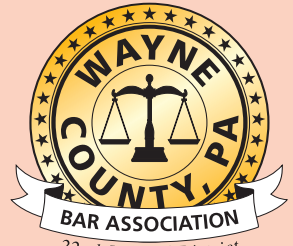


WAYNE COUNTY BAR ASSOCIATION

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



22nd Judicial District

**August 10, 2018**  
**Vol. 8, No. 23**  
**Honesdale, PA**



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**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)

**LEGAL NOTICES**

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*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.*

---

**EXECUTRIX NOTICE**

Estate of Douglas G. Simmons  
AKA Douglas Simmons AKA  
Douglas George Simmons  
Late of Berlin Township  
EXECUTRIX  
Kristen Soden  
174 Holly Ave.  
West Creek, NJ 08092  
ATTORNEY  
Nicholas A. Barna  
831 Court Street  
Honesdale, PA 18431

**8/10/2018 • 8/17/2018 • 8/24/2018**

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**EXECUTOR NOTICE**

Estate of Mary Wendrick AKA  
Mary A. Wendrick  
Late of Texas Township  
EXECUTOR  
James Wendrick  
216 Forest Street  
Honesdale, PA 18431  
ATTORNEY  
John F. Spall

2573 Route 6  
Hawley, PA 18428

**8/10/2018 • 8/17/2018 • 8/24/2018**

---

**EXECUTOR NOTICE**

Estate of Anthony James Kianka  
Late of Borough of Honesdale  
EXECUTOR  
Dennis Patrick Kianka  
3349 Pin Oak Lane  
Mountville, PA 17554  
ATTORNEY  
David M. Gregory, Esq.  
307 Erie Street  
Honesdale, PA 18431

**8/10/2018 • 8/17/2018 • 8/24/2018**

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**ADMINISTRATOR NOTICE**

Estate of Santokh Joan Rinpoche  
AKA Joan Marie Altimore  
Late of Paupack Township  
ADMINISTRATOR  
Thomas Blake Bradburn  
1052 Evergreen Dr.  
Lake Ariel, PA 18436  
ATTORNEY  
Alice J. Tillger  
271 Bethlehem Pike  
Colmar, PA 18915

**8/3/2018 • 8/10/2018 • 8/17/2018**

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**ESTATE NOTICE**

Estate of Mary C. Kardel, late of  
Honesdale, Wayne County,  
Pennsylvania. Any person or

persons having claim against or indebted to estate present same to: Charles J. Kardel, 6 Hickory Street, Cranford, New Jersey 07016; Attorney for Estate: Zachary Jennings, Esquire, 303 Tenth Street, Honesdale, Pennsylvania, 18431.

8/10/2018 • 8/17/2018 • 8/24/2018

---

**EXECUTOR NOTICE**

Estate of Clinton L. Carney AKA Clinton Carney  
Late of Oregon Township  
EXECUTOR  
Matthew Carney  
236 Bellemonte Ave.  
Hawley, PA 18428

8/3/2018 • 8/10/2018 • 8/17/2018

---

**ADMINISTRATOR NOTICE**

Estate of Nancy Carol Baldwin AKA Nancy Baldwin  
Late of Hawley Borough  
ADMINISTRATOR  
Joseph T. Baldwin  
356 Ridge Ave.  
Hawley, PA 18428  
ATTORNEY  
John F. Spall, Esq.  
2573 Route 6  
Hawley, PA 18428

8/3/2018 • 8/10/2018 • 8/17/2018

---

**ADMINISTRATOR NOTICE**

Estate of Suzanne Thomas McCall AKA Suzanne McCall AKA Suzanne M. McCall  
Late of Lake Township

ADMINISTRATOR  
Chester Nowacki  
346 Gravity Road  
Lake Ariel, PA 18436  
ATTORNEY  
David M. Gregory, Esq.  
307 Erie Street  
Honesdale, PA 18431

8/3/2018 • 8/10/2018 • 8/17/2018

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**ADMINISTRATRIX NOTICE**

Estate of Carrie Lyn Martini AKA Carrie Martini AKA Carrie L. Martini  
Late of Salem Township  
ADMINISTRATRIX  
Carole Homeyer  
128 Stoney Lonesome Rd.  
Newfoundland, PA 18445  
ATTORNEY  
John F. Spall, Esq.  
2573 Route 6  
Hawley, PA 18428

8/3/2018 • 8/10/2018 • 8/17/2018

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**ADMINISTRATOR NOTICE**

Estate of Paul D. Non  
ADMINISTRATOR  
Brian Non  
249 Creamton Dr.  
Waymart, PA 18472

8/3/2018 • 8/10/2018 • 8/17/2018

---

**ESTATE NOTICE**

**NOTICE IS HEREBY GIVEN,** that Letters Testamentary for Real Estate in Wayne County, Pennsylvania, have been issued in the Estate of Russell Donovan,

who died on February 4, 2015, late resident of 47 19th Street, Wading River, New York 11792, to Marie Donovan, 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 Marie Donovan, Executrix, c/o The Law Offices of HOWELL & HOWELL, ATTN: ALFRED J. HOWELL, ESQUIRE, Attorney for the Estate, at 109 Ninth Street, Honesdale, PA 18431.

ALFRED J. HOWELL, ESQUIRE  
ATTORNEY FOR THE ESTATE

7/27/2018 • 8/3/2018 • 8/10/2018

**ESTATE NOTICE**

NOTICE is hereby given that Letters Testamentary have been granted in the Estate of **WILLIAM K. ROWEN**, late of Salem Township, Wayne County, who died June 27, 2018. All persons indebted to said Estate are requested to make payment and those having claims to present the same, without delay, to the Executrix, Dorothy E. Olson, and her Attorney.

DAVID CHERUNDOLO,  
ESQUIRE  
410 JEFFERSON AVENUE  
SCRANTON, PA 18510

7/27/2018 • 8/3/2018 • 8/10/2018

**ESTATE NOTICE**

Notice is hereby given that Letters of Administration have been granted in the **ESTATE OF**

**OLSOMMER-CLARKE**  
INSURANCE GROUP, INC.  
*Service that shines above the rest*  
**COMPETITIVE BUSINESS INSURANCE QUOTES**  
Property Liability Insurance • General Liability  
Commercial Auto • Workers Comp  
**HONESDALE** • 1014 Church Street • 570-253-6330  
**HAMLIN** • 610 Hamlin Hwy. • 570-689-9600  
**MOSCOW** • 100 N. Main Street • 570-842-9600  
TOLL FREE: 800-566-8999  
www.nepainsurance.com

**Garfield Thomas Davenport, III** late of 29 Bent Bow Path, Gouldsboro, Wayne County, Pennsylvania (died December 17, 2017), to Eunice L Davenport, as Administrator. All persons indebted to the said Estate are required to make payment and those having claims to present the same without delay to the Executor named above in c/o Tammy Lee Clause, Esquire, P.O. Box 241, Newfoundland, PA 18445.

7/27/2018 • 8/3/2018 • 8/10/2018

**ESTATE NOTICE**

**NOTICE IS HEREBY GIVEN**, that Letters of Administration have been issued in the Estate of Dale R. Thomas, Sr., a/k/a Dale Robert Thomas, who died on June 27, 2018, late resident of South Canaan Township, Wayne County, PA, to Dale R. Thomas, Jr., Jennifer Sheehan, and Natalie Lynch, Co-Administrators 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 Dale R. Thomas, Jr.,



Jennifer Sheehan, and Natalie Lynch, Co-Administrators, c/o the Law Offices of HOWELL & HOWELL, ATTN: ALFRED G. HOWELL, ESQUIRE, Attorney for the Estate, at 109 Ninth Street, Honesdale, PA 18431.

ALFRED G. HOWELL, ESQUIRE  
ATTORNEY FOR THE ESTATE

7/27/2018 • 8/3/2018 • 8/10/2018

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**EXECUTOR'S NOTICE**

ESTATE OF BRIAN A. HUNT-RUTHERFORD, a/k/a Brian Hunt, a/k/a Brian Rutherford, late of Berlin Township, Wayne County, Pennsylvania. Any person or persons having claim against or indebted to the estate present same to Karen B. Hunt, Administrator, 247 Cosgrove Road, Beach Lake, PA, 18431. Sally N. Rutherford, Esq., 921 Court St., Honesdale, PA 18431, Attorney for the Estate.

7/27/2018 • 8/3/2018 • 8/10/2018

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**EXECUTOR NOTICE**

Estate of Joan Lucille Dernbach AKA Joan L. Dernbach AKA Joan Dernbach  
Late of Borough of Honesdale  
EXECUTOR  
William Canfield  
243 Duran Road, Bldg. C  
Equinunk, Pennsylvania 18417  
ATTORNEY  
James E. Brown  
303 Tenth Street  
Honesdale, Pennsylvania 18431

7/27/2018 • 8/3/2018 • 8/10/2018

---

**ADMINISTRATRIX NOTICE**

Estate of Fezoula Soukri Hazimov  
AKA Fezoula Hazimov  
Late of Damascus Township  
ADMINISTRATRIX  
Melissa Carpenter  
92 Kachele St.  
Easton, CT 06612  
ATTORNEY  
Nicholas A. Barna  
831 Court Street  
Honesdale, PA 18431

7/27/2018 • 8/3/2018 • 8/10/2018

---

**EXECUTRIX NOTICE**

Estate of Joseph G. Bunnell AKA Joseph Bunnell AKA Joseph Gerard Bunnell  
Late of Texas Township  
EXECUTRIX  
Hertha M. Kastler  
267 Tryon St.  
Honesdale, PA 18431  
ATTORNEY  
Nicholas A. Barna  
831 Court Street  
Honesdale, PA 18431

7/27/2018 • 8/3/2018 • 8/10/2018

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**OTHER NOTICES**

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**FICTITIOUS NAME  
REGISTRATION**

Joan Marie Yatsonsky has registered a Fictitious Name with the Department of State of the Commonwealth of Pennsylvania, for the conduct of business under the Fictitious Name of Teepee Treasures and Treats. It's principle



place of business is at 979 Owego Turnpike, Waymart, PA 18472. Parties to the registration are: Joan Marie Yatsonsky, 979 Owego Turnpike, Waymart, 18472.

**8/10/2018**

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**NOTICE OF SERVICE BY PUBLICATION**

IN THE COURT OF COMMON PLEAS OF WAYNE COUNTY, PENNSYLVANIA

IN DIVORCE  
No. 313 - DR - 2018

EILEEN DICARLO  
Plaintiff

v.

RICHARD DICARLO  
Defendant

NOTICE  
DIVORCE COMPLAINT

To: Richard DiCarlo.

The above-captioned action arises from A Divorce Complaint filed on June 5, 2018, regarding.

**YOU HAVE BEEN SUED IN COURT FOR DIVORCE. IF YOU WISH TO DEFEND AGAINST THE CLAIMS SET FORTH IN THE DIVORCE COMPLAINT, YOU MUST TAKE ACTION.**

**NOTICE IS HEREIN SERVED AND YOU ARE HEREBY INSTRUCTED TO ENTER A**

**WRITTEN APPEARANCE PERSONALLY OR BY AN ATTORNEY AND FILING IN WRITING WITH COURT YOUR DEFENSE OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU.**

**YOU ARE WARNED THAT IF YOU FAIL TO DO SO, THE CASE WILL PROCEED WITHOUT YOU AND JUDGMENT IN DIVORCE MAY BE ENTERED AGAINST YOU BY THE COURT WITHOUT FURTHER NOTICE FOR ANY CLAIMS OR RELIEF REQUESTED BY THE PLAINTIFF. YOU MAY LOSE MONEY, 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 Pennsylvania Legal Services  
925 Court Street  
Honesdale, Pa. 18431  
(877) 953-4250

Be advised that a Divorce Complaint filed against you by the Plaintiff, Eileen DiCarlo, seeks to be divorced from the bonds of matrimony.

Pursuant to Court Order of July 17, 2018, service is hereby made

by publication.

Submitted by:

Tammy Lee Clause, Esquire  
P.O. Box 241  
Newfoundland, PA 18445  
(570) 676-5212  
Attorney for Plaintiff,  
Eileen DiCarlo

8/10/2018

**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 29, 2018**

By virtue of a writ of Execution instituted by: NationStar Mortgage LLC d/b/a Champion Mortgage Company issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 29th 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 lot piece or parcel of land lying situate and being in the Township of Berlin, County of Wayne and, Commonwealth of Pennsylvania, being bounded and

described as follows; to wit: BEGINNING in the center of Township Road No. 419; thence South twenty-three (23) degrees ten (10) minutes West along lands now or formerly of E. Fisher and along the center of a presently existing stone wall three hundred (300) feet; thence in a Southwesterly corner of lands of Tietje and having a set pipe as a mark; thence North nineteen (19) degrees thirty (30) minutes West along lands now or formerly of Tietje, three hundred forty-eight (348) feet to the center of Township Road No. 419; thence along the center of Township Road No. 419, South eighty (80) degrees thirty (30) minutes West thirty-three (33) feet, more or less, and South eighty-nine (89) degrees West one hundred (100) feet to the point and place of beginning. CONTAINING therein one and seventy-five one-hundredth (1.75) Acres, be the same, more or less. The above description is taken from a full survey of property of Lawrence F. McGinnis, Et Ux, by George E. Ferris, R.S., dated August 18, 1961.

TAX PARCEL/CONTROL #:01-0-0039-0049.-

BEING KNOWN AS: 102 Miller Rd., Beach Lake, PA 18405

Seized and taken in execution as property of:

Charles Denis Solely in His Capacity as Heir of Helen Denis, Deceased 504 South 5th Street HAMBURG PA 19526  
James Denis Solely in His Capacity as Heir of Helen Denis,

Deceased 215 Spring Hill Road  
HONESDALE PA 18431  
Teresa Denis Solely in Her  
Capacity as Heir of Helen Denis,  
Deceased 231 Bavarian Hill Road  
BEACH LAKE PA Carol Durando  
Solely in Her Capacity as Hier of  
Helen Denis, Deceased 218  
Welcome Lake Road BEACH  
LAKE PA 18405

Execution No. 585-Civil-217  
Amount Due: \$129,935.90 Plus  
additional costs

May 7, 2018  
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE  
NOTICE:**

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

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

Rebecca A. Solarz, Esq.

**8/3/2018 • 8/10/2018 • 8/17/2018**

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**SHERIFF'S SALE  
AUGUST 29, 2018**

By virtue of a writ of Execution  
instituted by: Green Tree Servicing  
LLC issued out of the Court of  
Common Pleas of Wayne County,  
to me directed, there will be  
exposed to Public Sale, on  
Wednesday the 29th 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 tract or  
parcel of land situated in the  
Township of Lake, Wayne County,  
Pennsylvania, known as Lot No.  
3458, Section 33, of The Hideout, a  
subdivision situated in the  
Townships of Lake and Salem,  
Wayne County, Pennsylvania,  
according to the plats thereof  
recorded in the Office of the  
Recorder of Deeds of Wayne  
County, Pennsylvania April 9, 1970,  
in Plat Book 5, Page 27; May 11,  
1970 in Plat Book 5, pages 34, 37,  
41 through 48 and 50; September 8,  
1970 in Plat Book 5, page 57;  
February 8, 1971 in Plat Book 5,  
pages 62 and 63; March 24, 1971 in  
Plat Book 5, page 66; May 10, 1971  
in Plat Book 5, pages 71 and 72;  
March 14, 1972 in Plat Book 5,  
pages 76, 79 through 84 and 86;  
May 26, 1972 in Plat Book 5, pages  
93 through 95; September 26, 1972  
in Plat Book 5, pages 96, 97 and  
100 through 104; March 9, 1973 in  
Plat Book 5 page 106; March 23,  
1973 in Plat Book 5, page 107;  
April 3, 1973 in Plat Book 5, pages  
108 through 110; May 18, 1973 in

Plat Book 5 pages 111 through 119, as amended and supplemented.

SUBJECT TO THE same conditions, exceptions, reservations, restrictions, easements and rights-of way as are contained in the prior deeds forming the chain of title, including those set forth in the Declaration of Protective Covenants for The Hideout, dated as of May 11, 1970, as amended and supplemented.

BEING THE SAME PREMISES which Mark K. Landherr and Brenda Landherr, his wife, by Deed dated July 22, 2005 and recorded July 27, 2005 in the Office of the Recorder of Deeds in and for Wayne County in Deed Book Volume 2822, Page 1, granted and conveyed unto Julio Quispe and Linda Quispe, his wife, as Tenants by the Entirety.

Linda Quispe departed this life on September 4, 2012.

BEING KNOWN AS: 3458 Chestnuthill Drive The Lake, PA 18436 a/k/a 3458 Chestnuthill Drive, The Hideout, Lake Ariel, PA 18436

PARCEL #12-0-0035-0034

IMPROVEMENTS: Residential Dwelling

Seized and taken in execution as property of:  
Julio E. Quispe 3458 Chestnut Hill Drive, The Hideout, LAKE ARIEL PA 18436

Execution No. 543-Civil-2014  
Amount Due: \$118,067.67 Plus additional costs

April 26, 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.**

Gregory Javardian, Esq.

**8/3/2018 • 8/10/2018 • 8/17/2018**

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**SHERIFF'S SALE  
AUGUST 29, 2018**

By virtue of a writ of Execution instituted by: PNC 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 29th 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 Palmyra, County of Wayne, and Commonwealth of Pennsylvania, known and designated as Lot No. 7 on a certain map entitled, "Milestone Estates" as prepared by Carney Rhinevault, dated July 29, 1984 as recorded in the Office of the Recorder of Deeds in and for Wayne County, Pennsylvania Plat Book 55 at page 102 on May 6, 1985.

BEING the same property which William J. Roberts and Sandra J. Roberts, a/k/a Sandra J. Ames, granted and conveyed unto Sandra J. Roberts, a/k/a Sandra J. Ames by deed dated May 13, 2011 and recorded November 21, 2011 in the Recorder's Office of said County in Deed Volume 4305 Page 66.

SUBJECT TO ALL Reservations, Restrictions, Exceptions and covenants that appear of record.

ADDRESS BEING KNOWN AS:  
49 Fern Drive, Hawley, PA 18428

TAX PARCEL NO.: 18-0-0011-0007.-

Seized and taken in execution as property of:  
Sandra J. Roberts a/k/a Sandra J. Ames 49 Fern Drive, HAWLEY PA 18428

Execution No. 39-Civil-2017  
Amount Due: \$174,561.39 Plus additional costs

April 25, 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.**

Michael C. Mazack Esq.

**8/3/2018 • 8/10/2018 • 8/17/2018**

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**SHERIFF'S SALE  
AUGUST 29, 2018**

By virtue of a writ of Execution instituted by: Citibank, N.A. as successor Trustee to U.S. Bank N.A., as Reustee for MASTR Alternative Loan Trust 2007-HF1, Mortgage Pass Through Certificates, Series 2007- issued out of the Court of Common Pleas

of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 29th 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 LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE VILLAGE OF HAWLEY, TOWNSHIP OF PALMYRA, COUNTY OF WAYNE AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE NORTHEAST CORNER OF TWENTY-SECOND STREET AND TWENTY-EIGHTH STREET, THENCE WESTERLY ALONG THE NORTHEASTERLY LINE OF SAID TWENTY-EIGHTH STREET AND ONE HUNDRED AND TWENTY (120) FEET; THENCE NORTHERLY ON A LINE PARALLEL WITH SAID TWENTY-SECOND STREET, SIXTY (60) FEET; THENCE EASTERLY ON LINE PARALLEL WITH TWENTY-EIGHTH STREET AS AFORESAID, ONE HUNDRED TWENTY (120) FEET TO THE NORTHWESTERLY LINE OF TWENTY-SECOND STREET AS AFORESAID; THENCE SOUTHERLY ALONG THE SAME, SIXTY (60) FEET TO THE PLACE OF BEGINNING. CONTAINING SEVEN

THOUSAND TWO HUNDRED (7,200) SQUARE FEET OF LAND. BEING LOT NO. TWENTY-TWO (22) ON TWENTY-SECOND STREET IN SAID VILLAGE

BEING KNOWN AS: 204 North Street, Hawley, PA 18428

PROPERTY ID NO.: 18-0-0002-0077

TITLE TO SAID PREMISES IS VESTED IN EDWARD V. PROUDFOOT, AS SOLE OWNER BY DEED FROM JUDITH A. MYERS AND ALVIN F. MYERS DATED 01/20/2006 RECORDED 01/24/2006 IN DEED BOOK 2963 PAGE 156 OR AT Instrument #200600000965 .

IMPROVEMENTS:  
RESIDENTIAL DWELLING

Seized and taken in execution as property of:  
Edward V. Proudfoot a/k/a Edward V. Proudfoot 410 Spring Street, HAWLEY PA 18428

Execution No. 52-Civil-2018  
Amount Due: \$97,172.08 Plus additional costs

April 27, 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.**

Elizabeth L. Wassall, Esq.

**8/3/2018 • 8/10/2018 • 8/17/2018**

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**SHERIFF'S SALE  
SEPTEMBER 5, 2018**

By virtue of a writ of Execution instituted by: Nationstar Mortgage LLC d/b/a Mr. Cooper issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 5th day of September, 2018 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

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

Lot 8, Section 3, as shown on Plan of Lots, Wallenpaupack Lake Estates, date March 23, 1971 by VEP & Co., as recorded in the Office of the Recorder of Deeds in and for Wayne County, Pennsylvania, in Plat Book 14, Page 117, said map being incorporated by reference herewith as if attached hereto.

UNDER AND SUBJECT to certain restrictions and conditions as are more particularly set forth in previous deeds in the chain of title.

FOR INFORMATIONAL PURPOSES ONLY: Being known as 988 Goose Pond Road, Lake Ariel, PA 18436

Parcel # 19-0-0030-0018.- (Control # 34957)

BEING THE SAME PREMISES which Advanced Marketing Systems, Inc. by Deed dated June 9, 1989 and recorded June 9, 1989 in Deed Book 0508, page 0052 in the Office of the Recorder of Deeds in and for the County of Wayne, granted and conveyed unto George T. Hooks, in fee.

Seized and taken in execution as property of:  
George T. Hooks 1315 LaGrange Street NEW BERN NC 28560

Execution No. 109-Civil-2018  
Amount Due: \$111,563.89 Plus additional costs

May 21, 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.**

Stephanie A. Walczak

**8/10/2018 • 8/17/2018 • 8/24/2018**

**SHERIFF'S SALE  
SEPTEMBER 5, 2018**

By virtue of a writ of Execution instituted by: U.S. Bank, NA, successor trustee to Bank of America, NA, successor in interest to LaSalle Bank NA, as trustee, on behalf of the holders of the WaMu Mortgage Pass-Through Certificates, Series 2007-OA5 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 5th day of September, 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 piece or parcel of land situate, lying and being in the Township of Lehigh, in the County of Wayne and State of Pennsylvania, bounded and described as follows, to wit:

BEING LOT 69 SECTION 108 NAVAJO TRAIL, on plot or plan of lots, known as "Pocono Springs Estates, Inc.," as laid out by R.N. Harrison, Civil Engineer, Hackettstown, N.J., dated May, 1968, and recorded in the Office of the Recorder of Deeds of Wayne County in Map Book 14 Page 103 A.K.A. SECTION 12 PLOT BOOK 14 PAGE 189.

Title to said Premises vested in Domenick F. Jacopino and Louise M. Jacopino by Deed from Richard E. Westbay and Barbara Westbay dated March 10, 2005 and recorded on March 22, 2005 in the Wayne County Recorder of Deeds in Book 2731, Page 167 as Instrument No. 200500002763.

Being known as: 1071 Navajo Trail fka 69 Navajo Trail, Gouldsboro, PA 18424

Tax Parcel Number: 14-0-0032-0006, Control No. 018135

Improvements: Residential Dwelling

Seized and taken in execution as property of:  
Domenick F. Jacopino, his heirs, devisee and personal representatives and his/her, their or any of their successors in right, title and interest 1071 Navajo Trail, GOULDSBORO PA 18424

Domenick F. Jacopino, his heirs, devisee and personal representatives and his/her, their or any of their successors in right, title and interest 1071 Navajo Trail, GOULDSBORO PA 18424

Execution No. 338-Civil-2017  
Amount Due: \$142,355.04 Plus additional costs

May 21, 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.**  
Roger Fay Esq.

**8/10/2018 • 8/17/2018 • 8/24/2018**

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**SHERIFF'S SALE  
SEPTEMBER 5, 2018**

By virtue of a writ of Execution instituted by: Bayview Loan Servicing, LLC, a Delaware Limited Liability Company, as servicer for E\*Trade 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 5th day of September, 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 Township of Lake, County of Wayne and State of Pennsylvania, being known as Lot No. 23 in the development known as Ryanhill Estates, as shown on a survey by George E. Ferris, R.S. dated June 23, 1978 and recorded in Wayne County in Map Book 40, Page 64 being bounded and described as follows:

BEGINNING at a point in the Eastern boundary of a fifty (50) foot wide private roadway said point being the common corner of Lot No. 22 and 23 and being the Northeastern corner of the parcel herein described; thence along the Western boundary of the said

roadway South 42 degrees 25 minutes East 150.00 feet to a point for a corner; thence along the common boundary of Lot Nos. 23 and 24 South 47 degrees 35 minutes East 210.00 feet to a point for a corner; thence North 42 degrees 25 minutes West 150.00 feet to a point for a corner; thence along the common boundary of Lot Nos. 22 and 23 North 47 degrees 35 minutes East 210.00 feet to the point and place of BEGINNING. CONTAINING 31,500 square feet.

Title to said Premises vested in Timothy L. Reimann and Margaret A. Reimann by Deed from Atlantic Marketing Group, Inc. dated August 28, 1987 and recorded on September 2, 1987 in the Wayne County Recorder of Deeds in Book 471, Page 508.

Being known as: 203 Ryan Hill Road, Lake Ariel, PA 18436

Tax Parcel Number: Tax Map# 12-0-0057-0029 Control Number: 052913

Seized and taken in execution as property of:  
Timothy L. Reimann 203 Ryan Hill Lake Ariel PA 18436  
Margaret A. Reimann 203 Ryan Hill Road, LAKE ARIEL PA 18436

Execution No. 428-Civil-2017  
Amount Due: \$175,663.21 Plus additional costs

May 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.**  
Roger Fay Esq.

**8/10/2018 • 8/17/2018 • 8/24/2018**

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**SHERIFF'S SALE  
SEPTEMBER 5, 2018**

By virtue of a writ of Execution instituted by: Citizens Bank, N.A., f/k/a RBS Citizens, 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 5th day of September, 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 Township of Clinton, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pipe at the edge of a private road, said point being the Northeastern corner of the parcel herein described; thence South 9° East, 87 1/2 feet along the Western side of the said private road to an iron pin to a corner; thence North 74° 8' West, 166 feet to a point to a corner; thence North 26° 18' East, 9 feet 6/10 of an inch to a point to a corner; thence South 77° 2' West, 145 1/2 feet to the point and place of BEGINNING.

ALSO GRANTING AND CONVEYING to the Grantees, their heirs and assigns, the right, liberty and privilege of ingress, egress and regress over and upon the private roads upon the lands of the said Grantors for the purpose of reaching the premises herein conveyed as the same are laid out upon the said plan of lots.

THE GRANTORS, also grant and convey to the Grantees, their heirs and assigns, such rights and privileges as the Grantors have to boat and fish upon Elk Lake. These rights and privileges to be enjoyed by the Grantees in common with the Grantors and other owners of lots purchased from the Grantors. The Grantors, however, do not guarantee unto the Grantees any rights or privileges under this clause except such as the

Grantors may have in and to the use of the said Lake.

PARCEL TWO: ALL THAT CERTAIN piece or parcel of land lying, situated and being in the Township of Clinton, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at the Northeastern corner of a lot this day conveyed by the Grantor herein to James McCarthy and Florence McCarthy, his wife; thence along the Northern line of the said McCarthy Lot, North 77° 45' West, 190 feet to a corner, being the Northwestern corner of the said James McCarthy and Florence McCarthy Lot; thence North 8° West, 50 feet to a corner; thence South 77° 45' East, 190 feet to a corner; thence South 8° East, 50 feet to the place of BEGINNING.

CONTAINING 9,500 square feet, be the same more or less.

BEING THE SAME PREMISES which Thomas McCarthy and Jean Marie McCarthy, by Deed dated July 22, 1998 and recorded August 5, 1998 in the Office of the Recorder of Deeds in and for Wayne County in Deed Book Volume 1998-1, Page 102902, granted and conveyed unto Thomas McCarthy and Jean Marie McCarthy.

Thomas McCarthy departed this life on March 21, 2010.

BEING KNOWN AS: 12 Lizzie

Lane a/k/a Lizzy's Lane, Waymart,  
PA 18472

PARCEL #06-1-0001-0048 & 06-  
1-0001-0028.0001

Seized and taken in execution as  
property of:

Jean Marie McCarthy 12 Lizzie  
Lane a/k/a Lizzy's Lane,  
WAYMART PA 18472

Execution No. 494-Civil-2017  
Amount Due: \$130,737.88 Plus  
additional costs

May 10, 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.**

Sean M. Duffy Esq.

**8/10/2018 • 8/17/2018 • 8/24/2018**

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**SHERIFF'S SALE  
SEPTEMBER 5, 2018**

By virtue of a writ of Execution  
instituted by: U.S. Bank, N.A. as  
trustee for the C-BASS Mortgage  
Loan Asset-Backed Certificates,  
Series 2007-CB3 issued out of the  
Court of Common Pleas of Wayne  
County, to me directed, there will  
be exposed to Public Sale, on  
Wednesday the 5th day of  
September, 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 TWO CERTAIN  
PIECES OF PARCELS OF LAND  
SITUATE IN THE TOWNSHIP  
OF LAKE, COUNTY OF WAYNE  
AND STATE OF  
PENNSYLVANIA, BOUNDED  
AND DESCRIBED AS  
FOLLOWS, TO WIT:**

**FIRST PARCEL**

**BEGINNING AT AN IRON PIN  
ON THE MARGIN OF LAKE  
ARIEL AND ON LINE OF LAND  
OF WILLIAM P. BORMANN;  
THENCE SOUTH FIFTY-SEVEN  
DEGREES WEST, AND ALONG  
MARGIN OF THE LAKE FIFTY  
FEET TO A CORNER; THENCE  
SOUTH ELEVEN DEGREES,  
FORTY- FIVE MINUTES EAST,  
AND ALONG LAND NOW OR  
LATE OF MARGARET  
SWINGLE TWO HUNDRED  
FEET TO A CORNER; THENCE  
NORTH FIFTY-SEVEN  
DEGREES EAST, AND ALONG**

LAND NOW OR LATE OF MARGARET SWINGLE FIFTY FEET TO THE LAND NOW OR LATE WILLIAM F. BORMANN; THENCE NORTH ELEVEN DEGREES, FORTY-FIVE MINUTES WEST, AND ALONG SAID BORMANN LINE TWO HUNDRED FEET TO THE PLACE OF BEGINNING.

AND THE GRANTORS INCLUDE IN THIS CONVEYANCE ALL THEIR RIGHT OF INGRESS, EGRESS AND REGRESS OVER A CERTAIN ROAD LEADING FROM THE PUBLIC ROAD TO THE WITHIN DESCRIBED LAND ALSO THEIR RIGHT TO THE USE OF AN ADDITIONAL STRIP OF LAND NINE FEET WIDE AND THIRTY FEET LONG ON THE EAST SIDE OF SAID MENTIONED SIXTEEN FOOT ROAD AND AT THE REAR OF THE WITHIN DESCRIBED LAND.

SECOND PARCEL

BEGINNING AT AN IRON PIN ON THE NORTH EAST CORNER OF LANDS OF GEORGE LUTZ; THENCE ALONG THE LANDS OF LUTZ SOUTH 00 DEGREES 47 MINUTES 44 SECONDS WEST, A DISTANCE OF 274.933 FEET TO AN IRON PIN IN THE LINE OF LANDS JEFFREY COOK; THENCE ALONG COOK'S LAND NORTH 79 DEGREES 11 MINUTES 27 SECONDS EAST A DISTANCE OF 56.997 FEET TO AN IRON

PIN, BEING THE SOUTH WEST CORNER OF LANDS OF GERALD GRAY: THENCE ALONG GRAY'S LAND NORTH 07 DEGREES 55 MINUTES, 24 SECONDS EAST A DISTANCE OF 340.640 FEET TO A NAIL IN THE NORTH SIDE OF A DIRT ROAD; THENCE SOUTH 25 DEGREES 14 MINUTES 43 SECONDS WEST A DISTANCE OF 24.918 FEET TO A NAIL ON THE SOUTH SIDE OF SAID ROAD; THENCE NORTH 63 DEGREES 45 MINUTES, 17 SECONDS WEST A DISTANCE OF 9 FEET TO A POINT IN THE ROAD; THENCE SOUTH 35 DEGREES 42 MINUTES 26 SECONDS WEST A DISTANCE OF 97.259 FEET TO THE PLACE OF BEGINNING.

BEING PARCEL NOS. 12-10-10 AND 12-10-11

BEING KNOWN AS: 117 Cardinal Lane, Lake Ariel (Township of Lake), PA 18436-4750

PROPERTY ID NO.: 12-10-10 and 12-10-11

TITLE TO SAID PREMISES IS VESTED IN Marirose Neiman BY DEED FROM Estate of J. Arch Williams, Jr. by J. Newlin Williams, Executor DATED 03/15/2004 RECORDED 04/05/2004 IN DEED BOOK 2473 PAGE 35.

IMPROVEMENTS:  
RESIDENTIAL DWELLING

Seized and taken in execution as

property of:  
Marirose Neiman 30-32 N Main  
Street CARBONDALE PA 18407

Execution No. 579-Civil-2017  
Amount Due: \$193,146.78 Plus  
additional costs

May 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.**

Elizabeth L. Wassall, Esq.

**8/10/2018 • 8/17/2018 • 8/24/2018**

**SHERIFF'S SALE  
SEPTEMBER 5, 2018**

By virtue of a writ of Execution instituted by: Ditech Financial LLC f/k/a Green Tree Servicing LLC issued out of the Court of Common Pleas of Wayne County, to me

directed, there will be exposed to Public Sale, on Wednesday the 5th day of September, 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, parcel or piece of land situate in the Township of Damascus, County of Wayne and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner in the center of S.R. 1009, said corner being a common corner of lands now or formerly of Robert Wood (D.B. 434, page 1148); thence along the common boundary line of lands now or formerly of Robert Wood (D.B. 434, page 1148) and Walter and Bonnie Blum (D.B. 409, page 461) North 88 degrees 40 minutes 53 seconds West 714.08 feet to a corner; thence along lands now or formerly of Walter and Bonnie Blum (D.B. 1216, page 281) North 7 degrees 33 minutes 14 seconds West 473.95 feet to a corner; thence along lands now or formerly of Dean Wilcox (D.B. 1917, Page 120) South 87 degrees 28 minutes 35 seconds East 748.80 feet to iron pin set; thence South 87 degrees 29 minutes 35 seconds East 16.78 feet to a point in the center of a stream; thence South 41 degrees 33 minutes 45 seconds East 54.12 feet to a point in the center of SR 1009; thence down the center of SR 1009 the following courses and distances: South 3 degrees 34 minutes 05



seconds 117.18 feet, South 1 degree 58 minutes 43 seconds West 84.49 feet to a point and South 00 degrees 39 minutes 28 seconds East 211.43 feet to the point or place of beginning. Containing 7.860 acres and being Lot 1.

TAX PARCEL /CONTROL# 07-0-0226-0033.0004/ 115090

BEING KNOWN AS: 559 Boyds Mills Road, Milanville, PA 18443

Seized and taken in execution as property of:

James Hoffman a/k/a James E. Hoffman 1158 Beach Lake Highway BEACH LAKE PA 18405

Amy D. Hoffman 512 Spring Street HAWLEY PA 18428

Execution No. 598-Civil-2017  
Amount Due: \$398,653.21 Plus additional costs

May 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.**

Nora C. Viggiano Esq.

**8/10/2018 • 8/17/2018 • 8/24/2018**

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**CIVIL ACTIONS FILED**


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*FROM JULY 14, 2018 TO JULY 20, 2018  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

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**JUDGMENTS**

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2008-00874	TURNEY THERESA A	7/16/2018	WRIT OF EXECUTION	32,770.24
2008-00874	HONESDALE NATIONAL BANK GARNISHEE	7/16/2018	WRIT EXEC/GARNISHEE	—
2012-00682	VANDERSTAD DAWN MARIE ADMINISTRATRIX	7/16/2018	WRIT OF EXECUTION	71,066.69
2012-00682	BARHITE DARLENE M ESTATE	7/16/2018	WRIT OF EXECUTION	71,066.69
2015-00559	FREDERICKS THERESA	7/16/2018	WRIT OF EXECUTION	288,050.31
2015-00559	FREDERICKS PETER	7/16/2018	WRIT OF EXECUTION	288,050.31
2016-00339	MACKING HAROLD	7/16/2018	JUDGMENT ON VERDICT	20,330.00
2016-00339	MACKING RAELENE	7/16/2018	JUDGMENT ON VERDICT	20,330.00
2017-00059	HALL WESTLEY J JR	7/18/2018	WRIT OF EXECUTION	162,110.03
2017-00059	HALL CONNIE LEE	7/18/2018	WRIT OF EXECUTION	162,110.03
2017-00366	MASSARO DANIELLE	7/16/2018	WRIT OF EXECUTION	9,038.41
2017-00366	HONESDALE NATIONAL BANK GARNISHEE	7/16/2018	WRIT EXEC/GARNISHEE	—
2017-00509	BROWN CONNIE	7/18/2018	JGMT/ARBITRATION AWD	3,165.46
2018-00041	MUNLEY PAUL J	7/20/2018	VACATE JUDGMENT	—
2018-00041	MUNLEY MARGARET M	7/20/2018	VACATE JUDGMENT	—
2018-00151	YANNIS EDWARD M	7/18/2018	DEFAULT JUDGMENT	219,631.12
2018-00151	YANNIS EDWARD M	7/18/2018	WRIT OF EXECUTION	219,631.12
2018-00153	MILLER WILLIAM SR A/K/A	7/18/2018	DEFAULT JUDG IN REM	124,425.28
2018-00153	MILLER WILLIAM J SR	7/18/2018	DEFAULT JUDG IN REM	124,425.28
2018-00153	MILLER WILLIAM SR A/K/A	7/18/2018	WRIT OF EXECUTION	124,425.28
2018-00153	MILLER WILLIAM J SR	7/18/2018	WRIT OF EXECUTION	124,425.28
2018-00165	PICO CATHLEEN	7/16/2018	VACATE JUDGMENT	—
2018-00202	HAMPTON CLARENCE D	7/16/2018	DEFAULT JUDG IN REM	112,256.88
2018-00202	HAMPTON ELIZABETH M	7/16/2018	DEFAULT JUDG IN REM	112,256.88
2018-00202	HAMPTON CLARENCE D	7/16/2018	WRIT OF EXECUTION	112,256.88
2018-00202	HAMPTON ELIZABETH M	7/16/2018	WRIT OF EXECUTION	112,256.88
2018-00325	MARTZEN RICHARD J	7/17/2018	QUIET TITLE	—
2018-00325	MARTZEN PAUL S	7/17/2018	QUIET TITLE	—
2018-00325	MARTZEN GERTRUDE	7/17/2018	QUIET TITLE	—
2018-20419	DECANDIS JAYSON	7/19/2018	WRIT OF EXECUTION	2,852.29
2018-20419	DRAGON FLY SIGNS LLC DRAGON FLY DIGITAL INC	7/19/2018	WRIT OF EXECUTION	2,852.29
2018-40040	ERK MICHAEL R OWNER	P 7/20/2018	STIP VS LIENS	—
2018-40040	ERK MARY E OWNER	P 7/20/2018	STIP VS LIENS	—
2018-40040	YANACEK CONSTRUCTION CONTRACTOR	7/20/2018	STIP VS LIENS	—
2018-90057	ROONEY PATRICK J	7/19/2018	ESTATE CLAIM	1,485.70

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

**CONTRACT — DEBT COLLECTION: CREDIT CARD**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2018-00323	MIDLAND FUNDING LLC	PLAINTIFF	7/17/2018	—
2018-00323	DAVY CHRISTINE	DEFENDANT	7/17/2018	—
2018-00328	MIDLAND FUNDING LLC	PLAINTIFF	7/18/2018	—
2018-00328	DIPIERRO LINDA	DEFENDANT	7/18/2018	—
2018-00329	LVNV FUNDING LLC	PLAINTIFF	7/19/2018	—
2018-00329	FOGU NIKKI M	DEFENDANT	7/19/2018	—

**CONTRACT — OTHER**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2018-00324	DALEY ROBERT C	PLAINTIFF	7/17/2018	—
2018-00324	GRUND JOHN W	DEFENDANT	7/17/2018	—
2018-00326	MORRIS MICHAEL C	PLAINTIFF	7/18/2018	—
2018-00326	BOROUGH OF HONSDALE	DEFENDANT	7/18/2018	—
2018-00326	HONSDALE BOROUGH	DEFENDANT	7/18/2018	—
2018-00327	SMITH STEPHEN G	PLAINTIFF	7/18/2018	—
2018-00327	BOROUGH OF HONSDALE	DEFENDANT	7/18/2018	—
2018-00327	HONSDALE BOROUGH	DEFENDANT	7/18/2018	—
2018-00335	HELLERS GAS PLAINTIFF/APPELLEE	PLAINTIFF	7/20/2018	—
2018-00335	SALERNO GARY DEFENDANT/APPELLANT	DEFENDANT	7/20/2018	—

**REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2018-00330	LAKEVIEW LOAN SERVICING LLC	PLAINTIFF	7/19/2018	—
2018-00330	MODELL WILLIAM J	DEFENDANT	7/19/2018	—
2018-00332	JAMES B NUTTER & COMPANY	PLAINTIFF	7/20/2018	—
2018-00332	DAMATO LOUIS S A/K/A	DEFENDANT	7/20/2018	—
2018-00332	DAMATO LOUIS	DEFENDANT	7/20/2018	—
2018-00333	DIME BANK	PLAINTIFF	7/20/2018	—
2018-00333	TURNER JEFFREY A/K/A	DEFENDANT	7/20/2018	—
2018-00333	TURNER JEFFREY J	DEFENDANT	7/20/2018	—
2018-00333	UNITED STATES OF AMERICA BY AND THROUGH	DEFENDANT	7/20/2018	—
2018-00333	INTERNAL REVENUE SERVICE	DEFENDANT	7/20/2018	—
2018-00334	DITECH FINANCIAL LLC F/K/A	PLAINTIFF	7/20/2018	—
2018-00334	GREEN TREE SERVICING LLC	PLAINTIFF	7/20/2018	—
2018-00334	SOLKOFF ELYCIA A/K/A	DEFENDANT	7/20/2018	—
2018-00334	SOLKOFF ELYCIA F	DEFENDANT	7/20/2018	—
2018-00336	US BANK NATIONAL ASSOCIATION	PLAINTIFF	7/20/2018	—
2018-00336	PHILLIPS BERNICE R	DEFENDANT	7/20/2018	—

2018-00337	KEYBANK NATIONAL ASSOCIATION S/B/M	PLAINTIFF	7/20/2018	—
2018-00337	FIRST NIAGARA BANK NA	PLAINTIFF	7/20/2018	—
2018-00337	CINFO SANDRA M	DEFENDANT	7/20/2018	—

**REAL PROPERTY — QUIET TITLE**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2018-00325	TRAPPER JOHN	PLAINTIFF	7/17/2018	—
2018-00325	TRAPPER ANNE F/K/A	PLAINTIFF	7/17/2018	—
2018-00325	MARTZEN ANNE	PLAINTIFF	7/17/2018	—
2018-00325	MARTZEN RICHARD J	DEFENDANT	7/17/2018	—
2018-00325	MARTZEN PAUL S	DEFENDANT	7/17/2018	—
2018-00325	MARTZEN GERTRUDE	DEFENDANT	7/17/2018	—

**TORT — MOTOR VEHICLE**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2018-00331	VASS NANCY	PLAINTIFF	7/19/2018	—
2018-00331	GRANGER JEFFREY R	DEFENDANT	7/19/2018	—

**MORTGAGES AND DEEDS**

*RECORDED FROM JULY 30, 2018 TO AUGUST 3, 2018  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

<b>GRANTOR</b>	<b>GRANTEE</b>	<b>LOCATION</b>	<b>AMOUNT</b>
Glynn William D	Bank Of America	Damascus Township	300,000.00
Zeiler Jacob A	Dime Bank	Sterling Township	
Zeiler Ann Margaret			30,000.00
Hall Linda M	Dime Bank	Cherry Ridge Tdwnship	50,000.00
Diehl Anthony R	Dime Bank	Texas Township	
Diehl Dawn M			51,000.00
Gregory David M	Dime Bank	Salem Township	100,000.00
Marks Eric J	Mortgage Electronic Registration Systems	Paupack Township	
Marks Susan L	Loandepot Com		255,000.00
Fylstra Robert Jay Jr	Valley National Bank	Paupack Township	
Fylstra Karen			40,000.00
McCafferty William	Mortgage Electronic Registration Systems	Cherry Ridge Township	
McCafferty Dana	New Penn Financial		134,000.00
Deross Jeffrey	Mortgage Electronic Registration Systems	Berlin Township	
	Summit Mortgage Corporation		123,626.00
Stinnard Lester	Honesdale National Bank	Honesdale Borough	64,500.00
Illman D Marc Tr	Mortgage Electronic Registration Systems	Damascus Township	
D Marc Illman Living Trust	Summit Mortgage Corporation		300,000.00
Meyer Katie	Mortgage Electronic Registration Systems	Damascus Township	
Meyer Jordan	Summit Mortgage Corporation		114,000.00
Henshaw Jacqueline	Wayne Bank	Clinton Township	
Henshaw Joseph C			282,600.00
Santos Carl R	FNCB Bank	Damascus Township	
Tesseyman Tracey A	F N C B Bank		117,000.00
Streever John	Honesdale National Bank	Manchester Township	95,500.00
Truppa Christopher J	Mortgage Electronic Registration Systems	Lake Township	
Truppa Amanda A	American Neighborhood Mortgage Acceptance		67,000.00
White Jason C	Mortgage Electronic Registration Systems	Lake Township	
	Residential Mortgage Services Inc		135,850.00
Meade John J	Mortgage Electronic Registration Systems	Lake Township	
Wilburn Spring M	Summit Mortgage Corporation		127,836.00

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

Garcia Richard F	Mortgage Electronic Registration Systems	Salem Township	
Garcia Ekaterine	Finance Of America Mortgage LLC		95,400.00
	Finance Of America Mortgage L L C		
Vivlmore Michael D	Navy Federal Credit Union	Lake Township	127,187.00
Kowalewski Artur	Polish & Slavic FCU	Lake Township	
Kowalewski Aneta	Polish & Slavic F C U		120,000.00
Duhigg James J	Valley National Bank	Honesdale Borough	
Duhigg Lori A			131,850.00
Simpson Richard M	Cox Margaret A	Hawley Borough	
Simpson James Albert			106,711.00
Mowatt Susan Leigh			
Simpsoncurtin Tricia A			
Curtin Tricia A Simpson			
Hunt Leslie	Brown Peter	Berlin Township	
Lilje Joel	Hunt Karen B		50,000.00
Johannes Allen	Honesdale National Bank	Lebanon Township	
Johannes Beverly			24,000.00
Banicky Joseph N	Honesdale National Bank	Preston Township	
Banicky Pamela M			50,000.00
Powll Francis	Honesdale National Bank	Oregon Township	
Powll Jo Ann			165,000.00
Kretschmer John D	Honesdale National Bank	Cherry Ridge Township	
Kretschmer Rebecca K			22,000.00
Curreri Brankica	Mortgage Electronic Registration Systems	Damascus Township	
Curreri James P	Quicken Loans Inc		147,538.00
Yergey G Harold Jr	Phoenixville Federal Bank & Trust	Paupack Township	
Yergey Elizabeth M			208,000.00
Didomenico John	Citizens Savings Bank	Paupack Township	
Didomenico Jean			239,200.00
Osborne David J	Pleasant Mount Welding Inc	Lake Township	
Osborne Jessica Lynn		Lake & Salem Twps	100,000.00
		Salem Township	
		Salem & Lake Twps	100,000.00
Osborne David J	Non Robert	Lake Township	
Osborne Jessica Lynn		Lake & Salem Twps	100,000.00
		Salem Township	
		Salem & Lake Twps	100,000.00
Walsh Bonnie	Wayne Bank	Texas Township	128,500.00
Morgan Laureen	Morgan Laureen Tr	Lake Township	
	Koval Family Irrevocable Trust		60,000.00
Politano David C	Mortgage Electronic Registration Systems	Preston Township	
	Summit Mortgage Corporation		151,500.00
Kinzinger Paul	Honesdale National Bank	Texas Township 1 & 2	
Potter Gail			105,000.00

Fuller Douglas V	Honesdale National Bank	Scott Township	
Fuller Nancy L			35,000.00
Charles Partnership	Wayne Bank	Salem Township	82,500.00
Meyer Ann E AKA	Wayne Bank	Damascus Township	
Thomas Ann E AKA			75,000.00
Erbach Michelle L	Mortgage Electronic Registration Systems	Berlin Township	
	Summit Mortgage Corporation		114,488.00
M J L Corporation	Honesdale National Bank	Lake Township	
MJL Corporation		Lake & Paupack Townships	195,000.00
		Paupack Township	
		Paupack & Lake Townships	195,000.00
Barral Lorraine M	Honesdale National Bank	Honesdale Borough	115,000.00

## DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Hopkins Jerry L Est AKA Hopkins Holly L Adm Hopkins Jake Est AKA Hopkins Jerry Est AKA Hopkins Holly L	Hopkins Holly L	Damascus Township	
Autumn Leaves	Glover Donald K Jr Glover David	Preston Township	
Autumn Leaves	Maple Hill Glover Donald K Jr	Preston Township	
Hunt Karen B Adm Rutherford Brian A Hunt Est AKA Hunrutherford Brian A Est AKA Rutherford James B Hunt Elaine Rutherford Brian Hunt Est AKA Hunrutherford Brian Est AKA	Hunt Elaine	Berlin Township	
McCafferty Dana Sanchez Dana	McCafferty Dana McCafferty William	Cherry Ridge Township	Lots 314 & 315
Tedesco Dorothy A	Mirch Kenneth Mirch Susan	Mount Pleasant Township	
Deross Jeffrey Deross Teresa	Deross Jeffrey	Berlin Township	Lot 32
Zabel Martin Kramer Paula	Mistry Kalpana	Honesdale Borough	
Lawrence John	Alchevsky John I Alchevsky Ellen M	Dreher Township	Lot 7
Lawrence John	Alchevsky John I Alchevsky Ellen M	Dreher Township	Lot 6
Christ Ernest H	Belchick Walter R Belchick Mary Ellen	Salem Township	Lot 10



Goldson Carey	Giorgi Donna L	Mount Pleasant Township	
Metzger Folarin Tuboku	Giorgi Salvatore		Lots 8 & 9
Tubokumetzger Folarin			
Dereamer Gerald W Est AKA	Dereamer Rebecca	Honesdale Borough	
Dereamer Gerald Est AKA			Lot 18
Dereamer Jerry Est AKA			
Dereamer Rebecca Adm			
Card Daniel J AKA	Illman D Marc Tr	Damascus Township	
Card Daniel AKA	D Marc Illman Living Trust		
Card Melinda C			
Wirth Lorraine Exr	Meyer Katie	Damascus Township	
Noble Patricia J Est	Meyer Jordan		Lot 35
Scarfalloto Lorenzo	Scarfalloto Joseph	Bethany Borough	
	Scarfalloto Rosalia		
Vonglahn Hannah Est AKA	Santos Carl R	Damascus Township	
Glahn Hannah Von Est AKA	Tesseyman Tracey A		
Vonglahn Hannah M Est AKA			
Vonglahn Hannah Est AKA			
Dellabella Matthew C Exr			
Mann Joseph H Est			
Mann Kevin Hind & Adm			
Mann Michael J			
Guaranty Bank	Kearns Christopher	Dreher Township	
Atlantica By Af	Simmonds Walter Edward	Dreher Township	
Selene Finance Lp Af	Simmonds Kathleen Allison		Lot 1
Selene Finance L P Af			
Rosso Maria J	Vendetti Marian E	Dyberry Township	Lot 3
Kern Richard	Demaria Lynann	Lehigh Township	
Kern Yvonne	Delp Ronald Lee		Lot 257
Eisenbach Jennie	Streever John	Manchester Township	
Kinzel Ventures	JNJ Real Estate Holdings	Hawley Borough	
	J N J Real Estate Holdings		
Gill Beverly	Keesler John H	Manchester Township	
	Keesler Cathy S		Lot 2
Chivvis Thomas T	Truppa Christopher J	Lake Township	
Chivvis Julie	Truppa Amanda A		Lot 3130
Balanovich Wayne Agent	White Jason C	Lake Township	
Balanovich Brian W By Agent			
Balanovich Nicolette M By Agent			
Raskin Eric H	Meade John J	Lake Township	
Stendigraskin Iris	Wilburn Spring M		Lot 2726
Raskin Iris Stendig			
Pagnotta Robert	Garcia Richard F	Salem Township	
Pagnotta Judy	Garcia Ekaterine		Lot 549
Havet Brian B	Miserendino Joseph	Salem Township	
Havet Janet L	Miserendino Wendy		
Moran Lynda	Lassley Linda Susan	Hawley Borough	
Lassley Linda Susan	Lassley Bruce J		

Short Gary J	Short Gary J	Canaan Township	
Short Diane E			Lot 1
Reverse Mortgage Solutions Inc	Martinez Norberto Fernandez	Texas Township 3	
Seiden Michael S	Seiden Michael S	Salem Township	
Mahlab Lili	Mahlab Lili		Lot 567
	Seiden Matthew K		
	Seiden Eric D		
	Seiden Daniel S		
Leshler Stephen E	Vivlemore Michael D	Lake Township	
Berry Allen H	Machelli Anthony	Paupack Township	
Berry Karen J	Machelli Kari		Lot 118
DJT Realty Holdings LLC	Kowalewski Artur	Lake Township	
D J T Realty Holdings L L C	Kowalewski Aneta		Lot 3222
DJTM Enterprises LLC			
D J T M Enterprises L L C			
Wilhelm Ernst J	Clayton William R	Paupack Township	
Wilhelm Patricia C	Clayton Kristen A		Lot 266
Fisch Daniel	Duhigg James J	Honesdale Borough	
	Duhigg Lori A		Lot 6
Cox Margaret A	Simpson Richard M	Hawley Borough	
	Simpson James Albert		
	Mowatt Susan Leigh		
	Simpsoncurtin Tricia A		
	Curtin Tricia A Simpson		
Buckland Beverly E Est AKA	Rickert John	Bethany Borough	
Buckland Beverly Eileen Est AKA	Rickert Karen E		
Robinson Debra B Exr			
Buckland Beverly E Est AKA	Rickert John	Bethany Borough	
Buckland Beverly Eileen Est AKA	Rickert Karen E		Lot A
Robinson Debra B Exr			
Rickert John	Rickert John	Bethany Borough	
Rickert Karen E	Rickert Karen E		
Gnall James	Velluzzi Richard	Manchester Township	
Gnall Angel	Velluzzi Lori		
Gnall James Jr	Velluzzi Richard M		
Gnall Gabrielle	Velluzzi Christina		
	Velluzzi Nicholas		
Hunt Elaine	Hunt Leslie	Berlin Township	
	Lilje Joel		
Williams Janet By Sheriff	US Bank Tr	Berlin Township	
	U S Bank Tr		
Petrasek Richard A	Freemeyer Carol	Dreher Township	
Petrasek Sonja			
Petrasek Mark			
Petrasek Craig			
Freemeyer Carol			
Lorper James J	Curreri Brankica	Damascus Township	
Curreri James P	Curreri James P		Lot 17
Quicken Loans Inc	Veterans Affairs	Damascus Township	

Davenport Garfield			
Thomas III Est AKA	Davenport Eunice L	Lehigh Township	
Davenport Garfield T Est AKA			
Davenport Eunice L Adm			
Roder John J Sr	Heritage Restoration Properties Llc	Paupack Township	
Roder Regina M	Heritage Restoration Properties L L C		Lot 4
Thompson Daniel P	Gehringer Alan J	Clinton Township 2	
Thompson Debra D	Gehringer Renee S		
Blazosek Leanna	Morgan Laureen	Lake Township	
McMullen Jack J	Politano David C	Preston Township	
McMullen Lisa J			Lot 4
Smith Allan By Sheriff	Quicken Loans Inc	Lake Township	
Smith Arlene P By Sheriff			Lot 3186
Thorpe John Randall	Wargo Edward	Hawley Borough	
	Wargo Cathy		Lots 3 & 4
Fulkerson James R	Human Resources Center Inc	Texas Township 1 & 2	
Fulkerson Theresa E			
Oprava David Edward Exr	Sampson Robin B	Lebanon Township	
Brewster Eliza L Est	Sampson Margaret L		
	Sampson Patrick B		
	Sampson Curtis J		
Matthews Charles J	Snyder Albert P	Scott Township	
Matthews Patricia J	Muscato Joseph T		
	Muscato Leanna K		
	Kuklantz Richard C Jr		
Kinzinger Gordon W	Kinzinger Paul	Texas Township 1 & 2	
Kinzinger Gail A	Potter Gail		
Feinstein Alan	Feinstein Alan	Palmyra Township	
	Meyers Charlene Singh		Lots 20 & 18
	Singhmeyers Charlene		
Busillo Donata	Charles Partnership	Salem Township	
Tringali Robert			Lot 37
Levin Richard P	Erbach Michelle	Berlin Township	
Levin Janet			
Hudson Robert G	Foley Thomas	Lake Township	
	Foley Deborah		Lot 3507
Wilmington Savings Fund			
Society Tr By Af	Gillette Tanner	Salem Township	
Christina Trust Tr By Af	Ohora Marty		Lot 1
Alta Residential Solutions Af			
Torrack Jeannie	Torrack Jeannie	Lake Township	
Stone Jean	Breyemeier Billyray		
Breyemeier Jean			
David Dulay Inc	Barral Lorraine M	Honesdale Borough	Lot B

**COURT CALENDAR**  
*August 13, 2018–August 17, 2018*

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**Monday, August 13, 2018**

**Time** 9:00 AM  
**Subject** Hoffman v Davis 260-2017-cv  
Pre-trial Conf (Sept 2018 term)  
Zero/Drakas

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**Time** 9:30 AM  
**Subject** Warnott v. Whalen & Whalen v. Warnott 354-2017 & 516-2017-CV  
Rule Returnable & Motion for Partial Summary Judgment  
Zimmer/Marsh

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**Time** 10:00 AM  
**Subject** In Re B.D.F. 302-2018-CV  
Name Change  
Howell

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**Time** 10:30 AM - 11:00 AM  
**Subject** Ditre v. Dwornikowski 504-2017-CV  
**Location** Hearing  
T. Farley/McCambridge

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**Time** 11:00 AM  
**Subject** LaMere v. Sibello 596-2016-CV  
Rule Returnable on Motion to compel Discovery  
Toczdowski/Rechner

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**Time** 1:00 PM  
**Subject** C.W.E.R.S.F; Golf Hill Farms; Barbara J. Linde & Scott Linde v. Eric  
Linde 363-2017-CV  
Phone Conference

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**Time** 1:00 PM  
**Subject** In Re: A.P and I.P 12-2018 & 11-2018-AD  
Adoptions  
Ellis

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**Time** 1:30 PM  
**Subject** IN Re Jessica Ann Peterson 13-2018-AD  
Adoption  
T.Barna

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**COURT CALENDAR**  
*August 13, 2018–August 17, 2018*

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**Time** 2:00 PM  
**Subject** Laurel Hill estates v. Scordo & TD Bank 1245-JUDG-2017  
Rule Returnble  
Gregory/Pro Se/Sirlin

**Tuesday, August 14, 2018**

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

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**Time** 9:30 AM  
**Subject** Estate of Estate of Alfreda Ruziecki 66-2015-OCD  
**Location** Rule to Show Cause

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

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**Time** 1:00 PM  
**Subject** Barclays Bank Delaware v. Casey 5-2017-CV  
Non-Jury Trial  
Flink/Katsock

**Wednesday, August 15, 2018**

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**Time** 8:00 AM  
**Subject** Com v Griffith in WYOMING COUNTY

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

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**Time** 9:30 AM  
**Subject** Longman v. Longman 30-2016-DR  
Plaintiff's Petition for Modification of Alimony  
Rechner/Howell

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**Time** 10:00 AM  
**Subject** In Re: N.B. 13-2014-JV  
Probation violation  
DA/Zimmerman

**COURT CALENDAR**  
*August 13, 2018–August 17, 2018*

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**Time** 10:30 AM  
**Subject** Penn Dot Matters  
180-2018-CV Certificate of title for 2000 G6 Pontiac Schloesser/Watters  
159-2018-CV Certificate of Title for 2004 Snowbear trailer  
Meagher/Watters  
239-2018-CV Lloyd v. Penn Dot Pro Se/Watters  
241-2018-CV Amos v. Penn Dot Pro Se/Watters  
247-2018-CV Certificate of Title 1993 KAW Pro Se/Watters  
262-2018-CV 1950 Harley Davidson Motorcycle Jennings/Watters  
215-2018-CV Bush v. Com of PA Pro Se/Watters  
281-2018-CV 2002 Harley Davidson Pro Se/Watters  
309-2018-CV Utility Trailer SG111791 Pro Se

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

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

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**Thursday, August 16, 2018**

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

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**Time** 9:30 AM  
**Subject** Commonwealth Matters (JE)  
Sentencing  
87-2018-CR Gibbs, Ryan Eric M. Farley  
131-2018-CR Dandrea, Donald David M. Farley  
Guilty Plea  
234-2018-CR Gibbs, Ryan Eric M. Farley

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**Time** 9:30 AM  
**Subject** Commonwealth Matters  
449-2017-CR Tuttle, Cory Arthur Burlein  
378-2017-CR Roy, Ashley Rose Ellis  
2 & 3-2018-CR Strackbein, Mathew Lawrence Bolock  
6-2018-CR Cruz, Wilkins Henry Moved to 8/23  
149-2018-CR Duda, Amber Sirene Baron  
37-2018-CR Thoben, Matthew P. Zimmerman

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**COURT CALENDAR**  
*August 13, 2018–August 17, 2018*

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**Time** 1:00 PM  
**Subject** Commonwealth v. Mark Hinkley 44-2017-CR  
Omnibus Motion (Wyoming county case)  
Carroll/Ackourey

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**Time** 1:30 PM  
**Subject** Commonwealth Matters  
Rule Returnable  
106-2017-CR Brown, Jr., Philip Walter Burlein  
105-2017-CR Adams, Clifford Morris Zimmerman  
321-2017-CR Mondak, Joshua Rian Ellis

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**Friday, August 17, 2018**

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**Time** 9:00 AM  
**Subject** PFA  
644-2017-DR LoVerde v. Louis  
264-2018-DR Anderson v. Warnott

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**Time** 10:00 AM  
**Subject** Lore v. Lore 5172015-DR  
Petition for Special Relief for Injunction  
Tigue/Pro se

---

**Time** 10:30 AM  
**Subject** Lyons v. Cruz 508-2016-DR  
Demand Support  
Burlein

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**Time** 11:00 AM  
**Subject** Oldt v. Oldt 535-2017-DR  
Demand Support  
Zelonis/Webb

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**CUSTODY CALENDAR**  
*August 13, 2018–August 17, 2018*

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**Monday, August 13, 2018**

**Time** 9:15 AM  
**Subject** PETERSON V. HENDERSHOT 25-2018-dr  
CUSTODY CONFERENCE (WILSON)  
NARDOZZI/BROWN

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**Time** 10:15 AM  
**Subject** Krellwitz v. Wood 357-2018-DR  
Custody Conference (Wilson)  
Pro Se/ Pro Se

---

**Time** 1:15 PM  
**Subject** Warrnot v. Anderson 319-2018-DR  
Custody Hearing (Wilson)  
Rechner/Brown or someone else

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**Tuesday, August 14, 2018**

**Time** 9:15 AM  
**Subject** Knehr-Cook v. Cook 349-2018-DR  
Custody Conference (Schloesser)  
Cerra/Ellis

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**Time** 10:15 AM  
**Subject** Widzbell v. Maehl 403-2015-DR  
Custody Conference (Wilson)  
Mrocзка/Howell

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**Time** 1:15 PM  
**Subject** Armstrong v. Cobb 323-2018-DR  
Custody Hearing (Schloesser)

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**Friday, August 17, 2018**

**Time** 9:15 AM  
**Subject** Cruz v. Cruz 498, 499 & 508-2016-DR  
Custody Conference (Wilson)  
Howell/Pro Se

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**Time** 10:15 AM  
**Subject** Kizer v Sroke 108-2018-DR  
Custody Conf (Schloesser)

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**Time** 1:15 PM  
**Subject** Brown v. Brown 54-2017-DR  
Divorce Conference (Schloesser)  
Pierangeli/T. Farley

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**WAYNE COUNTY BAR ASSOCIATION MEMBER DIRECTORY**

**Leatrice Anderson, Esq.**

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Estate Settlement/Title Agent, Real  
Estate Litigation, Estate/Wills*

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**James E. Brown, Esq.**

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*Family Law, Custody, Divorce,  
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Matters, DUI, Traffic Related  
Matters, General Practice*

**Ronald M. Bugaj, Esq.**

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Corporate and Business Law,  
Criminal Defense, Dependency, DUI,  
Estates, Estate Planning, Family  
Law, Custody, Divorce, Protection  
From Abuse, Support, Guardianship,  
Juvenile Law, Property Owners  
Association, Real Estate, Social  
Security/Disability, Tax Law, Workers  
Compensation, Zoning, Municipal  
Law*

**Oressa P. Campbell, Esq.**

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*Appeals, Adoption, Child Custody,  
Criminal, Dependency, Divorce,  
Landlord/Tenant, Juvenile*

**WAYNE COUNTY BAR ASSOCIATION MEMBER DIRECTORY**

---

**Tammy Lee Clause, Esq.**

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**Jeff Clemente, Esq.**

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**Charles Curtin, Esq.**

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Honesdale, PA 18431

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**Donna DeVita**

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400 Spruce St. Ste 402  
Scranton, PA 18503

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**Jessica Ebert**

Court Administrator  
Wyoming/Sullivan Counties  
One Courthouse Square  
Tunkhannock, PA 18657

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**Brendan R. Ellis**

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