

OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 6 ★ OCTOBER 14, 2016 ★ Honesdale, PA ★ No. 32



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Court of Common Pleas 22nd Judicial District:

The Hon. Raymond L. Hamill
President Judge

The Hon. Robert J. Conway
Senior 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.

The Official Legal Publication of Wayne County, Pennsylvania



Legal Journal of Wayne County

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Cover illustration by Kathleen Howell, an award-winning Pennsylvania artist. Her renderings of the “Pennsylvania County Courthouse Series” are on display at the Pennsylvania Judicial Center in Harrisburg, Pennsylvania.

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	\$50
Mailed & Emailed	\$125

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

WAYNE COUNTY OFFICIALS

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Robert J. Conway, *Senior Judge*

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Edward Howell

Auditors

Carla Komar
Judy O’Connell
Kathleen A. Schloesser

Jury Commissioners

Judith M. Romich
Patricia Biondo

CRIMINAL CASES

October 6, 2016 — The following cases were addressed by the Honorable Raymond L. Hamill, President Judge, Wayne County.

JOHN AUSTIN, age 56 of Honesdale, PA, was sentenced to the Wayne County Correctional Facility for a period of not less than 3 months nor more than 6 months for one count of DUI, an ungraded Misdemeanor and one count of Driving While Operating Privilege Suspended or Revoked, a Summary offense. He was also ordered to pay the cost of prosecution, pay a fine in the amount of \$500.00, participate in and cooperate with the drug and alcohol addiction treatment, and complete the Alcohol Highway Safety Program. His BAC was .237%. The incident occurred on April 14, 2016 in Honesdale Borough, PA.

PHILLIP M. CULOTTA, age 18 of Lake Ariel, PA was placed on the Accelerated Rehabilitative Disposition Program for a period of 6 months related to Possession of Small Amount of Marijuana. He was also ordered to pay all Court costs and perform 40 hours of community service. The incident occurred on May 30, 2016, in Salem Township, PA.

CHARLES MERRILL, age 34 of Telford, PA was placed on the Accelerated Rehabilitative Disposition Program for a period of 6 months related to Boating Under Influence of Alcohol. He was also order to pay all Court costs and perform 40 hours of community service. His BAC was .087%, and the incident occurred in Lake Township, PA.

MARK MOSKIYENKO, age 18 of South Hampton, PA was placed on the Accelerated Rehabilitative Disposition Program for a period of 6 months related to Possession of Drug Paraphernalia. He was also ordered to pay all Court costs and perform 40 hours of community service. The incident occurred on May 28, 2016, in Salem Township, PA.

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 DOROTHY A. THOMPSON a/k/a DOROTHY THOMPSON late of Lake Ariel Township, Wayne County, Pennsylvania, who died July 14, 2016 to Michael Sullivan. All persons having claims against the estate are requested to make known the same to the executor, c/o Peter J. Fagan, Esquire, P O Box 904, Conyngham, Pennsylvania.

10/14/2016 • 10/21/2016 • 10/28/2016

ESTATE NOTICE

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the estate of M. Catherine Schenk aka Catherine Schenk late of the Borough of Honesdale, Wayne County, PA. Date of death September 12, 2016. 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 Barbara K. Becker, Executrix, in care of Matthew L. Meagher, Esquire, 1018 Church Street, Honesdale, PA 18431.

10/14/2016 • 10/21/2016 • 10/28/2016

EXECUTRIX NOTICE

Estate of Barbara M. Ahrens AKA Barbara Ahrens
Late of Honesdale Borough
EXECUTRIX
Jean M. Calabrese
164 Overbrook Run
Milford, PA 18337
ATTORNEY
Nicholas A. Barna
831 Court Street
Honesdale, PA 18431

10/14/2016 • 10/21/2016 • 10/28/2016

ESTATE NOTICE

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the estate of Grace Ann VanSickle late of Honesdale Borough. Date of death September 12, 2016. 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 Executors, Richard L. VanSickle, in care of

Matthew L. Meagher, Esquire,
1018 Church Street, Honesdale, PA
18431.

10/7/2016 • 10/14/2016 • 10/21/2016

ESTATE NOTICE

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the estate of Kathleen A. Williams late of Lake Township. Date of death June 29, 2016. 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 Co-Executors, Mary Kay Connell and Richard Williams, in care of Matthew L. Meagher, Esquire, 1018 Church Street, Honesdale, PA 18431.

10/7/2016 • 10/14/2016 • 10/21/2016

ADMINISTRATOR NOTICE

Estate of Joseph A. Amplo AKA Joseph Anthony Amplo
Late of Honesdale Borough
ADMINISTRATOR
Anthony Nelson Amplo
241 Irving Street
Honesdale, PA 18431
ATTORNEY
John F. Spall
2573 Route 6
Hawley, PA 18428

10/7/2016 • 10/14/2016 • 10/21/2016

EXECUTRIX NOTICE

Estate of Martin L. Cox AKA
Martin Luther Cox

EXECUTRIX
Margaret A. Cox
832 Church St.
Hawley, PA 18428
ATTORNEY
John F. Spall
2573 Route 6
Hawley, PA 18428

10/7/2016 • 10/14/2016 • 10/21/2016

ADMINISTRATOR NOTICE

Estate of Patricia T. Coyle AKA Pat Coyle
Late of Paupack Township
ADMINISTRATOR
Thomas Coyle
6314 White Cedar Ct.
Eldersburg, MD 21784

10/7/2016 • 10/14/2016 • 10/21/2016

ESTATE NOTICE

Notice is hereby given, that Letters Testamentary have been granted to Julie Pacheco, Executrix of the Estate of Diane C. Johnson, late of Mount Pleasant, Wayne County, Pennsylvania who died on September 10, 2016. All persons indebted to said Estate are required to make payment and those having claims or demands to present the same without delay to the Executrix, Julie Pacheco c/o Mark R Zimmer, Esquire, 1133 Main Street, Honesdale, PA 18431.

9/30/2016 • 10/7/2016 • 10/14/2016

ADMINISTRATRIX NOTICE

Estate of Christopher R. Taylor
AKA Christopher Robert Taylor
Late of Waymart Borough

ADMINISTRATRIX

Valerie Taylor

12 Brookside Rd.

Waymart, PA 18472

ATTORNEY

Danielle M. Ross/Needle Law, P.C.

240 Penn Ave.

Scranton, PA 18503

9/30/2016 • 10/7/2016 • 10/14/2016

EXECUTRIX NOTICE

Estate of Marjorie V. Sanford

Late of Scott Township

EXECUTRIX

Virginia Haugen

1296 Scott Center Road

Susquehanna, PA 18847

EXECUTRIX

Dorothy Shoemaker

Lot #279, 9790 66th St., North

Pinellas Park, FL 33782

ATTORNEY

Rachael Thomas, Esq.

1220 Main Street, P.O. Box 244

Susquehanna, PA 18847

9/30/2016 • 10/7/2016 • 10/14/2016

OTHER NOTICES

**NOTICE OF ACTION IN
MORTGAGE FORECLOSURE
IN THE COURT OF COMMON
PLEAS OF WAYNE COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW**

COURT OF COMMON PLEAS

CIVIL DIVISION

WAYNE COUNTY

No. 446-CIVIL-2016

WELLS FARGO BANK, N.A.

Plaintiff

vs.

JULIA BURGER, in her capacity

as Heir of WALTER R. PLAIN

A/K/A DICK PLAIN, Deceased

JENNIFER L. MOTICHKA, in her

capacity as Heir of WALTER R.

PLAIN A/K/A DICK PLAIN,

Deceased

UNKNOWN HEIRS,

SUCCESSORS, ASSIGNS, AND

ALL PERSONS, FIRMS, OR

ASSOCIATIONS CLAIMING

RIGHT, TITLE OR INTEREST

FROM OR UNDER WALTER R.

PLAIN A/K/A DICK PLAIN,

DECEASED

Defendants

NOTICE

To UNKNOWN HEIRS,

SUCCESSORS, ASSIGNS, AND

ALL PERSONS, FIRMS, OR

ASSOCIATIONS CLAIMING

RIGHT, TITLE OR INTEREST

FROM OR UNDER WALTER R.

PLAIN A/K/A DICK PLAIN,

DECEASED

You are hereby notified that on

September 7, 2016, Plaintiff,

WELLS FARGO BANK, N.A.,

filed a Mortgage Foreclosure

Complaint endorsed with a Notice

to Defend, against you in the Court

of Common Pleas of WAYNE

County Pennsylvania, docketed to

No. 446-CIVIL-2016. Wherein

Plaintiff seeks to foreclose on the

mortgage secured on your property

located at 172 WOODLYN LANE

NORTH, HONESDALE, PA

18431-7692 whereupon your

property would be sold by the Sheriff of WAYNE County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Notice to Defend:
North Penn Legal Services
Wayne County Courthouse
Honesdale, PA 18431
Telephone (877) 515-7465

10/14/2016

**NOTICE OF ACTION IN
MORTGAGE FORECLOSURE
IN THE COURT OF COMMON
PLEAS OF WAYNE COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW**

COURT OF COMMON PLEAS
CIVIL DIVISION
WAYNE COUNTY

No. 294-CIVIL-2016

WELLS FARGO BANK, N.A.
Plaintiff

vs.

UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS, AND
ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST
FROM OR UNDER ROBERT W.
GARDEPE, DECEASED

Defendant

NOTICE

To UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS, AND
ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST
FROM OR UNDER ROBERT W.
GARDEPE, DECEASED

You are hereby notified that on June 7, 2016, Plaintiff, WELLS FARGO BANK, N.A., filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of WAYNE County Pennsylvania, docketed to No. 294-CIVIL-2016. Wherein Plaintiff

seeks to foreclose on the mortgage secured on your property located at 545 CHIPMUNK TRAIL, HAWLEY, PA 18428 whereupon your property would be sold by the Sheriff of WAYNE County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Notice to Defend:
North Penn Legal Services

Wayne County Courthouse
Honesdale, PA 18431
Telephone (877) 515-7465

10/14/2016

NOTICE

Notice is hereby given that Articles of Incorporation were filed with the Department of State on September 15, 2016 for a nonprofit corporation known as

Hamlin Elementary
Condominium Association

pursuant to the provisions of the Nonprofit Corporation Law of 1988.

The purposes for which the Association is formed include the preservation and aesthetic control of the development known as Hamlin Elementary (“Development”), to provide for the maintenance of certain facilities within the Development and to promote the health, safety and welfare of the residents of the Development.

Nikolaus & Hohenadel, LLP
Attorneys
By: Wanda S. Whare, Esquire

10/14/2016

NOTICE

TAKE NOTICE THAT THE FOLLOWING ACCOUNT HAS BEEN FILED WITH THE COURT OF COMMON PLEAS OF

WAYNE COUNTY AND WILL BE PRESENTED FOR CONFIRMATION ON NOVEMBER 3, 2016 AT 9:00 A.M. IN COURT ROOM #2, WAYNE COUNTY COURTHOUSE, HONESDALE, PA. FIRST AND FINAL ACCOUNT OF JAMES N. CLYMER, ADMINISTRATOR FOR THE ESTATE OF LEONARD G. BURGESS, DECEASED, NO. 97 O.C.D. 2016.

10/7/2016 • 10/14/2016

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
NOVEMBER 9, 2016**

By virtue of a writ of Execution instituted 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 9th day of November, 2016 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 Damascus, County of Wayne and State of Pennsylvania, bounded and

described as follows:

BEGINNING at a point in the centerline of Pennsylvania Route No. 371 said point being the southeasternmost corner of lands now or formerly of the Damascus Township Supervisors and the Southwesterly corner of the premises herein conveyed; thence along lands of the Damascus Township Supervisors and lands of Ed Terrell North 22 degrees 38 minutes 40 seconds West 211.02 feet to an iron pipe in line of lands of aforesaid Terrell; thence along said lands of Terrell and lands of Methodist Church Parsonage generally following a wire fence - North 69 degrees 06 minutes 20 seconds East 391.40 feet to an iron pipe in line of lands of the Methodist Church Parsonage; thence along lands South 24 degrees 08 minutes 40 seconds East 235.90 feet to a pk. nail in the centerline of the aforesaid Pennsylvania Route 371; thence along the centerline of the aforesaid PA Route 371, South 72 degrees 38 minutes 20 seconds West 399.09 feet to the point or place of BEGINNING. CONTAINING 2.02 acres be the same more or less.

The premises herein conveyed were surveyed on November 14, 1974, by M.R. Zimmer and Associates.

SUBJECT to right-of-way for public highway purposes of so much of PA Route 371 as is contained within the above

described premises.

UNDER AND SUBJECT to an electric power line easement as the same is depicted on the aforesaid survey made on November 14, 1974.

ALSO GRANTING AND CONVEYING to the Grantee, its successors and assigns, all of the Grantor's right, title and interest in an oil and gas lease between Bradley W. Layton, a/k/a Bradley William Layton and Chesapeake Appalachia, L.L.C., as described and referred to in Memorandum of Oil and Gas Lease, dated November 17, 2007, and recorded in Wayne County Record Book 3491 page 298 and Paid-Up Oil & Gas Lease, dated November 17, 2007, and recorded in Wayne County Record Book 4163 at Page 180, as assigned to Statoilhydro USA Onshore Properties, Inc. by Assignment and Conveyance, recorded in Wayne County Record Book 3694 at Page 69, insofar as the oil and gas lease pertains to the property herein described, with the exception that the Grantors shall retain all previously paid bonus/lease monies.

SUBJECT TO the aforesaid oil and gas lease and assignment, as set forth above.

THE ABOVE premises are designated as parcel number 07-207-46 on the tax maps of Manchester Township, Wayne County, Pennsylvania.

BEING the same premises which Bradley W. Layton, M.D. and JoAnn Layton, his wife, granted and conveyed to Boidy's LLC by virtue of the deed dated September 5, 2013 and recorded in the Office of the Recorder of Deeds of Wayne County, Pennsylvania, in Record Book 4615, Page 297.

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 MAP NO.: #07-0-0207-0046.-

Seized and taken in execution as property of:
Boidys, LLC 209 Boyds Mill Road
BEACH LAKE PA 18405
ADDRESS BEING: 1713
Cochecton Turnpike, Damascus,
PA 18415
Michael Decker 209
Boyds Mill Road BEACH LAKE
PA 18405
Caryn L. Decker 209 Boyds Mill
Road BEACH LAKE PA 18405

Execution No. 611-Civil-2015
Amount Due: \$148,886.50 Plus
additional costs

August 9, 2016
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.

David M. Gregory, Esq.

10/14/2016 • 10/21/2016 • 10/28/2016

CIVIL ACTIONS FILED

*FROM SEPTEMBER 17, 2016 TO SEPTEMBER 23, 2016
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2005-20695	SAVASTANO FRANK J	9/20/2016	SATISFACTION	—
2005-20695	SAVASTANO LAURA A	9/20/2016	SATISFACTION	—
2009-20979	FOWLER STEPHEN M	9/22/2016	SATISFACTION	—
2009-20979	FOWLER SANDRA A	9/22/2016	SATISFACTION	—
2009-21012	TODARO ANTHONY	9/23/2016	SATISFACTION	—
2009-21607	RUST JOSEPH B	9/22/2016	SATISFACTION	—
2010-20869	GREGORY RICHARD	9/19/2016	SATISFACTION	5,355.66
2010-20869	GREGORY HELGA	9/19/2016	SATISFACTION	5,355.66
2011-20589	MORGAN WILLIAM T	9/19/2016	SATISFACTION	—
2011-20589	MORGAN WILLIAM T	9/23/2016	SATISFACTION	—
2011-20660	AVANS WAYNE L	9/20/2016	WRIT OF EXECUTION	3,776.26
2011-20660	AVANS HELEN L	9/20/2016	WRIT OF EXECUTION	3,776.26
2011-21509	SMITH JOSHUA A	9/23/2016	SATISFACTION	—
2012-20076	MCDONNELL KATHLEEN	9/19/2016	SATISFACTION	—
2013-20103	JONES ARTHUR	9/23/2016	SATISFACTION	2,610.54
2013-20103	JONES ELIZABETH	9/23/2016	SATISFACTION	2,610.54
2013-20358	BRENNEN WILLIAM C	9/22/2016	SATISFACTION	—
2013-20358	BRENNEN PATRICIA	9/22/2016	SATISFACTION	—
2014-00350	MAZZARIELLO JOSEPH J JR	9/23/2016	VACATE JUDGMENT	—
2014-00350	MAZZARIELLO CHRISTINE K	9/23/2016	VACATE JUDGMENT	—
2014-21241	PUNT EDWARD	9/20/2016	WRIT OF EXECUTION	4,830.00
2014-21346	SIMON PATRICK	9/19/2016	SATISFACTION	—
2014-21346	SIMON JENNIFER	9/19/2016	SATISFACTION	—
2015-20485	LINES JASON	9/19/2016	SATISFACTION	—
2016-00217	SCHEURER TERENCE CHRISTIAN ADMINISTRATOR	9/19/2016	DEFAULT JUDGMENT	—
2016-00217	REYNOLDS EDWARD RESTATE A/K/A	9/19/2016	DEFAULT JUDGMENT	—
2016-00217	REYNOLDS EDWARD· R JR ESTATE	9/19/2016	DEFAULT JUDGMENT	—
2016-00264	LAIRD KARLIE	9/23/2016	DEFAULT JUDGMENT	4,454.84
2016-20123	DESAI HARSHIDA	9/19/2016	SATISFACTION	—
2016-20123	DESAI HARSHIDA	9/23/2016	SATISFACTION	—
2016-20358	COTTER EILEEN	9/19/2016	SATISFACTION	—
2016-20358	MOLLOY CONAL	9/19/2016	SATISFACTION	—
2016-20358	COTTER EILEEN	9/23/2016	SATISFACTION	—
2016-20358	MOLLOY CONAL	9/23/2016	SATISFACTION	—
2016-20387	PENNINGTON ARTHUR J JR	9/19/2016	SATISFACTION	—
2016-20387	PENNINGTON AGNES M	9/19/2016	SATISFACTION	—
2016-20387	PENNINGTON ARTHUR J JR	9/23/2016	SATISFACTION	—
2016-20387	PENNINGTON AGNES M	9/23/2016	SATISFACTION	—
2016-20478	REPKIE SANDRA L	9/19/2016	REIS/WRITSCIREFACIAS	—

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

2016-20498	OFARRELL PATRICIA A TOPKA	9/19/2016	DEFAULT JUDGMENT	8,281.63
2016-20498	TOPKA PATRICIA A OFARRELL	9/19/2016	DEFAULT JUDGMENT	8,281.63
2016-20589	HOTEL WAYNE INC	9/22/2016	SATISFACTION	—
2016-20698	MARTOS LUIS	9/23/2016	SATISFACTION	—
2016-20712	SULLIVAN JOHN L IND AND AS SECRETARY OF	9/22/2016	SATISFACTION	—
2016-20712	VOICENET COMMUNICATIONS INC	9/22/2016	SATISFACTION	—
2016-20740	SMITH DAVID P	9/19/2016	SATISFACTION	35,372.51
2016-20740	SMITH ELISE	9/19/2016	SATISFACTION	35,372.51
2016-20830	DONALD JAMES I JR	9/19/2016	JUDGMENT	1,866.50
2016-20831	PORTH PETER JOHN	9/19/2016	JUDGMENT	9,096.00
2016-20832	STARNES ASHLEY	9/19/2016	JP TRANSCRIPT	1,529.18
2016-20833	SPOKER JEFFREY	9/19/2016	JP TRANSCRIPT	5,003.59
2016-20834	TRABALKA DEBRA	9/19/2016	JP TRANSCRIPT	9,021.05
2016-20835	AMERICAN PAINTERS LLC	9/20/2016	FEDERAL TAX LIEN	11,988.50
2016-20836	CINEMA ARTS INC A CORPORATION	9/20/2016	FEDERAL TAX LIEN	17,788.69
2016-20837	MORRISSEY BRIDGET J	9/21/2016	JP TRANSCRIPT	941.15
2016-20838	MATOUSHEK MELISSA	9/22/2016	TAX LIEN	2,053.43
2016-20839	LEWIS GEORGE WIII	9/22/2016	TAX LIEN	586.64
2016-20839	ROWE KELLY J	9/22/2016	TAX LIEN	586.64
2016-20840	HUBBARD DAVID C	9/22/2016	TAX LIEN	353.76
2016-20840	HUBBARD LINDA C	9/22/2016	TAX LIEN	353.76
2016-20841	DEVEAO STEVEN PAUL	9/23/2016	JUDGMENT	1,285.00
2016-20842	CASTELLANO CHRISTOPHER MICHAEL	9/23/2016	JUDGMENT	3,877.32
2016-20843	HENSON CHARLES ALBERT 3RD	9/23/2016	JUDGMENT	8,402.86
2016-20844	MEYERS JOSEPH C	9/23/2016	JUDGMENT	1,300.50
2016-20845	GARDNER MICHAEL JOHN	9/23/2016	JUDGMENT	6,264.00
2016-20846	GARDNER MICHAEL JOHN	9/23/2016	JUDGMENT	2,469.00
2016-20847	MAURIZIO ANTHONY ROBERT	9/23/2016	JUDGMENT	2,572.00
2016-20848	CAPPONI TARA LYNN	9/23/2016	JUDGMENT	1,306.00
2016-40057	HONESDALE SHOPPING PLAZA OWNER P	9/20/2016	RELEASE OF LIEN	—
2016-40057	RAYMOND & SON INC CONTRACTOR	9/20/2016	RELEASE OF LIEN	—

CONTRACT — BUYER PLAINTIFF

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00463	TERRANELLA DANIELLE	PLAINTIFF	9/20/2016	—
2016-00463	FORD MOTOR COMPANY	DEFENDANT	9/20/2016	—

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00471	DISCOVER BANK	PLAINTIFF	9/23/2016	—
2016-00471	DUNN TRACY	DEFENDANT	9/23/2016	—

CONTRACT — DEBT COLLECTION: OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00465	DIRLAM BROTHERS LUMBER CO INC	PLAINTIFF	9/22/2016	—
2016-00465	WALLINGFORD CHRISTOPHER B D/B/A	DEFENDANT	9/22/2016	—
2016-00465	WALLINGFORD BUILDERS	DEFENDANT	9/22/2016	—
2016-00468	FIRST NATIONAL BANK OF PENNSYLV SUCCESSOR IN INTEREST TO	PLAINTIFF	9/22/2016	—
2016-00468	METRO BANK SUCCESSOR IN INTEREST TO	PLAINTIFF	9/22/2016	—
2016-00468	COMMERCE BANK HARRISBURG NA	PLAINTIFF	9/22/2016	—
2016-00468	SALKO DONNA M	DEFENDANT	9/22/2016	—
2016-00469	FIRST NATIONAL BANK OF PENNSYLV SUCCESSOR IN INTEREST TO	PLAINTIFF	9/22/2016	—
2016-00469	METRO BANK SUCCESSOR IN INTEREST TO	PLAINTIFF	9/22/2016	—
2016-00469	COMMERCE BANK HARRISBURG NA	PLAINTIFF	9/22/2016	—
2016-00469	SALKO DONNA M	DEFENDANT	9/22/2016	—
2016-00470	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	9/23/2016	—
2016-00470	STREZENEC JOHN	DEFENDANT	9/23/2016	—

CONTRACT — OTHER

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00464	ACKER CHARLES	PLAINTIFF	9/21/2016	—
2016-00464	ACKER KATHLEEN	PLAINTIFF	9/21/2016	—
2016-00464	OHIO CASUALTY A/K/A	DEFENDANT	9/21/2016	—
2016-00464	OHIO CASUALTY INSURANCE CO A/K/A	DEFENDANT	9/21/2016	—
2016-00464	WEST AMERICAN INSURANCE CO A/K/A	DEFENDANT	9/21/2016	—
2016-00464	SAFE CO INSURANCE A/K/A	DEFENDANT	9/21/2016	—
2016-00464	LIBERTY MUTUAL GROUP	DEFENDANT	9/21/2016	—

REAL PROPERTY — MORTGAGE FORECLOSURE COMMERCIAL

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00467	FIRST NATIONAL BANK OF PENNSYLV SUCCESSOR IN INTEREST TO	PLAINTIFF	9/22/2016	—
2016-00467	METRO BANK SUCCESSOR IN INTEREST TO	PLAINTIFF	9/22/2016	—
2016-00467	COMMERCE BANK HARRISBURG NA	PLAINTIFF	9/22/2016	—
2016-00467	SALKO GREGORY J DECEASED	DEFENDANT	9/22/2016	—
2016-00467	SALKO DONNA M	DEFENDANT	9/22/2016	—
2016-00467	MALLARD MEADOWS RESIDENTIAL CT	DEFENDANT	9/22/2016	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00466	OCWEN LOAN SERVICING LLC	PLAINTIFF	9/22/2016	—
2016-00466	PINNOCK ALICE Y	DEFENDANT	9/22/2016	—
2016-00472	LSF9 MASTER PARTICIPATION TRUS	PLAINTIFF	9/23/2016	—
2016-00472	DOYLE MATTHEW P	DEFENDANT	9/23/2016	—
2016-00472	DOYLE JULIE A	DEFENDANT	9/23/2016	—

UPSET SALE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00462	UPSET SALE	PETITIONER	9/19/2016	—
2016-00462	WAYNE COUNTY TAX CLAIM BUREAU	PETITIONER	9/19/2016	—



MORTGAGES AND DEEDS

*RECORDED FROM OCTOBER 3, 2016 TO OCTOBER 7, 2016
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Curtis Ronald S	Honesdale National Bank	Clinton Township	
Curtis Janet L		Clinton & Mount Pleasant Twps	38,000.00
Curtis Janet L Tr		Mount Pleasant Township	
Curtis Tyler By Tr		Mount Pleasant & Clinton Twps	38,000.00
Geuther Dale R			
Wise Timothy D	Mortgage Electronic Registration Systems	Lake Township	
Wise Anita H			233,010.00
Juresich Holdings Inc	Wayne Bank	Honesdale Borough	40,000.00
Marchington William E III	Honesdale National Bank	Lake Township	
Marchington Leona			240,000.00
Denaia Alfredo Jon	Mortgage Electronic Registration Systems	Salem Township	
Cristo Silvia			73,300.00
Kosinski Gina M	Mortgage Electronic Registration Systems	Lake Township	
Kosinski Jonathan S			106,000.00
Place Dale A	Vargas William	Canaan Township	
Place Christina B			60,000.00
Marvy Enterprises	Honesdale National Bank	Honesdale Borough	100,000.00
Zwirmann Ralph F	Mortgage Electronic Registration Systems	Salem Township	
Zwirmann Dona M			75,000.00
Moyle Craig S	Wayne Bank	Clinton Township	
Moyle Kathryn P			135,000.00
Nelkam Barry L	Mortgage Electronic Registration Systems	Paupack Township	
Neikam Joann M			130,500.00
Share Richard D Jr	Mortgage Electronic Registration Systems	Paupack Township	
Share Christina			118,710.00
Smith Lewis G	Fidelity Deposit & Discount Bank	Clinton Township	
Smith Kimberly A			200,000.00
Meagher Timothy R	Honesdale National Bank	Honesdale Borough	
Meagher Heather L			105,000.00
Kellam Michael	Dime Bank	Damascus Township	
Kellam Maureen			20,000.00
Fitzgerald John J	Mortgage Electronic Registration Systems	Damascus Township	
Fitzgerald Mary E			415,500.00

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

Fitzgerald John J	Housing & Urban Development	Damascus Township	
Fitzgerald Mary E			415,500.00
Leibensperger Jeffrey James	People First Federal Credit Union	Salem Township	
Leibensperger Stacey			112,000.00
Rizzi Michael	Wayne Bank	Hawley Borough	110,000.00
Segal Alan Jules	Mortgage Electronic Registration Systems	Hawley Borough	
Rohrbach Joan Ann			115,500.00
Lather Philip L	Honesdale National Bank	Honesdale Borough	28,000.00
Gluten Free Food Group	Dime Bank	Salem Township	1,918,800.00
Trygar Daniel D	Dime Bank	Salem Township	
Trygar Jane K			1,918,800.00
Gluten Free Food Group	Dime Bank	Salem Township	700,000.00
Trygar Daniel D	Dime Bank	Salem Township	
Trygar Jane K			700,000.00
D H D Real Estate L L C	Q N B Bank	Paupack Township	100,000.00
Walsh Robert S	Wells Fargo Bank	Paupack Township	500,000.00
D J B Property Inc	Wayne Bank	Honesdale Borough	100,000.00
D J B Property Inc	Wayne Bank	Honesdale Borough	10,000.00
Cottone Robert A Sr	Mortgage Electronic Registration Systems	Salem Township	
Cottone Susan K			130,000.00
Woehrl Walter	F Ncb Bank	Salem Township	
Woehrl Diane			59,715.93
Rainey James P	Net Federal Credit Union	Lehigh Township	
Rainey Carole Heier Heierrainey Carole			50,000.00
Govern Patricia L	Mortgage Electronic Registration Systems	Mount Pleasant Township	
Govern Ryan			417,000.00
Vecchione Louis	Mortgage Electronic Registration Systems	Paupack Township	71,100.00
Holder John J Jr	Mortgage Electronic Registration Systems	Sterling Township	
Holder Beatrice M			113,843.00
Logue Thomas Tr	Mortgage Electronic Registration Systems	Lake Township	
Logue Margaret Tr Logue Living Trust			139,600.00
Swanick James Walter IV	Dime Bank	Palmyra Township	
Morgan Jaime Lee			121,125.00
Behler Gary	Mortgage Electronic Registration Systems	Paupack Township	
Behler Karen			103,200.00
Famularo Michael D	Wells Fargo Bank	Lehigh Township	
Famularo Denise M			61,000.00
Mark Benjamin S	Navy Federal Credit Union	Paupack Township	
Mark Katharine			195,000.00

Thaxton John Andrew	Mortgage Electronic Registration Systems	Palmyra Township	
Thaxton Ericka Lynn			155,079.00
ONeill Kevin	Mortgage Electronic Registration Systems	Salem Township	
Steinert George J			133,000.00
Litzenbauer Rebecca	Wayne Bank	Damascus Township	
Litzenbauer Thomas			80,000.00
Lehrian Clayton D	Mortgage Electronic Registration Systems	Cherry Ridge Township	
Lehrian Katherine			168,884.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Weiner Fred B	Weiner Laura R	Damascus Township	
Weiner Laura R			
Swingle Althea J	Poltanis Jeffrey A	Dyberry Township	
Poltanis Althea J	Poltanis Althea J		
Poltanis Jeffrey A			
Surowiec Concetta	Farina Dominick A Farina Elizabeth C	Damascus Township	
Wood Ronald L	Wood Emily	Damascus Township	
Wood Stephanie			Lot 1
Lucenko Larissa	Wise Timothy D	Lake Township	
Lucenko Leonard K Sr	Wise Anita H		Lot 3042
Bank Of New York Mellon Tr By Af	Nuriyev Yakov	Lake Township	
Ditech Financial L L C Af			Lot 4248
Marchington William E III	Marchington William E III	Lake Township	
Marchington Leona	Marchington Leona		Lot 1
Marchington William E III	Marchington William E III	Lake Township	
Marchington Leona	Marchington Leona		Lot 2
Wheatley Ernest	Denaia Alfredo Jon	Salem Township	
Wheatley Patsy Jo	Cristo Silvia		Lot 4
Mistretta Jennifer Tr	Kosinski Jonathan S	Lake Township	
Anderson John Scott Tr	Kosinski Gina M		Lot 1884
John R Anderson Irrevocable Trust Marie A Anderson Irrevocable Trust			
Fannie Mae AKA Federal National Mortgage Association AKA Udren Law Offices	Riccio Oswaldo	Salem Township	
			Lot 620
Bischoff Alice	Miller Rene	Palmyra Township	Lot 28
Vargas William	Place Dale A Place Christina B	Canaan Township	
Badgley June	Marvy Enterprises	Honesdale Borough	
Zwirnmann Irmgard	Zwirnmann Ralph F Zwirnmann Dona M	Salem Township	
			Lot 325

Martin Alexander O Martin Sherri L	Martin Alexander O	Damascus Township	
Smith Ronald B Smith Linda	Smith Family Irrevocable Trust	Lake Township	
Williams Suzanne	Williams Suzanne Tr Williams Family Irrevocable Personal Res	Lehigh Township	Lot 1 A
Tomazin Joseph Exr Tomazin John E Est	Tomazin Joseph	Clinton Township 2	Lot 10
Vogt Charles G	Barrett John P Barrett May A Eng Eng Barrett May A	Damascus Township	
Fannie Mae AKA Federal National Mortgage Association AKA Servicelink	McGraw Valerie	Preston Township	
Dragic John D Strube Linda D	Garrick George J J Ezerack Michael B	Texas Township 1 & 2	Lot 4
Perez Angel L Perez Rosa M	Share Richard D Jr Share Christina	Paupack Township	Lot 219
Murray Carol A Murray Carol A Af Rapiejko Karen I AKA By Af Rapiejko Karen T AKA By Af Kinsey Laura E	Duda Lawrence	Salem Township Salem & Paupack Twps Paupack Township Paupack & Salem Twps	
Ostrander Charles Ostrander Donna Ann	Martinez Jose L Martinez Manuela	Damascus Township	
Barrett Brent W Barrett Masha J	Hanson Eric C Wallich Barbara	Damascus Township	
Martinelli Lisa Marie	Lari Renato M Lari Christine A	Lehigh Township	
Devita Michael J Hindelly Claudia A	Devita Michael J Hindelly Claudia A	Lake Township	
Orecchio Santo Orecchio Grace	Orecchio Joseph Orecchio Grace	Salem Township	Lot 27
Pa Properties	Meagher Timothy R Meagher Heather L	Honesdale Borough	
Barbine Robert A	Leibensperger Jeffrey James Leibensperger Stacey	Salem Township	Lot 884
L S F Nine Master Participation Trust By Af Caliber Real Estate Services Af	StPierre Richard	Salem Township	Lot 642
Thompson Jacob Howard By Agent	Wolfenberg John	Dyberry Township	
Thompson Alisha Ann Agent Thompson Alisha Ann	Wolfenberg Janice		Lot 1
Batson Diane L Batson Donald	Gardas James Emiliani John	Palmyra Township	

Khrapunovich Family Irrevocable Trust	Khrapunovich Peter	Lake Township	
Khrapunovich Peter			Lot 2111
Ann Kimball Living Trust	Segal Alan Jules	Hawley Borough	
Kimball Ann Tr	Rohrbach Joan Ann		
Farrell James P	Lather Philip L	Honesdale Borough	
Farrell Judy A			
Jediny Ruth Est	Denure Wilfred	Lebanon Township	
Gonzalez Anna Exr			
Battisti Nicole AKA	Fedor Frank J	Manchester Township	
Battisti Nicki AKA			
Fedor Frank J	Devita Thomas D	Manchester Township	
	Devita Margaret S		
Marin Nhora L	Marin Nhora L	Lake Township	
Marin Patricia			Lot 3047
Marin Ruby			
Ruch Karen I	Ryan Frank	Salem Township	
	Sibson Amber		Lots 30 & 31
McGinnis Patricia M	McGinnis Patricia A	Dyberry Township	
	McGinnis Peter T		Lot 15
Honesdale National Bank Nelson Private Cemetery	Richard Nelson Family Cemetery Inc	Dyberry Township	
Clemo Raymond R	Tiberio August J	Clinton Township 1	
Clemo Patricia A	Tiberio Margaret McDonnell		Lots 37 & 38
	McDonnell Tiberio Margaret		
Nejjar Usa	Ross Jason	Mount Pleasant Township	
Nejjar Youssef	Ross Rachel		
Mills Stacy	Haynes William James	Scott Township	
Longo Stacey M			
Salak Francis A	Scarangelli Sharon Salak	Clinton Township 1	
Salak Mary Ann	Salakscarangelli Sharon		
	Salak Michael F		
	Salak Gary F		
Chapman Michael J	Chapman Lee	Salem Township	
Tuohy Debra Ann Exr	Cottone Robert A Sr	Salem Township	
Scolnick Rosann C Est AKA	Cottone Susan K		Lot 2
Scolnick Roseann C Est AKA			
Lotito Michael			
Lotito Michelle			
Kallensee Edith	McElya Drew	Paupack Township	
	McElya Jennifer		
Tristao Miguel J Exr	Pennington Seth D Jr	Buckingham Township	
Tristao Joann Est			
Meyer Anmarie			

McCormick William J Sr Est AKA	Govern Patricia L	Mount Pleasant Township	
McCormick William J Jr Est AKA	Govern Ryan		
Manista Mary Exr			
McCormick Michael Exr			
McCormick John Pest			
McCormick William J III Adm			
Manista Mary Margaret			
McCormick Michael J			
McCormick William J AKA			
McCormick William J III AKA			
Criscitiello Marilyn	Criscitiello Arnold Criscitiello Marilyn	Dreher Township	Lot 1
Batzel Warren J	Franchak Jason P	Lake Township	
Batzel Stacey F	Franchak Jennifer E		Lot 1
Vecchione Louis	Vecchione Louis	Paupack Township	
Vecchione Laura			Lot 497
McGowan Mary T	Yazurlo Karen McGowan Maureen Mitchell Alice McGowan Thomas J Jr McGowan Lance Clark	Clinton Township 1	Lots 49 & 50
Barna David Barna Gail	Pa Commonwealth Dept Transportation	Canaan Township	
Bates Norman	Mitch Michael A	Dyberry Township	
Bates Roland J			
Breidenstein George A			
Breidenstein Shawn			
Breidenstein Shane			
Livingston Robert J	Mall Werner A	Paupack Township	
Livingston Linda	Mall Christine A		Lot 130
Beesecker Lynn A Exr	Mccann Brian Jr	Dreher Township	
Beesecker Craig A Exr			
Beesecker Alberta E Est			
Dyson John C Jr Tr	Swanick James Walter IV	Palmyra Township	
John C Dyson J R Living Trust	Morgan Jaime Lee		Lot 4
Mountz Daniel	Behler Gary Behler Karen	Paupack Township	Lot 9
Rosso David M	Famularo Michael	Lehigh Township	
Rosso Diane M	Famularo Denise		Lot 195
Hilton Fern Luquinn	Laughinghouse Tanya	Lake Township	Lot 2654
Defeo Anna	Mark Benjamin S Mark Katharine	Paupack Township	Lot 86
Tigue William	Thaxton John Andrew Thaxton Ericka Lynn	Palmyra Township	Lot 14
Kennedy Helen	Oneill Kevin J	Salem Township	Lot 1713 1
Chesser June Marie Agent	Litzenbauer Thomas	Damascus Township	
Whitmore Mildred M By Agent		Litzenbauer Rebecca	
Suchecky Thomas	Lehrian Clayton D Lehrian Katherine	Cherry Ridge Township	



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