EMMA	4/19/2017	FEDERAL TAX LIEN	9,566.09
2017-20362	TRIMMER KEVIN KEITH	4/19/2017	JUDGMENT	1,219.50
2017-20363	HEIRS OF JUNE H MALAST DECEASED	4/19/2017	MUNICIPAL LIEN	534.82
2017-20363	UNKNOWN HEIRS OF JUNE H MALAST DECEASED	4/19/2017	MUNICIPAL LIEN	534.82
2017-20363	MALAST JUNE H DECEASED	4/19/2017	MUNICIPAL LIEN	534.82
2017-20364	HOGG CHRISTOPHER LEE	4/19/2017	JUDGMENT	1,521.00
2017-20365	KINDIG KEVIN MICHAEL	4/20/2017	JUDGMENT	5,136.31
2017-20366	LAJOIE JASON CHARLES	4/21/2017	JUDGMENT	7,613.33
2017-20367	MOODY KRYSTAL SUE	4/21/2017	JUDGMENT	1,443.70
2017-20368	B&L HOME INTERIORS	4/21/2017	JP TRANSCRIPT	2,129.50
2017-20369	WAYNE MEMORIAL COMMUNITY HEALTH CENTERS	4/21/2017	JUDGMENT NOTE	1,000,000.00
2017-40021	MCGOVERN JOSEPH P OWNER	P 4/18/2017	STIP VS LIENS	—
2017-40021	A&B HOMES INC CONTRACTOR	4/18/2017	STIP VS LIENS	—
2017-40022	ZACK MICHAEL OWNER	P 4/21/2017	STIP VS LIENS	—
2017-40022	EMZ CONSTRUCTION CONTRACTOR	4/21/2017	STIP VS LIENS	—
2017-90016	GALLO CATHERINE ESTATE	4/20/2017	SATISFACTION	880.01
2017-90053	BERHMAN DAVID J	4/17/2017	ESTATE CLAIM	1,894.25

**CIVIL APPEALS — AGENCIES: DEPT. OF TRANSPORTATION**

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2017-00185	GROSS LACHLAN	PLAINTIFF	4/15/2017	—
2017-00185	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	DEFENDANT	4/15/2017	—

**CONTRACT — DEBT COLLECTION: CREDIT CARD**

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2017-00189	CITIBANK NA	PLAINTIFF	4/18/2017	—
2017-00189	CHECKI DENISE F	DEFENDANT	4/18/2017	—
2017-00190	CITIBANK, N.A.	PLAINTIFF	4/18/2017	—
2017-00190	MEYER NORMAN J	DEFENDANT	4/18/2017	—
2017-00191	DISCOVER BANK	PLAINTIFF	4/19/2017	—
2017-00191	VRABEL COREY	DEFENDANT	4/19/2017	—
2017-00192	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	4/19/2017	—
2017-00192	KUHNSMILLER JENNIFER	DEFENDANT	4/19/2017	—
2017-00193	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	4/19/2017	—
2017-00193	FERRER KENNETH	DEFENDANT	4/19/2017	—
2017-00194	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	4/20/2017	—
2017-00194	BENTLER LISA	DEFENDANT	4/20/2017	—

**NAME CHANGE**

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2017-00186	JACOBS SUSAN RACHEL	PETITIONER	4/18/2017	—
2017-00187	JACOBS MARK EDWARD	PETITIONER	4/18/2017	—

**REAL PROPERTY — EJECTMENT**

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2017-00195	FEDERAL NATIONAL MORTGAGE ASSO	PLAINTIFF	4/21/2017	—
2017-00195	FANNIE MAE	PLAINTIFF	4/21/2017	—
2017-00195	MCMANUS BRIAN A	DEFENDANT	4/21/2017	—
2017-00195	MCMANUS TRACIE A	DEFENDANT	4/21/2017	—
2017-00195	OCCUPANTS	DEFENDANT	4/21/2017	—

**REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL**

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2017-00188	PEOPLES SECURITY BANK & TRUST	PLAINTIFF	4/18/2017	—
2017-00188	BEPPLER CHARLES DECEASED	DEFENDANT	4/18/2017	—
2017-00188	BEPPLER CAROLE DECEASED	DEFENDANT	4/18/2017	—
2017-00188	MURRAY CHERI LEE	DEFENDANT	4/18/2017	—
2017-00188	BEPPLER CHRISTOPHER	DEFENDANT	4/18/2017	—

**MORTGAGES AND DEEDS**

*RECORDED FROM MAY 1, 2017 TO MAY 5, 2017  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

<b>GRANTOR</b>	<b>GRANTEE</b>	<b>LOCATION</b>	<b>AMOUNT</b>
Campo Joseph A	Mortgage Electronic Registration Systems	Lake Township	
Campo Maria G			82,000.00
Ludwig Daniel	Honesdale National Bank	Berlin Township	124,500.00
Taylor George A By Af	Mortgage Electronic Registration Systems	Manchester Township	
Stanton Kathleen Af			152,020.00
Furey Patricia M	Bank Of America	Salem Township	
Furey Thomas			150,000.00
Smith Jason M	Mortgage Electronic Registration Systems	Clinton Township 2	
Smith Danielle E			229,837.00
Evans James C	Mortgage Electronic Registration Systems	Salem Township	
Evans Kimberly A			121,082.00
Blum Maxine G	Mortgage Electronic Registration Systems	Lehigh Township	350,000.00
Obley Walter Jr	Dime Bank	Paupack Township	
Obley Joanne M			20,000.00
Wilson Matthew	Mortgage Electronic Registration Systems	Waymart Borough	
Wilson Alyssa			126,000.00
Swingle Doreen A	First National Bank Of Pa	Lake Township	25,000.00
Hubbard Cindy J	N B T Bank	Salem Township	77,350.00
Erway Forrest	Dime Bank	Hawley Borough	73,000.00
Pastenkos Peter A	Citizens Savings Bank	Damascus Township	
Pastenkos Laura B			50,000.00
Dimarco Diane	F N C B Bank	Lake Township	
Vanness Diane			20,000.00
Shirk Brett By Af	Wells Fargo Bank	Paupack Township	
Shirk Jennifer Lind & Af			530,000.00
Benner David Alan	Honesdale National Bank	Honesdale Borough	23,000.00
Musgrove William M	Dime Bank	Honesdale Borough	45,207.75
Jackson Robert L	Dime Bank	Lebanon Township	
Jackson Danette K			70,000.00
Shurter Ronald H	Wells Fargo Bank	Paupack Township	
Shurter Nancy M			100,000.00
Cunningham William J	Mortgage Electronic Electronic Systems	Starrucca Borough	
Hoffman Anne M			120,400.00

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

Forsette Karen A	P S E C U	Clinton Township	
Forsette Anthony J			30,000.00
Coleman Edward P	Housing & Urban Development	Clinton Township	29,860.14

---

## DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Komar Hannah	Komar Alexander J	Mount Pleasant Township	
Baldwin Everett E	Taylor George A	Manchester Township	
Baldwin Cindy S			
Strohlein Thomas F	Barranco Vincent	Lehigh Township	
Strohlein Cathy M	Barranco Maureen Oconnor		Lot 15
Nielsen Mine	Margotta James	Dreher Township	Lot 44
Piper Creek Inc	Smith Jason M	Clinton Township 2	
	Smith Danielle E		Lot 37
Faith Baptist Fellowship Church Inc	Faith Baptist Fellowship Church Inc	Lake Township	Lot 1R
Pinam Property Corp	Tokar Nataliya	Salem Township	Lot 885
Arias Pedro M	Caraballo Edward	Lehigh Township	
Arias Ruby Y			Lot 7
Arias Pedro M	Caraballo Edward	Lehigh Township	
Arias Ruby Y			Lot 150
Maychek Wayne W	Maychek Wayne W Cox Stephanie L Maychek Phillip A	Waymart Borough	
Kremp Florine	Bandirma Marina O	Salem Township	
Shea Janice	Tigue Bradley W Tigue Danielle S	Hawley Borough	
Corporan Christopher	Obley Walter Jr	Paupack Township	
Corporan Vanessa	Obley Joanne M		Lot 181
Iannone Sharon			
Iannone Daniel			
Perlicki Antoni	Perlicki Antoni	Salem Township	Lot 751R
Bonham Maureen A Est AKA	Wilson Matthew	Waymart Borough	
Bonham Maureen Est AKA	Wilson Alyssa		
Turner Karen Exr			
Karcher Donald W AKA	Karcher Donald W	Buckingham Township	
Karcher Donald AKA	Karcher Jean Ann		
Karcher Jean Ann	Karcher Shawn C Karcher Shannon M		
Kemper Harald O	Kemper Harald O	Sterling Township	Lot K1
Kemper Harald O	Kemper Harald O	Sterling Township	Lot K2
Andres Mary Patricia Stegner	Scull Sandra	Dyberry Township	Lot 28
Storm Megan M	Storm Megan M	Lake Township	
Storm Jude D			Lot 1R
Hosking Angela	Erway Forrest	Hawley Borough	Lot 38L5

Lanaro Louis A	Abbatecola Maureen Tr Greguski Donna Tr Norris Patricia M Tr Louis A Lanaro Irrevocable Trust	Damascus Township	
Lanaro Louis A	Abbatecola Maureen Tr Greguski Donna Tr Norris Patricia M Tr Louis A Lanaro Irrevocable Trust	Damascus Township	
Mount William Lenox Mather Mount Ann	Shirk Brett Shirk Jennifer L	Paupack Township	
Robinson Celia G By Sheriff	L S F Nine Master Participation Trust	Clinton Township 1	
Clavin Dorothy By Sheriff	U S Bank Tr	Paupack Township	
Toohy Eileen By Sheriff			Lot 214
Clavin John J By Sheriff			
Mimnaugh Maureen By Sheriff			
Roettger William	Thorpe John Randall	Paupack Township	
Roettger Lynn			
Cousins Brian G	Gill Barry T	Honesdale Borough	
Cousins Hilary	Gill Shirley M		Lot 87
Cook Susan M AKA	Cook Susan M	Damascus Township	
Cook Susan AKA	Cook Amy B		Lot 2
Cook Susan M AKA	Cook Susan M	Damascus Township	
Cook Susan AKA	Cook Amy B		Lot 1 AR
Cook Susan M AKA	Cook Susan M	Damascus Township	
Cook Susan AKA	Cook Amy B		
Cook Susan M AKA	Cook Susan M	Damascus Township	
Cook Susan AKA	Cook Amy B		Lot A
Cook Susan M AKA	Cook Susan M	Damascus Township	
Cook Susan AKA	Cook Amy B		Lot 3
Deknegt Frits	Schulman John T Schulman Therese A	Damascus Township	
Blau Raizel	Benner David Alan	Honesdale Borough	
Giuliano Joanne			
Andrews Donald Franklin Andrews Theresa	Andrews Jeffrey	Mount Pleasant Township	
Wesbecher Thomas W	Wesbecher Thomas Tr Thomas Wesbecher Two Zero One Seven Revocab	Lake Township	Lot 771
Halleran Joseph K	Nielsen Brenda Shaw Shawnielsen Brenda	Mount Pleasant Township	Lot 15
Hiller William A Hiller Diana Oliver Oliverhiller Diana	Otting Michael Patrick	Dreher Township	



**Legal Journal of Wayne County**  
3305 Lake Ariel Highway, Suite 3  
Honesdale, PA 18431