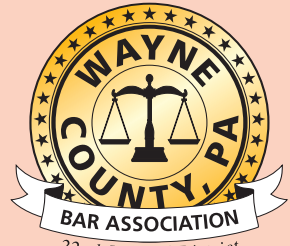


WAYNE COUNTY BAR ASSOCIATION

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



22nd Judicial District

July 13, 2018

Vol. 8, No. 19

Honesdale, PA



**IN THIS ISSUE**

CRIMINAL CASES . . . . . 5

PRESS RELEASE — DA’S OFFICE . . . . . 6, 7

LEGAL NOTICES . . . . . 8

SHERIFF’S SALES . . . . . 12

CIVIL ACTIONS FILED . . . . . 18

MORTGAGES & DEEDS . . . . . 23

COURT CALENDAR . . . . . 28

CUSTODY CALENDAR . . . . . 29

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

The Hon. Janine Edwards  
*President Judge*

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

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*The Official Legal Publication of Wayne County, Pennsylvania*



Legal Journal of Wayne County

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

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

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

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

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

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MESSAGE FROM THE  
WAYNE COUNTY BAR ASSOCIATION



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

PRICING & RATES

**Notice Pricing**

*One time Insertions*

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

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

**Subscription Rates**

*Per Year*

Mailed Copy	\$100
Emailed Copy	Free

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

WAYNE COUNTY OFFICIALS

**Judge of the Court of Common Pleas**

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)

**CRIMINAL CASES**

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

**HONESDALE, PA — July 5, 2018**

**VICTORIA ZIPPERLEN**, age 25 of Hawley, PA was sentenced to the Wayne County Correctional Facility for a period of not less than 1 month nor more than 23 1/2 months for one count of Criminal Use of a Communication Facility (F3). She was also ordered to pay the costs of prosecution, undergo a drug and alcohol evaluation, perform 50 hours of community service, and submit to the drawing of a DNA sample, and pay \$250.00 for the cost. The incident occurred between November 12, 2017 and November 20, 2017, in Berlin Township, Wayne County.

**DREW DIRLAM**, age 23 of Honesdale, PA was placed on probation for a period of 12 months for two counts of Possession of Drug Paraphernalia (M) and one count of Possession of Controlled Substance (M). He was also ordered to pay the costs of prosecution, pay a fine in the amount of \$500.00, and comply with all treatment recommendations in accordance with his drug and alcohol assessment. The incident took place on September 9, 2017, in Oregon Township, Wayne County and on October 10, 2017, in Texas Township, Wayne County.

**STEVEN CRAIGIE**, age 34 of Jim Thorpe, PA was sentenced to the Wayne County Correctional Facility for a period of not less than 11 1/2 months nor more than 23 1/2 months for one count of Home Improvement Fraud (M1). He was also ordered to pay the costs of prosecution, pay a fine in the amount of \$500.00, and undergo a drug and alcohol evaluation. The incident occurred on May 1, 2017, in Salem Township, Wayne County.

**ALEXANDER CLARK**, age 32 of Lake Ariel, PA was placed on probation for a period of 6 months for one count of DUI (M). He was also ordered to pay the costs of prosecution, pay a fine in the amount of \$300.00, 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 took place on October 2, 2017, in Lake Township, Wayne County. His BAC revealed a .119%.

**VIRGINA GREESON**, age 45 of Waymart, PA was placed on probation for a period of 6 months for one count of Retail Theft (M2). She was also ordered to pay the costs of prosecution, pay a fine in the amount of \$100.00, undergo a drug and alcohol evaluation, and satisfactorily address her outstanding warrant. The incident took place on December 14, 2017, Waymart Borough, Wayne County.

Wayne County District Attorney's Office — Press Release

## CHILD MOLESTER SENTENCED 12–24 YEARS

---

*July 5, 2018* — Patrick L. Robinson, Wayne County District Attorney announced that Douglas S. Turner, age 48 of Honesdale, PA was sentenced today by Senior Judge Raymond L. Hamill to a State Correctional Institution for a period of not less than 12 years nor more than 24 years for two counts of Involuntary Sexual Deviate Intercourse (F1), one count of Statutory Sexual Assault (F1), one count of Aggravated Indecent Assault (F2), and one count of Indecent Exposure (M1).

First Assistant District Attorney, Deborah Rothenberg, stated "I am pleased that Mr. Turner was designated to be a sexually violent predator because that is what he is. He took advantage of a mentally delayed minor female, who he was over 30 years older than, and he took advantage of her on multiple occasions. Senior Judge Raymond L. Hamill, was spot on when he pointed out the disparity between the favorable letters written about Mr. Turner by his friends and family, referring to him as a hard working family man, and the charges of which he was convicted. As the Judge indicated, people who sexually offend against children are, in many instances, otherwise upstanding members of society and their friends and families would never know that they are molesting children. That is why child molestation is so terrifying. I am glad this child molester is off of our streets for over a decade and that when he does eventually get out of prison he will be required to register under Megan's Law for the remainder of his lifetime."

District Attorney Robinson stated "The Pennsylvania State Police and Debbie Rothenberg did an outstanding job of investigating this case and preparing the case for a Jury Trial. Given their very hard work, this Defendant had little choice but to enter a Guilty Plea."



Wayne County District Attorney's Office — Press Release

## TEACHER GOES TO JAIL FOR INVASION OF PRIVACY

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*July 5, 2018* — Patrick L. Robinson, Wayne County District Attorney announced that Gaspare Nicholas Gambino, age 35 of Honesdale, PA was sentenced today by Senior Judge Raymond L. Hamill to the Wayne County Correctional Facility for a period of not less than 180 days nor more than 60 months, less 1 day for six counts of Invasion of Privacy (M2).

Gambino will spend the next 6 months behind bars for surreptitiously taking photographs of students while he was a teacher at Honesdale High School. The photographs were discovered on Gambino's school issued iPad. Six of those photographs depicted the clothed but intimate areas of female students which were not intended to be visible by normal public observation. After careful review of each photograph, it was the legal conclusion of the District Attorney's Office that the six photographs to which Gambino pled guilty met the legal definition of Invasion of Privacy. Gambino is now a Megan's Law Offender and for the next fifteen years will be required to annually register his home and work addresses. Prior to the guilty plea, Gambino was fired by the Wayne Highlands School District. As part of the plea, Gambino surrendered his Pennsylvania Department of Education Instructional I Certificate and is now permanently barred from reinstatement or education employment eligibility.



**GASPARE NICHOLAS GAMBINO**

someone taking abusive photographs will not be downplayed and will not be tolerated.”

Senior Deputy District Attorney, Kathleen Martin, said that “Gambino violated the trust not only of these students, but also of the Wayne Highlands School District and the entire Wayne County community. While technology enhances our ability to educate and works to keep us all more connected, it also requires law enforcement officials to be diligent in the investigation and prosecution of those who choose to violate our children and our trust. Thanks to the efforts of the WHSD and PSP, Gambino is no longer in a position to harm our children.”

The Wayne County District Attorney's Office commends the administration of Wayne Highlands School District for their swift response to the discovery of these photographs and to the Pennsylvania State Police for their investigation and the arrest of Gambino. Together we will continue to keep our community safe from predators of all types.

**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.*

---

**EXECUTRIX NOTICE**

Estate of Frances Fine AKA  
Frances L. Fine  
Late of Lenox Township  
EXECUTRIX  
Karin DeLancey  
1673 Bare Valley Rd.  
Montrose, PA 18801  
ATTORNEY  
Attorney Jami Hearn  
181 West Tioga St.  
Tunkhannock, PA 18657

**7/13/2018 • 7/20/2018 • 7/27/2018**

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**ADVERTISEMENT OF  
GRANT OF LETTERS**

Estate of Agnes M. Lippi, a.k.a,  
Agnes Wood-Lippi, Deceased

Letters of Administration for the above estate having been granted to Agnes Lippi-Johnson, all persons indebted to the estate are requested to make payment, and those having

claims to present same without delay, to Michael P. Lehutsky, Attorney and Counselor at Law, 613 Main Street, Honesdale, PA 18431 (570) 253-3800.

**7/13/2018 • 7/20/2018 • 7/27/2018**

---

**EXECUTRIX NOTICE**

Estate of Janice F. Goodwin AKA  
Janice Goodwin  
Late of Dyberry Township  
EXECUTRIX  
Beth Smith  
143 Cherry Hill Road  
Nazareth, PA 18064  
ATTORNEY  
Nicholas A. Barna  
831 Court Street  
Honesdale, PA 18431

**7/6/2018 • 7/13/2018 • 7/20/2018**

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**EXECUTRIX NOTICE**

Estate of Joan Marie Belles AKA  
Joan Belles  
Late of Lake Township  
EXECUTRIX  
Elizabeth Ann Hamilton  
5535 Dabbs Bridge Road  
Acworth, GA 30101  
ATTORNEY  
Michael D. Walker, Esq.  
PO Box 747  
Hamlin, PA 18427

**7/6/2018 • 7/13/2018 • 7/20/2018**

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**EXECUTOR NOTICE**

Estate of Marjorie B. Varcoe AKA  
Marjorie Varcoe AKA Marjorie R.  
Varcoe  
Late of Bethany Borough  
EXECUTOR  
Rae Ann Bishop  
329 Torrey Road  
Honesdale, PA 18431  
ATTORNEY  
Frances Gruber, Esq.  
214 Ninth Street  
Honesdale, PA 18431

**7/6/2018 • 7/13/2018 • 7/20/2018**

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**ESTATE NOTICE**

**NOTICE IS HEREBY GIVEN,**  
that Letters Testamentary have  
been issued in the Estate of Henry  
Jorn Meldau, a/k/a Henry Meldau,  
a/k/a Henry J. Meldau, who died  
on April 7, 2018, late resident of  
50 Deer Run, Hawley, PA 18428,  
to Maureen Murray, Executrix of  
the Estate. All persons indebted to  
said estate are required to make  
payment and those having claims  
or demands are to present the same  
without delay to Maureen Murray,  
c/o Law Offices of HOWELL &  
HOWELL, ATTN: ALFRED J.  
HOWELL, ESQUIRE, Attorney for  
the Estate, at 109 Ninth Street,  
Honesdale, PA 18431.

ALFRED J. HOWELL, ESQUIRE  
ATTORNEY FOR THE ESTATE

**7/6/2018 • 7/13/2018 • 7/20/2018**

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**EXECUTOR NOTICE**

Estate of Eliza L. Brewster  
(Ancillary Estate)  
Late of Sarasota County, FL  
EXECUTOR  
David Edward Oprava  
53 Romilly Road  
Cardiff CF5 1FJ UK  
ATTORNEY  
Frances Gruber, Esq.  
214 Ninth Street  
Honesdale, PA 18431

**7/6/2018 • 7/13/2018 • 7/20/2018**

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**ADMINISTRATOR NOTICE**

Estate of Cindy Sue Giordano  
Late of Buckingham Township  
ADMINISTRATOR  
Joseph Giordano  
85 Stockport Road  
Preston Park, PA 18455  
ATTORNEY  
John F. Spall, Esq.  
2573 Route 6  
Hawley, PA 18428

**6/29/2018 • 7/6/2018 • 7/13/2018**

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**EXECUTOR NOTICE**

Estate of Robert O. Stanton  
Late of Preston Township  
EXECUTOR  
Larry E. Stanton  
Box 144  
Great Bend, PA 18821  
ATTORNEY  
Frances Gruber, Esq.  
214 Ninth Street  
Honesdale, PA 18431

**6/29/2018 • 7/6/2018 • 7/13/2018**

---

**EXECUTOR NOTICE**

Estate of Reba M. Dein AKA Reba  
Dein  
Late of Texas Township  
EXECUTOR  
Thomas E. Dein  
73 Laabs Rd.  
Hawley, PA 18428  
ATTORNEY  
Nicholas A. Barna  
831 Court Street  
Honesdale, PA 18431

**6/29/2018 • 7/6/2018 • 7/13/2018**

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**ADMINISTRATRIX NOTICE**

Estate of Mary Ann McCormick  
AKA Mary A. McCormick  
Late of Cherry Ridge Township  
ADMINISTRATRIX  
Jane C. Rickard  
207 Schoolhouse Rd.  
Honesdale, PA 18431  
ATTORNEY  
Nicholas A. Barna  
831 Court Street  
Honesdale, PA 18431

**6/29/2018 • 7/6/2018 • 7/13/2018**

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**EXECUTOR'S NOTICE**

Estate of MARY C. BASS  
Late of Berlin Township  
EXECUTOR  
Thomas J. Bass  
187 Steep Hill Road  
Beach Lake, PA 18405  
CO-EXECUTOR  
Amy R. Bass  
187 Steep Hill Road  
Beach Lake, PA 18405  
ATTORNEY  
Pamela S. Wilson, Esquire

304 Ninth Street  
Honesdale, PA 18431

**6/29/2018 • 7/6/2018 • 7/13/2018**

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**EXECUTRIX NOTICE**

Estate of George J. Johnson AKA  
George Johnson  
Late of Damascus Township  
EXECUTRIX  
Eleanor L. Johnson  
34 Kaiser Strasse  
Beach Lake, PA 18405  
ATTORNEY  
Nicholas A. Barna  
831 Court Street  
Honesdale, PA 18431

**6/29/2018 • 7/6/2018 • 7/13/2018**

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**OTHER NOTICES**

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**PETITION FOR  
NAME CHANGE**

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

IN RE:  
CHANGE OF NAME OF:  
Madilyn Rubel

No. 305-2018-CIVIL

**ORDER FOR PUBLICATION**

And now, this 5th day of July  
2018, upon motion of Kristen  
Mousley, Petitioner, it is  
**ORDERED** and **DECREED** that  
the Petition be heard on the 24th

day of August 2018 at 10:30 a.m. before the Honorable Janine Edwards in Courtroom No. 2 at the Wayne County Courthouse, 925 Court Street, Honesdale, PA.

It is **FURTHER ORDERED** that a notice of the filing of the within Petition and of the aforesaid date of hearing be published in the Office Legal Journal of Wayne County, PA and the Wayne Independent at least thirty (30) days before the hearing. Proof of publication shall be submitted at the hearing.

It is **FURTHER ORDERED** that an official search be conducted by the county office where the minor child/children resided within the past five (5) years. Proper certification from the Prothonotary's Office verifying that there are no judgments, decrees of record, or any other of the like character against the minor child/children and proper certification from the Recorder of Deeds regarding mortgages shall be submitted to the Court at the hearing.

It is **FURTHER ORDERED** that if a parent seeks to change the name of a minor child, the petitioning parent is directed to mail a copy of the petition and this Order by regular and certified mail, return receipt requested to the non-petitioning parent. **IF THE NON-PETITIONING PARENT DOES NOT ATTEND THE HEARING, PROOF THAT THE NON-PETITIONING PARENT RECEIVED A COPY OF THE PETITION AND NOTIFICATION OF THE NAME CHANGE**

HEARING MUST BE  
SUBMITTED TO THE COURT  
AT THE HEARING.

FOR THE COURT:  
/s/ Deborah Daniels  
DEBORAH DANIELS  
DEPUTY COURT  
ADMINISTRATOR

**7/13/2018**

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**NOTICE:**

TO: JOHN DOE, and any other person, persons or entity claiming title to Wayne County property Tax Number 20-7-61, and being part of 3179 B Wrighter Lake Road, Thompson, PA 18465, their heirs, administrators, executors, assigns and successors in title and any and all other persons claiming any right, title or interest in or to the herein-described property:

You are hereby notified that LAURA HANNA, has filed a Complaint to Quiet Title against you in the Court of Common Pleas of Wayne County, Pennsylvania, to docket No.: 296-Civil-2018, claiming that she is the owner in fee simple of certain lands situate in Preston Township, Wayne County, Pennsylvania, known as Tax #20-7-61, and being part of 3179 B Wrighter Lake Road, Thompson, PA 18465.

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court within twenty (20) days of this notice. You are warned that if you fail to

do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by 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.**

NORTHERN LEGAL AID  
SERVICES  
WAYNE COUNTY  
COURTHOUSE  
925 COURT STREET  
HONESDALE, PA 18431  
(570) 253-1031

Nicholas A. Barna, Esq.  
831 Court Street  
Honesdale, PA 18431  
(570) 253-4921  
Attorneys for Plaintiff

7/13/2018



### **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 AUGUST 8, 2018**

By virtue of a writ of Execution instituted by: Machana Associates, 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 8th day of August, 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 or lot of land, situate, lying and being in the Township of Lebanon, County of Wayne, and State of Pennsylvania, more particularly described follows:

BEGINNING at a point in the center of Pennsylvania State Route 4019 (Niles Pond Road), said point also being on a common line of that now or formerly Hardler (Deed Book 281, page 433); thence through the lands of the Grantor, and through an iron pin set at the edge of the right of way of said road, South 62 degrees 22 minutes 10 seconds East 528.30 feet to an iron pin set; thence continuing

through lands of the Grantor South 02 degrees 52 minutes 51 seconds East 332.73 feet to an iron pin set on a common line of the Grantor and that now or formerly Alvarez (Deed Book 379, page 197); thence along a common line of the Grantor and Alvarez South 87 degrees 07 minutes 09 seconds West 564.40 feet through an iron pin set at 25 feet offset of the centerline of Pennsylvania State Route 4019 (Niles Pond Road) to a point in the center thereof; thence along the centerline of the aforesaid Pennsylvania State Route 4019 (Niles Pond Road) the following nine courses and distances:

North 01 degree 48 minutes 06 seconds East 46.21 feet; North 02 degrees 21 minutes 10 seconds West 76.56 feet; North 02 degrees 49 minutes 33 seconds West 79.09 feet; North 01 degree 10 minutes 46 seconds West 77.65 feet; North 05 degrees 38 minutes 23 seconds East 59.05 feet; North 10 degrees 13 minutes 06 seconds East 66.98 feet; North 16 degrees 05 minutes 24 seconds East 63.98 feet; North 18 degrees 11 minutes 55 seconds East 66.02 feet, and North 21 degrees 12 minutes 19 seconds East 83.13 feet

TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 6.00 ACRES.

ALSO BEING LOT NO. 1, on a map of Machana Associates Inc. rendered by Charles Bayly, PLS,

dated March 15, 2013, and recorded in Wayne County Map Book 118 at Page 107.

TAX PARCEL #13-204-3.1-  
Wayne County Recod Book 4952,  
Page 50

ADDRESS BEING KNOWN AS:  
948 Niles Pond Road, Honesdale,  
PA 18431

Seized and taken in execution as property of:  
Charles Randolph 948 Niles Pond Road HONESDALE PA 18431  
Jennifer Randolph 948 Niles Pond Road HONESDALE PA 18431

Execution No. 91-Civil-2017  
Amount Due: \$106,945.78 Plus additional costs

April 11, 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.

Richard B. Henry Esq.

7/13/2018 • 7/20/2018 • 7/27/2018

---

**SHERIFF'S SALE  
AUGUST 8, 2018**

By virtue of a writ of Execution instituted by: Dime Bank issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 8th day of August, 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 lots or parcels of land lying, situate and being in the Township of Paupack, County of Wayne and State of Pennsylvania, bounded and described as follows, to wit:

PARCEL ONE: BEGINNING at a point on the southerly side of Historic Drive in the Pine Hill Section of Sandy Shore Development, being a common corner of Lots 209 and 213 in said Section; thence, along the westerly line of Lot 209 South thirty-four (34) degrees fifteen (15) minutes East one hundred (100) feet to the northeasterly corner of Lot 14; thence along the northerly line of Lot 214 South fifty-five (55) degrees fifteen (15) minutes West fifty (50) feet of the northwesterly corner of

Lot 214; thence along the easterly line of Lot 217 North thirty-four (34) degrees fifteen (15) minutes West one hundred (100) feet to the southerly side of Historic Drive; thence along the southerly side of Historic Drive North fifty-five (55) degrees (15) minutes East fifty (50) feet to the place of beginning.

CONTAINING five thousand (5,000) square feet, and being Lot No. 213 in the Pine Hill Section of Sandy Shore Development.

PARCEL TWO: BEGINNING at a point on the southerly side of Historic Drive in the Pine Hill Section of Sandy Shore Development, being a common corner of Lots 213 and 217 in said section; thence along the westerly line of Lot 213 South thirty-four (34) degrees fifteen (15) minutes East one hundred (100) feet to the northeasterly corner of Lot 218; thence along the northerly line of Lot 218 South fifty-five (55) degrees fifteen (15) minutes West fifty (50) feet to the northwesterly corner of Lot 218; thence along the easterly line of Lot 221 North thirty-four (34) degrees fifteen (15) minutes West one hundred (100) feet to the southerly side of Historic Drive; thence, along the southerly side of Historic Drive North fifty-five (55) degrees fifteen (15) minutes East fifty (50) feet to the place of BEGINNING.

CONTAINING five thousand (5,000) square feet, and being Lot No. 217 in the Pine Hill Section of Sandy Shore Development.

ALSO GRANTING AND CONVEYING to the Grantee, his/her heirs and assigns, in common with the prior Grantor, its successors and assigns, and to the same extend as is now enjoyed by Grantor, the right to use water of Lake Wallenpaupack for lawful recreational purposes and the right of ingress and egress from the property of the Pennsylvania Power and Light Company lying between the waters of said lake and a one hundred (100) foot portion of prior Grantor's boundary line located between Monument 529 and Monument 530 of the said Company's Project Boundary Line.

UNDER AND SUBJECT TO, however, to all the exceptions and reservations in the chain of title to the above premises in so far as they may now or hereafter affect the said premises.

UNDER AND SUBJECT TO, however, to easements for public utilities and highway rights-of-way as visible from an inspection of the premises or recorded in official idiocies.

EXCEPTING to Maude Andrews and David M. Richards a one-half (1/2) interest in coal under lot as noted in deed from James Butler, et ux, to Wayne Development Company dated December 2, 1913 as recorded in Wayne County Deed Book 105 at Page 485.

BEING THE SAME PREMISES conveyed to Janet Bowen by deed

of Ruth Chapman Wilson and Joseph Wilson, her husband, et al, dated September 27, 2004 and recorded in Wayne County Book 2627 Page 1, Instrument No. 200400012837.

Seized and taken in execution as property of:  
Janet Bowen 7 Jenny Lane  
ALBURG VT 05440

Execution No. 310-Civil-2017  
Amount Due: \$59,982.85 Plus  
additional costs

April 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.**

James T. Shoemaker, Esq.

**7/13/2018 • 7/20/2018 • 7/27/2018**

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**SHERIFF'S SALE  
AUGUST 8, 2018**

By virtue of a writ of Execution instituted by: PennyMac Loan Services 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 8th day of August, 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 TOWNSHIP OF PAUPACK, COUNTY OF WAYNE AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF TOWNSHIP ROAD T-395, SAID POINT BEING THE SOUTHEASTERLY CORNER OF JOHN AND LINDA FIORETTI (D.B. 522, P. 131); THENCE FROM SAID POINT OF BEGINNING ALONG SAID FIORETTI NORTH 27 DEGREES 40 MINUTES 06 SECONDS EAST 187.39 FEET TO A POINT IN THE LINE OF LANDS OF WHITNEY LAKE ASSOCIATION (D.B. 308, P. 391); THENCE SOUTH 60 DEGREES 13 MINUTES 21 SECONDS EAST 406.13 FEET ALONG SAID WHITNEY LAKE ASSOCIATION TO A POINT IN THE CENTER OF TOWNSHIP ROAD T-395; THENCE ALONG SAID T-395

THE FOLLOWING 9 COURSES AND DISTANCES; (1) SOUTH 21 DEGREES 49 MINUTES 00 SECONDS WEST 21.96 FEET; (2) SOUTH 15 DEGREES 26 MINUTES 00 SECONDS WEST 170.79 FEET; (3) SOUTH 17 DEGREES 56 MINUTES 16 SECONDS WEST 104.96 FEET; (4) SOUTH 17 DEGREES 00 MINUTES 07 SECONDS WEST 38.62 FEET; (5) SOUTH 24 DEGREES 36 MINUTES 43 SECONDS WEST 56.12 FEET; (6) SOUTH 27 DEGREES 31 MINUTES 58 SECONDS WEST 60.70 FEET; (7) SOUTH 29 DEGREES 14 MINUTES 16 SECONDS WEST 115.39 FEET; (8) SOUTH 32 DEGREES 12 MINUTES 37 SECONDS WEST 129.91 FEET AND (9) SOUTH 31 DEGREES 45 MINUTES 42 SECONDS WEST 128.51 FEET TO A POINT IN THE CENTER OF PENNSYLVANIA STATE ROUTE 3031; THENCE ALONG SAID S.R. 3031 THE FOLLOWING 11 COURSES AND DISTANCES: (1) NORTH 04 DEGREES 24 MINUTES 04 SECONDS EAST 25.23 FEET; (2) NORTH 02 DEGREES 22 MINUTES 43 SECONDS WEST 37.28 FEET; (3) NORTH 05 DEGREES 00 MINUTES 39 SECONDS WEST 62.27 FEET; (4) NORTH 07 DEGREES 13 MINUTES 42 SECONDS WEST 136.21 FEET; (5) NORTH 06 DEGREES 11 MINUTES 45 SECONDS WEST 135.99 FEET; (6) NORTH 03 DEGREES 05 MINUTES 32 SECONDS WEST 76.84 FEET; (7) NORTH 00



DEGREES 50 MINUTES 00 SECONDS EAST 125.01 FEET; (8) NORTH 03 DEGREES 25 MINUTES 00 SECONDS WEST 50.34 FEET; (9) NORTH 11 DEGREES 46 MINUTES 00 SECONDS WEST 55.48 FEET; (10) NORTH 23 DEGREES 42 MINUTES 00 SECONDS WEST 55.55 FEET AND (11) NORTH 35 DEGREES 39 MINUTES 00 SECONDS WEST 37.37 FEET TO THE POINT OR PLACE OF BEGINNING, CONTAINING 4.954 ACRES OF LAND MORE OR LESS. THE ABOVE DESCRIPTION AS PER SURVEY CONDUCTED BY TIM A. JONES, PROFESSIONAL LAND SURVEYOR, DATED MARCH 4, 1992, AND RECORDED IN MAP BOOK 76, AT PAGE 110.

EXCEPTING ALL THAT PORTION OF THE ABOVE DESCRIBED PARCEL NOW USED OR PREVIOUSLY CONVEYED FOR PUBLIC HIGHWAY PURPOSES.

SUBJECT TO ANY EASEMENTS OF RECORD TO PUBLIC UTILITIES.

BEING THE SAME PREMISES which M. Charles Crump and Donna J. Crump, by Deed dated May 5, 2008 and recorded January 28, 2009 in the Office of the Recorder of Deeds in and for Wayne County in Deed Book Volume 3666, Page 261, granted and conveyed unto CHARLES M. CRUMP.

BEING KNOWN AS: 29 BONE RIDGE ROAD, HAWLEY, PA 18428

PARCEL #19-0-0294-0023.0005

Seized and taken in execution as property of:  
Charles M, Crump 29 Bone Ridge Road, HAWLEY PA 18428

Execution No. 441-Civil-2017  
Amount Due: \$180,539.21 Plus additional costs

April 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.**

Amanda L. Rauer Esq.

**7/13/2018 • 7/20/2018 • 7/27/2018**

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**CIVIL ACTIONS FILED**

*FROM JUNE 16, 2018 TO JUNE 22, 2018  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**JUDGMENTS**

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2011-21412	CIARELLI LAWRENCE	6/18/2018	SATISFACTION	98,667.24
2012-00001	CLARK CHERYL A	6/20/2018	SATISFACTION	—
2015-20401	KRISOVITCH KARA	6/18/2018	SATISFACTION	—
2015-21085	EASTMAN JOHN	6/22/2018	WRIT REVIVALSTRICKEN	—
2015-21085	EASTMAN KAREN	6/22/2018	WRIT REVIVALSTRICKEN	—
2016-00621	SATCHELL ESMERSLDA	6/22/2018	WRIT OF EXECUTION	194,421.12
2016-00621	SANDOVAL RAFAEL M DECEASED	6/22/2018	WRIT OF EXECUTION	194,421.12
2016-00621	UNKNOWN HEIRS SUCCESSORS	6/22/2018	WRIT OF EXECUTION	194,421.12
2017-00424	MITCHELL DAWN M EXECUTRIX OF ESTATE OF DOROTHY J SCALES AKA	6/20/2018	DEFAULT JUDGMENT	—
2017-00539	WEBER MICHELE	6/22/2018	JDGMT BY COURT ORDER	—
2017-00539	WEBER MICHAEL	6/22/2018	JDGMT BY COURT ORDER	—
2017-00539	OCCUPANTS	6/22/2018	JDGMT BY COURT ORDER	—
2017-00539	WEBER MICHELE	6/22/2018	WRIT OF POSSESSION	—
2017-00539	WEBER MICHAEL	6/22/2018	WRIT OF POSSESSION	—
2017-00539	OCCUPANTS	6/22/2018	WRIT OF POSSESSION	—
2017-00602	UNITED STATES OF AMERICA DEPT. OF TREASURY, IRS	6/22/2018	DEFAULT JUDG IN REM	—
2017-00602	CURTIS KAREN L	6/22/2018	DEFAULT JUDG IN REM	236,820.72
2017-00602	CURTIS JOHN E	6/22/2018	DEFAULT JUDG IN REM	236,820.72
2017-00602	UNITED STATES OF AMERICA DEPT. OF TREASURY, IRS	6/22/2018	WRIT OF EXECUTION	—
2017-00602	CURTIS KAREN L	6/22/2018	WRIT OF EXECUTION	236,820.72
2017-00602	CURTIS JOHN E	6/22/2018	WRIT OF EXECUTION	236,820.72
2018-00009	STRANGER ANITA	6/20/2018	SATISFACTION	—
2018-00047	HAIDER JEFFREY M ESTATE	6/18/2018	FINAL JUDGMENT	—
2018-00047	ALLIANCE FUNDING	6/18/2018	FINAL JUDGMENT	—
2018-00047	LASALLE BANK NA	6/18/2018	FINAL JUDGMENT	—
2018-00105	HOUGHTALING LOUIS C	6/21/2018	DEFAULT JUDGMENT	71,505.27
2018-00105	HOUGHTALING VERONICA L	6/21/2018	DEFAULT JUDGMENT	71,505.27
2018-00105	MACPEEL CHARLES T SR	6/21/2018	DEFAULT JUDGMENT	71,505.27
2018-00105	MAC PEEK JOAN L ESTATE	6/21/2018	DEFAULT JUDGMENT	71,505.27
2018-00105	ANY & ALL UNKNOWN HEIRS OF THE ESTATE OF JOAN L MAC PEEK	6/21/2018	DEFAULT JUDGMENT	71,505.27
2018-00116	CRONIN RICHARD SR	6/22/2018	CONSENT JUDGMENT	10,326.80
2018-00141	RAVYN& ROBYN PENNSYLVANIA HOL	6/22/2018	DEFAULT JUDG IN REM	53,958.79

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

2018-00154	NUTT VINCENT J A/K/A	6/21/2018	DEFAULT JUDG IN REM	126,340.66
2018-00154	NUTT VINCENT JOSEPH	6/21/2018	DEFAULT JUDG IN REM	126,340.66
2018-00154	NUTT JESSICA A/K/A	6/21/2018	DEFAULT JUDG IN REM	126,340.66
2018-00154	NUTT JESSICA R	6/21/2018	DEFAULT JUDG IN REM	126,340.66
2018-00154	NUTT JESSICA RUTH	6/21/2018	DEFAULT JUDG IN REM	126,340.66
2018-00154	NUTT VINCENT J A/K/A	6/21/2018	WRIT OF EXECUTION	126,340.66
2018-00154	NUTT VINCENT JOSEPH	6/21/2018	WRIT OF EXECUTION	126,340.66
2018-00154	NUTT JESSICA A/K/A	6/21/2018	WRIT OF EXECUTION	126,340.66
2018-00154	NUTT JESSICA R	6/21/2018	WRIT OF EXECUTION	126,340.66
2018-00154	NUTT JESSICA RUTH	6/21/2018	WRIT OF EXECUTION	126,340.66
2018-00158	GIORDANO JOSEPH	6/22/2018	DEFAULT JUDGMENT	252,625.89
2018-00158	GIORDANO JOSEPH	6/22/2018	WRIT OF EXECUTION	252,625.89
2018-00172	TOMASETTI MICHAEL A A/K/A	6/22/2018	DEFAULT JUDGMENT	135,713.15
2018-00172	TOMASETTI MICHAEL	6/22/2018	DEFAULT JUDGMENT	135,713.15
2018-00172	TOMASETTI PAMELA J A/K/A	6/22/2018	DEFAULT JUDGMENT	135,713.15
2018-00172	TOMASETTI PAMELA	6/22/2018	DEFAULT JUDGMENT	135,713.15
2018-00178	MARIA A PERROTTI	6/22/2018	DEFAULT JUDG IN REM	399,472.49
2018-00178	MARIA A PERROTTI	6/22/2018	WRIT OF EXECUTION	399,472.49
2018-00197	OSTRANDER SHERI L A/K/A	6/22/2018	DEFAULT JUDG IN REM	111,023.93
2018-00197	GRIMALDI SHERI L OSTRANDER	6/22/2018	DEFAULT JUDG IN REM	111,023.93
2018-00197	OSTRANDER SHERI L A/K/A	6/22/2018	WRIT OF EXECUTION	111,023.93
2018-00197	GRIMALDI SHERI L OSTRANDER	6/22/2018	WRIT OF EXECUTION	111,023.93
2018-20088	ROMANCE SHERRY ADMINISTRATOR	6/22/2018	SATISFACTION	—
2018-20088	ROMANCE JAMES E ESTATE OF	6/22/2018	SATISFACTION	—
2018-20496	RAYMOND CRYSTAL	6/19/2018	WRIT OF EXECUTION	—
2018-20525	KATZMAR RALPH W	6/18/2018	STATEMENT OF LIEN	953.40
2018-20526	HILGNER JASON	6/18/2018	STATEMENT OF LIEN	2,195.05
2018-20526	HILGNER RAINA	6/18/2018	STATEMENT OF LIEN	2,195.05
2018-20527	KLUMP LEIGH M	6/18/2018	STATEMENT OF LIEN	962.37
2018-20528	KLEKMAN JEFFREY L	6/18/2018	STATEMENT OF LIEN	953.40
2018-20529	ALBERT DAWN BALDASSARI	6/18/2018	STATEMENT OF LIEN	953.28
2018-20529	BALDASSARI DAWN ALBERT	6/18/2018	STATEMENT OF LIEN	953.28
2018-20530	MEDEIROS SCOTT	6/18/2018	STATEMENT OF LIEN	4,570.51
2018-20531	CHECK MICHAEL E	6/18/2018	STATEMENT OF LIEN	953.40
2018-20532	PAGE INFO INC	6/18/2018	STATEMENT OF LIEN	4,570.51
2018-20533	SPAHU VEBIJA	6/18/2018	STATEMENT OF LIEN	962.37
2018-20534	SAGETT SAMUEL	6/18/2018	STATEMENT OF LIEN	962.37
2018-20535	S'TERNER MICHAEL P	6/18/2018	STATEMENT OF LIEN	1,020.90
2018-20536	SCHWALL ROBERT	6/18/2018	STATEMENT OF LIEN	1,714.62
2018-20536	COIRO KIM	6/18/2018	STATEMENT OF LIEN	1,714.62

2018-20537	CUDLIC DAVID G	6/18/2018	STATEMENT OF LIEN	953.40
2018-20537	CUDLIC JANICE	6/18/2018	STATEMENT OF LIEN	953.40
2018-20538	LEWIS NANCY R	6/18/2018	STATEMENT OF LIEN	953.40
2018-20539	LA BELLA PROPERTIES INC	6/18/2018	STATEMENT OF LIEN	953.40
2018-20540	CAMPIS ROBERT E	6/18/2018	STATEMENT OF LIEN	1,696.80
2018-20540	CAMPIS NANCY T	6/18/2018	STATEMENT OF LIEN	1,696.80
2018-20541	BRADY PAUL F	6/18/2018	STATEMENT OF LIEN	953.40
2018-20542	CAIRNS ROBERT B	6/18/2018	STATEMENT OF LIEN	1,696.80
2018-20543	WOZNIAK KIM	6/18/2018	FEDERAL TAX LIEN	13,229.41
2018-20544	CONSIGLIO JOHN	6/18/2018	JP TRANSCRIPT	1,216.55
2018-20545	SCHROEBER HENRY J	6/19/2018	JP TRANSCRIPT	5,703.61
2018-20546	GREGORY LUKE	6/19/2018	JP TRANSCRIPT	2,492.82
2018-20547	NUSS MICHELLE M	6/19/2018	JP TRANSCRIPT	2,128.80
2018-20548	ZIC IVAN	6/19/2018	MUNICIPAL LIEN	540.31
2018-20548	ZIC OLGA	6/19/2018	MUNICIPAL LIEN	540.31
2018-20549	YENAWINE ANDREW	6/19/2018	MUNICIPAL LIEN	540.31
2018-20550	KANDIL NAJAT	6/19/2018	MUNICIPAL LIEN	540.31
2018-20551	KADDOUR ALI	6/19/2018	MUNICIPAL LIEN	540.31
2018-20551	KADDOUR MIRVAT	6/19/2018	MUNICIPAL LIEN	540.31
2018-20552	HIRSCH ROBERT	6/19/2018	MUNICIPAL LIEN	540.31
2018-20553	DANIELS THURMAN	6/19/2018	MUNICIPAL LIEN	540.31
2018-20553	DANIELS AMY	6/19/2018	MUNICIPAL LIEN	540.31
2018-20554	COOPER JOHN	P 6/19/2018	MUNICIPAL LIEN	1,053.17
2018-20555	TRIP PROPERTY VENTURES LLC	6/19/2018	MUNICIPAL LIEN	540.31
2018-20556	POCONO SPRINGS ESTATES INC	6/19/2018	MUNICIPAL LIEN	540.31
2018-20557	WISZNIEWSKI DAVID M	6/19/2018	MUNICIPAL LIEN	524.43
2018-20557	WISNIEWSKI TAMMERA J	6/19/2018	MUNICIPAL LIEN	524.43
2018-20558	HAMPL TAMARA L	6/19/2018	MUNICIPAL LIEN	524.43
2018-20559	KANAMURA SEIJI	6/19/2018	MUNICIPAL LIEN	524.43
2018-20560	GENAO VICTOR M	6/19/2018	MUNICIPAL LIEN	526.69
2018-20561	CRANE ROBERT M	6/19/2018	MUNICIPAL LIEN	710.50
2018-20562	NICHOLAYEFF GEORGE STEPHEN	6/19/2018	MUNICIPAL LIEN	567.54
2018-20563	PALLANTE JOHN A	6/19/2018	MUNICIPAL LIEN	851.21
2018-20564	PALLANTE JOHN A	6/19/2018	MUNICIPAL LIEN	635.62
2018-20565	ROGERS JON B	6/19/2018	MUNICIPAL LIEN	576.61
2018-20565	ROGERS PATRICIA	6/19/2018	MUNICIPAL LIEN	576.61
2018-20566	UNG DAVID K	6/19/2018	MUNICIPAL LIEN	567.54
2018-20566	WONG VICTORIA S	6/19/2018	MUNICIPAL LIEN	567.54
2018-20567	MATTESON GEORGE C	6/19/2018	MUNICIPAL LIEN	572.08
2018-20567	MATTESON MARGARET A	6/19/2018	MUNICIPAL LIEN	572.08
2018-20567	DEARROS KELLY	6/19/2018	MUNICIPAL LIEN	572.08
2018-20567	DE ARROS KELLY	6/19/2018	MUNICIPAL LIEN	572.08
2018-20568	AMES ROBERT	6/19/2018	MUNICIPAL LIEN	567.54
2018-20568	AMES LESLEY	6/19/2018	MUNICIPAL LIEN	567.54
2018-20569	ANGIONE HOWARD F	6/19/2018	MUNICIPAL LIEN	569.81
2018-20569	ANGIONE MARYANN	6/19/2018	MUNICIPAL LIEN	569.81
2018-20570	BHUIYAN GHIAS U	6/19/2018	MUNICIPAL LIEN	581.16
2018-20571	BORKOWSKI THERESA	6/19/2018	MUNICIPAL LIEN	567.54
2018-20572	CARPOZI GEORGE III	6/20/2018	MUNICIPAL LIEN	576.61
2018-20572	CARPOZI CAROLINA DANA	6/20/2018	MUNICIPAL LIEN	576.61

2018-20573	DANCHALSKI EDWARD PAUL	6/20/2018	MUNICIPAL LIEN	567.54
2018-20573	DANCHALSKI KATHERINE	6/20/2018	MUNICIPAL LIEN	567.54
2018-20574	DISCENZA WALTER V TRUSTEE	6/20/2018	MUNICIPAL LIEN	567.54
2018-20574	DISCENZA LIVING TRUST	6/20/2018	MUNICIPAL LIEN	567.54
2018-20575	GRUNDTISCH MAXWELL	6/20/2018	MUNICIPAL LIEN	581.16
2018-20576	MCQUONE ROBERT	6/20/2018	MUNICIPAL LIEN	831.16
2018-20576	MCQUONE JOAN	6/20/2018	MUNICIPAL LIEN	831.16
2018-20577	MURRAY THOMAS P	6/20/2018	MUNICIPAL LIEN	567.54
2018-20577	MURRAY JOYCE E	6/20/2018	MUNICIPAL LIEN	567.54
2018-20578	FLYNNS NATURESCAPES INC A CORPORATION	6/20/2018	FEDERAL TAX LIEN	13,823.31
2018-20579	NATURESCAPES LIVING INC A CORPORATION	6/20/2018	FEDERAL TAX LIEN	11,912.29
2018-20580	LEMECH MICHELLE EXECUTRIX	6/20/2018	MUNICIPAL LIEN	531.09
2018-20580	LEMECH ANNA ESTATE OF	6/20/2018	MUNICIPAL LIEN	531.09
2018-20580	FISHER TIMOTHY B ESQUIRE EXECUTOR	6/20/2018	MUNICIPAL LIEN	531.09
2018-20581	HORAK RICHARD	6/21/2018	JP TRANSCRIPT	968.27
2018-20582	WASSON KEVIN.	6/21/2018	JP TRANSCRIPT	4,708.46
2018-20583	FERRIS JACOB	6/21/2018	JP TRANSCRIPT	1,384.03
2018-20584	BURCH JESSICA	6/21/2018	JP TRANSCRIPT	1,512.74
2018-20585	CALHOUN PATTI	6/21/2018	JP TRANSCRIPT	1,182.18
2018-20586	ENKULENKO AMANDA	6/21/2018	JP TRANSCRIPT	715.45
2018-20587	JOPP HEATHER GORDON	6/21/2018	JP TRANSCRIPT	1,678.48
2018-20588	EASTMAN JOHN	6/22/2018	WRIT OF REVIVAL	5,318.00
2018-20588	EASTMAN KAREN	6/22/2018	WRIT OF REVIVAL	5,318.00
2018-20588	INTOCCIA MARIA	6/22/2018	WRIT OF REVIVAL	5,318.00
2018-20589	TRABALKA JASON G	6/22/2018	MUNICIPAL LIEN	540.31
2018-20589	TRABALKA DEBRA M	6/22/2018	MUNICIPAL LIEN	540.31
2018-20590	TRABALKA JASON G	6/22/2018	MUNICIPAL LIEN	2,707.87
2018-20590	TRABALKA DEBRA M	6/22/2018	MUNICIPAL LIEN	2,707.87
2018-40034	WOOD EMILY OWNER	P 6/22/2018	STIP VS LIENS	—
2018-40034	WOOD HAROLD CONTRACTOR	6/22/2018	STIP VS LIENS	—
2018-40034	WOOD EXCAVATION & CONSTRUCTION INC CONTRACTOR	6/22/2018	STIP VS LIENS	—
2018-90038	MALECKI MARY J	6/20/2018	SATISFACTION	347.95
2018-90049	MECCA VINCENT A JR A/K/A	6/18/2018	ESTATE CLAIM	322,613.17
2018-90049	MECCA VINCENT	6/18/2018	ESTATE CLAIM	322,613.17
2018-90050	MECCA VINCENT A JR A/K/A	6/18/2018	ESTATE CLAIM	423,421.55
2018-90050	MECCA VINCENT	6/18/2018	ESTATE CLAIM	423,421.55

**CONTRACT — DEBT COLLECTION: CREDIT CARD**

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2018-00283	DISCOVER BANK	PLAINTIFF	6/20/2018	—
2018-00283	HEALEY CARRIE A	DEFENDANT	6/20/2018	—
2018-00284	BANK OF AMERICA NA	PLAINTIFF	6/20/2018	—
2018-00284	MCKEAN MARTIN M	DEFENDANT	6/20/2018	—
2018-00285	BARCLAYS BANK DELAWARE	PLAINTIFF	6/20/2018	—
2018-00285	AKKAYA SEVIN	DEFENDANT	6/20/2018	—
2018-00287	AMERICAN EXPRESS NATIONAL BANK	PLAINTIFF	6/21/2018	—
2018-00287	SULLIVAN ELIZABETH	DEFENDANT	6/21/2018	—
2018-00289	BARCLAYS BANK DELAWARE	PLAINTIFF	6/21/2018	—
2018-00289	MACHINSKI MICHAEL A	DEFENDANT	6/21/2018	—

**CONTRACT — DEBT COLLECTION: OTHER**

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2018-00286	FIDELITY DEPOSIT & DISCOUNT BA	PLAINTIFF	6/20/2018	—
2018-00286	MECCA SHEILA	DEFENDANT	6/20/2018	—

**REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL**

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2018-00288	DIME BANK	PLAINTIFF	6/21/2018	—
2018-00288	DIEHL STEVEN	DEFENDANT	6/21/2018	—
2018-00288	DIEHL TAMMI S	DEFENDANT	6/21/2018	—

**MORTGAGES AND DEEDS**

*RECORDED FROM JULY 2, 2018 TO JULY 6, 2018  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

<b>GRANTOR</b>	<b>GRANTEE</b>	<b>LOCATION</b>	<b>AMOUNT</b>
Welcher Curtis E	Wayne Bank	Paupack Township	
Welcher Cheryl A			453,000.00
Miller Richard J III	FNCB Bank F N C B Bank	Lehigh Township	121,500.00
OMalley Austin	Mortgage Electronic Registration Systems Atlantic Home Loans Inc	Hawley Borough	125,681.00
Koberlein Wayne A	Mortgage Electronic Registration Systems	Honesdale Borough	
Koberlein Anna M	Finance Of America Mortgage LLC Finance Of America Mortgage L L C		98,875.00
Stitt Tomas H	Mortgage Electronic Registration Systems Freedom Mortgage Corporation	Honesdale Borough	80,808.00
Perez Cristian	Wells Fargo Bank	Lake Township	
Perez Amy E			63,000.00
Gustin Jason R	Wayne Bank	Preston Township	66,000.00
Utegg Clint J	Wayne Bank	Mount Pleasant Township	
Utegg Lacey K			29,500.00
Falletta Luke	Honesdale National Bank	Mount Pleasant Township	32,000.00
Felipe Rigoberto J	Mortgage Electronic Registration Systems TD Bank T D Bank	Paupack Township	120,000.00
Machlovitz Neil	Mortgage Electronic Registration Systems Trident Mortgage Company LP Trident Mortgage Company L P	Lake Township	88,000.00
Schuman Roberta J	Mortgage Electronic Registration Systems	Palmyra Township	
Schuman Robert J	Ditech Financial L L C Ditech Financial LLC		159,600.00
Delpriore Jodimarie	Bank Of America	Lake Township	
Delpriore Domenica			100,000.00
Delpriore Teresa A			

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

Wilmot Douglas J	Mortgage Electronic Registration Systems	Lake Township	
Ross Casandra	Finance Of America Mortgage LLC		153,000.00
	Finance Of America Mortgage L L C		
Jones Michael A Jr	Honesdale National Bank	Texas Township	
Jones Cora M			200,000.00
Asay Derek Lee	Mortgage Electronic Registration Systems	Paupack Township	
Asay Jennifer Lynn	Finance Of America Mortgage LLC		375,000.00
	Finance Of America Mortgage L L C		
	Erates Mortgage		
Hertzog Ian M	Mortgage Electronic Registration Systems	Lake Township	
	Quicken Loans Inc		183,121.00
Farley Michael J	Dime Bank	Clinton Township	
Farley Devon L			418,950.00
Kellam Amanda L	Mortgage Electronic Registration Systems	Damascus Township	
Kellam Thomas M	Summit Mortgage Corporation		98,188.00
Wolfenberg Todd J	Citizens Savings Bank	Cherry Ridge Township	
Wolfenberg Dana			326,000.00
Degori Vincent D	Jeff Bank	Damascus Township	18,000.00
Altrui Ronald P	Mortgage Electronic Registration Systems	Paupack Township	
Thomas Jacob M	All Y Bank Corp		82,500.00
J L Hartley Inc	Peoples Security & Trust Company	Lehigh Township	
JL Hartley Inc			40,000.00
Palmieri Vincent J AKA	Peoples Security Bank & Trust Company	Sterling Township	
Montemarano Vincent J AKA			45,000.00
Snigar Charles A	First National Bank Of Pa	Mount Pleasant Township	
Snigar Roxann			15,880.00
Crellin Heath	Laabs Paul W	Hawley Borough	
Crellin Kimberly			47,000.00
Rohrbach Raymond J	Mortgage Electronic Registration Systems	Honesdale Borough	
Rohrbach Veronika	New Day Financial		126,026.00
Pavlicek John A Jr	Housing & Urban Development	Sterling Township	
Pavlicek Laura M			4,716.00
Enslin Lee A	Dime Bank	Honesdale Borough	
Enslin Gretchen			180,000.00
Brown Robert G Jr	Mortgage Electronic Registration Systems	Paupack Township	
Brown Alyson W	Fairway Independent Mortgage Corporation		183,546.00



Beierle Nathaniel Todd	Mortgage Electronic Registration Systems Finance Of America Mortgage LLC Finance Of America Mortgage L L C	Salem Township	151,590.00
Dorsch Jeffrey	State Farm Bank	Lehigh Township	
Dorsch Debra			15,000.00
Grady Meghan R	Honesdale National Bank	Honesdale Borough	89,700.00
Cottone Robert A Sr	Honesdale National Bank	Salem Township	
Cottone Susan K			105,000.00
Seipp Kevin J	Honesdale National Bank	Dyberry Township	
Seipp Tammy Lyn			30,000.00
Swago Hunting Club Inc	Honesdale National Bank	Damascus Township	50,000.00
Seefish Inc	Dime Bank	Oregon Township	122,000.00
Carnegie Samuel L IV	Mortgage Electronic Registration Systems	Texas Township 1 & 2	
Carnegie Lissette M	Summit Mortgage Corporation		163,440.00

## DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Siepiela Eric D	McDaniel Owen D	Honesdale Borough	
Siepiela Christina L	McDaniel Susan L		
Miller Richard J	Miller Richard J III	Lehigh Township	
Miller Patricia A			Lot 602
Vinci Albert J	Vinci Albert J	Paupack Township	
Vinci Gail	Vinci Gail		Lot 3D
Cotsonas George	Kauffman Bradley A	Paupack Township	
Cotsonas Jane			Lot 98
Leiser Roy	Everman Beatrice	Lehigh Township	
Leiser Anna			
Azzoli Elaine	Hurst Roger	Dreher Township	
Bitalla Stephen G	Conklin Gary	Paupack Township	
Bitalla Lois	Conklin Linda		Lot 4
Yeager Douglas A	Quach Loan	Cherry Ridge Township	
Yeager Deborah A			Lot 4
Hopp Philip M	OMalley Austin	Hawley Borough	
Hopp Catherine			
Costantino Sarah	Frisbie David A Sr	Honesdale Borough	
Costantino Julie	Frisbie David A Sr	Honesdale Borough	
Costantino Erica	Frisbie David A Sr	Honesdale Borough	
Frisbie David A Sr Ind & Adm	Koberlein Wayne A	Honesdale Borough	
Frisbie Jean Est	Koberlein Anna M		
Cafferata William	Stitt Tomas H	Honesdale Borough	
Cafferata Sheryl R			
Pellegrini Antonio	Perez Cristian J	Lake Township	
Pellegrini Lucia	Perez Amy E		Lot 1576
Three Six Zero Mortgage Group	Veterans Affairs	Waymart Borough	

Sorce June AKA	Falletta Luke	Mount Pleasant Township	
Sorce June J AKA			
Kashpureff Sandy L	Kashpureff Sandy L Kashpureff Mikhail E	Sterling Township	
One Three Zero One Jackson Street LLC	Abbais Shumila Farthat	Lehigh Township	
One Three Zero One Jackson Street L L C			
One Three Zero One Jackson Street LLC	Aslam Kashif	Lehigh Township	
One Three Zero One Jackson Street L L C	Aslm Anum		
Falco Carl	Falco Patricia	Salem Township	
Falco Patricia			Lot 831
Discepolo Michael	Felipe Rigoberto J	Paupack Township	
Discepolo Sharon			Lot 239
Flores Oscar R	Machovitz Neil	Lake Township	
Flores Ines			Lot 2853
Last Craig S By Sheriff	Wells Fargo Bank	Lake Township	Lot 1847
Andrade Henry	Marciano Amy	Dreher Township	
Andrade Margarita	Cuartas Maria Patricia		Lot 26
Brumagim Alan Lee	Wilmot Douglas	Lake Township	
Brumagim Barbara J	Ross Cassandra		Lot 3462
Bilansky Anthony	Asay Derek Lee	Paupack Township	
Morrissey Lisa	Asay Jennifer Lynn		Lot 14A
Wyman Paul Est AKA	Sandlin William C	Paupack Township	
Wyman Paul H Est AKA			Lot 68
Wyman Dawn L Exr			
Wargo Elna By Agent	Hertzog Ian M	Lake Township	
Carney Bonnie L Agent			Lot 1
Swendsen Bradley E	Kellam Thomas M	Damascus Township	
Swendsen Diana L	Kellam Amanda L		
Struck Matthew M	Wolfenberg Todd J	Cherry Ridge Township	
Struck Shayle	Wolfenberg Dana		Lot 40
Kielar Helga K	Kriefski Jerralyn	Waymart Borough	
Grasso Angelo	Rispoli Frank	Lehigh Township	
Grasso Linda	Rispoli Susan		
Fitzell Jane L	Valick John C	Salem Township	
Valick John C			
HSBC Bank USA Tr By Af	Guzior Jane E	Lake Township	
H S B C Bank USA Tr By Af	Fischer Stephen P		
Specialized Loan Servicing Af			
Laabs Paul W	Crellin Heath Crellin Kimberly	Hawley Borough	Lots 49 & 51
Carroll Nicholas	Carroll Nicholas	Honesdale Borough	
Carroll Erin			
Fletcher Richard A	Fletcher William R AKA Fletcher Robert AKA	Lake Township	
Evers John J Jr	Egan Scott W	Lehigh Township	

Hild Robert J Miller Noma	Hild Robert J	Mount Pleasant Township	
McCollum Susan Marie AKA By Agent	McCollum Raymond P III	Hawley Borough	
McCollum Susan M AKA By Agent			Lot 3
McCollum Raymond P III Agent			
McCollum Raymond III			
Holl Lynn C	Enslin Lee A	Honesdale Borough	
Holl Nancy J	Enslin Gretchen		
GMD Ventures	Brown Robert G Jr	Paupack Township	
G M D Ventures	Brown Alyson W		Lot 556A
Kaufmann Michael	Wolf Keith D	Palmyra Township	
	Wolf Debra B		Lot 5
Faigle Vergil Jr	Mosher Elaine	Scott Township	
Faigle Vergil Jr	Mosher Elaine	Scott Township	
Costabile Carol A	Costabile Neil L Costabile Carol A Costabile Neil D	Mount Pleasant Township	
Furnari Gerald Furnari Debbie L	Beierle Nathaniel T	Salem Township	
Dodge Timothy	Dunson George C Dunson Catherine M	Lehigh Township	
Cousins Jamie Sullivan Jamie	Grady Meghan R	Honesdale Borough	
Rivenburg George H Est AKA Rivenburg George Est AKA	Seefish Inc	Oregon Township	
Kipp Mary Exr Rivenburg David Exr			
Pryzant Bradley K	Carnegie Samuel L	Texas Township 1 & 2	
Pryzant Jolene K	Carnegie Lisette M		
Fox Michael J	Mousley Kristen	Canaan Township	
Miller Edward A	Bialasiewicz Seweryn	Lehigh Township	
Miller Linda S	Bialasiewicz Jennifer		
U S Bank National Association Tr By Af	One Nine Nine Four Holdings L L C	Lake Township	
Ocwen Loan Servicing Af	One Nine Nine Four Holdings LLC		Lot 3911
US Bank National Association Tr By Af			

**COURT CALENDAR**

*July 16, 2018–July 20, 2018*

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**Monday, July 16, 2018**

**Time** 11:00 AM  
**Subject** In Re: J. L. 12-2018-DP  
Dispositional Review (Master)  
Rechner/M.Farley/Henry

**Tuesday, July 17, 2018**

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

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**Time** 9:30 AM  
**Subject** In re: Tax Claim Bureau (Judicial Sale) 182-2018-CV  
Hearing  
Schloesser

**Wednesday, July 18, 2018**

**Time** 8:45 AM  
**Subject** Commonwealth Matters  
Sentencing  
Commonwealth vs. Johannes, Sonja O. 49-2018-CR DA/Zimmerman  
Guilty Plea  
55-2018-CR Rodriguez, Melissa S. Ellis

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

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**Time** 9:30 AM  
**Subject** PFA  
Baker v. Steffen 350-2018-DR

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

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

**Thursday, July 19, 2018**

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

**COURT CALENDAR**

*July 16, 2018–July 20, 2018*

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**Friday, July 20, 2018**

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

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**CUSTODY CALENDAR**

*July 16, 2018–July 20, 2018*

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**Monday, July 16, 2018**

**Time** 9:15 AM  
**Subject** In Re: L.J.K. 336-2018-DR  
Custody Hearing (Wilson)  
Brown

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**Time** 1:15 PM  
**Subject** Piorkowski v. Wenzel 302-2017-DR  
Custody Hearing (Wilson)  
K.Martin/Nardozzi

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**Tuesday, July 17, 2018**

**Time** 9:15 AM  
**Subject** Parker v. Parker 335-2016-DR  
Custody Hearing (Schloesser)  
Farrell/Clause

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**Time** 1:15 PM  
**Subject** Gregory v. Gregory 284-2018-DR  
Custody Conference (Wilson)  
Nardozzi/Pro Se

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**Time** 2:15 PM  
**Subject** Weidner v. Weidner 272-2018-DR  
Custody Conference (Wilson)  
Bugaj/Cali

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**CUSTODY CALENDAR**

*July 16, 2018–July 20, 2018*

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**Wednesday, July 18, 2018**

**Time** 1:15 PM  
**Subject** Bruculeri v. Lind 486-2016-DR  
Custody Hearing (Schloesser)  
Bugaj/Farrell

**Thursday, July 19, 2018**

**Time** 9:15 AM  
**Subject** Hopkins v. Panzella 308-2014-DR  
Custody Hearing (Wilson)  
Ellis/Farley

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**Time** 1:15 PM  
**Subject** Woznicki/Latona v. Herzog 115-2016-DR  
Custody Conference (Schloesser)

---

**Time** 2:15 PM  
**Subject** Warnott v. Anderson 319-2018-DR  
Custody Conference (Wilson)  
Rechner/Pro Se

**Friday, July 20, 2018**

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

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**Time** 1:15 PM  
**Subject** Sharpe v. Parshall 235-2017-DR  
Custody Conference (Wilson)  
Pro Se/ Pro Se

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**Time** 2:15 PM  
**Subject** Callazo v. Bodkin & Brower 329-2018-DR  
Custody Conference (Schloesser)

# Wayne County LEGAL JOURNAL

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

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