

WAYNE COUNTY BAR ASSOCIATION

OFFICIAL LEGAL JOURNAL

OF WAYNE COUNTY, PA



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Honesdale, PA



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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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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.

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

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Raising the Bar



Wayne County Bar Association
922 Church Street, 2nd 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

LEGAL NOTICES

*IN THE COURT OF COMMON PLEAS OF WAYNE COUNTY
COMMONWEALTH OF PENNSYLVANIA*

ESTATE NOTICES

Notice is hereby given that, in the estate of the decedents set forth below, the Register of Wills, has granted letters testamentary or of administration to the persons named. All persons having claims or demands against said estates are requested to present the same without delay and all persons indebted to said estates are requested to make immediate payment to the executors or administrators or their attorneys named below.

ESTATE NOTICE

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the estate of late of DOROTHY KERBER ZIMMER. Date of death FEBRUARY 1, 2019. 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.

3/1/2019 • 3/8/2019 • 3/15/2019

ESTATE NOTICE

Notice is hereby given that Letters Administration CTA have been granted in the Estate of Michael A. Tomasetti, a/k/a Michael Anthony Tomasetti, late of Salem Township, Wayne County, Pennsylvania, who died on November 17, 2018. All persons having claims or demands

against the estate of the decedent shall make them known and present them, and all persons indebted to the decedent shall make payment thereof, without delay, to Christopher M. Tomasetti, Administrator, of 906 Golf Park Drive, Lake Ariel, PA 18436, or to Richard B. Henry, Esquire, Attorney for the Estate, 1105 Court Street, Honesdale, PA 18431.

Richard B. Henry, Esquire
Attorney ID No. 31768
1105 Court Street
Honesdale, PA 18431
570-253-7991

3/1/2019 • 3/8/2019 • 3/15/2019

EXECUTOR NOTICE

Estate of Donna L. Ace
Late of Hawley Borough
EXECUTOR
William A. Ace
213 Chestnut Ave.
Hawley, PA 18428
ATTORNEY
John F. Spall, Esq.
2573 Route 6
Hawley, PA 18428

2/22/2019 • 3/1/2019 • 3/8/2019

EXECUTOR NOTICE

Estate of Margaret E. Vath
Late of Lake Township
EXECUTOR
Gerard J. Vath
252 Hickory Corner Road

Milford, NJ 08848
ATTORNEY
Michael D. Walker, Esq.
PO Box 747
Hamlin, PA 18427

2/22/2019 • 3/1/2019 • 3/8/2019

EXECUTOR NOTICE

Estate of Shirley Johnson Ashley
AKA Shirley J. Ashley
Late of Damascus Township
EXECUTOR
Scott Ashley
41 Blue Heron Drive
Tyler Hill, PA 18469
ATTORNEY
David M. Gregory, Esq.
307 Erie Street
Honesdale, PA 18431

2/22/2019 • 3/1/2019 • 3/8/2019

EXECUTOR NOTICE

Estate of Edward H. DeVrieze
AKA Edward DeVrieze
Late of Damascus Township
EXECUTOR
Michael DeVrieze
1174 Calkins Road
Milanville, PA 18443
ATTORNEY
Nicholas A. Barna
831 Court Street
Honesdale, PA 18431

2/22/2019 • 3/1/2019 • 3/8/2019

EXECUTRIX NOTICE

Estate of Kenneth G. Friedrich
AKA Kenneth George Friedrich
Late of Berlin Township
EXECUTRIX
Agnes June Kuczogi
PO Box 459
Honesdale, PA 18431
ATTORNEY
Warren Schloesser, Esq.
214 Ninth Street
Honesdale, PA 18431

2/22/2019 • 3/1/2019 • 3/8/2019

EXECUTRIX NOTICE

Estate of Martha B. Scott AKA
Martha Scott AKA Marce Scott
Late of Dreher Township
EXECUTRIX
Emily S. Brown
c/o 218 West Front Street
Media, PA 19063
ATTORNEY
Timothy B. Barnard, Esq.
218 West Front Street
Media, PA 19063

2/15/2019 • 2/22/2019 • 3/1/2019

EXECUTORS NOTICE

Estate of Richard Byrne
Late of Paupack Township
EXECUTRIX
Bethanne Boehning
3 Dakota Court
Suffern, NY 10901
ATTORNEY
Pamela S. Wilson, Esquire
304 Ninth Street
Honesdale, PA 18431

2/15/2019 • 2/22/2019 • 3/1/2019

**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
MARCH 13, 2019**

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 13th day of March, 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 THAT CERTAIN piece or parcel of land lying, situate and being in the Township of Palmyra, County of Wayne, and Commonwealth of Pennsylvania, as laid out and plotted upon a map entitled, "Highland Fields, Ronald Laabs, Palmyra Township, Wayne County, Pennsylvania, Lot Layout, August 13, 1971", bearing the name and seal of Harry F. Schoenagel, R.S., and numbered 5-301, which premises is more fully bounded and described as follows:

BEGINNING at a point on the edge of a certain 50 feet wide right of way known as "Highland Drive", said point of beginning being a

common corner of Lots Nos. 33 and 34 of said tract; THENCE along the common line dividing lots North 77 degrees 19 minutes 08 seconds East, 272.31 feet to a corner in line of Lot No. 43;

THENCE along the common line of Lot No. 34 with Lot Nos. 43 and 42, North 16 degrees 30 minutes 00 seconds West, 168.74 feet to a common corner of Lot Nos. 34 and 35;

THENCE along the common line dividing said lots, South 68 degrees 34 minutes 57 seconds West, 273.93 feet to a corner on the edge of "Highland Drive";

THENCE along the edge of the same and along a curve having the following dimensions: arc = 127.25 feet, tangent = 300.00 feet, radius = 309.559 feet to the point or place of BEGINNING.

CONTAINING 40,079 square feet of land, be the same more or less.

BEING Lot No. 34 of the tract known as "Highland Fields".

ALSO, CONVEYING to the Grantees, their heirs and assigns, in common, however, with prior Grantors, their heirs and assigns, a right of way to the public highway over premises conveyed to Ronald E. Laabs, et ux, by John Gallagher, et ux, et al, by deed dated August 14, 1971, recorded in Wayne County Deed Book 276 page 626.

UNDER AND SUBJECT to

conditions and restrictions constituting covenants, running with the land as set forth in full in the deed from Laabs to Miedes (Deed Book 299 page 1112).

TITLE TO SAID PREMISES IS VESTED IN ROBERT NADRATOWSKI AND JOAN NADRATOWSKI, by Deed from DAVID GIGLER, Dated 01/28/2002, Recorded 02/28/2002, in Book 1943, Page 184.

Mortgagor ROBERT NADRATOWSKI A/K/A ROBERT W. NADRATOWSKI died on 06/06/2017, and upon information and belief, his surviving heir is JOAN NADRATOWSKI.

Tax Parcel: 18-0-0008-0034

Premises Being: 93 HIGHLAND DRIVE, HAWLEY, PA 18428-4512

Seized and taken in execution as property of:

Joan Nadratowski a/k/a Joan Anne Nadratowski, Individually and in her capacity as Heir of Robert Nadratowski a/k/a Robert W. Nadratowski, Deceased 93 Highland Hill Drive, HAWLEY PA 18428 Unknown Heirs, Successors, Assigns, and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Robert Nadratowski a/k/a Robert W. Nadratowski, Deceased 93 Highland Drive HAWLEY PA 18428

Execution No. 295-Civil-2018

Amount Due: \$98,167.35 Plus additional costs

December 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.

2/15/2019 • 2/22/2019 • 3/1/2019

**SHERIFF'S SALE
MARCH 20, 2019**

By virtue of a writ of Execution instituted by: Habitat for Humanity of Wayne County, 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 20th day of March, 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:

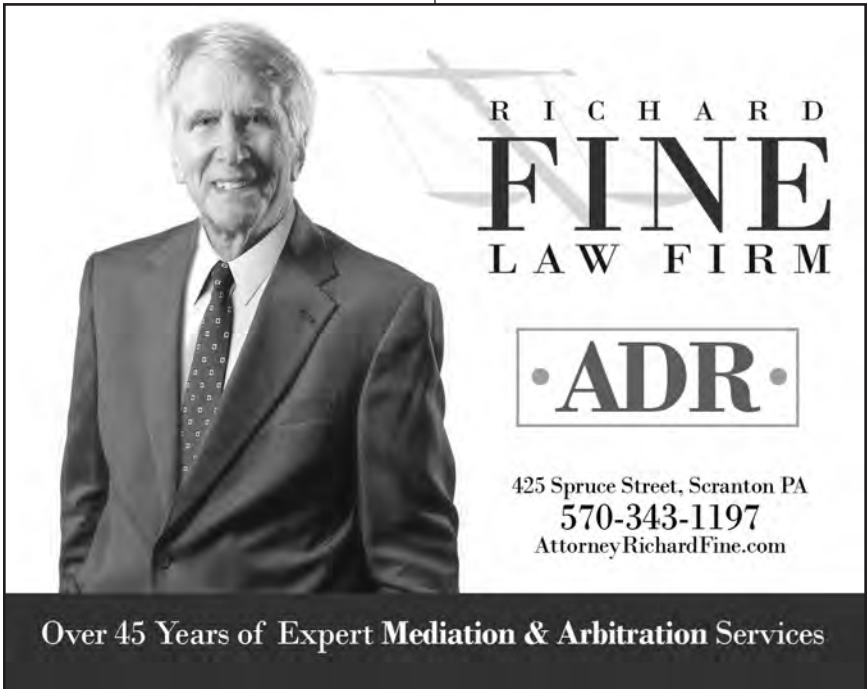
ALL that certain piece, parcel or tract of land lying, situate and being in the Township of Cherry Ridge, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEING RESULTING LOT "B" containing 17,670 square feet/0.4057 acres and supporting various improvements located thereon, a depicted on a certain plan/plat of lots of Habitat For Humanity of Wayne County, Inc./Dorothy Dougherty, as

recorded in Wayne County Map Book Volume 91 at Page 6.

BEING a combination/consolidation of LOTS 186 through 194, as initially depicted on plan of lots of Lake Cadjaw Estates, recorded in Wayne County Map Book Volume 02 at Page 96.

LOTS 186 through 194 are hereby combined/consolidated, thereby forming a single and distinct resulting lot, namely, LOT "B", Deed lots, parcels/tracts, individually, shall "NOT" be considered separate or unique building lots. All internal Deed lot/parcel/tract lines are extinguished by virtue of final



**RICHARD
FINE
LAW FIRM**

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subdivision approvals. NO FURTHER SUBDIVISION OF THESE RESULTING PREMISES SHALL BE GRANTED WITHOUT THE EXPRESS APPROVALS OF CHERRY RIDGE TOWNSHIP PLANNING COMMISSION AND SUPERVISORS AND/OR THE WAYNE COUNTY DEPARTMENT OF PLANNING.

UNDER AND SUBJECT to certain terms, conditions and provisions, set forth in Wayne County Record Book Volume 1446 at Page 0119, effective as of the date of that deed, namely:

UNDER AND SUBJECT to the provision that the Grantee herein shall, in the event of a sale of the subject premises to any individual or entity (other than the Grantor, within ten (10) years of the date of this Deed that she shall share the differential value of the subject premises with the Grantor herein according to the following schedule: Year 1 - Grantee 10%- Grantor 90%; Year 2 - Grantee 20% - Grantor 80%; Year 3 - Grantee 30% - Grantor 70%; Year 4 - Grantee 40% - Grantor 60%; Year 5 - Grantee 50% - Grantor 50%; Year 6 - Grantee 60% - Grantor 40%; Year 7 - Grantee 70% - Grantor 30%; Year 8 - Grantee 80% - Grantor 20%; Year 9 - Grantee 90% - Grantor 10%; Year 10 and all subsequent years, Grantee 100% - Grantor 0%. The differential value shall be defined as the actual sale price of

the premises at the time of resale, less the amount paid to the Grantor pursuant to the Mortgage and Bond entered into by the Grantee simultaneously herewith, less their reasonable closing costs (i.e. transfer taxes, attorney's fees, realtor's commission) of the Grantees at the time of resale.

In the alternative, Grantor shall have a right of first refusal to the subject premises, such that Grantor may elect to match the purchase price of a proposed purchaser of the real estate from Dorothy Dougherty. Upon acceptance of a purchase price by Dorothy Dougherty, she shall notify Habitat for Humanity of the same and supply them with a copy of the Sales Agreement. Habitat for Humanity shall have twenty (20) days to agree to match the purchase price offered Dorothy Dougherty and a further thirty (30) days thereafter to close on the transaction if they so elect.

TOGETHER WITH, any and all rights, rights of way, easements, liberties and privileges and UNDER AND SUBJECT to any and all covenants, exceptions, reservations, restrictions, conditions, agreements, easements, rights of way, encroachments, and encumbrances, either visible on, at or within the subject premises herein conveyed or contained in the chain of title.

BEING all of the same premises which Habitat for Humanity of Wayne County, Inc., by Deed dated

October 30, 1998 and recorded in Wayne County Record Book 1446 at Page 0119, granted and conveyed to Dorothy Dougherty, the Grantor herein.

AS SURVEYED BY Alfred K. Bucconear, Registered Professional Land Surveyor, in December of 1998. Bearings are on a Magnetic Meridian of 1984. A plan/plat, depicting a survey of the resulting subject premises herein conveyed, is recorded in Wayne County Map Book Volume 91 at Page 6.

This deed is in the nature of a Corrective Deed for the purpose of extinguishing interior lot lines and creating the aforementioned LOT "B." This conveyance is subject to the existing mortgage in favor of Habitat for Humanity of Wayne County, Inc.

Seized and taken in execution as property of:
 John H. Stepp, Known Heir of Dorothy Dougherty 2503 S. East Avenue B, PAISLEY FL 32767
 Steven V. Stepp, Known Heir of Dorothy Dougherty 19 Tally Ho Drive, PAISLEY FL 32767

Execution No. 344-Civil-2018
 Amount Due: \$23,634.76 Plus additional costs

January 7, 2019
 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

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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.
 Kimberly D. Martin Esq.

2/22/2019 • 3/1/2019 • 3/8/2019

**SHERIFF'S SALE
 MARCH 20, 2019**

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 20th day of March,

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 the following described lot or parcel of land situate, lying and being in the Township of Lehigh in the development of POCONO RANCHETTES, INC., County of Wayne and State of Pennsylvania, to wit: Lot No 19 in Block No F of Section No 4 as shown on the survey and original plan of POCONO RANCHETTES, INC. Wayne County, Pennsylvania, made by a Registered Surveyor and of record in the Recorder of Deed's Office of Wayne County, Pennsylvania, in Map Book 13, at page 114, reference being made thereto for a more particular description of the lot or lots hereinbefore described and herein conveyed.

TITLE TO SAID PREMISES IS VESTED IN KLAUS J. HAMER AND CHRISTINE M. HAMER, HIS WIFE, by Deed from POCONO RANCHETTES, INC., Dated 01/06/1986, Recorded 03/27/1986, in Book 440, Page 373.

Tax Parcel: 14-0-0025-0062

Premises Being: 19 BLACKFOOT PATH PO BOX 94, A/K/A 70 BLACKFOOT PATH, GOULDSBORO, PA 18424-8808

Improvements thereon:
RESIDENTIAL DWELLING

Seized and taken in execution as property of:

Klaus I. Hamer a/k/a Klaus J. Hamer 19 Blackfoot Path, Pocono Ranchettes, GOULDSBORO PA 18424

Christine M. Hamer 19 Blackfoot Path, GOULDSBORO PA 18424

Execution No. 364-Civil-2018
Amount Due: \$31,938.78 Plus additional costs

January 7, 2019
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.

Kenya Bates Esq.

2/22/2019 • 3/1/2019 • 3/8/2019

**SHERIFF'S SALE
MARCH 20, 2019**

By virtue of a writ of Execution instituted by: Key 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 20th day of March, 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 That Certain Tract Of Land Situate In Salem Township, Wayne County, Pennsylvania, Known And Described As. Lot #218 In Section 1, Indian Rocks, On A Subdivision Plan Recorded In The Recorder Of Deeds Office In And For Wayne County, Pennsylvania, On June 21, 1971, In Map Book Volume 16, Page 64.

Parcel II
ALL That Certain Tract Of Land Situate In Salem Township, Wayne County, Pennsylvania, Known And Described As Lot 219 In Section 1, Indian Rocks, On A Subdivision Plan Recorded In The Recorder Of Deeds Office In And For Wayne County, Pennsylvania, On June 21, 1978, In Map Book Volume 16, Page 64.

TAX PARCEL #S: 22-0-0029-0082 (053367) & 22-0-0029-0083 (053368)

BEING KNOWN AS: 23 Aquarius Lane, Salem a/k/a Lake Ariel PA 18436

Seized and taken in execution as property of:

Sandra M. Cinfo 23 Aquarius Lane, LAKE ARIEL PA 18436

Execution No. 373-Civil-2018
Amount Due: \$121,563.58 Plus additional costs

January 9, 2019
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

2/22/2019 • 3/1/2019 • 3/8/2019

**SHERIFF'S SALE
MARCH 20, 2019**

By virtue of a writ of Execution instituted by: TIAA, FSB d/b/a Ever 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 20th day of March, 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 THAT CERTAIN PIECE OR PARCEL OF LAND LYING, SITUATE AND BEING IN THE VILLAGE OF WINWOOD, NOW LAKEWOOD, PRESTON TOWNSHIP, WAYNE COUNTY, AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS

FOLLOWS:

BEGINNING AT A STONES CORNER; THE NORTHEASTERN CORNER OF THOMAS FARRELLY'S LOT AND IN THE LINE OF THE ONTARIO AND WESTERN RAILROAD COMPANY'S LAND ON THE EAST SIDE THEREOF; THENCE ALONG THE SAME NORTH 25 1/2 DEGREES EAST 10 RODS TO A STONES CORNER, THE NORTHWESTERN CORNER OF LEROY D. STANTON LOT; THENCE ALONG THE SAME SOUTH 64 1/2 DEGREES EAST 8 RODS TO STONES CORNER ON THE WESTERN SIDE OF WEED STREET; THENCE ALONG THE SAME SOUTH 25 1/2 DEGREES WEST 10 RODS TO A STONES CORNER, CORNER OF FARRELL LOT; THENCE ALONG THE SAME NORTH 64 1/2 DEGREES WEST 8 RODS TO THE PLACE OF BEGINNING.

Map and Parcel ID: 20-0-0010-0004.-

Being known as: 17 Weed Street, Lakewood, Pennsylvania 18439

Title to said premises is vested in Scott P. Novak by deed from Randy S. Simpson dated October 31, 2003 and recorded November 4, 2003 in Deed Book 2378, Page 96 Instrument Number 200300014822.

Seized and taken in execution as

property of:
Scott P. Novak 17 Weed Street
LAKEWOOD PA 18439

Execution No. 375-Civil-2017
Amount Due: \$108,269.16 Plus
additional costs

January 23, 2019
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE
NOTICE:**

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

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

Joseph I. Foley Esq.

2/22/2019 • 3/1/2019 • 3/8/2019

**SHERIFF'S SALE
MARCH 20, 2019**

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 20th day of March, 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 THAT CERTAIN lot, tract or parcel of land and premises situate, lying and being in the Village of Browndale, Township of Clinton, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the easterly side of Firemens Lane at the southwest corner of the above described parcel;

THENCE south 63° 20' east 150 feet to a point;

THENCE south 26° 40' west 112 feet to a point;

THENCE 63° 20' west 150 feet to a point on Firemens Lane;

THENCE along Firemens Lane north 26° 40' east 112 feet to the place of BEGINNING.

COMPRISING lot No. 30 on map of lots of the Browndale Fire Company No. 1 in said Village of Browndale.

**NOTICE- THIS DOCUMENT
DOES NOT SELL, CONVEY,
TRANSFER, INCLUDE OR
INSURE THE TITLE TO THE**

COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN. AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR STUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. (This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957, P.L., 984 as amended, and is not intended as notice of unrecorded instruments, if any.)

TITLE TO SAID PREMISES IS VESTED IN DUSTIN M. COOK AND JAMIE A. COOK, H/W, by Deed from PRIMACY CLOSING CORPORATION, Dated 06/12/2007, Recorded 06/22/2007, in Book 3321, Page 111.

Tax Parcel: 06-2-0005-0068

Premises Being: 22 FIREMANS LANE, A/K/A 704 FIREMANS LANE, BROWDALE, PA 18421-1202

Seized and taken in execution as property of:
Dustin M. Cook 22 Firemans Lane,

BROWDALE PA 18421
Jamie A. Cook 22 Firemans Lane,
BROWDALE PA 18421

Execution No. 379-Civil-2018
Amount Due: \$166,572.41 Plus
additional costs

January 7, 2019
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.**

Abigail Brunner Esq.

2/22/2019 • 3/1/2019 • 3/8/2019

**SHERIFF'S SALE
MARCH 20, 2019**

By virtue of a writ of Execution instituted by: CNB Realty Trust, Assignee of NBT Bank, NA, f/k/a Pennstar Bank, division of NBT 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 20th day of March, 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 THAT CERTAIN piece, parcel or tract of land situated, lying and being in the Township of South Canaan, County of Wayne, and State of Pennsylvania, bounded and described as follows:

BEGINNING at a stake at the intersection of stone walls being a corner of lands of Gertrude I. MacGregor and Joseph Racht; thence along line of lands of Joseph Racht, South 50 degrees West 1340.6 feet to a corner; thence along other lands of Joseph Racht, North 40 degrees West 518 feet to a stake corner; thence through lands of John George Grausam, North 50 degrees East 248 feet to a stake and North 56 degrees 45 minutes East 1131 feet to a stake corner; thence along line of lands of Gertrude I. MacGregor, South 40 degrees East 386 feet to the place of BEGINNING. CONTAINING 14 1/2 acres as surveyed June 25, 1977 by John A. Bodner, R.S. an approved map of said survey is intended to be recorded in Wayne County Map Book 35, page 21

BEING the same premises which Henry Schoelier granted and

conveyed to Lorraine Matern F/K/A Lorraine Schoelier and William Matern, by virtue of a Deed dated March 26, 1997, and recorded April 29, 1997, in the Office of the Recorder of Deeds in and for Wayne County, Pennsylvania in Record Book 1238, Page 103.

ALSO, granting and conveying to the Grantees herein, their heirs and assigns all of the Grantors right, title and interest in Easement No. 1 as more particularly described in that certain Amended Declaration of Easement between Joseph E. Racht, single, and John George Grausam, et ux., dated February 20, 1975 and recorded in Wayne County Deed Book No. 315, page 695. This conveyance is made subject to an easement in favor of Joseph Racht being easement #2 as more particularly described in that certain Amended Declaration of Easement between Joseph E. Racht, single, and John George Grausam, et ux., dated February 20, 1975, and recorded in Wayne county deed Book No. 315, page 695.

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 NO.: 24-0-0012-0027.-

ADDRESS BEING: 258 Racht Road, Honesdale, PA 18431

Seized and taken in execution as property of:

Lorraine Matern, f/k/a Lorraine Schoelier 258 Racht Rd, HONESDALE PA 18431

Execution No. 436-Civil-2018
Amount Due: \$21,437.21 Plus additional costs

January 10, 2019
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.

2/22/2019 • 3/1/2019 • 3/8/2019

**SHERIFF'S SALE
MARCH 20, 2019**

By virtue of a writ of Execution instituted by: Ditech Financial 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 20th day of March, 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 THAT CERTAIN tract or parcel of land, situate in the Township of Dreher, County of Wayne and Commonwealth of Pennsylvania, bounded and described according to a survey made by J. LaVern Marshall, Registered Surveyor, dated October 14, 1969 as follows, to wit:

BEGINNING at a P.K. nail in or near the center of Pennsylvania Route No. 196 from Mount Pocono to Sterling, point being the northwest corner of lands of the Grantor, Gary Firce; THENCE along lands of others South seventy-five degrees, fifty-seven minutes East (at thirty feet passing a pipe) for seven hundred sixty and eighty-nine one-hundredths feet to a pipe; THENCE along lands now or formerly of C.A. Bowen South forty-seven degrees twenty minutes fifty seconds West for one hundred ninety-three and fifty-five one-hundredths feet to a pipe; THENCE along lands of Gary Firce, for whose lands this tract

was formerly a part North seventy-five degrees, fifty-seven minutes West (at six hundred thirty-three and thirty-nine one-hundredths feet passing a pipe) for six hundred sixty-three and thirty-nine one-hundredths feet to a P.K. nail in or near the center of above-mentioned Pennsylvania Route No. 96; THENCE in and along Route No. 196 North seventeen degrees eight minutes fifty seconds East for one hundred sixty-two feet to the point of BEGINNING.

TAX PARCEL/CONTROL #: 08-0-0372-0039.0001/010475

BEING KNOWN AS: 288 North South Turnpike Road a/k/a Route 196, Newfoundland PA 18445

Seized and taken in execution as property of:

Christine M Bracht 288 North South Turnpike,
NEWFOUNDLAND PA 18445
James W. Bracht 288 North South Turnpike, NEWFOUNDLAND PA 18445

Execution No. 472-Civil-2018
Amount Due: \$73,586.29 Plus additional costs

January 10, 2019
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

That all claims to the property will be filed with the sheriff before the sale and all claims to the proceeds before distribution; That a sheriff's schedule of distribution will be in

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

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

Nora C. Viggiano Esq.

2/22/2019 • 3/1/2019 • 3/8/2019

**SHERIFF'S SALE
MARCH 27, 2019**

By virtue of a writ of Execution instituted by: PennyMac Loan Services LLC issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 27th day of March, 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 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, TO WIT:

BEGINNING AT A POINT IN THE CENTER OF THE STATE ROAD 191, THE SAID POINT BEING THE NORTHWESTERLY CORNER OF LANDS NOW OR FORMERLY OF RENA WALKER AS CONVEYED BY ROENA HOWELL; THENCE ALONG LANDS OF SAID RENA WALKER, NORTH EIGHTY-SEVEN 87 DEGREES FIFTEEN (15) MINUTES EAST ONE HUNDRED FORTY (140) FEET TO A PIPE CORNER; THENCE SOUTH TWO (2) DEGREES FORTY-FIVE (45) MINUTES EAST ONE HUNDRED FOURTEEN (114) FEET TO A PIPE CORNER; THENCE ALONG OTHER LANDS OF SAID RENA WALKER, SOUTH EIGHTY-SEVEN (87) DEGREES FIFTEEN (15) MINUTES WEST ONE HUNDRED FORTY (140) FEET TO A POINT IN THE CENTER OF STATE ROAD ROUTE 191; THENCE ALONG THE CENTER OF THE SAME, NORTH TWO (2) DEGREES FORTY-FIVE (45) MINUTES WEST ONE HUNDRED FOURTEEN (114) FEET TO THE PLACE OF BEGINNING.

CONTAINING FIFTEEN THOUSAND NINE HUNDRED SIXTY (15, 960) SQUARE FEET. SEE WAYNE COUNTY MAP BOOK 54 AT PAGE 22.

UNDER AND SUBJECT HOWEVER, TO EASEMENTS FOR HIGHWAY RIGHT-OF-WAY AND PUBLIC UTILITIES AS MAY BE VISIBLE FROM AN

INSPECTION OF THE PREMISES OR OTHERWISE RECORDED IN THE OFFICIAL INDICES.

BEING THE SAME PREMISES which Adam R. Kizer and Lori Kizer, by Deed dated September 12, 2014 and recorded September 16, 2014 in the Office of the Recorder of Deeds in and for Wayne County in Deed Book Volume 4766, Page 208, granted and conveyed unto VINCENT P. SAPIENZA and LOUISA M. SAPIENZA, husband and wife.

TAX PARCEL NO.: 22-0-320-70.-

BEING KNOWN AS: 400 EASTON TURNPIKE A/K/A 400 EASTON TPKE, LAKE ARIEL, PA 18436

Seized and taken in execution as property of:
Vincent P. Sapienza 400 Easton Turnpike, LAKE ARIEL PA 18436
Louisa M. Sapienza 400 Easton Turnpike, LAKE ARIEL PA 18436

Execution No. 445-Civil-2018
Amount Due: \$126,994.93 Plus additional costs

January 14, 2019
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 J. McDonnell Esq.

3/1/2019 • 3/8/2019 • 3/15/2019

**SHERIFF'S SALE
MARCH 27, 2019**

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 27th day of March, 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:

PARCEL I

ALL THAT CERTAIN lot, piece or parcel of land situate, lying and being in the Township of Lake, County of Wayne and State of Pennsylvania, more particularly described as follows, to wit:

BEING all that certain lot as set forth on a Map of Paupackan Lake Lots in the Development known as Paupackan Lake Estates Development, being Lot No. 820, Section 6, recorded in the office of the Recorder of Deeds of Wayne County in Plat book 30, at Page 106.

The Parcel Identification Number for the above described parcel is 12-0-0052-0820.

PARCEL 2

ALL THAT CERTAIN lot, piece or parcel of land situate, lying and being in the Township of Lake, County of Wayne and State of Pennsylvania, more particularly described as follows, to wit:

BEING all that certain lot as set forth on a Map of Paupackan Lake Lots in the Development known as Paupackan Lake Estates Development, being Lot No. 818ction 6, recorded in the office of the Recorder of Deeds of Wayne County in Plat book 30, at Page 106.

The Parcel Identification Number for the above described parcel is 12-0-0052-0818.

TITLE TO SAID PREMISES IS VESTED IN Andrew P. Swingle, by Deed from John Gambale and Marcia Gambale, h/w, Dated 11/07/2013, Recorded 11/12/2013, in Book 4645, Page 142.

Tax Parcel: 12-0-0052-0820 and

12-0-0052-0818

Premises Being: 65 PINE CREEK ROAD, HAWLEY, PA 18428-8279

Seized and taken in execution as property of:
Andrew Swingle 65 Pine Creek Road, HAWLEY PA 18428

Execution No. 478-Civil-2019
Amount Due: \$87,504.11 Plus additional costs

January 11, 2019
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.

Abigail Brunner Esq.

3/1/2019 • 3/8/2019 • 3/15/2019

CIVIL ACTIONS FILED

*FROM FEBRUARY 2, 2019 TO FEBRUARY 8, 2019
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2008-20908	ACKERMAN CHRISTINE	2/04/2019	SATISFACTION	—
2008-20908	ACKERMAN CHRISTINE	2/04/2019	SATISFACTION	—
2009-20564	ACKERMAN CHRISTINE	2/04/2019	SATISFACTION	—
2009-20564	ACKERMAN CHRISTINE	2/04/2019	SATISFACTION	—
2012-00126	KELLY FRANCIS	2/08/2019	WRIT OF EXECUTION	2,170.09
2012-00126	PNC BANK GARNISHEE	2/08/2019	WRIT EXEC/GARNISHEE	—
2012-21120	ACKERMAN CHRISTINE	2/04/2019	SATISFACTION	—
2012-21120	ACKERMAN CHRISTINE	2/04/2019	SATISFACTION	—
2012-21206	WESCH ANNA MARIA	2/04/2019	SATISFACTION	—
2012-21684	GEBHARDT DOUGLAS	2/05/2019	SATISFACTION	363.40
2013-20499	ACKERMAN CHRISTINE	2/04/2019	SATISFACTION	—
2013-20499	ACKERMAN CHRISTINE	2/04/2019	SATISFACTION	—
2014-20121	STRACKBEIN JODIE	2/05/2019	SATISFACTION	—
2014-20506	LAU ANTHONY R	2/04/2019	SATISFACTION	—
2014-20506	LAU CAROL	2/04/2019	SATISFACTION	—
2014-21244	ACKERMAN CHRISTINE	2/04/2019	SATISFACTION	—
2014-21244	ACKERMAN CHRISTINE	2/04/2019	SATISFACTION	—
2015-20625	ACKERMAN CHRISTINE	2/04/2019	SATISFACTION	—
2015-20625	ACKERMAN CHRISTINE	2/04/2019	SATISFACTION	—
2015-21155	DENICOLA ALICE	2/05/2019	SATISFACTION	14,690.38
2016-20220	MOMPIE CYNTHIA D	2/04/2019	SATISFACTION	—
2016-20333	ACKERMAN CHRISTINE	2/04/2019	SATISFACTION	—
2016-20333	ACKERMAN CHRISTINE	2/04/2019	SATISFACTION	.00
2017-20612	ACKERMAN CHRISTINE	2/04/2019	SATISFACTION	—
2018-00228	GOODWIN WILLIAM R	2/04/2019	CONSENT JGMT IN REM	4,155,276.59
2018-00336	PHILLIPS BERNICE R	2/06/2019	VACATE JUDGMENT	—
2018-00474	BABIARZ JANET M	2/06/2019	FINAL JUDGMENT	—
2018-00474	SMALDONE LEONARD RICHARD A/K/A	2/06/2019	FINAL JUDGMENT	.00
2018-00474	SMALDONE LEONARD R A/K/A	2/06/2019	FINAL JUDGMENT	—
2018-00474	SMALDONE L RICHARD A/K/A	2/06/2019	FINAL JUDGMENT	—
2018-00474	SMALDONE RICHARD L A/K/A	2/06/2019	FINAL JUDGMENT	—
2018-00474	SMALDONE RICHARD	2/06/2019	FINAL JUDGMENT	—
2018-00589	BARNES BRETT	2/05/2019	DEFAULT JUDGMENT	—
2018-00596	SHERWOOD IRVING R	2/05/2019	PRELIMINARY JUDGMENT	—
2018-00596	SHERWOOD IRVING RESTATE	2/05/2019	PRELIMINARY JUDGMENT	—
2018-20704	KOLAKOWSKI TOMASZ	2/04/2019	SATISFACTION	—

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

2018-20966	WORMUTH BILLIE JOE	2/05/2019	WRIT OF EXECUTION	1,263.40
2018-20966	CATANIA LEROY	2/05/2019	WRIT OF EXECUTION	1,263.40
2018-20966	NET BANK NA GARNISHEE	2/05/2019	GARNISHEE/WRIT EXEC	1,263.40
2018-21106	SAPONARA ROCCO TRUSTEE LUCREZIA SAPONAROTRUST	2/04/2019	SATISFACTION	—
2018-21106	SAPONARA LUCREZIA TRUST	2/04/2019	SATISFACTION	—
2018-21106	SAPONARA MARCO TRUSTEE LUCREZIA SAPONARATRUST	2/04/2019	SATISFACTION	—
2018-21106	SAPONARA MARIO JR TRUSTEE LUCREZIA SAPONARATRUST	2/04/2019	SATISFACTION	—
2019-20115	LUTZ DAVID W	2/04/2019	TAX LIEN	8,814.00
2019-20116	MARROW ALEXANDER A	2/04/2019	TAX LIEN	2,600.00
2019-20117	MARA MICHAEL P	2/04/2019	WRIT OF REVIVAL	8,078.13
2019-20118	WILBUR JOSEPHINE	2/04/2019	JP TRANSCRIPT	843.65
2019-20119	WASSON KEVIN	2/04/2019	JP TRANSCRIPT	1,274.75
2019-20120	CHIQUES DIANA	2/05/2019	JUDGMENT	4,944.25
2019-20121	VILLALOBOS MAXIMILLIANO	2/06/2019	JUDGMENT	1,360.25
2019-20122	GONZALEZ MARIO	2/06/2019	JUDGMENT	3,894.14
2019-20123	DRAKE CORTNEY LYNN	2/06/2019	JUDGMENT	4,973.91
2019-20124	MAIALO CAROL LYNN	2/06/2019	JUDGMENT	2,294.14
2019-20125	MOYLES GREGORY JOSEPH	2/06/2019	JUDGMENT	1,131.25
2019-20126	HESSER WAYNE THOMAS	2/07/2019	JUDGMENT	5,520.75
2019-20127	CASTELLANO VINCENT LLOYD	2/07/2019	JUDGMENT	2,629.75
2019-20128	LABOY ANTONIO	2/07/2019	JUDGMENT	1,188.64
2019-20129	CRUZ REINALDO SR	2/07/2019	JP TRANSCRIPT	2,733.65
2019-20130	DIXON DOUGLAS	2/07/2019	JP TRANSCRIPT	1,167.50
2019-20131	DIXON DOUGLAS	2/07/2019	JP TRANSCRIPT	6,390.00
2019-20132	DIXON DOUGLAS	2/07/2019	JP TRANSCRIPT	7,360.00
2019-20133	AFANASENKO SVETLANA	2/08/2019	JUDGMENT	5,621.25
2019-20134	BEATTIE HARMONY JEAN	2/08/2019	JUDGMENT	6,486.25
2019-90012	FERRAZZANO RICHARD	2/05/2019	ESTATE CLAIM	994.00
2019-90015	BARILLO DENNIS	2/08/2019	ESTATE CLAIM	4,019.63

CONTRACT — BUYER PLAINTIFF

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2019-00065	CAVALRY SPV I LLC AS ASSIGNEE OF	PLAINTIFF	2/08/2019	—
2019-00065	SYNCHRONY BANK LOWES	PLAINTIFF	2/08/2019	—
2019-00065	STOUT PHILLIP	DEFENDANT	2/08/2019	—

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2019-00054	LVNV FUNDING LLC	PLAINTIFF	2/05/2019	—
2019-00054	HUFFER MELISSA	DEFENDANT	2/05/2019	—
2019-00056	CACH LLC	PLAINTIFF	2/05/2019	—
2019-00056	PRUSS CYNTHIA M	DEFENDANT	2/05/2019	—

2019-00057	CAVALRY SPV I LLC AS ASSIGNEE OF	PLAINTIFF	2/05/2019	—
2019-00057	CAPITAL ONE BANK USA NA	PLAINTIFF	2/05/2019	—
2019-00057	ROE MICHAEL G	DEFENDANT	2/05/2019	—
2019-00058	BARCLAYS BANK DELAWARE	PLAINTIFF	2/06/2019	—
2019-00058	BENTLER LISA M	DEFENDANT	2/06/2019	—
2019-00059	BARCLAYS BANK DELAWARE	PLAINTIFF	2/06/2019	—
2019-00059	MULLER EDWARD	DEFENDANT	2/06/2019	—
2019-00061	UNIFUND CCR LLC	PLAINTIFF	2/07/2019	—
2019-00061	GEORGE KATELYN	DEFENDANT	2/07/2019	—
2019-00067	DISCOVER BANK	PLAINTIFF	2/08/2019	—
2019-00067	MUIR VICTORIA	DEFENDANT	2/08/2019	—

CONTRACT — DEBT COLLECTION: OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2019-00055	CACH LLC	PLAINTIFF	2/05/2019	—
2019-00055	GOBLE JERRY	DEFENDANT	2/05/2019	—

PETITION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2019-00051	1964 VW BUG VIN 0641217	PETITIONER	2/04/2019	—
2019-00051	MOTICHKA STEPHEN J	PETITIONER	2/04/2019	—
2019-00051	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	RESPONDENT	2/04/2019	—
2019-00052	1968 CHEVY CHEVELLE VIN 138378G108391	PETITIONER	2/04/2019	—
2019-00052	MOTICHKA STEPHEN J	PETITIONER	2/04/2019	—
2019-00052	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	RESPONDENT	2/04/2019	—
2019-00053	1970 CHEVY CHEVELLE VIN 136370A172676	PETITIONER	2/04/2019	—
2019-00053	MOTICHKA STEPHEN J	PETITIONER	2/04/2019	—
2019-00053	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	RESPONDENT	2/04/2019	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2019-00060	JACKSON EVELYN	PLAINTIFF	2/06/2019	—
2019-00060	WHITE MARGARET E	PLAINTIFF	2/06/2019	—
2019-00060	SIMONS ISABELLE	PLAINTIFF	2/06/2019	—
2019-00060	NESTASIA JOSEPH ESTATE	DEFENDANT	2/06/2019	—
2019-00060	HEIRS AND ADMINISTRATORS	DEFENDANT	2/06/2019	—
2019-00062	BANK OF NEW YORK MELLON AS TRUSTEE FOR	PLAINTIFF	2/08/2019	—
2019-00062	CIT MORTGAGE LOAN TRUST	PLAINTIFF	2/08/2019	—
2019-00062	EMERICK DEBORAH K	DEFENDANT	2/08/2019	—

2019-00063	US BANK NATIONAL ASSOCIATION	PLAINTIFF	2/08/2019	—
2019-00063	STANTON JODY	DEFENDANT	2/08/2019	—
2019-00063	STANTON RENA A/K/A	DEFENDANT	2/08/2019	—
2019-00063	STANTON RENA L	DEFENDANT	2/08/2019	—
2019-00064	JP MORGAN CHASE BANK ASSOCIATI	PLAINTIFF	2/08/2019	—
2019-00064	MONDAK MICHAEL J	DEFENDANT	2/08/2019	—
2019-00064	CORDELL MONDAK JODY M	DEFENDANT	2/08/2019	—
2019-00064	MONDAK JODY M CORDELL	DEFENDANT	2/08/2019	—

TORT — MOTOR VEHICLE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2019-00066	SELECTIVE INSURANCE COMPANY AS SUBROGEE	PLAINTIFF	2/08/2019	—
2019-00066	SHOOK HAROLD	PLAINTIFF	2/08/2019	—
2019-00066	SHOOK ANITA	PLAINTIFF	2/08/2019	—
2019-00066	GRANADOS HERMAN	DEFENDANT	2/08/2019	—

UPCOMING PBI COURSE OFFERINGS

10726	<i>Clean Slate</i>	3/13/2019	1:00–3:00 PM	1 Substantive, 1 Ethics
10664	<i>LLCs, LLPs, LPs, and GP's In Pennsylvania</i>	3/26/2019	9:00 AM–12:15 PM	3 Substantive
10591	<i>Understanding Social Security Retirement</i>	4/11/2019	9:00 AM–12:15 PM	3 Substantive
10525	<i>Family Law Institute 2019</i>	4/23/2019	8:30 AM–4:00 PM	4.5 Substantive, 1.5 Ethics
		4/24/2019	8:30 AM–11:45 AM	3 Substantive
10516	<i>Legal Issues in an Age of Aging 2019</i>	4/25/2019	8:30 AM–4:00 PM	5 Substantive, 1 Ethics
10695	<i>Equitable Distribution in PA</i>	6/11/2019	9:00 AM–12:15 PM	3 Substantive
10684	<i>Slings, Arrows & Guns - Hunting Regs in Pennsylvania</i>	6/19/2019	12:30 PM–4:45 PM	4 Substantive
10607	<i>How to Handle Small & Insolvent Estates</i>	6/27/2019	9:00 AM–12:15 PM	3 Substantive

Registration for all courses is through PBI. However, please email
Christine McAdams at wcpobono@gmail.com to advise of your attendance
so she will have an accurate head count for each course.

MORTGAGES AND DEEDS

*RECORDED FROM FEBRUARY 18, 2019 TO FEBRUARY 22, 2019
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Burrier Richard J Jr	PNC Bank	Sterling Township	
Burrier Jennifer M	P N C Bank		48,226.81
Caputo J Gregory	Mortgage Electronic Registration Systems Quicken Loans Inc	Paupack Township	152,000.00
Logan Mary Kay	Dime Bank	Dreher Township	2,000,000.00
Ridd Martha	PNC Bank P N C Bank	Berlin Township	60,000.00
Esolen Thomas	Jeff Bank	Scott Township	26,000.00
Stanton David M	Wayne Bank	Honesdale Borough	
Stanton Frederick G			35,000.00
Ganner W Russon	Mortgage Electronic Registration Systems	Bethany Borough	
Christie Harold Dennis	Broker Solutions Inc New American Funding		562,500.00
Ganner W Russon	Federal Housing Commissioner	Bethany Borough	
Christie Harold Dennis			562,500.00
Small Robert D	Mortgage Electronic Registration Systems	Lehigh Township	
Small Lee A	First National Bank Of Pa		275,000.00
Tazz Inc	Dime Bank	Paupack Township	337,000.00
Welwood Studio Gallery LLC	Parker & Parker Consulting Inc	Texas Township 3	
Welwood Studio Gallery L L C			400,000.00
Rockett Yvonne L	Dime Bank	Palmyra Township	48,000.00
Taylor Robert J	Honesdale National Bank	Damascus Township	
Taylor Jessica M			25,000.00
Steckiewicz Andrzej	Wayne Bank	Paupack Township	
Steckiewicz Jolanta			82,560.00
Hill Pamela M	Mortgage Electronic Registration Systems Summit Mortgage Corporation	Honesdale Borough	104,393.00
Delaware Valley Cut Stone	Honesdale National Bank	Preston Township Preston & Buckingham Twps Buckingham Township Buckingham & Preston Twps	2,765,000.00 2,765,000.00
Shursky Companies Inc	Honesdale National Bank	Manchester Township	2,765,000.00
Mannys Bluestone Supply	Honesdale National Bank	Preston Township Preston & Buckingham Twps Buckingham Township Buckingham & Preston Twps	2,765,000.00 2,765,000.00

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

Delaware Valley Cutstone	Honesdale National Bank	Preston Township Preston & Buckingham Twps	400,000.00
		Buckingham Township Buckingham & Preston Twps	400,000.00
Shursky Companies Inc	Honesdale National Bank	Manchester Township	400,000.00
Mannys Bluestone Supply	Honesdale National Bank	Preston Township Preston & Buckingham Twps	400,000.00
		Buckingham Township Buckingham & Preston Twps	400,000.00
Schneller Hedy	NEPA Community Federal Credit Union	Cherry Ridge Township	
Schneller Jeffrey	N E P A Community Federal Credit Union		75,000.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Curtis Lori A	Benner David Alan	Dyberry Township	Lot A
Benner David Alan	Benner David Alan	Dyberry Township	Parcel 1A
ONeill William F Exr	Brown Kevin James	Mount Pleasant Township	
ONeill Daniel Jest			
ONeill William F			
ONeill Sharon			
Dethomas Karen Ind & Tr			
Dethomas Living Trust			
Osborne Richard Lee III	Caputo J Gregory	Paupack Township	
Osborne Karen Ann			Lot 39
Licata Leonard	Licata Robert	Buckingham Township	
Licata Constance			
Evelyn Anita G	Esolen Thomas	Scott Township	
Two Two Zero A White Mills Road LLC	Two Three Eight White Mills Road LLC	Cherry Ridge Township	
Two Two Zero A White Mills Road L L C	Two Three Eight White Mills Road L L C		
Two Two Zero A White Mills Road LLC	Two Two Zero A White Mills Road LLC	Cherry Ridge Township	
Two Two Zero A White Mills Road L L C	Two Two Zero A White Mills Road L L C		
Two Three Eight White Mills Road LLC	Two Three Eight White Mills Road LLC	Cherry Ridge Township	
Two Three Eight White Mills Road L L C	Two Three Eight White Mills Road L L C		
Buehring Erich C	Buehring Erich C	Sterling Township	
Buehring James	Buehring Justine A		
Kunz Christopher	Guy Thomas E	Preston Township	
Elmore Robert D	Vanloan Timothy J	Scott Township	
Elmore Bonnie L			Lot B
Elmore Ricky Daniel	Vanloan Timothy J	Scott Township	Lot C

Williams David T III	Cheng Dennis G	Texas Township 1 & 2	
Williams Tammie AKA	Lyons Tierney	Texas 1 & 2 & Cherry Ridge	
Williams Tammie Diane AKA		Cherry Ridge Township Cherry Ridge & Texas 1 & 2	
Michko Carl A	Derrick Thomas	Clinton Township 1	Parcel 3
Palladino Michael Joseph	Padavano Matthew	Lake Township	
Palladino Anne Elizabeth			Lot 2971
JTL Realty Inc	Margraf Gerald	Dyberry Township	
J T L Realty Inc			
Fannie Mae AKA	Hitchens Charles Joseph	Honesdale Borough	
Federal National Mortgage Association AKA Servicelink LLC Service Link L L C			
Goff Thomas J Jr	Trust Between National Equity Inc & N P	Lehigh Township	
Goff Meghan			Lot 70
Dodge N P Jr Tr	Small Robert D	Lehigh Township	
Delperdang Leslie A Tr	Small Lee A		Lot 70
Trust Between National Equity Inc & N P			
Mecca Sheila	Polcwiartek Zbigniew Polcwiartek Barbara	Salem Township	
Scanlon Andrea C	Mihok Carol A	Salem Township	Lot 150
Yarbrough Joanne	Yarbrough Tammy Marie	South Canaan Township	
Parker & Parker Consulting Inc	Welwood Studio Gallery LLC Welwood Studio Gallery L L C	Texas Township 3	
Allen Anna Exr	Rockett Yvonne L	Palmyra Township	
Kaub William Jr Exr			Lots 14 & 12
Kaub Emory R Est AKA Kaub Emory Robert Est AKA Kaub William Jr Kaub Bob Est AKA			
Berson Marc M	Pitoniak Richard J	South Canaan Township	
Berson Lauren G	Pitoniak Barbara		Lot 8
Brown Carlton H	Brown Living Trust	Palmyra Township	
Brown Betsy A			Lot 35
Smith Guy A	Smith Guy A	Preston Township	
Smith Andrea D			Lot 2
Nationstar Mortgage L L C	Nationstar Hecm Acquisition Trust Two Zero	Waymart Borough	
Nationstar Mortgage LLC	Wilmington Savings Society Tr		Lot 24
Champion Mortgage Company	Nationstar H E C M Acquisition Trust Two		
Nationstar Mortgage L L C	Meyer Cord	Waymart Borough	
Nationstar Mortgage LLC	Pavlovich Jeanie		Lot 24
Nationstar HECM Acquisition Trust Two Zero Nationstar H E C M Acquisition Trust Two Wilmington Savings Fund Society Tr			

Barnklau Richard Charles Est AKA	Barnklau Garrett	Scott Township	
Barnklau Richard Est AKA			
Barnklau Richard C Est AKA			
Barnklau Karl Louis Exr			
Barnklau Richard Charles Est AKA	Barnklau Karl Louis	Scott Township	
Barnklau Richard Est AKA			
Barnklau Richard C Est AKA			
Barnklau Karl Louis Exr			
Devito Diana	Peterson Jason	Lake Township	Lot 1633
Goble Monica R AKA	Hill Pamela M	Honesdale Borough	
Goble Monica S AKA			
Calleja Robert J	Jucaserrano Andres I	Manchester Township	
Calleja Constance	Serrano Andres I Juca		
Calleja Leah J	Rivera Jahaira		
Dinicola Leah J			
Dinicola Anthony Jill			
Calder Robert J			
Calder Carissa C			
Turner Jeffery AKA By Sheriff	Peregrine Property Group	Texas Township 3	
Turner Jeffery J AKA By Sheriff			Lot 5
Dagostinospringer Catherine	Aprea Robert F	Manchester Township	
Springer Catherine Dagostino			
Compass Bank	Pagan Richard J	Damascus Township	
	Hu Kathy Cheng		Lot 2
Vanhorn John H Jr	Schneller Jeffrey	Cherry Ridge Township	
Vanhorn Susan K	Schneller Hedy		



COURT CALENDAR

March 4, 2019–March 8, 2019

Monday, March 04, 2019

Time 9:00 AM
Subject Arbitrations
Location Nick/Rich (Nick-ONLY) Burlein, Farrell
 392-2018-CV Discover Bank v. Lanham Cawley/Weston
 411-2018-CV Midland funding v. Brodhead Santucci/Pro Se
 416-2018-CV Midland Funding v. Christenson Santucci/Pro Se
 420-2018-CV Discover v. Nguyen Cawley/Campbell

Time 9:00 AM
Subject Status Conferences
 9:00 594-2017-CV Estate of Hand v. Anasiewicz Treat/McGovern
 9:15 350-2017-CV Blendermann v. Village Automotive & Drongoski
 Clause/Wilson
 9:30 567-2018-CV Appeal of Clause (Tax assessment appeal)
 Clause/Krause
 9:45 571-2018-CV Appeal of CBR Enterprises, LTD (Tax assessment)
 Clause/Krause
 10:00 585-2018-CV Corpuel v. Wayne County Tax assessment
 Schirato/Krause
 10:15 558-2018-CV Pocono Lakeview v. Wayne county Assessment
 Henry/Krause
 10:30 586-2018-CV Hamlin Hights v. Wayne county Board of assessment
 Bugaj/Krause
 11:00 576, 577,578,579,580 &581-2018-CV Indian Orchard Holdings v.
 Wayne County Board of Assessment Bugaj/Krause
 11:30 557-2018-CV Wakely v. Wayne County Assessment Pro Se/Krause
 11:45 556-2018-CV Mecca v. Wc. Board of Assessment Martin/Krause

Time 9:00 AM
Subject Smokin' Joe's Tobacco shop v. Pennsylvania Liquor Control Board 570-
 2018-CV
 Petition for appeal from decision of PA. Liquor control board denying
 application for extension of restaurant liquor license
 Zeller/

Tuesday, March 05, 2019

Time 9:00 AM
Subject Motions Court

Time 9:30 AM
Subject Mortgage Foreclosure
 332-2017-CV Bank of America v. Papapietro Wesner/Bresset

COURT CALENDAR

March 4, 2019–March 8, 2019

Time 10:00 AM
Subject Commonwealth v. Naira Kasparian 39-2018-SA
 Summary Appeal Hearing
 DA/Pro Se

Time 10:30 AM
Subject Derrick v. Derrick 392-2017-DR
 Defendant's Exceptions to Masters report
 Farrell/Campbell

Time 11:00 AM
Subject Non Supports

Time 1:00 PM
Subject Austin v. Vanallen 656-2018-DR; Little-Ramos v Deming 9-2019-DR
 Custody Hearing

Time 1:00 PM
Subject Dependency Court
 1:00 D.R.; J.O; A.O.; H.R. 8,9,10&21-2018-DP (Perm Review-Judge)
 Wilson/Collins/Ellis/Campbell
 2:00 C.H. 44-2014-DP (Permanency Review-Master) Rechner/Anderson
 2:30 M.H. 16-2018-DP (Perm Review-Master) Ellis/Anderson/Wilson
 3:00 D.R. 5-2017-DP (Perm Review-Master)
 M.Farley/Henry/Wilson/Burlein
 3:30 A.E. 3-2016-DP (Perm Review-Master) Wilson/Collins

Wednesday, March 06, 2019

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

Time 9:30 AM
Subject Porcaro v. Breidenstein 124-2007-DR
 Demand Support
 J.Martin

Time 10:00 AM
Subject Return Day
 1. PORTFOLIO RECOVERY ASSOCIATES, LLC
 VS
 DARLENE A. DANIELS
 NO. 587-CIVIL-2018 Polas / McGraw
 Def.'s Preliminary Objections to Pl.'s Complaint

COURT CALENDAR

March 4, 2019–March 8, 2019

2. THOMAS R. REGENSKI
VS
PNC INVESTMENTS, LLC d/b/a
PNC INVESTMENTS
NO. 685-CIVIL-2015 Jones / Roberto
Def.'s Preliminary Objections to Pl.'s Second Amended Complaint

3. AUGELLO EXCAVATING, INC.
VS
ELLEN KORB
NO. 599-CIVIL-2018 Wilson / Bresset
Preliminary Objections

4. TUSCARORA WAYNE INSURANCE COMPANY
VS
ESTATE OF WILLIAM K. ROWEN, et al.
NO. 592-CIVIL-2018 Clary / Cherundolo / Howell / Ryzewski
Preliminary Objections of the Defendants

5. NICHOLAS BAKKER
SHAWNEE BAKKER
VS
MEGHAN McKEE BAKKER
CESAR FRANCIS
JAHDON ERVIN
NO. 607-2018 DR Devita / Mastri / Bakker / Francis / Ervin
Def. Nicholas Bakker's Preliminary Objections to the Pl.'s' Complaint

Time	11:00 AM
Subject	Powell v. Powell 210-2018-DR Demand Support Bugaj/Campbell

Time	11:30 AM
Subject	Drug Court Team Meeting PJ-Drug Court

Time	12:30 PM
Subject	Drug Court

Time	2:00 PM
Subject	Haney v. Young & Kresge 167-2014-DR & 253-2016-DR Defendant Kristie Young's Exceptions to Masters Report Bugaj/Ellis/Pro Se

COURT CALENDAR

March 4, 2019–March 8, 2019

Time 2:30 PM
Subject In re: C.C. 30-2018-JV
Disposition/Delinquency
DA/Ellis

Thursday, March 07, 2019

Time 9:00 AM
Subject Motions Court

Time 9:30 AM
Subject Commonwealth Matters
Sentencing
316 & 317-2018-CR Crocker, Amanda Farrell Moved to PM
344-2018-CR Hamm, Cody B. Campbell
407-2018-CR Batykefer, Scott Miller Lipson
286-2018-CR Danishchewski, Adam M. Ellis
453-2018-CR Hugh, Mark Richard Henry
405-2018-CR Perry, John Joseph Ellis
427-2018-CR Smith, Frank Robert Henry
430-2018-CR Gavin, Dillion Patrick Henry
404-2018-CR Odolski, Victoria Claire Gaul Interpreter

Time 10:30 AM
Subject Lamberton v Harris 148-2018-cv; 588-2017-cv
Rule-extend deadlines
Simon/McKenzie/Laughlin/Janc

Time 11:00 AM
Subject In Re J.F. 25-2017-JV
Dispo Review
DA/Ellis

Time 11:30 AM
Subject In Re: J.N. 16-2019-OCD
Petition for Appointment of Guardian of the person and estate
Wilson/Brown

Time 1:00 PM
Subject Commonwealth Matters
Sentencing
316 & 317-2018-CR Crocker, Amanda Farrell

COURT CALENDAR

March 4, 2019 – March 8, 2019

Time 2:00 PM
Subject Commonwealth v. Jack Gregory Monte 40-2018-SA
Summary Appeal
DA/Pro Se

Time 2:30 PM
Subject Plea Offers
108-2018-CR Russell, Troy Christopher Zimmerman
280-2018-CR Kemery, Daniel S Thompson
330-2017-CR DiDonna, Louis A. Burlein
354-2018-CR Lowe, Brandon E. Burlein
57-2018-CR Mordenti, Michael Edward Ellis



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CUSTODY CALENDAR

March 4, 2019–March 8, 2019

Thursday, March 07, 2019

Time 9:00 AM - 4:30 PM
Subject Schellberg v. Schellberg 529-2015-DR
Custody Hearing
Bugaj/Campbell

Friday, March 08, 2019

Time 9:15 AM
Subject Greiner v. St. Louis & Greiner v. Greiner & Maloney 250-2015-DR & 304-2017-DR
Custody Hearing (Schloesser)
Brown/Howell/Bugaj

Time 1:15 PM
Subject Defazio- Pritchard v. Pritchard 470-2016-DR
Divorce Conferece (Wilson)
Zimmer/Bugaj

Time 2:15 PM
Subject Donegan v. Babcock 55-2019-DR
Custody Conference (Schloesser)

Time 3:15 PM
Subject Dennis v. Dunbar Jr. 260-2013-DR
Custody Conference (Wilson)
Pro Se/Pro Se

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