

WAYNE COUNTY BAR ASSOCIATION

# OFFICIAL LEGAL JOURNAL

OF WAYNE COUNTY, PA



June 2, 2017  
Vol. 7, No. 13  
Honesdale, PA



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### Court of Common Pleas 22nd Judicial District:

The Hon. Raymond L. Hamill  
*President Judge*

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

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**[baileyd@ptd.net](mailto:baileyd@ptd.net)**

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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.*

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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.

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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
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Petition for Change of Name	\$45
Estate Notice (3-time insertion)	\$65
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**Subscription Rates**

*Per Year*

Mailed Copy	\$100
Emailed Copy	Free

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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**

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**Monday, June 05, 2017**

**Tuesday, June 06, 2017**

**Time** 11:15 AM - 12:15 PM  
**Subject** Emmet v. Lestrangle 189-2017-DR  
**Location** Custody Conference (Wilson)  
Campbell/Farley

**Wednesday, June 07, 2017**

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

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**Time** 9:00 AM - 10:00 AM  
**Subject** Roche v Roche 644-2016-dr  
**Location** Hearing on Motion to confirm assent  
Bugaj/Williams

---

**Time** 9:30 AM - 10:00 AM  
**Subject** Bank of NY Mellon v Clark 251-2013-cv  
**Location** Mortgage Foreclosure trial  
Sandoval/Treat

---

**Time** 10:00 AM - 11:00 AM  
**Subject** Commonwealth v. Chesky 2016-29-S.A.  
**Location** Summary Appeal  
DA/Pro Se

---

**Time** 10:00 AM - 11:00 AM  
**Subject** Return Day  
ARGUMENT LIST  
JUNE 7, 2017  
10:00 AM

1. CHRISTOPHER MUGLIA  
MONICA MUGLIA  
VS  
KNECHT'S GENERAL CONTRACTING, INC.  
BOB BATES INSPECTIONS  
NO. 575-CIVIL-2015 Greco / Nicolosi / Argo / Doherty / Hayes  
Prel. Obj. to Pl.'s Second Amended Complaint on behalf of Def. Bob Bates  
Inspections AND Pl.s' Prel. Obj. to Prel. Obj. of Def. Bob Bates  
Inspections

---

**COURT CALENDAR**

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2. NATIONWIDE CAPITAL GROUP, LLC  
VS  
BANK OF AMERICA, N.A.  
NO. 121-CIVIL-2017 Treat / Reese  
Def. Bank of America's Prel. Objs. / Pa.R.C.P.1028(a)(1), 1028(a)(2) &  
1028(a)(4) to Pl.'s Complaint

---

3. INDIAN ROCKS, POA, INC. OF LEDGEDALE  
VS  
MARGARET LISZKA  
NO. 452-CIVIL-2016 Bernathy / Lazaroff  
PL.'s Motion for Summary Judgment

---

4. BANK OF THE WEST  
VS  
GEORGE IRISH  
NO. 118-CIVIL-2014 Amato Keating & Lessa / Martin / Treat  
PL.'s Motion for Summary Judgment as to Def.'s Counterclaim

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5. ANN MARIE HYER  
VS  
MANUEL A. MIRAILH  
NO. 356-CIVIL-2016 Perry / Kelly  
Prel. Obj. of Def. to PL.'s Complaint

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<b>Time</b>	11:00 AM - 11:30 AM
<b>Subject</b>	Leonard v Wenzel 142-2017-DR
<b>Location</b>	POs to Custody Conference Kalinowski/Cali

---

<b>Time</b>	11:30 AM - 12:00 PM
<b>Subject</b>	In re: Wayne County Tax Claim Judicial Sale 169-2017-cv

---

<b>Time</b>	1:00 PM - 2:30 PM
<b>Subject</b>	Krupa v Krupa 241-2015-dr
<b>Location</b>	Hearing on Sanctions Cali/Clause

---

<b>Time</b>	1:30 PM - 3:00 PM
<b>Subject</b>	C.K. 33-2016; Z.K 4-2017;L.W 32-2016
<b>Location</b>	Perm Review/Goal Change Wilson/Anderson/Collins/Ellis/

---

**COURT CALENDAR**

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**Time** 2:30 PM - 3:30 PM  
**Subject** Com v. Augello 15-2017-SA; Com v. Dux 17-2017-SA; Com v. Murray 18-2017-SA  
**Location** Summary Appeals  
DA/Meagher

**Thursday, June 08, 2017**

**Time** 9:00 AM - 9:30 AM  
**Subject** Motions Court

---

**Time** 9:30 AM - 11:30 AM  
**Subject** Commonwealth Matters

444-2016 Gugliotta, Kevin Swetz Continued to 8/24  
460-2016 Butts, Danny Zimmerman  
418-2016 Hulett, Richard Zimmerman  
14-2017 Smith, Joshua Ellis  
16-2017 Jackson, Cory L. Murphy  
8-2017 Crane, Amanda Henry  
389-2016 Eldred, Jacob Krause  
351-2016 Sandercock, Erik Krause  
31-2017 Payne, Natosha Ellis

Rule Returnable  
408 & 409-2015 McNamara, Danielle Zimmerman  
27-2015 Chesik, Matthew

---

**Time** 1:30 PM - 3:00 PM  
**Subject** Commonwealth Matters

Revoke ARD  
247-2016-cr Jones, Cory Farrell  
282-2016-cr Lawlor, Christine Henry

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**Time** 3:00 PM - 3:30 PM  
**Subject** In Re: A.G. 36-2015-JV  
**Location** Dispo Review  
DA/Farrell

**Friday, June 09, 2017**

**Time** 9:00 AM - 10:00 AM  
**Subject** PFA

---

## COURT CALENDAR

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**Time** 10:00 AM - 10:30 AM  
**Subject** IN RE: D.M. 5-2017 JV  
**Location** Delinquency and Disposition  
DA/Sundmaker

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**Time** 10:30 AM - 11:30 AM  
**Subject** Com v Tykarski 129-2017-cr  
**Location** Bail Revocation/Omnibus  
DA/Zimmerman

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## CUSTODY CALENDAR

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### Monday, June 05, 2017

**Time** 9:15 AM - 10:15 AM  
**Subject** Console v. Horst 251-2016-CV  
**Location** Determination of Credits (Barna)  
Rechner/Krause

---

**Time** 10:15 AM - 11:15 AM  
**Subject** Sharpe v. Parshall  
**Location** Custody Conference (Wilson)

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**Time** 1:15 PM - 2:15 PM  
**Subject** Branning v Branning  
**Location** 576-2012-DR Custody Conf. (Wilson)  
Bugaj/Brown

---

**Time** 2:15 PM - 3:15 PM  
**Subject** Odell v Odell 551-2015-dr  
**Location** Custody Conf (Wilson)  
Rechner/MacDonald

---

### Tuesday, June 06, 2017

**Time** 9:15 AM - 10:15 AM  
**Subject** Schweighofer v. Schweighofer 754-2010-DR  
**Location** Divorce Conference (Schloesser)  
Brown/Pro Se

---



**CUSTODY CALENDAR**

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**Time** 10:15 AM - 11:15 AM  
**Subject** Tufano v. Tufano 283-2015-DR  
**Location** Divorce Conference (Schloesser)  
Bugaj/Price

---

**Time** 11:15 AM - 12:15 PM  
**Subject** Wilborn v Wilborn 161-2014-dr  
**Location** Custody Conf (Schloesser)

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**Time** 1:15 PM - 2:15 PM  
**Subject** Ortiz v. Ortiz 125-2016-DR  
**Location** Custody Conference (Schloesser)  
Campbell/Brown

---

**Time** 2:15 PM - 3:15 PM  
**Subject** Hohman v. Hohman 151-2015-DR  
**Location** Divorce Conference (Schloesser)  
Cali/Rechner

---

**Thursday, June 08, 2017**

**Time** 9:15 AM - 4:15 PM  
**Subject** Steele v Hendrickson 570-2016-dr  
**Location** Custody Hearing (Wilson)  
Bugaj/Rechner/Anderson

**Friday, June 09, 2017**

**Time** 9:15 AM - 12:15 PM  
**Subject** Tarquini v Woods 91-2017-dr  
**Location** Custody Hearing (Schloesser)  
Farley/Nardozi

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**Time** 1:15 PM - 4:15 PM  
**Subject** Caskey v. Novak 205-2017 & 269-2016-DR  
**Location** Custody Hearing (Wilson)

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**LEGAL NOTICES**

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

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**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.*

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**EXECUTOR'S NOTICE**

ESTATE OF MILLARD G. STYER a/k/a MILLARD STYER), late of Clinton Township, Wayne County, Pennsylvania. Any person or persons having claim against or indebted to the estate present same to Sally N. Rutherford, Administrator, 921 Court St., Honesdale, PA 18431.

6/2/2017 • 6/9/2017 • 6/16/2017

---

**EXECUTOR'S NOTICE**

ESTATE OF LOIS HINKLEY, a/k/a LOIS J. HINKLEY late of Dyberry Township, Wayne County, Pennsylvania. Any person or persons having claim against or indebted to the estate present same to John D. Short, 1327 Roosevelt Highway, Building A, Waymart, Pennsylvania, 18472. Sally N. Rutherford, Esq., 921 Court St., Honesdale, PA 18431, Attorney for the Estate.

6/2/2017 • 6/9/2017 • 6/16/2017

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**EXECUTRIX NOTICE**

Estate of Carl Rucker AKA Carlton W. Rucker  
Late of Lake Township  
EXECUTRIX  
Bernadette Mish Rucker  
4356 Navajo Lane  
Lake Ariel, PA 18436  
ATTORNEY  
Michael D. Walker, Esq.  
PO Box 747  
Hamlin, PA 18427

6/2/2017 • 6/9/2017 • 6/16/2017

---

**EXECUTRIX NOTICE**

Estate of Mary J. Robinson AKA Mary Robinson  
Late of Texas Township  
EXECUTRIX  
Pamela J. Garing  
216 Bridge St.  
Honesdale, PA 18431  
ATTORNEY  
Nicholas A. Barna  
831 Court Street  
Honesdale, PA 18431

6/2/2017 • 6/9/2017 • 6/16/2017

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**ADMINISTRATRIX NOTICE**

Estate of Robert Fred Diehl Jr.  
Late of Honesdale Borough  
ADMINISTRATRIX  
Mary Catherine Coar  
1278 Owego Turnpike  
Honesdale, PA 18431  
ATTORNEY

John F. Spall  
2573 Route 6  
Hawley, PA 18428

6/2/2017 • 6/9/2017 • 6/16/2017

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**NOTICE**

In the Estate of Leonard A.  
Wormuth, Buckingham Township,  
Wayne County.

Letters of Testamentary in the  
above estate having been granted to  
the undersigned, all persons indebted  
to said estate are requested to make  
prompt payment and all those having  
claims against said estate will present  
them without delay to:

Thomas L. Wormuth  
1415 Main Street, Lot 487  
Dunedin, FL 34698

or

Attorney for the Estate  
Robert J. Madigan, Jr., Esq.  
Coughlin & Gerhart, LLP  
99 Corporate Drive  
Binghamton, NY 13902

5/26/2017 • 6/2/2017 • 6/9/2017

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**ESTATE NOTICE**

**NOTICE IS HEREBY GIVEN,**  
that Letters Testamentary have  
been issued in the Estate of John A.  
Fobes, Jr., a/k/a John Fobes, a/k/a  
John A. Fobes, who died on April  
24, 2017, late resident of 57 Burns  
Road, Waymart, PA 18472, to John  
S. Fobes and Ann Geis, Co-  
Executors 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 John S.  
Fobes and Ann Geis, Co-  
Executors, c/o 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

5/26/2017 • 6/2/2017 • 6/9/2017

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**CO-EXECUTOR'S NOTICE**

ESTATE OF LOUISE  
McGOVERN, a/k/a LOUISE M.  
McGOVERN, late of Honesdale,  
Wayne County, Pennsylvania,  
deceased.

Letters testamentary 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 Robert William Donahue,  
of 17 Day Street, Bloomfield, NJ  
07003 and Patrick Michael  
Donahue, of 44 Center Grove  
Road, H-1, Randolph, NJ 07869-  
4450, or to their attorneys,  
KLEMEYER, FARLEY &  
BERNATHY, LLC, 2523 Route 6,  
Suite 1, Hawley, PA 18428.

5/26/2017 • 6/2/2017 • 6/9/2017

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**ESTATE NOTICE**

Estate of MARILYN J. NELSON,  
a/k/a Marilyn Hendershot Nelson,  
deceased, late of Hawley, Wayne  
Co., PA. Letters Testamentary have  
been granted to John J.

Hendershot, who requests 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: John J. Hendershot, c/o R. Anthony Waldron, Esq. Suite 215 - 8 Silk Mill Drive Hawley PA 18428.

**5/26/2017 • 6/2/2017 • 6/9/2017**

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**ADMINISTRATRIX NOTICE**

ESTATE OF CLAUDE BABBITT, a/k/a CLAUDE P. BABBITT, late of Lake Ariel, Wayne County, Pennsylvania, deceased.

Letters of 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 JOAN ANDERSEN BABBITT, of 1058 Sunny Slope Drive, Lake Ariel, PA 18436, or to her attorneys, KLEMEYER, FARLEY & BERNATHY, LLC, 2523 Route 6, Suite 1, Hawley, PA 18428.

**5/19/2017 • 5/26/2017 • 6/2/2017**

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**EXECUTRIX NOTICE**

Estate of Andrew Joseph Kimmel  
Late of Honesdale Borough  
EXECUTRIX  
Lisa LoBasso  
76 Riley Rose Lane  
Honesdale, PA 18431  
ATTORNEY  
Warren Schloesser, Esq.

214 Ninth Street  
Honesdale, PA 18431

**5/19/2017 • 5/26/2017 • 6/2/2017**

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**ESTATE NOTICE**

**NOTICE IS HEREBY GIVEN,** that Letters Testamentary have been issued in the Estate of Bonnie Marie Lintner, who died on April 28, 2017, late resident of 208 Terrace Heights, Honesdale, PA 18431, to Rhonda Lintner, Co-Administratrix, and Randi Lintner, Co-Administratrix of the Estate. All persons indebted to said estate are required to make payment and those having claims or demands are to present the same without delay to Rhonda Lintner and Randi Lintner, c/o The Law Offices of HOWELL & HOWELL, ATTN: ALFRED G. HOWELL, ESQUIRE, Attorney for the Estate, at 109 Ninth Street, Honesdale, PA 18431.

ALFRED G. HOWELL, ESQUIRE  
ATTORNEY FOR THE ESTATE

**5/19/2017 • 5/26/2017 • 6/2/2017**

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**ESTATE NOTICE**

**NOTICE IS HEREBY GIVEN,** that Letters Testamentary have been issued in the Estate of Frank Van Den Ende, a/k/a Frank Van Den Ende, Sr., who died on April 7, 2017, late resident of 153 Tisdell Rd., Lake Ariel, PA 18436, to Barbara Elphick, 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 Barbara Elphick c/o 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

5/19/2017 • 5/26/2017 • 6/2/2017

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**ESTATE NOTICE**

**NOTICE IS HEREBY GIVEN,** that Letters Testamentary have been issued in the Estate of Joseph F. Coady, a/k/a Joseph Coady, a/k/a Joseph Francis Coady, who died on April 19, 2017, late resident of 24 Coxton Lake Road, Thompson, PA 18465, to Jacy Needles, 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 Jacy Needles c/o The Law Office of LEE C. KRAUSE, ESQUIRE, Attorney for the Estate, at 109 Ninth Street, Honesdale, PA 18431.

LEE C. KRAUSE, ESQUIRE  
ATTORNEY FOR THE ESTATE

5/19/2017 • 5/26/2017 • 6/2/2017

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**EXECUTRIX NOTICE**

Estate of John A. Wood  
Late of Cherry Ridge Township  
EXECUTRIX  
Sally A. Chumard

PO Box 551  
Hamlin, PA 18427  
ATTORNEY  
David M. Gregory, Esq.  
307 Erie Street  
Honesdale, PA 18431

5/19/2017 • 5/26/2017 • 6/2/2017

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**OTHER NOTICES**

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**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:  
Natalie Ann Byrd

No. 124-2017-Civil

**ORDER FOR PUBLICATION**

And now, this 27th day of March 2017, upon motion of Natalie Ann Byrd, Petitioner, it is **ORDERED** and **DECREED** that the Petition be heard on the 21st day of June 2017 at 9:00 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

6/2/2017

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## **CERTIFICATE OF ORGANIZATION**

**TAKE NOTICE THAT** a Certificate of Organization for a Domestic Limited Liability Company was filed with the Department of State on April 21, 2017, and approved pursuant to 15 Pa. C.S. § 8913 for the organization of Old No. 3 Station Auto Sales, LLC.

Michael J. Farley, Esquire  
18 Maple Street, Suite 3  
Waymart, PA 18472

6/2/2017

---

## **NOTICE**

North Pocono School District  
vs.  
Michelle A. Lemech,  
Docket No. 1125-2012 Judgment,  
Court of Common Pleas of Wayne  
County, PA.

Notice is given that the above was named as Defendant in a civil action by plaintiff to recover 2011 real estate taxes for property located at Tp # 14-0-0020-0133, Lehigh Township, PA, Tax Map No. 14-0-0020-0133. A Writ of Scire Facias for \$1,805.81 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered. If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with 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 Plaintiff. You may lose money, property or other rights important to you.

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

North Penn Legal Services,  
925 Court St.,  
Honesdale, PA 18431,  
877.515-7465.

Portnoff Law Associates, Ltd.,  
P.O. Box 391, Norristown, PA  
19404-0391,  
866.211.9466

**5/26/2017 • 6/2/2017 • 6/9/2017**

**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  
JUNE 14, 2017**

By virtue of a writ of Execution instituted Wilmington Savings Fund Society, FSB d/b/a Christina Trust, Not Individually but as Trustee for Carsbad Funding Mortgage 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 14th 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 SITUATE IN THE TOWNSHIP OF SALEM, COUNTY OF WAYNE AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE INTERSECTION OF LOT #1 AND LOT #2 ON MAP OF SURVEY OF BROOKHAVEN RECORDED IN WAYNE COUNTY MAP BOOK 81, PAGE 106; THENCE COMMENCING AT THE CENTER LINE OF TOWNSHIP ROAD T-342; THENCE NORTH SIXTY-THREE DEGREES FIFTY-EIGHT MINUTES TWENTY-FIVE SECONDS WEST (N 63° 58' 25" W) THREE HUNDRED TWENTY-FIVE AND ZERO HUNDREDTHS (325.00) FEET; THENCE NORTH TWENTY-TWO DEGREES FORTY-ONE MINUTES THIRTY-SIX SECONDS EAST (N 22° 41' 36" E) ONE HUNDRED FIFTY AND TWENTY-FIVE HUNDREDTHS (150.25) FEET; THENCE SOUTH SIXTY-SEVEN DEGREES TWENTY-FOUR MINUTES**

SEVENTEEN HUNDREDTHS EAST (S 67° 24' 17" E) TWO HUNDRED FIFTY AND SIXTY-FOUR HUNDREDTHS (250.64) FEET; THENCE SOUTH FIFTY-TWO DEGREES THIRTY-EIGHT MINUTES SIX SECONDS EAST (S 52° 38' 06" E) SEVENTY-SIX AND THIRTY HUNDREDTHS (76.30) FEET; THENCE SOUTH TWENTY-TWO DEGREES FORTY-ONE MINUTES THIRTY-SIX SECONDS WEST (S 22° 41' 36" W) ONE HUNDRED FIFTY AND TWENTY-FIVE HUNDREDTHS FEET TO THE PLACE OF BEGINNING.

CONTAINING 1.17 ACRES OF LAND, MORE OR LESS, AND BEING ALL OF LOT NO. 2 ON MAP OF SURVEY OF BROOKHAVEN RECORDED IN WAYNE COUNTY MAP BOOK 81, PAGE 106.

EXCEPTING AND RESERVING THE UTILITY EASEMENT FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE INTERSECTION OF LOT NO. 2 AND OTHER LANDS OWNED BY THE GRANTORS HEREIN, THE POINT BEGINNING AT THE CENTER LINE OF TOWNSHIP ROAD T-342, WHICH EASEMENT IS DEPICTED UPON THE AFOREMENTIONED MAP OF BROOKHAVEN; THENCE PROCEEDING SOUTH TWENTY-TWO DEGREES FORTY-ONE MINUTES THIRTY-

SIX SECONDS WEST (S 22° 41' 36" W) THIRTY (30) FEET; THENCE NORTH FIFTY-TWO DEGREES THIRTY-EIGHT MINUTES SIX SECONDS WEST (N 52° 38' 06" W) THIRTY-TWO AND SIXTY-EIGHT HUNDREDTHS (32.68) FEET; THENCE NORTH TWENTY-TWO DEGREES THIRTY-FIVE MINUTES FORTY-THREE SECONDS EAST (N 22° 35' 43" E) FIFTEEN AND EIGHTY-TWO HUNDREDTHS (15.82) FEET; THENCE NORTH SIXTY-SEVEN DEGREES, TWENTY-FOUR MINUTES SEVENTEEN SECONDS WEST (N 67° 24' 17" W) TWO HUNDRED THIRTY-FOUR AND SEVENTY-SIX HUNDREDTHS (234.76) FEET; THENCE NORTH TWENTY-TWO DEGREES FORTY-ONE MINUTES THIRTY-SIX SECONDS EAST (N 22° 41' 36" E) TEN (10.00) FEET; THENCE SOUTH SIXTY-SEVEN DEGREES TWENTY-FOUR MINUTES SEVENTEEN SECONDS EAST (S 67° 24' 17" E) TWO HUNDRED FIFTY AND SIXTY-FOUR HUNDREDTHS (250.64) FEET; THENCE SOUTH FIFTY-TWO DEGREES THIRTY-EIGHT MINUTES AND SIX SECONDS EAST (S 52° 38' 06" E) SEVENTY-SIX AND THIRTY HUNDREDTHS (76.30) FEET TO THE PLACE OF BEGINNING.


THE PURPOSE OF SUCH EASEMENT IS TO RESERVE TO THE GRANTORS, THEIR HEIRS AND ASSIGNS THE RIGHT TO TRANSVERSE SUCH



EASEMENT FOR THE PURPOSES OF INSTALLATION, MAINTENANCE AND REPAIR OF ANY AND ALL UTILITY SERVICES OVER THE SUBJECT PREMISES AND THE CONTIGUOUS PARCELS.

IT IS FURTHER ACKNOWLEDGED THAT A WELL AND PUMP EXISTS UPON LOT NO. 2, WHICH WELL PROVIDES WATER TO LOTS NO. 1 AND 2. ADDITIONALLY, LOT NO. 2 CONTAINS THE SEPTIC PUMP WHICH ALSO SERVICES LOT NO. 1. GRANTEE HEREIN AGREES THAT SHE, HER HEIRS, SUCCESSORS AND ASSIGNS, WILL PROVIDE THE ELECTRIC POWER NEEDED TO OPERATE BOTH OF THE PUMPS AND WILL SUPPLY WATER TO LOT #1. SIMILARLY, THE PROPOSED OWNER OF LOT NO. 1 DOES ACKNOWLEDGE THAT THE DRAINFIELD FOR THE SEPTIC SYSTEM SERVICES LOTS NO. 1 AND NO. 2 ARE LOCATED ON LOT NO. 1. THE OWNER OF LOT NO. 1 DOES AGREE THAT USE OF THOSE LANDS SHALL CONTINUE TO SERVICE THE DRAINFIELD THAT IS PRESENTLY IN PLACE. EACH OWNER OF THE LOTS AGREE TO MAINTAIN AND REPAIR THEIR RESPECTIVE FACILITIES.

ALSO BEING A PART OF THE SAME PREMISES CONVEYED TO THE GRANTORS HEREIN



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

BY DEED FROM DONALD E. CHAPMAN, ET UX, DATED SEPTEMBER 28, 1984 AND RECORDED IN.

MAP AND PARCEL ID: 22-0311-0182

BEING KNOWN AS: 303 J J ROAD, MOSCOW, PA 18444, F/K/A 342 J & J ROAD, HAMLIN, PENNSYLVANIA 18427.

Seized and taken in execution as property of:  
Donald M. Carter 303 J & J Road, MOSCOW PA 18444  
Beverly L. Carter 303 J & J Road, MOSCOW PA 18444

Execution No. 69-Civil-2016

Amount Due: \$93,126.77 Plus  
additional costs

March 29, 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.

**5/19/2017 • 5/26/2017 • 6/2/2017**

**SHERIFF'S SALE  
JUNE 14, 2017**

By virtue of a writ of Execution instituted The Bank of New York Mellon fka The Bank of New York, as trustee for the Certificateholders of the CWABS, Inc., asset-backed Certificates, Series 2006-8 issued out of the Court of Common Pleas of Wayne County, to me directed,

there will be exposed to Public Sale, on Wednesday the 14th day of June, 2017 at 10:00 AM in the Conference Room on the third floor of the 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 Lake, County of Wayne and Commonwealth of Pennsylvania bounded and described as follows:

**BEGINNING** at a point for a corner in the center of State Route SR 3011 (Gravity Road) and in line of land of Walter Theobald, said point being South 61° 12' 34" East, a distance of 25 feet from an iron pipe near the Western right-of-way line of SR 3011, said point also being the Northeast corner of the lands herein described; thence along center of said road the following courses and distances: South 38° 42' 2" West, a distance of 19.89 feet to a point for a corner; South 33° 45' 6" West, a distance of 22.29 feet to a point for corner; South 29° 14' 33" West, a distance of 23.56 to a point for a corner; South 24° 16' 20" West, a distance of 24.13 feet to a point for a corner; South 19° 38' 51" West, a distance of 13.54 feet to a point for a corner in SR 3011, and in line of land of William Frisk; thence along line of land of William Frisk, passing through an iron pipe near the Westerly right-of-way line of SR 3011 (Gravity Road) South 57° 30' West, a distance of 364.98 feet to a steel rebar for a corner in

line of land of Walter Theobald; thence along line of land of Walter Theobald North 38° West, a distance of 90.40 feet to an iron pipe for a corner in line of land of Walter Theobald; thence through lands of Walter Theobald North 39° 54' 24" East, a distance of 394.66 feet to an iron pipe for a corner; thence through same South 61° 12' 34" East, a distance of 183.80 feet passing through an iron pipe near the Westerly right-of-way line of SR 3011 to the point of BEGINNING.

CONTAINING 1.49 acres, more or less.

BEING THE SAME PREMISES which Randal L. Burnham and Memorie D. Burnham, by Deed dated April 24, 2006 and recorded May 1, 2006 in the Office of the Recorder of Deeds in and for Wayne County in Deed Book Volume 3026, Page 171, granted and conveyed unto Michele Weber and Michael Weber.

BEING KNOWN AS: 361 Gravity Road, Lake Ariel, PA 18436

PARCEL #12-0-0292-0026.0001

IMPROVEMENTS: Residential Dwelling

Seized and taken in execution as property of:  
Michele Weber 361 Gravity Road,  
LAKE ARIEL PA 18436  
Michael Weber 361 Gravity Road,  
Lake Ariel PA 18436

Execution No. 329-Civil-2016



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Amount Due: \$177,903.53 Plus additional costs

March 16, 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.

**5/19/2017 • 5/26/2017 • 6/2/2017**

**SHERIFF'S SALE  
JUNE 14, 2017**

By virtue of a writ of Execution instituted Carrington Mortgage Service issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 14th 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 situate in the Borough of Hawley, County of Wayne and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point on Highland Avenue, also known as Third Street, in the Borough of Hawley, 100 feet northwesterly from the intersection of Seventh Street or Spruce Street with Highland or Third Street; thence in a southwesterly direction and parallel with Highland Avenue 50 feet to a corner; thence northeasterly and parallel with Seventh Street 120 feet to Highland Avenue; thence southeasterly on Highland Avenue 50 feet to the place of beginning.

BEING designated as Lot No. 40 on the block bounded by Seventh Street, Highland Avenue, Eight Street and Prospect Street in the possession of the Erie Railroad Company in their Dunmore Offices.

BEING THE SAME PREMISES which Ralph E. Davis, Sr., and Patricia A. Davis, husband and wife, by Deed dated 5/17/07 recorded 5/21/07 in the Office of the Recorder of Deeds in and for the County of Wayne, in Deed Book 3299, Page 113, granted and conveyed unto Robert Voges, in fee.

TAX MAP NO.: 10-0-0001-0035.-

ADDRESS BEING: 224 Highland Avenue, Hawley, PA 18428

Seized and taken in execution as property of:  
AGNES J. Whipple, Executrix of the Esate of Kenneth W. Whipple, Deceased 107 Blue Eddy Road HAWLEY PA

Execution No. 527-Civil-2016  
Amount Due: \$101,422.85 Plus additional costs

March 16, 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.

Samantha Gable Esq.

5/19/2017 • 5/26/2017 • 6/2/2017

**SHERIFF'S SALE  
JUNE 14, 2017**

By virtue of a writ of Execution instituted Michael S. Clementi issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 14th 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, situated and being in the Borough of Honesdale, County of Wayne and State of Pennsylvania, being more particularly bounded and described as follows:

BEGINNING at a spike set in the center line of a forty foot right-of-way; thence along the center of said right-of-way North 1 degree 25 minutes West 125.7 feet to corner in the center line of said right-of-way; thence through the land of now or former grantor; and

along Lot No. 13, South 89 degrees 25 minutes East 241.1 feet to an iron pin for a corner next to a stone fence South 5 degrees 40 minutes East 52.7 feet to an iron pin for a corner; continuing through the lands of the now or former grantor South 7 degrees 50 minutes West 73.2 feet to an iron pin for a corner; continuing through lands of the now or former grantor and along Lot No. 11, North 89 degrees 25 minutes West 233.5 feet to the place of Beginning.

BEING Lot No. 12, containing .7 acres as shown of the map of the Behrens Development. All bearings are magnetic as of 1960 meridian as surveyed by Mark R. Zimmer, R.S., April 12, 1967.

The Above Premises is designated as parcel number 11-0-0017-0032 on the tax maps of the Borough of Honesdale, County of Wayne, in the Commonwealth of Pennsylvania. The said premises herewith conveyed is subject to the restrictions, covenants and conditions which bind said lot herewith conveyed in the hands of any and all Grantees, their heirs and assigns forever and mutually bind all lots conveyed. Subject to the said restrictions, covenants and conditions as are more particularly set out in Wayne County Deed Book No. 0237 at Page 0155, except that restriction No. 11, therein, does not apply. See Map Book 08 at page 08.

Tax Parcel: 11-0-0017-0032

Address: 109 Beechnut Road,  
Honesdale, Pennsylvania 18431

Seized and taken in execution as  
property of:  
Cynthia Blair 109 Beechnut Road  
HONESDALE PA 18431

Execution No. 554-Civil-2016  
Amount Due: \$33,125.54 Plus  
additional costs

March 16, 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.**

Kimberly D. Martin Esq.

**5/19/2017 • 5/26/2017 • 6/2/2017**

**SHERIFF'S SALE  
JUNE 14, 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  
14th 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:

**PREMISES 1:**

**ALL THAT CERTAIN** piece or  
parcel of land, situate, lying and  
being in the Township of Sterling,  
County of Wayne and State of  
Pennsylvania, bounded and  
described as follows, to wit:

**BEING LOT NO. 20** as shown on  
the survey and original plan of lots  
known as Sterling Forest Tract II  
prepared by Edward C. Hess  
Associates, Inc., Stroudsburg,  
Pennsylvania and dated June 24,  
1974 and recorded in the Office for  
the Recording of Deeds in and for  
Wayne County on July 25, 1974 in  
Map Book 26, Page 8 and approved  
by the Wayne County Planning  
Commission on July 25, 1974.

**PARCEL NO. 26-0-0013-0020**

**PREMISES 2:**

**ALL THAT CERTAIN** piece or  
parcel of land, situate, lying and  
being in the Township of Sterling,  
County of Wayne and State of  
Pennsylvania, bounded and  
described as follows, to wit:

BEING LOT NO. 21 as shown on the survey and original plan of lots known as Sterling Forest Tract II prepared by Edward C. Hess Associates, Inc., Stroudsburg, Pennsylvania and dated June 24, 1974 and recorded in the Office for the Recording of Deeds in and for Wayne County on July 26, 1974 in Map Book 26, Page 8 and approved by the Wayne County Planning Commission July 25, 1974.

PARCEL NO. 26-0-0013-0021

TITLE TO SAID PREMISES IS VESTED IN PETER KRISOVITCH AND KARA KRISOVITCH, FATHER AND DAUGHTER, by Deed from JOHN M. SCHULTZ AND MARY E. SCHULTZ, HUSBAND AND WIFE, Dated 08/03/2006, Recorded 09/06/2006, in Book 3121, Page 310, Instrument No. 200600010429.

Tax Parcel: 26-0-0013-0020 and 26-0-0013-0021

Premises Being: 89 VALLEY VIEW DRIVE, NEWFOUNDLAND, PA 18445

Improvements: RESIDENTIAL DWELLING

Seized and taken in execution as property of:  
Kara Krisovitch 89 Valley View Drive NEWFOUNDLAND PA 18445  
Peter Krisovitch 89 Valley View Drive NEWFOUNDLAND PA

18445

Execution No. 587-Civil-2016  
Amount Due: \$173,834.22 Plus additional costs

March 16, 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.**

Peter Wapner Esq.

**5/19/2017 • 5/26/2017 • 6/2/2017**

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**SHERIFF'S SALE  
JUNE 21, 2017**

By virtue of a writ of Execution instituted Ditech Financial LLC f/k/a 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 21st 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 2412, SECTION 21, 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 BOOK 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.

BEING THE SAME PREMISES which CAROL BURTON, by Deed dated 04/25/2011 and recorded 07/11/2011 in the Office of the Recorder of Deeds in and for Wayne County in Deed Book Volume 4242, Page 341, granted and conveyed unto CAROL ANN BOUTON OFFSPRING TRUST, CAROL ANN BOUTON AND ROGER CONNOLLY, TRUSTEES.

BEING KNOWN AS: 2412 CRESTVIEW DRIVE, LAKE ARIEL, PA 18436

PARCEL #12-28-4

IMPROVEMENTS:  
REDIDENTIAL DWELLING

Seized and taken in execution as property of:  
Roger Connolly a/k/a Roger John Connolly, Jr., as Trustee for the Carol Ann Bouton Offspring Trust and as  
Adminstrator of the Estate of Carol Bouton a/k/a Carol Ann Bouton, Deceased 360 W. 43rd Street, Apt-S-PHC NEW

Execution No. 697-Civil-2015  
Amount Due: \$54,415.25 Plus additional costs

April 11, 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.

Amanda L. Rauer Esq.

5/26/2017 • 6/2/2017 • 6/9/2017

**SHERIFF'S SALE  
JUNE 21, 2017**

By virtue of a writ of Execution instituted Reverse Mortgage Solutions, 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 21st 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:

LAND SITUATED IN THE TOWNSHIP OF TEXAS IN THE COUNTY OF WAYNE IN THE STATE OF PA:

BEGINNING IN THE MIDDLE OF THE PUBLIC ROAD LEADING FROM HONESDALE TO HAWLEY (FORMERLY PLANK ROAD) AT THE SOUTHEAST CORNER OF A LOT NOW OR FORMERLY SOLD BY WILLIAM RUPERT TO FRED HOUTH; THENCE BY SAID LOT NORTH THIRTY-SIX (36) DEGREES EAST TWO HUNDRED THIRTY-ONE (231) FEET TO A STONE CORNER; THENCE BY LAND NOW OR FORMERLY OF CHRISTIAN DORFLINGER SOUTH FIFTY-FOUR (54) DEGREES EAST THREE UNDER THIRTEEN (313) FEET TO A STAKE AND STONES CORNER; THENCE BY A LOT OF LAND NOW OR FORMERLY CONVEYED BY GEO W. DANIELS TO WILLIAM RUPPERT SOUTH EIGHTY-ONE AND ONE-HALF (81 1/2) DEGREES WEST ONE HUNDRED THIRTY-TWO (132) FEET TO THE MIDDLE OF THE AFORESAID PUBLIC ROAD; THENCE BY THE MIDDLE OF THE SAID ROAD IN A WESTERLY DIRECTION THREE HUNDRED NINETY-THREE (393) FEET TO THE PLACE OF BEGINNING, BE THE QUANTITY MORE OR LESS.

BEING KNOWN AS: 712 Texas Palmyra Hwy, Hawley, PA 18428

PROPERTY ID NO.: 27-3-0004-0031

IMPROVEMENTS: Residential

dwelling

TITLE TO SAID PREMISES IS VESTED IN CAROLYN SENAY, AN UNMARRIED WOMAN BY DEED FROM CAROLYN SENAY, SURVIVING SPOUSE OF JAMES C.SENAY (DECEASED) DATED 09/01/2011 RECORDED 10/05/2011 IN DEED BOOK 4285 PAGE 167.

Seized and taken in execution as property of:  
Carolyn Senay 712 Texas Palmyra Hwy, HAWLEY PA 18428

Execution No. 615-Civil-2016  
Amount Due: \$52,095.46  
Plus additional costs

March 30, 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.**

Nicole LaBletta, Esq.

**5/26/2017 • 6/2/2017 • 6/9/2017**

**SHERIFF'S SALE  
JUNE 21, 2017**

By virtue of a writ of Execution instituted Nrz Pass-Through Trust V, U.S. Bank N.A. not in it's Indv. Capacity but solely as Pass-Through Trust Trustee issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 21st 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 Dreher, County of Wayne, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEING Lot No. 1 as shown on map of lands of Roger and Ruth Ann Altemier, prepared by James G. Hinton, Registered Surveyor, Lake Ariel, Pennsylvania, and dated March 1983 and recorded in the Office for the Recording of Deeds in and for Wayne County on July 21, 1983, in Map Book 51 at page 67 and approved by Dreher Township on July 20, 1983.

TITLE TO SAID PREMISES IS

VESTED IN Julio C. Giraldo and Lisandra Giraldo, his wife, by Deed from Lawrence Witt and Margaret M. Witt, his wife, Dated 08/01/2006, Recorded 08/03/2006, in Book 3098, Page 122.

Tax Parcel: 08-0-0361-0042.0008

Premises Being: 619 Ns Turnpike Road, Newfoundland, PA 18445-5032

IMPROVEMENTS THEREON:  
Residential Dwelling

Seized and taken in execution as property of:  
Julio C. Giraldo 619 NS Turnpike Rd NEWFOUNDLAND PA 18445  
Lisandra Giraldo 619 NS Turnpike Rd NEWFOUNDLAND PA 18445

Execution No. 288-Civil-2016  
Amount Due: \$150,435.89 Plus additional costs

March 29, 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.

Vishal J. Dobarria Esq.

5/26/2017 • 6/2/2017 • 6/9/2017

**SHERIFF'S SALE  
JUNE 21, 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 21st 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 those two certain pieces or parcels of land lying, situate and being in the Township of Damascus, County of Wayne and State of Pennsylvania, bounded and described as follows:

Parcel I:

BEGINNING at a stone corner, the Southwest corner of the lands herein conveyed thence along lands of Cord Meyer, Jr. North 7 degrees 50 minutes East 941 feet to a stone corner; thence along lands of Elmer Whitmore South 86 degrees 45 minutes East 1208 feet to a

stake corner; thence through lands of the Grantors herein South 7 degrees 50 minutes West 1051 feet to a corner; thence along the Northern line of a parcel to be conveyed to Donald Carmer, et ux., North 81 degrees 30 minutes West 1204 feet to the place of beginning. Containing 27.4 acres more or less as surveyed by George E. Ferris, R.S. On March 5, 1968, with bearings magnetic as of that date. Map Book 9, Page 100.

ALSO granting and conveying to the Grantees, their heirs and assigns, a forty-foot right-of-way, to be used in common with others, including the former Grantors (Keesler) their heirs and assigns, over lands of the former Grantors (Keesler), said right-of-way being described as follows: Proceeding in a general Northerly direction along the presently existing driveway of the former Grantors (Keesler) and a projection thereof to a point where the Southerly line of lands conveyed to Donald J. Carmer, et ux., on April 11, 1968, if projected in an Easterly direction, would intersect the same; thence in a Westerly direction along said projected Southerly line of Carmer to the Eastern boundary line of said Carmer property.

ALSO granting and conveyign to the Grantees herein, their heirs and assigns, a right-of-way over lands of Donald J. Carmer et ux., to the lands hereinabove described, said right-of-way being over a presently existing road which traverses the Carmer property in a general North-

South direction, as well as forty foot right-of-way beginning at the Southeast corner of the Carmer property and running thence in a Westerly direction to the above mentioned presently existing road.

Parcel II:

BEGINNING at a pipe and stones corner, being the Southwesterly corner of the lot herein conveyed and being also the Southeasterly corner of other lands of Tonnes Stave, et ux.; thence along line of said other lands of Tonnes Stave, et ux., North 7 degrees 50 minutes East 1051.5 feet to a stones corner; thence along line of lands of Elmer Whitmore, South 86 degrees 45 minutes East 695.0 feet to stones corner in line of lands of Schultz; thence along said Schultz line South 22 degrees 40 minutes West 375 feet to a stones corner; thence along lands of Cord Meyer, Jr., south 3 degrees 00 minutes East 720 feet to a black birch tree; thence North 85 degrees 15 minutes West 726.0 feet to the place of beginning. Containing 16.1 acres, more or less, as surveyed by George E. Ferris, R.S., with bearings magnetic as of 1968.

Tax Parcel ID: 07-0-0187-0072.0001 and 07-0-0187-0070

Address: 148 Ainsley Road,  
Damascus, PA 18415

BEING the same property conveyed to Christian Lewon who acquired title by virtue of a deed from John Stoddard and Lucille

Stoddard, his wife, dated February 16, 2008, recorded February 20, 2008, at Deed Book 3468, Page 93, Wayne County, Pennsylvania records.

Seized and taken in execution as property of:  
Christian Lewon 148 Ainsley Road  
DAMASCUS PA 18415

Execution No. 139-Civil-2016  
Amount Due: \$382,069.41 Plus  
additional costs

April 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.**

Kimberly A. Bonner Esq.

**5/26/2017 • 6/2/2017 • 6/9/2017**

**SHERIFF'S SALE  
JUNE 21, 2017**

By virtue of a writ of Execution instituted U.S. Bank National Association issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 21st 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, parcel, lot or tract of land situate, lying and being in the Township of Palmyra, County of Wayne and Commonwealth of Pennsylvania, known, styled and designated as Lot/Lots No. 50 on a certain map entitled Milestone Estates, as prepared by Carney Rhinevault, dated July 28, 1984 as recorded in the Office of the Recorder of Deeds, in and for Wayne County, Pennsylvania in Plat Book 55 at Page 102 on May 16, 1985.

Title to said Premises vested in Michael Ruddy and Christine Ruddy by Deed from P&L Klvana Living Trust, dated August 22, 2002 dated September 4, 2003 and recorded on November 26, 2003 in the Wayne County Recorder of Deeds in Book 2395, Page 340.

Being known as: 214 Deer Run,  
Hawley, PA 18428

Tax Parcel Number: 18-0-0011-  
0050

**IMPROVEMENTS: Residential Dwelling**

Seized and taken in execution as property of:  
Michael Ruddy 119 9th Street, # 3  
HONESDALE PA 18431  
Christine Ruddy 214 Deer Run  
HAWLEY PA 18428

Execution No. 48-Civil-2016  
Amount Due: \$295,317.56 Plus  
additional costs

April 5, 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.**

Roger Fay Esq.

**5/26/2017 • 6/2/2017 • 6/9/2017**

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**CIVIL ACTIONS FILED**

*FROM MAY 6, 2017 TO MAY 12, 2017  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**JUDGMENTS**

<b>NUMBER</b>	<b>LITIGANT</b>	<b>DATE</b>	<b>DESCRIPTION</b>	<b>AMOUNT</b>
2008-20332	MARTINELL SHAUN JAMES	5/09/2017	SATISFACTION	—
2009-20970	HOPKINS JOHN T	5/09/2017	SATISFACTION	5,363.13
2010-00678	GONZALEZ MARIO	5/12/2017	SATISFACTION	—
2010-00678	GONZALEZ CAROLYN	5/12/2017	SATISFACTION	—
2012-21315	GERSTEN MICHAEL	5/08/2017	SATISFACTION	11,495.68
2012-21315	GERSTEN MERRIDY	5/08/2017	SATISFACTION	11,495.68
2013-20863	SULLIVAN JEFFREY J	5/09/2017	SATISFACTION	—
2013-21525	DEGRAW ANGELA	5/09/2017	SATISFACTION	—
2015-00590	GARICA SUZANNE P	5/11/2017	JDGMT BY COURT ORDER	4,222.16
2015-00626	GOOD KEVIN	5/12/2017	WRIT OF EXECUTION	8,038.13
2015-00626	GOOD KELLY SUE	5/12/2017	WRIT OF EXECUTION	8,038.13
2015-00656	MERCK MALINDA	5/11/2017	WRIT OF EXECUTION	176,248.53
	A/K/A			
2015-00656	MERK MALINDA	5/11/2017	WRIT OF EXECUTION	176,248.53
2015-20736	ALEVIS KENNETH	5/11/2017	SATISFACTION	1,515.83
2016-00284	VIZCAINO CRISTOBAL	5/10/2017	JGMT/ARBITRATION AWD	1,107.81
2016-00298	STORM MEGAN M	5/10/2017	JGMT/ARBITRATION AWD	989.25
2016-00302	BRADBURY SCOTT	5/10/2017	JGMT/ARBITRATION AWD	2,438.06
2016-00324	BRADBURY SCOTT	5/10/2017	JGMT/ARBITRATION AWD	3,867.08
2016-00414	WELLER LAURIE	5/12/2017	JGMT/ARBITRATION AWD	3,179.26
2016-00416	WELLER LAURIE	5/12/2017	JGMT/ARBITRATION AWD	3,722.97
2016-00449	KUHNS CHRISTY A	5/10/2017	JGMT/ARBITRATION AWD	3,284.38
2016-00505	SCHOLL JEANNE R	5/12/2017	CONSENT JUDGMENT	140,652.70
2016-00505	SCHOLL CHRISTOPHER P	5/12/2017	CONSENT JUDGMENT	140,652.70
2016-00513	STACKHOUSE ALYSSA M	5/09/2017	JUDGMENT IN EJECTMT	—
2016-00513	OCCUPANTS	5/09/2017	JUDGMENT IN EJECTMT	—
2016-00560	GOLDMAN BRIAN	5/12/2017	WRIT OF EXECUTION	96,160.41
2016-00560	GOLDMAN KOURTNEY C	5/12/2017	WRIT OF EXECUTION	96,160.41
	F/K/A			
2016-00560	BOWMAN KOURTNEY	5/12/2017	WRIT OF EXECUTION	96,160.41
2016-00578	BALDWIN EVERETT	5/12/2017	SATISFACTION	—
2016-00578	BALDWIN CINDY	5/12/2017	SATISFACTION	—
2016-20057	GAUGHAN WALTER S	5/09/2017	SATISFACTION	—
2016-20249	ALEVIS KENNETH	5/11/2017	SATISFACTION	1,391.35
2016-20399	CLARK DIANE	5/12/2017	SATISFACTION	—
2016-20887	LEONARD FREDERICK C	5/10/2017	SATISFACTION	11,079.74
2016-21080	MIGLIARO MICHAEL A	5/11/2017	SATISFACTION	1,822.01
2016-21087	ZIRPOLI MICHAEL	5/11/2017	SATISFACTION	1,373.58
2017-00096	HENRY ROBERT	5/09/2017	DEFAULT JUDGMENT	142,177.91
2017-00096	HENRY ROBERT	5/09/2017	WRIT OF EXECUTION	142,177.91
2017-20072	ALEVIS KENNETH	5/11/2017	SATISFACTION	1,611.99

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

2017-20242	MINOR ROBERT CRAMER	5/09/2017	SATISFACTION	—
2017-20415	WELSH ROBERT	5/08/2017	TAX LIEN	1,468.26
2017-20415	WELSH ROBERT A	5/08/2017	TAX LIEN	1,468.26
2017-20415	R&E TRUCKING T/A	5/08/2017	TAX LIEN	1,468.26
2017-20416	BADUM ANDREW R	5/08/2017	FEDERAL TAX LIEN	37,784.93
2017-20417	KLEINERT FLOYD ARNOLD	5/09/2017	JUDGMENT	2,013.20
2017-20418	HALLBERG DONALD D	5/09/2017	JUDG/SUP CT VERMONT	11,794.35
2017-20418	MILNE KRISTY M	5/09/2017	JUDG/SUP CT VERMONT	11,794.35
2017-20419	LACORTE FRANK	5/10/2017	MUNICIPAL LIEN	9,516.35
2017-20419	LACORTE JUDY	5/10/2017	MUNICIPAL LIEN	9,516.35
2017-20420	BUCK MICHELLE	5/10/2017	JUDGMENT	1,701.00
2017-20421	MULLEN VALERIE	5/10/2017	JUDGMENT	1,492.00
2017-20422	LUPYAK KAREN	5/11/2017	WRIT OF REVIVAL	3,000.00
2017-20423	FRUEHAN DAVID	5/12/2017	TAX LIEN	1,183.97
2017-20423	NORTH POCONO SMILE CENTER	5/12/2017	TAX LIEN	1,183.97

**CONTRACT — DEBT COLLECTION: CREDIT CARD**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2017-00234	EASTERN REVENUE INCORPORATION ASSIGNEE OF	PLAINTIFF	5/11/2017	—
2017-00234	UNIFUND CCR LLC	PLAINTIFF	5/11/2017	—
2017-00234	WILSON THEODORE THOMAS	DEFENDANT	5/11/2017	—
2017-00235	WORLDS FOREMOST BANK	PLAINTIFF	5/12/2017	—
2017-00235	FILIPAKIS DIMITRIOS	DEFENDANT	5/12/2017	—
2017-00236	MIDLAND FUNDING LLC	PLAINTIFF	5/12/2017	—
2017-00236	BIHLER LAURIE	DEFENDANT	5/12/2017	—

**PETITION**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2017-00228	2001 CHEVROLET TRUCK VIN 1GCHK29U11E258594	PETITIONER	5/08/2017	—
2017-00228	LUPYAK BARBARA	PETITIONER	5/08/2017	—
2017-00228	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	RESPONDENT	5/08/2017	—

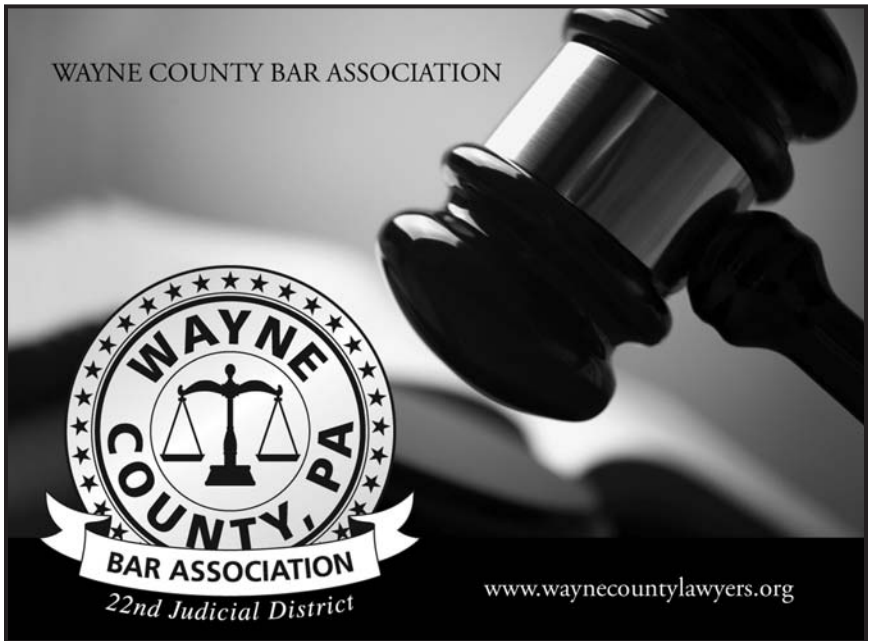
**REAL PROPERTY — EJECTMENT**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2017-00229	GUTIERREZ BRIAN	PLAINTIFF	5/09/2017	—
2017-00229	GUTIERREZ DAWN	PLAINTIFF	5/09/2017	—
2017-00229	VADELLA MICHAEL J	DEFENDANT	5/09/2017	—
2017-00229	VADELLA HANNELORE	DEFENDANT	5/09/2017	—
2017-00231	VILLAGE CAPITAL & INVESTMENTS	PLAINTIFF	5/09/2017	—
2017-00231	COOPER JOYCE M	DEFENDANT	5/09/2017	—
2017-00231	OCCUPANTS	DEFENDANT	5/09/2017	—



**TORT — MOTOR VEHICLE**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2017-00230	KOPACHEVSKAYA YEVA	PLAINTIFF	5/09/2017	—
2017-00230	KOGAM ALEX	PLAINTIFF	5/09/2017	—
2017-00230	KOGAN IRINA	PLAINTIFF	5/09/2017	—
2017-00230	COTE JAMES	DEFENDANT	5/09/2017	—
2017-00230	COTE JEFFREY	DEFENDANT	5/09/2017	—
2017-00230	COTE MICHELLE	DEFENDANT	5/09/2017	—
2017-00230	GIORDANO SCOTT	DEFENDANT	5/09/2017	—
2017-00230	SHERIDAN THOMAS	DEFENDANT	5/09/2017	—



WAYNE COUNTY BAR ASSOCIATION



[www.waynecountylawyers.org](http://www.waynecountylawyers.org)

**MORTGAGES AND DEEDS**

*RECORDED FROM MAY 22, 2017 TO MAY 26, 2017  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

<b>GRANTOR</b>	<b>GRANTEE</b>	<b>LOCATION</b>	<b>AMOUNT</b>
Young Daniel L	Citizens Savings Bank	Honesdale Borough	
Young Linda M			50,000.00
Gapp Meghan	Paul Gapp Family Living Trust	Lake Township	
Lodini Thomas			139,514.80
Zausch Matthew S	Mortgage Electronic Registration Systems	Berlin Township	
Zausch Diana J			204,300.00
Harsch Joseph K	Wells Fargo Bank	Salem Township	
Pepaj Allison N			164,900.00
Hill George	Mortgage Electronic Registration Systems	Salem Township	
Hill Sandra L			128,000.00
Block Lindsey G	Mortgage Electronic Registration Systems	Lake Township	
Block William J			53,021.00
Williams Clifford	Mortgage Electronic Registration Systems	Paupack Township	
Williams Patricia Woloshin			117,515.00
Woloshinwilliams Patricia			
Woloshin Patricia			
Agolia Michael W	Dime Bank	Mount Pleasant Township	55,500.00
Marks Kay M	Dime Bank	Damascus Township	55,000.00
Cole Ellen M	Dime Bank	Honesdale Borough	17,000.00
Stinavage John M	Dime Bank	Dyberry Township	
Stinavage Erin E			27,250.00
ONeill Paul	F N C B Bank	Oregon Township	
ONeill Donna M			140,000.00
Nilsen David	F N C B Bank	Paupack Township	
Nilsen Allison			115,000.00
Pritchard Richard W AKA	F N C B Bank	Dyberry Township	
Pritchard Richard William AKA		Dyberry & Lebanon Twps	180,000.00
Pritchard Ellen Mary		Lebanon Township	
		Lebanon & Dyberry Twps	180,000.00
Pritchard Richard W AKA	F N C B Bank	Dyberry Township	
Pritchard Richard William AKA		Dyberry & Lebanon Twps	50,000.00
Pritchard Ellen Mary		Lebanon Township	
		Lebanon & Dyberry Twps	50,000.00
Irace Gennaro	Mortgage Electronic Registration Systems	Lehigh Township	
Kisel Mark J Jr	Housing & Urban Development	Lake Township	3,932.24

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

Kane David E	U S Bank National Association	Lake Township	124,000.00
Brett Linda G Littell	Mortgage Electronic Registration Systems	Scott Township	
Brett Calvern L			115,000.00
Kulp Lauren E	Wells Fargo Bank	Paupack Township	71,000.00
Patten Brian M	Wayne Bank	Paupack Township	47,200.00
Errante Peter	Mortgage Electronic Registration Systems	Lake Township	
Errante Kim			100,000.00
Swendsen David	F Ncb Bank	Damascus Township	
Swendsen Angelica			47,000.00
Salak William J III	Wayne Bank	South Canaan Township	
Salak Dawn M			18,000.00
Ryan Wayne T	Mortgage Electronic Registration Systems	Dreher Township	50,000.00
Garcia Maria S	Citizens Bank	Cherry Ridge Township	
Suarez Rufino A			144,000.00
Kuzmiak Toni Lynn	Mortgage Electronic Registration Systems	Palmyra Township	110,519.00
Nunn David Philip	Wells Fargo Bank	Paupack Township	
Nunn Annamaria			147,300.00
Cohen Barbara E	Bank Of America	Lake Township	300,000.00
K F U L L C	Honesdale National Bank	Clinton Township 1	38,775.00
S & T Properties Inc	Honesdale National Bank	Manchester Township	3,250,000.00
Kominski Jordan A	Honesdale National Bank	Dyberry Township	
Kominski Rachael			228,800.00
Kominski Jordan A	Honesdale National Bank	Dyberry Township	
Kominski Rachael			41,200.00
Lafave Richard D	First National Bank Of Pa	Dreher Township	
Lafave Susan C			68,000.00
Feliciano Raymond	Mortgage Electronic Registration Systems	Salem Township	75,000.00
Kasimov Farrukh	Mortgage Electronic Registration Systems	Lake Township	
Semyonova Ekaterina			78,750.00

## DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Head Robert	Simmons Hannah P	Honesdale Borough	
Tomaine Paul V	Numssen Robert	Waymart Borough	
	Numssen Beverly		Lot 6
U S Bank National Association Tr By Af	Dennis Timothy	Damascus Township	
S N Servicing Corporation Af			
Carney Scott Thomas	Carney Scott Thomas	Honesdale Borough	
Durst Victoria M	Durst Victoria M		Lots 73 & 74
	Emmett Tammy Leeann		
	Carney Sean Robert		

Black Mary Ann Adm Leombruni Peter Jest Leombruni Sandra Lemoncelli Sandra L	Leombruni Anthony J	Lehigh Township	Lot 20
Koser John P Koser Teresa L	Koser John P Tr Koser Teresa L Tr John P Koser Family Wealth Trust Teresa L Koser Family Wealth Trust	Paupack Township	Lot 124A
Liu Chun H Liu Genesis	Liu Chun H Liu Genesis	Manchester Township	
Urgiles Carlos Urgiles Karola	Saltos Washintong Saltos Glenys	Manchester Township	Lots 1270 & 1271
Fantasia Barbara	Tarquini Mario Tarquini Kimberly	Lehigh Township	Lots 3 & 4
Donnelly Richard	Gapp Meghan Lodini Thomas	Lake Township	Lot 822
Marcano Richard Marcano Nilda Y Tigue Wayne	Zausch Matthew S Zausch Diana J Harsch Joseph K Pepaj Allison N	Berlin Township Salem Township	
Stark August III By Sheriff Stark Sally By Sheriff Stark Sally A By Sheriff	Wells Fargo Bank	Lake Township	
Alevis Kenneth By Sheriff	Federal Home Loan Mortgage Corporation	Lake Township	Lot 2594
Pang James W Pang Linda M	Ricottone Anthony Ricottone Gia Marie	Lake Township	Lot 3908
Sickler Jeffrey Sickler Carole	Hill George Hill Sandra L	Salem Township	
Galardi Ann B	Doyaga David J Sr Doyaga Kerry T	Salem Township	Lot 754
Ambrosio Anthony L Ambrosio Michele A	Glemby Scott Glemby Sandra	Paupack Township	Lot 145
Connell Mary Kay Exr Williams Richard Exr Williams Kathleen A Est	Block Lindsey G Block William J	Lake Township	Lot 3543
Wiwczar Michael C Wiwczar Deborah L	Menser Keith J	Manchester Township	Lot 5
Anke Richard D Pugh William By Af Pugh Eleanor By Af Vandoren Maureen Af	Tigue Sarah Boydston Douglas W Boydston Barbara E	Hawley Borough Damascus Township	
Vanderstad Dawn Marie Exr Barhite Darlene M Est	Vanderstad Dawn Marie	Canaan Township	
Rosenberg Joan A Exr Dixon Jane R Est	Tigue Patrick A Tigue Andrea A	Palmyra Township	
Terceira Carmen A Est Kerestes Alix Exr	Irace Gennaro	Lehigh Township	Lot 24
Kenny Michael P Guinther Paul Guinther Cheryl	William R & R Zachary Bryant Partnership Jug Justin Allan Jug Karin	Damascus Township Clinton Township 2	Parcel F G H I

Kulp Richard W Kulp Lauren E	Kulp Lauren E	Paupack Township	Lot 18
Fiorilla Lauren Oggenfuss Michael	Patten Brian M	Paupack Township	
Rutherford Sally N Adm Styer Millard G Est AKA Styer Millard Est AKA	Wallander Michael Wallander Lori A	Clinton Township 1	Lot 1
Barker Wayne C Barker Shelley A Barker Shelly A	Barker Shelley A	Paupack Township	Lot 209
Hildebrandt Else By Af Hildebrandt Volker Af	Hildebrandt Volker	Honesdale Borough	
Harvey Dawn G Murtha Richard E Murtha Joan G	Harvey Bradley J Days John R Sr	Salem Township Dreher Township	Lots 254 & 256
Shulman Janice S Shulman Robert J Pavlovich Robert	Armstrong James Armstrong Susan M Errante Peter Errante Kim	Lake Township Lake Township	Lot 2145 Lot 4083
Cottell Deborah Parenti Deborah Short John D Exr Hinkley Lois Est AKA Hinkley Lois Short Est AKA	Cottell Jeffrey M Cottell Deborah Werner Terry J Werner Bonnie Sue	Honesdale Borough Dyberry Township	Tract 3
Brislin Keith	Suarez Rufino A Garcia Maria S	Cherry Ridge Township	Lot 8
Kuzmiak Michael Nebzydoski Kristin R Nebzydoski Kristin R Leonard Cheryl M Tr Leonard Family Irrevocable Trust	Kuzmiak Toni Lynn Curtis Leonard J Curtis Leonard J K F U	Palmyra Township Mount Pleasant Township Mount Pleasant Township Clinton Township 1	Lot 1
Avino Joseph A Avino Gina A	Avino Gina A	Lake Township	Lot 1461
Toryak John Wood Jack C Wood M Kathleen	Fritchman Alan R Forst Laurence M Forst Myrna Zacarias	Lehigh Township Cherry Ridge Township	Lot 8 Lot 1R
Erb Edward K Erb Susan S	B Books	Honesdale Borough	Parcel 11 8 77
Squeri Marshall Fannie Mae AKA Federal National Mortgage Association Servicelink	Squeri Marshall Squeri Anthony Verlo Inc	Texas Township 1 & 2 Salem Township	
Weizenhofer Peter By Af Rutherford Sally N Af Brown Annette M Housing & Urban Development Pritz Elizabeth J	Kathleen M Winters Two Zero One Two Deiros Mariliz Peregrine Property Group Feliciano Raymond	Damascus Township Mount Pleasant Township Salem Township Salem Township	

Torres Michael	Stoll Raymond J	Lehigh Township	
Torres Georgina	Stoll Barbara A		Lot 1
Torres Michael A Sr	Stoll Raymond J	Lehigh Township	
Torres Georgina	Stoll Barbara A		Lot 28
Frey Jeanette E	Kasimov Farrukh	Lake Township	
	Semyonova Ekaterina		Lot 4343



**WAYNE COUNTY LEGAL JOURNAL**  
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# Wayne County LEGAL JOURNAL

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## The Wayne County Legal Journal

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