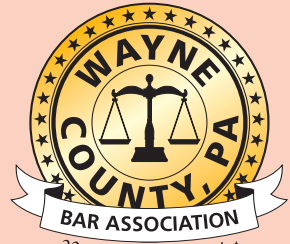


WAYNE COUNTY BAR ASSOCIATION

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



22nd Judicial District

May 25, 2018

Vol. 8, No. 12

Honesdale, PA



**IN THIS ISSUE**

PRESS RELEASE — DA'S OFFICE . . . . . 5

LEGAL NOTICES . . . . . 6

SHERIFF'S SALES. . . . . 9

CIVIL ACTIONS FILED . . . . . 25

MORTGAGES & DEEDS . . . . . 30

COURT CALENDAR . . . . . 35

CUSTODY CALENDAR . . . . . 38

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

The Hon. Janine Edwards  
*President Judge*

---

**The Legal Journal of Wayne County** contains decisions of the Wayne County Court, legal notices, advertisements & other matters of legal interest. It is published every Friday by the Wayne County Bar Association.

---

© 2018 Legal Journal of Wayne County

*The Official Legal Publication of Wayne County, Pennsylvania*



Legal Journal of Wayne County

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

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

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

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

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

**OFFICERS**

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

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

*Secretary*  
**Salvatore Nardozzi, Esq.**

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

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

---

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

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

---

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

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

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

---

MESSAGE FROM THE  
WAYNE COUNTY BAR ASSOCIATION



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

PRICING & RATES

**Notice Pricing**

*One time Insertions*

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

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

**Subscription Rates**

*Per Year*

Mailed Copy	\$100
Emailed Copy	Free

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

WAYNE COUNTY OFFICIALS

**Judge of the Court of Common Pleas**

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

**HOMICIDE DEFENDANT KEVIN JORDAN IN CUSTODY**

---

May 16, 2018 — WAYNE COUNTY COURTHOUSE, HONESDALE, PA

On May 15, 2018, Kevin Jordan of Mt. Pocono was arrested without incident by the U.S. Marshals Service Fugitive Task Force and turned over to Detectives from the Wayne County District Attorney's Office. Jordan is the fourth defendant to be charged in the home invasion Robbery and Homicide in Gouldsboro, Lehigh Township, Wayne County, PA on December 8, 2017.

Kathleen Martin, Senior Deputy District Attorney, states that "On December 8, 2017 Joseph Keith Stengline Sr. was beaten and stomped to death by the four individuals



**KEVIN JORDAN**

who entered the home to rob and assault the home's occupants. The elder Stengline was kicked repeatedly, causing a skull fracture and subdural hematoma. He died five (5) days later in the hospital. The three other homicide defendants, Coneil "Murda" Moore, Lewis "Ricky" Tucker, and Darian Daniels have each had their preliminary hearings and have been bound over on all charges for trial. Currently, they are all facing charges of First Degree Murder, Second Degree Murder, Robbery, Burglary, Aggravated Assault, three (3) counts of Simple Assault, and Conspiracy to commit each of those crimes".

District Attorney Patrick L. Robinson thanks the Wayne County Detectives, the U.S. Marshals Service, and the Northampton County Sheriff's Office for their diligent efforts in locating and arresting Kevin Jordan.

Magistrate Linus H. Myers arraigned Jordan on all charges including Homicide and remanded Jordan to the Wayne County Correctional Facility. Jordan is being held without bail. The next court appearance of this matter is May 23, 2018 in the Wayne County Courthouse.

---

*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.*

**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 Winnifred Pereyra  
Late of Dyberry Township  
EXECUTOR  
Louis D. Pereyra  
1206 Wallenpaupack Dr.  
Lake Ariel, PA 18436

**5/25/2018 • 6/1/2018 • 6/8/2018**

**EXECUTOR NOTICE**

Estate of Francis A. Salak  
Late of Clinton Township  
EXECUTOR  
Gary Salak  
121 Devonshire Drive  
Roaring Bend Township, PA 18444

**5/25/2018 • 6/1/2018 • 6/8/2018**

**ESTATE NOTICE**

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the estate of late of CAROL J. FLYNN. Date of death

FEBRUARY 8, 2018. All persons indebted to the said estate are required to make payment and those having claims or demands to present the same without delay to the Executor/Executrix, in care of Matthew L. Meagher, Esquire, 1018 Church Street, Honesdale, PA 18431.

**5/18/2018 • 5/25/2018 • 6/1/2018**

**LETTERS TESTAMENTARY**

NOTICE IS HEREBY GIVEN THAT Letters Testamentary have been granted in the Estate of Ann C. Long, Deceased, late of 445 Cemetery Road, Salem Township, Pennsylvania, 18444 (died March 07, 2018), and all persons indebted to said estate are requested to make payment, and those having claims to present the sum without delay, to DALE R. LONG, JR., Executor c/o JOSEPH S. COLBASSANI ESQUIRE, MINORA, MINORA, COLBASSANI, KROWIAK, MATTIOLI AND MUNLEY. 700 Vine Street, 18510, Attorney for the Estate.

**5/18/2018 • 5/25/2018 • 6/1/2018**

**ESTATE NOTICE**

Estate of Winifred L. Maskarinetz a/k/a Winifred M. Maskarinetz, Deceased. Late of Dreher Twp., Wayne County, PA. D.O.D. 2/11/8.

Letters of Administration CTA on the above Estate have been granted to the undersigned, who request all persons having claims or demands against the estate of the decedent to make known the same and all persons indebted to the decedent to make payment without delay to Amy L. Maskarinetz, Administratrix CTA, 9 Bersey Ct., Fords, NJ 08863. Or to her Atty.: Karen M. Stockmal, KMS Law Offices, LLC, 1055 Westlakes Dr., Ste. 160, Berwyn, PA 19312.

**5/18/2018 • 5/25/2018 • 6/1/2018**

---

**ADMINISTRATOR NOTICE**

Estate of Susan Marie Davis AKA Susan M. Davis  
Late of Lake Township  
ADMINISTRATOR  
Hayden Davis  
1376 Penn Avenue  
Scranton, PA 18509  
ATTORNEY  
Michael D. Walker, Esq.  
PO Box 747  
Hamlin, PA 18427

**5/18/2018 • 5/25/2018 • 6/1/2018**

---

**ESTATE NOTICE**

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the estate of late of GERALD D. DANIELS. Date of death APRIL 3, 2018. All persons indebted to the said estate are required to make payment and those having claims or demands to present the same without delay to the Executor/

Executrix, in care of Matthew L. Meagher, Esquire, 1018 Church Street, Honesdale, PA 18431.

**5/11/2018 • 5/18/2018 • 5/25/2018**

---

**ESTATE NOTICE**

Estate of Kenneth W Thompson also known as Kenneth Warren Thompson, late of Dyberry Township, Wayne County Pennsylvania. Any person or persons having claim against or indebted to estate present same to: Alice Thomas 119 Cottage Street, Honesdale, Pennsylvania, 18431; Attorney for Estate: Stephen Jennings, Esquire, 303 Tenth Street, Honesdale, Pennsylvania, 18431.

**5/11/2018 • 5/18/2018 • 5/25/2018**

---

**ESTATE NOTICE**

Estate of Michael Gualtiere also known as Michael C. Gualtiere, late of Texas Township, Wayne County Pennsylvania. Any person or persons having claim against or indebted to estate present same to: Lisa Bardenhagen 75 Moeller Street, Hicksville, New York 11801; Attorney for Estate: Stephen Jennings, Esquire, 303 Tenth Street, Honesdale, Pennsylvania, 18431.

**5/11/2018 • 5/18/2018 • 5/25/2018**

---

**ESTATE NOTICE**

Estate of Donald W. Baer, late of Honesdale, Wayne County Pennsylvania. Any person or

persons having claim against or indebted to estate present same to: PA Conference Association of Seventh Day Adventists Inc. 720 Museum Road, Reading, Pennsylvania 19611; Attorney for Estate: Stephen Jennings, Esquire, 303 Tenth Street, Honesdale, Pennsylvania, 18431.

**5/11/2018 • 5/18/2018 • 5/25/2018**

---

**EXECUTOR NOTICE**

Estate of Cynthia F. Rowe AKA Cynthia Fae Rowe AKA Cynthia Rowe

Late of Manchester Township

EXECUTOR

Dale L. Teeple

13 Teeple Road

Equinunk, PA 18417

ATTORNEY

Nicholas A. Barna

831 Court Street

Honesdale, PA 18431

**5/11/2018 • 5/18/2018 • 5/25/2018**

---

**ADMINISTRATRIX NOTICE**

Estate of Robert Knight, AKA Robert W. Knight, Sr.

Late of Lehigh Township

ADMINISTRATRIX

Sylvia Knight

P.O. Box 642

Gouldsboro, PA 18424

ATTORNEY

Donald W. Jensen, Esq.

538 Spruce Street, Suite 730

Scranton, PA 18503

**5/11/2018 • 5/18/2018 • 5/25/2018**

---

**ESTATE NOTICE**

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the estate of late of BERNICE E. MARTIN a/k/a BERNICE D. MARTIN. Date of death JANUARY 16, 2018. All persons indebted to the said estate are required to make payment and those having claims or demands to present the same without delay to the Executor/Executrix, in care of Matthew L. Meagher, Esquire, 1018 Church Street, Honesdale, PA 18431.

**5/11/2018 • 5/18/2018 • 5/25/2018**

---

**OTHER NOTICES**

---

**CERTIFICATE OF ORGANIZATION — DOMESTIC LIMITED LIABILITY COMPANY**

NOTICE IS HEREBY GIVEN that a Certificate of Organization-Domestic Limited Liability Company was filed with the Department of State of the Commonwealth of Pennsylvania on May 3, 2018, and approved pursuant to 15 Pa. C.S. Section 8913 for the organization of **Stoney Point Association, LLC.**

**JEFFREY S. TREAT, ESQUIRE**  
**Attorney**

**5/25/2018**

---



**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 Mang Distribution 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.

**5/25/2018**

---

**NOTICE OF FILING OF  
SHERIFF'S SALES**

*Individual Sheriff's Sales can be cancelled for a variety of reasons. The notices enclosed were accurate as of the publish date. Sheriff's Sale notices are posted on the public bulletin board of the Sheriff's office in Honesdale, located at 925 Court Street.*

---

**SHERIFF'S SALE  
JUNE 6, 2018**

By virtue of a writ of Execution instituted by: U.S. Bank, N.A., Not in its Individual Capacity but Solely as Trustee for the RMAC Trust Series 2016-CTT issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 6th day of June, 2018 at 10:00 AM in the Conference Room on the third floor of the Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THAT CERTAIN piece or

parcel situated in the property in the Township of Berlin, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin corner on the Easterly side of Zimmer Trail. Said point of beginning being also the Southwesterly corner of lands to be conveyed to Randy J. Wisniewski and Sonya M. Wisniewski, his wife; thence along said lands South eighty- four (84) degrees fifty-eight (58) minutes thirty (30) seconds East three hundred sixty-three and sixty-six hundredths (363.66) feet to an iron pin corner on the line of lands now or formerly of George Muller and Mona Muller, his wife; thence along said lands South four (4) degrees thirty-five (35) minutes fifty-two (52) seconds West four hundred forty and no-hundredths (440.00) feet to an iron pin corner; thence through lands of Herbert Clemen and Hildegard Clemen, his wife, North eight-five (85) degrees fifty-four (54) minutes thirty-seven (37) seconds West three hundred fifty-one and forty-eight hundredths (351.48) feet to an iron pin corner located on the Easterly side of Zimmer Trail; thence along the Easterly side of Zimmer Trail the following four (4) courses and distances: (1) North two (2) degrees seventeen (17) minutes thirty-nine (39) seconds East one hundred fifty and ninety-four hundredths (150.94) feet: (2) North fifty-two (52) degrees thirty-three (33) minutes twenty-one (21) seconds West one hundred seventy-

seven and ninety-five hundredths (177.95) feet: (3) North fifty-six (56) degrees forty-two (42) minutes twenty-nine (29) seconds East one hundred fifty-three and thirty-four hundredths (153.34) feet and (4) North eighteen (18) degrees (9) minutes forty-nine (49) seconds East ninety-seven and three hundredths (97.03) feet to the place of BEGINNING. CONTAINING four and two hundredths (4.02) acres to be the same more or less.

The foregoing description is in accordance with a survey made by Robert J. Kretschmer, Registered Surveyor, dated July 13, 1979, Approved by the Berlin Township Planning Commission July, 1979, a map of which is recorded in Wayne County Map Book 41 at page 50.

ALSO GRANTING AND CONVEYING unto the Grantees herein named, their heirs, and assigns forever, the free and uninterrupted right, use, liberty and privilege of ingress, egress, and regress, to and from the premises above described and the public highway along, over and upon rights-of-way as shown on map of survey.

UNDER AND SUBJECT to the conditions and covenants as recorded in the Deed found at Wayne County Record Book 1084 at Page 0147.

TITLE TO SAID PREMISES IS VESTED IN Janet Williams, by Deed from Corey L. Freiermuth

and Brandy R. Freiermuth, his wife, Dated 12/31/2009, Recorded 01/06/2010, in Book 3929, Page 294.

Tax Parcel: 01-0-0246-0056.0004

IMPROVEMENTS THEREON:  
Residential Dwelling

Premises Being: 87 Zimmer Trail,  
Beach Lake, PA 18405-3107

Seized and taken in execution as property of:  
Janet Williams 87 Zimmer Trail  
BEACH LAKE PA 18405

Execution No. 315-Civil-206  
Amount Due: \$194,422.62 Plus  
additional costs

February 12, 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.

5/18/2018 • 5/25/2018 • 6/1/2018

**SHERIFF'S SALE  
JUNE 6, 2018**

By virtue of a writ of Execution instituted by: Edward Fealey issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 6th day of June, 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 lying and being situate in the Township of Salem, County of Wayne, Commonwealth of Pennsylvania, bounded and described as follows:

BEING all of Lot Number 3 consisting of 5.01 acres, and Lot Number 4, consisting of 5.01 acres, and Lot Number 4, consisting of 6.52 acres as depicted on a survey of the property of Muriel Collier by Make Survey Inc. dated October 28, 1996 and recorded in Wayne County Map Book 86 at Page 119.

BEING part of the same premises which Muriel Elizabeth Collier, by her certain Deed dated December 28, 2001 and recorded December 28, 2001 in Wayne County Record Book Volume 1909 at Page 223,

granted and conveyed unto Jeffrey K. Rennell, one of the Grantors herein.

SUBJECT to all restrictions, reservations, conditions, easements, rights and limitations as contained in prior deeds in the chain of title.

BEING the same premises which Jeffrey K. Rennell and Valerie Rennell, husband and wife, by their deed dated the 4th day of April, 2003, and recorded in Wayne County Record Book 2199 at Page 45, granted and conveyed unto Donald D. Hallberg.

TAX PARCEL NO.: 22-0-0321-0002.0003-

ADDRESS BEING: 91 Adams Road, Lake Ariel, PA 18436

Seized and taken in execution as property of:  
Donald D. Hallberg 91 Adams Road LAKE ARIEL PA 18436

Execution No. 418-Judgment-2017  
Amount Due: \$15,362.66 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.

Jeffrey Treat, Esq.

5/18/2018 • 5/25/2018 • 6/1/2018

---

**SHERIFF'S SALE  
JUNE 6, 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 6th day of June, 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 SITUATED IN THE TOWNSHIP OF LAKE, WAYNE COUNTY, PENNSYLVANIA KNOWN AS LOT #4235, IN SECTION 49, OF THE HIDEOUT, A SUBDIVISION SITUATED IN THE TOWNSHIPS OF LAKE AND SALEM, WAYNE COUNTY,

PENNSYLVANIA ACCORDING TO THE PLATS THEREOF RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR WAYNE COUNTY, PENNSYLVANIA. SAID LOT #4235, SECTION 49, THE HIDEOUT, IS RECORDED IN PLAT BOOK VOLUME 5, AT PAGE 118, IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR WAYNE COUNTY, PENNSYLVANIA.

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.

Map and Parcel ID: 12-0-0046-0100

Being known as: 4235 Chestnut Hill Drive, Lake Ariel, Pennsylvania 18436.

Title to said premises is vested in Rocco J. Micari and Patricia A. Micari, husband and wife by deed from Harry Smitchel, Jr. and Joseph Coleman, Trading as Pocono Enterprises dated September 5, 1990 and recorded September 5, 1990 in Deed Book 0526, Page 0987 The said Rocco J. Micari died on August 16, 2007 thereby vesting title in his surviving spouse Patricia A. Micari

by operation of law. The said Patricia A. Micari died on August 27, 2016. On September 27, 2016, Letters of Testamentary were granted to Anthony Ullo, nominating and appointing him as the Executor of the Estate of Patricia A. Micari.

Seized and taken in execution as property of:  
Anthony Ullo, Executor of the Estate of Patricia A. Micari 125 Constitution Drive MOSCOW PA 18444

Execution No. 486-Civil-2017  
Amount Due: \$84,248.05 Plus additional costs

February 12, 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.

**5/18/2018 • 5/25/2018 • 6/1/2018**

---

**SHERIFF'S SALE  
JUNE 6, 2018**

By virtue of a writ of Execution instituted by: LSF9 Master Participation Trust issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 6th day of June, 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, laying and being in the Village of White Mills, in the Township of Texas, County of Wayne-and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

**BEGINNING** at a point in the public highway leading from Honesdale to Hawley on Route U.S. No. 6, and running thence along land now or formerly of A. Lawson, North 63 degrees 30 minutes East 300 feet to a corner; thence by land of Stanley Case or formerly of August Smith, North 26 degrees 30 minutes West 100 feet to a corner; thence along the land owned by Stanley Case and William K. Hittinger and wife, South 63 degrees 30 minutes West to the public road and thence up

said road South 15 degrees 30 minutes East 101 feet to the place of BEGINNING, CONTAINING 29,000 square feet of land, be the same more or less. Subject nevertheless to such rights and restrictions with reference to a line fence between the premises hereindescribed and those formerly of August Smith adjoining as is set forth in the prior chain of title.

EXCEPTING and RESERVING however unto the Pennsylvania Power and Light Company a certain right of way granted by John T. Wenders and Ella S. Wenders, his wife, to the Pennsylvania Power and Light Company, by their certain right of way agreement dated the 30th day of January, 1952, and recorded in Wayne County Deed Book 180, at page 231.

The lands or premises hereinabove described, improved with a residence thereon, are also the same lands or premises that Maria Varianides and Demetrios Varianides, her husband, by their certain deed dated January 4, 1968 and recorded in Wayne County Deed Book 241, at page 437, granted and conveyed unto Walter S. Gibbs and Ethel M. Gibbs, his wife, the Grantors herein.

TITLE TO SAID PREMISES IS VESTED IN George F. Quigley and Elaine M. Quigley, his wife, as tenants by the entirety, by Deed from Walter S. Gibbs and Ethel M. Gibbs, his wife, Dated 06/09/1972, Recorded 06/09/1972, in Book 280, Page 626. GEORGE F. QUIGLEY

was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of GEORGE F. QUIGLEY's death on or about 09/08/2007, his ownership interest was automatically vested in the surviving tenant by the entirety. Mortgagor ELAINE M. QUIGLEY died on 11/28/2010, and upon information and belief, her surviving heirs are RICHARD C. QUIGLEY, STEPHEN A. QUIGLEY, GEORGETTE E. URSICH, SUSAN M. QUIGLEY, and PATRICIA A. HOPKINS. By executed waiver RICHARD C. QUIGLEY, STEPHEN A. QUIGLEY, GEORGETTE E. URSICH, SUSAN M. QUIGLEY, and PATRICIA A. HOPKINS waived their right to be named in the foreclosure action.

Tax Parcel: 27-3-0007-0033

Premises Being: 778 TEXAS PALMYRA HIGHWAY, WHITE MILLS, PA 18473-0145

Seized and taken in execution as property of:  
Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Elaine M. Quigley, Deceased 778 Texas-Palmyra Highway WHITE MILLS PA 18473

Execution No. 501-Civil-2017  
Amount Due: \$74,409.97 Plus additional costs

February 9, 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.

5/18/2018 • 5/25/2018 • 6/1/2018

---

**SHERIFF'S SALE  
JUNE 13, 2018**

By virtue of a writ of Execution instituted by: Mid America Mortgage, 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 13th day of June, 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 LOT,

PARCEL, OR PIECE OF GROUND SITUATE IN THE TOWNSHIP OF LEHIGH, COUNTY OF WAYNE, AND COMMONWEALTH OF PENNSYLVANIA, BEING LOT NUMBER 25, SECTION 12, CAYUGA DRIVE, AS SHOWN ON MAP OF POCONO SPRINGS ESTATES ON FILE IN THE RECORDER OF DEEDS OFFICE AT HONESDALE, PENNSYLVANIA IN PLAT BOOK NO. 14 PAGE 189 A.K.A. SECTION 12 PLOT BOOK 14 PAGE 189 IN PREVIOUS DEEDS.

Map and Parcel ID: 14-0-0030-0091

Being known as: 25 Cayuga Drive, Gouldsboro, Pennsylvania 18424.

Title to said premises is vested in Michael C. D'Ambrosio a/k/a Michael D'Ambrosio by deed from Anthony Gugliermo, Theresa Gugliermo, Frank Gugliermo, and Mary C. Gugliermo dated November 25, 2008 and recorded January 9, 2009 in Deed Book 3650, Page 103 Instrument Number 200900000498

Improvements thereon:  
RESIDENTIAL DWELLING

Seized and taken in execution as property of:  
Michael C. D'Ambrosio a/k/a Michael D'Abrosio 25 Cayuga Drive GOULDSBORO PA 18424

Execution No. 532-Civil-2014

Amount Due: \$158,719.24 Plus  
additonal costs  
February 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.**

Joseph I. Foley Esq.

**5/18/2018 • 5/25/2018 • 6/1/2018**

**SHERIFF'S SALE  
JUNE 13, 2018**

By virtue of a writ of Execution instituted by: Wells Fargo Bank, NA issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 13th day of June, 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 lying, situate and being in the Borough of Hawley, County of Wayne and Commonwealth of Pennsylvania, shown and designated as Final Lot 2 on a certain plan entitled Mosher Lot Combination, dated May 4, 1999, by Robert P. Kiley, P.L.S., and recorded in the Office of Recorder of Deeds in Wayne County PA, in Map Book 91, Page 85, and further bounded and described as follows:

BEGINNING at a point in the southwesterly right-of-way line of Highland Street (formerly known as Third Street) at the corner common to Final Lot 1 and Final Lot 2, said point also being North 41 degrees 53 minutes 20 seconds West 120 feet from the most easterly corner of Final Lot 1;

THENCE along the common line of Final Lot 1 and Final Lot 2 South 48 degrees 06 minutes 40 seconds West 120.00 feet to a corner in the line of lands now or formerly of Vincent Maggio;

THENCE along said Maggio lands North 41 degrees 53 minutes 20 seconds West 80.00 feet to a point in the line of Maggio at a corner common with lands of Thomas Kovaleski;

THENCE along said Kovaleski North 48 degrees 06 minutes 40 seconds East 120.00 feet to the



right-of-way of Highland Street;

THENCE along the right-of-way of Highland Street South 41 degrees 53 minutes 20 seconds East 80.00 feet to the point or place of BEGINNING. CONTAINING 9600 square feet, more or less.

BEING all of Lot 24 and a part of Lot 22 as laid out and plotted upon a map of the Pennsylvania Coal Company, of the Village of Hawley, said Lot 24 having a frontage of 50 feet, and the adjoining part of Lot 22 having a frontage of 30 feet on Third Street (now known as Highland Street), and extending at right angles from Third Street a depth of 120 feet.

Final Lot 2 is the combination of Lot 2 and Lot 1 A as shown on the above-referenced plan. Final Lot 2 is a single parcel that may not be further subdivided without the written approval of the Hawley Borough Council.

SUBJECT to any easements or rights of way of record or visible on the ground.

BEING Final Lot 2 in a deed dated July 6, 1999, recorded at Book 1531, Page 85, from Joseph M. Mosher et al. to Stanley M. Mosher, Jr. and Elizabeth M. Mosher, his wife, the Grantors herein.

TITLE TO SAID PREMISES IS VESTED IN STEVEN JOHN SCHUMAN, by Deed from STANLEY M. MOSHER, JR.

AND ELIZABETH M. MOSHER, HIS WIFE, Dated 11/17/2011, Recorded 11/18/2011, in Book 4304, Page 265.

Tax Parcel: 10-0-0001-0041

Premises Being: 320 HIGHLAND STREET, HAWLEY, PA 18428-1106

Improvements thereon:  
RESIDENTIAL DWELLING

Seized and taken in execution as property of:  
Steven John Schman c/o Wayne County Prison, 44 Mid Wayne Drive, HONESDALE PA 18431

Execution No. 475-Civil-2017  
Amount Due: \$89,210.61 Plus additional costs

February 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.

Jennie C. Tsai Esq.

5/18/2018 • 5/25/2018 • 6/1/2018

---

**SHERIFF'S SALE  
JUNE 13, 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 13th day of June, 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 following described lot or parcel of land situate, lying and being in Township of Lehigh, City of Gouldsboro, County of Wayne, Commonwealth of Pennsylvania, to wit;

Lot No. 8 in Block No. K of Section No. 2 as shown on the Survey and Original Plan of Pocono Ranchettes, Inc., Wayne County, Pennsylvania, made by a Registered Surveyor and of record in the Recorder of Deed's Office of Wayne County, Pennsylvania, in Map Book 13, at Page 114, reference being made thereto for a more particular description of the lot or lots hereinbefore described and herein conveyed.

Together with Right of Way in common with others for all the usual purposes over all roads, lanes, drives and recreation area on said plat with reservations set forth in Wayne County Deed Book Volume 441, Page 1020.

TITLE TO SAID PREMISES IS VESTED IN PAUL PRAGIER, by Deed from HOUSEHOLD FINANCE CONSUMER DISCOUNT COMPANY, Dated 09/08/2008, Recorded 10/14/2008, in Book 3606, Page 239.

Mortgagor PAUL J. PRAGIER A/K/A PAUL PRAGIER A/K/A PAWEL JAN PRAGIER died on 02/01/2017, and EWELINA TARAN was appointed Administrator/trix of his estate. Letters of Administration were granted to her on 04/20/2017 by the Register of Wills of WAYNE COUNTY, No. 6417-0131. Decedent's surviving heirs at law and next-of-kin are ANNA B. TARAN and KATARZYNA PRAGIER.

Tax Parcel: 14-0-0026-0009

Premises Being: 113 COCHISE TRAIL, GOULDSBORO, PA 18424-8819

Improvements thereon:  
RESIDENTIAL DWELLING

Seized and taken in execution as property of:  
Ewelina Taran, in Her Capacity as Administratrix of the Estate of Paul

J. Pragier a/k/a Paul Pragier a/k/a Pawel J.  
Pragier 113 Cochise Trail,  
GOULDSBORO PA 18424  
Anna B. Taran, a/k/a Taran in Her  
Capacity as Heir of the Estate of  
Paul J. Pragier a/k/a Paul Pragier  
a/k/a Pawel  
Jan Pragier 113 Cochise Trail  
GOULDSBORO PA 18424  
Katarzyna Pragier, in Her Capacity  
as Heir of the Estate of Paul J.  
Pragier a/k/a Paul Pragier a/k/a  
Pawel Jan  
Pragier 113 Cochise Trail,  
GOULDSBORO PA 18424  
Unknown Heirs, Successors,  
Assigns, and All Persons, Firms, or  
Associations Claiming Right, Title  
or Interest From  
or Under Paul J. Pragier a/k/a Paul  
Pragier a/k/a Pawel Jan Pragier,  
Deceased 113 Cochise Trail,  
GOULDSBORO

Execution No. 373-Civil-2017  
Amount Due: \$112,281.52 Plus  
additional costs

February 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.

5/18/2018 • 5/25/2018 • 6/1/2018

---

**SHERIFF'S SALE  
JUNE 13, 2018**

By virtue of a writ of Execution  
instituted by: MTGLQ Investors,  
L.P. issued out of the Court of  
Common Pleas of Wayne County,  
to me directed, there will be  
exposed to Public Sale, on  
Wednesday the 13th day of June,  
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 LOT,  
PARCEL, OR PIECE OF  
GROUND SITUATE IN THE  
TOWNSHIP OF PAUPACK,  
COUNTY OF WAYNE, AND  
COMMONWEALTH OF  
PENNSYLVANIA, BEING LOT  
NUMBER 197, SECTION 1, AS  
SHOWN ON MAP OF  
WALLENPAUPACK LAKE  
ESTATES ON FILE IN THE  
RECORDER OF DEEDS OFFICE  
AT HONESDALE,  
PENNSYLVANIA IN PLAT  
BOOK NO. 14 AT PAGES (S) 117.

TOGETHER WITH ALL RIGHTS-OF-WAY AND UNDER AND SUBJECT TO ALL OF THE COVENANTS, RESERVATIONS, RESTRICTIONS AND CONDITIONS AS SET FORTH IN THE RESTRICTIVE COVENANTS ATTACHED HERETO AS "SCHEDULE A".

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

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

PARCEL #19-28-129

IMPROVEMENTS:  
RESIDENTIAL DWELLING

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

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

February 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.

Amanda L. Rauer Esq.

5/18/2018 • 5/25/2018 • 6/1/2018

---

**SHERIFF'S SALE  
JUNE 13, 2018**

By virtue of a writ of Execution instituted by: Jacob Orfali issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 13th day of June, 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 situated in the Township of Lake, Wayne County, Pennsylvania known as Lot 3306 in Section 30, of The Hideout, a subdivision situated in the Townships of Lake and Salem, Wayne County, Pennsylvania according to the plats thereof recorded in the Office of the Recorder of Deeds in and for Wayne County, Pennsylvania. Said Lot #3306, Section 30, The Hideout, is recorded in Plat Book Volume 5, at page 82, in the Office of the Recorder of Deeds in and for Wayne County, Pennsylvania.

TAX PARCEL NO.: 12-0-0033-0118.

ADDRESS BEING KNOWN AS:  
3306 North Gate Road, The Hideout, Lake Ariel, PA 18436.

Seized and taken in execution as property of:  
Anthony Church, Sr. Construction Company, Inc. PO Box 2056 RED BANK NJ 07701

Execution No. 63-Civil-2017  
Amount Due: \$332,500.00 Plus additional costs

February 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.**

John T. Stieh, Esq.

**5/18/2018 • 5/25/2018 • 6/1/2018**

---

**SHERIFF'S SALE  
JUNE 20, 2018**

By virtue of a writ of Execution instituted by: Pennsylvania Housing Finance Agency issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 20th day of June, 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:

**PURPART NO. 1: ALL THAT CERTAIN** piece or parcel of land situate in the Township of Paupack, County of Wayne and State 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:

Lot No. 16 in Division #3, Hawley Wood Development No. 2. Said Lot No. 16 being fifty (50) feet in front on the line of the right of way of the former Milford and Owego Turnpike, now a State Road; ninety three (93) feet bounding on Lot No. 17; fifty (50) feet bounding on Lot No. 39 and ninety two (92) feet bounding on Branch Road.

PURPART NO. 2: ALL THAT CERTAIN piece or parcel of land situate in the Township of Paupack, County of Wayne and State 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:

Lot No. 39 in Division #3, Hawley Wood Development No. 2, said lot being fifty (50) feet by one hundred (100) feet, with fifty (50) feet fronting on Holland Road; one hundred (100) feet bounding on Lot No. 38; fifty (50) feet bounding on Lot No. 61 and one hundred (100) feet bounding on Branch Road.

PURPART NO. 3: ALL THAT CERTAIN piece or parcel of land situate in the Township of Paupack, County of Wayne and State of Pennsylvania, being Lot No. 38 in Hawley Wood Development No. 2 as recorded in Map Book 2, Page 95, and more particularly bounded and described as follows:

On the West fifty (50) feet by the Eastern line of Holland Road; on the North one hundred (100) feet

by the Southern line of Lot No. 37; on the East fifty (50) feet by the Western line of Lot No. 17, now or formerly of Frank B. Conway; and on the South one hundred (100) feet by the Northerly line of Lot No. 39, presently or formerly owned by Robert A. Curry, et ux, prior Grantees herein.

HAVING THEREON erected a dwelling known as: 2958 OWEGO TURNPIKE, HAWLEY, PA 18428

PARCEL #19-0-0013-0121

BEING THE SAME PREMISES WHICH Patricia A. Lawlor et al, by Deed dated 08/24/06 and recorded 10/13/06 in Wayne County Deed Book 3152, Page 151, granted and conveyed to Steven Clabaugh and Amanda Clabaugh, his wife.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

Seized and taken in execution as property of:  
Amanda Clabaugh 301 Prospect Street, HAWLEY PA 18428  
Steven Clabaugh 301 Prospect Street, HAWLEY PA 18428

Execution No. 610-Civil-2017  
Amount Due: \$114,471.79 Plus additional costs

February 23, 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.**

Leon P. Haller, Esq.

**5/25/2018 • 6/1/2018 • 6/8/2018**

---

**SHERIFF'S SALE  
JUNE 20, 2018**

By virtue of a writ of Execution instituted by: Bank of America, N.A. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 20th day of June, 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, lying, situate and being in the Borough of Honesdale, County of Wayne, and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center of the State Road Route 670 leading from Honesdale to Bethany, Pennsylvania; thence said point being in line with a stone wall between lands of Park, now or formerly, and lands of the Grantor; thence along the center of the said road the following four courses and distances: (1) South forty-one (41) degrees and fifty-six (56) minutes East one hundred eighteen (118) feet; (2) South thirty-three (33) degrees and twenty-six (26) minutes East two hundred two and fifty five one-hundredths (202.55) feet; (3) South twenty-three (23) degrees eighteen (18) minutes East two hundred two and five one-hundredths (202.05) feet and (4) South sixteen (16) degrees and

fifty (50) minutes East one hundred sixty-two and nine-tenths (162.9) feet to a point in the center of the said road; thence through lands of the Grantor, South seventy-five (75) degrees and twenty-seven (27) minutes West three hundred twenty and seven-tenths (320.7) feet to a pipe corner; thence along lands of Bishop, now or formerly, North six (6) degrees and fifty-four (54) minutes West six hundred sixty-four and four-tenths (664.4) feet to a corner in a stone wall; thence along the same, North seventy-five degrees and six (6) minutes East seventy-five (75) feet to the place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Michele McLellan, by Deed from Marie R. Crocker, Single, Dated 05/02/2008, Recorded 05/30/2008, in Book 3529, Page 336.

Tax Parcel: 11-0-0244-0074

Premises Being: 1916 ELM PLACE, HONESDALE, PA 18431-4178

Improvements thereon:  
RESIDENTIAL DWELLING

Seized and taken in execution as

property of:  
Michele Mc Lellan 1916 Elm Place, HONESDALE PA 18431

Execution No. 620-Civil-2017  
Amount Due: \$152,168.08 Plus additional costs

February 23, 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.

**5/25/2018 • 6/1/2018 • 6/8/2018**

---



## CIVIL ACTIONS FILED

*FROM APRIL 28, 2018 TO MAY 4, 2018  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

### JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2003-20723	GREGG DAMIAN C	4/30/2018	SATISFACTION	—
2004-00398	VARGAS CARLOS	5/02/2018	SATISFACTION	—
2004-00398	SHERWOOD ROSALAND	5/02/2018	SATISFACTION	—
2007-21257	GREGG DAMIAN CHARLES	4/30/2018	SATISFACTION	—
2010-20015	MOTICHKA PATRICIA L	5/01/2018	SATISFACTION	8,994.91
2010-20515	RAFF ROSIRES	5/02/2018	SATISFACTION	—
2012-21619	GARDNER LAUREL	5/02/2018	SATISFACTION	—
2013-00226	PENNSYLVANIA STATE EMPLOYEES CREDIT UNION GARNISHEE	5/02/2018	DISCT. ATTACHMT.EXEC	—
2013-20300	GARDNER LAUREL	5/02/2018	SATISFACTION	—
2013-20454	MADOLE SCOTT L	5/02/2018	SATISFACTION	—
2013-21277	MATOUSHEK LOUIS A	4/30/2018	SATISFACTION	48,195.21
2013-21277	MATOUSHEK MELISSA J	4/30/2018	SATISFACTION	48,195.21
2014-20330	GOOD LINDA I	5/02/2018	SATISFACTION	—
2014-20330	GOOD ALAN R	5/02/2018	SATISFACTION	—
2015-20634	ALLEN FREDERICK H	4/30/2018	SATISFACTION	—
2015-20925	SUBURBAN MILLS INC	5/03/2018	SATISFACTION	—
2016-00070	FICHTNER DENNIS	5/02/2018	SATISFACTION	—
2016-00070	FICHTNER KARLA A/K/A	5/02/2018	SATISFACTION	—
2016-00070	PERRY KARLA	5/02/2018	SATISFACTION	—
2016-20431	DIVECCHIA DOMINICK J	4/30/2018	SATISFACTION	—
2016-20469	MEKONNEN TESFAMICHAEL B	4/30/2018	SATISFACTION	—
2016-21099	SANO SHIGUEO	4/30/2018	SATISFACTION	1,399.84
2017-00152	FERRERO JOHN T	5/02/2018	VACATE JUDGMENT	—
2017-00152	FERRERO BONNIE L	5/02/2018	VACATE JUDGMENT	—
2017-00318	ROE MICHAEL G	5/03/2018	JGMT/ARBITRATION AWD	2,469.62
2017-00366	MASSARO DANIELLE	5/03/2018	JGMT/ARBITRATION AWD	8,958.88
2017-00384	FOSTER DENNIS A	5/03/2018	JUDGMENT/POSSESSION	—
2017-00384	ANY AND ALL CURRENT OCCUPANTS	5/03/2018	JUDGMENT/POSSESSION	—
2017-00428	REIMANN TIMOTHY L	5/03/2018	WRIT OF EXECUTION	175,663.21
2017-00428	REIMANN MARGARET A	5/03/2018	WRIT OF EXECUTION	175,663.21
2017-20022	DELAROSA ANNY	4/30/2018	SATISFACTION	—
2017-20022	AROSA ANNY DEL	4/30/2018	SATISFACTION	—
2017-20022	BASISTA CAROLINA	4/30/2018	SATISFACTION	—
2017-20022	PICHARDO ANLLELY	4/30/2018	SATISFACTION	—
2017-20700	SANO SHIGUEO	4/30/2018	SATISFACTION	1,469.70
2017-20747	MCKONNEN TESFAMICHAEL B	4/30/2018	SATISFACTION	—

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

2017-20756	ALLEN FREDERICK H DECEASED	4/30/2018	SATISFACTION	—
2017-20756	HEIRS OF FREDERICK HALLEN	4/30/2018	SATISFACTION	—
2017-20756	UNKNOWN HEIRS OF FREDERICK H ALLEN	4/30/2018	SATISFACTION	—
2017-20922	DELAROSA ANNY	4/30/2018	SATISFACTION	—
2017-20922	DEL AROSA ANNY	4/30/2018	SATISFACTION	—
2017-20922	AROSA ANNY DEL	4/30/2018	SATISFACTION	—
2017-20922	BASISTA CAROLINA	4/30/2018	SATISFACTION	—
2017-20922	PICHARDO ANLLELY	4/30/2018	SATISFACTION	—
2017-20952	ANDRIKOS ARISTOTELIS	4/30/2018	SATISFACTION	622.74
2017-20960	KELLY BRIAN	4/30/2018	SATISFACTION	622.74
2017-20960	KELLY TERESA	4/30/2018	SATISFACTION	622.74
2017-20961	WISLINSKI KATHLEEN	4/30/2018	SATISFACTION	1,447.10
2017-20961	WISLINSKI KENNETH	4/30/2018	SATISFACTION	1,447.10
2017-21122	TSAO ALEXANDER	5/02/2018	SATISFACTION	—
2017-21122	JASPER JACQUELINE	5/02/2018	SATISFACTION	—
2017-21234	PAUL PETER A	4/30/2018	SATISFACTION	1,441.20
2017-90139	CEASE JAMES R A/K/A	5/01/2018	SATISFACTION	1,820.00
2017-90139	CEASE JAMES A/K/A	5/01/2018	SATISFACTION	1,820.00
2017-90139	CEASE JIM A/K/A	5/01/2018	SATISFACTION	1,820.00
2017-90139	CEASE JAMES ROBERT	5/01/2018	SATISFACTION	1,820.00
2018-00047	HAIDER JEFFREY M ESTATE	5/03/2018	PRELIMINARY JUDGMENT	—
2018-00047	ALLIANCE FUNDING	5/03/2018	PRELIMINARY JUDGMENT	—
2018-00047	LASALLE BANK NA	5/03/2018	PRELIMINARY JUDGMENT	—
2018-00200	RANDOLPH CHARLES E	5/02/2018	CONFESSION OF JDGMT	15,447.91
2018-00200	RANDOLPH JENNIFER M	5/02/2018	CONFESSION OF JDGMT	15,447.91
2018-00201	VITO JOSEPH R D/B/A VAS	5/02/2018	CONFESSION OF JDGMT	15,803.36
2018-00201	VAS D/B/A	5/02/2018	CONFESSION OF JDGMT	15,803.36
2018-20031	DRC FINS LLC	5/02/2018	WRIT OF EXECUTION	10,961.19
2018-20031	DELAWARE RIVER CLUB THE D/B/A	5/02/2018	WRIT OF EXECUTION	10,961.19
2018-20031	WAYNE BANK GARNISHEE	5/02/2018	GARNISHEE/WRIT EXEC	10,961.19
2018-20104	ESPOSITO MICHAEL A II	4/30/2018	SATISFACTION	1,391.31
2018-20104	ESPOSITO NICOLE	4/30/2018	SATISFACTION	1,391.31
2018-20149	CARMODY ROBERT	5/02/2018	SATISFACTION	—
2018-20149	CARMODY KATHRYN	5/02/2018	SATISFACTION	—
2018-20316	ANDRIKOS ARISTOTELIS	4/30/2018	SATISFACTION	949.71
2018-20364	WHIPPLE KENNETH	4/30/2018	JP TRANSCRIPT	1,550.98
2018-20364	WHIPPLE AGNES	4/30/2018	JP TRANSCRIPT	1,550.98
2018-20365	JAMES NICOLE	4/30/2018	JP TRANSCRIPT	1,057.10
2018-20366	CRUM TINA	4/30/2018	JP TRANSCRIPT	4,439.20
2018-20367	LAPARR ANDREW	4/30/2018	JP TRANSCRIPT	1,228.10

2018-20368	SHAFFER HOWARD	4/30/2018	JP TRANSCRIPT	2,172.32
2018-20369	HILLRIEGEL CATHERINE	4/30/2018	JP TRANSCRIPT	2,079.00
2018-20370	WELLS JENNIFER	4/30/2018	JP TRANSCRIPT	3,958.43
2018-20371	BLAYLOCK EMILIE	4/30/2018	JP TRANSCRIPT	4,398.80
2018-20372	RICHARDS HERBERT	4/30/2018	JP TRANSCRIPT	12,190.80
2018-20373	PHOENIX LEARNING RESOURCES LLC	4/30/2018	TAX LIEN	7,270.07
2018-20374	RYAN RITA	4/30/2018	JP TRANSCRIPT	855.45
2018-20375	ROY GENEVIEVE	4/30/2018	JP TRANSCRIPT	1,907.92
2018-20376	GIOUPIS PAUL D	4/30/2018	FEDERAL TAX LIEN	80,839.82
2018-20376	GIOUPIS MAURA	4/30/2018	FEDERAL TAX LIEN	80,839.82
2018-20377	SCHAFFER ROBERT FRANK	4/30/2018	JUDGMENT	31,297.64
2018-20378	WUCHTER SHAUN M	4/30/2018	JUDGMENT	1,272.25
2018-20379	LARSSEN MICHAEL	5/01/2018	JUDG/PINELLAS CO FL	20,775.00
2018-20379	LARSSEN MICHAEL	5/01/2018	JUDG/PINELLAS CO FL	6,975.00
2018-20380	MICHAEL SCHMIERER AN LLC	5/01/2018	FEDERAL TAX LIEN	42,053.35
2018-20381	MICHAEL SCHMIERER MD LLC	5/01/2018	FEDERAL TAX LIEN	4,903.22
2018-20382	NUSS STEVEN ROBERT	5/01/2018	JUDGMENT	1,847.25
2018-20383	HOLM ROY REUBEN	5/01/2018	JUDGMENT	1,972.25
2018-20384	BURNETT EBONEY	5/02/2018	JP TRANSCRIPT	864.80
2018-20385	DOERRIE NICOLE MARIE	5/02/2018	JUDGMENT	4,742.75
2018-20386	CRON MEGAN LEE	5/02/2018	JUDGMENT	2,026.75
2018-20387	SHEARE SEAN T	5/02/2018	TAX LIEN	551.12
2018-20388	BENNY & JOHNS PIZZERIA & RESTAURANT	5/02/2018	TAX LIEN	42,493.43
2018-20389	FRANCIOSA ENRICO A	5/02/2018	TAX LIEN	2,054.02
2018-20389	CRUZ EVELYN	5/02/2018	TAX LIEN	2,054.02
2018-20390	VARGAS LUIS GRANTOR	5/02/2018	TAX LIEN	2,857.90
2018-20391	BERTHOLF SHANNON	5/02/2018	TAX LIEN	2,415.48
2018-20391	BERTHOLF AARON	5/02/2018	TAX LIEN	2,415.48
2018-20392	CRELLIN HEATH D	5/02/2018	TAX LIEN	861.26
2018-20392	CRELLIN KIMBERLY M	5/02/2018	TAX LIEN	861.26
2018-20393	BLAIR CYNTHIA	5/02/2018	JUDGMENT NOTE	9,000.00
2018-20394	AMOS LINDA SUE	5/03/2018	JUDGMENT	10,788.50
2018-20395	EAGLE LAKE REALTY INC	5/03/2018	TAX LIEN	1,492.56
2018-20396	WASYLYK JASON	5/04/2018	JUDG/ORANGE CTY CA	31,021.39
2018-40019	UBERTINI JORDAN OWNER	P 4/30/2018	STIP VS LIENS	—
2018-40019	UBERTINI CHESEY OWNER	P 4/30/2018	STIP VS LIENS	—
2018-40019	PERIH GROUP LLC	4/30/2018	STIP VS LIENS	—
2018-90037	SILVESTRINI DAVID	5/02/2018	ESTATE CLAIM	21,741.27
2018-90038	MALECKI MARY J	5/02/2018	ESTATE CLAIM	347.95

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

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2018-00195	MARTELLI MICHAEL A	PLAINTIFF	5/01/2018	—
2018-00195	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	DEFENDANT	5/01/2018	—

**COMPLAINT — CONFESSION**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2018-00200	DIME BANK	PLAINTIFF	5/02/2018	—
2018-00200	RANDOLPH CHARLES E	DEFENDANT	5/02/2018	—
2018-00200	RANDOLPH JENNIFER M	DEFENDANT	5/02/2018	—
2018-00201	DIME BANK	PLAINTIFF	5/02/2018	—
2018-00201	VITO JOSEPH R	DEFENDANT	5/02/2018	—
	D/B/A VAS			
2018-00201	VAS	DEFENDANT	5/02/2018	—
	D/B/A			

**CONTRACT — DEBT COLLECTION: CREDIT CARD**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2018-00192	DISCOVER BANK	PLAINTIFF	4/30/2018	—
2018-00192	SLIVA MICHAEL J	DEFENDANT	4/30/2018	—
2018-00205	DISCOVER BANK	PLAINTIFF	5/04/2018	—
2018-00205	HILSDORF JENNIFER A	DEFENDANT	5/04/2018	—

**CONTRACT — DEBT COLLECTION: OTHER**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2018-00203	SCRANTON HOSPITAL COMPANY LLC	PLAINTIFF	5/03/2018	—
	D/B/A			
2018-00203	REGIONAL HOSPITAL OF SCRANTON	PLAINTIFF	5/03/2018	—
2018-00203	MAIOCCO LANCE	DEFENDANT	5/03/2018	—


**REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2018-00196	M&T BANK	PLAINTIFF	5/02/2018	—
2018-00196	FLETCHER WILLIAM R	DEFENDANT	5/02/2018	—
	A/K/A			
2018-00196	FLETCHER ROBERT	DEFENDANT	5/02/2018	—
2018-00196	FLETCHER RICHARD	DEFENDANT	5/02/2018	—
2018-00197	PENNSYLVANIA HOUSING FINANCE	PLAINTIFF	5/02/2018	—
2018-00197	OSTRANDER SHERI L	DEFENDANT	5/02/2018	—
	A/K/A			
2018-00197	GRIMALDI SHERI L OSTRANDER	DEFENDANT	5/02/2018	—
2018-00198	LAKEVIEW LOAN SERVICING LLC	PLAINTIFF	5/02/2018	—
2018-00198	HAMPTON BARBARA H	DEFENDANT	5/02/2018	—
2018-00199	WELLS FARGO BANK NA	PLAINTIFF	5/02/2018	—
	S/B/M			
2018-00199	WACHOVIA BANK NATIONAL ASSOCIA	PLAINTIFF	5/02/2018	—
2018-00199	BUSEDU FRED J	DEFENDANT	5/02/2018	—
	A/K/A			
2018-00199	BUSEDU FREDERICK J	DEFENDANT	5/02/2018	—
2018-00202	WELLS FARGO BANK NA	PLAINTIFF	5/02/2018	—
2018-00202	HAMPTON CLARENCE D	DEFENDANT	5/02/2018	—
2018-00202	HAMPTON ELIZABETH M	DEFENDANT	5/02/2018	—

2018-00204	WBL SPE II LLC SUCCESSOR BY ASSIGNMENT FROM	PLAINTIFF	5/04/2018	—
2018-00204	WBL SPO I LLC SUCCESSOR BY ASSIGNMENT FROM	PLAINTIFF	5/04/2018	—
2018-00204	WORLD BUSINESS LENDERS LLC	PLAINTIFF	5/04/2018	—
2018-00204	ESPINOSA JUAN G	DEFENDANT	5/04/2018	—
2018-00204	ESPINOSA CAROL	DEFENDANT	5/04/2018	—

**TORT — PREMISES LIABILITY**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2018-00193	MANTANI STUPP KATHY	PLAINTIFF	4/30/2018	—
2018-00193	STUPP KATHY MANTANI	PLAINTIFF	4/30/2018	—
2018-00193	STUPP BRUCE	PLAINTIFF	4/30/2018	—
2018-00193	SAM HAVEN LAKE LLC	DEFENDANT	4/30/2018	—
2018-00193	SC STREAM PA LLC	DEFENDANT	4/30/2018	—
2018-00193	SC PALACE PA LLC	DEFENDANT	4/30/2018	—
2018-00193	PACKARD HOSPITALITY MANAGEMENT	DEFENDANT	4/30/2018	—
2018-00193	PACKARD PACIFICA INC	DEFENDANT	4/30/2018	—
2018-00194	MANTANI STUPP KATHY	PLAINTIFF	4/30/2018	—
2018-00194	STUPP KATHY MANTANI	PLAINTIFF	4/30/2018	—
2018-00194	STUPP BRUCE	PLAINTIFF	4/30/2018	—
2018-00194	COVE HAVEN ENTERTAINMENT RESORT D/B/A	DEFENDANT	4/30/2018	—
2018-00194	COVE HAVEN ENTERTAINMENT RESOR	DEFENDANT	4/30/2018	—
2018-00194	COVE HAVEN INC	DEFENDANT	4/30/2018	—



**WAYNE COUNTY LEGAL JOURNAL**  
Official Publication of the Wayne County Bar Association

**Don't Miss an Issue!**  
Get weekly Sheriff Sales, Estate Notices,  
Mortgages, Deeds, Judgments & MORE.

**Subscribe Today!**  
Subscription Rates Per Year – Prepay Only!

Mailed Copy \$100  
Emailed Copy Free

Email [baileyd@ptd.net](mailto:baileyd@ptd.net) or call 570-251-1512.

**MORTGAGES AND DEEDS**

*RECORDED FROM MAY 14, 2018 TO MAY 18, 2018  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

<b>GRANTOR</b>	<b>GRANTEE</b>	<b>LOCATION</b>	<b>AMOUNT</b>
Keystone Community Resources Inc	FNCB Bank	Lehigh Township	
Keystone City Residence Inc	F N C B Bank		1,085,331.00
Young Marjorie	NBT Bank	Lake Township	
	N B T Bank		102,000.00
Young Marjorie	NBT Bank	Lake Township	
	N B T Bank		20,400.00
Lyons Allan	Dime Bank	Berlin Township	
Lyons Julie			22,000.00
Treat Jeffrey S	Dime Bank	South Canaan Township	60,000.00
Gardas Ronald	Dime Bank	Texas Township	
Gardas Veronica			170,000.00
Davidson Allen	Honesdale National Bank	Salem Township	
Davidson Darlene			150,000.00
Angradi Kenneth D	Mortgage Electronic Registration Systems	Lehigh Township	
Reaser Lynn A	First National Bank Of Pa		267,073.00
Wilmot Mark A	Mortgage Electronic Registration Systems	Honesdale Borough	
Wilmot Dannielle S	Summit Mortgage Corporation		160,047.00
Zagwoski Matthew	Mortgage Electronic Registration Systems	Salem Township	
Zagwoski Kelly	Nationstar Mortgage LLC Nationstar Mortgage L L C Mr Cooper		110,000.00
Hendel Jason	Mortgage Electronic Registration Systems	Honesdale Borough	
Hendel Amy	Cityworth Mortgage LLC Cityworth Mortgage L L C		159,000.00
Dyer Robert	Mortgage Electronic Registration Systems	Bethany Borough	
Dyer Eileen	Quicken Loans Inc		192,000.00
Rollison Michael E	Honesdale National Bank	Damascus Township	
Cramer Jocelyn L			55,000.00
Fitzpatrick Philip J	Honesdale National Bank	Preston Township Preston & Buckingham Twps Buckingham Township Buckingham & Preston Twps	100,000.00 100,000.00
Highhouse Alan J	Honesdale National Bank	Paupack Township	

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

Highhouse Linda J			200,000.00
Sullivan Shane	Honesdale National Bank	Honesdale Borough	
Sullivan Jamie			20,000.00
Cousins Jamie			
Gilbert Leigh	Masonic Villages Of The Grand Lodge Of Pa	Paupack Township	
Gilbert Nellagene			100,000.00
Tyler Hill Inn Properties LLC	Dime Bank	Damascus Township	
Tyler Hill Inn Properties L L C			400,000.00
Komar Anthony J	Honesdale National Bank	Honesdale Borough	
Holmeskomar Heather Ann			200,000.00
Komar Heather Ann Holmes			
Sedyuk Matan	Mortgage Electronic Registration Systems	Salem Township	
	Ally Bank Corp		160,000.00
Abad Leslie	Honesdale National Bank	Berlin Township	365,200.00
Ritchie Christopher W	Wayne Bank	Paupack Township	
Ritchie Jean E			250,000.00
Snyder Jonathan C	Honesdale National Bank	Damascus Township	
Snyder Justine M			100,000.00
Nikitin Aleksandr	Valley National Bank	Paupack Township	
Nikitina Sofya			154,000.00
Baron Daniel A	Mortgage Electronic Registration Systems	Salem Township	
Baron Cheri A	Finance Of America Mortgage LLC		221,000.00
	Finance Of America Mortgage L L C		
Janus Rose	Polish National Union Of America	Sterling Township	70,000.00
Miller Laura M	Dime Bank	Paupack Township	82,000.00
Crossley Earl Richard	Affinity Federal Credit Union	Lake Township	156,000.00
Sullivan Shane	Honesdale National Bank	Texas Township 1 & 2	
Sullivan Jamie			143,550.00
Didomenico John	Mortgage Electronic Registration Systems	Paupack Township	
	American Financial Resources Inc		155,000.00
Davalos Bernardo Jose	Mortgage Electronic Registration Systems	Paupack Township	
	Family First Funding		128,545.00

**DEEDS**

GRANTOR	GRANTEE	LOCATION	LOT
Migliaccio Sherri Tr Everett G Moore Revocable Living Trust	Migliaccio Mathew  Migliaccio Sherri	Lake Township	
Thelma B Moore Revocable Living Trust			
Migliaccio Sherri Tr Everett G Moore Revocable Living Trust	Migliaccio Mathew  Migliaccio Sherri	Lake Township	
Thelma B Moore Revocable Living Trust			
Black James D	Fink Gregory A	Salem Township	
Black Kathleen D	Fink Pamela A		Lots 109 & 110
Weaver Charles R Weaver Christine	Dematteo Joanne	Dreher Township	Lots 183 & 184
J & H Real Estate Ventures	Keystone Community Resources Inc	Lehigh Township	
J & H Real Estate Ventures	Keystone Community Resources Inc	Lehigh Township	
West Raymond J	West Family Trust	Lake Township	
West Susan T			Lot 3225
Poliseno Joseph	Angradi Kenneth D	Lehigh Township	
Myers Christina M	Reaser Lynn A		Lot 56
Slish Nicholas A Slish Season B	Wilmot Mark A Wilmot Dannielle S	Honesdale Borough	
Walker Rachel	U S Bank National Association Tr Us Bank National Association Tr	Lake Township	Lot 2728
Keating Andrew Keating Jocelyn	Frederick A Roses Trust	Honesdale Borough	Lot 3
Lapoint Sandra E	Lapoint Renee	Damascus Township	Lot 2
Hoffmann Glenn Hoffmann Victoria	Hoffmann Justin G Hoffmann Alison T	Paupack Township	Lot 4
Morris Robert J	Morris Robert J Morris Elizabeth T	Texas Township 1 & 2	
Strong J Michael Strong Linda	Strong Ryan Jaret	Paupack Township	Lot 1
Haller Charlotte	Zagwoski Matthew Zagwoski Kelly	Salem Township	Lot 38
Kalix Tanya C Salzameda Tanya C	Hendel Jason Hendel Amy	Honesdale Borough	Lot 3A
ONeill Francis L ONeill Margaret M	ONeill Teresa A Carlin David V	Mount Pleasant Township	Parcel 1
Ezrapour Rodney Est Ezrapour Shawn Exr Adelsberg Irwin Exr	Ezrapour Janet	Damascus Township	
Vinton Earl S	Vinton Earl S Vinton Ann	Canaan Township	
Lewis Doris J	Smith Ralph J	Damascus Township	
Verlo Inc	Albright Arlan R Albright Diane	Salem Township	Lot 134



Chuck L Bunny	Tyler Hill Inn Properties LLC	Damascus Township	
	Tyler Hill Inn Properties L L C		Lot 2A
Beck Beverly	Beck Louis Brant	Lake Township	Lots 76A & 77
Merritt Michelle K Exr	Merritt Michelle K	Lake Township	
Haas Alisha M Exr	Haas Alisha M	Lake & South Canaan Twps	
Lamberton Randy M Est	Scott Heather L	South Canaan Township	
		South Canaan & Lake Twps	
Rindgen Harry G	Landers James	Lake Township	
Rindgen Wilma J	Landers Carol		Lot 1218
	Landers James II		
Pontosky Corey	Sedyuk Matan	Salem Township	
Abad Maryanne	Abad Leslie	Berlin Township	
Rutherford Sally N Adm	Perez Molly Daly	Damascus Township	
Daly Kevin Gerard Est AKA			
Daly Kevin Est AKA			
Daly Kevin G Est AKA			
Vinton Mary K	Weniger Donald J	Honesdale Borough	
Vinton Edward			
Principe David L	Buldo Ambrose A	Paupack Township	
	Buldo Patricia C		Lot 185
Lambros Stephen A	Ritchie Christopher W	Paupack Township	
Lambros Kara M	Ritchie Jean E		
Watres Chad Reed	Lacawac Sanctuary Foundation	Paupack Township	
Reedwatres Chad			
Kliche Arndt	Kliche Arndt	Mount Pleasant Township	Lot 7
Adams Louis L III	Snyder Jonathan C	Damascus Township	
Snyder Matthew	Snyder Justine M		Lot 12
Snyder Jonathan			
Snyder Michael			
Snyder Alison			
Barnes William John Jr	Barnes Timothy W	Preston Township	
	Barnes Brian F		Lot A
Lavan Patricia	Nikitin Aleksandr	Paupack Township	
Taylor Patricia Lavan	Nikitina Sofya		Lot 17
Tomazic Jeffrey J	Tomazic Jeffrey J	Paupack Township	
	Toth Jody L		Lot 418
Keller Ana Exr AKA By Sheriff	Quicken Loans Inc	Damascus Township	
Keller Anna Exr AKA By Sheriff			
Henschen Richard T Est By Sheriff			
Albright Arlan R	Baron Daniel A	Salem Township	
	Baron Cheri		
Brennan Louise M	Brennan Michael E	Texas Township 3	
Hoffmann Justin G	Shirey Glenn M Jr	Manchester Township	
Hoffmann Alison T	Shirey Brenda M		Lot A
Shirey Glenn M Jr			
Shirey Brenda M			
Hoffmann Justin G	Hoffmann Justin G	Manchester Township	
Hoffmann Alison T	Hoffmann Alison T		Lots 1 & A
Shirey Glenn M Jr			
Shirey Brenda M			

Piotrowski Frank J	Piotrowski Frank J	Clinton Township 2	
Piotrowski Barbara A	Piotrowski Barbara A		Lot 2
Pearl Joseph	Zito Jolene	Paupack Township	
Pearl Sandra	Pearl Aaron		Lot 95
Morris Stephen K	Janus Rose	Sterling Township	
Morris Susan M			
Tirpok Peter J	Miller Laura M	Paupack Township	
Wiacek Michael J	Chang Zhuting	Lehigh Township	
Wiacek Suzanne V			Lot 123
Vivola Wayne J	Crossley Earl Richard	Lake Township	
Vivola Daniel L			Lot 4300
Vivola Wayne J Jr			
Hetzel Eileen J	Toth Diane	Canaan Township	
Holt Onre C			Lot 3R
McDonnell Deborah	Sullivan Shane	Texas Township 1 & 2	
McDonnell Kenneth	Sullivan Jamie		Lot 2
Erhardt Nancy J			
Erhardt Eric C			
Williams Clark J			
Platkowilliams Amy			
Williams Amy Platko			
Hornbeck Dorothy Curtis			
By Agent	Hornbeck Karen E	Clinton Township 1	
Hornbeck Karen E Agent			
Forster Kathryn	Hornbeck Karen E	Clinton Township 1	
Kern Norman C			
Hornbeck Dorothy Curtis By Agent			
Hornbeck Karen E Agent			
George Russell T AKA	George Russell T Jr	Palmyra Township	
George Russell T Jr AKA	George Matthew S		
	George William T Jr		
	Kawka Campbell B		
George Russell T Jr	George Russell T Jr	Palmyra Township	
George Matthew S			
George William T Jr			
Kawka Campbell B			
Petroski Stanley M	Taninies William J IV	Berlin Township	
Petroski Nora M	Taninies Dawn M		
Didomenico John	Didomenico John	Paupack Township	
Sniadach Kinga			Lot 281
Lewon Christian By Sheriff	US Bank Tr	Damascus Township	
	U S Bank Tr		
Oettinger Melinda M	Myers Marc M	Hawley Borough	
	Radzak Regina M		
Wells Fargo Bank	Davalos Bernardo Jose	Paupack Township	Lot 125

**COURT CALENDAR**

*May 28, 2018–June 1, 2018*

---

**Monday, May 28, 2018**

**Subject** Courthouse Closed  
Memorial Day

**Tuesday, May 29, 2018**

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

---

**Time** 9:30 AM  
**Subject** In Re: Name change of H.F. & J.F. 75-2018-CV  
Name Change

---

**Time** 10:00 AM  
**Subject** Bank of NY Mellon v. Weber 539-2017-CV  
MSJ  
Rydzewski/Riloff/Gregory (Local Counsel for Riloff)

---

**Time** 10:30 AM  
**Subject** In Re: Upset tax sale held on 11/11/17 547-2017-CV  
Petition to vacate tax sale  
Treat/Henry

---

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

---

**Time** 1:00 PM - 4:00 PM  
**Subject** Dependency Court  
1:00 D.M. 17-2017-DP (Dispo Review-Judge)  
M.Farley/Ellis/Rechner/Burlein  
1:30 D.R. 8-2018-DP; J.O 9-2018-DP; A.O 10-2018-DP  
(Adjudication/Dispo-Judge) Wilson/Collins/  
2:00 M.R. 25-2017-DP & L.S. 4-2018-DP (Perm Review-Judge)  
Wilson/M. Farley/Ellis  
3:00 Z.T. 1-2017-DP (Perm Review-Judge) Collins/Ellis/Howell/Rechner

---

**Wednesday, May 30, 2018**

**Time** 9:00 AM - 9:30 AM  
**Subject** Central Court 3rd Floor Courtroom

**COURT CALENDAR**

*May 28, 2018–June 1, 2018*

---

---

**Time** 9:00 AM  
**Subject** Grodack v. Ariel Land owners 285-2015-CV  
Non-Jury Trial  
Bolock/Henry  
@ Wyoming County Courthouse.

---

**Time** 9:00 AM  
**Subject** Irving v. Murphy 218-2017-DR  
Primary Custody Hearing  
Fisher/Nardozzi

---

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

---

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

---

**Thursday, May 31, 2018**

**Time** 9:00 AM  
**Subject** Com v. Bachetti  
ICC

---

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

---

**Time** 9:30 AM  
**Subject** In re: G.L. 28-2018-OCD  
Incapacity  
Schloesser/Rechner

---

**Time** 10:00 AM  
**Subject** In Re: Estate of Marshall 34-2018-OCD  
Settlement of Small Estate

---

**Time** 10:30 AM  
**Subject** Houman v. Oliver n/k/a Gledhill 141-2015-DR  
Contempt  
Bugaj/Pro Se

---

**Time** 11:00 AM  
**Subject** Rule Returnable  
Com v. Radocesky 185-2002-CR DA/  
Com v. Troast 443-2010-CR DA/Henry

---

**COURT CALENDAR**

*May 28, 2018–June 1, 2018*

---

---

**Time** 11:30 AM  
**Subject** In Re: Estate of Harold Cummings 113-2013-O.C.D.  
Rule to Show cause  
Treat

---

**Time** 1:00 PM  
**Subject** Welch v Bennett 2016-695 Wyoming County Case  
Contempt  
Nardini/Albert-Heise

---

**Time** 1:30 PM  
**Subject** In RE: K.V. 4-2017-OCD  
Petition to Enforce the Estate Agreement  
Beisel/Rydzewski

---

**Time** 2:00 PM  
**Subject** Capital one Bank v. Hinds 348-2014-CV  
Peition to Strike Judgment  
Nepa/Baroska

---

**Time** 2:30 PM  
**Subject** Hannon v. Lampitelli 200-2017-CV  
Rule to show cause  
Zimmer/Bugaj

---

**Time** 3:00 PM  
**Subject** Relentless Assets/Salko v Wayne County BOA 605-2016-cv  
Hearing  
Treat/Krause (will settle per Krause)

---

**Friday, June 01, 2018**

**Time** 9:00 AM  
**Subject** PFA  
580-2017-DR Leonardo v. Furlow Nardozzi/Prose  
227-2018-DR Figueroa v. Isaac Nardozzi/

---

**Time** 10:00 AM  
**Subject** In re: Stephen Mack 9-2018-OCD  
Petition for Appt  
Henry

---

**COURT CALENDAR**

*May 28, 2018–June 1, 2018*

---

---

**Time** 10:30 AM  
**Subject** Com v. Tomasovitch 92-2018-CR  
Commonwealth's motion for Testimony by Alternative method  
Albert-Heis/Petorak

---

**Time** 1:00 PM  
**Subject** Kranz v. Griffith 598-2012-DR  
Contempt of Custody  
Phillips/Brown

---

**Time** 2:00 PM  
**Subject** In Re: C.S. 3-2018-JV  
Adjudication/Delinquency/Dispo  
DA/Burlein

---

---

**CUSTODY CALENDAR**

*May 28, 2018–June 1, 2018*

---

**Tuesday, May 29, 2018**

**Time** 9:15 AM  
**Subject** Marion v. Marion 637-2013 & 111-2015-DR  
Custody Hearing (Schloesser)  
Bugaj/Mincer/Collins

---

**Time** 1:00 PM - 4:00 PM  
**Subject** Console/Horst  
Location Partition Hearing (Nick Barna)

---

**Wednesday, May 30, 2018**

**Time** 9:15 AM  
**Subject** Armstrong v. Miller 80-2018-DR  
Custody Hearing (Wilson)  
Bugaj/Brown

---

**CUSTODY CALENDAR**

*May 28, 2018–June 1, 2018*

---

**Thursday, May 31, 2018**

**Time** 9:15 AM  
**Subject** Derrick v. Derrick 392-2017-DR  
Custody Conference (Wilson)  
Farrell/Pro se

---

**Time** 11:15 AM  
**Subject** Houman v. Oliver n/k/a Gledhill 141-2015-DR  
Custody Conference (Wilson)  
Bugaj/Pro Se

---

**Time** 1:15 PM  
**Subject** Green v. Green 606-2016-DR  
Divorce Conference (Schloesser)  
Bugaj/Rechner

---

**Time** 2:15 PM  
**Subject** Welch v Bennett 2016-695  
Custody Conf (Schloesser)  
Nardini/Albert-Heise

---

**Friday, June 01, 2018**

**Time** 9:15 AM  
**Subject** Neve v. Neve 115-2018-DR  
Custody Conference (Schloesser)  
Pro Se/Pro Se

---

**Time** 10:15 AM  
**Subject** Mendez v. Olvera 251-2018-DR  
Custody Conference (Wilson)

---

**Time** 11:15 AM  
**Subject** Wood v. Zimmerman 252-2018-DR  
Custody Conference (Wilson)  
Nardozzi/Pro Se

---

**Time** 1:15 PM  
**Subject** Talarico v. Moser 297-2017-dr  
CUSTODY HEARING (SCHLOESSER)  
Nardozzi/Pro Se

---



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