

WAYNE COUNTY BAR ASSOCIATION

# OFFICIAL LEGAL JOURNAL

OF WAYNE COUNTY, PA



July 14, 2017  
Vol. 7, No. 19  
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**

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Ronald J. Edwards  
Linus H. Myers

**Court Administrator**

Nicole Hendrix, Esq.

**Sheriff**

Mark Steelman

**District Attorney**

Janine Edwards, Esq.

**Prothonotary, Clerk of The Court**

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**Chief Public Defender**

Steven Burlein, Esq.

**Commissioners**

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Wendall R. Kay  
Joe Adams

**Treasurer**

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Edward Howell

**Auditors**

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Judy O’Connell  
Kathleen A. Schloesser

**Jury Commissioners**

Judith M. Romich  
Patricia Biondo

# *Raising the Bar*



**Wayne County Bar Association**  
922 Church Street, 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, July 17, 2017**

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

**Tuesday, July 18, 2017**

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

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**Time** 9:30 AM  
**Subject** Extradition  
Keyon Dockery

---

**Time** 10:00 AM  
**Subject** In Re: H.L.C. 13-2017-AD  
**Location** Termination of Parental Rights of Anthony Maniarz & Joseph Clark  
Wilson/Ellis/Ebert/Collins

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**Time** 10:00 AM  
**Subject** Wilmington Savings Fund v Curyk 260-2016-CV  
**Location** Argument  
Burlein

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**Time** 11:00 AM  
**Subject** Almy v Bertot 429-2016-DR  
**Location** Rule-Terminate Child Support  
Pro se/Ellis/Burlein

**Wednesday, July 19, 2017**

**Time** 9:00 AM  
**Subject** Bank of America v MacCarty 169-2015-cv  
**Location** Hearing on Petition to Vacate Sale  
Fay/ Burlein

---

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

---

**Time** 9:30 AM  
**Subject** IN Re: Daniel Piette 201-2017-CV  
**Location** Name Change  
Farley

**COURT CALENDAR**

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**Time** 11:30 AM  
**Subject** Drug Court Team Meeting

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**Time** 12:30 PM  
**Subject** Drug Court

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**Time** 1:15 PM  
**Subject** CJAB meeting  
**Location** Jury Room

---

**Thursday, July 20, 2017**

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

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**Time** 9:30 AM - 11:30 AM  
**Subject** Commonwealth Matters  
Rule Returnable  
219-2007-CR Hosier, Jason Matthew Burlein Deceased  
54-2011-CR Rose, Kris Marie Burlein

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**Time** 1:30 PM  
**Subject** Commonwealth Matters  
Wormuth 166-2016 Rule

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**Friday, July 21, 2017**

**Time** 9:00 AM - 10:00 AM  
**Subject** PFA  
Cramer v. Marion 249-2017-DR Bugaj/Mincer  
McGee v. McGee 268-2017-DR

---

**Time** 9:00 AM - 4:00 PM  
**Subject** In re: A.A. 3-2016-AD; 7-2017-AD; 9-2017-AD  
**Location** Adoption Hearing  
Rechner/Campbell/Anderson/Lehutsky/Gregorowicz/Fed rignon

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## CUSTODY CALENDAR

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### Monday, July 17, 2017

### Tuesday, July 18, 2017

**Time** 9:15 AM - 10:15 AM  
**Subject** Kromko v. Cummings 169-2017-DR  
**Location** Custody Conference (Wilson) Modification  
Brown/Farrell

### Wednesday, July 19, 2017

**Time** 9:15 AM - 10:15 AM  
**Subject** Emmet v. Lestrangle 189-2017-DR  
**Location** Custody Conference (Wilson)  
Campbell/Farley

---

**Time** 10:15 AM - 11:15 AM  
**Subject** Lloyd v. Seeley & lloyd 275-2017-DR  
**Location** Custody Conference (Schloesser)

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**Time** 1:15 PM - 2:15 PM  
**Subject** Jarmolinski v. Binder 574-2011-DR  
**Location** Custody Conference (Schloesser)  
Campbell/Ellis

### Thursday, July 20, 2017

**Time** 9:15 AM - 12:15 PM  
**Subject** Bersch v. Bersch 86-2017-DR  
**Location** Custody Hearing (Schloesser)  
Campbell/Anders

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**Time** 1:15 PM - 2:15 PM  
**Subject** Pysner v. Silva  
**Location** Custody Conference (Wilson)  
Nardozzi

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**Time** 2:15 PM - 3:15 PM  
**Subject** Schuman v. Schuman 187-2016-DR  
**Location** Custody Conference (Schloesser)  
Martin/Farrell

### Friday, July 21, 2017

**Time** 9:15 AM - 12:15 PM  
**Subject** Morion v. Morion 637-2013-DR  
**Location** Custody Hearing (Part 1-Schloesser)  
Bugaj/Mincer

**LEGAL NOTICES**

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

**ESTATE NOTICES**

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

**EXECUTOR NOTICE**

Estate of Vernon Dressler  
Late of South Canaan Township  
EXECUTOR  
Jean Michel Favre  
1831A Easton Turnpike  
Lake Ariel, PA 18436  
ATTORNEY  
Steven E. Burlin, Esq.  
307 11th Street  
Honesdale, PA 18431

7/14/2017 • 7/21/2017 • 7/28/2017

**ESTATE NOTICE**

Estate of MARGARET SCHMITT, deceased, late of Hawley, Palmyra Twp., Wayne Co., PA, died on June 15, 2017. Letters Testamentary have been granted to the individual named below, who request all persons having claims or demands against the Estate of the Decedent to present same, and all persons indebted to the Decedent to make payments, to: Peter Schmitt,

Executor, c/o R. Anthony Waldron,  
Esq. Suite 215 - 8 Silk Mill Drive  
Hawley PA 18428

7/14/2017 • 7/21/2017 • 7/28/2017

**ESTATE NOTICE**

Estate of Stephen L. Monte, late of Honesdale, Wayne County, Pennsylvania. Any person or persons having claim against or indebted to estate present same to: Michele Monte 3309 Boca Ciega Drive N., St. Petersburg, Florida, 33710 or Stephen M. Monte 53 Pierson Drive, Hillsborough, New Jersey 08844; Attorney for Estate: Stephen Jennings, Esquire, 303 Tenth Street, Honesdale, Pennsylvania, 18431.

7/14/2017 • 7/21/2017 • 7/28/2017

**ESTATE NOTICE**

**RE: ESTATE OF  
ELDEN NAWROCKI  
A/K/A ELDEN W. NAWROCKI**

NOTICE IS HEREBY GIVEN that Letters Testamentary in the Estate of **ELDEN NAWROCKI A/K/A ELDEN W. NAWROCKI**, late of the Village of Gouldsboro, Lehigh Township, Wayne County, Pennsylvania, have been granted to the undersigned. All persons indebted to said estate are required to make immediate payment and those having claims shall present



them for settlement to:

EVELYN NAWROCKI  
A/K/A EVELYN NAWROCKI  
GIORDANO, ADMINISTRATRIX  
KEVIN R. GREBAS, Esquire  
COLBERT & GREBAS, P.C.  
210 Montage Mountain Road –  
Suite A  
Moosic, PA 18507

Date of Death: April 20, 2017

7/14/2017 • 7/21/2017 • 7/28/2017

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**ESTATE NOTICE**

NOTICE IS HEREBY GIVEN,  
that Letters Testamentary have  
been issued in the Estate of Blaise  
R. Turner, who died on March 22,  
2017, late resident of 160 Carley  
Brook Rd., Honesdale, PA 18431,  
to Patricia Bergmann, Executor of  
the Estate. All persons indebted to  
said estate are required to make  
payment and those having claims  
or demands are to present the same  
without delay to Patricia Bergmann  
c/o CHRISTINE RECHNER,  
ESQUIRE, Attorney for the Estate,  
at 924 Church Street, Honesdale,  
PA 18431.

CHRISTINE RECHNER,  
ESQUIRE  
ATTORNEY FOR THE ESTATE

7/14/2017 • 7/21/2017 • 7/28/2017

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**ESTATE NOTICE**

NOTICE IS HEREBY GIVEN,  
that Letters Testamentary have  
been issued in the Estate of John

DeVito, who died on January 12,  
2013, late resident of 585  
Schenectady Avenue, Brooklyn,  
NY 11203, to Diana DeVito,  
Executor of the Estate. All persons  
indebted to said estate are required  
to make payment and those having  
claims or demands are to present  
the same without delay to Diana  
DeVito c/o CHRISTINE  
RECHNER, ESQUIRE, Attorney  
for the Estate, at 924 Church  
Street, Honesdale, PA 18431.

CHRISTINE RECHNER,  
ESQUIRE  
ATTORNEY FOR THE ESTATE

7/14/2017 • 7/21/2017 • 7/28/2017

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**EXECUTOR NOTICE**

Estate of June E. Scibilia AKA  
June Scibilia  
Late of Salem Township  
EXECUTOR  
Rick Campbell  
938 N. Webster Ave.  
Scranton, PA 18510  
ATTORNEY  
Michael D. Walker, Esq.  
PO Box 747  
Hamlin, PA 18427

7/14/2017 • 7/21/2017 • 7/28/2017

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**EXECUTOR NOTICE**

Estate of Dorothy Tufano  
Late of Sterling Township  
EXECUTOR  
Charles Tufano  
11 Forks Bridge Road  
Newfoundland, PA 18445  
ATTORNEY

Guy N. Valvano, Esquire  
117 W. Drinker Street  
Dunmore, PA 18512

7/14/2017 • 7/21/2017 • 7/28/2017

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**EXECUTOR NOTICE**

Estate of Kenneth R. Verpent AKA  
Kenneth Robert Verpent  
Late of Lake Township  
EXECUTOR  
Thomas Scales  
PO Box 217  
Tafton, PA 18464  
ATTORNEY  
John F. Spall  
2573 Route 6  
Hawley, PA 18428

7/7/2017 • 7/14/2017 • 7/21/2017

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**ADMINISTRATRIX NOTICE**

Estate of Harold E. Eldred AKA  
Harold Eldred AKA Harold  
Eugene Eldred  
Late of Damascus Township  
ADMINISTRATRIX  
Cheryl A. Davis  
65 Carbondale Rd.  
Waymart, PA 18472  
ATTORNEY  
Nicholas A. Barna  
831 Court Street  
Honesdale, PA 18431

7/7/2017 • 7/14/2017 • 7/21/2017

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**EXECUTOR'S NOTICE**

Estate of ALTON R. ADAMS  
Late of Manchester Township  
Executor  
DAVID ADAMS

PO Box 357  
Youngsville, NY 12791  
Attorney  
PAMELA S. WILSON, ESQUIRE  
304 Ninth Street  
Honesdale, PA 18431

6/30/2017 • 7/7/2017 • 7/14/2017

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**ESTATE NOTICE**

Estate of Regina H. Gillette  
deceased of Paupack Township,  
Wayne County, Pennsylvania.  
Letters Testamentary on the above  
estate having been granted to  
Stephen J. Gillette, Executor, all  
persons indebted to the said estate  
are requested to make payment,  
and those having claims to present  
the same without delay to her  
attorney, Anthony J. Magnotta,  
Esquire, 1307 Purdytown Turnpike,  
Lakeville, PA 18438

6/30/2017 • 7/7/2017 • 7/14/2017

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**OTHER NOTICES**

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**NOTICE**

TAKE NOTICE THAT THE  
FOLLOWING ACCOUNT HAS  
BEEN FILED TO THE COMMON  
PLEAS COURT OF WAYNE  
COUNTY AND WILL BE  
PRESENTED FOR  
CONFIRMATION ON AUGUST  
17, 2017 AT 9:00 A.M. IN COURT  
ROOM #2, WAYNE COUNTY  
COURT HOUSE, HONESDALE,  
PA.

FIRST AND FINAL ACCOUNT

OF DOROTHY A. BOYER,  
ADMINISTRATRIX OF THE  
ESTATE OF JOSEPH J. BOYER,  
Deceased, NO. 60 O.C.D. 2017.

STEVEN E. BURLEIN,  
ESQUIRE, ATTORNEY FOR THE  
ESTATE.

7/14/2017

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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:  
Patrick D. Eldred  
Patrick D. Neenan

No. 202-2017-CIVIL

**ORDER FOR PUBLICATION**

And now, this 28th day of April 2017, upon motion of Patrick D. Eldred, Petitioner, it is ORDERED and DECREED that the Petition be heard on the 7th day of July 2017 at 10:00 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.

7/14/2017

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**CORPORATE NOTICE**

NOTICE IS HEREBY GIVEN that a Foreign Registration Statement has been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on

or about June 1, 2017, for a foreign corporation with a registered address in the state of Pennsylvania as follows:

**Dean Associates Architects, Inc.  
c/o AAagent Services, LLC**

This corporation is incorporated under the laws of Massachusetts. The address of its principal office is 7 Kimball Lane, Suite E6, Lynnfield, MA 01940. The corporation has been qualified in Pennsylvania under the provisions of the Business Corporation Law of 1988, as amended.

**7/14/2017**

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**NOTICE OF FILING OF  
CERTIFICATE OF  
ORGANIZATION**

TAKE NOTICE THAT a Certificate of Organization was filed with the Department of State. The name of the Limited Liability Company is HOWELL FAMILY INVESTMENTS, LLC. This Limited Liability Company has been organized under the provision pursuant to 15 Pa. C.S. 8913. Solicitor: Matthew L. Meagher, Esquire, 1018 Church Street, Honesdale, Pennsylvania 18431.

**7/14/2017**

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**NOTICE OF FILING OF  
CERTIFICATE OF  
ORGANIZATION**

TAKE NOTICE THAT a Certificate of Organization was filed with the Department of State. The name of the Limited Liability Company is G. FRITZ DRILLING, LLC. This Limited Liability Company has been organized under the provision pursuant to 15 Pa. C.S. 8913. Solicitor: Matthew L. Meagher, Esquire, 1018 Church Street, Honesdale, Pennsylvania 18431.

**7/14/2017**

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**NOTICE**

**NOTICE IS HEREBY GIVEN** that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on June 5, 2017, for the purpose of obtaining a charter of a nonprofit corporation organized under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania.

The name of the corporation is: Salem Community Church.

The purposes for which it was organized are: Exclusively for charitable purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code of 1986.

**7/14/2017**

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**REGISTRATION OF  
FICTITIOUS NAME**

NOTICE IS HEREBY GIVEN that an application for Registration of Fictitious Name was filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on May 22, 2017, for VCCC, located at 761 Terrace Street, Honesdale, PA 18431. The name and address of the entity(s) interested in the business are: First Presbyterian Society of Honesdale and First Presbyterian Church of Honesdale, 761 Terrace Street, Honesdale, PA 18431, pursuant to the Pennsylvania Fictitious Names Act.

First Presbyterian Society of  
Honesdale  
First Presbyterian Church of  
Honesdale  
761 Terrace Street  
Honesdale, PA 18431

**7/14/2017**

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**NOTICE**

**TO: JAMES RICCI/UNKNOWN  
ADDRESS**

A petition has been filed asking the Court to put an end to all rights you have to your child **R.G. (born on September 24, 2015), biological child of Ashley Grushinski**. The Court has set a hearing to consider ending your rights to your child. That hearing will be held on **AUGUST 17, 2017 AT 1:30 P.M.** at the Lackawanna County Family

Court House, Courtroom 2A, and 200 Adams Avenue, Scranton, PA 18503. If you do not appear at this hearing, the Court may decide that you are not interested in retaining your rights to your child and your failure to appear may affect the Court's decision on whether to end your rights to your child. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present. You have a right to be represented at the hearing by a lawyer.

**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.**

Northern Pennsylvania Legal  
Services, Inc.  
33 N. Main Street, Suite 200  
Pittston, Pennsylvania 18640  
570-299-4100

**7/14/2017 • 7/21/2017 • 7/28/2017**

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**NOTICE OF PUBLIC JUDICIAL SALE**

Notice is hereby given that the Wayne County Tax Claim Bureau will sell at Public sale to the highest bidder, properties listed in its Petition & its amendments, filed to No. 169 Civil 2017, as decreed by the Court, in the Court House, Honesdale, Pa. The sale will be held on Friday, August 18, 2017, beginning at 1:00 p.m. No sale shall be made except to the County of Wayne for a bid less than costs, since the County of Wayne in preparation for the Sale has already incurred title search costs. The properties to be sold are among those advertised as follows:

2010	Wayne Independent	August 11, 2010
YEAR OF SALE	PUBLICIZED IN...	DATE OF PUBLICATION
2013	Wayne Independent	August 6, 2013
	News Eagle	August 7, 2013
	Legal Journal	August 2, 2013
2014	Wayne Independent	August 2, 2014
	News Eagle	August 2, 2014
	Legal Journal	August 1, 2014
2015	Wayne Independent	August 1, 2015
	News Eagle	August 1, 2015
	Legal Journal	July 31, 2015
2016	Wayne Independent	August 1, 2016
	News Eagle	August 1, 2016
	Legal Journal	July 22, 2016

Prospective purchasers are referred to those advertisements or to the Wayne County Tax Claim Bureau, Court House, Honesdale, Pa. 18431, for further information. **TERMS OF SALE: CASH OR CERTIFIED CHECK FOR THE ENTIRE PURCHASE PRICE** as soon as the property is struck down. If the bid is not immediately paid, the sale will be voided and the property re-offered. Recording fees and Transfer Tax will be included with the accrued costs to set the beginning bid.

A List of Properties offered may be view at our County Web Site [www.waynecountypa.gov](http://www.waynecountypa.gov). Cheryl A. Davies, CPE, Director of Wayne County Tax Services, 925 Court St., Honesdale, Pa. 18431 570-253-5970 EXT. 4000.

**7/14/2017**

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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  
AUGUST 2, 2017**

By virtue of a writ of Execution instituted Federal National Mortgage Association ("Fannie Mae") issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 2nd day of August, 2017 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THAT CERTAIN piece, parcel or tract of land lying, situate and being in the Township of Salem, County of Wayne, and Commonwealth of Pennsylvania, more particularly bounded and described as follows to wit:

COMMENCING at a point for a corner in the centerline of S.R. 0191, being the most southwesterly corner of this parcel and a corner in common with the lands of Walker (now or formerly), as recorded in Wayne County Deed Book 190, Page 507, said point being the point of beginning.

THENCE, along the said centerline

**OLSOMMER-CLARKE**  
INSURANCE GROUP, INC.  
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**MOSCOW** • 100 N. Main Street • 570-842-9600

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

the following two (2) courses and distances: (1) North 04 degrees 33 minutes 21 seconds West, a distance of 211.65 feet to a point for a corner; and (2) North 10 degrees 23 minutes 21 seconds West, a distance of 69.87 feet to a point for a corner and the intersection with the centerline of Sterling View Drive;

THENCE, along the said centerline of Sterling View Drive the following two (2) courses and distances: (1) North 79 degrees 40 minutes 59 seconds East, a distance of 443.07 feet to a point for a corner in the center of an open ended cul de sac provided for emergency vehicle turn-arounds; and (2) South 85 degrees 02 minutes 56 seconds East, a distance of 327.27 feet to a point for a corner in common with the northwesterly corner of Lot 2;

THENCE, along the common line with Lot 2, South 04 degrees 46 minutes 39 seconds West, a distance of 209.27 feet (passing through a set steel pin at 25.00 feet) to a set steel pin for a corner in the line of the aforementioned

Lands of Walker;

THENCE, along said Lands of Walker the following three courses and distances: (1) North 85 degrees 13 minutes 21 seconds West, a distance of 511.11 feet to a found steel pin for a corner; (2) South 06 degrees 01 minutes 39 seconds West, a distance of 75.90 feet to a found steel pin for a corner; and (3) North 86 degrees 53 minutes 21 seconds West, a distance of 189.75 feet (passing through a found steel pin at 166.34 feet) to the point of BEGINNING. CONTAINING 5.07 acres of land, more or less, and BEING Lot No. 1, Subdivision of Salem Meadows, as shown on a map of a survey by James G. Hinton, PLS, dated June 10, 1999, (Revised 7/29/99), and recorded in Wayne County Map Book 91 at Page 129.

SUBJECT TO the same conditions, exceptions and reservations as are contained in the deeds forming the chain of title.

THIS DEED is made specifically SUBJECT TO a certain Schedule of Restrictive Covenants set forth in Wayne County, PA Record Book 1931, Page 357, made a part hereof, and the Grantee, for himself, his heirs and assigns, agree to and with the Grantors, their heirs and assigns, that said restrictions shall be covenants running with the land and binding upon the heirs and assigns of the Grantees hereto.

BEING the same premises which CRAIG WHITE, by his deed dated

the 28th day of February, 2007, and recorded on the 2nd day of March, 2007, in Deed Book 3245, Page 0293, granted and conveyed unto COULBY DUNN and LYNDA DUNN, husband and wife, in fee.

TAX MAP # 22-51-12.-

ADDRESS BEING: 26 Sterling View Drive, Lake Ariel, PA 18436

IMPROVEMENTS: Residential Dwelling

Seized and taken in execution as property of:

Laura A. Dunn 26 Sterling View Drive LAKE ARIEL PA 18436

Execution No. 86-Civil-2017  
Amount Due: \$323,917.46 Plus additional costs

May 9, 2017  
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

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

ANY SUCCESSFUL BIDDER



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

Tyler J. Wilk Esq.


7/7/2017 • 7/14/2017 • 7/21/2017

**SHERIFF'S SALE  
AUGUST 2, 2017**

By virtue of a writ of Execution instituted U.S. Bank, N.A., as Trustee, Successor in Interest to Wachovia, N.A., as Trustee for Gsmgs Mortgage Loan Trust 2005-Rp3 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 2nd day of August, 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 situated in the Borough of Honesdale, County of Wayne, State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin placed for a corner on the easterly line of Grove Street, said pin being the most southwesterly corner of the hereindescribed tract; thence along said right-of-way North 08 degrees 26 minutes 09 seconds East 64.69 feet to an iron pin placed for a corner on line of lands of Florence



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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.

Schuman and Frank Schuman, Jr., as recorded in Deed Book 850, page 273; thence along said lands South 86 degrees 00 minutes 00 seconds East 155.76 feet to a found iron pipe corner on line of lands of Kenneth B. Corey as recorded in Deed Book 491, page 720; thence along said lands South 04 degrees 00 minutes 00 seconds West 64.50 feet to an iron pin placed for a corner; thence along lands of Michael L. and Nancy M. Marold, North 86 degrees 00 minutes 00 seconds West 160.76 feet to the place of BEGINNING.

CONTAINING 0.23 acres, and being all of Lot Number 80 as shown on a map prepared by Karl A. Hennings, PLS, dated May 30, 1995, a copy of which is recorded

in Wayne County Map Book 83,  
page 33.

TITLE TO SAID PREMISES IS  
VESTED IN Donald A. Wood, Jr.  
and Margaret H. Wood, his wife,  
by Deed from Joseph J. Burkavage  
and Alyson M. Siepiela, nbm,  
Alyson M. Burkavage, Dated  
09/12/2000, Recorded 09/12/2000,  
in Book 1688, Page 282.

Tax Parcel: 11-0-0012-0032

Premises Being: 331 Grove Street,  
Honesdale, PA 18431-1521

Seized and taken in execution as  
property of:  
Donald A. Wood, Jr. 331 Grove  
Street HONESDALE PA 18431  
Margaret H. Wood a/k/a Margaret  
Heather Schmalzreidt n/k/a  
Margaret Heather Wood 331 Grove  
Street,  
HONESDALE PA 18431

Execution No. 147-Civil-2016  
Amount Due: \$66,851.35 Plus  
additional costs

May 9, 2017  
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE  
NOTICE:**

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

within ten (10) days thereafter. No  
further notice of filing of the  
schedule of distribution need be  
given.

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

Vishal J. Dobarra Esq.

**7/7/2017 • 7/14/2017 • 7/21/2017**

**SHERIFF'S SALE  
AUGUST 2, 2017**

By virtue of a writ of Execution  
instituted Timothy J. Manzolillo  
and Nora I. Manzolillo, his wife  
issued out of the Court of Common  
Pleas of Wayne County, to me  
directed, there will be exposed to  
Public Sale, on Wednesday the 2nd  
day of August, 2017 at 10:00 AM  
in the Conference Room on the  
third floor of th Wayne County  
Courthouse in the Borough of  
Honesdale the following property,  
viz:

ALL that certain piece or parcel of  
land situate, lying and being in the  
Township of Paupack, County of  
Wayne and Commonwealth of  
Pennsylvania, bounded and  
described as follows:

BEING all of Lot 5, containing  
3.170 acres, as shown on a survey  
prepared by Karl A. Hennings, R.  
S., dated June 13, 1972, and  
recorded in the Office of the  
Recorder of Deeds in Wayne

County, Pennsylvania on July 3, 1975, in Map Book 28, page 131, more particularly described in Deed dated May 24, 1973, from James J. Gelatt and Arlene B. Gelatt, his wife, to Arthur W. Avery, Joseph M. Russell, Jr., and Joseph M. Russell, Sr., co-partners, recorded in the office of the Recorder of Deeds in Wayne County, Pennsylvania, in Deed Book 294, page 342 &c., under and subject to the covenants, conditions and restrictions fully set forth in said Deed.

BEING part of the same lands which Joseph M. Russell, Sr., et al, by deed dated May 19, 1975, and recorded in Wayne County Deed, Book 321, at page 402, granted and conveyed to the grantor herein.

No further subdivision of the above described premises herein conveyed may be performed without the express written approval of the Grantor herein

SUBJECT to the right of way of the public in and to so much of the public highway which is within the boundaries of the land above described.

BEING the same premises which Charles Fasig granted and conveyed to Joseph P. Coleman and Deborah Coleman, his wife, by deed dated July 18, 2006 and recorded in Wayne County Record Book 3109 at Page 279.

TAX PARCEL #19-56-13.-

ADDRESS BEING: 71 Ruffed Grouse Drive, Lakeville, PA 18438

Seized and taken in execution as property of:  
Joseph Coleman 71 Ruffed Grouse Drive Lakeville PA 18438  
Deborah A. Coleman 71 Ruffed Grouse Road Lakeville PA 18436  
Internal Revenue Service of the USA, U.S. Dept. of Justice, U.S. Atty.'s Office Middle District of PA 235 N.  
Washington Ave., Suite 311  
SCRANTON PA 18503

Execution No. 599-Civil-2016  
Amount Due: \$103,458.67 Plus additional costs

May 4, 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.

Nicholas A. Barna, Esq.

7/7/2017 • 7/14/2017 • 7/21/2017

**SHERIFF'S SALE  
AUGUST 9, 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 9th day of August, 2017 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THAT CERTAIN lot, piece or parcel of land, situate, lying and being in the Township of Paupack, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

Being all of Parcel 37, containing 0.57 acres, more or less, as shown on a sub-division plan of Harry F. Schoenagel, P.L.S., dated April 3, 1986, entitled "Lot Layout Aspen Ridge," which subdivision plan was duly approved by the Supervisors and Planning Commission of Paupack Township, and as amended, which sub-division map was recorded on February 10, 1987 in Wayne County Map Book 60 at Page 92.

Title to said Premises vested in Malinda Merck and Philip J. Gorski by Deed from Malinda

Merck dated August 24, 2004 and recorded on September 2, 2004 in the Wayne County Recorder of Deeds in Book 2581, Page 83 as Instrument No. 200400010233.

BEING KNOWN A: 107 Aspen Ridge Drive, Hawley, PA 18428

TAX PARCEL NO.: 19-0-0050-0037

IMPROVEMENTS: Residential Dwelling

Seized and taken in execution as property of:  
Malinda Merck a/k/a Malinda Merk 107 Aspen Ridge Drive  
HAWLEY PA 18428

Execution No. 646-Civil-2015  
Amount Due: \$176,248.53 Plus  
additional costs

May 17, 2017  
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE  
NOTICE:**

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

**ANY SUCCESSFUL BIDDER**

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

Roger Fay Esq.

7/14/2017 • 7/21/2017 • 7/28/2017

**SHERIFF'S SALE  
AUGUST 9, 2017**

By virtue of a writ of Execution instituted Dime Bank issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 9th day of August, 2017 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

**PARCEL I**

ALL THAT piece or parcel of land situate in the Township of Paupack, County of Wayne and Commonwealth of Pennsylvania, being lot or lots in Hawley Wood Development No. 2 as recorded in Map Book 2, page 95, and more particularly bounded and described as follows:

BEING LOT Numbered One Hundred Sixty-Five (165) in Division #5, Hawley Wood Development No. 2. The said lot is 50 feet by 100 feet with 50 feet on Lake Road; 100 feet on Lot No. 166; 50 feet on lands of House and 100 feet on Lot No. 164.

UNDER AND SUBJECT, nevertheless, to the express exceptions and reservations as appear in record in Wayne County Deed Book 174 at Page 101 that Michael J. Novitski and Josaphine A. Novitski, except and reserve unto themselves the right to lay water pipes and electric lines along the edges of lots hereby conveyed.

**PARCEL 2**

ALL THAT piece or parcel of land situate in the Township of Paupack, County of Wayne and Commonwealth of Pennsylvania, being Lot of Lots in Hawley Wood Development No. 2 as recorded in Map Book 2, Page 95, and mare particularly bounded and described as follows:

BEING Lot No. 166 (One hundred sixty-six) in Division #35 Hawley Wood Development No. 2 with boundaries 50 feet on Lake Road; 100 feet on Lot No. 167; 50 feet on land of Frank E. House and 100 feet on Lot No. 165.

**UNDER AND SUBJECT**

nevertheless to the express exceptions and reservations as appear of record in Wayne County Deed Book 173 at page 116 that Michael J. Novitski and Josaphine A. Novitski there except and reserve unto themselves the right to lay water pipes and electric lines along the edges of lots hereby conveyed.

**PARCEL 3**

ALL THAT piece or parcel of land

situate in the Township of Paupack, County of Wayne and Commonwealth of Pennsylvania, being Lot or Lots in Hawley Wood Development No. 2, as recorded in Map Book 2, page 95 and more particularly bounded and described as follows:

ALL THE northern half of Lot Numbered One Hundred Sixty-Seven (167) in Division #5 Hawley Wood Development No. 2. As set forth on the recorded map of Hawley Wood; said half lot being 25 feet by 100 feet with 25 feet bounding on Lake Road; 100 feet bounded on the southern half of Lot 167.25 feet grounded on lands of House and 100 feet bounding on Lot 166.

PARCEL 4

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

BEING the Southerly half of Lot No. 167, in Division No. 5, Hawley Wood Development No. 2 as recorded in Map Book No. 2. Page 95; Said Southerly half having a width of Twenty-five (25) feet on Lake Road; one hundred (100) feet bounding Lot No. 168; Twenty-Five (25) feet bounded on lands of House; and one hundred (100) feet bounding on the Northerly half of Lot No. 167.

Being the same premises which Michael J. Novitski and Josaphine A. Novitski, husband and wife

granted and conveyed to Brian Goldman and Kourtney Bowman, adult individuals, by deed dated May 22, 2009 and recorded May 26, 2009 in Wayne County Record Book 3748 at Page 74.

PARCEL NOS.:

19-13-155.- Control No.: 033607  
19-13-156.- Control No.: 033608  
19-13-193.- Control No. :033643  
19-13-194.- Control No.: 033644

ADDRESS BEING: 526 Lake Road, Hawley, PA 18426

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

Seized and taken in execution as property of:  
Brian Goldman 128 Ledgerview Drive, HAWLEY PA 18428  
Kourtney G. Goldman f/k/a Kourtney Bowman 128 Ledgerview Drive HAWLEY PA 18428

Execution No. 560-Civil-2016  
Amount Due: \$96,160.41 Plus additional costs

May 23, 2017  
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE NOTICE:**

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

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

James T. Shoemaker, Esq.

7/14/2017 • 7/21/2017 • 7/28/2017

**SHERIFF'S SALE  
AUGUST 9, 2017**

By virtue of a writ of Execution instituted Sterling Shores Cottagers Association, 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 9th day of August, 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 CERTAIN pieces,

parcels and tracts of land situate, lying and being in the Township of Salem, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING in the North edge of a private driveway upon a plan of lots of Herman G. Wood, being also the Southwestern corner of Lot No. 69, upon said plan of lots; thence along the Western line of the said Lot No. 69, North 23 degrees 50' West 100 feet to a corner, being also the Northwestern corner of the said Lot No. 69; thence South 66 degrees 10' West 50 feet to a corner; thence South 17 degrees 30' West 90.8 feet to a corner; thence South 23 degrees 50' East 31.9 feet to a corner in the Northern edge of the aforementioned private driveway; thence along the Northern edge of the said private driveway North 66 degrees 10' East 110 feet to the place of BEGINNING.

BEING Lot No. 67 and Lot No. 68, upon said plan of lots, said plan being recorded in Wayne County in Map Book 66, Page 2.

BEING the same premises that Kevin A. Good and Kelly S. Binder, n/b/m Kelly Sue Good, Husband & Wife, by their deed dated August 12, 1996 and recorded in Wayne County Record Book 1168 at page 322, granted and conveyed upon Kevin Good and Kelly Sue Good, Husband & Wife.

ADDRESS BEING: 3 Stony Lane,  
Lake Ariel, PA 18436

TAX MAP NO.: 22-3-22.-

Seized and taken in execution as  
property of:  
Kevin Good 3 Stony Lane LAKE  
ARIEL PA 18436  
Kelly Sue Good 3 Stony Lane  
LAKE ARIEL PA 18436

Execution No. 626-Civil-2015  
Amount Due: \$8,038.13 Plus  
additonal costs

May 26, 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.

Ronnie J. Fischer, Esq.

**7/14/2017 • 7/21/2017 • 7/28/2017**

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**CIVIL ACTIONS FILED**

*FROM JUNE 17, 2017 TO JUNE 23, 2017  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**JUDGMENTS**

<b>NUMBER</b>	<b>LITIGANT</b>	<b>DATE</b>	<b>DESCRIPTION</b>	<b>AMOUNT</b>
2007-00045	OSTRANDER MARK L	6/21/2017	SATISFACTION	—
2007-00597	OETZEL SARAH	6/21/2017	SATISFACTION	—
2008-00367	NICHOLS CHARLES	6/21/2017	SATISFACTION	—
2012-20994	TODARO ANTHONY	6/20/2017	SATISFACTION	—
2013-00193	YOUNG FLORENCE D A/K/A	6/21/2017	VACATE JUDGMENT	—
2013-00193	YOUNG FLORENCE	6/21/2017	VACATE JUDGMENT	—
2013-20144	ONEIL MICHAEL V	6/19/2017	SATISFACTION	—
2013-20836	PERRICONE ROBERT A	6/19/2017	SATISFACTION	—
2013-20836	PERRICONE FRANCES C	6/19/2017	SATISFACTION	—
2013-20981	MORGAN WILLIAM T	6/23/2017	WRIT OF SCIRE FACIAS	—
2014-20110	TEMPLETON NICHOLAS R	6/20/2017	SATISFACTION	—
2014-20278	DIME BANK GARNISHEE	6/22/2017	GARNISHEE/DISC ATTCH	—
2014-21014	COSTELLO KATHLEEN	6/19/2017	SATISFACTION	—
2014-21014	COSTELLO PATRICK C	6/19/2017	SATISFACTION	—
2016-20494	LAURENZANO JOHN D JR	6/23/2017	WRIT OF SCIRE FACIAS	—
2016-20516	STARRY DENNIS J	6/23/2017	WRIT OF SCIRE FACIAS	—
2016-20516	STARRY ALLYN M	6/23/2017	WRIT OF SCIRE FACIAS	—
2016-20767	RIEDEL DANIEL J	6/19/2017	SATISFACTION	—
2017-00051	ZENGEL ADAM	6/23/2017	WRIT OF EXECUTION	364,681.77
2017-00098	ZISER ERIN M	6/23/2017	DEFAULT JUDGMENT	5,037.98
2017-00099	TRYGAR DIANA L	6/23/2017	DEFAULT JUDGMENT	22,588.03
2017-00280	MCANDREW EDWARD J	6/20/2017	CONFESSION OF JDGMT	6,888.09
2017-00281	MCANDREW EDWARD J	6/20/2017	CONFESSION OF JDGMT	868,753.83
2017-00285	OHEREN ERICA	6/22/2017	QUIET TITLE	—
2017-00285	OHEREN DARREN	6/22/2017	QUIET TITLE	—
2017-20212	COUNTY WASTE OF PENNSYLVANIA LLC	6/19/2017	SATISFACTION	—
2017-20549	ROWAN JULIANNE	6/19/2017	JUDGMENT NOTE	10,000.00
2017-20550	KREITER DANIEL JACOB	6/19/2017	JUDGMENT	6,069.50
2017-20551	BLACK BEAR TECHNOLOGY LLC	6/19/2017	TAX LIEN	1,000.00
2017-20552	MCCALL WAYNE M	6/19/2017	MUNICIPAL LIEN	1,220.72
2017-20553	GARCIA JULIET V	6/19/2017	MUNICIPAL LIEN	537.56
2017-20554	FITCH JONATHAN R	6/19/2017	MUNICIPAL LIEN	1,264.71
2017-20554	FITCH SAMANTHA L	6/19/2017	MUNICIPAL LIEN	1,264.71
2017-20555	SOMERSET REGIONAL WATER LLC	6/19/2017	MUNICIPAL LIEN	604.53
2017-20556	SOMERSET REGIONAL WATER LLC	6/20/2017	MUNICIPAL LIEN	515.52
2017-20557	SOMERSET REGIONAL WATER LLC	6/20/2017	MUNICIPAL LIEN	602.31
2017-20558	SOMERSET REGIONAL WATER LLC	6/20/2017	MUNICIPAL LIEN	513.30
2017-20559	SOMERSET REGIONAL WATER LLC	6/20/2017	MUNICIPAL LIEN	571.16

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

2017-20560	WHAUMBUSH JACQUE	6/20/2017	MUNICIPAL LIEN	1,031.57
2017-20561	WHAUMBUSH JACQUE	6/20/2017	MUNICIPAL LIEN	1,000.41
2017-20562	WHAUMBUSH JACQUE	6/20/2017	MUNICIPAL LIEN	940.33
2017-20563	TCHORZEWSKI LENA	6/20/2017	MUNICIPAL LIEN	2,104.17
2017-20564	ROBERTS RICHARD E	6/20/2017	MUNICIPAL LIEN	2,633.28
2017-20564	ROBERTS MARILYN J	6/20/2017	MUNICIPAL LIEN	2,633.28
2017-20565	RIKSON HANS E	6/20/2017	MUNICIPAL LIEN	1,358.68
2017-20565	RIKSON EILEEN M	6/20/2017	MUNICIPAL LIEN	1,358.68
2017-20566	HANDL JUDy	6/20/2017	MUNICIPAL LIEN	2,115.29
2017-20567	PRECISION TRUCKING CORP	6/20/2017	MUNICIPAL LIEN	1,380.94
2017-20568	KUBIAK BARBARA	6/20/2017	MUNICIPAL LIEN	1,703.09
2017-20569	NAWROCKI ALLEN	6/20/2017	MUNICIPAL LIEN	1,534.96
2017-20570	CATANIA BOBIE JO	6/20/2017	JUDGMENT	3,929.99
2017-20571	JL HARTLEY INC A CORPORATION	6/20/2017	FEDERAL TAX LIEN	23,411.32
2017-20572	SHIELDS EUGENE JOSEPH	6/20/2017	JUDGMENT	1,257.00
2017-20573	CAULDEN EUGENE TIMOTHY	6/20/2017	JUDGMENT	2,270.50
2017-20574	VAZQUEZ NELSON ENRIQUE	6/20/2017	JUDGMENT	1,011.78
2017-20575	SCAMARDELLA JOSEPH	6/21/2017	JUDGMENT	1,170.50
2017-20576	HUGABOOM LYLE JOHN	6/22/2017	JUDGMENT	1,878.50
2017-20577	COLIGAN DAVID ANDREAS	6/22/2017	JUDGMENT	2,874.50
2017-10578	VIVIANO ROBERT C	6/23/2017	MUNICIPAL LIEN	762.31
2017-20579	TRABALKA JASON G	6/23/2017	MUNICIPAL LIEN	2,662.21
2017-20579	TRABALKA DEBRA M	6/23/2017	MUNICIPAL LIEN	2,662.21
2017-20580	PALLANTE JOHN A	6/23/2017	MUNICIPAL LIEN	842.42
2017-20581	MCQUONE ROBERT	6/23/2017	MUNICIPAL LIEN	821.88
2017-20581	MCQUONE JOAN	6/23/2017	MUNICIPAL LIEN	821.88
2017-20582	BRUNERT ALEXANDER	6/23/2017	MUNICIPAL LIEN	875.80
2017-20582	BRUNERT BRUCE	6/23/2017	MUNICIPAL LIEN	875.80
2017-20583	PETERSEN LAUREN A	6/23/2017	JUDGMENT	1,971.00
2017-20584	JACOB ERIC KURT	6/23/2017	JUDGMENT	2,179.50
2017-20585	FLORA JOSEPH	6/23/2017	JUDGMENT	7,144.00
2017-20586	SANDERCOCK ERIK SCOTT	6/23/2017	JUDGMENT	2,061.52
2017-90066	ROMANCE JOHN	6/19/2017	ESTATE CLAIM	9,406.52
2017-90067	PRAGIER PAUL	6/19/2017	ESTATE CLAIM	359.47

### COMPLAINT — CONFESSION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2017-00280	DIME BANK	PLAINTIFF	6/20/2017	—
2017-00280	MCANDREW EDWARD J	DEFENDANT	6/20/2017	—
2017-00281	DIME BANK	PLAINTIFF	6/20/2017	—
2017-00281	MCANDREW EDWARD J	DEFENDANT	6/20/2017	—

### CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2017-00284	DISCOVER BANK	PLAINTIFF	6/22/2017	—
2017-00284	MILLER NOMA L	DEFENDANT	6/22/2017	—
2017-00287	MIDLAND FUNDING LLC	PLAINTIFF	6/23/2017	—
2017-00287	PADULA DONALD	DEFENDANT	6/23/2017	—

**MISCELLANEOUS — OTHER**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2017-00283	KINRED DORISE E	PLAINTIFF	6/22/2017	—
2017-00283	MESKO GARY	DEFENDANT	6/22/2017	—

**NAME CHANGE**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2017-00282	STOUTENBURG LARA LEA	PETITIONER	6/21/2017	—

**REAL PROPERTY — QUIET TITLE**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2017-00285	NATIONWIDE CAPITAL GROUP LLC	PLAINTIFF	6/22/2017	—
2017-00285	OHEREN ERICA	DEFENDANT	6/22/2017	—
2017-00285	OHEREN DARREN	DEFENDANT	6/22/2017	—

**TORT — OTHER**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2017-00286	DEXHEIMER JACQUELYN	PLAINTIFF	6/22/2017	—
2017-00286	P&B CAPITAL GROUP LLC	DEFENDANT	6/22/2017	—



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**MORTGAGES AND DEEDS**

*RECORDED FROM JULY 3, 2017 TO JULY 7, 2017  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

<b>GRANTOR</b>	<b>GRANTEE</b>	<b>LOCATION</b>	<b>AMOUNT</b>
Jakes Holdings L L C	Honesdale National Bank	Honesdale Borough	240,000.00
Rutigliano Fran A	Wells Fargo Bank	Lake Township	237,800.00
Bower Dennis R	Wells Fargo Bank	Sterling Township	
Bower Ruth M			160,000.00
Mullaney Joseph P Sr AKA	Grand Bank	Damascus Township	
Mullaney Joseph AKA			1,675,000.00
Mullaney Mary S AKA			
Mullaney Mary AKA			
Piotrowski Steve E	P S Bank	Lake Township	83,172.00
Albert Brian M	P S Bank	Lake Township	
Chungalbert Jennie			55,800.00
Albert Jennie Chung			
Kilroy James W	Wells Fargo Bank	Lake Township	
Kilroy Kelly A			119,000.00
Proscia Antonia	N B T Bank	Lake Township	
Proscia Michael			125,000.00
Cox Sara J	Finance Of America Mortgage L L C	Honesdale Borough	
Cox Christopher J			133,333.00
Chin Terry H	J P Morgan Chase Bank	Scott Township	
Liu Yean C			123,750.00
Lane Virginia	Wayne Bank	Lake Township	18,000.00
Aldworth James	Mortgage Electronic Registration Systems	Paupack Township	
Mangione Elena			350,800.00
McClelland Brent W	Ardent Federal Credit Union	Sterling Township	
McClelland Andrea E			271,200.00
Witherell Peter M	Citizens Bank	Lake Township	
Witherell John C			476,000.00
Snyder William J Sr	Peoples Security Bank & Trust Company	Lehigh Township	
Snyder Janice L			40,000.00
Hadden Todd C	Peoples Security Bank & Trust Company	Mount Pleasant Township	
Hadden Anne M			82,000.00
Pocono Real Estate Management Company	Patullo Mario	Paupack Township	215,000.00
Woodmansee Bradley L	Wayne Bank	Preston Township	
Woodmansee Jennifer L			325,000.00
Ronacher Nicole A	Mortgage Electronic Registration Systems	Clinton Township 1	
Detrick Jacob			134,310.00

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

Ryan Daniel A	Mortgage Electronic Registration Systems	Lehigh Township	
Ryan Susan Clare Lipke Hedwig M Lipke Jonathan G			328,000.00
Sacco Jeremy E	Mortgage Electronic Registration Systems	Clinton Township	
Sacco Laura L			103,785.00
Jones Susan Marie Grover Benjamin	Tobico	Honesdale Borough	102,615.17
Murphy Lisa	Mortgage Electronic Registration Systems	Clinton Township 2	78,296.00
Gray Brian	Jones Lynette T	Lehigh Township	13,000.00
Stanton Leana L	Dime Bank	Manchester Township	
Stanton Wilson W			60,000.00
Sohi Enterprises	Dime Bank	Damascus Township	175,000.00
Wolf Dana	Dime Bank	Palmyra Township	
Wolf Steven J			25,000.00
Piesecki Jodie	Dime Bank	Sterling Township	20,000.00
Coons Thomas R	Dime Bank	Clinton Township	
Coons Lisa J			56,000.00
Kovaleski Matthew S Kovaleski Samantha C	Honesdale National Bank	Lake Township	145,000.00
Lengel John A Lengel Lynne M	Honesdale National Bank	Damascus Township	228,000.00
Kipp John Scott	Mortgage Electronic Registration Systems	Lake Township	
Kipp Michele Lee			93,600.00
Teufert Ryan	Mortgage Electronic Registration Systems	Lake Township	
Edwards Sarah			88,369.00
Johnson Robert L Jr	Mortgage Electronic Registration Systems	Paupack Township	62,448.00
Tyre William	Mortgage Electronic Registration Systems	Hawley Borough	
Tyre Jacqueline			98,800.00
Suppers Terry D	Mortgage Electronic Registration Systems	Lebanon Township	
Suppers Nora L			378,250.00
Bentonvitz Brittany Kristen	Pa State Employees Credit Union	Cherry Ridge Township	
Vitz Brittany Kristen Benton			131,100.00

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## DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Hefele Robert Hefele Anne	Jakes Holdings L L C	Honesdale Borough	

Russo Dolores AKA Russo Oolores J AKA	Russo Anthony F Tr Dolores Russo Irrevocable Grantor Trust	Paupack Township Lot 222
Viesta Joseph Jr Viesta Michelle Wuerch Christine Wuerch Ronald	Rivera Rick E Rivera Carole	Paupack Township Lot 235
Pipher Robert Anthony Pipher Meghan Corbett	Vitanza Michael D Vitanza Christina M	Lehigh Township Lots 254 & 255
Bostock Braden Bostock Jane P	Hanel John H Jr Hanel Carolyn	Salem Township Lot 607
Vanpelt Russell Francis Vanpelt Judith	Bower Dennis R Bower Ruth M	Sterling Township Lot 35
Walker Michael D Adm Dannaf Doris A Est AKA Dannaf Dorris Est AKA	Costable Paul David	Sterling Township Lots 1 & 2
Phillips Joseph W AKA Phillips Joseph W Jr AKA	Matter Cheryl L Tr Joseph W Phillips Irrevocable Grantor Trust	Lehigh Township
Young Linda Joan	Young Robert F Tr Young William A Tr Young Family Wealth Preservation Trust	Paupack Township Lot 189
Napuda George Tr George Napuda Revocable Living Trust	Napuda George	Lehigh Township Lots 37 & 38
Housing & Urban Development Grace United Evangelical Parsonage	Plachuta Valentina Piotrowski Steve E	Lehigh Township Lot 35 Lake Township
Grace United Evangelical Church Maplewood		
Linneman Anne	Albert Brian M Chungalbert Jennie Albert Jennie Chung	Lake Township Lots 1861 & 1862
Balint Steven Speeney Frederick J Speeney Mary AKA Speeney Mary F AKA	Schmid Robert L Jr Mecray James R Mecray Marta	Lehigh Township Lehigh Township
Pinam Property Corp Pisanoschman Reina AKA Schman Reina Pisano AKA Pisanoschuman Reina AKA Schuman Reina Pisano AKA	Mamoshuk Pavlo Bauta Shpendi Bauta Dhurata	Salem Township Lehigh Township Lot 885
Lynch Calvin Wayne By Sheriff Abbruzzese Demetrio AKA By Sheriff Abbruzzese Demetro J AKA By Sheriff	U S Bank Federal National Mortgage Association	Lake Township Lots 872 & 895 South Canaan Township
Becerra Juan M By Sheriff Fannie Mae By Af Federal National Mortgage Association By Af Mallozzi Genii McCabe Weisberg & Conway Af	Federal Home Loan Mortgage Corporation Mallozzi Daniel	Lehigh Township Lake Township Lot 8 Lot 4287

Kilroy Victoria L	Kilroy James W Kilroy Kelly A	Lake Township	Lot 3774
Ruth Robert H Ruth Maureen Ruth Robert Bruno Ruth Nancy Ruth Brian Joseph	Proscia Michael Proscia Antonia	Lake Township	Lot 1341
Citibank Tr By Af Specialized Loan Servicing Af	Kowalchik Gail A Kowalchik Kira L	Salem Township	Lot 351
Koncsics Thomas C Koncsics Frances H	Hess John Beskovoyne Elizabeth	Paupack Township	Lot 282
Lopez Iraida AKA Alvarez Iraida AKA	Alvarez Iraida Lopez Robert	Lake Township	Lot 970
Musgrove William M	Cox Christopher J Cox Sara J	Honesdale Borough	
Warnock John F Warnock Susan M	Smith Mary Louise	Waymart Borough	
Fobes Joseph F Guzman Joseph A Guzman Alicia N	Fobes Mary Linda Guzman Alicia N	Clinton Township 1 Salem Township	Lot 352
Pokorny John Henry Pokorny Ivan J	Aldworth James Mangione Elena	Paupack Township	Lot 154
Campbell Elizabeth Jane Kempinski Glen S Kempinski Sheryl A Lucier AKA Lucierkempinski Sheryl A AKA Kempinski Sheryl A AKA	McClelland Brent W McClelland Andrea E	Sterling Township	
Elfers Annette E Tr Donald Elfers Trust Annette Elfers Trust	Witherell John C Witherell Peter M	Lake Township	
Patullo Mario Rizzolo Elizabeth	Pocono Real Estate Management Company Woodmansee Bradley L Woodmansee Jennifer L	Paupack Township Preston Township	
Torquati Michael Scott Torquati Kim Torquati Michael Scott Torquati Kim	Torquati Michael Scott Torquati Kim Detrick Jacob Ronacher Nicole A	Clinton Township 1 Clinton Township 1	Lot 2 Lot 2
Reed Sandra H	Ryan Daniel A Ryan Susan Clare Lipke Jonathan G Lipke Hedwig M	Lehigh Township	
Pitti Christine M Pitti Christine M	Pitti David J Pitti David J	Salem Township Damascus Township	Lot 2
Musgrove William M	Musgrove William M Musgrove Bernadette	Honesdale Borough	
Tobico	Jones Susan Marie Grover Benjamin	Honesdale Borough	
Rizner John Andrew Rizner Mary Ellen	Murphy Lisa	Clinton Township 2	

Hrywnak Rosemary	Hrywnak John	Lehigh Township	
Hrywnak John Wesley	Hrywnak Rosemary		
Jones Lynette T	Gray Brian	Lehigh Township	Lot 21
Bealer Jeffrey C	Ritchie Christopher W	Paupack Township	
	Ritchie Jean E		Lot 10
Newman Adam	Sotec	Preston Township	
Rutledge Amos	Sotec	Damascus Township	
Rutledge Judith			
Ash Robert V	Sotec	Damascus Township	
Ash Mary Ann			
Bailey Larry G	Sotec	Manchester Township	
Bailey William R			
Bailey Jason			
Bailey Dustin W			
Boehmke Horst	Sotec	Damascus Township	
Boehmke Meta			
Butler Carol B	Sotec	Manchester Township	
Shepstone Carl	Sotec	Damascus Township	
Shepstone Charles J	Sotec	Damascus Township	
Stark Donna M	Sotec	Mount Pleasant Township	
Spencer Donna M	Sotec	Clinton Township 1	
Fegelein John F Tr	Sotec	Manchester Township	
John F Fegelein Revocable Trust			
Fegelein Brenda L Tr			
Brenda L Fegelein Revocable Trust			
Spencer John R	Sotec	Mount Pleasant Township	
Spencer Donna M			
Stark Lauren D	Sotec	Mount Pleasant Township	
Stark Joni B			
Mount Arat Enterprises	Sotec	Preston Township	
Stark Ronald L	Sotec	Mount Pleasant Township	
Propst Kurt	Sotec	Buckingham Township	
Rutledge Raymond	Sotec	Damascus Township	
Rutledge Betty Ann			
Hunt Scott B	Sotec	Buckingham Township	
Hunt Gary P			
Stark Spencer Real Estate	Sotec	Mount Pleasant Township	
		Mt Pleasant & Clinton 1 Twsp	
		Clinton Township 1	
		Clinton 1 & Mt Pleasant Twsp	
Sylcosan Inc	Sotec	Manchester Township	
Teeple Dale L	Sotec	Manchester Township	
Teeple Ella E			
Shepstone Thomas J	Sotec	Damascus Township	
Shepstone Mary O			
Varcoe John R	Sotec	Damascus Township	
Varcoe Emma L			
Wayne Land & Mineral Group	Sotec	Preston Township	
Carr Edmund	Carr Edmund J Tr	Salem Township	
	Carr Family Irrevocable Real Estate Trust		



Meagher Matthew L Exr Bigart Eugene Rest	Killam Michael	Dyberry Township	
Kleiner Steven E Tr Kleiner Mark G Tr Marianne B Kleiner Revocable Trust	Rosellen Bernd	Clinton Township 1	
Joswick Patricia	Joswick Patricia	Lehigh Township	
Stile Ralph A	Lengel John A	Damascus Township	
Stile Patricia A	Lengel Lynne M		
McLaughlin Christine Hurley Ernest	Lovett Daniel Kennedy Ann Lovett Diane	Manchester Township	
Caldiero Randy	Kuberna Jakub	Lehigh Township	Lots 177 & 178
Arnold Gerald R	Arnold Gerald R II	Hawley Borough	
Arnold Linda J	Sambuca Anthony J Sambuca Delani L		Lot 10
Carney Scott Thomas Durst Victoria M Emmett Tammy Leeann Carney Sean Robert	McGinnis Carol	Honesdale Borough	Lots 73 & 74
Lupino Christopher	Kipp John Scott	Lake Township	
Lupino Dawn	Kipp Michelle Lee		Lot 2248
Brunka Noel	Teufert Ryan	Lake Township Edwards Sarah	
Boogertman David Boogertman Barbara	Johnson Robert L Jr	Paupack Township	Lot 430
Olori Carol M Exr Olori Louis J Jr Est AKA Olori Luigi Est AKA	Olori Carol M	Lake Township	Lot 1095
Olori Carol M Olori Ronald Olori Robert Olori John Olori Kenneth Olori Brothers	Olori Brothers	Lake Township	Lot 1095
Jacobs Mark E Jacobs Susan R	McGivney Thomas McGivney Patricia	Lake Township	Lot 2874
Prof Two Zero One Four S Two Legal Title U S Bank National Association Tr By Af Fay Servicing Af	Petukhova Anastasia	Lake Township	
Wells Fargo Bank	Tyre William	Hawley Borough	
Wachovia Bank	Tyre Jacqueline		Lots 14 & 16
Fuchs Daniel R Fuchs Patricia A	Suppers Terry D Suppers Nora L	Lebanon Township	Lot 33R
Wilmington Savings Fund Society Tr Christiana Trust Carlsbad Funding Mortgage Trust	Gaebele Joanna Cilluffo Diana	Paupack Township	Lot 3



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