

WAYNE COUNTY BAR ASSOCIATION

OFFICIAL LEGAL

# JOURNAL

OF WAYNE COUNTY, PA



November 30, 2018  
Vol. 8, No. 39  
Honesdale, PA



IN THIS ISSUE

|                               |    |
|-------------------------------|----|
| LEGAL NOTICES . . . . .       | 5  |
| SHERIFF’S SALES. . . . .      | 8  |
| CIVIL ACTIONS FILED . . . . . | 25 |
| MORTGAGES & DEEDS . . . . .   | 29 |
| COURT CALENDAR . . . . .      | 34 |
| CUSTODY CALENDAR . . . . .    | 39 |
| ATTORNEY DIRECTORY . . . . .  | 42 |

Court of Common Pleas  
22nd Judicial District:

The Hon. Janine Edwards  
*President Judge*

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

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**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.

## 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*

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Ronald J. Edwards  
Linus H. Myers

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Nicole Hendrix, Esq.

#### *Sheriff*

Mark Steelman

#### *District Attorney*

Patrick Robinson, Esq.

#### *Prothonotary, Clerk of The Court*

Edward “Ned” Sandercock

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Steven Burlein, Esq.

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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) 253-9556 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.*

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**EXECUTOR NOTICE**

Estate of Charles P. Murdoch, Jr.  
AKA Charles P. Murdoch  
Late of Moscow Borough  
CO-EXECUTOR  
Eric C. Murdoch  
42 Harvard Road  
Garden City, NY 11530  
CO-EXECUTRIX  
Linda C. Neville  
345 Neville Road  
Moscow, PA 18444  
ATTORNEY  
Michael D. Walker, Esq.  
PO Box 747  
Hamlin, PA 18427

**11/23/2018 • 11/30/2018 • 12/7/2018**

---

**EXECUTRIX NOTICE**

Estate of Andrew M. Camera AKA  
Andrew Camera  
Late of Palmyra Township  
EXECUTRIX  
Ariel J. Heller  
18 Holiday Drive

Hawley, PA 18428  
ATTORNEY  
Nicholas A. Barna  
831 Court Street  
Honesdale, PA 18431

**11/23/2018 • 11/30/2018 • 12/7/2018**

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**EXECUTRIX NOTICE**

Estate of Victoria Bidwell AKA  
Victoria J. Bidwell AKA Victoria  
Josephine Bidwell  
Late of Honesdale Borough  
EXECUTRIX  
Stella Brush  
220 Wagnum Ave.  
Hawley, PA 18428  
ATTORNEY  
Ronald M. Bugaj, Esq.  
PO Box 390, 308 9th St.  
Honesdale, PA 18431

**11/23/2018 • 11/30/2018 • 12/7/2018**

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**ESTATE NOTICE**

Estate of Christina A. Harageones  
also known as Christina E.  
Harageones, late of Buckingham  
Township, Wayne County,  
Pennsylvania. Any person or  
persons having claim against or  
indebted to estate present same to:  
James A. Harageones 7 Mercury  
Road, Edison, New Jersey 08817;  
Attorney for Estate: Stephen  
Jennings, Esquire, 303 Tenth Street,  
Honesdale, Pennsylvania, 18431.

**11/16/2018 • 11/23/2018 • 11/30/2018**

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**ADMINISTRATOR NOTICE**

Estate of Lillian L. Doyle AKA  
Lillian Doyle  
Late of Clinton Township  
ADMINISTRATOR  
Kelly A. Ehrich  
1321 Catasaqua Road  
Bethlehem, PA 18017

**11/16/2018 • 11/23/2018 • 11/30/2018**

---

**EXECUTOR NOTICE**

Estate of Shirley M. Gillow  
Late of Bethany Borough  
EXECUTOR  
Dale E. Gillow  
10 Marguerite Place  
Bethany, PA 18431  
ATTORNEY  
Christine Rechner, Esquire  
924 Church Street  
Honesdale, PA 18431

**11/16/2018 • 11/23/2018 • 11/30/2018**

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**ESTATE NOTICE**

**NOTICE IS HEREBY GIVEN,**  
that Letters Testamentary have  
been issued in the Estate of Philip  
J. Cordaro, Sr., a/k/a Philip  
Cordaro, a/k/a Philip J. Cordaro,  
who died on September 5, 2018,  
late resident of Borough of  
Honesdale, Wayne County, to  
Rosina Cordaro, 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 Rosina Cordaro  
c/o Law Offices of HOWELL &

HOWELL, ATTN: ALFRED J.  
HOWELL, ESQUIRE, Attorney for  
the Estate, at 109 Ninth Street,  
Honesdale, PA 18431.

ALFRED J. HOWELL, ESQUIRE  
ATTORNEY FOR THE ESTATE

**11/16/2018 • 11/23/2018 • 11/30/2018**

---

**EXECUTOR NOTICE**

Estate of Alberta L. Davailus AKA  
Alberta Davailus  
Late of Salem Township  
EXECUTOR  
George M. Davailus  
445 Ledgesdale Road  
Lake Ariel, PA 18436  
ATTORNEY  
Warren Schloesser, Esq.  
214 Ninth Street  
Honesdale, PA 18431

**11/16/2018 • 11/23/2018 • 11/30/2018**

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**OTHER NOTICES**

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**FICTITIOUS NAME  
REGISTRATION**

Fictitious Name: TechyTranscription  
Principle Address: 295 Terrace  
Street, 1r., Honesdale, PA 18431  
An application for registration of  
the fictitious name was filed on  
8/05/2018  
Owner and sole proprietor: Vanessa  
M. Hickerson  
Party's Address: 295 Terrace  
Street, 1r., Honesdale, PA 18431.

**11/30/2018**

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**NOTICE OF SHERIFF'S SALE**

IN THE COURT OF COMMON  
PLEAS  
OF WAYNE COUNTY,  
PENNSYLVANIA  
NO. 304-CIVIL-2018

DEUTSCHE BANK NATIONAL  
TRUST COMPANY, AS  
TRUSTEE FOR SOUNDVIEW  
HOME LOAN TRUST 2005-  
OPT4, ASSET-BACKED  
CERTIFICATES, SERIES 2005-  
OPT4

Vs.

UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS, AND  
ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING  
RIGHT, TITLE OR INTEREST  
FROM OR UNDER ROY B.  
SOLOMON, DECEASED

NOTICE TO: UNKNOWN  
HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL PERSONS,  
FIRMS, OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE OR  
INTEREST FROM OR UNDER  
ROY B. SOLOMON, DECEASED  
NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY

Being Premises: 1960 HANCOCK  
HIGHWAY, HONESDALE, PA  
18431-6532  
Being in LEBANON TOWNSHIP,  
County of WAYNE,  
Commonwealth of Pennsylvania,  
13-0-0204-0025.0003

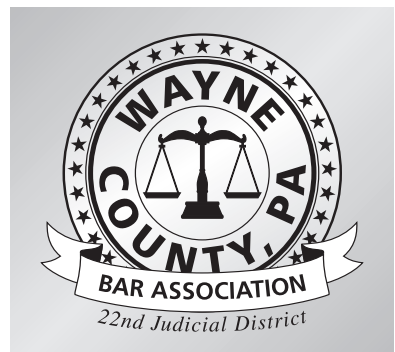
Improvements consist of  
residential property.

Sold as the property of  
UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS, AND  
ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING  
RIGHT, TITLE OR INTEREST  
FROM OR UNDER ROY B.  
SOLOMON, DECEASED

Your house (real estate) at 1960  
HANCOCK HIGHWAY,  
HONESDALE, PA 18431-6532 is  
scheduled to be sold at the Sheriff's  
Sale on 02/06/2019 at 10:00 AM,  
at the WAYNE County Courthouse,  
925 Court Street, Courthouse  
Annex, Honesdale, PA 18431, to  
enforce the Court Judgment of  
\$161,317.55 obtained by,  
DEUTSCHE BANK NATIONAL  
TRUST COMPANY, AS  
TRUSTEE FOR SOUNDVIEW  
HOME LOAN TRUST 2005-  
OPT4, ASSET-BACKED  
CERTIFICATES, SERIES 2005-  
OPT4 (the mortgage), against the  
above premises.

PHELAN HALLINAN  
DIAMOND & JONES, LLP  
Attorney for Plaintiff

**11/30/2018**



## 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 DECEMBER 12, 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 12th day of December, 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 of land situate in the Village of Hollisterville, in the Township of Salem, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

Beginning in the middle of the public road leading from Moscow to Hamlin one (1) rod southeast of the point formerly occupied by a Hemlock tree; thence by the course of a stone wall north fifty-two (52) degrees west to a corner; thence by land formerly owned by Alpheus Hollister south twenty-four (24) degrees west, nineteen (19) rods to a corner; thence by lands formerly owned by Alpheus Hollister south fifty-seven (57) degrees east ten and

one half (10 1/2) rods to the middle of the said public road; thence along the middle of the same north twenty-nine (29) degrees east, eight (8) rods; and thence along the middle of the same north twenty (20) degrees east ten (10) rods to the place of Beginning.

Containing one (1) acre and thirty-eight and one-half (38 1/2) perches of land, be the same more or less.

The hereinbefore described parcel of land is identified upon the tax assessment records in and for Wayne County as Tax Parcel No. 22-0-34-27, and is bounded by the following properties:

To the North and Northwest the aforementioned property is bounded by the lands of David C. Walker, consisting of 39.936 acres, as more specifically described in Wayne County Deed Book 566 at Page 267, and further depicted as Tax Parcel No. 22-0-320-47; to the West and to the South by a parcel of land owned by Robert Burrier consisting of 1.064 acres, as depicted upon a map recorded in Wayne County Map Book 45 at Page 79, and also described in Wayne County Deed Book 378 at Page 360; and, further bounded to the East by Route 609 leading from Moscow to Hamlin.

RESERVING, however, to Alpheus Hollister, his heirs and assigns, all right of all the spring on said land (except that part occupied by Harry T. Madden, second-party - Granted in Deed of Arthur D. VanGorder et

ux. to Harry T. Madden, dated September 22, 1925 and recorded in Deed Book 124 at Page 625 in Wayne County), with the privilege to enter upon, dig, repair and lay the necessary pipes and keep the same in order so that the water shall always run. The party of the second part agrees that there shall be no digging done to stop or turn the water out of its natural course to the spring.

Being the same property which Robert Madden Martin and Ruth Ann Martin, his wife, granted and conveyed unto John G. Gallagher by deed dated March 20, 2002 and recorded March 25, 2002 in the Recorder's Office of said County in OR Volume 1957, Page 183.

309 Hollisterville Hwy., Moscow, PA 18444

Parcel No.: 22-0-0034-0027.-

Improvements there:  
RESIDENTIAL DWELLING

Seized and taken in execution as property of:  
John G. Gallagher 208 N. Blakely Street, Apt 207, Dunmore PA 18512

Execution No. 27-Civil-2018  
Amount Due: \$76,415.70 Plus additional costs

September 13, 2018  
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE  
NOTICE:  
That all claims to the property will



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TOLL FREE: 800-566-8999  
[www.nepainurance.com](http://www.nepainurance.com)

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.

Kevin J. Cummings Esq.

11/16/2018 • 11/23/2018 • 11/30/2018

### SHERIFF'S SALE DECEMBER 12, 2018

By virtue of a writ of Execution instituted by: JPMorgan Chase Bank, N.A. s/b/m to Chase Home Finance, LLC, s/b/m to Chase Manhattan Mortgage Corporation issued out of the Court of Common

Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 12th day of December, 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 South Canaan, County of Wayne and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the centerline of Township Route T416, being also a corner of lands of Gardner; thence along the centerline of said road, South 06 degrees 38 minutes 42 seconds East 200.00 feet, and South 02 degrees 38 minutes 21 seconds East 47.00 feet; thence along line of lands of Hoffman, South 50 degrees 25 minutes 33 seconds West 1,446.00 feet to an iron pipe corner; thence North 39 degrees 38 minutes 18 seconds West 1,084.31 feet to a hub and tack in a stones corner; thence along lands of Clift North 50 degrees 18 minutes 26 seconds East 669.68 feet to an iron pin in stones corner; thence along lands of Gardner, South 39 degrees 39 minutes 30 seconds East 881.30 feet and North 50 degrees 21 minutes 39 seconds East 913.21 feet to the place of BEGINNING. CONTAINING 20.665 ACRES AS SURVEYED BY Alfred K. Bucconear, R..P.L.S. on May 20, 1988. Map Book 64, at page 41.

UNDER AND SUBJECT TO the provision of a certain right-of-way agreement between William J. Marks, et ux, and Dane E. West, et ux, dated October 21, 1967 and recorded in Wayne County Deed Book 240, at page 41, and granting and conveying to the Grantee herein his heirs and assigns, all of the right, title and interest of the Grantors (successors in interest to Dane E. West, et ux) in and to said agreement.

SUBJECT TO the same conditions, exceptions, restrictions and reservations as are contained in prior deeds forming the chain of title.

TITLE TO SAID PREMISES IS VESTED IN William J. Hageman, a married man, by Deed from Charles Rothfuss, a single man, dated 03/10/2000, recorded 03/14/2000 in Book 1624, Page 73.

Tax Parcel: 24-0-0012-0002.-

Premises Being: 600 Racht Road, a/k/a 363 Racht Road, South Canaan, PA 18459

Seized and taken in execution as property of:  
William J. Hageman 600 Racht Road SOUTH CANAAN PA 18459

Execution No. 102-Civil-2014  
Amount Due: \$93,459.62 Plus additional costs

October 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.**

Peter Wapner Esq.

**11/16/2018 • 11/23/2018 • 11/30/2018**

**SHERIFF'S SALE  
DECEMBER 12, 2018**

By virtue of a writ of Execution instituted by: The Dime Bank issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 12th day of December, 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**



Celebrate a *Life*  
Create a *Legacy*

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COMMUNITY  
FOUNDATION

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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.

Township of Damascus, County of Wayne, Commonwealth of Pennsylvania, and being more particularly described as follows:

BEGINNING at an iron pin South seventy-eight (78) degrees, six (06) minutes East, thirty-five (35) feet from an iron pin at an intersection of two (2) stone walls being the Northwest corner of the South parcel; thence North seventy-eight (78) degrees six (06) minutes West, two hundred (200) feet to an iron pin set in the stone wall; thence North eleven (11) degrees fifty-four (54) minutes East, two hundred thirty (230) feet to a point in the centerline of a fifty (50) foot right-of-way; thence along said centerline South seventy-eight (78)

degrees six (06) minutes East, two hundred (200) feet to a point; thence South eleven (11) degrees fifty-four (54) minutes West two hundred thirty (230) feet to the place of BEGINNING.

CONTAINING one and five one-hundredths (1.05) Acres.

ALSO granting and conveying to the Grantees herein, their successors and assigns, all of the Grantor's right, title and interest in that certain Right-Of-Way Agreement between Harold E. Eldred, et ux. Et al. dated November 23, 1991, and recorded in the Office of the Recorder of Deeds of Wayne County, Pennsylvania in Record Book Volume 634, at Page 120.

BEING the same premises which Charles T. MacPeek, Sr. and Joan L. MacPeek, his wife, by deed dated June 11, 1999 and recorded in the Office of the Recorder of Deeds in and for Wayne County, Pennsylvania on or about June 11, 1999, granted and conveyed unto Charles T. MacPeek, Sr., Joan L. MacPeek and Veronica L. Houghtaling. Note: Joan L. MacPeek departed this life on January 7, 2018; thus, vesting legal title in the names of Charles T. MacPeek, Sr. and Veronica L. Houghtaling.

TOGETHER with all rights of way and UNDER AND SUBJECT to all covenants, reservations, restrictions, and conditions of record, as found in the Chain of

Title.

TAX PARCEL: #07-0-0196-0032-0002-

ADDRESS BEING KNOWN AS:  
33 Dusty's Trail, Damascus, PA  
18415

Seized and taken in execution as property of:

Louis C. Houghtailing 33 Dusty's Trail, DAMASCUS PA 18415  
Veronica L. Houghtailing 33 Dusty's Trail, DAMASCUS PA 18415

Charles T. Macpeek, Sr. 33 Dusty's Trail, DAMASCUS PA 18415  
Veronica L. Houghtailing, as a known heir of the Estate of Joan L. Macpeek 33 Dusty's Trail, DAMASCUS PA

Any and All Unknown Heirs of The Estate Of Joan L. Macpeek 33 Dusty's Trail, DAMASCUS PA 18415

Execution No. 105-Civil-2018  
Amount Due: \$71,505.27 Plus additional costs

September 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.

Nicholas D. Gregory Esq.

11/16/2018 • 11/23/2018 • 11/30/2018

### **SHERIFF'S SALE DECEMBER 12, 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 12th day of December, 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, lying and being in the Township of Salem, County of Wayne and State of Pennsylvania, bounded and described as follows:

BEGINNING at a stake and stone corner on line of lands now or formerly of Tracy Hollister and South thirty-nine degrees thirty minutes West (S. 39° 30' W.) eight hundred ninety-seven (897) feet

from a common post corner now or formerly of Tracy Hollister and Grace Quick;

THENCE along land now or formerly of Tracy Hollister South thirty-nine degrees thirty minutes West (S. 39° 30' W.) three hundred thirty-six (336) feet to a corner in stone wall;

THENCE North thirty-nine degrees West (N. 39° W.) two hundred forty-seven and one-half (247 1/2) feet to a point in creek;

THENCE North fourteen degrees thirty minutes West (N. 14° 30' W.) one hundred twenty (120) feet in creek and North thirty-six degrees fifteen minutes West (N. 36° 15' W.) one hundred (100) feet to center of Highway on bridge;

THENCE along center of Highway North thirty-five degrees twenty-eight minutes East (N. 35° 28' E.) one hundred sixty-five (165) feet;

THENCE along land now or formerly of Grace Quick South fifty-five degrees thirty-two minutes East (S. 55° 32' E.) four hundred fifty-two (452) feet to place of beginning.

CONTAINING two and sixty-one one-hundredths (2.61) acres.

TITLE TO SAID PREMISES IS VESTED IN Garry L. Frable, Jr. and Lisa L. Frabble, h/w, as Tenants by the Entirety, by Deed from Carlton D. Parry, single and Marjorie S. Parry, single, Dated

05/28/2010, Recorded 06/02/2010,  
in Book 4042, Page 278.

TAX PARCEL: # 22-0-0320-0010.-

PREMISES BEING: 206  
HAMLIN HIGHWAY, MOSCOW,  
PA 18444-7415

IMPROVEMENTS THEREON:  
Residential Dwelling

Seized and taken in execution as  
property of:

Garry L. Frable, Jr. 206 Hamlin  
Highway MOSCOW PA 18444  
Lisa L. Frable 206 Hamlin  
Highway MOSCOW PA 18444

Execution No. 109-Civil-2016  
Amount Due: \$186,419.93 Plus  
additional costs

September 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.

Peter Wapner Esq.

**11/16/2018 • 11/23/2018 • 11/30/2018**

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**SHERIFF'S SALE  
DECEMBER 12, 2018**

By virtue of a writ of Execution  
instituted by: Federal National  
Mortgage Association ("Fannie  
Mae") issued out of the Court of  
Common Pleas of Wayne County,  
to me directed, there will be  
exposed to Public Sale, on  
Wednesday the 12th day of  
December, 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 SALEM,  
COUNTY OF WAYNE AND  
COMMONWEALTH OF  
PENNSYLVANIA, AS LOT 2 AS  
SHOWN ON A CERTAIN MAP  
ENTITLED "MINOR  
SUBDIVISION OF THE LANDS  
OF ROY A. & LOUISEANNE  
MONTALVAN" AND FILED IN  
THE RECORDER'S OFFICE OF  
WAYNE COUNTY IN MAP  
BOOK 109, AT PAGE 38  
BOUNDED AND DESCRIBED AS  
FOLLOWS:BEGINNING AT A  
POINT IN THE APPROXIMATE  
CENTER OF S.R. 3007, ALSO  
KNOWN AS NEVILLE ROAD,

THE MOST NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED PARCEL, SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG THE LANDS OF TANCREDO, N/F SOUTH 67 DEGREES 51 MINUTES 41 SECONDS EAST A DISTANCE OF 30.85 FEET TO A DRILL HOLE FOUND, SAID DRILL HOLE BEARING SOUTH 43 DEGREES 05 MINUTES 51 SECONDS EAST 13.02 FEET FROM A STEEL PIN FOUND; THENCE CONTINUING ALONG THE LANDS OF TANCREDO N/F SOUTH 43 DEGREES 05 MINUTES 51 SECONDS EAST A DISTANCE OF 866.90 FEET TO A STEEL PIN FOUND; THENCE ALONG THE LANDS OF TOY, N/F SOUTH 42 DEGREES 33 MINUTES 05 SECONDS WEST A DISTANCE OF 940.09 FEET TO A STEEL PIN SET; THENCE CONTINUING ALONG THE LANDS OF TOY, N/F NORTH 39 DEGREES 30 MINUTES 54 SECONDS WEST, A DISTANCE OF 215.17 FEET TO A STEEL PIN FOUND; THENCE ALONG LOT 1 NORTH 19 DEGREES 02 MINUTES 17 SECONDS WEST A DISTANCE OF 296.20 FEET TO A STEEL PIN SET; THENCE CONTINUING ALONG LOT 1 NORTH 50 DEGREES 47 MINUTES 16 SECONDS WEST (PASSING A STEEL PIN SET AT 115.14 FEET) A DISTANCE OF 140.14 FEET TO A POINT IN THE CENTER OF S.R. 3007; THENCE ALONG THE APPROXIMATE CENTER OF S.R. 3007 THE FOLLOWING FOUR COURSES:

1. NORTH 34 DEGREES 22 MINUTES 16 SECONDS EAST A DISTANCE OF 49.09 FEET; 2. ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1,500.00 FEET ALONG AN ARC A LENGTH OF 331.17 FEET, SAID CURVE HAVING A CHORD BEARING OF NORTH 28 DEGREES 02 MINUTES 46 SECONDS EAST A DISTANCE OF 330.50 FEET; 3. NORTH 21 DEGREES 43 MINUTES 16 SECONDS EAST A DISTANCE OF 184.93 FEET; 4. NORTH 19 DEGREES 26 MINUTES 53 SECONDS EAST A DISTANCE OF 316.64 FEET TO THE POINT OF BEGINNING. CONTAINING 14.63 ACRES, MORE OR LESS. SUBJECT TO THE SAME CONDITIONS, EXCEPTIONS, AND RESERVATIONS AS ARE CONTAINED IN THE DEEDS FORMING THE CHAIN OF TITLE.

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

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

TITLE TO SAID PREMISES IS VESTED IN ROY A. MONTALVAN AND LOUISEANNE MONTALVAN, HIS WIFE, AS TENANTS BY THE ENTIRETY BY DEED FROM ROY A. MONTALVAN AND LOUISEANNE MONTALVAN, HIS WIFE DATED 07/13/2007 RECORDED 07/19/2007 IN DEED BOOK 3338

PAGE 326.

IMPROVEMENTS: Residential Dwelling

Seized and taken in execution as property of:  
 Louise Anne Montalvan 386  
 Neville Road MOSCOW PA 18444  
 Roy A. Montalvan 386 Neville  
 Road MOSCOW PA 18444

Execution No. 178-Civil-2011  
 Amount Due: \$249,859.52 Plus  
 additional costs

October 4, 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.

Heather Riloff Esq.

11/16/2018 • 11/23/2018 • 11/30/2018

## SHERIFF'S SALE DECEMBER 12, 2018

By virtue of a writ of Execution instituted by: PA Housing Finance Agency issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 12th day of December, 2018 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THAT CERTAIN piece, parcel or lot of land, situate, lying and being in the Township of Lake, County of Wayne and State of Pennsylvania, more particularly described as Lot No. 542, Hummingbird Lane, as shown on a map of lands of Paupackan Lane Shores, Inc., recorded in the Office of the Recording of Deeds in and for the County of Wayne in Map Book 29, page 83.

HAVING THEREON ERECTED  
 A DWELLING KNOWN AS 90  
 HUMMINGBIRD LANE  
 HAWLEY, PA 18428

PARCEL #12-0-0054-0542

BEING THE SAME PREMISES WHICH Donald J. Walsh, et ux., by deed dated September 12, 2007 and recorded September 27, 2007, Wayne County Deed Book 3383, page 218 granted and conveyed unto Todd C. Westerfield.

UNDER AND SUBJECT to and

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

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

TO BE SOLD AS THE  
PROPERTY OF TODD C.  
WESTERFIELD UNDER  
JUDGMENT NO. 2018-363.

Seized and taken in execution as  
property of:  
Todd C. Westerfield 90  
Hummingbird Lane, HAWLEY PA  
18428

Execution No. 363-Civil-2018  
Amount Due: \$142,768.04 Plus  
additonal costs

September 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.

Leon P. Haller, Esq.

**11/16/2018 • 11/23/2018 • 11/30/2018**

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**SHERIFF'S SALE  
DECEMBER 12, 2018**

By virtue of a writ of Execution  
instituted by: PNC Bank National  
Association issued out of the Court  
of Common Pleas of Wayne  
County, to me directed, there will  
be exposed to Public Sale, on  
Wednesday the 12th day of  
December, 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 property situated in  
the Township of Lehigh in the  
County of Wayne and  
Commonwealth of Pennsylvania,  
being described as follows: Lots 31  
and 29 Pocono Springs Estate Inc.,  
Map Book 14 Page 189.

Parcel One:

ALL that certain lot, piece or  
parcel of land situate, lying and

being in the Township of Lehigh, County of Wayne and State of Pennsylvania, bounded and described as follows, to wit:

**FINAL MAP OF POCONO SPRINGS ESTATES, INC., SECTION XII**

BEING Lot No. 31 Street: Cayuga Drive on the plot or plan of lots known as "Pocono Springs Estates, Inc.", as laid out for Pocono Springs Estates, Inc., by R.N. Harrison, Civil Engineer, Hackettstown, N.J., dated May 1968, and recorded in the Office of the Recorder of Deeds of Wayne Co in Map Book 14, Page 189.

**Parcel Two:**

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

**FINAL MAP OF POCONO SPRINGS ESTATES, INC., SECTION XII**

BEING Lot No. 29, Street: Cayuga Drive, on the plot or plan of lots known as "-Pocono Springs, Estates, Inc." as laid out for Pocono Springs Estates, Inc., by R.N. Harrison, Civil Engineer, Hackettstown, N.J., dated May, 1968, and recorded in the Office of the Recorder of Deeds of Wayne County in Map Book 14, Page 189.

LOTS 31 AND 29 ARE SUBJECT to the same conditions, exceptions,

restrictions, reservations and covenants as per Deed of Pocono Springs Estates, Inc., to Donald w. Nelson and Marcelle P. Nelson, his wife, said Deed being recorded in the Wayne County Recorder of Deeds Office in Deed Book 278, Page 485; and Wayne County Deed Book 278, page 36.

LOTS 31 AND 29 ARE ALSO SUBJECT to the same exceptions, restrictions, reservations, conditions easements and rights-of-way as are contained in prior deeds forming the chain of title.

Being the same property which Denise Mullen and Karlo Tooma, granted and conveyed unto Karlo Tooma, single by deed dated September 28, 2005 and recorded October 11, 2007 in the Recorder's Office of said County in OR Volume 3393, Page 276.

ADDRESS KNOWN AS: 31 Cayuga Drive, Lehigh Township, PA 18424

TAX PACEL NO"S: 14-0-0030-0133.- & 14-0-0030-0149.-

IMPROVEMENTS THEREON: Residential Dwelling

Seized and taken in execution as property of: Karlo Tooma 31 Cayuga Drive, GOULDSBORO PA 18424

Execution No. 451-Civil-2017  
Amount Due: \$175,764.38 Plus additional costs

September 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.**

Kevin J. Cummings Esq.

**11/16/2018 • 11/23/2018 • 11/30/2018**

**SHERIFF'S SALE  
DECEMBER 12, 2018**

By virtue of a writ of Execution instituted by: Lakeview 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 12th day of December, 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 and parcel of land, situate lying and being in the Township of South Canaan, County of Wayne, Commonwealth of Pennsylvania known as Lot 3B, Bounded and described as follows:

BEGINNING at a point on the North Baker Road (T-142) centerline said point being a common corner to Lot 3A;

THENCE along said centerline South eight (8) degrees forty (40) minutes and thirty (30) seconds west three hundred seventeen and thirty four hundredths (317.34) feet to a point being a common corner to Lot 3C;

THENCE along lot 3C and passing over a set iron pin at twenty five (25) feet, South seventy nine (79) degrees forty two (42) minutes and fifty eight (58) seconds West six hundred eighty eight and thirty seven hundredths (688.37) feet to a set iron pin corner on the line of lands of John J. and Linda K. Baldwin as described in Wayne County record book 2809 Page 107;

THENCE along said lands of Baldwin, North forty (41) degrees thirty nine (39) minutes and twenty none (29) seconds West three hundred fifty one and fifty two hundredths (351.52) feet a set iron pin corner common to Lot 3A; thence along lot 3A North seventy nine (79) degrees forty tow (42) minutes and fifty eight (58) seconds East nine hundred seventy

four and forty nine (974.49) feet to the point of Beginning.

CONTAINING 249,534 square feet or 5.73 acres, be the same more or less.

BEING a portion of the lands conveyed to Theodore M. Orinick and Patricia L. Orinick, his wife, as described in Wayne County record book 3244 page 141. Being all of Lot 3B as shown on a map entitled "Subdivision of Lands of Theodore M. and Patricia L. Orinick" , prepared by Gary M. Flood, P.L.S. and recorded in Wayne County Map Book 109 Page 109.

Fee Simple Title Vested in Thomas P. Roegner and Susan M. Roegner by deed from, Theodore M. Orinick and Patricia L. Orinick, his wife, dated 07/16/2008, recorded 07/22/2008, in the Wayne County Recorder of deeds in Deed Book 3561, Page 309 as Instrument No. 200800007568.

TAX PARCEL NO.: 24-0-0261-0049.-

ADDRESS BEING KOWN AS:  
271 North Baker Road, Waymart,  
PA 18472

Seized and taken in execution as property of:  
Thomas P. Roegner 271 N. Baker Road WAYMART PA 18472  
Susan M. Roegner 76 Butternut Flats BEACH LAKE PA 18405

Execution No. 467-Civil-2017

Amount Due: \$394,079.35 Plus additional costs

September 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.**

Jessica N. Manis Esq.

**11/16/2018 • 11/23/2018 • 11/30/2018**

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**SHERIFF'S SALE  
DECEMBER 12, 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 12th day of December, 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

September 24, 2018  
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE

**NOTICE:**

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

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

Gregory Javardian Esq.

**11/16/2018 • 11/23/2018 • 11/30/2018**

**SHERIFF'S SALE  
DECEMBER 12, 2018**

By virtue of a writ of Execution instituted by: North Pocono School District issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 12th day of December, 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

Village of Gouldsboro, Township of Lehigh, County of Wayne and Commonwealth of Pennsylvania, designated as Lot #68 on map of survey made by John Vockroth, Civil Engineer, bounded and described as follows:

BEGINNING at a stake one (1) foot North of light pole, going West along Park Street, one hundred fifty (150) feet and a degree of North 82-05 W. to a stake; thence, North 56-1/4 feet on a degree N. 70-00 along lands now or formerly of Walter I. Flower and Ada V. Flower, his wife, to a stake. Thence East 150 feet S. 82-05 to a stake on South 4th Street; thence, South 56-1/4 feet along South 4th Street to beginning.

The right to use the park or any inlet to the lake for tying of boat or bathing is given by GRANTOR,

TAX MAP:.. #14-0-0020-0048.-

ADDRESS BEING KNOWN AS:  
102 Third Street, Gouldsboro, PA 18424

Seized and taken in execution as property of:  
William T. Morgan 1110 West James Street NORRISTOWN PA 19401

Execution No. 0981-Judgment-2013  
Amount Due: \$5,294.04 Plus additional costs

September 28, 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 P. Daday Esq.

**11/16/2018 • 11/23/2018 • 11/30/2018**

**SHERIFF'S SALE  
DECEMBER 12, 2018**

By virtue of a writ of Execution instituted by: JPMorgan Chase Bank National Association issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 12th day of December, 2018 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THAT CERTAIN piece or parcel of land, lying and being in the Township of Lake, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follow, to wit:

BEGINNING at a point in the middle of State Road Route 63010; thence along lands now or formerly of Frisbie, North 49 degrees 20 minutes East 1123.5 feet to a pipe; thence along lands now or formerly of Roy Mignerey, North 42 degrees 35 minutes West 360 feet to a state; thence along land now or formerly of Swezy, South 32 degrees 20 minutes West 483 feet, following old fence and stone row to a stake and stones; thence continuing along Swezy land, South 49 degrees 25 minutes West 645 feet, following a stone row, to a point in the middle of the aforesaid State Road; thence along the middle of said State Road, South 39 degrees 30 minutes East 220 feet to the place of BEGINNING.  
CONTAINING 6.4 acres more or less.

TAX PARCEL # 12-0-0303-0005

BEING KNOWN AS: 663 Avoy Road, Lake Ariel, PA 18436

Seized and taken in execution as property of:  
Nickeisha Lamey Salmon 663  
Avoy Road LAKE ARIEL PA  
18436

Execution No. 500-Civil-2013  
Amount Due: \$118,557.10 Plus  
additonal costs

September 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.**

Matthew K. Fissel

**11/16/2018 • 11/23/2018 • 11/30/2018**

## CIVIL ACTIONS FILED

*FROM NOVEMBER 3, 2018 TO NOVEMBER 9, 2018  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

## JUDGMENTS

| NUMBER     | LITIGANT  | DATE       | DESCRIPTION          | AMOUNT    |
|------------|---|------------|----------------------|-----------|
| 2003-20771 | ELLIS CHRISTOPHER D   | 11/08/2018 | SATISFACTION         | —         |
| 2005-20355 | FOREMAN LAMONT EUGENE   | 11/08/2018 | SATISFACTION         | —         |
| 2006-21126 | EDELMANN RICHARD  | 11/08/2018 | SATISFACTION         | —         |
| 2006-21727 | DESATNIK GEORGE CHARLES   | 11/08/2018 | SATISFACTION         | —         |
| 2007-20575 | ELLSWORTH DARLA   | 11/08/2018 | SATISFACTION         | —         |
| 2009-21279 | EDELMANN RICHARD  | 11/08/2018 | SATISFACTION         | —         |
| 2009-21726 | EDELMANN RICHARD A  | 11/08/2018 | SATISFACTION         | —         |
| 2012-21127 | LEMECH MICHELLE A   | 11/05/2018 | REIS/WRITSCIREFACIAS | —         |
| 2013-20963 | NIEVES MARY A   | 11/08/2018 | WRIT OF EXECUTION    | 6,508.83  |
| 2013-20963 | NET BANK<br>GARNISHEE   | 11/08/2018 | GARNISHEE/WRIT EXEC  | 6,508.83  |
| 2014-20452 | PRIEBE ANNE K   | 11/08/2018 | SATISFACTION         | —         |
| 2014-21007 | DEVITA VINCENT T  | 11/08/2018 | WRIT OF EXECUTION    | 5,770.97  |
| 2014-21007 | NET BANK<br>GARNISHEE   | 11/08/2018 | GARNISHEE/WRIT EXEC  | 5,770.97  |
| 2014-21160 | PAUL JOSEPH D   | 11/08/2018 | SATISFACTION         | —         |
| 2015-00104 | HIGGINS ANN   | 11/09/2018 | WRIT OF EXECUTION    | 9,443.44  |
| 2015-00104 | PNC BANK<br>GARNISHEE   | 11/09/2018 | WRIT EXEC/GARNISHEE  | —         |
| 2015-00436 | MCQUONE JOAN  | 11/09/2018 | WRIT OF EXECUTION    | 3,494.37  |
| 2015-00436 | PNC BANK<br>GARNISHEE   | 11/09/2018 | WRIT EXEC/GARNISHEE  | —         |
| 2015-20964 | SPINDLER JAMIE  | 11/08/2018 | SATISFACTION         | —         |
| 2015-21070 | HELLER SASHA  | 11/08/2018 | WRIT OF EXECUTION    | 1,884.46  |
| 2015-21070 | NBT BANK<br>GARNISHEE   | 11/08/2018 | GARNISHEE/WRIT EXEC  | 1,884.46  |
| 2015-21178 | MALLOY PHILLIP  | 11/08/2018 | SATISFACTION         | —         |
| 2016-20190 | CHAPMAN HEATHER   | 11/05/2018 | SATISFACTION         | —         |
| 2016-21015 | ASH STEPHANIE ROSE  | 11/08/2018 | SATISFACTION         | —         |
| 2016-21067 | REGINA DUSTIN EUGENE  | 11/08/2018 | SATISFACTION         | —         |
| 2017-00098 | ZISER ERIN M  | 11/09/2018 | WRIT OF EXECUTION    | 5,644.17  |
| 2017-00098 | NET BANK<br>GARNISHEE   | 11/09/2018 | WRIT EXEC/GARNISHEE  | —         |
| 2017-00304 | ALLEGRETTA PIETRO   | 11/09/2018 | WRIT OF EXECUTION    | 8,016.63  |
| 2017-00304 | NET BANK<br>GARNISHEE   | 11/09/2018 | WRIT EXEC/GARNISHEE  | —         |
| 2017-00353 | NASS MERYL  | 11/06/2018 | WRIT OF EXECUTION    | 73,219.24 |
| 2017-00353 | ZEE HILLY   | 11/06/2018 | WRIT OF EXECUTION    | 73,219.24 |
| 2017-00353 | NASS IRENE S<br>DECEASED  | 11/06/2018 | WRIT OF EXECUTION    | 73,219.24 |
| 2017-00353 | UNKNOWN HEIRS SUCCESSORS ASSIG<br>ALL PERSONS FIRMS OR ASSOC .... | 11/06/2018 | WRIT OF EXECUTION    | 73,219.24 |

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

|            |                                    |            |                     |            |
|------------|------------------------------------|------------|---------------------|------------|
| 2017-00375 | NOVAK SCOTT P                      | 11/08/2018 | JUDGMENT "IN REM"   | 108,269.16 |
| 2017-00582 | FERRER KENNETH M                   | 11/09/2018 | WRIT OF EXECUTION   | 5,730.60   |
| 2017-00582 | WAYNE BANK<br>GARNISHEE            | 11/09/2018 | WRIT EXEC/GARNISHEE | —          |
| 2017-20626 | SMITH JOSHUA L                     | 11/08/2018 | SATISFACTION        | —          |
| 2017-21107 | CALDWELL DONALD K                  | 11/08/2018 | WRIT OF EXECUTION   | 2,090.80   |
| 2017-21107 | NET BANK<br>GARNISHEE              | 11/08/2018 | GARNISHEE/WRIT EXEC | 2,090.80   |
| 2018-00022 | PREHN CHERYL                       | 11/09/2018 | WRIT OF EXECUTION   | 2,820.87   |
| 2018-00022 | NET BANK<br>GARNISHEE              | 11/09/2018 | WRIT EXEC/GARNISHEE | —          |
| 2018-00257 | DOUGHERTY MICHAEL                  | 11/06/2018 | DEFAULT JUDGMENT    | 9,450.30   |
| 2018-00334 | SOLKOFF ELYCIA<br>A/K/A            | 11/08/2018 | AMEND "IN REM" JUDG | 115,989.71 |
| 2018-00334 | SOLKOFF ELYCIA F                   | 11/08/2018 | AMEND "IN REM" JUDG | 115,989.71 |
| 2018-00352 | DAGGER BRITTANY                    | 11/05/2018 | DEFAULT JUDGMENT    | 717.49     |
| 2018-00353 | RENHEDIN BUILDERS INC              | 11/08/2018 | DEFAULT JUDGMENT    | 35,502.45  |
| 2018-00401 | SCHENK HAROLD                      | 11/05/2018 | DEFAULT JUDGMENT    | 34,519.35  |
| 2018-00404 | GRABHER WARREN W                   | 11/08/2018 | DEFAULT JUDGMENT    | 3,591.74   |
| 2018-00407 | FALCONETTI EUGENE L                | 11/08/2018 | DEFAULT JUDGMENT    | 2,398.34   |
| 2018-00410 | VLACICH JERRY J                    | 11/05/2018 | DEFAULT JUDG IN REM | 106,143.32 |
| 2018-00410 | VLACICH JERRY J                    | 11/05/2018 | WRIT OF EXECUTION   | 106,143.32 |
| 2018-00425 | BLAIR WILLIAM MATTHEW III<br>A/K/A | 11/07/2018 | DEFAULT JUDGMENT    | 3,413.28   |
| 2018-00425 | BLAIR WILLIAM                      | 11/07/2018 | DEFAULT JUDGMENT    | 3,413.28   |
| 2018-00425 | BLAIR SHAYYO K<br>A/K/A            | 11/07/2018 | DEFAULT JUDGMENT    | 3,413.28   |
| 2018-00425 | BLAIR SHAYYO                       | 11/07/2018 | DEFAULT JUDGMENT    | 3,413.28   |
| 2018-00429 | ELDRED JASON M                     | 11/07/2018 | DEFAULT JUDG IN REM | 164,814.20 |
| 2018-00429 | ELDRED BOBBI L                     | 11/07/2018 | DEFAULT JUDG IN REM | 164,814.20 |
| 2018-00429 | ELDRED JASON M                     | 11/07/2018 | WRIT OF EXECUTION   | 164,814.20 |
| 2018-00429 | ELDRED BOBBI L                     | 11/07/2018 | WRIT OF EXECUTION   | 164,814.20 |
| 2018-00524 | ASH ROBERT                         | 11/09/2018 | QUIET TITLE         | —          |
| 2018-00524 | ASH MARY ANN                       | 11/09/2018 | QUIET TITLE         | —          |
| 2018-20409 | NEALES ERNEST                      | 11/08/2018 | WRIT OF EXECUTION   | 1,907.67   |
| 2018-20409 | WELLS FARGO BANK<br>GARNISHEE      | 11/08/2018 | GARNISHEE/WRIT EXEC | 1,907.67   |
| 2018-20455 | BARNES WILLIAM FRANCIS             | 11/08/2018 | SATISFACTION        | —          |
| 2018-20469 | PAUL INGARGIO                      | 11/08/2018 | WRIT OF EXECUTION   | 1,953.73   |
| 2018-20469 | INGARGIO PAUL                      | 11/08/2018 | WRIT OF EXECUTION   | 1,953.73   |
| 2018-20469 | NET BANK<br>GARNISHEE              | 11/08/2018 | GARNISHEE/WRIT EXEC | 1,953.73   |
| 2018-20695 | SANFORD DUKE                       | 11/09/2018 | SATISFACTION        | —          |
| 2018-20808 | WATERPURE INC                      | 11/05/2018 | SATISFACTION        | —          |
| 2018-20813 | SHARP GLASS INC                    | 11/05/2018 | SATISFACTION        | —          |
| 2018-20867 | KRAMER RALPH R                     | 11/08/2018 | SATISFACTION        | —          |
| 2018-21089 | HERLIHY TERRI A                    | 11/05/2018 | TAX LIEN            | 2,914.92   |
| 2018-21089 | HERLIHY SEAN L                     | 11/05/2018 | TAX LIEN            | 2,914.92   |

|            |   |              |                 |           |
|------------|---|--------------|-----------------|-----------|
| 2018-21090 | SHERIDAN TIMOTHY A                                  | 11/05/2018   | TAX LIEN        | 2,222.79  |
| 2018-21091 | PAVILONIS MICHAEL                                   | 11/05/2018   | TAX LIEN        | 3,677.35  |
| 2018-21092 | HENDERSON DALE                                      | 11/05/2018   | TAX LIEN        | 964.50    |
| 2018-21092 | HENDERSON BARBARA A                                 | 11/05/2018   | TAX LIEN        | 964.50    |
| 2018-21093 | DENARO JOHN   | 11/05/2018   | TAX LIEN        | 3,900.67  |
| 2018-21094 | CAWLEY PAUL J                                       | 11/05/2018   | TAX LIEN        | 833.98    |
| 2018-21095 | KEITH ANGELO  | 11/05/2018   | TAX LIEN        | 6,044.10  |
| 2018-21095 | KEITH MARIE   | 11/05/2018   | TAX LIEN        | 6,044.10  |
| 2018-21096 | MILLON EDMOND M                                     | 11/05/2018   | TAX LIEN        | 3,468.90  |
| 2018-21097 | STEFANOV MICHAEL L                                  | 11/05/2018   | TAX LIEN        | 1,402.57  |
| 2018-21098 | ATCAVAGE RONALD L                                   | 11/05/2018   | TAX LIEN        | 3,170.06  |
| 2018-21099 | BEECH LAKE CONSTRUCTION INC                         | 11/05/2018   | TAX LIEN        | 2,142.49  |
| 2018-21100 | SMITH REALTY GROUP LLC                              | 11/05/2018   | TAX LIEN        | 1,446.92  |
| 2018-21101 | FAATZ JASON L                                       | 11/05/2018   | TAX LIEN        | 1,544.00  |
| 2018-21102 | WAGNER MICHAEL                                      | 11/05/2018   | MUNICIPAL LIEN  | 1,055.37  |
| 2018-21102 | WAGNER LIZA J                                       | 11/05/2018   | MUNICIPAL LIEN  | 1,055.37  |
| 2018-21103 | TAYLOR RANDOLPH                                     | 11/05/2018   | MUNICIPAL LIEN  | 624.28    |
| 2018-21103 | TAYLOR ANNA   | 11/05/2018   | MUNICIPAL LIEN  | 624.28    |
| 2018-21104 | PUNT EDWARD   | 11/05/2018   | MUNICIPAL LIEN  | 1,385.49  |
| 2018-21105 | GANCI MICHAEL JR<br>EXECUTOR                        | 11/06/2018   | MUNICIPAL LIEN  | 540.31    |
| 2018-21105 | GANCI MICHAEL ESTATE OF                             | 11/06/2018   | MUNICIPAL LIEN  | 540.31    |
| 2018-21106 | SAPONARA ROCCO<br>TRUSTEE LUCREZIA SAPONAROTRUST    | 11/06/2018   | MUNICIPAL LIEN  | 540.31    |
| 2018-21106 | SAPONARA LUCREZIA TRUST                             | 11/06/2018   | MUNICIPAL LIEN  | 540.31    |
| 2018-21106 | SAPONARA MARCO<br>TRUSTEE LUCREZIA SAPONARATRUST    | 11/06/2018   | MUNICIPAL LIEN  | 540.31    |
| 2018-21106 | SAPONARA MARIO JR<br>TRUSTEE LUCREZIA SAPONARATRUST | 11/06/2018   | MUNICIPAL LIEN  | 540.31    |
| 2018-21107 | LEMECH MICHELLE<br>EXECUTRIX ANNA LEMECH ESTATE     | 11/06/2018   | MUNICIPAL LIEN  | 696.89    |
| 2018-21107 | LEMECH ANNA ESTATE OF                               | 11/06/2018   | MUNICIPAL LIEN  | 696.89    |
| 2018-21107 | FISHER TIMOTHY B ESQ<br>EXECTOR ANNA LEMECH ESTATE  | 11/06/2018   | MUNICIPAL LIEN  | 696.89    |
| 2018-21108 | NIEVES LUCIA  | 11/06/2018   | MUNICIPAL LIEN  | 547.12    |
| 2018-21108 | BETANCOURT ALEXADER                                 | 11/06/2018   | MUNICIPAL LIEN  | 547.12    |
| 2018-21109 | YENAWINE ANDREW                                     | 11/06/2018   | MUNICIPAL LIEN  | 537.56    |
| 2018-21110 | LYNN WILLIAM  | 11/06/2018   | MUNICIPAL LIEN  | 3,413.03  |
| 2018-21111 | MELLES THOMAS                                       | 11/06/2018   | MUNICIPAL LIEN  | 540.31    |
| 2018-21112 | HALL DEBRA  | 11/06/2018   | WRIT OF REVIVAL | 18,719.04 |
| 2018-21113 | ALBANO JOAN   | 11/08/2018   | JP TRANSCRIPT   | 1,518.44  |
| 2018-21114 | GILL SCOTT  | 11/09/2018   | JP TRANSCRIPT   | 505.27    |
| 2018-21115 | HANNON SEAN J                                       | 11/09/2018   | JUDGMENT        | 4,476.36  |
| 2018-40072 | PETTINATO CHRISTOPHER R OWNER                       | P 11/05/2018 | STIP VS LIENS   | —         |
| 2018-40072 | PETTINATO JEAN F OWNER                              | P 11/05/2018 | STIP VS LIENS   | —         |
| 2018-40072 | PINE TREE HOMES INC<br>CONTRACTOR                   | 11/05/2018   | STIP VS LIENS   | —         |

|            |  |   |            |                 |   |
|------------|--|---|------------|-----------------|---|
| 2018-40073 | HILLTOP MANSION LLC THE OWNER                      | P | 11/09/2018 | WAIVER OF LIENS | — |
| 2018-40073 | MAJESTIC TILE GRANITE &<br>FLOORING LLC CONTRACTOR |   | 11/09/2018 | WAIVER OF LIENS | — |
| 2018-40074 | ONEILL MICHAEL P OWNER                             | P | 11/09/2018 | STIP VS LIENS   | — |
| 2018-40074 | O'NEILL MICHAEL P OWNER                            | P | 11/09/2018 | STIP VS LIENS   | — |
| 2018-40074 | FALSARONE PAOLA OWNER                              | P | 11/09/2018 | STIP VS LIENS   | — |
| 2018-40074 | DAVID DULAY INC<br>CONTRACTOR                      |   | 11/09/2018 | STIP VS LIENS   | — |

**CONTRACT — BUYER PLAINTIFF**

| CASE NO.   | INDEXED PARTY                       | TYPE      | DATE       | AMOUNT |
|------------|-------------------------------------|-----------|------------|--------|
| 2018-00523 | CAVALRY SPV I LLC<br>AS ASSIGNEE OF | PLAINTIFF | 11/06/2018 | —      |
| 2018-00523 | CITIBANK NA                         | PLAINTIFF | 11/06/2018 | —      |
| 2018-00523 | ROBERTS SUZANNE C                   | DEFENDANT | 11/06/2018 | —      |

**CONTRACT — DEBT COLLECTION: CREDIT CARD**

| CASE NO.   | INDEXED PARTY       | TYPE      | DATE       | AMOUNT |
|------------|---------------------|-----------|------------|--------|
| 2018-00521 | MIDLAND FUNDING LLC | PLAINTIFF | 11/06/2018 | —      |
| 2018-00521 | JONES CAROL         | DEFENDANT | 11/06/2018 | —      |
| 2018-00525 | MIDLAND FUNDING LLC | PLAINTIFF | 11/09/2018 | —      |
| 2018-00525 | BENEDICT THOMAS     | DEFENDANT | 11/09/2018 | —      |

**PETITION**

| CASE NO.   | INDEXED PARTY  | TYPE       | DATE       | AMOUNT |
|------------|--|------------|------------|--------|
| 2018-00520 | 2007 HARLEY DADIVSON SPORTSTER<br>VIN 1HD1CT3147K442746      | PETITIONER | 11/05/2018 | —      |
| 2018-00520 | FAWCETT ZACHARY  | PETITIONER | 11/05/2018 | —      |
| 2018-00520 | COMMONWEALTH OF PENNSYLVANIA<br>DEPARTMENT OF TRANSPORTATION | RESPONDENT | 11/05/2018 | —      |

**REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL**

| CASE NO.   | INDEXED PARTY               | TYPE      | DATE       | AMOUNT |
|------------|-----------------------------|-----------|------------|--------|
| 2018-00522 | LAKEVIEW LOAN SERVICING LLC | PLAINTIFF | 11/06/2018 | —      |
| 2018-00522 | DETURO MICHAEL J            | DEFENDANT | 11/06/2018 | —      |
| 2018-00522 | DETURO JO ANN               | DEFENDANT | 11/06/2018 | —      |

**REAL PROPERTY — QUIET TITLE**

| CASE NO.   | INDEXED PARTY          | TYPE      | DATE       | AMOUNT |
|------------|------------------------|-----------|------------|--------|
| 2018-00524 | RUTLEDGE UNLIMITED LLC | PLAINTIFF | 11/09/2018 | —      |
| 2018-00524 | ASH ROBERT             | DEFENDANT | 11/09/2018 | —      |
| 2018-00524 | ASH MARY ANN           | DEFENDANT | 11/09/2018 | —      |

**MORTGAGES AND DEEDS**

*RECORDED FROM NOVEMBER 19, 2018 TO NOVEMBER 23, 2018  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

| <b>GRANTOR</b>           | <b>GRANTEE</b>                              | <b>LOCATION</b>         | <b>AMOUNT</b> |
|--------------------------|---|-------------------------|---------------|
| Gebhard Donald R         | Mortgage Electronic<br>Registration Systems | Paupack Township        |               |
| Gebhard Jana L           | Huntington National Bank                    |                         | 132,000.00    |
| Hall Christopher         | Hall Vincent                                | Salem Township          |               |
|                          | Hall Barbara                                |                         | 415,695.00    |
| Young Brent Stephen      | Mortgage Electronic<br>Registration Systems | Lake Township           |               |
| Raudabaugh Cynthia L     | Quicken Loans Inc                           |                         | 101,600.00    |
| Graham Tom               | Honesdale National Bank                     | Berlin Township         |               |
| Deboer Barbara           |   |                         | 50,000.00     |
| Graham Barbara           |   |                         |               |
| Rose Irene               | Mortgage Electronic<br>Registration Systems | Lehigh Township         |               |
|                          | Recovco Mortgage<br>Management              |                         | 133,000.00    |
| Gibiser Colton J         | Mortgage Electronic<br>Registration Systems | Dreher Township         |               |
|                          | Stearns Lending                             |                         | 131,313.00    |
| Lutz Katherine E         | Live Well Financial Inc                     | Damascus Township       |               |
|                          | Mortgage Electronic<br>Registration Systems |                         | 213,000.00    |
| Lutz Katherine E         | Housing & Urban Development                 | Damascus Township       | 213,000.00    |
| JJNN Properties LLC      | Dirlam Bros Lumber<br>Company Inc           | Honesdale Borough       |               |
| J J N N Properties L L C |   |                         | 77,000.00     |
| Freed Robert             | Mortgage Electronic<br>Registration Systems | Damascus Township       |               |
|                          | Garden State Home Loans Inc                 |                         | 160,000.00    |
| Gelderman Michael A      | Mortgage Electronic<br>Registration Systems | Mount Pleasant Township |               |
| Gelderman Darlene A      | Summit Mortgage Corporation                 |                         | 143,500.00    |
| Acosta Melanie           | Mortgage Electronic<br>Registration Systems | Texas Township 1 & 2    |               |
| Ingenito Samuel          | Summit Mortgage Corporation                 |                         | 136,363.00    |
| OFee Rory J              | Citizens Savings Bank                       | Paupack Township        |               |
| OFee Sarah J V           |   |                         | 300,000.00    |
| Kinzly Chad W            | Stearns Lending                             | Manchester Township     |               |
| Kinzly Pamela J          | Mortgage Electronic<br>Registration Systems |                         | 250,381.00    |
| Duckwall Gary            | Wells Fargo Bank                            | Paupack Township        |               |
| Duckwall Lisa Marie      |   |                         | 220,000.00    |

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

|                        |  |                  |              |
|------------------------|--|------------------|--------------|
| Abbott Shawn T         | JPMorgan Chase Bank                                    | Paupack Township |              |
| Abbott Christine A     | J P Morgan Chase Bank                                  |                  | 274,400.00   |
| Otting Ellen M         | Mortgage Electronic<br>Registration Systems            | Lehigh Township  |              |
| Himes Michelle A       | Summit Mortgage Corporation                            |                  | 114,488.00   |
| Gould James H Agent    | Mortgage Electronic<br>Registration Systems            | Paupack Township |              |
| Gould Diane S By Agent | TD Bank  |                  | 516,000.00   |
| Gould James H          | T D Bank   |                  |              |
| Arbeeny James Peter    | Wayne Bank   | Paupack Township | 92,000.00    |
| Estrada Ismael Jr      | Mortgage Electronic<br>Registration Systems            | Lake Township    |              |
| Estrada Martha         | PHH Mortgage Corporation<br>P H H Mortgage Corporation |                  | 69,960.00    |
| Gardas Christopher M   | Honesdale National Bank                                | Texas Township   | 1,035,000.00 |
| Gardas Christopher M   | Honesdale National Bank                                | Texas Township   | 115,000.00   |
| Roberts Edwin          | Mortgage Electronic<br>Registration Systems            | Scott Township   |              |
| Roberts Evelyn         | Quicken Loans Inc                                      |                  | 82,201.00    |
| Roberts Jason          |  |                  |              |


## DEEDS

| GRANTOR                          | GRANTEE                                     | LOCATION                | LOT      |
|----------------------------------|---|-------------------------|----------|
| Parker Gilbert E AKA By Poa      | Gebhard Donald R                            | Paupack Township        |          |
| Parker Gilbert Elliot AKA By Poa | Gebhard Jana L                              |                         |          |
| Parker Betty S Poa               |   |                         |          |
| Parker Betty S                   |   |                         |          |
| Hall Vincent                     | Hall Christopher                            | Salem Township          |          |
| Hall Barbara                     |   |                         |          |
| Gillette Ronald D                | Ronald D Gillette Revocable Trust           | Hawley Borough          |          |
| Ciccone Gerard E                 | Izzo Paul F                                 | Salem Township          |          |
| Ciccone Richard T                | Izzo Patricia K                             |                         |          |
| Ciccone John Robert              |   |                         |          |
| Ciccone Eugene                   |   |                         |          |
| Ciccone Gary                     |   |                         |          |
| Benigno Jack C                   | Young Brent Stephen                         | Lake Township           |          |
| Benigno Margaret Rose            | Raudabaugh Cynthia L                        |                         | Lot 1955 |
| Kelly James M                    | Rosler Robin                                | Mount Pleasant Township |          |
| Kelly Jean                       | Costello Dawn<br>Eisele Polly<br>Kelly Seth |                         |          |
| Kelly James M                    | Rosler Robin                                | Mount Pleasant Township |          |
| Kelly Jean A                     | Costello Dawn<br>Eisele Polly<br>Kelly Seth |                         |          |

|  |   |                                    |                |
|--|---|------------------------------------|----------------|
| Kelly James M<br>Kelly Jean  | Rosler Robin<br>Costello Dawn<br>Eisele Polly<br>Kelly Seth | Palmyra Township                   | Lot 3          |
| Patrisso David M<br>Patrisso Nicole M  | Patrisso Nicole M   | Damascus Township                  |                |
| Lawrence Michael A<br>Lawrence Susan M<br>Lawrence Joseph S  | JM XTwo<br>J M X Two  | Paupack Township                   |                |
| Collina Yvonne   | Rose Irene  | Lehigh Township                    | Lot 143        |
| Deitz William A  | Gibiser Colton J  | Dreher Township                    | Lot 4          |
| Butrico Alan   | Steinman David J<br>Steinman Melissa                        | Dreher Township                    | Lot 56         |
| Butrico Alan   | Steinman David J<br>Steinman Melissa                        | Dreher Township                    | Lot 55         |
| Butrico Alan   | Steinman David J<br>Steinman Melissa                        | Dreher Township                    | Lot 57         |
| Lutz Katherine E<br>Young Katherine E  | Lutz Katherine E  | Damascus Township                  |                |
| Cummings Michael   | JJNN Properties LLC<br>J J N N Properties L L C             | Honesdale Borough                  |                |
| Illman D Marc AKA<br>Illman David M AKA<br>Illman Marc AKA<br>Illman David Marc AKA<br>Illman D Marc Tr AKA<br>Illman David M Tr AKA<br>D Marc Illman Living Trust | Freed Robert  | Damascus Township                  |                |
| Vanorden Joseph  | Gelderman Michael A<br>Gelderman Darlene A                  | Mount Pleasant Township            |                |
| Wasilewski Daniel  | Khodzhayev George   | Salem Township                     | Lot C          |
| Dowling Karen Tr<br>Greene Curtis Tr<br>Barbara Greene Revocable Trust   | Kern Thomas C<br>Kern Rosemary                              | Lebanon Township                   |                |
| Fullem Richard John Exr<br>Fullem Grace M Est AKA<br>Fullem Grace Mae Est AKA  | Acosta Melanie<br>Ingenito Samuel                           | Texas Township 1 & 2               |                |
| Dial Doreen F<br>Dial Family Trust<br>Dial Doreen F Tr   | Miljic Ljubomir<br>Miljic Milka                             | Oregon Township                    |                |
| Wells Fargo Bank<br>Stone Financing  | Firestine James D<br>OFee Rory J<br>OFee Sarah J V          | Hawley Borough<br>Paupack Township | Lot 82         |
| Burkhard Dale<br>Burkhard Caroline   | Burkhard Dale<br>Burkhard Caroline                          | Paupack Township                   | Lot 490R       |
| Klump Toby G<br>Klump Leigh M  | Klump Toby G  | Salem Township                     | Lots 566 & 567 |
| McDonald Patricia A  | Baronezito Valerie<br>Zito Valerie Barone                   | Palmyra Township                   | Lot 56         |

|                                |                                  |                      |          |
|--------------------------------|----------------------------------|----------------------|----------|
| Tracy Mark                     | Kinzl Y Chad W                   | Manchester Township  |          |
| Tracy Melissa A                | Kinzly Pamela J                  |                      |          |
| Houck Larry E                  | Duckwall Gary                    | Paupack Township     |          |
| Houck Gary L                   | Duckwall Lisa                    |                      | Lot 210  |
| Reynolds Michael Bryan         | Landis Aaron                     | Paupack Township     |          |
| Pykus Betty A By Af            | Pykus Judy AKA                   | Lebanon Township     |          |
| Pykus Judy Af AKA              | Regan Judy Pykus AKA             |                      |          |
| Regan Judy Pykus Af AKA        | Guinther Janet                   |                      |          |
| K & L Developers Inc           | Yanulavich Nicholas Michael      | Lehigh Township      |          |
|                                | Matthias Sarah Lynn              |                      |          |
| Rowek Joseph F                 | Abbott Shawn T                   | Paupack Township     |          |
| Rowek Diane M                  | Abbott Christine A               |                      | Lot 61   |
| Belanger Davis                 | Otting Ellen M                   | Lehigh Township      |          |
| Belanger Kathleen              | Himes Michelle A                 |                      | Lot 118  |
| Arnold Elizabeth Keller        | Gould James H                    | Paupack Township     |          |
| Costello Adrian                | Gould Diane S                    |                      | Lot 48r  |
| Tarzi Kathryn Exr              | Chaberek Marcin                  | Lehigh Township      |          |
| Ballar Charles E Est           | Chaberek Joanna                  |                      | Lot 12   |
| Wigger Peter                   | Helpern Joseph                   | Paupack Township     |          |
| Wigger Laura                   | Helpern Mary                     |                      | Lot 144  |
| Iversen Elizabeth              | Coffin Dean F II                 | Lake Township        |          |
|                                | Coffin Stephanie S               |                      | Lot 97   |
| Eskra Dolores A                | Decristan Joseph                 | Paupack Township     |          |
|                                | Decristan Denise A               |                      | Lot 6    |
|                                | Decristan Joseph Paul            |                      |          |
|                                | Decristan Thomas John            |                      |          |
| Black Jerry L                  | Black Joshua F                   | Lake Township        |          |
| Black Naomi                    |                                  |                      |          |
| Hannel Patricia A              | Cole Michael Dylan               | Palmyra Township     |          |
| Hutchison Patricia Ann         |                                  |                      | Lot 2    |
| Hannel Patricia A Tr           |                                  |                      |          |
| Hutchison Brian Robert AKA     |                                  |                      |          |
| Hutchison Brian AKA            |                                  |                      |          |
| Millon Ernest A                | Millon Eric A                    | Canaan Township      |          |
| Millon Eric A                  | Millon Lucita                    |                      | Lot 3    |
| Millon Evelyn                  |                                  |                      |          |
| Millon Evelyn                  | Millon Eric A                    | Canaan Township      | Lot BB   |
| Peppard Joanne R By Sheriff    | Bank Of New York Mellon Tr       | Berlin Township      |          |
| Peppard Blaylock By Sheriff    |                                  |                      |          |
| Schondorfer Henry E By Sheriff | Nationwide Capital Group         | Paupack Township     | Lot 91R  |
| Obremski Nancy M               | Obremski Nancy M Tr              | Lake Township        |          |
|                                | Nancy M Obremski Revocable Trust |                      | Lot 2023 |
| Seaman Wade                    | Hardler Mark                     | Texas Township 1 & 2 |          |
| Seaman Laura                   | Hardler Tammy                    |                      |          |
| Seaman Wade                    | Hardler Mark                     | Texas Township 1 & 2 |          |
| Seaman Laura                   | Hardler Tammy                    |                      |          |
| Nissen Diane B                 | Nissen Jill M                    | Paupack Township     |          |
| Nissen Jill M                  |                                  |                      | Lot 58   |

|                               |  |                  |          |
|-------------------------------|--|------------------|----------|
| Arbeeny Janice Adm            | Arbeeny James Peter                    | Paupack Township |          |
| Arbeeny Jeffrey C Est         |  |                  | Lot 806  |
| Wayne County Tax Claim Bureau | Gray John                              | Dreher Township  |          |
| Vanlenten Harry J             | Gray Margaret                          |                  |          |
| Vanlenten Marie J             |  |                  |          |
| Peterson Robert R Sr AKA      |  |                  |          |
| By Af                         | Bell Sheri                             | Lehigh Township  |          |
| Peterson Robert Ronald Jr Af  |  |                  |          |
| Peterson Robert Ronald AKA    |  |                  |          |
| By Af                         |  |                  |          |
| Albright Sean Michael         | Deprefontaine Walter Jr                | Salem Township   |          |
|                               | Deprefontaine Leslie                   |                  |          |
| King Kelley M                 | Bloomfield Damon Lee                   | Dreher Township  |          |
|                               | L & M Enterprises Inc                  |                  |          |
| Federal National Mortgage     |  |                  |          |
| Association                   | Us Bank National Association Tr By Af  | Lake Township    |          |
|                               | U S Bank National Association Tr By Af |                  | Lot 2761 |
|                               | Rushmore Loan Management Services Af   |                  |          |



## WAYNE COUNTY LEGAL JOURNAL

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## COURT CALENDAR

*December 3, 2018–December 7, 2018*

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### Monday, December 03, 2018

**Time** 9:00 AM  
**Subject** Culotta v Wilmers 508-2015-cv  
 NJ trial  
 Waldron/Neyhart

---

**Time** 1:30 PM  
**Subject** Sepelyak v. Sepelyak 145-2018-DR  
 Argument on Plaintiff's Exceptions to Masters report  
 Cali/Clause

---

**Time** 2:00 PM  
**Subject** In Re: Z.P. 6-2018-AD  
 Adoption  
 T.Barna

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**Time** 2:30 PM  
**Subject** In Re: C.B 14-2018-AD  
 Adoption  
 T.Barna

### Tuesday, December 04, 2018

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

---

**Time** 9:30 AM  
**Subject** Mortgage Foreclosure  
 216-2018-CV Givargidze v. Shankler & Wayne County Tax Claim  
 Magnotta/Pro Se/Schloesser  
 288-2018-CV The Dime Bank v. Diehl K. Martin/Pro Se  
 586-2016-CV Reverse Mortgage v. Neidt Davey/Legal Aid  
 332-2017-CV Bank of America v. Papapietro Wesner/Pro Se

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**Time** 10:00 AM  
**Subject** Hanson v. Hanson 363-2015-DR  
 Petition to Withdraw as counsel  
 Howell/O'Malley

---

**Time** 10:30 AM  
**Subject** In Re: T.H. 11-2017-AD  
 Adoption Hearing  
 Farrell/Brown

**COURT CALENDAR**

*December 3, 2018–December 7, 2018*

**Time** 11:00 AM  
**Subject** In Re: Estate of Joseph Swendsen 100-2018-OCD  
Settlement of Small estate  
Pro Se

**Time** 11:30 AM  
**Subject** In Re: C.W. 22-2018-DP  
Adjudication/Disposition  
Rechner/

**Time** 1:00 PM  
**Subject** Dependency Court  
1:00 M.H. 16-2018-DP (Perm Review- Master) Wilson/Ellis/Anderson  
1:30 A.V.M. & M.V.M 7 & 8-2017-DP (Perm Review-Master) Rechner,  
Collins, Henry, Ellis (Ransom Here)  
2:00 C.H. 44-2014-DP (Perm Review-Master) Rechner, Anderson, Legal  
Aid  
2:30 V.M. 11-2018-DP (Perm Review-Master)  
Wilson/Anderson/Farrell/Giombetti  
3:00 D.M 17-2017-DP (Perm Review-Master) Rechner/Ellis/Farley/Burlein

**Wednesday, December 05, 2018**

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

**Time** 9:00 AM  
**Subject** Nobilski v. Atlas Honesale, LLC 126-2014-CV  
Plaintiff's motion to confirm order of court  
Howell/Bresset/Baum

**Time** 9:30 AM  
**Subject** IN Re: Estate of Leo M. Springer 101-2018-OCD  
Settlement of Small Estate

**Time** 9:30 AM  
**Subject** Commonwealth v. William Joseph Davall 348-2018-CR  
Habeas Corpus  
P.Robinson/Ackourey

**COURT CALENDAR**

*December 3, 2018–December 7, 2018*

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|                |  |
|----------------|--|
| <b>Time</b>    | 10:00 AM - 11:00 AM  |
| <b>Subject</b> | Return Day   |
|                | 1. JAMES WHITFIELD<br>VS<br>HONESDALE BOROUGH<br>SGT. KEITH COLOMBO<br>NO. 554-CIVIL-2017 Rydzewski / Murphy<br>Motion for Partial Summary Judgment on behalf of Defs. Honesdale<br>Borough and Sgt. Keith Colombo                               |
|                | 2. FIDELITY DEPOSIT & DISCOUNT BANK<br>VS<br>SHEILA MECCA<br>NO. 286-CIVIL-2018 Shoemaker / Deluca<br>Pl.'s Motion for Summary Judgment  |
|                | 3. JAMES H. BARLOW<br>CHERYL A. BARLOW<br>VS<br>SANDRA GILLETTE<br>NO. 390- CIVIL-2018 Treat / Clause<br>Counterclaim Def.s' Preliminary Objections and Counterclaim Def.'s<br>Preliminary Objections to Amended Counterclaim                    |
|                | 4. DONNA SIRIGNANO<br>VS<br>DURABUILT CUSTOM HOMES<br>RICKY'S PROPERTIES, LLC<br>BROTHERS LAWN CARE, INC.<br>NO. 449-CIVIL-2018 Sandler / Snyder / Pro Se<br>Def. Durabuilt Homes LLC's Preliminary Objections in Response to Pl.'s<br>Complaint |
|                | 5. ESTATE OF ARTHUR FULLER<br>VS<br>WAYNE COUNTY TAX CLAIM<br>NO. 42603-CIVIL-2018 Pro Se / Schloesser<br>Defendant's Exceptions   |
| <b>Time</b>    | 11:00 AM   |
| <b>Subject</b> | Francisco v. Francisco 364-2015-DR<br>Motion to compel and Approve United Health Services 403 (b) Plan<br>QDRO<br>Rechner/Bugaj  |

## COURT CALENDAR

*December 3, 2018–December 7, 2018*

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

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

**Time** 1:00 PM  
**Subject** Penn Dot Matters  
482-2018-CV Certificate of title for Dutch Home ( Manuel Delgado) Pro se/Watters  
122-2018-CV Ferry v. Penn Dot Pro Se/Watters  
504-2018-CV 1962 Chevrolet Bel Air (Craig Case) Pro Se/Watters  
508-2018-CV McCarthy v. Com of PA Pro Se/Watters  
509-2018-CV 2005 Kia (Marina Vakirlis) Pro Se/Watters  
520-2018-CV 2007 Harley Davidson (Zachary Fawcett) Pro Se/Watters

**Time** 1:30 PM  
**Subject** IN Re: T.H. 102-2018-OCD  
Guardianship Hearing  
Wilson/J.Martin, JR

**Time** 2:00 PM  
**Subject** Schuman v. Schuman 45-2012-DR  
Contempt  
Pierangeli/Arnone

### Thursday, December 06, 2018

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

**Time** 9:30 AM  
**Subject** Commonwealth Matters  
63-2018-CR Burns, Alisha Marie Henry  
329-2018-CR Adsit, Daniel John Burlein  
327-2018-CR Racht, Mabel R. Burlein  
292-2018-CR Proctor, Jennifer R. Zimmerman  
235-2018-CR Wolak, Erik J. Campbell  
133-2018-CR McArthur, Dylan Tyler Ellis  
351-2018-CR Mazza, Kristine F. Henry

**COURT CALENDAR**

*December 3, 2018–December 7, 2018*

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|                |   |
|----------------|---|
| <b>Time</b>    | 10:30 AM  |
| <b>Subject</b> | Commonwealth Matters<br>370-2018-CR Decker, Shawn Carl Henry<br>385-2018-CR Moyles, Gregory J. Farrell<br>186-2017-CR Colella, Anthony J. Farrell<br>371-2017-CR Reece, Thomas Campbell<br>338-2018-CR Hricenak, Laura M. Farrell |

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|                |  |
|----------------|--|
| <b>Time</b>    | 1:00 PM  |
| <b>Subject</b> | Commonwealth Matters<br>Rule Returnable<br>523-2006-CR &37-2007-CR Smith, Michael Edward Farrell |

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|                |   |
|----------------|---|
| <b>Time</b>    | 2:00 PM   |
| <b>Subject</b> | Jarmolinski v. Binder 574-2011-DR<br>Hearing on Plaintiff's Amended Petition for Special Relief<br>Campbell/Ellis |

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**Friday, December 07, 2018**

|                |         |
|----------------|---------|
| <b>Time</b>    | 9:00 AM |
| <b>Subject</b> | PFA     |

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|                |   |
|----------------|---|
| <b>Time</b>    | 10:00 AM  |
| <b>Subject</b> | Lubey v. Wayne County Tax Claim 42601-2018-CV<br>Argument on Plaintiff's exceptions to sale of property<br>Bressett/ Schloesser/Treat |

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|                |  |
|----------------|--|
| <b>Time</b>    | 10:30 AM   |
| <b>Subject</b> | Peak v. Nationwide Capital Group, LLC and Wayne County Tax Claim<br>Bureau 42602-2018-CV<br>Argument on Plaintiff's Exceptions to Tax sale<br>Henry/Treat/Schloesser |

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|                |   |
|----------------|---|
| <b>Time</b>    | 11:00 AM  |
| <b>Subject</b> | In re: E.P. 1-2018- OCD<br>Petition to Approve Estate Plan and Appointment of Successor Guardian<br>Schloesser/Anderson |

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|                |  |
|----------------|--|
| <b>Time</b>    | 11:30 AM   |
| <b>Subject</b> | Szezorak v. Sears Mortgage Corp. 87-2017-CV<br>Argument on Defendant's Petition to open and/or Strike Default Judgment<br>Anderson/Spina |

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**COURT CALENDAR**

*December 3, 2018–December 7, 2018*

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**Time** 1:00 PM  
**Subject** In Re: C.S 22-2018-JV  
Consent Decree  
DA/J.Munley

---

**Time** 1:30 PM  
**Subject** Com v Zimar 180-2018-CR  
Sentencing/Restitution Hearing  
DA/Ellis

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**CUSTODY CALENDAR**

*December 3, 2018–December 7, 2018*

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**Monday, December 03, 2018**

**Time** 9:15 AM  
**Subject** Holloway v. Verchuk 179-2018-DR  
Custody Conference (Wilson)  
Legal Aid/Pro Se

---

**Time** 1:15 PM  
**Subject** Predmore v. Daniel 531-2014-DR  
Custody Hearing (Wilson)  
Farrell (Brown)/ Pro Se

---

**Tuesday, December 04, 2018**

**Time** 9:15 AM  
**Subject** Ware v. Lucca 523-2018-DR  
Custody Hearing (Wilson)  
Pro Se/Pro Se

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**Thursday, December 06, 2018**

**Time** 9:15 AM  
**Subject** Kowalewski v. Grosspietsch 578-2018-DR  
Custody Conference (Wilson)  
Clause/Pro Se

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|                |  |
|----------------|--|
| <b>Time</b>    | 10:15 AM   |
| <b>Subject</b> | Krellwitz v. Wood 357-2018-DR<br>Custody Conference (Wilson)<br>Pro Se/Collins |

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|                |   |
|----------------|---|
| <b>Time</b>    | 1:15 PM   |
| <b>Subject</b> | Hudson v. Booth 567-2018-DR<br>Custody Conference (Wilson)<br>Campbell/Pro Se |

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|                |  |
|----------------|--|
| <b>Time</b>    | 2:15 PM  |
| <b>Subject</b> | Bogarowski v. Bogarowski 476-2017-DR & 347-2016-DR<br>Custody Conference (Schloesser)<br>Lynot/DeCosmo |

### Friday, December 07, 2018

|                 |   |
|-----------------|---|
| <b>Time</b>     | 10:30 AM  |
| <b>Subject</b>  | Boria v. Boria 528-2018-DR                        |
| <b>Location</b> | Custody Hearing (Wilson)<br>Legal Aid /Kalinowski |

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