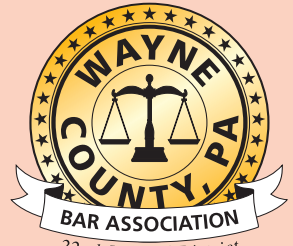


WAYNE COUNTY BAR ASSOCIATION

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



22nd Judicial District

September 21, 2018  
Vol. 8, No. 29  
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**

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**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*

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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 William Pavlow  
Late of Bethany Borough  
EXECUTRIX  
Sharla Tuttle  
209 Grammas Lane  
Tafton, PA 18464  
ATTORNEY  
Nicholas A. Barna  
831 Court Street  
Honesdale, PA 18431

**9/21/2018 • 9/28/2018 • 10/5/2018**

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**ESTATE NOTICE**

Notice is hereby given, that Letters Testamentary have been granted to Penny Jo Watson, Executrix of the Estate of James E. Bader, late of White Mills, Wayne County, Pennsylvania who died on September 3, 2018. All persons indebted to said Estate are required to make payment and those having claims or demands to present the same without delay to the

Executrix, Penny Jo Watson c/o  
Mark R Zimmer, Esquire, 1133  
Main Street, Honesdale, PA 18431.

**9/21/2018 • 9/28/2018 • 10/5/2018**

---

**ESTATE NOTICE**

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the estate of late of RICHARD FERRAZZANO. Date of death AUGUST 18, 2018. All persons indebted to the said estate are required to make payment and those having claims or demands to present the same without delay to the Executor/Executrix, in care of Matthew L. Meagher, Esquire, 1018 Church Street, Honesdale, PA 18431.

**9/21/2018 • 9/28/2018 • 10/5/2018**

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**EXECUTOR NOTICE**

Estate of Dane Niess  
Late of Susquehanna Borough  
CO-EXECUTOR  
Gregory B. Niess  
517 Ohara St.  
Scranton, PA 18505  
CO-EXECUTRIX  
Valerie L. Demi  
332 Grinnell Rd.  
Kingsley, PA 18826  
ATTORNEY  
Nicholas A. Barna  
831 Court Street  
Honesdale, PA 18431

**9/21/2018 • 9/28/2018 • 10/5/2018**

---

**EXECUTRIX NOTICE**

Estate of June M. Doney AKA  
June Doney  
Late of Dyberry Township  
EXECUTRIX  
Denise Sprague  
935 Bethany Turnpike  
Honesdale, PA 18431  
ATTORNEY  
Nicholas A. Barna  
831 Court Street  
Honesdale, PA 18431

9/21/2018 • 9/28/2018 • 10/5/2018

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**EXECUTOR NOTICE**

Estate of William C. Chavan  
Late of Salem Township  
CO-EXECUTOR  
William C. Chavan, Jr.  
21 March Place  
Fords, NJ 08863  
CO-EXECUTRIX  
Deborah Ann Vitkovsky  
110 Simons Road  
Greentown, PA 18426  
ATTORNEY  
Michael D. Walker, Esq.  
PO Box 747  
Hamlin, PA 18427

9/21/2018 • 9/28/2018 • 10/5/2018

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**EXECUTOR NOTICE**

Estate of Dennis Barillo  
Late of Lake Township  
EXECUTOR  
David Varoli  
One Old Mill Lane  
Katonah, NY 10536  
ATTORNEY  
Michael D. Walker, Esq.

PO Box 747  
Hamlin, PA 18427

9/21/2018 • 9/28/2018 • 10/5/2018

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**EXECUTRIX NOTICE**

Estate of Homer Louis Shaffer  
AKA H. Louis Shaffer  
Late of Lake Township  
EXECUTRIX  
Kathryn Shaffer  
719 Easton Turnpike  
Lake Ariel, PA 18436  
ATTORNEY  
Michael D. Walker, Esq.  
PO Box 747  
Hamlin, PA 18427

9/21/2018 • 9/28/2018 • 10/5/2018

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**EXECUTRIX NOTICE**

Estate of Frederick P. Schaefer  
AKA Frederick Schaefer AKA  
Frederick Phillip Schaefer  
Late of Oregon Township  
EXECUTRIX  
Dawn Schaefer  
104 King Arthurs Ct.  
Honesdale, PA 18431  
ATTORNEY  
Nicholas A. Barna  
831 Court Street  
Honesdale, PA 18431

9/21/2018 • 9/28/2018 • 10/5/2018

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**ESTATE NOTICE**

Estate of Jeanne Lewis AKA Jean  
Lewis  
Late of Lehigh Township, PA  
EXECUTOR  
William D. Lewis

133 Kingswood Drive  
Dallas, PA 18612  
ADMINISTRATRIX  
Wendy Kostyk  
87 Paige Lane  
Elkton, MD 21921  
ATTORNEY

Daniel L. Penetar, Jr., Esquire  
116 North Washington Avenue,  
Suite 2A  
Scranton, PA 18503

9/14/2018 • 9/21/2018 • 9/28/2018

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**EXECUTOR NOTICE**

Estate of Leroy W. Irvin  
Late of Lakeville  
EXECUTOR  
Sioux Irvin  
404 W. Valley Forge Rd.  
King of Prussia, PA 19406

9/14/2018 • 9/21/2018 • 9/28/2018

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**EXECUTRIX NOTICE**

Estate of Edmund Solosky  
Late of Waymart, PA  
EXECUTRIX  
Margaret Franckowiak  
134 Mountain Top Road  
Wernersville, PA 19565

9/14/2018 • 9/21/2018 • 9/28/2018

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**EXECUTOR NOTICE**

Estate of Vincent Frisella  
Late of Paupack Township  
EXECUTOR  
Joseph Vincent Frisella  
172 Lakeshore Drive  
Lakeville, PA 18438

ATTORNEY  
Frances Gruber, Esq.  
214 Ninth Street  
Honesdale, PA 18431

9/7/2018 • 9/14/2018 • 9/21/2018

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**EXECUTOR NOTICE**

Estate of Cecilia J. Klinkiewicz  
AKA Cecilia Klinkiewicz  
Late of Berlin Township  
EXECUTOR  
Gerald Doherty  
72 Billard Road  
Hawley, PA 18428  
ATTORNEY  
Nicholas A. Barna  
831 Court Street  
Honesdale, PA 18431

9/7/2018 • 9/14/2018 • 9/21/2018

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**EXECUTRIX NOTICE**

Estate of Dorothea M. Kursawe  
AKA Dorothea Kursawe  
Late of Texas Township  
CO-EXECUTRIX  
Connie Kursawe  
113 St. Joseph's Hill Road  
Forestburgh, NY 12777  
CO-EXECUTRIX  
Bonnie Karen McDonnell  
653 West Park Street  
Honesdale, PA 18431  
ATTORNEY  
Nicholas A. Barna  
831 Court Street  
Honesdale, PA 18431

9/7/2018 • 9/14/2018 • 9/21/2018

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**ADMINISTRATRIX NOTICE**

Estate of Gerald W. DeReamer  
AKA Gerald DeReamer AKA Jerry  
DeReamer  
Late of Honesdale Borough  
ADMINISTRATRIX  
Rebecca DeReamer  
210 Fox Hollow Circle  
Otto, NC 28763  
ATTORNEY  
Nicholas A. Barna  
831 Court Street  
Honesdale, PA 18431

**9/7/2018 • 9/14/2018 • 9/21/2018**

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**EXECUTOR NOTICE**

Estate of Carol Jean Wilcox AKA  
Carol Wilcox AKA Carol J. Wilcox  
Late of Lake Township  
EXECUTOR  
John Russell Wilcox  
369 The Hideout  
Lake Ariel, PA 18436  
ATTORNEY  
David M. Gregory, Esq.  
307 Erie Street  
Honesdale, PA 18431

**9/7/2018 • 9/14/2018 • 9/21/2018**

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**ESTATE NOTICE**

Estate of Verna M. Scott a/k/a  
Mabel Scott, deceased  
Late of Lehigh Township, Wayne  
County

Letters Testamentary in the  
above named estate having been  
granted to the undersigned, all  
persons indebted to the estate are

requested to make immediate  
payment, and those having claims  
are directed to present the same  
without delay to the undersigned or  
his/her attorney within four months  
from the date hereof and to file  
with the Clerk of the Court of  
Common Pleas of the Forty-Third  
Judicial District, Orphans' Court  
Division, a particular statement of  
claim, duly verified by an Affidavit  
setting forth an address with the  
County where notice may be given  
to Claimant.

Marjorie Boruta & Thomas Scott,  
Co-Executors  
c/o Timothy B. Fisher II, Esquire  
FISHER & FISHER LAW  
OFFICES  
PO Box 396  
Gouldsboro, PA 18424

**9/7/2018 • 9/14/2018 • 9/21/2018**

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**EXECUTOR NOTICE**

Estate of Justine Hayward  
Late of Palmyra Township  
EXECUTOR  
Denis J. Hayward  
50 W. 97 St. #7K  
New York, NY 10028  
ATTORNEY  
John F. Spall  
2573 Route 6  
Hawley, PA 18428

**9/7/2018 • 9/14/2018 • 9/21/2018**

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**OTHER NOTICES**

**NOTICE OF FILING OF  
CERTIFICATE OF  
ORGANIZATION**

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

**9/21/2018**

**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  
OCTOBER 3, 2018**

By virtue of a writ of Execution instituted by: U.S. Bank National Association, as Trustee for the C-Bass Mortgage Loan Asset-Backed Certificates, Series 2006-RP2 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 3rd day of October, 2018 at 10:00 AM

**OLSOMMER-CLARKE**  
INSURANCE GROUP, INC.  
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**COMPETITIVE BUSINESS INSURANCE QUOTES**  
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TOLL FREE: 800-566-8999  
[www.nepainurance.com](http://www.nepainurance.com)

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 Dreher, County of Wayne and Commonwealth of Pennsylvania, more particularly described as follows to wit:

BEGINNING at a point being a found iron bar, said point being the northwesterlymost corner of the premises herein described; thence along the lands formerly of Wayne Matthews, generally following a stone wall and wire fence, South 82 degrees 59 minutes 49 seconds East a distance of 724.67 feet through a found iron pin to a point in the center of Pennsylvania Route No. 423; thence along the centerline of Pennsylvania Route No. 423, the following courses and distances: South 45 degrees 39 minutes 37 seconds West a distance of 111.01 feet to a point; South 43 degrees 56 minutes 51 seconds West a distance of 96.84 feet to a point; South 41

degrees 28 minutes 47 seconds West a distance of 152.73 feet to a point; South 39 degrees 28 minutes 55 seconds West a distance of 35.34 feet to a point; said point also being the northeasterlymost corner of Lot No. 2 conveyed to Joyce Mazurik; thence leaving the centerline of Pennsylvania Route 423, North 49 degrees 57 minutes 24 seconds West a distance of 129.96 feet to a set iron pin; thence North 63 degrees 16 minutes 41 seconds West a distance of 476.42 feet to a set iron pin for a point, said point also being the southwesterlymost corner of the premises herein described; thence North 43 degrees 42 minutes 18 seconds East a distance of 110.00 feet to the point or place of BEGINNING. Being Lot No. 1 on a subdivision map of Land of Peter Manfredi as drawn by Harry F. Schoenagel, R.S., Map dated November, 1977, drawing Number 3-462.

TITLE TO SAID PREMISES IS VESTED IN Judy Evans, by Deed from Gwen Silver and Kirby Silver, her husband, Dated 04/12/1999, Recorded 04/22/1999, in Book 1499, Page 114.

Tax Parcel: 8-372-55

Premises Being: 557 CARLTON ROAD, TOBYHANNA, PA 18466

Improvements thereon:  
RESIDECTIAL DWELLING

Seized and taken in execution as property of:  
Judy Evans 541 Carlton Road,

Tobyhanna PA 18466

Execution No. 603-Civil-2017  
Amount Due: \$69,522.58 Plus  
additional costs

July 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.**

Robert J. Crawley Esq.

**9/7/2018 • 9/14/2018 • 9/21/2018**

**SHERIFF'S SALE  
OCTOBER 3, 2018**

By virtue of a writ of Execution instituted by: Bayview Loan Servicing, LLC, a Delaware Limited Liability 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 3rd day of October, 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 Parcels Of Land In Township Of Buckingham, Wayne County, Commonwealth Of Pennsylvania, As More Fully Described In Book 386 Page 1133 ID# 03-0122-0026, Being Known And Designated As A Metes And Bounds Property.

ALSO DESCRIBED AS: ALL that tract, piece or parcel of land, situated in the Township of Buckingham, County of Wayne and State of Pennsylvania, bounded and described as follows, to wit: The first piece being a part of a tract of land surveyed by virtue of a warrant from the land office of Pennsylvania, granted to Isaac (alias) Jacob Grammer, bounded as follows:

BEGINNING at a post and stone in the north line of said tract of land and running thence along the line of lands belonging to the Marvin Wheeler Estate and now in possession of John Anderson (at this date 1928 Blanche Hoag) to the public road leading from .Kingsbury Hill to the Delaware River, (by way of Fall Creek) thence along the line of lands owned by C. M. Kingsbury, South 3 degrees West 221 rods to the south line of said tract of land; thence North 87 degrees West 72

The Wayne County Community Foundation has twenty seven years of experience helping create a lasting tribute to a deceased loved one. We define "legacy" as options aligned with you and your loved one's values. These values may include the ongoing support of a church, favorite non profit organization, educational scholarship or any variety of "causes." Our funds support cultural endeavors, the environment, and humanitarian concerns. Donors can be assured that their gifts will endure to benefit future generations.

We look forward to helping you start a fund that will preserve your family member's "legacy" for many, many years. Call us at 570-499-4299.

rods and 10 links to corner in the south line of said tract of land; thence North 3 degrees East 221 rods; thence South 87° East along the North line of said tract of land 72 rods and 10 links to the place of BEGINNING. CONTAINING one hundred acres more or less.

ALWAYS EXCEPTING AND RESERVING about 70 acres more or less, on the southwest corner of said lots, conveyed by deed from Levi Thomas and Arminda his wife, and J. Sheldon Thomas, to Oliver A. Whipple in May, 1878, being all of land lying on the south side of the road leading from Kingsbury Hill to the Delaware River (by way of Fall Creek) excepting 10 acres on the west side of said lot along

line of land of C. M. Kingsbury, and being the full share of land belonging to J. Sheldon Thomas left to him and Levi Thomas; by their father by will; and divided by Levi and J. Sheldon Thomas; the whole of said lots of land being the same lots conveyed to Moses Thomas from G. Williams in December, 1842. Being the same land which David B. Belknap, et ux., granted and conveyed to James Hoag by deed dated April 6, 1862, and recorded in Wayne County Deed Book No. 63, Page 539.

THE SECOND PIECE, being a part of tract of land surveyed by virtue of a warrant from the land office of Pennsylvania granted to Isaac (alias Jacob Crammer, and bounded as follows: BEGINNING at a post and stones corner in the north line of said tract of land and running thence along the line of lands now in the possession of John Anderson, (now 1928) by Blanche B. Hoag) to public road leading from Kingsbury Hill to the Delaware River (via Fall Creek) thence along the line of lands owned by James Hoag (by deed from O.M. Kingsbury) South 3 degrees West 221 rods to south line of said tract of land; thence North 87 degrees West 72 rods and 10 links to a corner in the south line of said tract of land; thence North 2 degrees East 221 rods thence South 87 degrees East along the north line of said tract 72 rods and 10 links to the place of BEGINNING. CONTAINING 100 acres of land more or less.

ALWAYS EXCEPTING AND RESERVING all that part of the north side of said Fall Creek Road. And ten acres on the east side along lands of James Hoag, the whole said lot of land being the same lot conveyed to Messes Thomas from G. Williams in December, 1842, and sold to K. C. Belknap and Olive A. Whipple by the heirs of Messes Thomas, being J. Sheldon and Levi Thomas, being the same land which Olive A. Whipple and Mason F. Whipple, granted and conveyed to Blanche B. Hoag by deed dated April 9, 1895 and recorded in Wayne County Deed Book No. 77, Page 572.

THE THIRD PIECE BEING in the northeast corner of the tract of land surveyed by virtue of a warrant from the land office of Pennsylvania granted to Isaac (alias) Jacob Crammer, and running thence along the east line of said land in a southerly direction about 85 rods to the center of the Fall Creek Road; thence in a westerly direction along the center of said Fall Creek road as it winds and turns about 83 rods to the line of land owned by James Hoag; thence northerly along lands of James Hoag about 63 rods to the north line of said Crammer land; thence easterly along the line of said Crammer land to the place of BEGINNING. CONTAINING about 33 acres of land be the same more or less, being the same land which George Anderson, et al., granted and conveyed to James Hoag and Blanche B. Hoag, by

quit claim deed dated November 2, 1908, and recorded in Deed Book No. 99, Page 251 and the same land which James Hoag bequeathed all of his right and title and interest by will to his wife, the said Blanche Hoag at the time of his death in October 1919 and said will having been duly probated in the courts of Wayne County, State of Pennsylvania as the records will more fully and at large appear.

Seized and taken in execution as property of:  
Christina E. Harageones 172  
Autumn Leaves Road,  
STARLIGHT PA 18461

Execution No. 595-Civil-2017  
Amount Due: \$40,840.07 Plus  
additional costs

July 17, 2018  
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE  
NOTICE:**

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

**ANY SUCCESSFUL BIDDER  
MUST HAVE 10% DOWN  
PAYMENT AT DATE OF SALE.  
BALANCE DUE THIRTY (30)**

**DAYS FROM DATE OF SALE.  
FAILURE TO PAY BALANCE  
WILL FORFEIT DOWN  
PAYMENT.**

Matthew K. Fissel

**9/7/2018 • 9/14/2018 • 9/21/2018**

**SHERIFF'S SALE  
OCTOBER 3, 2018**

By virtue of a writ of Execution instituted by: Wells Fargo Bank, NA issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 3rd day of October, 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 tract of land situate, lying and being in the Township of Paupack, County of Wayne, and State of Pennsylvania, more particularly described as follows, to wit:

BEING Lot 118, Section I., as shown on Plan of Lots, Wallenpaupack Lake Estates, dated March 23, 1971, by VEP & Co., as recorded in the Office of the Recorder of Deeds in and for Wayne County, Pennsylvania in Plat Book 14, Page 117, said map being incorporated by reference herewith as if attached hereto.

UNDER AND SUBJECT to covenants, conditions and restrictions of record which shall run with the land.

TITLE TO SAID PREMISES IS VESTED IN ROBERT A. LEACH AND JENNIFER LEACH, H/W, by Deed from MARIAN MONGELLI AND CLAIR MONGELLI, Dated 10/26/2004, Recorded 11/16/2004, in Book 2652, Page 30.

Tax Parcel: 19-0-0029-0045

Premises Being: 4  
WALLENPAUPACK DRIVE,  
A/K/A 1213 WALLENPAUPACK  
DRIVE, LAKE ARIEL, PA 18436-  
8142

Improvement there:  
RESIDENTIAL DWELLING

Seized and taken in execution as property of:  
Robert A. Leach 4 Wallenpaupack Drive aka 1213 Wallenpaupack Drive, LAKE ARIEL PA 18436  
Jennifer Leach 4 Wallenpaupack Drive aka 1213 Wallenpaupack Drive, LAKE ARIEL PA 18436

Execution No. 463-Civil-2017  
Amount Due: \$135,036.83 Plus additional costs

July 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.

Robert J. Crawley Esq.

9/7/2018 • 9/14/2018 • 9/21/2018

**SHERIFF'S SALE  
OCTOBER 3, 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 Thursday the 3rd day of October, 2019 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL those certain pieces or parcels of land situate in the Village of White Mills, Texas Township, Wayne County, Pennsylvania, bounded and described as follows:

THE FIRST: BEGINNING in the middle of the public road leading from Honesdale and Hawley Plank Road ( near the store formerly of

Eugene Dorflinger) to the Old Bethany and Dingman Choice Turnpike, at the northeast corner of lot of land sold by C. Dorflinger to Mary Brown; thence by the center of said road north seventy (70) degrees east eighty six feet; thence by land now or formerly of C. Dorflinger south fifteen degrees east one hundred and twenty eight feet to a stones corner, south seventy degrees west eighty-six feet to a stones corner in line of lands sold to Mary Brown; thence by Mary Brown's land north fifteen degrees west one hundred and twenty-eight feet to the place of beginning. CONTAINING one-fourth of an acre of land, be the same more or less.

THE SECOND: BEGINNING in the middle of a road leading from the Village of White Mills to Long Ridge , a continuation of Charles Street, thence along the middle of said road north seventy (70) degrees east fifty-eight and one-half (58 1/2) feet to a corner; thence along other lands of Katherine L. Dorflinger south fifteen (15) degrees east one hundred and twenty-eight (128) feet to a corner; thence still along lands of the said Katherine L. Dorflinger south seventy 970) degrees west fifty-eight and one-half (58 1/2) feet to a corner, and thence along other of the said Rissie L. Wood north fifteen (15) degrees west one hundred and twenty-eight (128) feet to the place of beginning. CONTAINING seven thousand three hundred and twenty-four (7,324) square feet of

land, be the same more or less.

TITLE TO SAID PREMISES IS VESTED IN ROGER F. MCCARREN AND DARCI J. BARTO, by Deed from ROBERT ALEXANDER KOENIG, AKA ROBERT A. KOENIG AND ARLENE KOENIG, HIS WIFE, BY THEIR ATTORNEY-IN-FACT, RANDOLPH W. KOENIG, Dated 03/21/1997, Recorded 03/24/1997, in Book 1227, Page 0312.

Tax Parcel: 27-3-0004-0081

Premises Being: 144 CHARLES STREET A/K/A, 82 CHARLES STREET, WHITE MILLS, PA 18473

Improvements thereon:  
RESIDENTIAL DWELLING

Seized and taken in execution as property of:  
Roger F. McCarren 144 Charles Street, a/k/a, 82 Charles Street, WHITE MILLS PA 18473  
Darci J. Barto 144 Charles Street, a/k/a/, 82 Charles Street, WHITE MILLS PA 18473

Execution No. 421-Civil-2017  
Amount Due: \$38,904.86 Plus additional costs

July 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.

Robert J. Crawley Esq.

9/7/2018 • 9/14/2018 • 9/21/2018

**SHERIFF'S SALE  
OCTOBER 3, 2018**

By virtue of a writ of Execution instituted by: U.S. Bank, N.A., o/h/o the Registered Holders of Bear Sterns Asst Backed Securities I LLC, Asset-Backed Certificates, Series 2007-AC1 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 3rd day of October, 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 located in the Township of Texas, County of Wayne,

Commonwealth of Pennsylvania, being shown as a 13.80 acre parcel on a survey map by Packer Associates Inc. dated June 6, 2005, and recorded in Wayne County Map Book 106 at page 114 and being bound and described as follows:

BEGINNING at a point in Old State Road, a/k/a Township Road 409, said point being the common corner of land now or formerly owned by Salvatore J. Santoli and Ruthann Santoli, his wife, (DB 343 p. 1085) and the parcel herein described, and being the southwest corner of the parcel herein described; thence along the lands now or formerly owned by Salvatore J. Santoli and Ruthann Santoli, his wife (DB 343 p. 1085) North 43 degrees 09 minutes 50 seconds East 223.53 feet to an iron pin; thence along the lands now or formerly owned by John C. O'Dell and Janet M. O'Dell, his wife (DB 250 p. 652) North 44 degrees 14 minutes 47 seconds East 149.59 feet to an iron pin for a corner; thence South 60 degrees 19 minutes 37 seconds East 1127.75 feet along the lands now or formerly owned by Janet M. O'Dell, et al (RB 1423 p. 254) to a point; thence continuing along the lands now or formerly owned by Janet M. O'Dell, et al (RB 1423 p. 254), South 60 degrees 19 minutes 19 seconds East 291.11 feet to an iron pin for a corner in the line of other lands now or formerly owned by Janet M. O'Dell (RB 1315 p. 96); thence along the lands now or formerly owned by Janet M. O'Dell



(RB 1315 p. 96), South 35 degrees 07 minutes 14 seconds W 280.52 feet to an iron pin for a corner, being the common corner of the parcel herein described and lands now or formerly owned by Joseph Brussell (RB 530 P. 779); thence along the lands now or formerly owned by Joseph Brussell (RB 530 P. 779) North 50 degrees 06 minutes 06 seconds West 161.23 feet to an iron pin for a corner; thence continuing along the lands now or formerly owned by Joseph Brussell (RB 530 p. 779) South 36 degrees 37 minutes 44 seconds West 349.28 feet to a point for a corner in the center of State Road 0006, a/k/a Roosevelt Highway; thence along the centerline of State Road 0006, a/k/a Roosevelt Highway, North 54 degrees 58 minutes 13 seconds West 128.46 feet to a point; thence continuing along the centerline of State Road 0006, a/k/a Roosevelt Highway, North 53 degrees 25 minutes 51 seconds West 123.64 feet to a point; thence leaving the centerline of State Road 0006, a/k/a Roosevelt Highway, and along the centerline of Old State Road, a/k/a Township Road 409, North 32 degrees 02 minutes 37 seconds W 297.99 feet to a point; thence continuing along the centerline of Old State Road, a/k/a Township Road 409, on a curve to the left with an arc with a length of 467.09 feet, delta angle of 28 degrees 55 minutes 56 seconds, radius of 925.00 feet, chord length of 462.15 feet, chord bearing of N 49 degrees 13 minutes 48 seconds W to a point; thence continuing along the centerline of Old State

Road, a/k/a Township Road 409, North 63 degrees 41 minutes 47 seconds W 245.13 feet to a point; thence continuing along the centerline of Old State Road, a/k/a Township Road 409, on a curve to the left with an arc length of 70.19 feet, delta angle of 05 degrees 26 minutes 05 seconds, a radius of 740.04 feet, chord length of 70.17 feet, chord bearing of N 66 degrees 20 minutes 52 seconds W to the point and place of beginning.

Containing 13.80 acres.

For a map showing the above described property see a survey by Packer Associates, Inc. dated June 6, 2005, and recorded in Wayne County Map Book 106 at page 114.

SUBJECT TO the use of the public that portion of Roosevelt Highway, a/k/a State Road 0006, and Old State Road, a/k/a Township Road 409, that lies within the premises herein described as shown on the aforesaid map.

Seized and taken in execution as property of:  
Anita E. Decker 79 A Grange,  
a/k/a 67 Old State Road,  
HONESDALE PA 18431  
Christopher L. Decker 79A Grange  
Road HONESDALE PA 18431

Execution No. 387-Civil-2017  
Amount Due: \$376,828.30 Plus  
additional costs

July 16, 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.

**9/7/2018 • 9/14/2018 • 9/21/2018**

**SHERIFF'S SALE  
OCTOBER 3, 2018**

By virtue of a writ of Execution instituted by: LSF10 Master Participation Trust issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 3rd day of October, 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:

**FIRST TRACT:**

**ALL THAT CERTAIN PIECE OR PARCEL OF LAND** situate in the Borough of Starrucca, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

**BEGINNING** at a point in the center of the Thompson to Starrucca Road;

**THENCE** two hundred and fifty (250) feet more or less in an easterly direction along the line of the grantors herein and that of David and Arlene Snyder to a stone wall;

**THENCE** in a southerly direction one hundred fifty (150) feet;

**THENCE** in a westerly direction two hundred fifty (250) feet to the center of the aforementioned road;

**THENCE** along the center of the road one hundred and fifty (150) feet to the point or place of beginning.

**LOCATED** thereon is a ranch style home.

**SECOND TRACT:**

**ALL THAT PIECE, PARCEL OR LOT OF LAND**, situate lying and being in the Borough of Starrucca, County of Wayne and State of Pennsylvania, bounded and described as follows:

**BEGINNING** at a point in the centerline of the Traffic Route No. 296 at the northwest corner hereof

and the southwest corner of Oscar and Pearl Hines, as recorded in Deed Book 294 at Page 61.

THENCE leaving said road, and through an iron pin set on line and along said Hines, south eighty three (83) degrees, (07) minutes and (06) seconds east, ninety three and nine one hundredths (93.09) feet to an iron pin set;

THENCE through lands of roger Glover the following (2) courses and distances: 1. South (48) degrees, (41) minutes and (07) seconds west eighty nine and fifty three Hundredths (89.53) feet along the easterly side of a driveway to an iron pin set near the intersection of two driveways and; 2. North (87) degrees, (40) minutes and (09) seconds west into and through a portion of said driveways to be shared by both parties for a distance of thirty two and forty five hundredths (32.45) feet to the centerline of said road;

THENCE along said centerline, north (06) degrees (00) minutes (09) seconds east, sixty nine and thirty two hundredths (69.32) feet to the point or place of beginning.

CONTAINING 4228.80 square feet or 0.10 acres of land, as surveyed by John E. Butler, RLS in October of 1984.

Map and Parcel ID: 25-0-0140-0003

Seized and taken in execution as property of:

Ronald A. Herrmann Sr. 232 Starrucca Creek Road, Starrucca PA 18462

Execution No. 364-Civil-2016  
Amount Due: \$80,475.83 Plus additional costs

July 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.**

Chelsea Nixon Esq.

**9/7/2018 • 9/14/2018 • 9/21/2018**

**SHERIFF'S SALE  
OCTOBER 3, 2018**

By virtue of a writ of Execution instituted by: M & T 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 3rd day of October, 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 or piece of ground situate in Lake Township, County of Wayne, Commonwealth of Pennsylvania.

BEGINNING on the Southern margin of Lake Ariel and at the corner of land conveyed to Samuel Swingle; thence along the line of the Swingle land Southwest Five degrees thirty minutes (SW 5 degrees 30') One hundred Fifty-eight feet (158'); thence Southeast Eighty degrees Fifteen minutes (SE 80 degrees 15') Forty feet (40'); thence in a Northerly direction One Hundred fifty-six feet (156') to the margin of the Lake; thence along said Lake Forty feet (40') to the place of BEGINNING.

Containing Six Thousand Two Hundred Eighty (6280) square feet, more or less.

Fee Simple Title Vested in William R. Fletcher, aka Robert Fletcher by deed from, Elizabeth L. Fletcher, aka Betty L. Fletcher, by William R. Fletcher, aka Robert Fletcher, her Guardian and Attorney-in-Fact, dated 12/12/2002, recorded 12/16/2003, in the Wayne County Recorder of deeds in Deed Book 2409, Page 261, as Instrument No. 200300016724.

Deed filed 2/7/1994 as Book 902, Page 342 conveys said parcel to Elizabeth L. Fletcher (Grantor on Current Deed), an undivided 46.875% interest and the remaining interest to: W. Robert Fletcher, Donald L. Fletcher and Richard A. Fletcher, as tenants in common.... And the said Donald L. Fletcher conveyed his interest to W. Robert Fletcher (Grantee on Current Deed) in Deed filed 3/25/1998 as Book 1344 Page 227.

Tax Parcel # 12-10-30.-

Address being known as: 123 Willow Lane, Lake Ariel, PA 18436

Seized and taken in execution as property of:  
William R. Fletcher aka Robert Fletcher 123 Willow Lake, Lake Ariel PA 18436  
Richard A. Fletcher 123 Willow Lake, LAKE ARIEL PA 18436

Execution No. 196-Civil-2018  
Amount Due: \$153,788.05 Plus additional costs

July 17, 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.

Jessica N. Manis Esq.

9/7/2018 • 9/14/2018 • 9/21/2018

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**SHERIFF'S SALE  
OCTOBER 3, 2018**

By virtue of a writ of Execution instituted by: U.S. Bank, N.A., as Trustee for the GSAMP Trust 2006-HE2 Mortgage Paa-Through Certificates, Series 2006-HE2 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 3rd day of October, 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 situated, lying and being in Palmyra Township, Wayne County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Northern side of Twenty-Ninth Street in said Village of Hawley,

one hundred and eighty (180) feet from the Northeast corner of Twenty-Second and Twenty Ninth Streets;thence Northeasterly on a line parallel with said Twenty-Second Street, one hundred and twenty (120) feet; thence Northwesterly on a line parallel with said Twenty-Ninth Street, sixty (60) feet; thence Southwesterly on a line parallel with Twenty-Second Street aforesaid, one hundred and twenty (120) feet to the Northerly side of Twenty-Ninth Street aforesaid; thence Southeasterly along the same sixty (60) feet to the place of BEGINNING.

ALSO KNOWN AS 115 Columbus Avenue, Hawley, PA 18428

PARCEL ID 18-0-0002-0069

BEING the same premises which Angel M. Pino and Clara V. Pino, husband and wife by Deed dated December 19, 2005 and recorded in the Office of Recorder of Deeds of Wayne County on December 21, 2005 at Book OR 2942, Page 252 granted and conveyed unto Charles Richardson, as sole owner.

Seized and taken in execution as property of:  
Rachael Richardson, solely as Administratrix of the Estate of Charles T. Richardson a/k/a Charles Richardson 115 Columbus Avenue HAWLEY PA 18428

Execution No. 117-Civil-2018  
Amount Due: \$83,567.08 Plus additional costs

July 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.**

Andrew Marley, Esq.

**9/7/2018 • 9/14/2018 • 9/21/2018**

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**SHERIFF'S SALE  
OCTOBER 17, 2018**

By virtue of a writ of Execution instituted by: LSF9 Master Patricipation Trust issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 17th day of October, 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 Canaan, County of Wayne and Commonwealth of Pennsylvania, bounded and described as followed:

BEGINNING at a point in the center of the Belmont and Easton Turnpike, said point being in the Southerly boundary lines of the lands now and formerly of Andrew Barna, et ux; Thence along lands now and formerly of one Larry Romich North sixty-two (62) degrees eighteen (18) minutes West two hundred four and twenty-four hundredths (204.24) feet to a stake center; Thence through the lands now and formerly of Andrew Barna and Olga Barna, his wife, North sixteen (16) degrees East one hundred seventy-eight and fifty-eight hundredths (178.58) feet to a stake center, Thence continuing through lands now or formerly of Andres Barna and Olga Barna, his wife, South seventy-four (74) degrees East two hundred (200) feet to a point in the center of the Belmont and Easton Turnpike, Thence along the center line of said Belmont and Easton Turnpike South sixteen (16) degrees West two hundred twenty (220) feet to the place of beginning.

CONTAINING thirty-nine thousand eight hundred fifty-eight (39,858) square feet of land be the same more or less.

UNDER AND SUBJECT to the portion of the above described premises which goes within the right of way of the Belmont and Easton Turnpike.

The foregoing description is in accordance with a map of survey made by Mark R. Zimmer, dated September 18, 1967, which is recorded in the Wayne County Map Book 13 at page 132.

UNDER AND SUBJECT to conditions, exception and reservations as recorded in Deed Book 1518 Page 118.

BEING TAX NO.: 04-0-0261-0014.0001

BEING KNOWN AS: 2837 EASTON TURNPIKE, WAYMART, PENNSYLVANIA 18472.

IMPROVEMENTS THEREON:  
Residential Dwelling

Title to said premises is vested in Darlene M. Barhite by deed from The Arc of Northeastern Pennsylvania, formerly known as the ARc of Lackawanna County dated July 23, 2010 and recorded July 30, 2010 in Deed Book 4070, Page 1. The said Darlene M. Barhite died on January 21, 2011 thereby vesting title in Dawn Marie Vanderstad, Administratrix of the Estate of Darlene M. Barhite, Deceased Mortgagor and Real Owner by operation of law.

The said Darlene M. Barhite departed this life January 21, 2011. Letters of Adminstraton were granted to Dawn Marie Vanderstad, Administratrix of the Estate of Darlene M. Barhite.

Seized and taken in execution as property of:  
Dawn Marie Vanderstad,  
Administratrix of the Estate of  
Darlene M. Barhite, Deceased  
Mortgagor and Real Owner  
2837 Easton Turnpike WAYMART  
PA 18472

Execution No. 682-Civil-2012  
Amount Due: \$71,066.69 Plus  
additional costs

July 19, 2018  
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE  
NOTICE:

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

ANY SUCCESSFUL BIDDER  
MUST HAVE 10% DOWN  
PAYMENT AT DATE OF SALE.  
BALANCE DUE THIRTY (30)  
DAYS FROM DATE OF SALE.

FAILURE TO PAY BALANCE  
WILL FORFEIT DOWN  
PAYMENT.

Chelsea Nixon Esq.

9/21/2018 • 9/28/2018 • 10/5/2018

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**SHERIFF'S SALE  
OCTOBER 17, 2018**

By virtue of a writ of Execution instituted by: U.S. 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 17th day of October, 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 Paupack, County of Wayne and Commonwealth of Pennsylvania, being known as Lot #24, in the Lakeville Acres Development.

TITLE TO SAID PREMISES IS VESTED IN THERESA FREDERICKS AND PETER FREDERICKS, by Deed from JOHN FREDERICKS, SINGLE, Dated 08/18/2014, Recorded 12/03/2014, in Book 4797, Page 189.

Tax Parcel: 19-0-0057-0024

Premises Being: 18 LAKEVILLE COURT, HAWLEY, PA 18438-3020

Improvement thereon:  
RESIDENTIAL DWELLING

Seized and taken in execution as property of:  
Peter Fredericks 18 Lakeville Court, HAWLEY PA 18428  
Theresa Fredericks 18 Lakeville Court, HAWLEY PA 18428

Execution No. 559-Civil-2015  
Amount Due: \$254,460.82 Plus additional costs

July 19, 2018  
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE  
NOTICE:**

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

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

Peter Wapner Esq.

9/21/2018 • 9/28/2018 • 10/5/2018

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**SHERIFF'S SALE  
OCTOBER 17, 2018**

By virtue of a writ of Execution instituted by: MTGLQ Investors, L.P. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 17th day of October, 2018 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL that certain lot, parcel or piece of land situate in the Township of Buckingham, County of Wayne, and Commonwealth of Pennsylvania, and being more particularly described as follows:

BEGINNING at a point in the centerline of Pennsylvania State Road 370 at a Northwesterly corner of a 3.7 acre parcel illustrated in Wayne County Map Book 83, page 28 and surveyed by Mark R .Zimmer on April 18, 1995, said place of beginning is further described as being North 28 degrees 46 minutes 15 seconds East 231.67 feet as measured along said centerline from a point in said centerline at the most westerly corner of said 3.7 acre parcel; thence leaving the road and along the lines of the aforementioned 3.7 acre parcel South 53 degrees 24 minutes 15 seconds East 358.16 feet to set rebar marker, North 23 degrees 01 minutes 00 seconds East 241.06 feet to a set rebar marker in the line of Hunt; thence

along said Hunt North 17 degrees 33 minutes 30 seconds West 140.08 feet to a set rebar marker and North 42 degrees 38 minutes 40 seconds 247.55 feet West to a point in the centerline of the aforementioned Pennsylvania State Route 370; thence along the centerline of this road South 27 degrees 56 minutes 30 seconds West 366.75 feet to the place of the BEGINNING.

CONTAINING 2.5 acres as surveyed by Mark R. Zimmer 1man, P.L.S., on April 18, 1995, and described in Wayne County Map Book 83 page 28.

BEING THE SAME PREMISES which Gerald Neild, Sr. and Sandra E. Neild by Deed dated February 5, 2002 and recorded on October 30, 2002, in the Wayne County Recorder of Deeds Office at Deed Book Volume 1936 at Page 70, as Instrument No. 200200001671, granted and conveyed unto Wesley J. Hall, Jr. and Connie Lee Hall, husband and wife.

Being Known as 2260 Crosstown Highway, Preston Park, PA 18455 Parcel I.D. No. 03-0-0132-0092

Improvements thereon: Residential Dwelling

Seized and taken in execution as property of:  
Wesley J. Hall Jr. 2260 Crosstown Highway, PRESTON PARK PA 18455  
Connie Lee Hall 2260 Crosstown Highway PRESTON PARK PA 18455

Execution No. 59-Civil-2017  
Amount Due: \$162,110.03 Plus  
additional costs

July 20, 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.**

Stephen M. Hladik Esq.

**9/21/2018 • 9/28/2018 • 10/5/2018**

**SHERIFF'S SALE  
OCTOBER 17, 2018**

By virtue of a writ of Execution instituted by: Hawley Borough issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 17th day of October, 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:

BEGINNING at a point on sixteenth street as marked on a map of the Village of Hawley, said point being the Northeasterly corner of the house now or formerly of Robert Guinn, (formerly property of Jacob Siedler) on Sixteenth Street; thence along said building in a Southerly direction about twenty-three (23) feet to a corner of said building; thence along said building in a Westerly direction about six (6) feet to the line of lands of said Guinn (formerly Siedler) and on a line parallel with "Dutch" Street; thence along last mentioned line in a Southerly direction about ninety-seven (97) feet to a corner; thence on a line parallel with Sixteenth Street about eighty-four (84) feet to lands now or formerly of John Hecker; thence northerly along lands of said Hecker, one hundred-twenty (120) feet to Sixteenth Street; thence along said Sixteenth Street seventy-eight (78) feet to the lace of BEGINNING.

IT BEING THE further intention of the parties to the aforementioned deed to convey all cesspool and sewer rights connected with the said property which rights were formerly owned by Martin and Augusta Reafler.

BEING THE SAME PREMISES which Redcor Properties, Inc., a

Pennsylvania Corporation, by its deed dated August 22, 1986 and recorded in the Office of the Recorder of Deeds in and for Wayne County, Pennsylvania in Deed Book Volume 448 at Page 148, granted and conveyed to Salvatore DeLuca, the Grantor herein.

TAX PARCEL #10-5-141.-

ADDRESS BEING KNOWN AS:  
706 Church Street, Hawley, PA  
18428

Seized and taken in execution as property of:  
George Kopelson 80 Wood Hill Lane, 778 The Hideout, LAKE ARIEL PA 18436

Execution No. 83-Judgment-2018  
Amount Due: \$2,083.38 Plus  
additional costs

August 1, 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.

Robert F. Bernathy Esq.

9/21/2018 • 9/28/2018 • 10/5/2018

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**SHERIFF'S SALE  
OCTOBER 17, 2018**

By virtue of a writ of Execution instituted by: Ocwen Loan Servicing, LLC issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 17th day of October, 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 Lebanon, County of Wayne and State of Pennsylvania, bounded and described as follows:

Beginning at a point in the centerline of traveled way of Route 191 (Hancock Highway), as its intersection with the northerly lines of lands described in a deed to Edward and Anna Mae Curtis (DB 178 P 138 "Second Parcel"), said point of beginning is further described as being South 86 degrees 44 minutes 12 seconds West 27.54 feet from a 1/2" rebar

set on the easterly side of said road and said point of beginning is still further described as being North 87 degrees 38 minutes 28 seconds East 27.25 feet from a 1/2" rebar set on the westerly side of said road; thence from said place of beginning south 87 degrees 38 minutes 28 seconds West 817.38 feet along the northerly line of said lands of Edward and Anna Mae Curtis (DB 178 P 138-"Second Parcel") to a 1/2" rebar set at a corner of other lands of said Edward and Anna Mae Curtis (DB 178 P 138 - "First Parcel"); thence North 03 degrees 27 minutes 13 seconds West 340.70 feet along the easterly line of the last mentioned Curtis parcel (DB 178, P 138 ("First Parcel")) to a '1/2" rebar set; thence North 87 degrees 38 minutes 28 seconds East 971.65 feet to a point in the centerline of traveled way of Pennsylvania Route 191, which point is North 87 degrees 38 minutes 28 seconds East 27.19 feet from a 1/2" rebar set; thence South 20 degrees 47 minutes 14 seconds West 217.89 feet and South 21 degrees 31 minutes 20 seconds West 153.42 feet along said centerline of traveled way, to the point or place of Beginning.

Containing 7.00 acres of land as surveyed by Gary Packer, P.L.S. and recorded in Wayne County Map Book 86 at Page 51.

Subject to the rights of the public in and to the use of that portion of the above described 7.00 acre parcel which lies within the

highway right of way lines of Pennsylvania Route 191.

Subject to any easements of record to public utilities.

Under and Subject to the covenant, condition and restriction that there shall be allowed no mobile homes or double wides upon the property hereinabove described at any time.

Being the same premises which Michael Troy, Jr. granted and conveyed to Edward M. Yannis and Jessica A. Loring by deed dated July 25, 2012 and recorded July 25, 2012 in Wayne County Record Book 4415 at Page 94.

Also Being the same premises which Jessica A. Loring n/b/m Jessica A. Yannis granted and conveyed to Edward M. Yannis by Quit Claim Deed dated July 29, 2014 and recorded July 31, 2014 in Wayne County Record Book 4749 at Page 280. Also Granting and Conveying to the Grantees, their heirs and assigns, all of the Grantor's right, title and interest, with the exception of previously paid bonus/lease payments, in an Oil & Gas Lease between Michael Troy, Jr. and Hess Corporation, as the same is recorded in Wayne County Record Book 3873 at page 284. The aforesaid lease was partially assigned by Hess Corporation to Newfield Appalachia PA LLC as set forth in Wayne County Record Book 4259 at page 240.

PREMISES BEING 1499 Hancock

Highway, Honesdale, PA 18431

PARCEL NO 13-0-0214-  
0011.00001

Seized and taken in execution as  
property of:  
Edward M. Yannis 3324 Creamton  
Drive, PRESTON PARK PA 18455

Execution No. 151-Civil-2018  
Amount Due: \$219,613.12 Plus  
additional costs

July 19, 2018  
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE  
NOTICE:**

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

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

Edward J. McKee Esq.

**9/21/2018 • 9/28/2018 • 10/5/2018**

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**SHERIFF'S SALE  
OCTOBER 17, 2018**

By virtue of a writ of Execution  
instituted by: Wells Fargo USA  
Holdings. INC. s/b/m to Wells  
Fargo Financial Pennsylvanis, 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  
17th day of October, 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 situated in the Township of  
South Canaan, County of Wayne  
and Commonwealth of  
Pennsylvania, bounded and  
described as follows:

BEGINNING in the center of a  
public road leading from South  
Canaan to Cortez at the southwest  
corner of land now or formerly of  
A. M. and Blanche Cook; thence  
along land of said A. M. Cook,  
North thirty and one-half (30 1/2)  
degrees West for thirteen (13) rods  
and twelve (12) links to a post  
corner; thence South forty-three  
and one-half (43 1/2) degrees West  
for eighty-one (81) feet to a post  
corner; thence along same, North  
forty (40) degrees and six (6)  
minutes West for two hundred and  
thirty-five (235) feet to a post  
corner; thence along land now or  
formerly of L. C. and Carlista Hart  
South fifty-three (53) degrees and  
fifty-four (54) minutes West for  
two hundred twenty-four (224) feet

to post corner of same; thence along land now or formerly of Spangenberg South twenty-six (26) degrees East for two hundred twenty-four (224) feet to post corner; thence along land now or formerly of Charles and Elizabeth Corwin North sixty-six and one-half (66 1/2) degrees East for one hundred thirty-six (136) feet to post corner, beginning of agreement line as recorded in Deed Book No. 124, page 648, South twenty-seven and three-fourths (27 3/4) degrees East for forty-four (44) feet to post on agreement line; thence North fifty-six and three-fourths (56 3/4) degrees West to iron pin for fourteen and three-fourths (14 3/4) feet on agreement line; thence on agreement line South twenty-eight (28) degrees East for one hundred twenty-one (121) feet to center of said public road; thence along said road North fifty-eight and three-fourths (58 3/4) degrees East for one hundred sixty-two and four tenths (162.4) feet to the place of BEGINNING. CONTAINING about two and one-fourth (2 1/4) acres.

EXCEPTING AND RESERVING therefrom and thereout a tract containing ten thousand one hundred forty-five (10,145) square feet more or less that Kenneth I. Lockwood and Hilda S. Lockwood, his wife, granted and conveyed to Samuel Buranich and Ann Buranich, his wife, by deed dated June 24, 1966 and recorded July 13, 1966 in Wayne County Deed Book 233 at page 358.

TITLE TO SAID PREMISES IS VESTED IN WILLIAM MILLER SR. AND JOYCE E. MILLER, HIS WIFE, by Deed from WILLIAM MILLER, Dated 04/16/1999, Recorded 05/06/1999, in Book 1505, Page 179.

JOYCE E. MILLER was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of JOYCE E. MILLER's death on or about 02/10/2012, her ownership interest was automatically vested in the surviving tenant by the entirety.

Tax Parcel: 24-0-0005-0061

Premises Being: 1693 CORTEZ ROAD, SOUTH CANAAN, PA 18459

Improvements thereon:  
RESIDENTIAL DWELLING

Seized and taken in execution as property of:  
William Miller, Sr. aka William J. Miller, Sr. 1693 Cortez Road, SOUTH CANAAN PA 18459

Execution No. 153-Civil-2018  
Amount Due: \$124,425.28 Plus additional costs

July 19, 2018  
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:  
That all claims to the property will be filed with the sheriff before the sale and all claims to the proceeds before distribution; That a sheriff's

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

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

Peter Wapner Esq.

9/21/2018 • 9/28/2018 • 10/5/2018

**SHERIFF'S SALE  
OCTOBER 17, 2018**

By virtue of a writ of Execution instituted by: Wells Fargo Bank, N. A. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 17th day of October, 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 plot, piece or parcel of land, situate, lying and being in the Township of Paupack, County of Wayne and State of Pennsylvania, more particularly described as Lot No. 560, Sunrise Trail, as shown on a map of

Paupackan Lake Shores, Inc., recorded in the Office for Recorder of Deeds in and for the County of Wayne, in Map Book 29, at Page 83.

TITLE TO SAID PREMISES IS VESTED IN Clarence D. Hampton and Elizabeth M. Hampton, h/w, by Deed from Thomas J. Lyon, single, Dated 06/28/2006, Recorded 07/06/2006, in Book 3077, Page 148.

Tax Parcel: 19-0-0054-0560

Premises Being: 41 SUNRISE TRAIL, HAWLEY, PA 18428-8253

Improvements thereon:  
RESIDENTIAL DWELLING

Seized and taken in execution as property of:

Clarence Hampton 41 Sunrise Trail, HAWLEY PA 18428  
Elizabeth M. Hampton 41 Sunrise Trail, HAWLEY PA 18428

Execution No. 202-Civil-2018  
Amount Due: \$112,256.88 Plus additional costs

July 19, 2018  
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

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

after sale; and that distribution will be made in accordance with the schedule unless exceptions are filed within ten (10) days thereafter. No further notice of filing of the schedule of distribution need be given.

ANY SUCCESSFUL BIDDER  
MUST HAVE 10% DOWN

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

Peter Wapner Esq.

**9/21/2018 • 9/28/2018 • 10/5/2018**

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**CIVIL ACTIONS FILED**

*FROM AUGUST 25, 2018 TO AUGUST 31, 2018  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**JUDGMENTS**

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2016-00103	MCCANN BERNADETTE T	8/28/2018	SATISFACTION	—
2016-00148	WALTERS RODGER	8/30/2018	JDGMT BY COURT ORDER	20,000.00
2016-00331	WALLINGFORD CHRISTOPHER B	8/31/2018	VACATE JUDGMENT	—
2016-00331	GELATT MARISSA	8/31/2018	VACATE JUDGMENT	—
2017-00266	DUGAN RAYMOND J DEFENDANT/APPELLANT	8/30/2018	WRIT OF EXECUTION	1,489.92
2017-00421	MCCARREN ROGER F	8/28/2018	AMEND "IN REM" JUDG	48,212.98
2017-00421	BARTO DARCI E J	8/28/2018	AMEND "IN REM" JUDG	48,212.98
2018-00050	LOVERDE CYNTHIA J	8/30/2018	SATISFACTION	—
2018-00111	PENDER STEPHANIE	8/28/2018	AMEND "IN REM" JUDG	147,535.59
2018-00163	GONZALEZ ORLANDO	8/31/2018	DEFAULT JUDGMENT	3,210.84
2018-00164	BIHLER LAURIE	8/31/2018	DEFAULT JUDGMENT	2,542.71
2018-00189	PETERSON FRANCIS J	8/31/2018	DEFAULT JUDGMENT	42,539.10
2018-00189	PETERSON KAREN ESTATE	8/31/2018	DEFAULT JUDGMENT	42,539.10
2018-00189	PETERSON FRANCIS J	8/31/2018	WRIT OF EXECUTION	42,539.10
2018-00189	PETERSON KAREN ESTATE	8/31/2018	WRIT OF EXECUTION	42,539.10
2018-00211	LYONS ALLAN	8/31/2018	DEFAULT JUDGMENT	2,444.17
2018-00225	PULEO ALFRED	8/30/2018	JDGMT BY COURT ORDER	—
2018-00225	PULEO GUMERSINDA	8/30/2018	JDGMT BY COURT ORDER	—
2018-00237	KEELEN RICHARD	8/31/2018	DEFAULT JUDGMENT	16,690.03
2018-90069	SWINGLE BERYL	8/27/2018	ESTATE CLAIM	1,800.00
2018-90070	MCCALL SUZANNE M	8/28/2018	ESTATE CLAIM	432.52

**CONTRACT — DEBT COLLECTION: CREDIT CARD**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2018-00411	MIDLAND FUNDING LLC	PLAINTIFF	8/27/2018	—
2018-00411	BRODHEAD MARTHA	DEFENDANT	8/27/2018	—
2018-00416	MIDLAND FUNDING LLC	PLAINTIFF	8/29/2018	—
2018-00416	CHRISTENSON THOMAS	DEFENDANT	8/29/2018	—
2018-00421	GOUGH MICHAEL P LAW OFFICE	PLAINTIFF	8/30/2018	—
2018-00421	WILSON JAY	DEFENDANT	8/30/2018	—

**CONTRACT — OTHER**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2018-00420	DISCOVER BANK	PLAINTIFF	8/30/2018	—
2018-00420	NGUYEN DUONG	DEFENDANT	8/30/2018	—

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

**PETITION**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2018-00412	1957 FAN TRAVEL TRAILER	PETITIONER	8/27/2018	—
2018-00412	BERNARD VINCENT	PETITIONER	8/27/2018	—
2018-00412	BERNARD TERI	PETITIONER	8/27/2018	—
2018-00412	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	RESPONDENT	8/27/2018	—
2018-00417	1986 BOAT TRAILER VIN IYROO1085GY094781	PETITIONER	8/29/2018	—
2018-00417	FROTTEN LAWRENCE	PETITIONER	8/29/2018	—
2018-00417	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	RESPONDENT	8/29/2018	—
2018-00422	1971 CHEVY CHEVELLE	PETITIONER	8/30/2018	—
2018-00422	GANNON TOM	PETITIONER	8/30/2018	—

**REAL PROPERTY — EJECTMENT**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2018-00413	BANK OF AMERICA NA	PLAINTIFF	8/28/2018	—
2018-00413	MCLELLAN MICHELE	DEFENDANT	8/28/2018	—
2018-00413	OCCUPANTS	DEFENDANT	8/28/2018	—
2018-00418	RUSSELL CLINT B	PLAINTIFF	8/29/2018	—
2018-00418	BERN DIANA	DEFENDANT	8/29/2018	—
2018-00418	BABCOCK HANNAH	DEFENDANT	8/29/2018	—
2018-00418	RUSSELL ERNESTINE	DEFENDANT	8/29/2018	—
2018-00418	PALACE ALICE	DEFENDANT	8/29/2018	—

**REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2018-00414	AMERIHOM MORTGAGE COMPANY LLC	PLAINTIFF	8/29/2018	—
2018-00414	SCHMIDT ERIC F	DEFENDANT	8/29/2018	—
2018-00414	DERRICK TRINITY A	DEFENDANT	8/29/2018	—
2018-00415	NATIONSTAR MORTGAGE LLC D/B/A	PLAINTIFF	8/29/2018	—
2018-00415	MR COOPER	PLAINTIFF	8/29/2018	—
2018-00415	DULAY TIMOTHY A/K/A	DEFENDANT	8/29/2018	—
2018-00415	DULAY TIMOTHY T	DEFENDANT	8/29/2018	—
2018-00415	DULAY ADAH A/K/A	DEFENDANT	8/29/2018	—
2018-00415	DULAY ADAH A	DEFENDANT	8/29/2018	—
2018-00419	PENNSYLVANIA HOUSING FINANCE	PLAINTIFF	8/29/2018	—
2018-00419	LAZARO RICHARD D	DEFENDANT	8/29/2018	—
2018-00419	LAZARO DANIELLE L	DEFENDANT	8/29/2018	—

**MORTGAGES AND DEEDS**

*RECORDED FROM SEPTEMBER 10, 2018 TO SEPTEMBER 14, 2018  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

<b>GRANTOR</b>	<b>GRANTEE</b>	<b>LOCATION</b>	<b>AMOUNT</b>
Richardson Thomas J	JPMorgan Chase Bank	Lake Township	
Richardson Julie	J P Morgan Chase Bank		114,400.00
Roeder Gordon S Jr	Mortgage Electronic Registration Systems Homeside Financial	Paupack Township	369,000.00
Barth Justin	Mortgage Electronic Registration Systems	Lake Township	
Barth Linnea	Quicken Loans Inc		125,910.00
Stark Sean	Mortgage Electronic Registration Systems Stearns Lending	Paupack Township	132,050.00
Marici Christopher	Honesdale National Bank	South Canaan Township	
Marici Doris			75,000.00
Hancock Brittany M	Mortgage Electronic Registration Systems	Berlin Township	
Batzel Joshua M	Summit Mortgage Corporation		139,191.00
Emmi Anthony P By Af	PS Bank	Scott Township	
Emmi Robert A Af	P S Bank		229,500.00
Emmi Robert A			
Bates Joann	Dime Bank	Dyberry Township	
Bates Kenneth B			35,000.00
Sargent Frank R Jr	Dime Bank	Clinton Township	50,000.00
Cucco Louis Joseph	Dime Bank	Paupack Township	
Cucco Kim M			125,000.00
Creteau James M	Mortgage Electronic Registration Systems	Paupack Township	
Biscoglio Kelly Ann	PS Bank P S Bank		198,830.00
Seery Joseph E Jr	JPMorgan Chase Bank	Paupack Township	
Seery Kathy A	J P Morgan Chase Bank		180,000.00
Donohue Jeffrey D	Citizens Savings Bank	Paupack Township	
Donohue Melissa A			266,850.00
Scarfalotto Joseph	Honesdale National Bank	Bethany Borough	
Scarfalotto Rosalia			35,000.00
Palazzo Joseph D Jr	Mortgage Electronic Registration Systems Crosscountry Mortgage Inc	Sterling Township	243,000.00
Berish Robert A	Honesdale National Bank	Preston Township	
Gould Bonnie M			40,000.00
Palkovic Michael W Jr	Honesdale National Bank	South Canaan Township	
Palkovic Karyn			182,000.00

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

Brenkus Thomas	Mortgage Electronic Registration Systems Wintrust Mortgage	Lake Township	146,100.00
Rickard Gene Thomas	Honesdale National Bank	Cherry Ridge Township	
Rickard Melissa L			60,000.00
Curtis Eric C	Honesdale National Bank	Clinton Township	48,000.00
Stiles Richard	Honesdale National Bank	Dyberry Township	43,000.00
Kielar Eugene T	Honesdale National Bank	Lebanon Township	90,000.00
Mamuscia Francis By Poa	Honesdale National Bank	Oregon Township	
Mamuscia Donald Poa			48,000.00
Mamuscia Raphaela By Poa			
Holowchak Irene G	N B T Bank NBT Bank	Salem Township	50,000.00
Silverman Terry Jo	NBT Bank	Lake Township	
Dunlap Mark Philip AKA	N B T Bank		36,000.00
Dunlap Mark Phillip AKA			
Marcellus Joseph R	NBT Bank	Lake Township	
Marcellus Theresa Q	N B T Bank		50,000.00
Romich Richard C	Community Bank	Prompton Borough	45,000.00
Lagattuta Cheryl Ann	Mortgage Electronic Registration Systems Finance Of America Mortgage LLC Finance Of America Mortgage L L C	Honesdale Borough	104,802.00
Gries Brandon L	Honesdale National Bank	Damascus Township	
Neary Natasha K			167,600.00
Nebzydoski Andrew	First National Bank Of Pa	Mount Pleasant Township	50,000.00
Cipriano Frederick L	FNCB Bank F N C B Bank	Berlin Township	83,500.00
Rickard Stephen	FNCB Bank	Cherry Ridge Township	
Rickard Alisa J	F N C B Bank		25,000.00
Leksin Alex	Wells Fargo Bank	Paupack Township	
Leksin Marina			130,000.00
Bissett Holdings Inc	Wayne Bank	Texas Township	353,000.00
Yocum Richard	Mortgage Electronic Registration Systems	Lake Township	
Yocum Elizabeth	Quicken Loans Inc		67,663.00
Deangelis Salvatore	Mortgage Electronic Registration Systems	Paupack Township	
Deangelis Lisa Bartoli	Guaranteed Rate Inc		165,000.00
Jurgensen Limited Partnership	Honesdale National Bank	Honesdale Borough	4,250,000.00
Cintron Milton	Mortgage Electronic Registration Systems Stearns Lending	Lake Township Lake & South Canaan Twps South Canaan Township South Canaan & Lake Twps	92,000.00 92,000.00
Wilson Richard N	Wayne Bank	Canaan Township	
Wilson Adrienne B			116,000.00

Press Randall	Mortgage Electronic Registration Systems	Salem Township	
Press Christine	American Millenium Company LLC American Millenium Company L L C		103,880.00

## DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Corey Jean M	Rickard Gene T Rickard Melissa L	Cherry Ridge Township	
Pisechko Donald E Jr Pisechko Cheryl P	Weil Gary	Lehigh Township	
Brownell William W	Brownell William W Payne Ellen K	Preston Township	
Graham James J Graham Vicki D Graham James III	Richardson Thomas J Richardson Julie A	Lake Township	Lot 1035
Havlik Hilda	Roeder Gordon S Jr	Paupack Township	Lot 14
Lynch Donald M Lynch Cheryl J	Donald M Lynch Revocable Trust	Paupack Township	
Gilchrist Michelle Lee	Barth Justin Barth Linnea	Lake Township	
Selius Albert Tr Selius Marie O Tr Albert Selius Revocable Living Trust Marie O Selius Revocable Living Trust	Stark Sean	Paupack Township	Lot 24
Santoriello Francis Santoriello Rebecca	Calleja Robert J Calleja Constance Dinicola Anthony J III Dinicola Leah J Calder Robert J Calder Carissa C	Manchester Township	
Merino Richard Merino Geraldine	Merino Elizabeth Helmlinger Ryan	Sterling Township	Lot 108
Blair Cynthia By Sheriff	Allen Margaret E	Honesdale Borough	Lot 12
Schiavo Christian Schiavo Donna M	Bauhs James E	Damascus Township	Lot 11
Kuen Julie R	Hancock Brittany M Batzel Joshua M	Berlin Township	Lot 1
Jauris Ellen	Jauris Ellen Johnson Daniel G	Sterling Township	
Allegretta Pietro By Sheriff Conti Sandra	Cook Michael Douenias Rami Douenias Christine F	Paupack Township Salem Township	Lot 344 Lot 560

Association Of Property

Owners Of The Hide	Association Of Property Owners Of The Hide	Lake Township	Lot 2743
Cox F Robert	Maguire Michael J	Mount Pleasant Township	
Cox Rachael A By Agent	Maguire Mary Catherine		Lot A
Cox F Robert Agent			
Maguire Michael J	Maguire Michael J	Mount Pleasant Township	
Maguire Mary Catherine	Maguire Mary Catherine		Lot G R
Kerbis Joseph	Skubicki Mark R Richard	Paupack Township	
Kerbis Linda	Skubicki Maria		Lot 149
Foley Robin E	Noziglia Melissa	Paupack Township	Lot 133
Beltran Richard A	Seery Joseph E Jr	Paupack Township	
Beltran Christine Miller	Seery Kathy A		Lot 161
Hutton Lynda V	Lynda V Hutton Revocable Trust	Damascus Township	
Scott Seth B	Muschitiello Frank	Damascus Township	
Chu Vivian			
Madden Keith Clare	Madden Jeremy K	Salem Township	
Madden Josephine Marie	Madden Sara J		Lot 1
Ruggiero Gregory M	Mccracken Robert B	Paupack Township	
Ruggiero Jodi	Mccracken Jean Kim		Lot 9 C
Phonechanh Salamphet	Phonechanh Ainoy	Preston Township	
Phonechanh Khamphong	Phonechanh Xaysongkham		
Palazzo Joseph D Jr	Palazzo Joseph D Jr	Sterling Township	
Palazzo Kelly C			
Ardisson Richard	Kolitsopoulos George	Berlin Township	
	Kolitsopoulos Lauren		
Schroeder Anne M Est AKA	Schroeder Debra A	Honesdale Borough	
Schroeder Ann Est AKA	Schroeder Susan E		Lot 65
Schroeder Ann M Est AKA			
Schroeder Anne Est AKA			
Schroeder Debra A Adm			
Schroeder Susan E Adm			
Schroeder Debra A			
Schroeder Susan E			
Germano Christopher	Brenkus Thomas	Lake Township	
Germano Margaret			Lot 1866
Weaver Doris	Mamuscia Francis	Oregon Township	
Gunby Frank Sr	Gunby Frank Sr	Lehigh Township	
	Villatoro Cheryl		Lot 278
Gunby Frank Sr	Gunby Frank Sr	Lehigh Township	
	Villatoro Cheryl		Lot 279
Gunby Frank Sr	Gunby Frank Sr	Lehigh Township	
Villatoro Cheryl	Villatoro Cheryl		
Polimeni Joan M	Riverwood Estate	Damascus Township	
Legere Andrew	Gries Brandon L	Damascus Township	
Legere Eileen	Neary Natasha K		
Jusiak Artur	Kania Andrzej	Lehigh Township	
Glazer Magda	Kania Elzbieta		Lots 438 & 439
Jusiak Magda			

Hemmler William E	Hemmler Kenneth W	Lake Township	
Hemmler Gayle	Hemmler Brenna		Lot 1
Hollister Lois Tamsen AKA	Hollister L Tamsen	Honesdale Borough	
Hollister L Tamsen AKA	Pahls Kathryn M		Lot 48
	Hollister John B		
Jett Anthony W	Deangelis Salvatore	Paupack Township	
Jeck Sandra R	Bartolideangelis Lisa		Lot 102
Jett Sandra R	Deangelis Lisa Bartoli		
Booths Robert	Cintron Milton	Lake Township	
		Lake & South Canaan Twps	
		South Canaan Township	
		South Canaan & Lake Twps	
Gallegos Linda Adm	Gallegos Linda	Salem Township	
Stoutenburgh Imogene Est AKA			
Stoutenburgh Imogene R Est AKA			
Silber Kurt	Kelly Kevin	Palmyra Township	
Silber Irene	Kelly Maureen		Lot 31
Stappert Robert	Press Randall	Salem Township	
Stappert Virginia	Press Christine		Lot 368



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**COURT CALENDAR**

*September 24, 2018–September 28, 2018*

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**Monday, September 24, 2018**

**Time** 9:00 AM - 9:30 AM  
**Subject** Arbitrations  
**Location** Nick/Matt

104-2018-CV Discover Bank v. Saprana Cawley/Saprana  
107-2018-CV American Express v. Jug Apothaker/Harrington  
108-2018-CV America Express v. Jug Apothaker/Harrington  
95-2018-CV Molina v. Windsor Mount Joy ins. Gallant/Pro Se  
99-2018-CV Midland Funding v. Garcia Santucci/Pro Se  
590-2017-CV Parkaire Heights Road Assoc. v. Weikel Jones/Bugaj  
155-2017-CV PDK Delivery v. Black Murphy/M. Farley  
BARNA/COLLINS/N.Gregory  
MEAGHER/ZIMMERMAN/H.Rechner

---

**Time** 9:00 AM  
**Subject** Status Conferences  
9:00 (Writ of Summons) 307-2017-CV Mallory v. Wells Fargo Clause /Pro Se  
9:00 (Writ of Summons) 620-2016-CV Jones v. Courtright Lehutsky/Pro Se  
9:00 (Writ of Summons) 106-2017-CV Morovich v. Rude John Lavelle /James Watson  
9:30 Bell v. Maus, Inc., et al Bensley/Jennifer Coatsworth Bensley-  
9:45 Pisano v. Borough of H'dale/H'Dale Borough Council Henry/Fisher  
10:15 600-2015-CV Kane v. Lakewood Lodge R.Campbell/Polachek  
10:30 40-2018-CV Franceski v. Linde Construction Zelinka/Fisher  
10:45 87-2018-CV Joyce v. Murray Joyce/Pro Se

---

**Time** 9:00 AM  
**Subject** Warnott v Whalen 354-2017-cv & 516-2017-CV  
**Location** Nj Trial  
Marsh/Zimmer

---

**Tuesday, September 25, 2018**

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

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**Time** 9:30 AM  
**Subject** Cosgrove v. Trumbull 257-2007-DR (@ Monroe County)  
Mincer/Campbell

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**COURT CALENDAR**

*September 24, 2018–September 28, 2018*

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**Time** 9:30 AM  
**Subject** Whalen v Warnott 516-2017-CV  
**Location** NJ Trial  
Zimmer/Marsh

---

**Time** 10:30 AM  
**Subject** In Re: K.S. 31-2018-JV  
**Location** Contested Adjudication  
DA/P. Rogan

---

**Time** 11:30 AM  
**Subject** In Re: F.E. 29-2018-JV  
**Location** Dispo Hearing  
DA/Ellis

---

**Time** 12:30 PM  
**Subject** In Re: J.J. 17-2018-DP  
**Location** Adjudication  
Rechner/Ellis/Collins

---

**Time** 1:00 PM - 4:00 PM  
**Subject** Dependency Court  
1:00 A.E, T.E & I.E 9,10 & 11-2017-DP (Perm Review-Judge)  
Wilson,Ellis, Henry  
  
2:00 A.E. 3-2016-DP (Perm Review-Master) Wilson, Collins

---

**Wednesday, September 26, 2018**

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

---

**Time** 10:00 AM  
**Subject** Com. v. C&A Car Sales Inc. 26 & 27-2018-SA  
**Location** Summary Appeal  
DA/Pro Se

---

**Time** 10:30 AM  
**Subject** In re: Estate of Russell J. Keesler  
**Location** Settlement of Small Estate  
Jennings

---

**COURT CALENDAR**

*September 24, 2018–September 28, 2018*

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**Time** 11:00 AM  
**Subject** Estate of Harold Cummings 113-2013-OCD  
**Location** Hearing/Argument on Motion to Approve Agreement of Sale  
 Henry/Farrell/Treat/Barna

---

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

---

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

---

**Time** 1:00 PM  
**Subject** In re: X.G. 26-2017-AD  
**Location** Hearing for Judicial Determination of Adoptive Parents  
 Henry/Rechner/Brown (Farrell for Brown)/Ellis

**Thursday, September 27, 2018**

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

---

**Time** 9:30 AM  
**Subject** Schaeffer v. Schaeffer 489-2018-DR  
**Location** Special Relief for Exclusive possession of marital residence  
 Martin/Farrell

---

**Time** 10:00 AM  
**Subject** Commonwealth Matters  
 134-2018-cr Wietry, Tommy Lee Katsock  
 175 & 203-2018-CR Stinnard, Sean William Henry  
 188-2018-CR Gaebel, Stephen H. Henry

---

**Time** 11:30 AM  
**Subject** In Re: T.K. 21-2018-JV  
**Location** Uncontested Finding of Fact  
 DA/

---

**Time** 1:00 PM  
**Subject** Commonwealth Matters

---

**Time** 2:00 PM  
**Subject** Commonwealth v. Heather Dyer 31-2018-SA  
**Location** Summary Appeal  
 DA

**COURT CALENDAR**

*September 24, 2018–September 28, 2018*

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**Time** 2:30 PM  
**Subject** Commonwealth v. Ross Dean Cook 33-2018-SA  
**Location** Summary Appeal  
DA/Pro Se

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**Time** 3:00 PM  
**Subject** IN Re: A. D. 28-2018-JV  
**Location** Contested Adjudication  
DA/Zimmerman

---

**Time** 3:30 PM  
**Subject** Houman v. Oliver n/k/a Gledhill  
**Location** Rule Returnable- Telephonic Testimony  
Bugaj/Farrell

---

**Friday, September 28, 2018**

**Time** 9:00 AM  
**Subject** PFA  
427-2018-DR Bell v. Litz Nardozzi  
498-2016-DR Lyons v. Cruz Pro se/Howell Modification of PFA

---

**Time** 10:00 AM  
**Subject** Portoles v. Donegan 148-2018-DR  
**Location** Contempt  
Ellis/Bearsley

---

**Time** 10:30 AM  
**Subject** Baudendistel v. Macking 339-2016-CV  
**Location** Argument on Defendants' Post trial motion  
Morahan/Vinsko

---

**Time** 11:00 AM  
**Subject** Rodriguez v. Rodriguez 181-2018-DR  
**Location** Primary Custody Pre Trial  
Bertha/Riccardo

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**Time** 11:30 AM  
**Subject** Rodriguez v. Rodriguez 301-2018-DR  
**Location** Demand Support  
Burlein/Bertha

---

**COURT CALENDAR**

*September 24, 2018–September 28, 2018*

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**Time** 1:00 PM  
**Subject** Cruz v Cruz 499-2016-DR  
**Location** Mtn to Compel  
Pro se/Howell

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**Time** 1:00 PM  
**Subject** Cruz v Cruz 508-2016-DR  
**Location** Non Support Contempt

---

**Time** 1:00 PM  
**Subject** In Re: 8- 2018-D.R; 9-2018-J.O.& 10-2018 A.O.  
**Location** Permancy Review- Arbitration Room  
Wilson/Ellis/Collins

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**Time** 1:00 PM  
**Subject** Lyons v. Cruz 498,499 & 508-2016-DR;  
**Location** Demand Support  
Burlein/Howell

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**CUSTODY CALENDAR**

*September 24, 2018–September 28, 2018*

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**Monday, September 24, 2018**

**Time** 1:15 PM  
**Subject** Marine v. Goudreau & Tressa 349-2014-DR  
**Location** Custody Hearing ( Wilson)  
Pro se/ Nardozzi/Howell

**Tuesday, September 25, 2018**

**Time** 9:15 AM  
**Subject** Predmore v. Daniel 531-2014-DR  
**Location** Custody Conference (Schloesser)  
Brown/Pro Se

---

**Time** 1:15 PM  
**Subject** Fields v. Zelosku 436-2018-DR  
**Location** Custody Conference ( Schloesser)

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**CUSTODY CALENDAR**

*September 24, 2018–September 28, 2018*

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**Time** 2:15 PM  
**Subject** Urban v. Johnson 479-2006-DR & Johnson v. Urban & Rouzier 422-2018-DR  
**Location** Custody Conference (Schloesser)  
Pro Se/Farrell

**Wednesday, September 26, 2018**

**Time** 9:00 AM  
**Subject** Carney v. Patterson 304-2018-DR  
**Location** Custody Hearing (Wilson)  
Clause/Campbell

**Thursday, September 27, 2018**

**Time** 1:15 PM  
**Subject** Swendsen v. Sullivan 346-2018-DR  
**Location** Custody Hearing (Wilson)

**Friday, September 28, 2018**

**Time** 9:15 AM – 12:15 PM  
**Subject** Babcock-Conklin v. Bell 338-2018-DR  
**Location** Custody Hearing (Schloesser)

---

**Time** 1:15 PM – 2:15 PM  
**Subject** Shaffer v. Peterson 72-2009-DR  
**Location** Custody Conference (Schloesser)  
Weed/Nardozzi

---

**Time** 2:15 PM – 3:15 PM  
**Subject** Brown v. Brown 54-2017-DR  
**Location** Divorce Conference (Schloesser)  
Pierangeli/T. Farley

---

**Time** 3:15 PM – 4:15 PM  
**Subject** Tomasetti n/k/a Argiento v. Tomasetti 22-2008-DR  
**Location** Custody Conference (Schloesser)  
Nardozzi/Henry

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