

WAYNE COUNTY BAR ASSOCIATION

OFFICIAL LEGAL  
**JOURNAL**  
OF WAYNE COUNTY, PA



**May 4, 2018**  
**Vol. 8, No. 9**  
**Honesdale, PA**



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*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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Legal Journal of Wayne County

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**Nicole Hendrix, Esq.**

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

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

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

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

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

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MESSAGE FROM THE  
WAYNE COUNTY BAR ASSOCIATION



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

PRICING & RATES

**Notice Pricing**

*One time Insertions*

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

Janine Edwards, *President Judge*  
Raymond L. Hamill, *Senior Judge*

**Magisterial District Judges**

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

**Court Administrator**

Nicole Hendrix, Esq.

**Sheriff**

Mark Steelman

**District Attorney**

Patrick Robinson, 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)

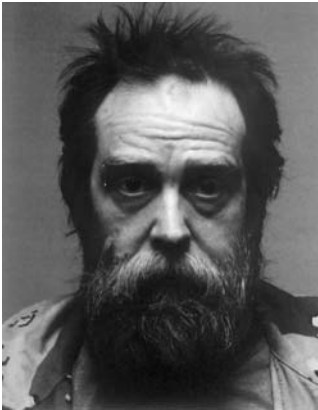
Wayne County District Attorney's Office — Press Release

**SHOTS FIRED — ARREST MADE**

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*April 24, 2018* — Patrick L. Robinson, Wayne County District Attorney, announced the arrest of Shawn Birtel, age 47, of Hawley for numerous Felonies related to a shooting in Hawley Borough during the early morning hours of April 24, 2018.

According to the Affidavit of Probable Cause filed by Pennsylvania State Trooper Michael Collins the shooting occurred at approximately 2:00 am in the morning at Birtel's residence. There were 5 named victims including several children present. A 20 year old victim had called 911 to report the Defendant was intoxicated and had grabbed an assault style weapon from under his mattress and was trying to find ammunition for the weapon while saying "I'm going to kill them all". Eventually the assault weapon was



**SHAWN BIRTEL**

taken from the Defendant. The Defendant later demanded his rifle back and then obtained another firearm and began shooting from his bedroom. The five victims eventually locked themselves in an upstairs bedroom. The Defendant then proceeded to go to the door of the bedroom where the victims were hiding. He banged on the door trying to gain entrance. The victims then employed an "emergency ladder" to escape from a second story window. The victims then met the State Police who were en route to the scene.

The Defendant was arrested and charged with six (6) counts of Aggravated Assault, and one (1) Count of Discharge of a Firearm into an Occupied Structure, all Felonies. The Defendant was also charged with sixteen (16) Misdemeanors including Terroristic Threats, Endangering the Welfare of Children and Simple Assault.

The Defendant was arraigned before Magisterial District Judge Bonnie Carney who set bail at \$300,000.00.

D.A. Robinson stated, "The State Troopers out of the Honesdale and Blooming Grove Barracks made a quick response to this senseless incident. We are very lucky that no one was injured or killed. This case is just another sad reminder that firearms and alcohol do not mix."

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*The filing of criminal charges is not evidence of guilt but simply a description of the charge made by the Commonwealth against a defendant. A charged Defendant is presumed innocent until a jury returns a unanimous finding that the Commonwealth has proven the defendant's guilt beyond a reasonable doubt or until the defendant enters a guilty plea to the charges.*

Wayne County District Attorney's Office — Press Release

**DRUG DEALER SENTENCED**

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*April 26, 2018* — Patrick L. Robinson, Wayne County District Attorney, announced today that Hayden Tyson, age 23 of Pittston, PA, was sentenced by Senior Judge Raymond L. Hamill to the Wayne County Correctional Facility for a period of not less than 11 1/2 months nor more than 36 months for one count of Criminal Conspiracy-Delivery of Heroin, an ungraded Felony.

This arrest stemmed from the Pennsylvania Office of Attorney General (OAG) handling an undercover investigation utilizing a Confidential Informant that occurred on or about April 6, 2017, in Texas Township, Wayne County, PA. The Defendant and a co-defendant conspired to sell 10 packets of heroin for \$100.00.



**HAYDEN TYSON**

District Attorney Robinson stated, “Here again we have a Defendant traveling to Patterson, N.J. on a daily basis, purchasing 100 to 200 bags of heroin each day, and then selling the heroin to ten or eleven people in our community each day. The Defendant claims he sold the heroin to support his own 50 bag per day addiction.” According to District Attorney Robinson, “This is an intolerable situation which must be addressed through a combination of education, treatment, and law

enforcement. As District Attorney I can assure the community that the Wayne County Drug Task Force and other Law Enforcement Agencies will continue to investigate, arrest, prosecute, and incarcerate these low level drug dealers to the best of our ability. Without the help of the public this sad form of suicide and distribution of poison will continue unabated.”

Please continue to report suspicious drug related activity to the  
Wayne County Drug Task Force “Tip Line”.

**TEXT 570-391-0657**

**CRIMINAL CASES**

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*The following cases were addressed by the Honorable **Raymond L. Hamill, Senior Judge**, Wayne County:*

**HONESDALE, PA — April 26, 2018**

**JAMES AMES**, age 76 of Jefferson Township, PA, was sentenced to the Wayne County Correctional Facility for a period not less than 5 days nor more than 12 months for one count of Simple Assault, a Misdemeanor of the 2nd Degree. He was also ordered to pay the costs of prosecution, pay restitution in the amount of \$100.00, and complete an anger management course. The incident occurred on August 9, 2017, in Dyberry Township, Wayne County, PA.

**WILLIAM BARNES**, age 51 of Hawley, PA, was placed on probation for a period of 6 months for one count of DUI, an ungraded Misdemeanor. He was also ordered to pay the costs of prosecution, participate in and cooperate with the drug and alcohol addiction treatment, complete the Alcohol Highway Safety Program, and perform 50 hours of community service. The incident occurred on September 2, 2017, in Cherry Ridge Township, Wayne County, PA. His BAC revealed .215%.

**STEVEN KRAUSE**, age 56 of Greeley, PA, was placed on probation for a period of 12 months for one count of Unsworn Falsification to Authorities, a Misdemeanor of the 2nd Degree. He was also ordered to pay the costs of prosecution and pay a fine in the amount of \$500.00. The incident occurred on February 25, 2017, in Lake Township, Wayne County, PA.

**ENRIQUE MANUEL OLVERA**, age 24 of Hawley, PA, was sentenced to the Wayne County Correctional Facility for a period of not less than 30 days nor more than 23 1/2 months for one count of Simple Assault, a Misdemeanor of the 2nd Degree. She was also ordered to pay the costs of prosecution, pay a fine in the amount of \$300.00, undergo a mental health evaluation, complete an anger management course, and obtain employment. The incident occurred on September 30, 2017, in Haley Borough, Wayne County, PA.

**EILEEN GARLAND**, age 57 of Wyoming, PA, was placed on the Accelerated Rehabilitative Disposition Program for a period of 6 months related to DUI. She was also ordered to pay all Court costs and perform 40 hours of community service and have her operators privilege suspended for 60 days. The incident occurred between September 1, 2017 Salem Township, Wayne County PA. Her BrAC revealed a .177%.


**JAMES GRAHAM**, age 57 of Gouldsboro, PA, was placed on the Accelerated Rehabilitative Disposition Program for a period of 6 months related to DUI. He was also ordered to pay all Court costs and perform 40 hours of community service and have his operators privilege suspended for 60 days. The incident occurred on August 25, 2017, Lehigh Township, Wayne County PA. His BAC revealed a .127%.


PA Courts InfoShare

**COURT 101: COMMON COURT TERMS YOU MAY NOT KNOW**


Legal concepts and court terms can be complex. The infographic below highlights a few of these important court terms, or visit [www.pacourts.us/learn](http://www.pacourts.us/learn) to see the full legal glossary.

**Court 101: common court terms you may not know**







**CONTINUANCE**  
Postponement of legal proceeding to a later date.




**DISPOSITION**  
The court's final determination of a lawsuit or criminal charge.




**DUE PROCESS**  
The principle that an individual cannot be deprived of life, liberty, or property without appropriate legal procedures and safeguards.




**EX PARTE**  
On behalf of only one party, without notice to any other party.




**HABEAS CORPUS**  
Judicial order that a person come before a judge, usually to determine whether that individual is being legally detained or imprisoned.




**JURISDICTION**  
Court's authority to hear and/or decide a case. Also, territory for which a court is authorized to hear cases.



**ORDER**  
Command, written or oral, from a court.



**WRIT**  
Judicial order directing a person to do something.



Source: Administrative Office of Pennsylvania Courts

★ 8 ★

May 4, 2018



**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 Edward Lawrence Mooney, AKA Edward L. Mooney  
Late of Lake Township  
EXECUTRIX  
Barbara Ann Mooney  
145 Fall Court, PO Box 1035  
Dingmans Ferry, PA 18328  
ATTORNEY  
David M. Gregory  
307 Erie Street  
Honesdale, PA 18431

**5/4/2018 • 5/11/2018 • 5/18/2018**

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**ESTATE NOTICE**

Notice is hereby given, that Letters Testamentary have been granted to Dorothy E. Rooney, Executrix of the Estate of Patrick J. Rooney, late of Lake Ariel, Wayne County, Pennsylvania who died on April 8, 2018. All persons indebted to said Estate are required to make payment and those having claims or demands to present the same

without delay to the Executrix Dorothy E. Rooney c/o Mark R Zimmer, Esquire, 1133 Main Street, Honesdale, PA 18431.

**5/4/2018 • 5/11/2018 • 5/18/2018**

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**EXECUTRIX NOTICE**

Estate of Dean Bedsworth AKA Dean N. Bedsworth  
Late of Sterling Township  
EXECUTRIX  
Jeanine B. Fletcher  
500 NE Brizendine Rd.  
Blue Springs, MO 64014

**5/4/2018 • 5/11/2018 • 5/18/2018**

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**ESTATE NOTICE**

ESTATE NOTICE IS HEREBY GIVEN that Letters Testamentary have been issued to The Honesdale National Bank of the Borough of Honesdale, Wayne County, Pennsylvania, Executor of the Estate of Robert J. Stegner, Deceased, who died on March 13, 2018, late of Honesdale, Wayne County, Pennsylvania. All creditors are requested to present their claims and all persons indebted to the Decedent will make payment to the aforementioned Executor.  
Estate of Robert J. Stegner,  
Deceased  
The Honesdale National Bank,  
Executor  
Trust Department

724 Main Street  
P.O. Box 350  
Honesdale, Pennsylvania 18431

4/27/2018 • 5/4/2018 • 5/11/2018

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**EXECUTOR NOTICE**

Estate of Stephen Gerald Sipko  
Late of Honesdale Borough  
EXECUTOR  
Casey Ann Sipko  
920 Sampson Ave.  
Alpha, NJ 08865

4/27/2018 • 5/4/2018 • 5/11/2018

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**EXECUTOR'S NOTICE**

ESTATE OF EDWARD J. EVANS,  
a/k/a Edward John Evans, late of  
South Canaan Township, Wayne  
County, Pennsylvania. Any person  
or persons having claim against or  
indebted to the estate present same  
to Jennifer Evans, Administrator,  
27220 Staten Place, Valencia,  
California, 91354. Sally N.  
Rutherford, Esq., 921 Court St.,  
Honesdale, PA 18431, Attorney for  
the Estate.

4/27/2018 • 5/4/2018 • 5/11/2018

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**ESTATE NOTICE**

**NOTICE IS HEREBY GIVEN,**  
that Letters Testamentary have been  
issued in the Estate of Janet D.  
Orbine, a/k/a Janet Orbine who died  
on February 9, 2018, late resident of  
63 Fox Lane Road, Waymart, PA  
18472, to Stephen A. Orbine,  
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: Attention:  
Stephen A. Orbine, The Law Offices  
of HOWELL & HOWELL, ATTN:  
ALFRED J. HOWELL, ESQUIRE,  
Attorney for the Estate, at 109 Ninth  
Street, Honesdale, PA 18431.

ALFRED J. HOWELL, ESQUIRE  
ATTORNEY FOR THE ESTATE

4/27/2018 • 5/4/2018 • 5/11/2018

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**EXECUTOR NOTICE**

Estate of Francis Edward Egan  
Date of Death: December 8, 2017  
Late of Lake Township  
CO-EXECUTORS  
Barbara A. Egan, Stephen Joseph  
Egan and Brian Flax Egan  
c/o 600 Third Avenue  
Kingston, PA 18704  
ATTORNEY  
Richard S. Bishop  
600 Third Avenue  
Kingston, PA 18704

4/27/2018 • 5/4/2018 • 5/11/2018

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**EXECUTOR NOTICE**

Estate of Joseph Francis Marold  
AKA Joseph Marold  
Late of Salem Township  
EXECUTOR  
Joseph W. Marold  
307 Bacon Street  
Jermyn, PA 18433  
ATTORNEY  
Michael D. Walker, Esq.  
PO Box 747  
Hamlin, PA 18427

4/20/2018 • 4/27/2018 • 5/4/2018

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**ESTATE NOTICE**

Estate of BARBARA J. DOMBROWSKI a/k/a BARBARA JEAN DOMBROWSKI, DECEASED, late of 101 TOBYHANNA RD., GOULDSBORO, PA 18424, (Died FEBRUARY 14, 2018) MARK C. DOMBROWSKI, Executor, Mark G. Rudalavage, 171 Scranton-Carbondale Highway, Eynon, Pennsylvania 18403-1027, Attorney. MARK G. RUDALAVAGE, ESQUIRE

**4/20/2018 • 4/27/2018 • 5/4/2018**

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**ESTATE NOTICE**

Notice is hereby given, that Letters Testamentary have been granted to Barry L. Mack, Executor of the Estate of Robert D. Bayly, late of Bethany, Wayne County, Pennsylvania who died on March 26, 2018. All persons indebted to said Estate are required to make payment and those having claims or demands to present the same without delay to the Executor, Barry L. Mack c/o Mark R Zimmer, Esquire, 1133 Main Street, Honesdale, PA 18431.

**4/20/2018 • 4/27/2018 • 5/4/2018**

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**EXECUTRIX NOTICE**

ESTATE OF BRIAN CAREY, a/k/a BRIAN R. CAREY, late of Salem Township, Wayne County, Pennsylvania, deceased. Letters testamentary on the above estate having been granted to the

undersigned, all persons indebted to the said estate are requested to make payment and those having claims to present same, without delay to LISA VARANO, 137 Middlesex Road, Merrimack, NH 03054, or to her attorneys, KLEMEYER, FARLEY & BERNATHY, LLC, 2523 Route 6, Suite 1, Hawley, PA 18428.

**4/20/2018 • 4/27/2018 • 5/4/2018**

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**EXECUTRIX NOTICE**

Estate of John Haase AKA John H. Haase  
Late of Lake Township  
Date of Death: February 1, 2018  
EXECUTRIX  
Susan Haase  
c/o 600 Third Avenue  
Kingston, PA 18704  
ATTORNEY  
Hourigan, Kluger & Quinn, PC  
600 Third Avenue  
Kingston, PA 18704

**4/20/2018 • 4/27/2018 • 5/4/2018**

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**OTHER NOTICES**

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**NONPROFIT CORPORATION NOTICE**

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed and approved by the Department of State, Commonwealth of Pennsylvania, on March 19, 2018, in accordance with the provisions of the General Associations Act of 1988, for the incorporation of Mango House Ministries, Inc., the purposes of which are to promote

the gospel and to do any and all acts and things and to exercise any and all powers which it may now or hereafter be lawful for the corporation to do or exercise under and pursuant to the laws of the Commonwealth of Pennsylvania for the purpose of accomplishing any of the purposes of the corporation. The corporation does not contemplate pecuniary gain or profit, incidental or otherwise.

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

**5/4/2018**

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**NOTICE**

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

ACTION IN QUIET TITLE

NO. 36 - CIVIL - 2018

PATRICK A. TIGUE,  
Plaintiff

VS.

STEVE K. JACKSON and  
KENNETH L. JACKSON,  
Defendants

.....  
**LEGAL NOTICE**  
.....

To: Steve K. Jackson and

Kenneth L. Jackson

Please take notice that Preliminary Judgment in this matter was entered against you on April 26, 2018 to extinguish all of your right, title and interest in and to that 2.92 acre parcel known on the tax records of Wayne County as Parcel 26-16-6, also known as Lot 6 in Sterling Gardens, Sterling Township.

You have thirty (30) days within which to contest this Preliminary Judgment. If you fail to do so, Final Judgment will be entered against you.

Warren Schloesser, Esq.  
Attorney for Plaintiff

**5/4/2018**

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**NOTICE**

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

MORTGAGE FORECLOSURE

NO. 105-CIVIL-2018

THE DIME BANK,  
PLAINTIFF

VS.

LOUIS C. HOUGHTALING,  
VERONICA L. HOUGHTALING,  
CHARLES T. MACPEEK, SR. and  
VERONICA L. HOUGHTALING,

as a known heir of the ESTATE OF JOAN L. MACPEEK and any and all Unknown Heirs of the ESTATE OF JOAN L. MACPEEK, DEFENDANTS

---

**NOTICE TO DEFEND**

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after the Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

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

**NORTH PENN LEGAL SERVICES  
WAYNE COUNTY COURTHOUSE  
925 COURT STREET**

**HONESDALE, PENNSYLVANIA  
18431  
877-515-7465**

**NICHOLAS D. GREGORY,  
ESQUIRE  
GREGORY & ASSOCIATES, PC  
ATTORNEYS FOR PLAINTIFF**

**5/4/2018**

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**COURT OF COMMON PLEAS  
WAYNE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION-LAW  
NO. 2017-00294**

Notice of Action in Mortgage Foreclosure

Nationstar Mortgage LLC, Plaintiff

vs.

Michael F. Adams, Defendant

**NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY**

**TO: Michael F. Adams, Defendant, whose last known address is 60 Lakeview Timbers Drive f/k/a 218 Lakeview Timber Drive, Gouldsboro, PA 18424.**

Your house (real estate) at: 60 Lakeview Timbers Drive f/k/a 218 Lakeview Timber Drive, Gouldsboro, PA 18424, 14-0-0046-0067 Control: 107335, is scheduled to be sold at Sheriff's Sale on 8/15/18, at 10:00 AM, at Wayne County Sheriff's Office, Courthouse Annex, 925 Court St., Honesdale, PA 18431, to enforce the court judgment of \$111,141.19,

obtained by Nationstar Mortgage LLC (the mortgagee) against you. -

**NOTICE OF OWNER'S RIGHTS - YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE - To prevent this Sheriff's Sale you must take immediate action:**

1. The sale will be cancelled if you pay back to Nationstar Mortgage LLC, the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call 610.278.6800.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may be able to stop the sale through other legal proceedings.
4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney.) - **YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE -**
5. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 610.278.6800.
6. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate

compared to the value of your property.

7. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call 570.253.2641. 8. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

9. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

10. You may be entitled to a share of the money, which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff no later than thirty days after the Sheriff Sale. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule.

11. You may also have other rights and defenses or ways of getting your house back, if you act immediately after the sale.

**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 LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

Wayne County Lawyer Referral Service,  
Northern PA Legal Service, Inc.,  
Wayne County Courthouse,  
Honesdale, PA 18431,  
877.515.7465.

PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Christopher A. DeNardo, Kristen D. Little, Kevin S. Frankel, Samantha Gable, Daniel T. Lutz, Leslie J. Rase, Alison H. Tulio, Stephanie A. Walczak & Katherine M. Wolf, Attys. for Plaintiff, Shapiro & DeNardo, LLC, 3600 Horizon Dr., Ste. 150, King of Prussia, PA 19406, 610-278-6800.

**5/4/2018**

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**NOTICE OF FILING  
PETITION FOR  
NAME CHANGE**

Notice is hereby given that, on April 17, 2018, the Petition of Nixie Burke was filed in the Court of Common Pleas, Wayne County, Pennsylvania, requesting an order to change her name from NIXIE BURKE to NIKKI BURKE

The Court has fixed the day of Wednesday, June 7, 2018, at 11:00 a.m. at the Wayne County Courthouse, Courtroom No. 2, 925

Court Street, Honesdale, PA 18431, 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 petitioner should not be granted.

Michael J. Farley, Esq.  
831 Court Street  
Honesdale, PA 18431

**5/4/2018**

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**FICTITIOUS NAME  
REGISTRATION**

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania March 13, 2018 for Angelic Treasures on Earth at 761 Easton Turnpike Lake Ariel, PA 18436. The name and address of each individual interested in the business is Fallon Cruz Valentin at 761 Easton Turnpike Lake Ariel, PA 18436. This was filed in accordance with 54 Pa.C.S. 311.

**5/4/2018**

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**FICTITIOUS NAME  
REGISTRATION**

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania January 24, 2018 for Brian Albion Custom Woodworking at 600 Purdytown tpke Lakeville, PA 18438. The name and address of

each individual interested in the business is Brian Albion at 600 Purdytown tpke Lakeville, PA 18438. This was filed in accordance with 54 Pa.C.S. 311.

**5/4/2018**

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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 Smith Pond Enterprises, 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.

**5/4/2018**

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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.*

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**SHERIFF'S SALE  
MAY 16, 2018**

By virtue of a writ of Execution instituted by: 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 16th day of May, 2018 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 situate in the Township of Lehigh, County of Wayne and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point being the intersection of the southern right-of-way of L.R. 1002-8 from Tobyhanna to Dunmore and the eastern edge of the Lehigh River, thence along the southern right-of-way line of L.R. 1002-8 South 49 degrees 29 minutes 59 seconds East for 600.45 feet to a point on the Wayne and Monroe County line; thence along said County line South 89 degrees 14 minutes 58 seconds West for 354.23 feet to a point in line of lands about to be conveyed to Leo Hornsby; thence along lands of Leo Hornsby, North 29 degrees 23 minutes 55 seconds West for 79.41 feet to a pipe; thence along the same, North 63 degrees 26 minutes 39 seconds west for 166.19 feet to a point on the eastern edge of the Lehigh River; thence along the eastern edge of the Lehigh River, North 18 degrees 43 minutes 33 seconds East for 265.32 feet to the point of BEGINNING.

CONTAINING 2.206 acres.

TITLE TO SAID PREMISES IS



VESTED IN Paul Diandriola, by Deed from Elizabeth L. Leary, Dated 05/28/2007, Recorded 06/14/2007, in Book 3315, Page 59.

Tax Parcel: 14-0-0370-0017.0003

Premises Being: 1543 Coolbaugh Road, a/k/a RR#2 Box 2620, Gouldsboro, PA 18424-7925

Improvements thereon:  
RESIDENTIAL DWELLING

Seized and taken in execution as property of:  
Paul Diandriola 1543 Coolbaugh Road, GOULDSBORO PA 18424

Execution No. 79-Civil-2017  
Amount Due: \$132,905.43 Plus additional costs

January 22, 2018  
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

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

ANY SUCCESSFUL BIDDER MUST HAVE 10% DOWN

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

Peter Wapner Esq.

4/20/2018 • 4/27/2018 • 5/4/2018

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**SHERIFF'S SALE  
MAY 16, 2018**

By virtue of a writ of Execution instituted by: CIT 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 16th day of May, 2018 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 AND TRACT OF LAND SITUATE, LYING AND BEING IN THE TOWNSHIP OF PAUPACK, COUNTY OF WAYNE, STATE OF PENNSYLVANIA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 83, SECTION 5, AS SHOWN ON PLAN OF LOTS, WALLENPAUPACK LAKE ESTATES, DATED MARCH 23, 1971 BY VEP & CO., AS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR WAYNE COUNTY, PENNSYLVANIA, IN PLAT BOOK 14, PAGE 117, SAID MAP

BEING INCORPORATED BY REFERENCE HEREWITH AS IF ATTACHED HERETO.

BEING KNOWN AND NUMBERED AS 1037 LAKE SHORE DRIVE F/K/A 42 LAKE SHORE DRIVE, LAKE ARIEL, PENNSYLVANIA 18436.

BEING PARCEL NUMBER: 19-0-0033-0052

BEING THE SAME PREMISES CONVEYED TO EDWARD LA FEIR, MARRIED PERSON FROM EDWARD J. LAFEIR AND MARYANN LAFEIR, HUSBAND AND WIFE BY DEED DATED JANUARY 11, 2008, AND RECORDED ON FEBRUARY 4, 2008, AS INSTRUMENT NUMBER: 200800001160 IN VOLUME 3459, PAGE 72.

IMPROVEMENTS THEREON:  
Residential Dwelling

Seized and taken in execution as property of:  
Edward LaFeir a/k/a Edward J. LaFeir 66 Massachusetts Street STATEN ISLAND NY 10307

Execution No. 449-Civil-2017  
Amount Due: \$146,630.22 Plus additional costs

January 19, 2018  
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.

Lauren M. Moyer, Esq.

**4/20/2018 • 4/27/2018 • 5/4/2018**

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**SHERIFF'S SALE  
MAY 16, 2018**

By virtue of a writ of Execution instituted by: CIT 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 16th day of May, 2018 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THAT CERTAIN piece or parcel of land, situate in the Borough of Honesdale, County of Wayne, and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pipe corner on the Easterly line of a road known as Parkway Drive, said corner being 250 feet distant from a monument on a line North 25 degrees 50 minutes West from said monument; thence, North 64 degrees 06 minutes East, to the Westerly bank of Dyberry Creek; thence, Southerly along said creek bank, a distance of approximately 120 feet to a corner; thence, South 64 degrees 06 minutes West, to a corner on the Easterly line of Parkway Drive; thence, along the Easterly line of Parkway Drive, North 25 degrees 50 minutes West, a distance of 120 feet to the place of beginning.

BEING Parcel ID 11-0-0001-0042

BEING known for informational purposes as 1836 Parkway Drive, Honesdale, PA

BEING THE SAME PREMISES which Earl D. Conklin and Doris M. Conklin, his wife, by Deed of Jane S. Abbey and Manton Abbey, her husband, and Burlin B. Abbey, single, dated 10.22.1959 and recorded 12.07.1959 in Deed Book 205 page 270 in the Wayne County Recorder of Deeds Office. And the said Doris M. Conklin departed this life on or about April 22, 2016 whereby title vested solely unto Earl D. Conklin by operation of law.

Seized and taken in execution as property of:  
Earl D. Conklin 1836 Parkway Drive HONESDALE PA 18431

Execution No. 536-Civil-2017  
Amount Due: \$195,661.46 Plus additional costs

January 22, 2018  
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE NOTICE:**

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

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

Samantha Gable Esq.

**4/20/2018 • 4/27/2018 • 5/4/2018**

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**SHERIFF'S SALE  
MAY 16, 2018**

By virtue of a writ of Execution instituted by: Ditech Financial LLC f/k/a Green Tree Servicing LLC issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the

16th day of May, 2018 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:

The Land referred to herein below is situated in the County of Wayne, State of Pennsylvania, and is described as follows:

ALL THAT CERTAIN piece, parcel or lot of land, situate, lying and being in the Township of Paupack, County of Wayne and State of Pennsylvania more particularly described as Lot (s) No(s). 324 Tiffany Road, Regency Section, as shown on a Map of Lands of Paupacken Lake Shores, Inc., recorded in the Office for the Recording of Deeds in and for the County of Wayne in Map Book 26, page 23.

TAX PARCEL #: 19-0-0042-0324

TAX CONTROL #:036676

BEING KNOWN AS: 324 Tiffany Road a/k/a 87 Tiffany Road, Lakeville PA 18348

Seized and taken in execution as property of:  
Nicholas H. Bakker 324 Tiffany Road, LAKEVILLE PA 18438

Execution No. 638-Civil-2016  
Amount Due: \$43,800.70 Plus additional costs

January 24, 2018  
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE NOTICE:**

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

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

Rebecca A. Solarz, Esq.

**4/20/2018 • 4/27/2018 • 5/4/2018**

**SHERIFF'S SALE  
MAY 30, 2018**

By virtue of a writ of Execution instituted by: Federal National Mortgage Association issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 30th day of May, 2018 at 10:00 AM in the Conference Room on the 3rd floor of the 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 Salem, County of Wayne and Commonwealth of Pennsylvania, as lot 1 as shown on a certain map entitled “minor subdivision of the lands of Roy A. & Louiseanne montalvan” and filed in the recorder’s office of Wayne county in map book 109, at page 38 bounded and described as follows:

Beginning at a point in the approximate center of s.r. 3007, also known as Neville road, the most northwesterly corner of the herein described parcel, said point being the point of beginning;

Thence along the lands of tancredo, n/f South 67 degrees 51 minutes 41 seconds East a distance of 30.85 feet to a drill hole found, said drill hole bearing South 43 degrees 05 minutes 51 Seconds East 13.02 feet from a steel pin found; thence continuing Along the lands of tancredo n/f south 43 degrees 05 minutes 51 seconds East a distance of 866.90 feet to a steel pin found; thence Along the lands of toy, n/f south 42 degrees 33 minutes 05 seconds West a distance of 940.09 feet to a steel pin set; thence continuing Along the lands of toy, n/f North 39 degrees 30 minutes 54 seconds West, a distance of 215.17 feet to a steel pin found; thence along Lot 1 north 19 degrees 02 minutes 17 seconds west a distance of 296.20 feet to a steel pin set; thence continuing along lot 1 North 50 degrees 47 minutes 16 seconds west (passing a steel pin set at 115.14 feet) a distance of 140.14

feet to a point in the center of s.r. 3007; thence along the approximate center of s.r. 3007 the following four courses:

1. North 34 degrees 22 minutes 16 seconds east a distance of 49.09 Feet;
2. Along a curve to the left having a radius of 1,500.00 feet Along an arc a length of 331.17 feet, said curve having a Chord bearing of north 28 degrees 02 minutes 46 seconds east a distance of 330.50 feet;
3. North 21 degrees 43 minutes 16 seconds east a distance of 184.93 feet;
4. North 19 degrees 26 minutes 53 seconds east a distance of 316.64 feet to the point of beginning.

Containing 14.63 acres, more or less. Subject to the same conditions, exceptions, and reservations as Are contained in the deeds forming the chain of title.

BEING KNOWN AS: 386 Neville Road, Moscow, PA 18444 (Salem Township)

PROPERTY ID NO.: 22-0-0320-0127.0003

TITLE TO SAID PREMISES IS VESTED IN ROY A. MONTALVAN AND LOUISEANNE MONTALVAN, HIS WIFE, AS TENANTS BY THE ENTIRETY BY DEED FROM ROY A. MONTALVAN AND LOUISEANNE MONTALVAN, HIS WIFE DATED 07/13/2007 RECORDED

07/19/2007 IN DEED BOOK 3338  
PAGE 326.

Seized and taken in execution as  
property of:  
Louise Anne Montalvan 386  
Neville Road MOSCOW PA 18444  
Roy A. Montalvan 386 Neville  
Road Salem Township MOSCOW  
PA 18444  
Joseph R. Rydzewski, Esq. Spall,  
Rydzewski, Anderson, Lalley &  
Tunis, P.C. 2573 Route 6  
HAWLEY PA 18428

Execution No. 178-Civil-2011  
Amount Due: \$249,829.52 Plus  
additonal costs

February 6, 2018  
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.  
J. Eric Kishbaugh Esq.

**5/4/2018 • 5/11/2018 • 5/18/2018**

**SHERIFF'S SALE  
MAY 30, 2018**

By virtue of a writ of Execution  
instituted by: Beach Lake  
Municipal Authority issued out of  
the Court of Common Pleas of  
Wayne County, to me directed,  
there will be exposed to Public  
Sale, on Wednesday the 30th day  
of May, 2018 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 or tracts of land lying,  
situate and being in the Village of  
Beach Lake, Township of Berlin,  
County of Wayne and  
Commonwealth of Pennsylvania,  
bounded and described as follows,  
to wit:

**PARCEL ONE:** BEGINNING at  
an iron pin corner set, being the  
northeast corner of lands of the  
M.E. Church Trustees (Deed Book  
24, Page 526) and being located on  
the southern line of Parcel Three of  
lands of Lucille Spry (Deed Book  
417, Page 1153); thence along the  
southern line of lands of the same,  
South 62 degrees 54 minutes 25  
seconds East 174.24 feet to a point  
or corner, located in the centerline  
of Pennsylvania Legislative Route  
No. 962 (Honesdale & Big Eddy  
Turnpike); thence along the

centerline of the same, South 30 degrees 06 minutes 45 seconds West 128.39 feet to a point or corner, located at the intersection of the aforesaid Pennsylvania Legislative Route No. 962 with Pennsylvania Legislative Route 63124 (Plank Road) and Township Route No. 512 (Road leading to Methodist Episcopal Burial Ground); thence along the centerline Township Route No. 512, North 66 degrees 07 minutes 53 seconds West 167.74 feet to a point or corner being a common corner of lands of Kiernan and Pescatore (Deed Book 407, page 951), Alfred H. and Marjorie A. Thumann (Deed Book 414, page 486) and the aforesaid M.E. Church Trustees; thence departing from the said roadway and along the eastern line of lands of the aforesaid M.E. Church Trustees, North 27 degrees 05 minutes 35 seconds East 137.60 feet to the place of BEGINNING. CONTAINING, within bounds, 22,689 square feet (0.521 acres) of land, inclusive of that area occupied by public roads and utility easements and rights of way and supporting a two story frame dwelling.

PARCEL TWO: BEGINNING at a point or corner, located in the centerline of Pennsylvania Legislative Route No. 962 (Honesdale and Big Eddy Turnpike), being the purported southwest corner of the Free Methodist Church of Beach Lake (Deed Book 337, page 573); thence along the centerline of the

aforesaid roadway, South 28 degrees 02 minutes 47 seconds West 101.26 feet to a point or corner; thence departing from said roadway and along the northern line of Parcel three of lands of Lucille Spry (Deed Book 417, page 1153) and M. E. Church Trustees (Deed Book 24, page 526). North 62 degrees 54 minutes 25 seconds West 330.00 feet to an iron pin corner set, being the northwest corner of lands of the aforesaid M.E. Church Trustees and being located on the eastern line of lands of Trustees of M.E. Church (Deed Book 4, Page 477); thence along the eastern line of lands of the same, North 22 degrees 24 minutes 10 seconds East 101.59 feet to an iron pin corner set, being a common corner of the aforesaid trustees of M.E. Church, Beach Pond Circuit of the Methodist Episcopal Church (Deed Book 127, page 128) and the aforesaid Free Methodist Church of Beach Lake; thence along the southern line of lands of the latter, South 62 degrees 54 minutes 25 seconds East 339.99 feet to the place of BEGINNING. CONTAINING, within bounds, 33,918 square feet (0.779 acres) of land, inclusive of that area occupied by public road and utilities easements and rights of way and supporting a two story frame building.

The lands herein conveyed are more fully described in a survey by Alfred K. Bucconear, Registered Professional Land Surveyor, Star Route, Seelyville, Honesdale, Pennsylvania, 18431, in April of

1986. Bearings are on a magnetic meridian of 1986. An illustration of this survey is made part of this entry and is recorded in Wayne County Map Book Volume 58+9 at page 40.

BEING the same premises which Charles Morelli, by deed dated February 25, 2005, and recorded in Wayne County Record Book 2717 at Page 273, granted and conveyed unto Kenneth Yahm.

FURTHER BEING the same premises which Kenneth Yahm, by his deed dated the 21st day of March, 2006 and recorded in Wayne County Record Book 3000 at Page 58, granted and conveyed unto Kenneth Yahm and Linda J. Yahm, his wife.

Seized and taken in execution as property of:  
Kenneth Yahm 210 Wiman Avenue  
STATEN ISLAND NY 10308  
Linda J. Yahm 210 Wiman Avenue  
STATEN ISLAND NY 10308  
Any and all other persons or entities in possession of the described property 87 Milanville Road BEACH LAKE PA

Execution No. 209-Judgment-2017  
Amount Due: \$9,476.19 Plus additional costs

February 5, 2018  
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.

Jeffrey Treat, Esq.

5/4/2018 • 5/11/2018 • 5/18/2018

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**SHERIFF'S SALE  
MAY 30, 2018**

By virtue of a writ of Execution instituted by: TIAA, FSB d/b/a Ever 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 30th day of May, 2018 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 AND PARCELS OF LAND SITUATED IN THE BOROUGH OF HONESDALE, COUNTY OF WAYNE AND



COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

PARCEL I:

BEGINNING AT A POINT IN TRYON STREET, WHICH POINT OF BEGINNING IS A COMMON CORNER OF LANDS OF GRANTORS AND WILLIAM AND ELLEN MALLOY; THENCE THROUGH THE CENTER OF TRYON STREET SOUTH 76 DEGREES 59 MINUTES 55 SECONDS WEST 110 FEET TO A POINT FOR A CORNER; THENCE NORTH 15 DEGREES 15 MINUTES 05 SECONDS WEST 209.05 FEET TO A POINT FOR A CORNER; THENCE NORTH 76 DEGREES 38 MINUTES 58 SECONDS EAST 119.19 FEET TO A POINT FOR A CORNER; THENCE ALONG THE COMMON BOUNDARY LINE OF LANDS OF GRANTORS AND WILLIAM AND ELLEN MALLOY SOUTH 12 DEGREES 43 MINUTES 57 SECONDS EAST 209.62 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING THEREIN 23,980.69 SQUARE FEET. THE ABOVE DESCRIPTION IS IN ACCORDANCE WITH MAP ENTITLED "SURVEY PLAN ROBERT AND JOHN KNASH" PREPARED BY CHRISTOPHER KNASH P.L.S. AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF

WAYNE COUNTY PENNSYLVANIA IN MAP BOOK 96 AT PAGE 57.

EXCEPTING AND RESERVING TO THE GRANTORS, THEIR HEIRS AND ASSIGNS, A SEWER EASEMENT 15 FEET IN WIDTH BEGINNING IN THE CENTER OF TRYON STREET AND EXTENDING ALONG THE COMMON BOUNDARY LINE OF THE GRANTORS AND C.A.R. ENTERPRISES, DEED BOOK 1195 AT PAGE 261, NORTH 15 DEGREES 15 MINUTES 05 SECONDS WEST 183.20 FEET AND EXTENDING ON THE SAME COURSE 25.85 FEET ALONG THE COMMON BOUNDARY LINE OF THE GRANTORS AND CITIZENS SAVINGS AND LOAN WITH THE RIGHT OF INGRESS AND EGRESS TO CONSTRUCT, MAINTAIN AND REPAIR A SEWER LINE TO SERVE TAX MAP PARCEL

NO. 11-14-74, DEED BOOK 246 AT PAGE 1128.

PARCEL II:

BEGINNING AT A POINT WHICH IS THE MOST NORTHWEST CORNER OF THE PARCEL I HEREIN; THENCE SOUTH 76 DEGREES 36 MINUTES 33 SECONDS WEST 8.70 FEET TO A POINT FOR A CORNER; THENCE NORTH 14 DEGREES 43 MINUTES 17 SECONDS WEST 104.94 FEET TO A POINT FOR A CORNER;

THENCE NORTH 75 DEGREES  
39 MINUTES 22 SECONDS  
EAST 147.34 FEET TO A POINT  
FOR A CORNER; THENCE  
SOUTH 14 DEGREES 01  
MINUTES 02 SECONDS EAST  
107.45 FEET TO A POINT FOR A  
CORNER; THENCE SOUTH 76  
DEGREES 36 MINUTES 41  
SECONDS WEST 18.6 FEET;  
THENCE SOUTH 76 DEGREES  
38 MINUTES 58 SECONDS  
WEST 119.19 FEET TO THE  
POINT AND PLACE OF  
BEGINNING.

CONTAINING THEREIN ALL  
OF PARCEL IV OF DEED BOOK  
204 AT PAGE 131.

THE ABOVE DESCRIPTION IS  
IN ACCORDANCE WITH THE  
AFORESAID SURVEY OF  
CHRISTOPHER KNASH AND  
CONTAINS 15,577.06 SQUARE  
FEET MORE OR LESS AND  
BEING ALL OF TAX MAP  
PARCEL 11-14-80.

EXCEPTING AND RESERVING  
A SEWER EASEMENT TO THE  
GRANTORS HEREIN, THEIR  
HEIRS AND ASSIGNS A SEWER  
EASEMENT 15 FEET IN WIDTH  
BEGINNING AT THE POINT OF  
BEGINNING PARCEL II ABOVE  
AND THEN EXTENDING  
ALONG THE COMMON  
BOUNDARY OF PARCEL I AND  
PARCEL II NORTH 76 DEGREES  
38 MINUTES 58 SECONDS  
EAST 119.19 FEET AND  
EXTENDING ALONG THE  
COMMON BOUNDARY LINE  
OF PARCEL II AND LANDS OF

WILLIAM AND ELLEN  
MALLOY, DEED BOOK 286 AT  
PAGE 81, NORTH 76 DEGREES  
36 MINUTES 41 SECONDS  
EAST 18.16 FEET WITH THE  
RIGHT OF INGRESS AND  
EGRESS TO CONSTRUCT,  
MAINTAIN AND REPAIR  
SEWER LINE TO SERVE TAX  
MAP PARCEL NO. 11-14-74,  
DEED BOOK 246 AT PAGE 1128.

TOGETHER WITH ALL RIGHTS  
OF WAY AND UNDER AND  
SUBJECT TO ALL  
COVENANTS, RESERVATIONS,  
RESTRICTIONS AND  
CONDITIONS OF RECORD, AS  
FOUND IN THE CHAIN OF  
TITLE.

Map and Parcel ID: 11-0-0014-  
0080

Being known as: 119 Tryon Street,  
Honesdale, Pennsylvania 18431.

Title to said premises is vested in  
Leslie A. Rhinesmith by deed from  
Isobel R. Brown dated December  
7, 2006 and recorded December 8,  
2006 in Deed Book 3192, Page 150  
Instrument Number  
200600014545.

Seized and taken in execution as  
property of:  
Leslie A. Rhinesmith 111 Old 92,  
TUNKHANNOCK PA 18657

Execution No. 402-Civil-2017  
Amount Due: \$62,662.87 Plus  
additional costs

February 8, 2018

Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE NOTICE:**

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

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

Jacob M. Ottley Esq.

**5/4/2018 • 5/11/2018 • 5/18/2018**

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**SHERIFF'S SALE  
MAY 30, 2018**

By virtue of a writ of Execution instituted by: 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 30th day of May, 2018 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, SITUATE IN THE TOWNSHIP OF SALEM, WAYNE COUNTY, PENNSYLVANIA, KNOWN AS LOT 1907, SECTION 16, OF THE HIDEOUT, A SUBDIVISION, SITUATED IN THE TOWNSHIPS OF LAKE AND SALEM, WAYNE COUNTY, PENNSYLVANIA, ACCORDING TO THE PLATS THEREOF, RECORDED APRIL 9, 1970, MAY 11, 1970 AND SEPTEMBER 8, 1970, IN THE OFFICE OF THE RECORDER OF DEEDS OF WAYNE COUNTY, PENNSYLVANIA, IN PLAT BOOK 5, PAGES 26 THROUGH 58; AS AMENDED AND SUPPLEMENTED.**

**SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD, INCLUDING THOSE SET FORTH IN THE DECLARATION OF PROTECTIVE COVENANTS FOR THE HIDEOUT, DATED AS OF MAY 11, 1970 AS AMENDED AND SUPPLEMENTED.**

**THE IMPROVEMENTS THEREON BEING KNOWN AS 1907 LAKEVIEW DRIVE, EAST LAKE ARIEL, PENNSYLVANIA – 18436.**

**BEING THE SAME PREMISES which Sandra J. McFall, divorced and single, by Deed dated January 19, 2010 and recorded March 5, 2010 in the Office of the Recorder of Deeds in and for Wayne County in Deed Book Volume 3977, Page 167, granted and conveyed unto**

VANESSA L. SOLOMON and  
SANDEEP SOLOMON, her  
husband.

BEING KNOWN AS: 1907  
LAKEVIEW DRIVE EAST,  
LAKE ARIEL, PA 18436

PARCEL #22-0-0024-0010

Seized and taken in execution as  
property of:

Vanessa L. Solomon 3165 29th  
Street, Apt. F5 ASTORIA NY  
11106

Sandeep Solomon 3165 29th  
Street, Apt. F5 ASTORIA NY  
11106

Execution No. 478-Civil-2016  
Amount Due: \$56,739.28 Plus  
additional costs  
January 31, 2018  
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.

**5/4/2018 • 5/11/2018 • 5/18/2018**

**SHERIFF'S SALE  
MAY 30, 2018**

By virtue of a writ of Execution  
instituted by: Ocwen 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 30th day of May,  
2018 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 1:**

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

**FINAL MAP of Pocono Springs  
Estates, Inc., Section XII, being  
Lot No. 173, Apollo Drive, on the  
Plot or Plan of Lots known as  
"Pocono Springs Estate, Inc.," as  
laid out for Pocono Springs  
Estates, Inc., by R.N. Harrison, Ci  
vil Engineer, Hackettstown, New  
Jersey, dated May, 1968, and  
recorded in the Recorder of Deeds  
Office of Wayne County, in Wayne  
County Map Book 14 at Page 189.**

**PARCEL 2:**

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

FINAL MAP of Pocono Springs Estates, Inc., Section XII, being Lot No. 172, Apollo Drive, on the Plot or Plan of Lots known as "Pocono Springs Estates, Inc.," as laid out for Pocono Springs Estates, Inc., by R.N. Harrison, Civil Engineer, Hackettstown, New Jersey, dated May, 1968, and recorded in the Recorder of Deeds Office of Wayne County, in Wayne County Map Book 14 at Page 189.

PARCEL 1 shall be joined to and become an inseparable part of PARCEL 2, and cannot hereafter be subdivided, conveyed or sold separately or apart therefrom without the prior approval of the Board of Supervisors of Lehigh Township

Premises being 172 Apollo Drive, Gouldsboro, PA 18424

Parcel no. 14-0-0024-121

BEING the same premises which Christopher A. Silvia and Michelle Silvia, Husband and wife, by Deed dated March 2, 2010 and recorded April 15, 2010 in the Office of the Recorder of Deeds in and for Wayne County in Deed Book 4002 Page 235, granted and conveyed unto Christopher A. Silvia, Sr. and Michelle Silvia, Husband and wife

as tenants by the entirety.

Seized and taken in execution as property of:  
Michelle Silvia 1275 Roosevelt Highway, WAYMART PA 18472  
Christopher A. Silvia, Sr. a/k/a  
Christopher A. Silvia 1275 Roosevelt Highway WAYMART PA 18472

Execution No. 521-Civil-2017  
Amount Due: \$186,554.78 Plus additional costs

February 5, 2018  
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.**

Edward J. McKee Esq.

**5/4/2018 • 5/11/2018 • 5/18/2018**

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**CIVIL ACTIONS FILED**

*FROM APRIL 7, 2018 TO APRIL 13, 2018  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**JUDGMENTS**

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
1997-20697	DAVIS JUTTA	4/13/2018	SATISFACTION	—
1997-20698	DAVIS JUTTA	4/13/2018	SATISFACTION	—
2007-00521	FULMOR HOWARD J	4/10/2018	SATISFACTION	—
2015-21132	DELCASTILLO ANTHONY	4/09/2018	SATISFACTION	1,838.42
2015-21132	DELCASTILLO LORRAINE	4/09/2018	SATISFACTION	1,838.42
2016-20949	DELCASTILLO ANTHONY	4/09/2018	SATISFACTION	2,008.39
2016-20949	DELCASTILLO LORRAINE	4/09/2018	SATISFACTION	2,008.39
2017-00310	BOWEN JANET	4/10/2018	WRIT OF EXECUTION	59,982.85
2017-00485	LUISE CHRISTOPHER J	4/13/2018	VACATE JUDGMENT	—
2017-00532	REIN JEFFREY M	4/10/2018	DEFAULT JUDGMENT	11,841.69
2017-00592	CHERVANKA CHRISTOPHER ESTATE	4/09/2018	WRIT OF EXECUTION	38,720.79
2017-20109	STILES HOWARD	4/09/2018	SATISFACTION	1,459.36
2017-20109	STILES JOANN	4/09/2018	SATISFACTION	1,459.36
2017-21229	ROYCHOWDHURY RUPANJALI	4/09/2018	SATISFACTION	661.23
2017-21229	CHAKRABORTY BHASKAR	4/09/2018	SATISFACTION	661.23
2018-00014	VICARI JOHN S	4/10/2018	DEFAULT JUDG IN REM	98,259.56
2018-00014	VICARI NATALIE	4/10/2018	DEFAULT JUDG IN REM	98,259.56
2018-00085	BELLAFARO REALTY HOLDING I	4/10/2018	VACATE JUDGMENT	—
2018-00085	CORDARO JODY G	4/10/2018	VACATE JUDGMENT	—
2018-00085	CORDARO TRUDY SCOTCH	4/10/2018	VACATE JUDGMENT	—
2018-00085	SCOTCH CORDARO TRUDY	4/10/2018	VACATE JUDGMENT	—
2018-00171	MELIORIS CHRISTOPHER	4/13/2018	CONFESSION OF JDGMT	7,896.92
2018-20219	BRAVO EMMA	4/09/2018	SATISFACTION	620.34
2018-20219	DAILY TRUCK TIRE SERVICE	4/09/2018	SATISFACTION	620.34
2018-20220	BRAVO EMMA	4/09/2018	SATISFACTION	620.34
2018-20220	DAILY TRUCK TIRE SERVICE	4/09/2018	SATISFACTION	620.34
2018-20221	BRAVO EMMA	4/09/2018	SATISFACTION	620.34
2018-20221	DAILY TRUCK TIRE SERVICE	4/09/2018	SATISFACTION	620.34
2018-20307	SHANKLER HOWARD	4/09/2018	FEDERAL TAX LIEN	104,471.27
2018-20307	HOWKAT PRECISION AUTOMOTIVE	4/09/2018	FEDERAL TAX LIEN	104,471.27
2018-20308	SHANKLER HOWARD	4/09/2018	FEDERAL TAX LIEN	888.31
2018-20308	HOWKAT PRECISION AUTOMOTIVE	4/09/2018	FEDERAL TAX LIEN	888.31
2018-20309	TECHNIQUES IN METAL INC A CORPORATION	4/09/2018	FEDERAL TAX LIEN	4,276.31
2018-20310	CORRADENGO A	4/09/2018	FEDERAL TAX LIEN	346,185.34
2018-20311	TRIANTEFILLOU GEORGE	4/09/2018	FEDERAL TAX LIEN	429,807.86
2018-20312	AUGHE BRIAN M	4/10/2018	FEDERAL TAX LIEN	13,985.87
2018-20312	AUGHE KAREN L	4/10/2018	FEDERAL TAX LIEN	13,985.87
2018-20313	OTT DAVIN AUSTIN	4/11/2018	JUDGMENT	1,215.25
2018-20314	DANNA ANTHONY S	4/11/2018	MUNICIPAL LIEN	949.71
2018-20314	DANNA DIANA	4/11/2018	MUNICIPAL LIEN	949.71

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

2018-20315	CLARK LINDA		4/11/2018	MUNICIPAL LIEN	925.89
2018-20315	HURRINUS DONNA M		4/11/2018	MUNICIPAL LIEN	925.89
2018-20316	ANDRIKOS ARISTOTELIS		4/11/2018	MUNICIPAL LIEN	949.71
2018-20317	SIEGLER RICHARD		4/11/2018	MUNICIPAL LIEN	949.71
2018-20317	SIEGLER ROSEMARY		4/11/2018	MUNICIPAL LIEN	949.71
2018-20318	ALLEN DAVID W		4/11/2018	MUNICIPAL LIEN	999.73
2018-20318	SONIA ROSARIO		4/11/2018	MUNICIPAL LIEN	999.73
2018-20319	LOCANTRO JAMES C		4/11/2018	MUNICIPAL LIEN	1,461.68
2018-20320	PACIOTTI JOSEPH		4/11/2018	MUNICIPAL LIEN	2,522.36
2018-20320	PACIOTTI ASHLEY		4/11/2018	MUNICIPAL LIEN	2,522.36
2018-20321	PRESS CAROLE C		4/11/2018	MUNICIPAL LIEN	1,072.57
2018-20322	DEVINE DARLENE K		4/12/2018	MUNICIPAL LIEN	1,524.67
2018-20323	HUNDEMER BRETT		4/12/2018	MUNICIPAL LIEN	1,523.22
2018-20324	MAZZARIELLO JOSEPH J		4/12/2018	MUNICIPAL LIEN	568.52
2018-20325	GRANT CHRISTINE		4/12/2018	MUNICIPAL LIEN	1,521.82
2018-20326	SOLOMON VANESSA L		4/12/2018	MUNICIPAL LIEN	1,626.89
2018-20326	SOLOMON SANDEEP		4/12/2018	MUNICIPAL LIEN	1,626.89
2018-20327	ARMSTRONG WARREN		4/12/2018	MUNICIPAL LIEN	1,571.37
2018-20328	COSTA NOREEN		4/12/2018	MUNICIPAL LIEN	1,591.24
2018-40015	BRYDEN TRENT OWNER	P	4/13/2018	STIP VS LIENS	—
2018-40015	BRYDEN ANNA OWNER	P	4/13/2018	STIP VS LIENS	—
2018-40015	DAKAN ENTERPRISES INC CONTRACTOR		4/13/2018	STIP VS LIENS	—
2018-90032	EGAN FRANCES		4/09/2018	ESTATE CLAIM	2,629.64
2018-90032	EGAN F		4/09/2018	ESTATE CLAIM	2,629.64
2018-90035	JORDAN JOSEPH		4/13/2018	ESTATE CLAIM	9,908.72

**CIVIL APPEALS — AGENCIES: OTHER**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2018-00166	LANG WASTE SERVICES PLAINTIFF/APPELLEE	PLAINTIFF	4/11/2018	—
2018-00166	WAYNE INN DEFENDANT/APPELLANT	DEFENDANT	4/11/2018	—

**COMPLAINT — CONFESSION**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2018-00171	R E MICHEL COMPANY LLC	PLAINTIFF	4/13/2018	—
2018-00171	MELIORIS CHRISTOPHER	DEFENDANT	4/13/2018	—

**CONTRACT — DEBT COLLECTION: CREDIT CARD**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2018-00170	BARCLAYS BANK DELAWARE	PLAINTIFF	4/13/2018	—
2018-00170	RACHT DAVID W	DEFENDANT	4/13/2018	—

**CONTRACT — DEBT COLLECTION: OTHER**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2018-00163	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	4/11/2018	—
2018-00163	GONZALEZ ORLANDO	DEFENDANT	4/11/2018	—
2018-00164	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	4/11/2018	—
2018-00164	BIHLER LAURIE	DEFENDANT	4/11/2018	—
2018-00169	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	4/13/2018	—
2018-00169	HILL EDWARD	DEFENDANT	4/13/2018	—

**CONTRACT — OTHER**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2018-00167	DIME BANK	PLAINTIFF	4/12/2018	—
2018-00167	CAMP RIM ROCK LLC	DEFENDANT	4/12/2018	—
2018-00167	GREITZER JOSEPH	DEFENDANT	4/12/2018	—
2018-00167	GREITZER ROBIN W	DEFENDANT	4/12/2018	—

**REAL PROPERTY — EJECTMENT**


CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2018-00168	CNB REALTY TRUST	PLAINTIFF	4/13/2018	—
2018-00168	CRUZ KATHLEEN	DEFENDANT	4/13/2018	—

**REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2018-00165	CARRINGTON MORTGAGE SERVICES	PLAINTIFF	4/11/2018	—
2018-00165	PICO CATHLEEN	DEFENDANT	4/11/2018	—

**TORT — MOTOR VEHICLE**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2018-00162	ALVAREZ PETER	PLAINTIFF	4/10/2018	—
2018-00162	PENNSYLVANIA DEPARTMENT OF TRA	DEFENDANT	4/10/2018	—



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**MORTGAGES AND DEEDS**

*RECORDED FROM APRIL 23, 2018 TO APRIL 27, 2018  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

<b>GRANTOR</b>	<b>GRANTEE</b>	<b>LOCATION</b>	<b>AMOUNT</b>
Houshultz Garrit W	Honesdale National Bank	Honesdale Borough	
Leach Stephanie			120,000.00
Kowalski Andrzej	Polish & Slavic F C U	Lake Township	
Kowalska Emilia	Polish & Slavic FCU		110,000.00
Candela Maria Teresa V	Huntington National Bank	Damascus Township	
Candela Thomas A			50,000.00
Reece Thomas Howell	Mortgage Electronic Registration Systems	Paupack Township	
Reece Sandra Joy Chertoff	Finance Of America Mortgage LLC		123,750.00
Chertoffreece Sandra Joy	Finance Of America Mortgage L L C		
Magyar Burton	Lenz Ronald F	Damascus Township	
Magyar Linda	Lenz Kathy E		135,734.13
Oheren Brian	Mortgage Electronic Registration Systems	Hawley Borough	
Oheren Laraine	Quicken Loans Inc		74,500.00
Utegg Linda S	Dime Bank	Berlin Township	119,000.00
Bause Jeffrey	Mortgage Electronic Registration Systems	Paupack Township	
Bause Christy	Stifel Bank & Trust		283,500.00
Grassie & Sons Inc	Pitti David J	Salem Township	50,000.00
Manner David B	Mortgage Electronic Registration Systems	Lake Township	
Manner Jennifer F	Residential Mortgage Services Inc		244,000.00
Kovach Thomas H	Mortgage Electronic Registration Systems	Paupack Township	
	Summit Mortgage Corporation		203,850.00
Taconet Roberta T	Peoples Security Bank & Trust Company	Lake Township	34,000.00
Barziloski Adam B	Mortgage Electronic Registration Systems	Cherry Ridge Township	
Barziloski Jean M	Summit Mortgage Corporation		372,000.00
Rosengrant Wayne C	PSECU	Palmyra Township	
Rosengrant Laura	P S E C U		95,000.00
Rickard Robert Thane	Honesdale National Bank	Clinton Township 1	29,240.00
Woehrl Nicholas	FNCB Bank F N C B Bank	Lake Township	224,000.00
Simpson Daniel	Dime Bank	Dreher Township	206,500.00

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

Parra Steven	Mortgage Electronic Registration Systems M & T Bank	Salem Township	108,000.00
McNally Edward P	Lexington National Insurance Corporation	Dreher Township	
Washklovitch Stacy	ABC Bail Bonds Inc A B C Bail Bonds Inc		300,000.00
Tedeschi Dave	Sperry Associates Federal Credit Union	Lake Township	
Tedeschi Mary			50,000.00
Chappel Floyd	Mortgage Electronic Registration Sysyems	Sterling Township	
Chappel Laurie	Stearns Lending		157,102.00
Lange Gregg A	PNC Bank	Preston Township	
Lange Beth A	P N C Bank		300,000.00
Dimedici Kyle	Mortgage Electronic Registration Systems	Dyberry Township	
Degroat Kristie	Finance Of America Mortgage LLC Finance Of America Mortgage L L C		179,193.00
He Yidi	Honesdale National Bank	Honesdale Borough	
Zou Xiaofang			84,800.00

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## DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Cousins Brian G	Houshultz Garrit W	Honesdale Borough	
Cousins Hilary A	Leach Stephanie		
Davis Lakefront Properties	Davis Lake Front Properties	Paupack Township	Lot 23
Davis Lakefront Properties	Davis Lake Front Properties	Paupack Township	Lot 80
Barnes Leon W	Barnes William John Jr	Preston Township	
Barnes Barbara F			Lot A
Polley James R	Gels Heimer Melissa R	Salem Township	
Polley Regina Y	Padula Jamie L		
Spira Stanley B	Kowalski Andrzej	Lake Township	
Spira Madeleine	Kowalska Emilia		Lot 2855
Dillon Real Estate Co Inc	T H Minit Markets L L C TH Minit Markets LLC	Honesdale Borough	
Bauta Shpendi	Bauta Shpendim	Lehigh Township	
Bauta Dhurata	Bauta Dhurata		
Shehadi Donna Tr	Shehadi Stephanie	Lehigh Township	
John J Shehadi Irrevocable Trust			
Shehadi John James			
Dawes William C Jr	Reece Thomas H	Paupack Township	
Dawes Frances Cimaglia	Reece Sandra J Chertoff		Lot 223
Cimagliadawes Frances	Chertoffreece Sandra J		
Neglia Frank	Dely Susan J	Manchester Township	

Farley Patrick T	Farley Patrick T	Clinton Township 1	
Farley Julia A	Farley Julia A		Lot 4
Farley Michael J			
Farley Devon L			
Farley Patrick T	Farley Patrick T	Clinton Township 1	
Farley Julia A	Farley Julia A		
Farley Michael J	Farley Michael J		
Farley Devon L	Farley Devon L		
Farley Patrick T	Farley Patrick T	Clinton Township 1	
Farley Julia A	Farley Julia A		Lot 2
Farley Michael J	Farley Michael J		
Farley Devon L	Farley Devon L		
Farley Patrick T	Farley Thomas J	Clinton Township 1	
Farley Julia A	Farley Mary		Lot 3
Farley Michael J			
Farley Devon L			
Farley Patrick T	Farley Michael J	Clinton Township 1	
Farley Julia A	Farley Devon L		Lot 1
Farley Michael J			
Farley Devon L			
Lenz Ronald F	Magyar Burton	Damascus Township	
Lenz Kathy E	Magyar Linda		Lot 2B
Williams Joel L	Vertalics Robert Louis Jr	Lake Township	
Williams Lorraine M	Vertalics Samantha Lyn		
Sywensky John J	Phelps Ronald S	Salem Township	
	Phelps Judith A		Lot 732
Garzone Anthony M	Garzone Anthony M	Lake Township	
Garzone Gladys G Rivera	Garzone Gladys G Rivera		Lot 2120
Riveragarzone Gladys G	Riveragarzone Gladys G		
	Garzone Anthony		
	Tretola Monique Garzone		
	Garzonetretola Monique		
Rude Raymond	Zimmerman Donald W	Sterling Township	
Rude Catherine	Zimmerman Deborah		Lot 71
Bunting Clyde R Tr AKA	Kdg Real Estate	Waymart Borough	
Bunting Clyde R Sr Tr AKA	K D G Real Estate		
Bunting Joan M Tr			
Clyde R Bunting Sr Revocable			
Living Trust			
Joan M Bunting Revocable			
Living Trust			
Tallada Jennifer	Schlatter Randy	Dreher Township	Lot 10
Tonetti Linda S	Utegg Linda S	Berlin Township	
Utegg Linda S			
Tonetti Peter A			
Harmon Edward G	Sugar David	Salem Township	
Harmon Gail G	Sugar Stephanie		Lot 681
Nutt Robert	Nutt Darlene	Hawley Borough	
Nutt Darlene			Lot 6

Alessi Alfred R	Farkas Robert E	Paupack Township	
Alessi Katrina V	Farkas Lisa M		
Mitch Timothy M	Bause Jeffrey	Paupack Township	
	Bause Christy		Lots 1 & 4
Pitti David J	Grassie & Sons Inc	Salem Township	Lot 2
Milewska Teresa	Manner David B	Lake Township	
	Manner Jennifer F		
Horst Sandra King Adm	Horst Sandra AKA	Lehigh Township	
King Earl M Est	Horst Sandra King AKA		
US Bank National Association			
Tr By Af	Housing & Urban Development	Salem Township	
U S Bank National Association			
Tr By Af			Lot 169
Pa Housing Finance Agency			
Pa Housing Finance Agency Af			
Waltman Christopher	Bas Paul	Honesdale Borough	
Marek Herbert A	Kovach Thomas H	Paupack Township	
Marek Jill E			Parcel 34
Maritato Dorothy G	Taconet Roberta T	Lake Township	
Maritato Concetta T			
Hendershot Sharon L	Anderson James	Palmyra Township	
Smith Sharon L			
Taylor Frederick J	Barziloski Adam B	Cherry Ridge Township	
	Barziloski Jean M		
Corcoran Stacey M	Otoole Joan Mary	Damascus Township	
Olver Stacey M			Lot 26
Olver Dave T			
Yasanovich Patricia Exr	Rickard Robert Thane	Clinton Township !	
Yasanovich Joseph Est			
Hardy June D Est AKA	Dorflinger Suydam Wildlife Sanctuary Inc	Texas Township 3	
Hardy June Dorflinger Est AKA			Parcel A
LTA Investment Corp	Simpson Daniel	Dreher Township	
L T A Investment Corp			
Teufert Ryan	Teufert Ryan	Lake Township	
Edwards Sarah			
Diehl John R III Exr	Diehl Denise	Paupack Township	
Diehl John R Jr Est AKA			Lots 449 & 451
Diehl John Est AKA			
Young Gregory	Wallenpaupack Lake Estates Property Owners	Paupack Township	
Young Svetlana			Lot 88
Alderfer Ferrill	Smolsky Elizabeth Ann	Salem Township	
	Smolsky Shawn Joseph		
Pintarelli Arthur J	Parra Steven	Salem Township	
Pintarelli Louise M			Lot 392
Schermerhorn Charlene A AKA	Hetticher Eugene K	Waymart Borough	
Schermerhorn Charlene M AKA			Lots 10 & 9
Merring Frederick Adm	Vickory Glen Arthur	Lake Township	
Merring Franklin Fest			

Drougas Dimitrios By Sheriff	Federal National Mortgage Association	Paupack Township	
Drougas Geraldine A By Sheriff			Lot 282
Drougas Michael By Sheriff			
Harwig Stacy By Sheriff			
Drougas Elizabeth By Sheriff			
Drougas Pantelis D By Sheriff			
Pennymac Corp By Af	Florian Adam	Paupack Township	
Pennymac Loan Services Af	Gusciora Agnes		Lot 127
Tees Florence P	Chappel Floyd	Sterling Township	
	Chappel Laurie		Lot 73R
Murphy Kathleen V	Mullican Shannon	Buckingham Township	
Ohara Ann T	Gillespie Mary	Texas Township 1 & 2	
	Gillespie John		
Hannon Todd Joseph	Hannon Todd Joseph	Damascus Township	
Hannon Carol Avila			Lot 6
Avilahannon Carol			
Rose Carl J	Rose Carl J	Salem Township	
Rose Denise AKA			
Rose Denise M AKA			
Rose Carl J	Rose Carl J	Salem Township	
Rose Denise AKA			Lot AR
Rose Denise M AKA			
Rose Carl J	Rose Carl J	Salem Township	
Rose Denise AKA			Parcel D
Rose Denise M AKA			
Tucciarone John F	John F Tucciarone Revocable Living Trust	Damascus Township	
Tucciarone Claire S			Lot 2
Tucciarone John F	John F Tucciarone Revocable Living Trust	Lebanon Township	
Breezewood Acres Land Development	Young Christian Young Tracy	Dreher Township	Lot 40
Wormuth Thomas L Exr	Wormuth Thomas L	Buckingham Township	
Wormuth Leonard A Est			
Console Michael D	Dimedici Kyle	Dyberry Township	
Horst Karla D AKA	Degroat Kristie		Lot 19
Horst Karla M AKA			
Tuttle Karla D Horst AKA			
Horsttuttle Karla D AKA			
Barna Nicholas A			
Tietjen Cinda	He Yidi	Honesdale Borough	
Howell Sally R	Zou Xiaofang		
Box Pamela J			
Williams Vannie B Jr			
Allende Luz B	Cotrone Louis	Lake Township	
Allende Lois R	Cotrone Dianne		Lot 3716
Degironimo Enrico Ind & Exr	Degironimo Enrico	Preston Township	
Sweeney Jean Ind & Exr	Sweeney Jean	Preston Twp & Starrucca Boro	
Degironimo Frank	Degironimo Frank	Starrucca Borough	
Degironimo Joseph	Degironimo Joseph	Starrucca Boro & Preston Twp	
Sweeney Thomas			
Degironimo Phyllis Est			

**COURT CALENDAR**

*May 7, 2018–May 11, 2018*

**Monday, May 07, 2018**

**Time** 9:00 AM  
**Subject** Arbitrations

319-2017-CV Discover v. Wartella Gulko/Farley  
499-2017-cv Discover Bank v. Treshnik Cawley/Pro Se  
509-2017-CV Midland Funding v. Brown Santucci/Pro Se  
511-2017-CV Discover v. Tenbus Valecko  
183-2017-CV Chesnov v. Four Star Farley/Clause  
52-2017-CV Roy v Wiersielis Pro se/Farley

**Time** 9:00 AM  
**Subject** Status Conferences  
9:00 57-2017-CV Nola Michael Holding Corp v. Longo Weinstein/Clause  
9:15 445-2017-CV Discover Bank v. Schmidt Val  
9:45 493-2017-CV Fox v. Downey;NE Gastroenterology;WMH/WMhealth care systems Macgregor/Doherty/Ginn  
10:00 524-2017-CV Tripus v.Staples Gromelski/Carey Moved to June  
10:15 535-2017-CV Lesh v. Solieri Munley/Mattioli/LaurieTilghman /Maselli  
10:30 548-2017-CV Myrlak v. D& D Homes& Professional Building Systems Howell/Clause/Slivinski  
11:00 15-2018-CV Shaffer v. Haggerty Simon/Courtright  
11:15 28-2018-CV Bowen v. Com of PA/DOC Minora/Modrick  
11:30 274-2017-CV Wallenpaupack Lake Estate v. Dohn Mincer/Waldron

**Time** 9:30 AM  
**Subject** Dirlam v. Wallingford 465-2016-CV  
**Location** Pre-Trial  
Martin/Bugaj

**Time** 10:00 AM  
**Subject** In Re: Roberta Marhevka  
**Location** Name Change  
Schloesser

**Time** 10:30 AM  
**Subject** In Re: L.H. 7-2018-JV  
**Location** Findind of Fact  
DA/Zimmerman

**COURT CALENDAR**

*May 7, 2018–May 11, 2018*

**Time** 11:00 AM  
**Subject** In Re: E.H. 8-2018-JV  
**Location** Finding of fact  
 DA/Burlein

**Time** 1:00 PM  
**Subject** In Re: S.D. 4-2018-AD  
**Location** TPR of Dad  
 Rechner/Howell (child)/Henry

**Time** 2:00 PM  
**Subject** Tropea v. Mobilitie & Ramapo Communication 415-2017-CV  
**Location** Plaintiffs motion to withdraw as counsel  
 Bugaj/Shienvold/Koulikourdis/Albrecht

**Tuesday, May 08, 2018**

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

**Time** 11:00 AM  
**Subject** Non Supports

**Time** 1:00 PM  
**Subject** Dependency Court  
 1:00 Z.P. 15-2017-DP (Perm Review -Judge) Rechner/Collins/M.Farley  
 1:30 H.B. 24-2017-DP (Perm Review-Master) Rechner/Henry/Ellis  
 (Ransom here)  
 2:00 J.O 12-2017-DP; J.O. 13-2017-DP (Perm Review-Master)  
 Rechner/Ellis/Collins  
 2:30 D.D. 3-2018-DP; A.S. 2-2018-DP; L.S. 1-2018-DP (Perm Review-  
 Master) Rechner/Ellis/Henry Ransom  
 3:00 A.V.M 7-2017-DP;M.V.M 8-2017-DP (Perm Review-Master)  
 Collins/Ellis/Rechner (Ransom here)

**Wednesday, May 09, 2018**

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

**Time** 10:00 AM  
**Subject** Estate of Ann Marcinkus v. Penn Depart. of Human Services 33-2018-  
 OCD  
**Location** Approve Agreement of Sale  
 Treat

**COURT CALENDAR**

*May 7, 2018–May 11, 2018*

<b>Time</b>	10:30 AM
<b>Subject</b>	Com v. Moore 85-2018-CR; Com v. Tucker 83-2018-CR; Com v. Daniels 84-2018-CR Rule on Commonwealth's motion to Join Martin/Burlein/Henry/Zimmerman
<b>Time</b>	11:30 AM
<b>Subject</b>	Drug Court Team Meeting
<b>Time</b>	12:30 PM
<b>Subject</b>	Drug Court
<b>Time</b>	1:30 PM
<b>Subject</b>	Borough of Honesdale v. Smith & Morris 400 & 401-2016-CV
<b>Location</b>	Pre Trial Sherr/Bugaj
<b>Time</b>	2:00 PM
<b>Subject</b>	In re: X.G. 26-2017-AD
<b>Location</b>	Petition to Intervene Rechner/Ellis/Henry

**Thursday, May 10, 2018**

<b>Time</b>	9:00 AM
<b>Subject</b>	Motions Court
<b>Time</b>	9:30 AM
<b>Subject</b>	3rd Floor Courtroom Commonwealth Matters 165-2017-CR Barr, Angela D. Henry 442-2017-CR Zimar, Andrew D. Ellis 55-2018-CR Rodriguez, Melissa Sue Ellis 447-2017-CR Tropeano, Christopher Michael Ruggiero 17-2018-CR Huebner, Nicholas Arthur Henry 246-2017-CR Birtel, Shawn August Treat 337-2017-CR Wagner, Joseph M. Henry 357-2017-CR Wilcox, Heath Patrick Farrell 31&33-2018-CR Novello, Robert John Farrell 86-2018-CR Lee, Morgan Zimmerman
<b>Time</b>	9:30 AM
<b>Subject</b>	4th Floor Courtroom Swingle v. Williams 362-2015-cv; 136-2016-cv NJ trial Treat/Bugaj/Tressler/Clause



**COURT CALENDAR**

*May 7, 2018–May 11, 2018*

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**Time** 11:30 AM  
**Subject** In Re: Estate of N.S. 11-2018-OC  
Appointment of guardian of estate and person  
Bialas

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**Time** 1:30 PM  
**Subject** Commonwealth Matters  
Rule Returnable  
315-2016-CR Wormuth, Michael Burlein  
9-2017-CR Hector, Kyle Henry  
213-2016-CR Peck, Aimee Lynn Ellis  
448-2016-CR Connor, Christopher Aaron McGraw Withdrawn  
341-2014 & 260-2015-CR Lewandoswki, Marc Angelo Zimmerman  
246-2016-CR Hager, Kristie Marie Lehutsky withdrawn  
423,424 & 580-2000-CR Rose, April  
248-2013-CR Gould, Ricker McMahan  
495-2006-CR McCallum, William L. T.Farley

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**Time** 3:00 PM  
**Subject** In Re: D.M. 5-2017-JV  
**Location** Dispo. Review  
DA/Sundmaker

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**Friday, May 11, 2018**

**Time** 9:00 AM  
**Subject** PFA  
578-2017-DR Franciso v. Schmidt Nardozzi  
6-2018-DR Neary v. Weldon Nardozzi/Ellis

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**Time** 10:00 AM  
**Subject** Irving v. Murphy 218-2017-DR  
**Location** Pre Trial  
Fisher/Nardozzi

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**Time** 10:30 AM  
**Subject** Burton v. Dipple 145-2006-DR  
**Location** Pre Trial Conference  
O'Hara/Clause

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**COURT CALENDAR**

*May 7, 2018–May 11, 2018*

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**Time** 11:00 AM  
**Subject** In Re: Estate of Crum 31-2018-OCD  
**Location** Hearing on Petition for filing of accounting and Petition for removal of Co-Executors of Estate  
Bugaj/Rutherford

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**Time** 1:00 PM  
**Subject** Plea offer

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**Time** 1:00 PM  
**Subject** 3rd Floor Repository Sale



**CUSTODY CALENDAR**

*May 7, 2018–May 11, 2018*

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**Tuesday, May 08, 2018**

**Time** 9:15 AM  
**Subject** Schellberg v. Schellberg 529-2015-DR  
**Location** Divorce Hearing (Schloesser)  
Bugaj/Campbell

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**Time** 2:15 PM  
**Subject** Zemanek v. Zemanek 219-2018-DR  
**Location** Custody Conference (Wilson)

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**Time** 3:15 PM  
**Subject** Hopkins v. Panzella 308-2014-DR  
**Location** Custody Conference (Wilson)  
Farley/Henry

**Friday, May 11, 2018**

**Time** 9:15 AM  
**Subject** Tirney v. Tirney 156-2018-DR  
**Location** Custody Conference (Wilson)  
Bugaj/Pro Se

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**Time** 10:15 AM  
**Subject** Greiner v. Greiner 304-2017-DR  
**Location** Custody Conference (Schloesser)  
Howell/Brown

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**Time** 11:15 AM  
**Subject** Barcarola v. Bacarola 21-2015-DR  
**Location** Custody Conference (Schloesser)

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**Time** 11:15 AM  
**Subject** Ritman v. Parks 186-2018-DR-Third Floor  
**Location** Custody Conference (Wilson)  
Brown/Pro Se

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**Time** 1:15 PM  
**Subject** Carroll v. Carroll 543-2015-DR  
**Location** Divorce Hearing (Schloesser)  
Farley/Cali



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