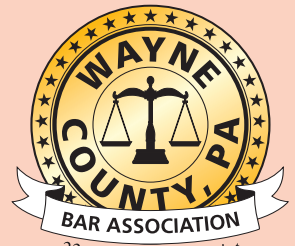


WAYNE COUNTY BAR ASSOCIATION

# OFFICIAL LEGAL JOURNAL

OF WAYNE COUNTY, PA



22nd Judicial District

April 19, 2019  
Vol. 9, No. 7  
Honesdale, PA



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## CASES REPORTED

Beatriz I. Mallory, Plaintiff  
v. Wells Fargo Bank, N.A., Defendant

## Court of Common Pleas 22nd Judicial District:

The Hon. Janine Edwards  
*President Judge*

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

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*The Official Legal Publication of Wayne County, Pennsylvania*



Legal Journal of Wayne County

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Cover: The Wayne County Courthouse, situated opposite Honesdale's Central Park, was built from 1876 to 1880 at a cost of \$130,000 and is an example of the Second Empire style popular at the time.

*The Legal Journal of Wayne County is published and produced by the Wayne County Bar Association and Bailey Design and Advertising.*

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By requirement of Law and Order of Court the *Legal Journal of Wayne County* is made the medium for the publication of all Legal Advertisements required to be made in Wayne County, and contains all Notices of the Sheriff, Register, Clerk of the Courts, Prothonotary and all other Public Officers, Assignees, Administrators and Executors, Auditors, Examiners, Trustees, Insolvents, the formation and dissolution of Partnerships, affording indispensable protection against loss resulting from want of notice. It also contains the Trial and Argument Lists of all the Courts in Wayne County, and selected Opinions and Decisions of the Courts of Wayne County.

All legal notices must be submitted either via email or in typewritten form and are published exactly as submitted by the advertiser. *The Legal Journal* assumes no responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in context. As pertains to all content in each issue, all efforts have been made to accurately publish the information provided by court sources, however Publisher and Wayne County Bar Association cannot be held liable for any typographical errors or errors in factual information contained therein.

Legal notices must be received before 10:00 AM on the Monday preceding publication or, in the event of a holiday, on the preceding Friday.

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MESSAGE FROM THE  
WAYNE COUNTY BAR ASSOCIATION



The Legal Journal of Wayne County is a comprehensive weekly guide containing legal decisions of the 22nd Judicial District encompassing civil actions filed; mortgages and deeds filed; legal notices; advertisements and other matters of legal interest. On behalf of the Wayne County Bar Association, we appreciate the opportunity to serve the legal community by providing a consolidated source of significant matters of legal importance.

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Mailed Copy	\$100
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Prorated subscriptions available*

WAYNE COUNTY OFFICIALS

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Janine Edwards, *President Judge*  
Raymond L. Hamill, *Senior Judge*

**Magisterial District Judges**

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Ronald J. Edwards  
Linus H. Myers

**Court Administrator**

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**Sheriff**

Mark Steelman

**District Attorney**

Patrick Robinson, Esq.

**Prothonotary, Clerk of The Court**

Edward “Ned” Sandercock

**Chief Public Defender**

Steven Burlein, Esq.

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Joe Adams

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Deborah Bates

**Coroner**

Edward Howell

**Auditors**

Carla Komar  
Judy O’Connell  
Kathleen A. Schloesser

**Jury Commissioners**

Judith M. Romich  
Patricia Biondo

# *Raising the Bar*



**Wayne County Bar Association**  
922 Church Street, 2<sup>nd</sup> Floor  
Honesdale, Pa 18431

*Are you in need of clothing for that job interview?  
Are you in need of clothing for the job you currently have?*

The Wayne County Bar Association is excited to announce the opening of a Women's Clothing Closet.

***Raising the Bar*** is a project started to support women in the community in need of professional clothing and accessories. All clothing is free to those in need.

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[www.waynecountylawyers.org](http://www.waynecountylawyers.org)

COURT OPINION

---

**Beatriz I. Mallory**  
**Plaintiff**

v.

**Wells Fargo Bank, N.A.**  
**Defendant**

**No. 307-2017-CIVIL**

**Attorney for Plaintiff: Tammy Lee Clause, Esquire**  
**Attorney for Defendant: Beth Arnold Howell, Esquire**

**Summary of the Case**

Before the Court in this civil matter was Defendant's Preliminary Objections to Plaintiff's Amended Complaint. The history of the case as recited by the Court in its Opinion related that Plaintiff obtained a mortgage loan from Defendant in December 2001 in the original amount of \$225,000.00 which was secured by property with an address of 19B Hilltop Road in Newfoundland. A few years later in October 2003, she then obtained an additional mortgage loan from Washington Mutual in the amount of \$152,000.00 which was secured by property with an address of 19D Hilltop Road in Newfoundland. In April 2007, Washington Mutual assigned its mortgage and note to Defendant Wells Fargo, utilizing the 19D Hilltop Road address for the assignment.

In August 2010, Defendant initiated foreclosure proceedings against the 19D Hilltop Road address, which caused Plaintiff to initiate a lawsuit against Wells Fargo. Thereafter, the parties reached a stipulation and Plaintiff initiated the instant case on July 6, 2017. After a series of preliminary objections and amended complaints, Defendant ultimately filed the Preliminary Objections at issue to Plaintiff's Third Amended Complaint which alleged claims of unfair trade practices and consumer protection law, fraud, breach of contract, promissory estoppel, negligent misrepresentation, libel/slander and fraudulent inducement.

*Objection No. 1: Plaintiff's claim for fraud and negligent misrepresentation barred by the gist of the action doctrine.* Plaintiff alleged that Defendant intentionally misrepresented the facts and/or omitted facts concerning the new mortgages and loan modification process. Plaintiff additionally alleged that Defendant failed to comply with the terms of the parties prior stipulation. In defending against the preliminary objection, Plaintiff argued that the negligent misrepresentation and fraud causes of action cannot be barred by the gist of the action doctrine because they related to the fraudulent inducement to enter into a contract. In sustaining this Preliminary Objection, the Court opined that Pennsylvania law holds that "the particular theory of fraud, whether it lies in inducement or performance, is not dispositive as to whether a claim is barred by the gist

of the action doctrine.” Vives v. Rodriguez, 849 F.Supp.2d 507, 519 (E.D. Pa.2012). Rather, “the focus of the analysis under this doctrine is whether actions lie from a breach of the duties imposed as a matter of societal police or from the breach of duties imposed by mutual consensus pursuant to contract.” Id.

*Objection No. 2: Plaintiff’s fraud claim fails because it fails to conform to a rule of court and it is insufficiently pled.* Based on the Court’s legal analysis of Objection No. 1, Objection No. 2 was deemed moot.

*Objection No. 3: Plaintiff’s claim of promissory estoppel fails as Plaintiff fails to allege that she took action or refrained from taking action in reliance upon a promise.* Promissory estoppel requires showing: 1) the promisor made a promise that he should have reasonably expected to induce action or forbearance on the part of the promisee; 2) the promisor actually took action or refrained from taking action in reliance on the promise; and 3) injustice can be avoided only by enforcing the promise. Crouse v. Cyclops Industries, 745 A.2d 606, 610 (Pa.2000).

In this case, Plaintiff alleged that Defendant promised to correct her credit, pay her attorney’s fees, mark her loans satisfied and pay her damages. However, in determining that Plaintiff’s claim for promissory estoppel failed, the Court opined that Plaintiff failed to allege that she took any action or detrimentally refrained from taking an action in reliance on any such promise, and could not rely on restraining from completing the remodeling of her home, not relocating her business, and an inability to commit to relocation as she failed to explain how they were the result of a promise allegedly made by Defendant.

*Objection No. 4: Plaintiff’s claim for negligent misrepresentation fails because Wells Fargo did not owe a duty to Plaintiff.* Based on the Court’s legal analysis of Objection No. 3, Objection No. 4 was deemed moot.

*Objection No. 5: Plaintiff’s cause of action for fraudulent inducement fails because of legal insufficiency.* The elements of fraud in the inducement include the following: 1) a representation; 2) which is material to the transaction at hand; 3) made falsely, with knowledge of its falsity or recklessness as to whether it is true or false; 4) with the intent of misleading another into relying on it; 5) justifiable reliance on the misrepresentation; and 6) the resulting injury was proximately caused by the reliance. Skurnowicz v. Lucci, 798 A.2d 788, 793 (Pa.Super. 2002) (citing Bortz v. Noon, 729 A.2d 555, 560 (Pa.1999)). In the instant matter, Plaintiff alleged that Defendant represented that she would be issued new mortgages and that she relied upon those representations. However, she failed to allege that the representations were made falsely and with knowledge of the falsity or with recklessness. As such, she did not aver that Defendant acted with the intent to mislead which is required under the factors of fraudulent inducement, and therefore the count for fraudulent inducement was dismissed with prejudice.

In conclusion, the Court sustained Defendant’s Preliminary Objections and dismissed Plaintiff’s causes of action for fraud, promissory estoppel, negligent misrepresentation and fraudulent inducement in their entirety and with prejudice.



**CRIMINAL CASES**

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*The following cases were addressed by the **Honorable Janine Edwards, President Judge** and **Raymond L. Hamill, Senior Judge** Wayne County:*

**HONESDALE, PA — April 11, 2019**

CODY CUNNINGHAM, age 20 of Tafton, PA, was placed on probation for a period of 12 months for one count of Firearms Not to be Carried without a License (M1). He was also ordered to pay the costs of prosecution, pay a fine in the amount \$500.00, undergo a drug and alcohol evaluation, and attend and complete 25 hours of community service. The incident occurred on December 9, 2018, in PaupackTownship, Wayne County.

BARBARA TUNIS, age 58 of Honesdale, PA, was placed on probation for a period of 12 months for one count of Accidents Involving Damage to Attended Vehicle/Property (M3) and three Summary offenses, which included, Duty to Give Information and Render Aid, Careless Driving, and Duties at Stop Signs. She was also ordered to pay the costs of prosecution and pay a fines in the total amount of \$75.00, be placed on Alcohol Monitoring through the SCRAM Program for a period of 90 days, comply with drug and alcohol treatment, and continue with ongoing mental health treatment. The incident occurred on July 8, 2018, in Honesdale Borough, Wayne County.

DANIEL KEMERY, age 35 of Honesdale, PA was sentenced to the Wayne County Correctional Facility for a period of not less than 6 months nor more than 12 months for one count of Possession of a Controlled Substance (M). He was also ordered to pay the costs of prosecution and undergo a drug and alcohol evaluation. The incident occurred on May 6 -17th, 2018 in Honesdale Borough, Wayne County.

WILLIAM BALTHAZAR RAVE, age 23 of Honesdale, PA was sentenced to the Wayne County Correctional Facility for a period of not less than 1 month nor more than 12 months for one count of Possession of Controlled Substance -Heroin (M). He was also ordered to pay the costs of prosecution, pay a fine in the amount of \$300.00, undergo a drug and alcohol evaluation, undergo a mental health evaluation, and complete 25 hours of community service. The incident occurred on December 4, 2018 in Honesdale Borough, Wayne County.

JOSEPH BIG, age 51 of Shohola, PA was sentenced to the Wayne County Correctional Facility for a period of not less than 5 months, 90 days nor more than 23 1/2 months for one count of Resisting Arrest or Other Law Enforcement (M2) and one count of Public Drunkenness (S). He was also ordered to pay the costs of prosecution, pay a fine in the amount of \$600.00, and undergo a drug and alcohol evaluation. The incident occurred on September 29, 2018 in Hawley Borough, Wayne County.

RODNEY LEE ZEPP, age 57 of Canadensis, PA was sentenced to the Wayne County Correctional Facility for a period of not less than 10 days nor more than 23 1/2 months

for one count of Terroristic Threats (M1), one count of Possession of Small Amount Marijuana (M), one count of DUI (M), and one count of Disorderly Conduct (M3). He was also ordered to pay the costs of prosecution, pay a fine in the amount of \$1,600.00, participate in and cooperate with the drug and alcohol addiction treatment, complete the Alcohol Highway Safety Program, undergo a mental health evaluation, and complete an anger management course. The incident occurred on April 28 and 29, 2018 in Dreher Township, Wayne County.

JESSE JAMES YACHYMIAK, age 34 of Dickson City, PA, was sentenced to the Wayne County Correctional Facility for a period of not less than 3 months nor more than 24 months for one count of Recklessly Endangering Another Person (M2). He was also ordered to pay the costs of prosecution, pay restitution in the amount of \$7,269.24, continue with drug and alcohol treatment, and continue with mental health treatment. The incident occurred on May 23, 2018, in Clinton Township, Wayne County.

JOHN STANTON, III, age 32 of Hawley, PA was sentenced to the Wayne County Correctional Facility for a period of not less than 72 hours nor more than 6 months for one count of DUI(M). He was also ordered to pay the costs of prosecution, pay a fine in the amount of \$1,000.00, participate in and cooperate with the drug and alcohol addiction treatment, attend and complete the Alcohol Highway Safety Program, attend and complete the MAAZE program, and perform 25 hours of community service. The incident occurred on August 23, 2018, in Hawley Borough, Wayne County. His blood test revealed a BAC of .338%.

JOHN MICHAEL TRACHTENBURG, age 39 of Hawley, PA was placed in the Intermediate Punishment Program for a period of 6 months one count of DUI (M). He was also ordered to pay the costs of prosecution, pay a fine in the amount of \$1,000.00, be placed on House Arrest with Electronic and Alcohol Monitoring through the SCRAM program for a period of 30 days, comply will treatment recommendations in accordance with the drug and alcohol assessment, attend and complete the Alcohol Highway Safety Program, and perform 25 hours of community service. The incident occurred on May 22, 2018, in Lake Township, Wayne County. His blood test revealed a BAC of .227%.



**LEGAL NOTICES**

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

---

**ESTATE NOTICES**

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

---

**EXECUTOR NOTICE**

Estate of George A. Box AKA  
George Box AKA George Andrew  
Box

Late of Honesdale Borough

EXECUTOR

Thomas Box

115 Beech Street

Honesdale, PA 18431

ATTORNEY

Nicholas A. Barna

831 Court Street

Honesdale, PA 18431

**4/19/2019 • 4/26/2019 • 5/3/2019**

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**EXECUTOR NOTICE**

Estate of Oscar K. Schmitt AKA  
Oscar Schmitt AKA Oscar Karl  
Schmitt

Late of Lake Township

EXECUTOR

Douglas K. Schmitt

1117 Tresslarville Road

Lake Ariel, PA 18436

ATTORNEY

Nicholas A. Barna

831 Court Street

Honesdale, PA 18431

**4/19/2019 • 4/26/2019 • 5/3/2019**

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**ESTATE NOTICE**

Estate of Garry R. Googins a/k/a  
Garry Russell Googins, late of the  
Borough of Hawley, Wayne  
County, Pennsylvania, (Died  
January 9, 2019) Letters of  
Administration to Barbara D.  
Googins; Edmund J. Scacchitti,  
Esq., Attorney, 400 Spruce Street,  
Suite 402, Scranton, Pennsylvania,  
18503.

**4/19/2019 • 4/26/2019 • 5/3/2019**

---

**ADMINISTRATOR NOTICE**

Estate of Gaspare Nicholas  
Gambino

Late of Lebanon Township

ADMINISTRATOR

Gaspare Gambino

20 Baker Road

Honesdale, PA 18431

**4/19/2019 • 4/26/2019 • 5/3/2019**

---

**EXECUTOR NOTICE**

Estate of Judy L. Heinle AKA Judy  
Lynn Heinle

Late of Texas Township

EXECUTOR

Jarl M. Thunberg

55 East 9th St. Apt. 12J

New York, NY 10003  
ATTORNEY  
Sheila Dugan  
1523 Milanville Rd.  
Milanville, PA 18443

4/19/2019 • 4/26/2019 • 5/3/2019

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**ADMINISTRATRIX NOTICE**

Estate of Robert D. Vanderburg  
Late of Lehigh Township, Wayne  
County  
ADMINISTRATRIX  
Marie Roualet  
240 Morgan St.  
Jessup, PA 18434  
ATTORNEY  
David Z. Smith, Esq.  
10491 Ben C. Pratt Pky - St 245  
Ft. Myers, FL 33966

4/19/2019 • 4/26/2019 • 5/3/2019

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**EXECUTRIX NOTICE**

Estate of Joan A. Krodel AKA Joan  
Krodel AKA Joan Anita Krodel  
Late of Bethany Borough  
EXECUTRIX  
Katharine J. Brosky  
329 Ash Street  
Bethany, PA 18431  
ATTORNEY  
Nicholas A. Barna  
831 Court Street  
Honesdale, PA 18431

4/12/2019 • 4/19/2019 • 4/26/2019

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**ESTATE NOTICE**

Notice is hereby given that Letters  
Testamentary have been granted in  
the Estate of Erwin Dietz, a/k/a

Erwin E. Dietz, late of Damascus  
Township, Wayne County,  
Pennsylvania, who died on January  
24, 2019. 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 Edward  
Dietz, Executor, of 6715 61st  
Road, Middle Village, NY 11379,  
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

4/12/2019 • 4/19/2019 • 4/26/2019

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**ESTATE NOTICE**

**NOTICE IS HEREBY GIVEN,**  
that Letters Testamentary have  
been issued in the Estate of  
Frances P. Cummings, a/k/a  
Frances Cummings, who died on  
March 5, 2019, late resident of  
Damascus Township, Beach Lake,  
PA 18405, to Thomas E.  
Cummings, Jr., Executor of the  
Estate. All persons indebted to  
said estate are required to make  
payment and those having claims  
or demands are to present the  
same without delay to Thomas E.  
Cummings, Jr. c/o Law Offices of  
HOWELL & HOWELL, ATTN:  
ALFRED G. HOWELL,  
ESQUIRE, Attorney for the  
Estate, at 109 Ninth Street,

Honesdale, PA 18431.

ALFRED G. HOWELL, ESQUIRE  
ATTORNEY FOR THE ESTATE

4/12/2019 • 4/19/2019 • 4/26/2019

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**ESTATE NOTICE**

Estate of Parick J. Nolan, late of Dyberry Township, Wayne County Pennsylvania. Any person or persons having claim against or indebted to estate present same to: Robin L. Avery, 95 Weniger Hill Road, Honesdale, Pennsylvania 18431; Attorney for Estate: Stephen Jennings, Esquire, 303 Tenth Street, Honesdale, Pennsylvania, 18431.

4/5/2019 • 4/12/2019 • 4/19/2019

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**EXECUTRIX NOTICE**

Estate of Mary B. Rockman AKA Mary Bernice Rockman  
Late of Lake Township  
EXECUTRIX  
Mary Margarette Rockman  
12 Ridgewood Terrace  
Wayne, NJ 07470  
ATTORNEY  
Michael D. Walker, Esq.  
PO Box 747  
Hamlin, PA 18427

4/5/2019 • 4/12/2019 • 4/19/2019

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**ESTATE NOTICE**

NOTICE IS HEREBY GIVEN that Letters of Administration have been granted in the estate of RICHARD LIPNICKAS, late of Lake Ariel, PA. Date of death FEBRUARY 22, 2019. All persons

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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.

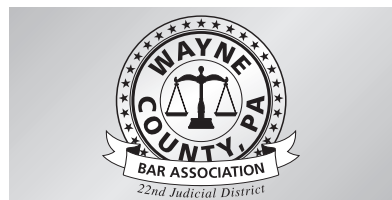
4/5/2019 • 4/12/2019 • 4/19/2019

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**ADMINISTRATRIX NOTICE**

Estate of Lydia Hathaway AKA Lydia B. Hathaway  
Late of Lake Township  
ADMINISTRATRIX  
Lisa K. Hale  
1318 The Hideaway  
Lake Ariel, PA 18436  
ATTORNEY  
John F. Spall  
2573 Route 6  
Hawley, PA 18428

4/5/2019 • 4/12/2019 • 4/19/2019



**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  
APRIL 24, 2019**

By virtue of a writ of Execution instituted by: Deutsche Bank National Trust Company, as Trustee, o/b/o the Holders of Impac Secured Assets Corp., Mortgage Pass-Through Certificates, Series 2006-5 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 24th day of April, 2019 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THOSE CERTAIN pieces or parcels of land situate in the Borough of Honesdale, formerly the Township of Texas, County of Wayne and State of Pennsylvania, bounded and described as follows:

THE FIRST: BEGINNING at a corner of Lot No. 85 in an alley; thence North 4 1/3 degrees east 4 rods; thence west along the line of the land of Harriet A. Bennett 75 feet to a corner to be made in the said line; thence across said lot of the said Harriet A. Bennett on a line parallel with the opposite line herein named to a corner in the

said alley; thence along the said alley 75 feet to the place of BEGINNING.

THE SECOND: BEGINNING at a corner of Lot No. 85 in an alley, running from the Honesdale and Cherry Ridge Turnpike to Grove Street, said corner being on the line of land heretofore sold to Louis J. Cook et ux., and thence running west fifteen (15) feet to a corner in the land of Harriet A. Bennett; thence south in a line parallel with the western line of the land of said Harriet A. Bennett, heretofore purchased by Louis J. Cook, et ux., to a corner in the southern line of land of said Harriet A. Bennett; thence east along the southern line of the land of said Harriet A. Bennett fifteen (15) feet to the corner of the land of Harriet A. Bennett heretofore sold to Louis J. Cook, et ux., thence north across the said lot to the place of BEGINNING.

THE THIRD: BEGINNING on the line of Race Street at the southwesterly corner of the lot herein described, it also being the southeasterly corner of land of Louis J. Cook, et ux.; thence along the line of said Louis J. Cook, et ux., land north forth and one-half degrees east four rods and three links to the northwesterly corner of the lot herein described; thence along the land of Joseph W. Seitz, south eighty-five and one-half degrees twenty-five feet to a corner; thence along the land of H. Dean Reynolds et ux., south four and one-half degrees west on a line parallel with the first line about

four rods to the northerly line of Race Street; thence westerly along the line of Race Street twenty-five feet to the place of BEGINNING.

Title to said Premises vested in John J. Barral by Deed from William Knott dated July 31, 2006 and recorded on October 10, 2006 in the Wayne County Recorder of Deeds in Book 3148, Page 114 as Instrument No. 200600011991.

Being known as: 221 Ray Street, Honesdale, PA 18431

Tax Parcel Number: 11-0-0011-0095.-

Seized and taken in execution as property of:  
Lorraine Russo Barral known Heir

and Adm. Of the Estate of John J. Barral, Deceased 16 Canning Drive,  
HONESDALE PA 18431  
Unknown heirs, successors, assigns, and all persons, firms, associations claiming right, title or interest from or under  
John J. Barral, Deceased 221 Ray Street, HONESDALE PA 18431

Execution No. 343-Civil-2018  
Amount Due: \$103,565.23 Plus additional costs

February 5, 2019  
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:  
That all claims to the property will be filed with the sheriff before the



R I C H A R D  
**F I N E**  
L A W F I R M

• **ADR** •

425 Spruce Street, Scranton PA  
**570-343-1197**  
Attorney Richard Fine.com  
finerg@comcast.net  
Fax: 570-343-9538

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

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

Roger Fay Esq.

4/5/2019 • 4/12/2019 • 4/19/2019

**SHERIFF'S SALE  
APRIL 24, 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 24th day of April, 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 in the Borough of Honesdale, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the middle of Sunset Avenue; said point being a common corner of Lots #1 and #2 with reference to the map hereinafter referred to; thence along the center of Sunset Avenue, North 9 degrees 48 minutes East 100 feet to a point being a common corner of Lots #1 and #0; thence along the common line dividing Lots #1 and #0, South 80 degrees 12 minutes East 150 feet to a point, being a common corner of Lots #1, #0, #27, and #28; thence along the common line dividing Lots #1, and #28, South 9 degrees 48 minutes West 100 feet to a point being a common corner of Lots #1, #2, #28, and #29; thence along the common line dividing Lots #1, and #2 North 80 degrees 12 minutes West 150 feet to the place of BEGINNING.

Comprising within said boundaries Lot #1 as shown on map of Grandview Heights Development of Fred L. Korb, et al., recorded in the Wayne County Recorder of Deeds Office in Map Book 27, Page 12.

Subject to the same conditions, exceptions and reservations as are contained in the deeds forming the chain of title.

TAX PARCEL NO: 11-0-0014-0122.-

BEING KNOWN AS: 13 Sunset Avenue, Honesdale PA 18431

Seized and taken in execution as property of:  
Maria Del Pilar Beam a/k/a Maria D. Beam 13 Sunset Avenue,

HONESDALE PA 18431

Execution No. 481-Civil-2018  
Amount Due: \$145,719.64 Plus  
additional costs

February 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.

Rebecca A. Solarz, Esq.

**4/5/2019 • 4/12/2019 • 4/19/2019**

**SHERIFF'S SALE  
MAY 15, 2019**

By virtue of a writ of Execution instituted by: U.S.Bank, N.A., as Trustee Successor-in-Interest to Bank of America, N.A., as Trustee, Successor to LaSalle Bank N.A., as Trustee for Structured Asset

Celebrate a *Life Legacy*  
Create a *Legacy*  
WAYNE COUNTY  
COMMUNITY FOUNDATION  
Serving Wayne County since 1991  
Honor your loved one forever with a memorial fund.  
www.waynefoundation.org • 570.499.4299 • wccf-pd.net

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

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

Securities Corp. Mtg. Pass-Through Certificates Series 2005-Wf1 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 15th day of May, 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 located and being situate in South Canaan Township, Wayne County, State of Pennsylvania, more particularly described as "Parcel A", on a subdivision map dated 11/16/89 and recorded 1/24/90 in Wayne

County Map Book 69, Page 127, bounded and described as follows, to wit:

BEGINNING at a point, said point being on the center of South Canaan Township Road #388, said point being where the lands of the Grantors and those now or formerly of R. Barillo have a common corner on the said Road;

THENCE along the center of the said Road, North 65 (inadvertently set forth as 652 in Deed Book 521 Page 909) degrees 56 minutes 11 seconds East, a distance of 123.61 feet to a point;

THENCE still along the said Road, North 76 degrees 05 minutes 09 seconds East, a distance of 77.44 feet to a point on the said Road;

THENCE along other lands of the said Grantors, South 15 degrees 50 minutes 16 seconds East a distance of 900.00 feet to an iron pin set for corner;

THENCE still along other lands of the said Grantors, South 74 degrees 09 minutes 44 seconds West, a distance of 214.31 feet to an iron pin set in the line of lands of said Barillo;

THENCE along the line of said Barillo, somewhat following a wire fence and stone wall, North 14 degrees 53 minutes 39 seconds West a distance of 885.03 feet to the point and place of BEGINNING.

TITLE TO SAID PREMISES IS

VESTED IN Robert J. Winchester and Jean Marie Killea, joint tenants with the right of survivorship, by Deed from Robert J. Winchester and Angela M. Trimarco Killea, acting herein by and through her Agent, Robert Jame Winchester, duly appointed by Letter of Attorney dated June 12, 2003 and intended to be recorded herewith, Dated 11/02/2006, Recorded 11/02/2006, in Book 3167, Page 316.

TAX PARCEL NO.: 24-0-0008-0008.-

PREMISES BEING KNOWN AS:  
506A Old Gravity Road, Lake Ariel, PA 18436

Seized and taken in execution as property of:

Robert J. Winchester 506A Old Gravity Road LAKE ARIEL PA 18436

Jean Marie Killea 506A Old Gravity Road, LAKE ARIEL PA 18436

Execution No. 498-Civil-2018  
Amount Due: \$232,645.14 Plus additional costs

February 21, 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.

Peter Wapner Esq.

**4/19/2019 • 4/26/2019 • 5/3/2019**

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**CIVIL ACTIONS FILED**

*FROM MARCH 23, 2019 TO MARCH 29, 2019  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**JUDGMENTS**

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2012-20360	SHYLKOFSKI FLORENCE	3/26/2019	SATISFACTION	281.46
2012-20360	SHYLKOFSKI EDWARD	3/26/2019	SATISFACTION	281.46
2014-20174	SHYLKOFSKI FLORENCE	3/26/2019	SATISFACTION	297.65
2014-20174	SHYLKOFSKI EDWARD	3/26/2019	SATISFACTION	297.65
2015-00709	HAXHAJ ALI	3/25/2019	VACATE JUDGMENT	—
2015-00709	BARDHAJ BEKIM	3/25/2019	VACATE JUDGMENT	—
2016-00384	CONNELL MICHAEL	3/27/2019	SATISFACTION	—
2016-20379	PATRISO CINDY M	3/25/2019	SATISFACTION	—
2016-20786	HENRY CAROLYN	3/26/2019	WRIT OF SCIRE FACIAS	—
2016-21107	BROWN PAUL	3/29/2019	SATISFACTION	—
2017-20014	MONTIE RAYMOND PIII	3/26/2019	SATISFACTION	78,776.50
2018-00093	KARWOSKI FRANK DEFENDANT/APPELLANT	3/25/2019	AWARD OF ARBITRATORS	2,019.92
2018-00365	CLAUSS GRACE A	3/27/2019	VACATE JUDGMENT	—
2018-00365	CLAUSS PATRICK J	3/27/2019	VACATE JUDGMENT	—
2018-00605	LONG WILLIAM J A/K/A	3/29/2019	WRIT OF EXECUTION	124,043.96
2018-00605	LONG WILLIAM JOEL	3/29/2019	WRIT OF EXECUTION	124,043.96
2018-20965	LATHER PHILIP L	3/26/2019	SATISFACTION	321.05
2018-21168	CHEN SHAO LIN	3/26/2019	SATISFACTION	260.74
2018-21174	HUGHES VIOLET JUNE	3/26/2019	SATISFACTION	305.74
2019-00022	VAROLI DAVID	3/29/2019	DEFAULT JUDGMENT	30,372.95
2019-00022	BARILLO DENNIS ESTATE	3/29/2019	DEFAULT JUDGMENT	30,372.95
2019-00022	VAROLI DAVID	3/29/2019	WRIT OF EXECUTION	30,372.95
2019-00022	BARILLO DENNIS ESTATE	3/29/2019	WRIT OF EXECUTION	30,372.95
2019-00090	KOKAI STEPHEN J JR PLAINTIFF/APPELLEE	P 3/27/2019	JUDGMENT NON PROS	—
2019-20105	ELDRED RONALD C	3/26/2019	SATISFACTION	307.38
2019-20105	ELDRED MARY A	3/26/2019	SATISFACTION	307.38
2019-20107	STANLEY PATRINA	3/26/2019	SATISFACTION	305.74
2019-20109	SCHMIDT ERIC R	3/26/2019	SATISFACTION	305.55
2019-20109	DERRICK TRINITY A	3/26/2019	SATISFACTION	305.55
2019-20224	QUALITY IMAGE CORPORATION A CORPORATION	3/26/2019	FEDERAL TAX LIEN	23,434.28
2019-20225	TIRADO SALVADOR C JR	3/26/2019	FEDERAL TAX LIEN	22,043.41
2019-20225	TIRADO SHARI I	3/26/2019	FEDERAL TAX LIEN	22,043.41
2019-20226	HARTLEY JAMI L	3/26/2019	MUNICIPAL LIEN	2,150.30
2019-20227	ABRUZZESE DEAN	3/26/2019	MUNICIPAL LIEN	678.09
2019-20228	DURSO MICHAEL	3/26/2019	FEDERAL TAX LIEN	2,663.90
2019-20228	DURSO LINDA M	3/26/2019	FEDERAL TAX LIEN	2,663.90
2019-20229	DURSO MICHAEL	3/26/2019	FEDERAL TAX LIEN	1,410.04
2019-20230	LINDE ENTERPRISES INC	3/26/2019	FEDERAL TAX LIEN	14,040.00

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

A CORPORATION				
2019-20231	LAKESIDE MHP LLC	3/26/2019	MUNICIPAL LIEN	5,404.22
2019-20232	VB RESTAURANT GROUP LLC	3/28/2019	FEDERAL TAX LIEN	3,499.05
2019-20233	DANA PROPERTIES LLC	3/28/2019	MUNICIPAL LIEN	982.91
2019-20234	KELLY BRIAN	3/28/2019	MUNICIPAL LIEN	1,009.83
2019-20234	KELLY TERESA	3/28/2019	MUNICIPAL LIEN	1,009.83
2019-20235	MALONE KEVIN	3/28/2019	MUNICIPAL LIEN	649.58
2019-20236	MCGUIRE ELENORE I	3/28/2019	MUNICIPAL LIEN	982.91
2019-20237	TRANQUALITY HOMES LLC	3/28/2019	MUNICIPAL LIEN	1,024.11
2019-20237	MCKEMAN ANDREW T	3/28/2019	MUNICIPAL LIEN	1,024.11
2019-20238	MYERS ANDRE	3/28/2019	MUNICIPAL LIEN	985.10
2019-20238	O'HEREN JESSICA	3/28/2019	MUNICIPAL LIEN	985.10
2019-20238	OHAREN JESSICA	3/28/2019	MUNICIPAL LIEN	985.10
2019-20239	SEARS WILLIAM F	3/28/2019	MUNICIPAL LIEN	1,163.62
2019-20240	MELLA ROGER	3/28/2019	MUNICIPAL LIEN	605.22
2019-20240	MELLA IRIS	3/28/2019	MUNICIPAL LIEN	605.22
2019-20241	TOTH TIBOR ALBERT	3/28/2019	MUNICIPAL LIEN	1,162.59
2019-20242	TRUMBAUER ERIN M	3/28/2019	MUNICIPAL LIEN	1,176.98
2019-20242	TRUMBAUER WAYNE B	3/28/2019	MUNICIPAL LIEN	1,176.98
2019-20243	CABINS & CAMPS LLC	3/28/2019	MUNICIPAL LIEN	1,265.73
2019-20244	LOCANTRO TINA	3/28/2019	MUNICIPAL LIEN	1,312.72
2019-20244	LOCANTRO JAMES	3/28/2019	MUNICIPAL LIEN	1,312.72
2019-20245	GONZALEZ ORLANDO V JR	3/28/2019	MUNICIPAL LIEN	688.11
2019-20246	RUMPH BARBARA	3/28/2019	MUNICIPAL LIEN	1,520.33
2019-20247	SWEENEY DAVID F	3/28/2019	MUNICIPAL LIEN	1,047.57
2019-20248	WRANGEN MARGARET K	3/28/2019	MUNICIPAL LIEN	682.73
2019-20249	ADAMO STEVEN	3/28/2019	MUNICIPAL LIEN	747.62
2019-20250	CALABRESE GERALD	3/28/2019	MUNICIPAL LIEN	1,482.71
2019-20251	COIRO LOUIS F	3/28/2019	MUNICIPAL LIEN	941.80
2019-20251	COIRO PATRICIA G	3/28/2019	MUNICIPAL LIEN	941.80
2019-20251	COIRO LOUIS P	3/28/2019	MUNICIPAL LIEN	941.80
2019-20251	COIRO LANA	3/28/2019	MUNICIPAL LIEN	941.80
2019-20252	DULNEY STEVEN M	3/28/2019	MUNICIPAL LIEN	1,047.57
2019-20253	DENUNZIO FRANK	3/28/2019	MUNICIPAL LIEN	902.05
2019-20254	DEMRY GARY A	3/29/2019	MUNICIPAL LIEN	635.53
2019-20255	GILL GREGORY J	3/29/2019	MUNICIPAL LIEN	649.67
2019-20256	LEWER KAREN	3/29/2019	MUNICIPAL LIEN	652.89
2019-20257	HIGHTOWER JEFFREY	3/29/2019	MUNICIPAL LIEN	635.53
2019-20258	WALSH LOUIS	3/29/2019	JP TRANSCRIPT	6,460.95
2019-20259	OLSON SAMANTHA	3/29/2019	JP TRANSCRIPT	2,173.40
2019-20260	DAVISON JEANNE	3/29/2019	JP TRANSCRIPT	2,417.75
2019-20261	SWENDSEN MARIA M	3/29/2019	JP TRANSCRIPT	3,117.90
2019-20262	CORTEZ ANGEL	3/29/2019	JP TRANSCRIPT	2,322.45
2019-20263	HUTCHINS MARK	3/29/2019	JP TRANSCRIPT	5,117.95
2019-20264	HILINSKI KEITHANNE	3/29/2019	JP TRANSCRIPT	1,950.05
2019-20265	PLATTA SAMANTHA	3/29/2019	JP TRANSCRIPT	1,090.80
2019-20266	MINCHIN LAURA	3/29/2019	JP TRANSCRIPT	4,401.09
2019-20267	MALONI ROBERT	3/29/2019	JP TRANSCRIPT	10,990.89
2019-20267	MALONI CHRISTINE	3/29/2019	JP TRANSCRIPT	10,990.89
2019-20268	ECKHART RYAN ALLEN	3/29/2019	JUDGMENT	1,683.25

2019-20269	MID-MOUNTAIN ASSOCIATES INC	3/29/2019	WRIT OF REVIVAL	408,036.85
2019-20269	DUNN CHARLES A JR	3/29/2019	WRIT OF REVIVAL	408,036.85
2019-20269	DUNN KAREN J	3/29/2019	WRIT OF REVIVAL	408,036.85

**CONTRACT — BUYER PLAINTIFF**

CASE NO.	INDEXED PARTY		TYPE	DATE	AMOUNT
2019-00139	CAVALRY SPV I LLC AS ASSIGNEE OF		PLAINTIFF	3/27/2019	—
2019-00139	COMENITY BANK		PLAINTIFF	3/27/2019	—
2019-00139	FASSETT SHARON L		DEFENDANT	3/27/2019	—
2019-00140	CAVALRY SPV I LLC AS ASSIGNEE OF		PLAINTIFF	3/28/2019	—
2019-00140	CITIBANK NA		PLAINTIFF	3/28/2019	—
2019-00140	HOLEVINSKI JACOB		DEFENDANT	3/28/2019	—
2019-00144	CAVALRY SPV I LLC AS ASSIGNEE OF		PLAINTIFF	3/29/2019	—
2019-00144	SYNCHRONY BANK		PLAINTIFF	3/29/2019	—
2019-00144	NOWASKI BRIANNA		DEFENDANT	3/29/2019	—

**CONTRACT — DEBT COLLECTION: CREDIT CARD**

CASE NO.	INDEXED PARTY		TYPE	DATE	AMOUNT
2019-00137	AMERICAN EXPRESS NATIONAL BANK		PLAINTIFF	3/27/2019	—
2019-00137	SCHNURR CHRISTOPHE A/K/A		DEFENDANT	3/27/2019	—
2019-00137	SCHNURR CHRISTOPHER F		DEFENDANT	3/27/2019	—
2019-00142	DISCOVER BANK		PLAINTIFF	3/29/2019	—
2019-00142	REINGOLD GREG		DEFENDANT	3/29/2019	—

**CONTRACT — DEBT COLLECTION: OTHER**

CASE NO.	INDEXED PARTY		TYPE	DATE	AMOUNT
2019-00136	PORTFOLIO RECOVERY ASSOCIATES		PLAINTIFF	3/26/2019	—
2019-00136	CHRISTENSON THOMAS		DEFENDANT	3/26/2019	—

**CONTRACT — OTHER**

CASE NO.	INDEXED PARTY		TYPE	DATE	AMOUNT
2019-00145	CAMP STARLIGHT INC		PLAINTIFF	3/29/2019	—
2019-00145	STARLIGHT CAMP INC		PLAINTIFF	3/29/2019	—
2019-00145	PYE AUTO SALES INC DOING BUSINESS AS		DEFENDANT	3/29/2019	—
2019-00145	HAMLIN MOTORS PORTS		DEFENDANT	3/29/2019	—

**NAME CHANGE**

CASE NO.	INDEXED PARTY		TYPE	DATE	AMOUNT
2019-00138	ZGODA ROBERT J		PETITIONER	3/27/2019	—

**PROFESSIONAL LIABILITY — LEGAL**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2019-00135	LAKEVIEW LOAN SERVICING LLC	PLAINTIFF	3/25/2019	—
2019-00135	TATE MELISSA A	DEFENDANT	3/25/2019	—
2019-00135	TATE BRIAN L	DEFENDANT	3/25/2019	—

**REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2019-00141	OCWEN LOAN SERVICING LLC	PLAINTIFF	3/28/2019	—
2019-00141	FROST HELEN A/K/A	DEFENDANT	3/28/2019	—
2019-00141	FROST HELEN A	DEFENDANT	3/28/2019	—

**TORT — MOTOR VEHICLE**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2019-00134	STATE FARM MUTUAL AUTOMOBILE INSURANCE	PLAINTIFF	3/25/2019	—
2019-00134	VALENTIN FALLON CRUZ	DEFENDANT	3/25/2019	—
2019-00134	VALENTIN MIGUEL W	DEFENDANT	3/25/2019	—
2019-00143	ALBA MONICA	PLAINTIFF	3/29/2019	—
2019-00143	ALBA MICHAEL	PLAINTIFF	3/29/2019	—
2019-00143	FILA TIMOTHY J	DEFENDANT	3/29/2019	—

**MORTGAGES AND DEEDS**

*RECORDED FROM APRIL 8, 2019 TO APRIL 12, 2019  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

<b>GRANTOR</b>	<b>GRANTEE</b>	<b>LOCATION</b>	<b>AMOUNT</b>
Berger Eric A	Mortgage Electronic Registration Systems	Honesdale Borough	
	Stearns Lending		171,927.00
Szwayka Paul R	Mortgage Electronic Registration Systems	Texas Township 3	
Szwayka Kelsey A	Summit Mortgage Corporation		244,489.00
Corazza David V	Honesdale National Bank	Lebanon Township	180,000.00
Bryant Timothy	Honesdale National Bank	Honesdale Borough	30,000.00
Sullivan Christopher M	Honesdale National Bank	Paupack Township	
Orssaud Lisa A			40,000.00
Martin Gregory Scott	Honesdale National Bank	Dyberry Township	
Martin Colleen			18,000.00
Milani Michael A	Honesdale National Bank	Berlin Township	62,800.00
Meagher Timothy R	Honesdale National Bank	Dyberry Township	
Meagher Heather L			100,000.00
Five Six Zero Main LLC	Honesdale National Bank	Honesdale Borough	
Five Six Zero Main L L C			100,000.00
SGPTwo	Dime Bank	Salem Township	
S G P Two			291,000.00
All Trades Construction Services Inc	Finance Of America Commercial LLC	Lake Township	
	Finance Of America Commercial L L C		91,000.00
Turbolski Eric	Nbt Bank	Prompton Borough	
Turbolski Sofia	N B T Bank		175,000.00
Gill Shannon	Mortgage Electronic Registration Systems	Waymart Borough	
	Summit Mortgage Corporation		93,535.00
Titus Kelly	Mortgage Electronic Registration Systems	Lehigh Township	
Titus Jacob Marshall	Everett Financial Inc Supreme Lending		76,000.00
Cuartas Maria	Mortgage Electronic Registration Systems	Dreher Township	
Marciano Amy	Cliffco Inc		142,500.00
Banicky Joshua Paul	Wayne Bank	Mount Pleasant Township	
Newman Nina Marie			39,375.00
Bern James W	Wayne Bank	Honesdale Borough	
Bern Mary Ellen			72,000.00

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

Lashley Edward H	Mortgage Electronic Registration Systems	Lake Township	
Lashley Susan M	Finance Of America Mortgage LLC		133,000.00
	Finance Of America Mortgage L L C		
Emerson Beach Land Holdings LLC	FNCB Bank	Lehigh Township	
Emerson Beach Land Holdings L L C	F N C B Bank		205,000.00
Alberti James R	Citizens Bank	Paupack Township	880,000.00
Harris Marianne P	Mortgage Electronic Registration Systems	Lake Township	
	Quicken Loans Inc		72,400.00
Baxter Richard D	Mortgage Electronic Registration Systems	Lehigh Township	
	Greenway Mortgage Funding Corp		76,500.00
Walsh Jeffrey	Mortgage Electronic Registration Systems	Clinton Township 2	
	Stearns Lending		67,651.00
Gilbert Deanna L Gilbertnellis Marc A Nellis Marc A Gilbert	Navy Federal Credit Union	Lebanon Township	265,590.00
Blueprint Investment Properties	Dime Bank	Paupack Township	31,900.00
Kalaski Christine P	Honesdale National Bank	Paupack Township	75,000.00
Meyer Cord	Honesdale National Bank	Waymart Borough	
Pavlovich Jeanie			48,000.00
Guriyelov Roman	United States Of America	Lehigh Township	500,000.00
Uzzo James	Mortgage Electronic Registration Systems	Lake Township	
	HSBC Bank USA		30,000.00
	H S B C Bank U S A		
Evanitsky Michael J Evanitsky Michelle A	First National Bank Of Pa	Preston Township	85,000.00
Dean Luke C	Dime Bank	Berlin Township	111,000.00
Marra Nicholas	U S Bank National Association	Salem Township	
Marra Kimberly			220,500.00

## DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Knecht Timothy	Knecht Timothy	South Canaan Township	
Knecht Jodi	Knecht Jodi		Lot C D
Knecht Timothy	Knecht Timothy	South Canaan Township	
Knecht Jodi	Knecht Jodi		Lot E F
Valeski Mary M Est AKA Valeski Mary Est AKA Cousin Christine M Exr	Mannick Mary Ann	Clinton Township 1	

Hankins Patricia AKA By Af Hankins Patricia J AKA By Af McLain Darlene D Af	McLain Darlene D Hankins Richard R	Honesdale Borough	
Mistry Kalpana	Berger Eric	Honesdale Borough	
Bernacki Joan	Hammill Janet	Sterling Township	
Hammill Janet			Lot 75
Maverick Structures	Cicio Gina	Paupack Township	Lot 56
Zelonisgecek Betony Gecek Betony Zelonis	Dorman Christopher	Lehigh Township	Lot 371
Falconnaranjo Marco A AKA Naranjo Marco A Falcon AKA Falcon Marco AKA	Bazan Javier	Sterling Township	Lot 17
Kursawe Dorothea M Est AKA Kursawe Dorothea Est AKA Kursawe Connie Exr McDonnell Bonnie Karen Exr	Szwayka Paul R Szwayka Kelsey A	Texas Township 3	
Shamus Five Four	Starrucca Creek B & C LLC Starrucca Creek B & C L L C	Preston Township Preston & Mount Pleasant Twps Mount Pleasant Township Mount Pleasant & Preston Twps	
Marchington Esther M	SPGTwo S P G Two	Salem Township	
Magrino Suzanne Maisonave Devora	Lani Besnik Lani Erlinda	Lake Township	Lot 2311
Gibbs Andrew J	Gibbs Andrew J Dicanio Joseph	Berlin Township	Lot 9
Faatz Alfred B Faatz Alicia B	Turbolski Eric Turbolski Sofia	Prompton Borough	Lot A
Bern James W Bern Mary Ellen	Gill Shannon	Waymart Borough	
Curtis Jason W Curtis Amy M	Curtis Amy M	Damascus Township	Lot 43
Bowman Lee M Bowman Robin I	Titus Kelly Titus Jacob Marshall	Lehigh Township	Lot 151
Hoadley Jan Est AKA Hoadley Jan Marie Est AKA Grooms Jennifer Exr AKA Bickel Jennifer L Exr AKA Rosemergy Charles Robert Rosemergy Veronica	Banicky Joshua Paul Newman Nina Marie	Mount Pleasant Township	
Kramer Daniel P Novellino Jane A Kramer Stephen M Distefano Kathleen Kramer Robert A	Kramer Mary	Lake Township	



Diblasio Margaret T AKA By Agent	Bern James W	Honesdale Borough	
Diblasio Margaret AKA By Agent	Bern Mary Ellen		Lot 14
Bargellini Elaine Agent			
Hitchens Laurence	Lashley Edward H	Lake Township	
Carluccio Lauri	Lashley Susan M		Lot 4032
Fahy Martin J	Lord Robert J	Lake Township	Lot 4151
Ritchel Raymond B Jr	Baxter Richard D	Lehigh Township	
Ritchel Sona D			Lot 7
Dietz Marion	Marion Dietz Irrevocable Family Trust	Lebanon Township	
Brillhart Bryan Tr	Sheldon Roger	Paupack Township	
Brillhart Sandra Tr	Shaya Nadia		Lot 48
Brillhart Family Trust			
Duffy Susan	Walsh Jeffrey	Clinton Township 2	
Hugar William A	Stone Financing	Lebanon Township	
Hugar Cynthia			
Stone Financing	Gilbert Deanna L Gilbertnellis Marc A Nellis Marc A Gilbert	Lebanon Township	
Wright Harold Sr	Wright Harold Jr	Salem Township	
Cochran Alfonso Carl AKA By Sheriff	Tigue Wayne	Palmyra Township	
Cochran Alfonso AKA By Sheriff			Lot 62
Hamilton Roy AKA By Sheriff			
Hamilton Roy M AKA By Sheriff			
Hamilton Royal AKA By Sheriff			
Moreo Tricia J	Abbott Paul W Sr	Damascus Township	Lot 25
Hollister Kenneth E Tr	Hollister Homer W	Sterling Township	
Hollister Family Trust			
Edelmann Diego F	Edelmann Dora Martinez Edelmann Diego	Damascus Township	
Ogden Sean M	Ogden Tracy A	Paupack Township	Lot 214
Ferrier Elizabeth J	Biers Eric	Paupack Township	
Panessa Ashley Ann	Biers Carolyn		Lot 345
Russo Ronald J	Hurst Roger	Dreher Township	Lot 50
Rybak Stuart	Rybak Elizabeth	Damascus Township	
Rybak Elizabeth			
Aragona Nancy J	Aragona Family Trust	Damascus Township	
Aragona Dennis A			
Bonham Dwight N	Fuller Michael S	Mount Pleasant Township	
Bonham Louise A	Fuller Sheila M		Lot 3 B
Edwards Susan Ann	Enslin Sharon	Salem Township	Lot 11
Rogers Cheryl Bain	Uzzo James	Lake Township	Lot 3513
Ribitzki Henry A Exr	Ribitzki Henry A	South Canaan Township	
Ribitzki Grace Est		South Canaan & Cherry Ridge Cherry Ridge Township Cherry Ridge & South Canaan	

Ribitzki Henry A Exr Ribitzki Henry Est	Ribitzki Henry A	South Canaan Township South Canaan & Cherry Ridge Cherry Ridge Township Cherry Ridge & South Canaan
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Moyer Gerald Z	Schwartz Kelly Ann Swope Robin Joy McCann Amy Jennifer	Paupack Township
Randis Joseph D Randis Deborah D	Marra Nicholas Marra Kimberly	Salem Township Lot 730

### UPCOMING PBI COURSE OFFERINGS

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	5.5 Substantive, 1 Ethics
10695	<i>Equitable Distribution in PA in Pennsylvania 2019</i>	6/11/2019	1:00 PM–4:15 PM	3 Substantive
10607	<i>How to Handle Small &amp; Insolvent Estates 2019</i>	6/11/2019	9:00 AM–12:15 PM	3 Substantive
10684	<i>Slings, Arrows &amp; Guns — Hunting Regs in Pennsylvania 2019</i>	6/19/2019	12:30 PM–4:45 PM	4 Substantive
10670	<i>Advanced Contract Clauses 2019</i>	7/18/2019	9:00 AM–1:15 PM	4 Substantive
10831	<i>US Supreme Court Roundup 2019</i>	7/22/2019	12:00 PM–4:30 PM	4 Substantive
10801	<i>A Day on Ethics with Sean Carter</i>	8/7/2019	9:00 AM–4:15 PM	6 Ethics
10784	<i>Solving Drivers Licensing Issues 2019</i>	8/21/2019	9:00 AM–4:15 PM	5 Substantive 1 Ethics

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

**COURT CALENDAR**  
*April 22, 2019–April 26, 2019*

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**Monday, April 22, 2019**

**Time** 9:00 AM  
**Subject** Hubbard v. Lanza 288-2010-DR  
Primary Custody Trial  
Collins/Pro Se

**Tuesday, April 23, 2019**

**Time** 9:00 AM  
**Subject** Extradition  
Thomas Crocker DA/Henry

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

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**Time** 9:30 AM  
**Subject** Commonwealth v. Ramon Luis Rosa-Pena 433-2018-CR  
Non-Jury Trial  
DA/Henry

---

**Time** 1:00 PM  
**Subject** Dependency Court  
1:00 Z.T. 1-2017-DP (Perm review-Master) Collins/Ellis/Howell/Rechner  
1:30 C.W. 22-2018-DP (Perm Review-Master) Rechner/Anderson/Ellis  
2:00 J.L. 12-2018-DP (Perm Review-Master) Rechner/ M.  
Farley/Henry/Reno

**Wednesday, April 24, 2019**

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

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**Time** 9:00 AM  
**Subject** Estate of Grace E. Koehler 20-2019-OCD  
Settlement of Small Estate  
Howell

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**Time** 9:00 AM  
**Subject** PFA  
137-2019-DR Delong-Vanderhoff v. Vanderhoff Thomas  
159-2019-DR Spencer v Stickle  
170-2019-DR Slack v. Slack

**COURT CALENDAR**  
*April 22, 2019–April 26, 2019*

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**Time** 9:30 AM  
**Subject** In Re: Estate of John See 25-2019-OCD  
Settlement of Small Estate  
Pro Se

---

**Time** 9:30 AM  
**Subject** Walters v. Walters 31-2019-DR  
Hearing on Motion to dismiss for improper venue  
Thomas/Campbell

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**Time** 10:00 AM  
**Subject** Creamer v. Creamer 270-2018-DR  
Motion to withdraw as counsel  
Rechner/pro Se

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**Time** 10:00 AM  
**Subject** In Re: J.K. 743-2011-CV  
Annual Review of Involuntary Treatment  
Howell/Farrell

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**Time** 10:30 AM  
**Subject** Gannon v Hipsman 418-2011-DR  
Contempt

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**Time** 11:00 AM  
**Subject** Hess v. Hess 197-2018-DR  
Rule on Plaintiff's petition for compliance and sanctions  
Cali/Farrell

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**Time** 11:30 AM  
**Subject** Commonwealth v. James Leslie Northrup 64-2019-CR  
Rule Returnable and hearing on Motion for Discovery  
DA/Burlein

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

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

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**Time** 1:00 PM  
**Subject** Carrelle, II & A. Carrelle v. Carrelle, III & Godfrey 654-2018-DR  
Hearing on Order to Preserve Communications and Motion to compel  
Clause/Carrase/Kalinoski

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**COURT CALENDAR**  
*April 22, 2019–April 26, 2019*

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**Time** 2:00 PM  
**Subject** Higgins v. Bockstege/Higgins 451-2018-CV  
Preliminary Conference  
Zimmer/Ellis

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**Time** 2:30 PM  
**Subject** IN Re: L.S. 22-2019-JV  
Adjudication Hearing  
DA/Henry

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**Time** 2:30 PM  
**Subject** Non Supports

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**Time** 3:00 PM  
**Subject** In Re: A.G. 36-2015-JV  
Placement Review  
DA/Farrell

**Thursday, April 25, 2019**

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

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**Time** 9:30 AM  
**Subject** Commonwealth Matters

---

**Time** 11:30 AM  
**Subject** In re: D.S. 30-2019-OCD  
Appt of Guardian  
Powell/Granahan-Goffer

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**Time** 1:00 PM  
**Subject** Commonwealth Matters  
A.R.D. Revocation  
179-2018-CR Box, Jesse James Campbell  
Sentencing  
457-2018-CR Pagnanelli, Craig Katsock

**CUSTODY CALENDAR**

*April 22, 2019–April 26, 2019*

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**Monday, April 22, 2019**

**Time** 9:15 AM  
**Subject** Lohman v. Lohman 133-2019-DR  
Custody Conference (Wilson)  
Kalinowski/Rechner

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**Time** 10:15 AM  
**Subject** Hazen v. Hinds 136-2019-DR  
Custody Conference (Schloesser)

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**Time** 1:15 PM  
**Subject** Long v. Durling 111-2019-DR  
Custody Conference(Wilson)  
Pro Se/Thomas

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**Time** 2:15 PM  
**Subject** Anderson v. Rolon 179-2019-DR  
Custody Conference (Wilson)  
Fischer/Pro Se

**Tuesday, April 23, 2019**

**Time** 9:15 AM  
**Subject** Kotchessa v. Bezzina 280-2014-DR  
Custody Conference  
Lynott/Henry

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**Time** 10:15 AM  
**Subject** Thomas v. Thomas 25-2017-DR  
Custody Conference (Schloesser)  
Pro Se/Howell

---

**Time** 11:15 AM  
**Subject** Ross v. Ross 124-2015-DR  
Divorce Conference (Schloesser)  
Campbell/T. Farley

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**Time** 1:15 PM  
**Subject** Taylor v Danchak 94-2019-DR  
Custody Conf (Schloesser)  
Weed/

**CUSTODY CALENDAR**

*April 22, 2019–April 26, 2019*

---

**Thursday, April 25, 2019**

**Time** 9:15 AM  
**Subject** Dennis v. Dunbar Jr. 260-2013-DR  
Custody Hearing (Wilson)  
Pro Se/ Pro Se

---

**Time** 1:15 PM  
**Subject** DeStefano v. DeStefano 229-2012-DR  
Custody Hearing (Wilson)  
Pro Se/Wilson

---

**Friday, April 26, 2019**

**Time** 9:15 AM  
**Subject** Lore v Lore 517-2015-DR  
Divorce Hearing (Schloesser)  
Tigue/Martin

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