

WAYNE COUNTY BAR ASSOCIATION

# OFFICIAL LEGAL JOURNAL

OF WAYNE COUNTY, PA



June 16, 2017  
Vol. 7, No. 15  
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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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 |
| 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**

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**Monday, June 19, 2017**

**Time** 9:00 AM  
**Subject** Board of View Hearing PPL/Hummel  
**Location** Third floor court room  
Jeff Treat

---

**Time** 9:30 AM  
**Subject** Civil Pre Trials  
9:00 Meunier v Kern 51-2016-cv Henry/Bresset  
9:30 Mitchell v Walmart 34-2016-cv Nealon/Remick/Blazure  
10:00 Compton v Hawley Silk Mill 650-2014-cv Pascale/Connor  
10:30 Trotter v Hideout 337-2016-cv Mulcahey/Janc  
11:00 Parker v Lee 681-2015-CV Rydzewski/Starry/ Dodd-o

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**Time** 1:30 PM  
**Subject** Lakeview Estates v Ohler et al 721-2015-cv  
Plaintiff's 2nd Motion for JOP  
Plaintiff's Motion for Partial Summary Judgement Against Lakeview  
Estates International Inc. On Ct. 2 of Complaint.  
  
Henry/Grabowski/Riley

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**Tuesday, June 20, 2017**

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

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**Time** 9:30 AM  
**Subject** Mortgage Foreclosure  
LSF9 Master Trust v. Swick 16-2017-CV Brunner/Nardozzi  
Wells Fargo v. Perrotti 54-2017-CV Williams/Pro Se  
Federal National Mortgage v. Non 65-2017-CV Williams/Pro Se

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**Time** 10:00 AM  
**Subject** Non-Supports of Necessary  
Bacon v. Fontaine 400-2011-DR Burlein/Ellis  
Fox v. Devine 111-2016-DR Burlein/Ellis

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**Time** 10:30 AM  
**Subject** In Re: Name Change I.A. 107-2017-CV  
**Location** Name Change

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**COURT CALENDAR**

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**Time** 11:00 AM  
**Subject** Bank of America v MacCarty 169-2015-cv  
**Location** Hearing on Petition to Vacate Sale  
Fay/

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**Time** 1:00 PM  
**Subject** Dependency Court  
1:00 J.E. 9-2011-DP Perm Review(Master) Henry/Ellis/Rechner  
1:30 R.A. 3-2014-DP (Master) Perm Review Henry/Anderson/Rechner  
2:00H.W. 8-2015-DP (Perm Review/Master) Rechner/Ellis/Collins  
(Comfort Dog-Ransom)  
2:30 M.I 9-2015-DP (Judge) (Perm Review/Goal Change)  
Rechner/Anderson/Ellis  
3:30 C.H. 44-2014-DP (Perm Review) (Master) Anderson/Nardozzi/  
Rechner

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**Wednesday, June 21, 2017**

**Time** 9:00 AM  
**Subject** Delinquent Status Reports/Certification of Notice

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**Time** 9:00 AM  
**Subject** In Re: Natalie Byrd 124-2017-CV  
**Location** Name Change

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**Time** 9:00 AM  
**Subject** Com v Schwartz 335-2016-cr; 336-2016-cr  
**Location** NJ trial  
DA/Jordan

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**Time** 9:30 AM  
**Subject** Leon v WMH et al 417-2016-cv  
**Location** PO arg  
Pokiniewski/Perry/Shwed/Ginn/Costello/Doherty

---

**Time** 10:00 AM  
**Subject** In Re: Estate of Robert S. Lupyak 39-2017-OCD  
**Location** Petition to Withdraw as Counsel  
Meagher

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**COURT CALENDAR**

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**Time** 11:00 AM - 11:30 AM  
**Subject** Wilmington Savings Fund v Curyk 260-2016-CV  
**Location** Argument  
Burlein

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**Time** 1:30 PM  
**Subject** In Re: Estate of Stacey Pinder Baldassano 55-2017- OCD  
**Location** Motion to Withdraw as Counsel and Relieve Administrator of Duties  
Bugaj

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**Time** 2:00 PM  
**Subject** Marine v. Goudreau 349-2014-DR  
**Location** Custody Contempt  
Nardozzi/Pro Se

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**Time** 2:30 PM  
**Subject** Vannetta v. Slusser II 2016-492-DR  
**Location** Custody Contempt  
Nardozzi

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**Thursday, June 22, 2017**

**Time** 9:30 AM  
**Subject** Commonwealth Matters  
17-2017 Dees, Tawana Burlein  
425-2016; 345-2016 Kuhl, Alan Riegel  
445-2016 Lamberton, Kodie Burlein  
77-2017-cr Schilling, John Edward Henry  
7-2017 McArthur, Dylan Burlein  
82-2017-cr Haley Jr, Glenn Haley Farrell  
65 & 66-2017-cr Frammigen, Douglas Ian Ellis

Rule Returnable  
405-2016 Moody, Krystal Sue Zimmerman

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**Time** 1:30 PM  
**Subject** Commonwealth Matters  
RR  
13-2007 Gambetta, Joseph Henry  
405-2016 Moody, Krystal Sue Zimmerman  
346-2016 Bradley, Michael Eric Ellis

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**COURT CALENDAR**

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**Friday, June 23, 2017**

**Time** 9:00 AM  
**Subject** PFA  
Bersch v. Bersch 194-2017-DR

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**Time** 10:00 AM  
**Subject** In Re: K.S.O. 10-2017-AD  
**Location** Adoption

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**Time** 10:30 AM  
**Subject** In re: A.C. 27-2016-DP  
**Location** Hearing, if necessary, on Special Service  
Rechner/Ellis/Brown/Collins

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**Time** 11:00 AM  
**Subject** Dunning v. Reece 482-2003-DR  
**Location** Demand Support  
Burlein/Howell

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**Time** 11:00 AM  
**Subject** In Re: C.R. 9-2017-JV  
**Location** Contested ADJ Hearing (Main Court Room)  
DA/Burlein

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**Time** 11:30 AM  
**Subject** Rios v. Rios 575-2008-DR  
**Location** Demand Support  
Toczylowski/Howell

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**CUSTODY CALENDAR**

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**Tuesday, June 20, 2017**

**Time** 9:15 AM  
**Subject** Benedetto v. Staszewski 51-2017-DR  
Custody Hearing (Schloesser)  
Fisher/Mincer

**Time** 1:15 PM  
**Subject** Tuttle v. Tuttle 30-2010-DR  
Custody Conference (Schloesser)  
Pro Se/Fischer

**Time** 2:15 PM  
**Subject** Peters v Moore 264-2017-DR  
Custody Conf (Schloesser)

**Wednesday, June 21, 2017**

**Time** 3:15 PM  
**Subject** Scarpati v. Leonetti 646-2008-DR  
Custody Conference (Schloesser)  
Nardozzi

**Friday, June 23, 2017**

**Time** 9:15 AM  
**Subject** Wallace v. Wallace 77-2014-DR  
Divorce Conference (Schloesser)

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**Time** 9:15 AM  
**Subject** Stevens v. Stevens 70-2012-DR  
Divorce Hearing (Wilson)  
Henry/Silverblatt

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**Time** 1:15 PM  
**Subject** Brink v. Livengood 547-2007-DR  
Custody Hearing (Schloesser)  
Nardozzi/Rechner

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**CRIMINAL CASES**

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*June 8, 2017 — The following cases were addressed by the Honorable Raymond L. Hamill, President Judge, Wayne County.*

**JOSHUA SMITH**, age 27 of Milanville, PA was sentenced to the Wayne County Correctional Facility for a period of not less than 36 days followed immediately by 36 months in the Intermediate Punishment Program for one count of Possession of Controlled Substance-Heroin, an ungraded Misdemeanor. He was also ordered to pay the costs of prosecution, be placed on House Arrest with Electronic GPS Monitoring for a period of 6 months, and undergo a drug and alcohol evaluation. The incident occurred on October 4, 2016, in Honesdale Borough, PA.

**DANNY BUTTS**, age 45 of Deposit, NY, was sentenced to a State Correctional Institution for a period of not less than 15 months nor more than 60 months for one count of Burglary-Overnight Accommodations/No Person Present, a Felony of the 1st Degree. He was also ordered to pay the costs of prosecution, and submit to the drawing of a DNA sample and pay \$250 for the cost. The incident occurred between September 5, 2016 and October 3, 2016, in Starucca Township, PA.

**RICHARD HULETT**, age 56 of Dingmans Ferry, 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 \$300.00. The incident occurred on April 25, 2016, in Palmyra Township, PA.

**CORY JACKSON**, age 34 of Honesdale, PA, was sentenced to the Wayne County Correctional Facility for a period of not less than 6 days nor more than 6 months, 30 days for one count of DUI, an ungraded Misdemeanor and one count of Possess Small Amount -Marijuana, an ungraded Misdemeanor. He was also ordered to pay the costs of prosecution, pay a fine in the amount of \$1,000.00, participate in and cooperate with the drug and alcohol addiction treatment, complete the Alcohol Highway Safety Program, perform 50 hours of community service within 3 months and maintain employment. The incident occurred on September 30, 2016, in Honesdale Borough, PA. His BAC revealed a .129% and marijuana.

**NATOSHA PAYNE**, age 34 of Equinunk, PA, was sentenced to the Wayne County Correctional Facility for a period of not less than 2 months nor more than 18 months for one count of Retail Theft, a Misdemeanor of the 2nd Degree. She was also ordered to pay the costs of prosecution, pay restitution in the amount of \$144.75, undergo a mental health evaluation, and undergo a drug and alcohol evaluation. The incident occurred on December 30, 2016, in Texas Township, PA.

**AMANDA CRANE**, age 25 of Hawley, PA, was placed on probation for a period of 18 months for one count of Possession of a Controlled Substance-Heroin, an ungraded Misdemeanor and one count of Possession of Drug Paraphernalia, an ungraded Misdemeanor. She was also ordered to pay the costs of prosecution, pay a fine in the amount \$600.00, continue with drug and alcohol treatment, and perform 50 hours of community service within 3 months. The incident occurred on December 17, 2016, in Honesdale Borough, PA.

**ERIK SANDERCOCK**, age 25 of Honesdale, PA was sentenced to the Wayne County Correctional Facility for a period of not less than 72 hours nor more than 6 months for one count of DUI, an ungraded Misdemeanor. He was also ordered to pay the costs of prosecution, pay a fine in the amount of \$1,000.00, pay restitution in the amount of \$183.02, participate in and cooperate with the drug and alcohol addiction treatment, complete the Alcohol Highway Safety Program, and perform 50 hours of community service within 3 months. The incident occurred on July 29, 2016, in Cherry Ridge Township, PA. His BAC revealed a .202%.

**JACOB ELDRED**, age 31 of Honesdale, PA, was sentenced to the Wayne County Correctional Facility for a period of not less than 30 days followed immediately by 60 months less 30 days in the Intermediate Punishment Program for one count of DUI, a Misdemeanor of the 1st Degree. He was also ordered to pay the costs of prosecution, pay a fine in the amount of \$1,500.00, by placed on House Arrest with Electronic Monitoring for a period of 60 days, participate in and cooperate with the drug and alcohol addiction treatment, complete the Alcohol Highway Safety Program, obtain full time employment, and perform 50 hours of community service within 3 months. The incident occurred on August 26, 2016, in Honesdale Borough, PA. His BAC revealed a .241%.

**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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**EXECUTRIX NOTICE**

Estate of Hilda Malinski  
Late of Preston Township  
EXECUTRIX  
Christine H. Loftus  
356 Anderson Hill Rd.  
Candor, NY 13743  
ATTORNEY  
Lothar C. Holbert  
1439 Crosstown Highway  
Laketown, PA 18439

**6/16/2017 • 6/23/2017 • 6/30/2017**

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**EXECUTOR NOTICE**

Estate of Gerard James Adams, Jr.  
AKA Gerard J. Adams, Jr.  
Late of Salem Township  
EXECUTOR  
Joseph William Adams  
686 Golf Park Dr.  
Lake Ariel, PA 18436  
ATTORNEY  
John F. Spall, Esq.

2573 Route 6  
Hawley, PA 18428

**6/16/2017 • 6/23/2017 • 6/30/2017**

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**EXECUTOR NOTICE**

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

**6/9/2017 • 6/16/2017 • 6/23/2017**

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**ADMINISTRATRIX NOTICE**

Estate of Paul J. Pragier AKA Paul  
Pragier AKA Pawl Jan Pragier  
Late of Gouldsboro  
ADMINISTRATRIX  
Ewelina Taran  
301 Lake St.  
Dallas, PA 18612  
ATTORNEY  
Frances S. Clemente  
32 Lower Main St./POB 866  
Callicoon, NY 12723

**6/9/2017 • 6/16/2017 • 6/23/2017**

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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**

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**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**

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**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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**OTHER NOTICES**

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**NOTICE OF FILING  
PETITION FOR  
NAME CHANGE**

Notice is hereby given that, on June 2, 2017, the Petition of Sandra Ann Hogencamp was filed in the Court of Common Pleas of Wayne County, Pennsylvania, requesting an order to change the name of Sandra Ann Hogencamp to Amanda Marie Card.

The Court has fixed Tuesday, August 1, 2017 at 1:30 pm., in Court Room 2 of the Wayne County Court House, Honesdale, Pennsylvania, as the time and place for the hearing on said petition, when and where all interested parties may appear and show cause, if any, why the request of the petitioners should not be granted.

Sally N. Rutherford, Esquire  
Rutherford & Rutherford  
921 Court Street  
Honesdale PA 18431  
570-253-2500

**6/16/2017**

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**NOTICE**

**NOTICE IS HEREBY GIVEN THAT, Certificate of Organization Domestic Limited Liability Company for Health Care Concepts Consulting, L.L.C.** were filed with and approved by the Department of State of the Commonwealth of Pennsylvania, effective April 20, 2017, pursuant to the Pennsylvania Business Corporation Law of 1988.

Thomas F. Farley, Esquire  
Klemeyer, Farley & Bernathy, L.L.C.  
Attorney for Health Care Concepts Consulting, L.L.C.  
2523 Route 6, Ste. 1  
Hawley, PA 18428  
Phone: (570) 226-5771

**6/16/2017**

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**NOTICE OF REGISTRATION OF PENNSYLVANIA FICTITIOUS NAME**

**NOTICE IS HEREBY GIVEN** that Registration of the Pennsylvania Fictitious Name has been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, for the purpose of establishing a Fictitious Name for an Entity.

The specific name of Entity is Kresswood Streams Deep Well Water, which will be owned and operated by George Edward Clause and Tammy Lee Clause. The Fictitious Name shall have unlimited power to engage in and do any lawful business for which a profit Corporation may be incorporated for in the Commonwealth of Pennsylvania. In particular, the purpose is for a lawful business as a water company.

Attorney for:  
Tammy Lee Clause, Esquire  
P.O. Box 241  
Newfoundland, PA 18445  
(570) 676-5212  
atyclus@ptd.net

**6/16/2017**

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**NOTICE**

**JEREMY EDWARDS CONSTRUCTION, INC.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

**6/16/2017**

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**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  
JULY 5, 2017**

By virtue of a writ of Execution instituted MTGLQ Investors, L.P. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 5th day of July, 2017 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THAT CERTAIN LOT, PARCEL, OR PIECE OF GROUND SITUATE IN THE TOWNSHIP OF PAUPACK, COUNTY OF WAYNE, AND COMMONWEALTH OF PENNSYLVANIA, BEING LOT NUMBER 197, SECTION 1, AS SHOWN ON MAP OF WALLEPAUPACK LAKE ESTATES ON FILE IN THE RECORDER OF DEEDS OFFICE AT HONESDALE, PENNSYLVANIA IN PLAT BOOK NO. 14 AT PAGES (S) 117.

TOGETHER WITH ALL RIGHTS-OF-WAY AND UNDER AND SUBJECT TO ALL OF THE COVENANTS, RESERVATIONS,

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

**COMPETITIVE BUSINESS INSURANCE QUOTES**  
Property Liability Insurance • General Liability  
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**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)

RESTRICTIONS AND CONDITIONS AS SET FORTH IN THE RESTRICTIVE COVENANTS ATTACHED HERETO AS "SCHEDULE A".

BEING THE SAME PREMISES which John Rizzo and Deborah Rizzo, husband and wife, by Deed dated November 13, 2006 and recorded November 21, 2006 in the Office of the Recorder of Deeds in and for Wayne County in Deed Book Volume 3179, Page 255, granted and conveyed unto PAUL M. TRAVIS and MARGARET TRAVIS, husband and wife.

BEING KNOWN AS: 9  
COMMANCHE DRIVE,  
LAKEVILLE, PA 18438

PARCEL #19-28-129

IMPROVEMENTS:  
RESIDENTIAL DWELLING

Seized and taken in execution as property of:  
Paul M. Travis 404 Fourth Avenue  
NEWTOWN SQUARE PA 19073  
Margaret Travis 404 Fourth Avenue  
NEWTOWN SQUARE PA 19073

Execution No. 112-Civil-2010  
Amount Due: \$106,852.36 Plus  
additional costs

April 12, 2017

Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE  
NOTICE:

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

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

Matthew J. McDonnell Esq.

6/9/2017 • 6/16/2017 • 6/23/2017

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

By virtue of a writ of Execution instituted Specialized Loan 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 5th day of July, 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 1588, in Section 14, 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 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, page 57 and 58; February 8, 1971, in Plat Book 5, pages 59 and 61 through 63; March 24, 1971, in Plat Book 6, 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.

TITLE TO SAID PREMISES IS VESTED IN Dennis Troianelli and Lynn Troianelli, h/w, by Deed from Anthony B. Niemczyk and Geraldine D. Niemczyk, h/w, Dated 05/19/2006, Recorded 05/23/2006, in Book 3045, Page 1.

Tax Parcel: 12-0-0021-0077

Premises Being: 1588 Ridgeview



Drive, Lake Ariel, PA 18436

Improvements thereon:  
RESIDENTIAL DWELLING

Seized and taken in execution as property of:  
Lynn Troianelli 1588 Ridgeview Drive LAKE ARIEL PA 18436  
Dennis Troianelli 1588 Ridgeview Drive LAKE ARIEL PA 18436

Execution No. 135-Civil-2016  
Amount Due: \$113,406.69 Plus additional costs

April 12, 2017  
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE NOTICE:**

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

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

Joseph E. DeBarberie Esq.

6/9/2017 • 6/16/2017 • 6/23/2017

Celebrate a *Life Legacy*  
Create a *Legacy*  
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.

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

By virtue of a writ of Execution instituted NATIONSTAR MORTGAGE 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 5th day of July, 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 as Lot #39-4, in Section 1 of The Hideout, a

subdivision situated in the Township of Lake and Salem, Wayne County, Pennsylvania, according to the plat 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 6, 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.

Tax Parcel ID: 22-0-0015-0042.0002

Address: 39-4 Tarot Court, Lake Ariel, PA 18436

Being the same property conveyed to Cornelia Johnson, a married woman who acquired title by virtue of a deed from Cornelia Johnson, a married woman who took title as single, dated August 29, 2013, recorded September 16, 2013, at Document ID 201300007251, and recorded in Book 4620, Page 38, Wayne County, Pennsylvania records.

Seized and taken in execution as property of:  
Cornelia Johnson 39-4 Tarot Court,  
761 The Hideout LAKE ARIEL,  
PA 18436

Execution No. 345-Civil-2016  
Amount Due: \$111,260.79 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.**

Kimberly A. Bonner Esq.

**6/9/2017 • 6/16/2017 • 6/23/2017**

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**CIVIL ACTIONS FILED**

*FROM MAY 20, 2017 TO MAY 26, 2017  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**JUDGMENTS**

| NUMBER     | LITIGANT                          | DATE      | DESCRIPTION          | AMOUNT       |
|------------|-----------------------------------|-----------|----------------------|--------------|
| 2006-20747 | HAFLER GARY                       | 5/23/2017 | SATISFACTION         | 2,520.30     |
| 2006-20747 | HAFLER KATHY                      | 5/23/2017 | SATISFACTION         | 2,520.30     |
| 2009-21211 | HAFLER GARY                       | 5/23/2017 | SATISFACTION         | 2,920.62     |
| 2009-21211 | HAFLER KATHY                      | 5/23/2017 | SATISFACTION         | 2,920.62     |
| 2009-21212 | GERICHTEN YOLANDA L               | 5/23/2017 | SATISFACTION         | 960.43       |
| 2010-20438 | HAFLER GARY                       | 5/23/2017 | SATISFACTION         | 711.94       |
| 2010-20438 | HALER KATHY                       | 5/23/2017 | SATISFACTION         | 711.94       |
| 2011-20290 | HAFLER GARY                       | 5/23/2017 | SATISFACTION         | 737.21       |
| 2011-20290 | HAFLER KATHY                      | 5/23/2017 | SATISFACTION         | 737.21       |
| 2012-20060 | HAFLER GARY                       | 5/23/2017 | SATISFACTION         | 541.56       |
| 2012-20060 | HAFLER KATHY                      | 5/23/2017 | SATISFACTION         | 541.56       |
| 2012-21581 | HAFLER GARY                       | 5/23/2017 | SATISFACTION         | 1,057.56     |
| 2012-21581 | HAFLER KATHY                      | 5/23/2017 | SATISFACTION         | 1,057.56     |
| 2013-20112 | BROWNING LISA E                   | 5/26/2017 | SATISFACTION         | .00          |
| 2013-20112 | MITCHELL LISA                     | 5/26/2017 | SATISFACTION         | .00          |
| 2014-00102 | HAGEMAN WILLIAM J                 | 5/26/2017 | SUMMARY JDMT"IN REM  | 85,214.62    |
| 2015-00005 | GOUGEON JESSTINA H                | 5/23/2017 | WRIT OF EXECUTION    | 161,287.59   |
| 2015-00005 | GOUGEON WILLIAM G                 | 5/23/2017 | WRIT OF EXECUTION    | 161,287.59   |
| 2015-20740 | BARCAROLA JOHN G                  | 5/25/2017 | SATISFACTION         | 1,588.87     |
| 2015-20740 | BARCAROLA VICTORIA                | 5/25/2017 | SATISFACTION         | 1,588.87     |
| 2016-00456 | MEAD LARRY B                      | 5/25/2017 | DEFAULT JUDGMENT     | 111,161.94   |
| 2016-00456 | MEAD LARRY B                      | 5/25/2017 | WRIT OF EXECUTION    | 114,479.34   |
| 2016-00467 | SALKO GREGORY J<br>DECEASED       | 5/25/2017 | WRIT OF EXECUTION    | 1,402,384.63 |
| 2016-00467 | SALKO DONNA M                     | 5/25/2017 | WRIT OF EXECUTION    | 1,402,384.63 |
| 2016-00467 | MALLARD MEADOWS RESIDENTIAL CT    | 5/25/2017 | WRIT OF EXECUTION    | 1,402,384.63 |
| 2016-00540 | SMITH STEPHEN G                   | 5/22/2017 | WRIT OF EX/CONF.JUDG | 169,188.51   |
| 2016-00540 | MORRIS MICHAEL C                  | 5/22/2017 | WRIT OF EX/CONF.JUDG | 169,188.51   |
| 2016-00540 | BOROUGH OF HONESDALE<br>GARNISHEE | 5/22/2017 | WRIT OF EXECUTION    | .00          |
| 2016-00614 | REEHILL RAYMOND J EXECUTOR        | 5/25/2017 | WRIT OF EXECUTION    | 88,703.07    |
| 2016-00614 | REEHILL ANN MARIE ESTATE          | 5/25/2017 | WRIT OF EXECUTION    | 88,703.07    |
| 2016-20244 | BARCAROLA JOHN G                  | 5/25/2017 | SATISFACTION         | 1,404.04     |
| 2016-20244 | BARCAROLA VICTORIA                | 5/25/2017 | SATISFACTION         | 1,404.04     |
| 2016-20265 | DARBY LISA                        | 5/22/2017 | SATISFACTION         | .00          |
| 2016-20676 | STACKHOUSE ALYSSA M               | 5/22/2017 | SATISFACTION         | .00          |
| 2016-20980 | SCHWAB MICHAEL R                  | 5/23/2017 | SATISFACTION         | 363.28       |
| 2017-00073 | BIANCHI ROBERT J                  | 5/25/2017 | DEFAULT JUDGMENT     | 3,251.85     |
| 2017-00118 | BENDER LLOYD A                    | 5/24/2017 | DEFAULT JUDGMENT     | 280,156.77   |
| 2017-00118 | BENDER MARTHA L                   | 5/24/2017 | DEFAULT JUDGMENT     | 280,156.77   |
| 2017-00118 | BENDER LLOYD A                    | 5/24/2017 | WRIT OF EXECUTION    | 280,156.77   |
| 2017-00118 | BENDER MARTHA L                   | 5/24/2017 | WRIT OF EXECUTION    | 280,156.77   |

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

|            |                                |             |                    |           |
|------------|--------------------------------|-------------|--------------------|-----------|
| 2017-20229 | CUNNINGHAM WALTER S            | 5/23/2017   | SATISFACTION       | 305.53    |
| 2017-20345 | KRETCHMER FRANK                | 5/25/2017   | SATISFACTION       | 891.31    |
| 2017-20387 | BARCAROLA JOHN G               | 5/25/2017   | SATISFACTION       | 2,166.35  |
| 2017-20387 | BARCAROLA VICTORIA             | 5/25/2017   | SATISFACTION       | 2,166.35  |
| 2017-20478 | MAURIELLO JOSEPH WILLIAM       | 5/22/2017   | JUDGMENT           | 1,663.50  |
| 2017-20479 | MAZZARIELLO JOSEPH J           | 5/22/2017   | MUNICIPAL LIEN     | 2,481.04  |
| 2017-20480 | MARSDEN CAROLE A               | 5/23/2017   | MUNICIPAL LIEN     | 1,302.13  |
| 2017-20481 | GREENE DAVID BRUCE             | 5/23/2017   | JP TRANSCRIPT      | 6,490.57  |
| 2017-20482 | BANKS ALICE                    | 5/23/2017   | JP TRANSCRIPT      | 7,001.30  |
| 2017-20483 | WELLS THORNTON ALEXANDER       | 5/23/2017   | JUDGMENT           | 2,128.50  |
| 2017-20484 | LSFH MASTER TRUST<br>RE:MICHKO | 5/24/2017   | MUNICIPAL LIEN     | 336.36    |
| 2017-20485 | HANSON KAMIE ROSE              | 5/24/2017   | JUDGMENT           | 1,049.50  |
| 2017-20186 | WOOD POLLY PEARL               | 5/24/2017   | JUDGMENT           | 2,102.50  |
| 2017-20487 | BURKE THOMAS B                 | 5/25/2017   | JP TRANSCRIPT      | 6,415.55  |
| 2017-20488 | EASTMAN JOHN M                 | 5/25/2017   | MUNICIPAL LIEN     | 540.04    |
| 2017-20488 | EASTMAN KAREN A                | 5/25/2017   | MUNICIPAL LIEN     | 540.04    |
| 2017-20489 | OHARA LAURA A                  | 5/26/2017   | JP TRANSCRIPT      | 7,354.64  |
| 2017-20489 | O'HARA LAURA A                 | 5/26/2017   | JP TRANSCRIPT      | 7,354.64  |
| 2017-20490 | BILL GOODWIN ENTERPRISES LLC   | 5/26/2017   | JUDG/MIAMI-DADE FL | 28,416.86 |
| 2017-20490 | GOODWIN WILLIAM R              | 5/26/2017   | JUDG/MIAMI-DADE FL | 28,416.86 |
| 2017-20491 | MILLER MARIA ANN               | 5/26/2017   | JUDGMENT           | 2,126.50  |
| 2017-40025 | KOMINSKI JORDAN A<br>OWNER     | P 5/26/2017 | STIP VS LIENS      | .00       |
| 2017-40025 | KOMINSKI RACHAEL OWNER         | P 5/26/2017 | STIP VS LIENS      | .00       |
| 2017-40025 | DICKHUT BRANKO J<br>CONTRACTOR | 5/26/2017   | STIP VS LIENS      | .00       |
| 2017-90057 | MILLER DARLENE                 | 5/24/2017   | ESTATE CLAIM       | 744.00    |
| 2017-90058 | CARNEY SUSIE                   | 5/24/2017   | ESTATE CLAIM       | 931.27    |

**CONTRACT — BUYER PLAINTIFF**

| CASE NO.   | INDEXED PARTY                       |  | TYPE      | DATE      | AMOUNT |
|------------|-------------------------------------|--|-----------|-----------|--------|
| 2017-00249 | CAVALRY SPV I LLC<br>AS ASSIGNEE OF |  | PLAINTIFF | 5/23/2017 | —      |
| 2017-00249 | CITIBANK NA                         |  | PLAINTIFF | 5/23/2017 | —      |
| 2017-00249 | LINTNER JEFFREY A                   |  | DEFENDANT | 5/23/2017 | —      |

**CONTRACT — DEBT COLLECTION: CREDIT CARD**

| CASE NO.   | INDEXED PARTY                       |  | TYPE      | DATE      | AMOUNT |
|------------|-------------------------------------|--|-----------|-----------|--------|
| 2017-00250 | DISCOVER BANK                       |  | PLAINTIFF | 5/23/2017 | —      |
| 2017-00250 | SEVCIK PETR                         |  | DEFENDANT | 5/23/2017 | —      |
| 2017-00252 | CAVALRY SPV I LLC<br>AS ASSIGNEE OF |  | PLAINTIFF | 5/25/2017 | —      |
| 2017-00252 | CITIBANK NA AT&T                    |  | PLAINTIFF | 5/25/2017 | —      |
| 2017-00252 | ALBANO JOAN                         |  | DEFENDANT | 5/25/2017 | —      |
| 2017-00253 | CAVALRY SPV I LLC<br>A ASSIGNEE OF  |  | PLAINTIFF | 5/25/2017 | —      |
| 2017-00253 | CITIBANK NA                         |  | PLAINTIFF | 5/25/2017 | —      |
| 2017-00253 | WRIGHT KAREN S                      |  | DEFENDANT | 5/25/2017 | —      |

**MORTGAGES AND DEEDS**

*RECORDED FROM JUNE 5, 2017 TO JUNE 9, 2017  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

| <b>GRANTOR</b>       | <b>GRANTEE</b>                              | <b>LOCATION</b>         | <b>AMOUNT</b> |
|----------------------|---|-------------------------|---------------|
| Cousins Brian G      | Honesdale National Bank                     | Honesdale Borough       |               |
| Cousins Hilary A     |   |                         | 52,000.00     |
| Smith Michael A      | Peoples Security Bank &<br>Trust Company    | Salem Township          | 43,500.00     |
| Dixon Brian L        | Honesdale National Bank                     | South Canaan Township   |               |
| Carey Joyce A        |   |                         | 185,000.00    |
| Sverduk Ben          | Honesdale National Bank                     | Lake Township           |               |
| Sverduk Grace L      |   |                         | 64,000.00     |
| Komar William J      | Wayne Bank                                  | Mount Pleasant Township | 18,481. 00    |
| Anderson Mary        | Dime Bank                                   | Clinton Township        |               |
| Goyne Mary           |   |                         | 80,000.00     |
| Tintle Ronald P      | Dime Bank                                   | Dyberry Township        |               |
| Tintle Jeanne L      |   |                         | 28,161.00     |
| Fullem Ronald Dean   | Dime Bank                                   | Dyberry Township        |               |
| Fullem Susan Elaine  |   |                         | 10,000.00     |
| McGhie Casey         | Dime Bank                                   | Cherry Ridge Township   |               |
| McGhie Rory          |   |                         | 25,208.00     |
| Stein Hal            | Wayne Bank                                  | Berlin Township         |               |
| Stein Shirley        |   |                         | 193,000.00    |
| Gallabrese Chelsey N | Mortgage Electronic<br>Registration Systems | Preston Township        |               |
| Gallabrese David A   |   |                         | 137,750.00    |
| Musgrave Richard W   | Mortgage Electronic<br>Registration Systems | Sterling Township       |               |
| Musgrave Erica M     |   |                         | 109,100.00    |
| Lyons Maurice        | Mortgage Electronic<br>Registration Systems | Texas Township 3        |               |
| Lyons Grace          |   |                         | 193,136.00    |
| Vonlumm Shirley M    | Citizens Savings Bank                       | Dyberry Township        | 102,000.00    |
| Hess Timothy G       | Citizens Savings Bank                       | Waymart Borough         |               |
| Hess Heather E       |   |                         | 30,000.00     |
| Hiller Robert M      | Wayne Bank                                  | Oregon Township         | 40,000.00     |
| Briggs Craig A       | P N C Bank                                  | Salem Township          |               |
| Briggs Blanche M     |   |                         | 17,110.00     |
| Lankford Frederick A | Wayne Bank                                  | Paupack Township        |               |
| Lankford Laura L     |   |                         | 168,750.00    |
| Patten Brian         | Wayne Bank                                  | Honesdale Borough       |               |
| Patten Jessica H     |   |                         | 10,800.00     |
| Woehrle Nicholas     | F Ncb Bank                                  | Lake Township           | 224,000.00    |
| Capozzi Carmine      | J P Morgan Chase Bank                       | Salem Township          |               |
| Capozzi Lucyann      |   |                         | 175,000.00    |

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

|   |   |  |              |
|---|---|--|--------------|
| Bajana Luis F                             | Mortgage Electronic<br>Registration Systems | Salem Township                         |              |
| Bajana Cecilia Caba<br>Cababajana Cecilia |   |  | 55,890.00    |
| Lassley Erik                              | Wayne Bank                                  | Damascus Township                      |              |
| Lassley Kimberly                          |   |  | 46,000.00    |
| Bates Robert P                            | Stephens Beth                               | Honesdale Borough                      |              |
| Bates Kay L                               |   | Honesdale Boro Texas &<br>Dyberry Twps | 205,000.00   |
|   |   | Texas Township                         |              |
|   |   | Texas & Dyberry Twps                   | 205,000.00   |
|   |   | Honesdale Boro<br>Dyberry Township     |              |
|   |   | Dyberry & Texas Twps<br>Honesdale Boro | 205,000.00   |
| Kriaras John Paul                         | Mortgage Electronic<br>Registration Systems | Texas Township 1 & 2                   | 176,000.00   |
| Harbour Troy D                            | Mortgage Electronic<br>Registration Systems | Mount Pleasant Township                |              |
| Harbour Sophie M                          |   |  | 190,000.00   |
| Cowie Edwin                               | Mortgage Electronic<br>Registration Systems | Paupack Township                       |              |
| Cowie Kathy                               |   |  | 180,750.00   |
| Marsh Charles A                           | Mortgage Electronic<br>Registration Systems | Paupack Township                       |              |
| Marsh Sonja E                             |   |  | 200,559.35   |
| Collins Justin                            | Wayne Bank                                  | South Canaan Township                  |              |
| Carito Trina                              |   |  | 294,300.00   |
| Blickens Jacqueline                       | Mortgage Electronic<br>Registration Systems | Lake Township                          | 84,303.00    |
| Homisak Matthew P                         | Mortgage Electronic<br>Registration Systems | Salem Township                         |              |
| Homisak Tosha                             |   |  | 156,798.00   |
| Misiura David G                           | First National Bank Of Pa                   | South Canaan Township                  |              |
| Misiura Karen A                           |   |  | 25,000.00    |
| Hance Jennifer A                          | Mortgage Electronic<br>Registration Systems | Lehigh Township                        |              |
| Hance Frederick J                         |   |  | 60,000.00    |
| Idgara Ventures L L C                     | Bryn Mawr Trust Company                     | Paupack Township                       | 1,071,900.00 |
| Ranner Eric                               | Dime Bank                                   | Oregon Township                        |              |
| Ranner Julia G                            |   |  | 194,000.00   |
| Buglione Frederick J                      | Honesdale National Bank                     | Manchester Township                    |              |
| Grunseich Wendy K                         |   |  | 245,000.00   |
| Williams Judith                           | Ims Edward                                  | Lake Township                          | 55,000.00    |

## DEEDS

| GRANTOR  | GRANTEE                                    | LOCATION  | LOT            |
|--|--|---|----------------|
| Housing & Urban Development                            | Cousins Brian G<br>Cousins Hilary A        | Honesdale Borough   |                |
| Bisignani Thomas D                                     | Granville Glen                             | Cherry Ridge Township   |                |
| Bisignani Patricia                                     | Granville Nina                             |   | Lots 234 & 235 |
| Smith Michael A  | Smith Michael A                            | Salem Township  |                |
| Finn Patrick J   | Caladie Stewart W                          | Paupack Township  |                |
| Finn Maria A   | Caladie Andrea L                           |   | Lot 2A         |
| Fitzsimmons Gretchen                                   | Hawk Jon                                   | South Canaan Township   |                |
| Hawk James   |  |   | Lot 2          |
| Hawk Jon   |  |   |                |
| Hawk Jon   | Dixon Brian L<br>Carey Joyce A             | South Canaan Township   | Lot 2          |
| Robertiello Antonio Est                                | Sverduk Ben                                | Lake Township   |                |
| Outwater Antoinette Exr                                | Sverduk Grace L                            |   | Lots 4 & 5     |
| Zacher Josef   | Zacher Joseph A<br>Zacher Laura A          | Damascus Township   |                |
| Stanton Leana L  | Stanton Leana L                            | Manchester Township   |                |
| Stanton Wilson Woodrow                                 | Stanton Wilson W                           |   |                |
| Stein Hal  | Stein Hal                                  | Berlin Township   |                |
| Huebner Steven   |  |   | Lot 1          |
| Stein Hal  | Stein Hal<br>Stein Shirley                 | Berlin Township   | Lot 1          |
| Resti Patrick J  | Gallabrese David A<br>Gallabrese Chelsey N | Preston Township  |                |
| Webber Nicholas  | Musgrave Richard W<br>Musgrave Erica M     | Sterling Township   | Lot 38         |
| Pfund Roland   | Pfund Lisa Jane                            | Honesdale Borough<br>Honesdale & Texas 1 & 2<br>Texas Township 1 & 2<br>Texas 1 & 2 & Honesdale |                |
| Rich Sylvia O  | ODonnell Barbara J                         | Preston Township  |                |
| Boruta Linda M   | Marthas Market L L C                       | Lehigh Township   |                |
| Tietz Paul   | Lyons Maurice G                            | Texas Township 3  |                |
| Tietz Laura  | Lyons Grace E                              |   | Lot 17         |
| Suerken Monica Exr                                     | Olsen Robert L                             | Preston Township  |                |
| Szymanosky Carol J Est AKA<br>Szymanosky Carol Est AKA |  |   |                |
| Sterling Bristol Wind                                  | Five Zero Research Drive                   | Sterling Township   |                |
| Russo Robert Adm                                       | Reed Robert B                              | Scott Township  |                |
| Russo Anthony Est                                      |  |   | Lot 13         |
| Edwards David W  | Cicio Amy L                                | Salem Township  |                |
| Edwards Darlene C                                      | Edwards David W<br>Edwards Darlene C       |   |                |
| Affordable Storage & Rental<br>Facilities              | Margeton J John                            | Mount Pleasant Township   |                |
| Clarke Joseph  | Queen William J                            | Lehigh Township   | Lots 324 & 325 |

|   |   |   |
|---|---|---|
| Tallon Michael<br>Tallon Ann<br>Tallon Family Two Zero One<br>Seven Trust   | Tallon Edward Tr<br>Mccartney Maureen Tallon Tr   | Paupack Township<br><br><br><br>Lot 19 C  |
| Drummond Michael E<br>Drummond Elizabeth S<br>Frances M McPartland<br>Revocable Living Trust<br>McPartland George O Tr<br>Cunningham Nancy Tr<br>McPartland Lisa Tr | Lankford Frederick A<br>Lankford Laura L<br>McPartland George O<br>McPartland Barbara L   | Paupack Township<br><br><br>Lake Township<br><br>Lot 963  |
| Ulrich Roger<br>Ulrich Helen<br>Ulrich Roger<br>Ulrich Helen  | Curtis Raymond<br><br>Ulrich Roger<br>Ulrich Helen  | Preston Township<br><br><br>Preston Township<br><br>Lot A                                       |
| Juresich Holdings Inc<br><br>D R B Property Inc   | L M J B Inc<br>Juresich Holdings Inc<br>D R B Property Inc<br>D J B Property Inc  | Honesdale Borough<br><br>Texas Township 1 & 2<br>Lot 6  |
| Juresich Glen   | L M J B Inc<br>Juresich Glen  | Texas Township 1 & 2<br>Texas 1 & 2 & Honesdale<br>Honesdale Borough<br>Honesdale & Texas 1 & 2 |
| Federal Home Loan<br>Mortgage Corporation<br>Powers Kim & Associates  | Marth Michael P   | Dreher Township<br><br>Lot 6  |
| Potochnick Gregory<br>Potochnick Kimberlee  | Homick Courtney Potochnick Tr<br>Potochnickhomick Courtney Tr<br>Gregory Potochnick Irrevocable Personal Res<br>Kimberlee Potochnick Irrevocable Personal | Lake Township   |
| Sciarrino Victoria A<br>Sciarrino Anthony<br>Klapatch Michael   | Capozzi Carmine<br>Capozzi Lucyann<br>Bajana Luis F<br>Cababajana Cecilia<br>Bajana Cecilia Caba  | Salem Township<br><br><br>Salem Township<br><br>Lot 25  |
| Field Raymond A   | Field Raymond A<br>Field Sandra   | Salem Township  |
| Panuco Yesenia<br>Martino Peter V Est<br>Martino John V Exr<br>Rizzotti Laura Exr   | Bitton Maria<br>Lassley Erik<br>Lassley Kimberly  | Lehigh Township<br>Damascus Township  |
| Howell Harry H<br>Howell Jean M   | Sikorski Raymond M<br>Sikorski Kerri P  | Lake Township   |
| Brumley Vivian Est By Sheriff<br>Brumley Sharon By Sheriff<br>Brumley Glenn Allen By Sheriff  | Nationstar H E C M Acquisition Trust Two  | Lake Township   |
| Foster Dennis A By Sheriff  | Quicken Loans Inc   | Dreher Township   |



|   |   |   |         |
|---|---|---|---------|
| Stephens Beth AKA<br>Cassel Beth AKA  | Bates Robert P<br>Bates Kay L                             | Honesdale Borough<br>Honesdale Boro Texas &<br>Dyberry Twps<br>Texas Township<br>Texas & Dyberry Twps<br>Honesdale Boro<br>Dyberry Township<br>Dyberry & Texas Twps<br>Honesdale Boro<br>Paupack Township | Lot 7B  |
| Hanlon James F<br>Bouchard Kara Ceceile<br>Kinzinger Susan Marie<br>Kimble Susan Marie          | Barnes David P<br>Barnes Holly H<br>Kriaras John Paul     | Texas Township 1 & 2<br>Mount Pleasant Township   |         |
| McGranahan Mark J<br>McGranahan Carol A<br>Rowe Eric S<br>Rowe Maria E                          | Harbour Troy D<br>Harbour Sophie M<br>Blickens Jacqueline | Lake Township   | Lot 73  |
| Lockwood Frank B By Sheriff<br>Lockwood Melissa By Sheriff                                      | Wells Fargo Bank Tr                                       | South Canaan Township   |         |
| Homisak Matthew P   | Homisak Matthew P<br>Homisak Tosha                        | Salem Township  |         |
| Nixon William<br>Nixon Carol  | Hance Frederick J<br>Hance Jennifer A                     | Lehigh Township   | Lot 196 |
| Imburgio Steven Adm<br>Imburgio Loretta Est<br>Imburgio Catherine Ann AKA<br>Imburgio Cathy AKA | Federal National Mortgage Association                     | Cherry Ridge Township   |         |
| Bank Of America By Af<br>Carrington Mortgage Services Af  | Housing & Urban Development                               | Lehigh Township   | Lot 118 |
| Dirkson Clayton   | Dirkson Morgan Lee  | South Canaan Township<br>South Canaan &<br>Cherry Ridge<br>Cherry Ridge Township<br>Cherry Ridge &<br>South Canaan  |         |
| Kaltschitz William Exr<br>Kaltschitz Marie Est  | Kaltschitz William  | Palmyra Township  |         |
| Band John P<br>Deming Elaine V<br>L S F Nine Master Participation                               | Band Jessica  | Honesdale Borough   |         |
| Trust By Af<br>Caliber Real Estate Services Af  | Peregrine Property Group                                  | Clinton Township 1  |         |



## Estate Notice Advertising Form

COST \$65 + A fee of \$10 will be added to all legal notices for the Notarized Proof of Publication. Minimum insertion fees apply.

### All Notices published are Pre-Pay.

MasterCard and Visa Accepted. Make check payable to Bailey Design and Advertising.  
**PLEASE PRINT CLEARLY**

ESTATE OF \_\_\_\_\_

A.K.A.s \_\_\_\_\_

LATE OF TOWNSHIP/BOROUGH \_\_\_\_\_

Executor (  ) Administrator (  ) *Please check one.*

### List names and addresses of Executors or Administrators

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

### ATTORNEY

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Mail form to:  
Bailey Design and Advertising  
c/o WCBA/Estate Notice Advertising  
3305 Lake Ariel Highway, Suite 3  
Honesdale, PA 18431

If you would like to drop the form off, the office is located on Route 191 S before Suburban Propane on the right, in the same building as the Hotel Café.

**Phone: 570-251-1512 Fax: 570-647-0086**  
**Email: [baileyd@ptd.net](mailto:baileyd@ptd.net)**

# Wayne County LEGAL JOURNAL

3305 Lake Ariel Highway, Suite 3  
Honesdale, PA 18431  
Phone: 570-251-1512  
Fax: 570-647-0086

## 2017 LEGAL ADVERTISING RATES

**Incorporation Notices** \$45

*One (1) time insertion*

**Fictitious Name Registration** \$45

*One (1) time insertion*

**Petition for Change of Name** \$45

*One (1) time insertion*

All other notices will be billed at \$1.90 per line.  
Certain restrictions and minimum insertion fees apply.

A fee of \$10.00 will be added to all legal notices  
for the Notarized Proof of Publication.

## General Advertising Rates

**All Advertisements Are Pre-Pay**

**Subject to approval**

**Subject to space availability**

**Credit Cards accepted—Mastercard and Visa only.**

**Prices are based upon your advertisement  
submitted camera-ready or via email in PDF  
or JPG format.**

*Certain Restrictions Apply*

## The Wayne County Legal Journal

is published every Friday—52 issues per year.

The deadline for all advertising is 10 AM on  
Monday for the Friday publication.

## Contact for Advertising Details:

Phone: 570-251-1512

Fax: 570-647-0086

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

|                     | One Insertion | Quarterly<br>(3 Issues) | Semi-Annual<br>(6 Issues) | Annual<br>(12 Issues) |
|---------------------|---------------|-------------------------|---------------------------|-----------------------|
| <b>Full Page</b>    | <b>\$100</b>  | <b>\$850</b>            | <b>\$1,300</b>            | <b>\$2,100</b>        |
| <b>Half Page</b>    | <b>\$75</b>   | <b>\$525</b>            | <b>\$795</b>              | <b>\$1,265</b>        |
| <b>Quarter Page</b> | <b>\$50</b>   | <b>\$325</b>            | <b>\$475</b>              | <b>\$745</b>          |
| <b>Eighth Page</b>  | <b>\$35</b>   | <b>\$195</b>            | <b>\$275</b>              | <b>\$435</b>          |

*Ad Charges subject to artwork adjustment fee, call for details*

## Subscription Rates

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Mailed Copy \$100 per year  
Emailed Copy Free



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**Half Page:**  
4"W X 3 1/2"H

**Quarter Page:**  
2"W X 3 1/2"H  
4"W X 1 3/4"H

**Eighth Page:**  
2" W X 1 3/4" H



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