

WAYNE COUNTY BAR ASSOCIATION

OFFICIAL LEGAL JOURNAL

OF WAYNE COUNTY, PA



22nd Judicial District

June 21, 2019
Vol. 9, No. 16
Honesdale, PA



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Court of Common Pleas 22nd Judicial District:

The Hon. Janine Edwards
President Judge

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



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The Official Legal Publication of Wayne County, Pennsylvania



Legal Journal of Wayne County

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

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

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

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

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

MESSAGE FROM THE
WAYNE COUNTY BAR ASSOCIATION



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

PRICING & RATES

Notice Pricing

One time Insertions

Incorporation Notices	\$45
Fictitious Name Registration	\$45
Petition for Change of Name	\$45
Estate Notice (3-time insertion)	\$65
Orphans Court; Accounting on Estates (2-time insertion)	\$45

All other notices will be billed at \$1.90 per line. Minimum insertion fees apply. A fee of \$10 will be added to all legal notices for the Notarized Proof of Publication.

Subscription Rates

Per Year

Mailed Copy	\$100
Emailed Copy	Free

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

WAYNE COUNTY OFFICIALS

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Ronald J. Edwards
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Judy O’Connell
Kathleen A. Schloesser

Raising the Bar



Wayne County Bar Association
922 Church Street, 2nd Floor
Honesdale, Pa 18431

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

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

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

Hours: Available Upon Request

ACCEPTING DONATIONS NOW!

For Information call the Wayne County Bar Association: (570) 253-9556 or go to
www.waynecountylawyers.org

LEGAL NOTICES

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

ESTATE NOTICES

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

EXECUTRIX NOTICE

Estate of William J. Huebbe AKA
William Huebbe
Late of Dutchess County, NY
(having real estate in Damascus
Twp., Wayne Co., PA)
EXECUTRIX
Nancy Huebbe
37 Mayfair Square
Danbury, CT 06810
ATTORNEY
Ronald M. Bugaj, Esquire
308 Ninth St., PO Box 390
Honesdale, PA 18431

6/21/2019 • 6/28/2019 • 7/5/2019

EXECUTOR NOTICE

Estate of Diane M. Day AKA
Diane Day AKA Diane Marie Day
Late of Manchester Township
EXECUTOR
Dale Lee Eldred
253 Dennis Road
Honesdale, PA 18431

ATTORNEY

Nicholas A. Barna
831 Court Street
Honesdale, PA 18431

6/21/2019 • 6/28/2019 • 7/5/2019

EXECUTRIX NOTICE

Estate of Roger D. Dillmuth AKA
Roger Dillmuth
Late of Berlin Township
EXECUTRIX
Evelyn L. Dillmuth
31 Butternut Flats, P.O. Box 21
Beach Lake, PA 18405
ATTORNEY
Nicholas A. Barna
831 Court Street
Honesdale, PA 18431

6/21/2019 • 6/28/2019 • 7/5/2019

ESTATE NOTICE

Notice is hereby given, that Letters Testamentary have been granted to Darlene D. McLain and Richard R. Hankins, Co-Executors of the Estate of Patricia J. Hankins, late of Honesdale Borough, Wayne County, Pennsylvania who died on May 28, 2019. 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 Co-Executors Darlene D. McLain and Richard R. Hankins c/o Mark R

Zimmer, Esquire, 1133 Main Street, Honesdale, PA 18431.

6/21/2019 • 6/28/2019 • 7/5/2019

EXECUTOR NOTICE

Estate of Edna Grace Fox AKA E. Grace Fox AKA Grace Fox
Late of Honesdale Borough
CO-EXECUTRIX
Linda S. Tallman
67 Lakeside Drive
Honesdale, PA 18431
CO-EXECUTOR
R. James Fox, Jr.
435 Wanoka Road
Honesdale, PA 18431
ATTORNEY
Nicholas A. Barna
831 Court Street
Honesdale, PA 18431

6/14/2019 • 6/21/2019 • 6/28/2019

EXECUTOR NOTICE

Estate of Gary E. Davis AKA Gary Davis
Late of Damascus Township
EXECUTOR
Nathan Davis
79 Davis Road
Milanville, PA 18443
ATTORNEY
Nicholas A. Barna
831 Court Street
Honesdale, PA 18431

6/14/2019 • 6/21/2019 • 6/28/2019

EXECUTOR NOTICE

Estate of John W. Lozo, Jr. AKA Jack Lozo AKA John Lozo
Late of Waymart Borough

EXECUTOR
Thomas Mark Sutor
5530 Doral Drive
Wilmington, DE 19808
ATTORNEY
Nicholas A. Barna
831 Court Street
Honesdale, PA 18431

6/14/2019 • 6/21/2019 • 6/28/2019

ESTATE NOTICE

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the estate of late of CLYDE SWINGLE. Date of death April 16, 2019. All persons indebted to the said estate are required to make payment and those having claims or demands to present the same without delay to the Executor/Executrix, in care of Matthew L. Meagher, Esquire, 1018 Church Street, Honesdale, PA 18431.

6/14/2019 • 6/21/2019 • 6/28/2019

EXECUTOR NOTICE

Estate of Anthony A. Grecco AKA Anthony August Grecco
Late of Sterling Township
EXECUTOR
Romaine Olsommer
103 Panther Lake Terrace
Newfoundland, PA 18445
ATTORNEY
Michael D. Walker, Esq.
PO Box 747
Hamlin, PA 18427

6/14/2019 • 6/21/2019 • 6/28/2019

EXECUTRIX NOTICE

Estate of Raymond Alvin Collins
AKA Raymond A. Collins
Late of Sterling Township
EXECUTRIX

Meredith C. Applegate
7806 Pebble Run Ct.
Houston, TX 77095

ATTORNEY

Catherine J. Garbus, Esq.
24 E. Tioga St.
Tunkhannock, PA 18657

6/7/2019 • 6/14/2019 • 6/21/2019

ESTATE NOTICE

NOTICE IS HEREBY GIVEN
that Letters Testamentary have
been granted in the estate of late
of LEILA B. EDWARDS. Date of
death APRIL 5, 2019. All persons
indebted to the said estate are
required to make payment and
those having claims or demands to
present the same without delay to
the Executor/Executrix, in care of
Matthew L. Meagher, Esquire,
1018 Church Street, Honesdale,
PA 18431.

6/7/2019 • 6/14/2019 • 6/21/2019

ADMINISTRATRIX NOTICE

Estate of Thomas Edward Bryant
Late of Dreher Township
ADMINISTRATRIX

Lesa Mercereau
c/o Christopher R. Kimler, Esq.
308 W. Harford Street
Milford, PA 18337
ATTORNEY
Christopher R. Kimler, Esq.

308 W. Harford Street
Milford, PA 18337
570-296-2663
570-296-2664 fax

6/7/2019 • 6/14/2019 • 6/21/2019

ADMINISTRATRIX NOTICE

Estate of Roy E. Adams AKA Roy
Adams
Late of Damascus Township
ADMINISTRATRIX

Laurie S. Adams
246 White Road
Lake Ariel, PA 18436
ATTORNEY

Nicholas A. Barna
831 Court Street
Honesdale, PA 18431

6/7/2019 • 6/14/2019 • 6/21/2019

ESTATE NOTICE

Estate of Lillian R. Emslie, late of
Scott Township, Wayne County
Pennsylvania. Any person or
persons having claim against or
indebted to estate present same to:
Frank Davis, 11 Jewel Place, Old
Bridge, NJ 08857-2551; Attorney
for Estate: Lothar Holbert, J.D.,
1439 Crosstown Highway,
Lakewood, PA 18439.

6/7/2019 • 6/14/2019 • 6/21/2019

EXECUTRIX NOTICE

Estate of John J. Gaffney
Late of New York
EXECUTRIX
Debra Vitkun
33 Old Farmingdale Road

West Babylon, NY 11704
ATTORNEY
Timothy B. Fisher II, Esquire
525 Main Street, PO Box 396
Gouldsboro, PA 18424

03-112-25.1 sold for unpaid taxes
in 2012 and 2013.

6/7/2019 • 6/14/2019 • 6/21/2019

OTHER NOTICES

NOTICE

IN THE COURT OF COMMON
PLEAS OF THE 22ND JUDICIAL
DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
COUNTY OF WAYNE

ACTION IN QUIET TITLE

NO. 236 - CIVIL - 2019

PETER MESTOUSIS,
Plaintiff

VS.

NANCY COUSE, her heirs and
assigns, and the Estate of Nancy
Couse, deceased,
Defendant

.....

To: Nancy Couse, her heirs and
assigns and the Estate of
Nancy Couse, deceased

Please take notice this lawsuit
seeks to extinguish all of your
right, title and interest in and to
those two parcels in Buckingham
Township known on the tax records
of Wayne County as 03-112-25 and

NOTICE
You have been sued in Court. If
you wish to defend against the
claims set forth in the following
pages, you must take action within
twenty (20) days after this
complaint and notice are served, by
entering a written appearance
personally, or by attorney and
filing in writing with the Court
your defenses or objections to the
claims set forth against you. You
are warned that if you fail to do so,
the case may proceed without you
and a judgment may be entered
against you by the Court without
further notice for any money
claimed in the Complaint or for
any other claim or relief requested
by the Plaintiff. You may lose
money or property or other rights
important to you.

**YOU SHOULD TAKE THIS
PAPER TO YOUR LAWYER AT
ONCE. IF YOU DO NOT HAVE
A LAWYER OR CANNOT
AFFORD ONE, GO TO OR
TELEPHONE THE OFFICE SET
FORTH BELOW TO FIND OUT
WHERE YOU CAN GET LEGAL
HELP.**

Northern Pennsylvania Legal
Services, Inc.
Wayne County Court House
925 Court Street
Honesdale, PA 18431
Telephone (877) 515-7465

6/21/2019

**PETITION FOR
NAME CHANGE**

IN THE COURT OF COMMON
PLEAS OF THE 22ND JUDICIAL
DISTRICT COMMONWEALTH
OF PENNSYLVANIA
COUNTY OF WAYNE

IN RE: P.J.F.
Change of Name

No. 208 Civil 2019

.....

LEGAL NOTICE

.....

Notice is hereby given that, on the 15th day of May, 2019, the petition of Paul James Faux was filed in the above-named Court, requesting an Order to change the name of Paul James Faux to J.V.G.. The Court has fixed the 31st day of July, 2019, at 9:30 a.m. in Courtroom No. 2, of the Wayne County Courthouse, 925 Court St., Honesdale, PA 18431, as the time and place for the hearing on said Petition, when and where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

CHRISTINE RECHNER, ESQUIRE
Attorney for Petitioner
924 Church Street
Honesdale, Pennsylvania 18431
(570) 253-2200
Facsimile: (570) 253-6920

6/21/2019

LEGAL NOTICE

Take notice that the following account has been filed to the Common Pleas Court of Wayne County and will be presented for approval on June 27, 2019, at 9:00 a.m., in Courtroom No. 2 of the Wayne County Courthouse, Honesdale, Pennsylvania:

Amended Court Ordered Final Accounting of the Janet P. Lepro Funded Revocable Trust, filed by Marissa McAndrew, Esquire, counsel for Alan Lepro, Trustee, of the Janet P. Lepro Funded Revocable Trust; Case No. 69 - OCD - 2015.

6/21/2019 • 6/28/2019

**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
JULY 17, 2019**

By virtue of a writ of Execution instituted by: Finance of America Reverse LLC issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 17th day of July, 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 AND TRACT OF LAND
SITUATE, LYING AND BEING
IN THE TOWNSHIP OF
PAUPACK, COUNTY OF
WAYNE, COMMONWEALTH OF
PENNSYLVANIA, MORE
PARTICULARLY DESCRIBED
AS FOLLOWS, TO WIT:

LOT 462, SECTION 1, AS
SHOWN ON PLAN OF LOTS,
WALLENPAUPACK LAKE
ESTATES, DATED MARCH 23,
1971 BY VEP & CO. AS
RECORDED IN THE OFFICE OF
THE RECORDER OF DEEDS IN
AND FOR WAYNE COUNTY,
PENNSYLVANIA, IN PLAT
BOOK 14, PAGE 117, SAID MAP
BEING INCORPORATED BY
REFERENCE HEREWITH AS IF
ATTACHED HERETO.

Map and Parcel ID: 19-0-0029-
0122

Being known as: 1050 Rolling
Hills Drive FKA 20 Rolling Hills
Drive, Lake Ariel, Pennsylvania
18436.

Title to said premises is vested in
Kathe Ortiz by deed from
PATRICIA A. CLOHESSY dated
July 29, 1999 and recorded August
10, 1999 in Deed Book 1544, Page
271.

Seized and taken in execution as
property of:
Kathe Ortiz 1043 Silverspring

Road, LAKE ARIEL PA 18436

Execution No. 248-Civil-2019
Amount Due: \$119,822.86 Plus
additional costs

April 10, 2019
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE
NOTICE:

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

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

Lauren M. Moyer, Esq.

6/21/2019 • 6/28/2019 • 7/5/2019

**SHERIFF'S SALE
JULY 17, 2019**

By virtue of a writ of Execution
instituted by: Nationstar Mortgage
LLC d/b/a Mr. Cooper issued out
of the Court of Common Pleas of
Wayne County, to me directed,
there will be exposed to Public

Sale, on Wednesday the 17th day of July, 2019 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

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

BEGINNING at a point in the center of LR 63125, which is two hundred eighty-two and twelve hundredths (282.12) feet from the intersection of LR 63125, LR 63029 and LR 63120; thence along the center of said LR 63125 and the following courses and distances: South thirty-two degrees twenty-one minutes fourteen seconds West (S.32 deg. 21' 14" W.) eighteen and ninety-eight hundredths (18.98) feet; thence South thirty -three degrees fifty-eight minutes fifty-one seconds West (S. 33 deg. 58' 51" W.) two hundred sixteen and one hundredths (216.01) feet to a point and corner; thence along Lot No. 17, North fifty-six degrees fifty-five minutes forty-five seconds West (N. 56 deg. 55' 45" W.) two hundred fifteen (215.00) feet to a point and corner; thence along Lot No. 21, North thirty-three degrees fifty-eight minutes fifty-one seconds East (N. 33 deg. 58' 51" E.) two hundred thirty-five (235.00) feet to a point and corner; thence along Lot No.20, South fifty-six degrees fifty-five minutes forty-five seconds East (S. 56 deg.

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.

55', 45" E.) two hundred fourteen and forty-six hundredths (214.46) feet to the point and place of beginning.

Containing 1.116 acres, more or less.

Also being Lot No 19 in Locust Hill Estates as shown on map of same prepared by James F. Knash, P.E., and recorded in Wayne County Map Book 42, at pages 35/36.

Property Address (for informational purposes only): 277 Daniels Rd., Honesdale, PA 18431

Tax I.D #17-0-0004-0019

BEING the same premises which

Jorge Teixeira and Cecilia Teixeira, by deed dated May 5, 2008 and recorded in Wayne County Record Book 3519 at Page 336, granted and conveyed unto Thomas DePalma, a married man.

Seized and taken in execution as property of:
Thomas DePalma 277 Daniels Road, HONESDALE PA 18431

Execution No. 373-Civil-2018
Amount Due: \$106,586.67 Plus additional costs

April 23, 2019
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

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

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

Katherine M. Wolf Esq.

6/21/2019 • 6/28/2019 • 7/5/2019

**SHERIFF'S SALE
JULY 17, 2019**

By virtue of a writ of Execution instituted by: Fidelity Deposit and Discount 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 17th day of July, 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 LOT OF LAND in Sterling Township, Wayne County, Pennsylvania, described as follows:

BEING Lot Number 5, containing 1.09 acres, as shown on the subdivision plan known as Pen-Jer Hills, prepared by Harry Schoenagel, R.S. dated November 1978, and recorded in Wayne County Recorder of Deeds Office in Map Book 41, Page 51. BEING THE SAME PREMISES conveyed to Louis A. Gambucci and Rebecca A. Gambucci, his wife, by deed dated March 27, 2015 and recorded April 2, 2015 in Wayne County Book 4839 Page 326. The said Louis A. Gambucci departed this life.

SUBJECT to the following deed dedication as shown on the original subdivision map of Pen-Jer Hills dated November 1978. This subdivision shall be known as Pen-Jer Hills. The use of all streets and alleys shown and not heretofore dedicated, are restricted to those having rights therein. Building

setback lines are hereby established as shown on this plat, between which lines and the property lines of the street, there shall be erected or maintained no buildings or structure. All easements for the use of public utilities for the installation of water and sewer mains, poles, ducts, lines and wires are indicated on this plat. No buildings or other structures are to be erected or maintained upon said strips of land, but owners of lots in this subdivision shall take their titles subject to the rights of the public utilities. The hereon shown property is to be used for single family residential dwellings. The foregoing covenants (or restrictions) are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 2004 at which time said covenants (or restrictions) shall be automatically extended successive periods of ten (10) years and shall remain in full force and effect unless changed at the end of such a period of ten (10) years by vote of the majority of the then owners of the building sites covered by these covenants (or restrictions).

The right to enforce those provisions by injunction, together with the right to cause the remove by due process of law of any structure or part thereof erected or maintained in violation hereof, is hereby dedicated to the public and reserved to the several owners of the several lots in this subdivision and to their heirs and assigns.

And Lots 1, 2, 3, 4, 5, 6, 7, and 9

OLSOMMER-CLARKE
INSURANCE GROUP, INC.
— Since 1940 —

COMPETITIVE BUSINESS INSURANCE QUOTES
Property Liability Insurance • General Liability
Commercial Auto • Workers Comp

HONESDALE • 1014 Church Street • 570-253-6330
HAMLIN • 610 Hamlin Hwy. • 570-689-9600
MOSCOW • 100 N. Main Street • 570-842-9600

TOLL FREE: 800-566-8999
www.nepainurance.com

shall be subject to the following additional deed restrictions:

- 1) No junk cars or abandoned vehicles, garbage, trash or debris shall be allowed to accumulated on any lot.
- 2) No animals other than household pets may be housed or kept on any lot.
- 3) All dwellings must have enclosed living area of at least 900 square feet and must be erected on a permanent foundation.
- 4) No tent, trailer, temporary structure, or mobile home shall be erected on any lot. Multi-sectional mobile homes may be erected provided that they have residential house type siding and shingles roof.
- 5) Each lot owner is responsible for sedimentation and erosion control during any earth disturbance on their lot.

Grantees, for themselves, their heirs and assigns, covenant and agree with the Grantor, its assigns, that the aforesaid described property conveyed is subject nevertheless to said covenants, restrictions and conditions, which are to be deemed

running with the land and binding on subsequent transferees and/or grantees, and are to be imposed on Lots 1, 2, 3, 4, 5, 6, 7, and 9 in Pen-Jer Hills subdivision.

Seized and taken in execution as property of:

Rebecca A. Gambucci 801
Countryside Drive, Apt 26,
MOSCOW PA 18444

Execution No. 496-Civil-2018
Amount Due: \$168,860.98 Plus
additional costs

April 24, 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.**

James T. Shoemaker Esq.

6/21/2019 • 6/28/2019 • 7/5/2019

**SHERIFF'S SALE
JULY 17, 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 17th day of July, 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 picot or parcel of land lying, situate and being in the Township of Damascus, County of Wayne and Commonwealth of Pennsylvania. Bounded and described as follows:

BEGINNING at a point in the middle of a private road designated as East Hill Road in the East Hill Section of Grantor's development at Duck Harbor Road: thence along the Northerly line of lot No. 11 South 80 degrees 00 minutes 20 seconds East 355.65 feet to a point; thence along the Westerly line of Lot No. 16 North 19 degrees 52 minutes 20 seconds East 200.99 feet to a point; thence along the Southerly line of Lot No. 9 North 80 degrees 00 minutes 20 seconds West 390.19 feet to a point in the middle of East Hill Road; thence along the middle of East Hill Road South 59 degrees 40 minutes West 198 feet to the place of BEGINNING.

CONTAINING 1.69 acres.

BEING Lot No. 10 in the East Hill

Section of Duck Harbor Estates,
map of which is recorded in Wayne
County Map Book No. 12 at Page
47.

BEING KNOWN AS: 40 EAST
HILL ROAD A/K/A 215 EAST
HILL ROAD F/K/A RR 1 BOX
215 F3 EQUINUK, PA 18417

PROPERTY ID NUMBER: 07-0-
0005-0015

BEING THE SAME PREMISES
IN WHICH JEFFREY W. DAVIS
BECAME SEIZED OF THE
INTEREST DEEDED BY JERRY
W. DAVIS AND MICHELLE L.
DAVIS, HUSBAND AND WIFE
AS EVIDENCED BY
DOCUMENT DATED 7/19/2000
AND RECORDED 8/18/2000 IN
THE OFFICE OF THE
RECORDER IN WAYNE
COUNTY, IN BOOK 1679, PAGE
329, ET C.

Seized and taken in execution as
property of:
Jeffrey W. Davis 40 East Hill
Road a/k/a 215 East Hill Road
f/k/a RR 1 Box 215 F 3, Equinunk
PA 18417

Execution No. 530-Civil-2018
Amount Due: \$111,627.47 Plus
additional costs

April 23, 2019
Sheriff Mark Steelman

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

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

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

Rebecca A. Solarz, Esq.

6/21/2019 • 6/28/2019 • 7/5/2019

**SHERIFF'S SALE
JULY 17, 2019**

By virtue of a writ of Execution
instituted by: Mid America
Mortgage, Inc issued out of the
Court of Common Pleas of Wayne
County, to me directed, there will
be exposed to Public Sale, on
Wednesday the 17th day of July,
2019 at 10:00 AM in the
Conference Room on the third
floor of th Wayne County
Courthouse in the Borough of
Honesdale the following property,
viz:

ALL THAT CERTAIN LOT,
PARCEL, OR PIECE OF
GROUND SITUATE IN THE
TOWNSHIP OF LEHIGH,
COUNTY OF WAYNE, AND

COMMONWEALTH OF PENNSYLVANIA, BEING LOT NUMBER 25, SECTION 12, CAYUGA DRIVE, AS SHOWN ON MAP OF POCONO SPRINGS ESTATES ON FILE IN THE RECORDER OF DEEDS OFFICE AT HONESDALE, PENNSYLVANIA IN PLAT BOOK NO. 14 PAGE 189 A.K.A. SECTION 12 PLOT BOOK 14 PAGE 189 IN PREVIOUS DEEDS.

Map and Parcel ID: 14-0-0030-0091

Being known as: 25 Cayuga Drive, Gouldsboro, Pennsylvania 18424.

Title to said premises is vested in Michael C. D'Ambrosio a/k/a Michael D'Ambrosio by deed from Anthony Gugliermo, Theresa Gugliermo, Frank Gugliermo, and Mary C. Gugliermo dated November 25, 2008 and recorded January 9, 2009 in Deed Book 3650, Page 103 Instrument Number 200900000498

Improvements thereon:
RESIDENTIAL DWELLING

Seized and taken in execution as property of:
Michael C. D'ambrosio 1409 Penn

Avenue, Apt. 2 SCRANTON PA 18509

Execution No. 532-Civil-2014
Amount Due: \$158,719.24 Plus additional costs

April 11, 2019
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

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

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

Joseph I. Foley Esq.

6/21/2019 • 6/28/2019 • 7/5/2019

CIVIL ACTIONS FILED

*FROM MAY 25, 2019 TO MAY 31, 2019
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT		DATE	DESCRIPTION	AMOUNT
2012-21658	WELLS FARGO BANK GARNISHEE		5/28/2019	GARNISHEE/DISC/ATTCH	—
2015-00719	YOUNG DANA	P	5/30/2019	JUDGMENT NON PROS	—
2016-00439	COLLINS RAYMOND A		5/28/2019	WRIT OF EXECUTION	10,326.06
2018-00340	BERMAN CHARLENE		5/31/2019	JUDGMENT OPENED	—
2018-00341	BERMAN CHARLENE K		5/31/2019	JUDGMENT OPENED	—
2018-00472	BRACHT CHRISTINE M		5/31/2019	VACATE JUDGMENT	—
2018-00472	BRACHT JAMES W		5/31/2019	VACATE JUDGMENT	—
2018-00590	BAKER MELISSA		5/31/2019	DEFAULT JUDGMENT	3,048.56
2018-00591	KEMNITZ NANCY A		5/29/2019	SATISFACTION	—
2018-21246	PNC BANK GARNISHEE		5/28/2019	GARNISHEESATIFACTION	—
2019-20256	LEWER KAREN		5/28/2019	SATISFACTION	652.89
2019-20311	DJ HARVEY AGENCY LLC A CORPORATION		5/28/2019	SATISFACTION	10,337.78
2019-20405	ROSADO ERNESTO		5/28/2019	MUNICIPAL LIEN	558.02
2019-20405	ROSADO GLORIA		5/28/2019	MUNICIPAL LIEN	558.02
2019-20406	DENKS ILIJA		5/28/2019	MUNICIPAL LIEN	909.12
2019-20407	PEREZ WILLIAM		5/28/2019	MUNICIPAL LIEN	620.47
2019-20407	PEREZ DARONDA		5/28/2019	MUNICIPAL LIEN	620.-p
2019-20408	KRETCHMER FRANK		5/28/2019	MUNICIPAL LIEN	620.47
2019-20409	SWENDSEN GERALD		5/28/2019	MUNICIPAL LIEN	620.47
2019-20410	AYALA ALVARO		5/28/2019	MUNICIPAL LIEN	745.57
2019-20411	STILE AUGUST		5/29/2019	MUNICIPAL LIEN	620.47
2019-20412	CHOIR BOYZ CLUB INC		5/29/2019	MUNICIPAL LIEN	636.92
2019-20413	AMERISTEEL GERDAU		5/29/2019	MUNICIPAL LIEN	620.47
2019-20414	SKLAVAKIS DENNIS P		5/29/2019	MUNICIPAL LIEN	1,885.59
2019-20415	HEADEN DAVID		5/29/2019	MUNICIPAL LIEN	1,453.17
2019-20416	DEVINE DARLENE K		5/29/2019	MUNICIPAL LIEN	1,870.17
2019-20417	DEMANSKY BARRY		5/29/2019	MUNICIPAL LIEN	1,400.17
2019-20418	AMATO LORENZO		5/29/2019	MUNICIPAL LIEN	681.10
2019-20419	NESENOFF MITCHELL		5/29/2019	MUNICIPAL LIEN	666.13
2019-20419	NESENOFF MARJORIE		5/29/2019	MUNICIPAL LIEN	666.13
2019-20419	NESENOFF RACHEL E		5/29/2019	MUNICIPAL LIEN	666.13
2019-20419	NESENOFF NAOMI B		5/29/2019	MUNICIPAL LIEN	666.13
2019-20420	RASTELLO ERIC		5/29/2019	MUNICIPAL LIEN	1,530.92
2019-20420	DIMAGGIO SAMUEL		5/29/2019	MUNICIPAL LIEN	1,530.92
2019-20420	DI MAGGIO SAMUEL		5/29/2019	MUNICIPAL LIEN	1,530.92
2019-20421	JABLON SCOTT		5/29/2019	MUNICIPAL LIEN	1,432.77
2019-20422	GENUINO GERALD		5/29/2019	MUNICIPAL LIEN	1,092.30
2019-20422	GENUINO MARY JANE		5/29/2019	MUNICIPAL LIEN	1,092.30
2019-20423	FREDA LISA M		5/29/2019	MUNICIPAL LIEN	1,858.10

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

2019-20423	FREDA ANTHONY R	5/29/2019	MUNICIPAL LIEN	1,858.10
2019-20424	BARILLO DENNIS ESTATE OF	5/29/2019	MUNICIPAL LIEN	1,367.12
2019-20425	NUZZO MICHAEL	5/29/2019	MUNICIPAL LIEN	1,581.16
2019-20425	FILIPPAZZO CHRISTOPHER	5/29/2019	MUNICIPAL LIEN	1,581.16
2019-20426	SELVAGGI MICHAEL JOSEPH	5/31/2019	JUDGMENT	1,548.25
2019-20427	SAMPSON DANIEL ROBERT	5/31/2019	JUDGMENT	1,531.25

CONTRACT — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2019-00240	SAVIO PAUL	PLAINTIFF	5/28/2019	—
2019-00240	SAVIO LYNN	PLAINTIFF	5/28/2019	—
2019-00240	D&D HOMES INC	DEFENDANT	5/28/2019	—
2019-00245	SUTLIFF RYAN JOHN	PLAINTIFF	5/30/2019	—
	PLAINTIFF/APPELLEE			
2019-00245	ROBINSON SHANNON L	DEFENDANT	5/30/2019	—
	DEFENDANT/APPELLANT			

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2019-00243	LAKEVIEW LOAN SERVICING LLC	PLAINTIFF	5/29/2019	—
2019-00243	PAVLICEK JOHN A JR	DEFENDANT	5/29/2019	—
2019-00243	PAVLICEK LAURA M	DEFENDANT	5/29/2019	—
2019-00248	UNITED MORTGAGE CORP	PLAINTIFF	5/31/2019	—
2019-00248	BELL MARK A	DEFENDANT	5/31/2019	—

REAL PROPERTY — PARTITION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2019-00241	MUSCO JEANETTE M	PLAINTIFF	5/28/2019	—
2019-00241	SIMMONS JEFFREY W	DEFENDANT	5/28/2019	—
2019-00242	RENO ANTHONY	PLAINTIFF	5/29/2019	—
2019-00242	RENO ROBIN L	PLAINTIFF	5/29/2019	—
2019-00242	FISCHER DANIEL W	DEFENDANT	5/29/2019	—

TORT — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2019-00244	STIFFLER CHARLES A/K/A	PLAINTIFF	5/30/2019	—
2019-00244	STIFFLER CHARLIE	PLAINTIFF	5/30/2019	—
2019-00244	PORTFOLIO RECOVERY ASSOCIATES	DEFENDANT	5/30/2019	—
2019-00249	SMITH JOLENE	PLAINTIFF	5/31/2019	—
2019-00249	PORTFOLIO RECOVERY ASSOCIATES	DEFENDANT	5/31/2019	—

MORTGAGES AND DEEDS

*RECORDED FROM JUNE 10, 2019 TO JUNE 14, 2019
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Beran Udo By Agent	Wayne Bank	Cherry Ridge Township	
Jennings Stephen Agent			144,000.00
Wilts David D	Mortgage Electronic Registration Systems	Salem Township	
Wilts Mary K	Bank Of America		250,000.00
Castillo Jean	Mortgage Electronic Registration Systems	Dreher Township	
	Caliber Home Loans Inc		161,500.00
Hess Laurie A	First National Bank Of Pa	Mount Pleasant Township	40,000.00
Gregory Dennis H	Wayne Bank	Clinton Township	
Gregory Mary L			167,500.00
Spencer Corle A	Mortgage Electronic Registration Systems	Honesdale Borough	
Spencer Holly	Summit Mortgage Corporation		92,811.00
Gorecki Stanley	Mortgage Electronic Registration Systems	Manchester Township	
Gorecki Nancy	Zillow Home Loans		62,475.00
Butler Robert E	Financial Resources Federal Credit Union	Salem Township	
Butler Linda J			138,400.00
Ferraiuolo Lawrence	Valley National Bank	Paupack Township	
Ferraiuolo Poullette			40,000.00
Frank Carlene Antunes	Mortgage Electronic Registration Systems	Sterling Township	
Antunesfrank Carlene	TAM Lending Center Inc		176,739.00
Frank Vanessa Antunes	T A M Lending Center Inc		
Antunes Frank Vanessa			
Laun Richard B	Mortgage Electronic Registration Systems	Lake Township	
Laun Sharon A	Guaranteed Rate Inc		70,000.00
Lipowcan Nisha	Mortgage Electronic Registration Systems	Paupack Township	
	Ark La Tex Financial Services Benchmark Mortgage		102,820.00
Rasmussen Helen Nancy	Citizens Savings Bank	Mount Pleasant Township	197,000.00
Martirano Anthony	Wayne Bank	South Canaan Township	
Martirano Jennifer			258,215.67
Karabin Ryan J	Mortgage Electronic Registration Systems	Dreher Township	
	Bank Of America		193,500.00

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

St Ledger Sean Aaron Bolellastledger Cindy St Ledger Cindy Bolella	Honesdale National Bank	Texas Township 1 & 2	232,000.00
Bishop Corey M	Mortgage Electronic Registration Systems	Berlin Township	
Bishop Alexandria	Stearns Lending		87,878.00
Brown Brenda M	Dirlam Bros Lumber Company Inc	Clinton Township	18,710.41
Spano James	AVANA Capital LLC A V A N A Capital L L C	Mount Pleasant Township	5,100,000.00
Ridd Peter R Ridd Barbara A	Dime Bank	Cherry Ridge Township Cherry Ridge & Oregon Twps	450,000.00
	Oregon Township	Oregon & Cherry Ridge Twps	450,000.00
Herzog Barbara A	Dime Bank	Paupack Township	10,000.00
Weist Brian L	Dime Bank	Honesdale Borough	
Swanson Jennifer L I			25,000.00
Chulada Ryan T Chulada Nicole J	Dime Bank	Damascus Township	30,000.00
Buckingham William Franklin IV	Dime Bank	Texas Township	
Buckingham Karen Ann			10,000.00
Avery Ricky J Avery Debbie L	Dime Bank	Berlin Township	60,000.00
Williams Eric W Williams Amy J	Dime Bank	Cherry Ridge Township	46,500.00
McHale Karl McHale Alaina	Dime Bank	Hawley Borough	27,500.00
Renehan James M	Bryn Mawr Trust Company	Manchester Township	4,600,000.00
Spencerschmitz Linda	Mortgage Electronic Registration Systems	Salem Township	
Schmitz Linda Spencer Britt April Rose	Guaranteed Rate Inc		80,400.00
Nikles Thomas Tr Thomas Nikles Revocable Trust	Embassy Bank	Paupack Township	600,000.00
Mehari Hawley Holdings	McGinnis Robert J McGinnis James R	Palmyra Township	40,000.00
Guaba Ysbelka	Mortgage Electronic Registration Systems Atlantic Home Loans Inc	Damascus Township	140,000.00
Swendsen Nancy A	Mortgage Electronic Registration Systems	Mount Pleasant Township	
Swendsen Fred R	Summit Mortgage Corporation		65,000.00
Reiprich Paul Reiprich Tammy Lynn	Mortgage Electronic Registration Systems Sovereign Lending Group Incorporated	Paupack Township	257,475.00
Dicecco Gerard	Housing & Urban Development	Lake Township	10,223.98

Garcia Pedro	Mortgage Electronic Registration Systems	Lake Township	
	Quicken Loans Inc		76,235.00
Long Jaime L	Honesdale National Bank	Clinton Township 1	215,000.00
Voskresenskaya Natalya	JPMorgan Chase Bank	Lake Township	
	J P Morgan Chase Bank		30,000.00
Haller David S	Mortgage Electronic Registration Systems	Scott Township	
Haller Francesca F	Summit Mortgage Corporation		271,800.00
Garde Pauline	Mortgage Electronic Registration Systems	Honesdale Borough	
	Summit Mortgage Corporation		184,343.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Minisink Land Holdings	Zednicek Renata	Scott Township	
Siepiela Diane AKA	Beran Udo	Cherry Ridge Township	
Siepiela Dianne AKA			Lot 1
Siepiela Susan			
Katz Constance			
Siepiela Peggy			
Hayslett Audrey A	Wilts David D	Salem Township	
	Wilts Mary K		Lot 779
Mark F Kenny Revocable Living Trust	Castillo Jean	Dreher Township	
Sabatello Colleen Rose Tr			
Kenny Mark F Est AKA			
Kenny Mark Est AKA			
Sabatello Colleen Rose Exr			
Kenny Mark F Est AKA	Castillo Jean	Dreher Township	
Kenny Mark Est AKA			Lot 120
Sabatello Colleen Rose Exr			
Gapp Meghan	Paul Gapp Family Living Trust	Lake Township	
Lodini Thomas			Lot 822
Breezewood Land Development Co Inc	Campufano Juan	Dreher Township	Lot 97
Breezewood Land Development Co Inc	Campufano Juan	Dreher Township	Lot 98
Orgill Deborah Exr	Krupski Pamela	Cherry Ridge Township	
Orgill John Jr Est	Krupski Alex		
Schell Joshua	Schell Joshua	Berlin Township	
Schell Kristen L			Lot 11
Hicks Eveon	Castle Peter	Manchester Township	
Chen Shao Lin	Spencer Corle A	Honesdale Borough	
	Spencer Holly		
Schwab Natasha	Gorecki Stanley	Manchester Township	
	Gorecki Nancy		

Longman Amy Marie	Longman Michael	Cherry Ridge Township	Parcel B B
Longman Michael	Faux David H	Cherry Ridge Township	Parcel B B
Erdmann Edward C AKA	Erdmann Edward C AKA	Mount Pleasant Township	
Erdman Edward C AKA	Erdman Edward AKA		Lot A
	Erdmann Jane		
Karaefthimoglu Efstathios S	Mccleary Thomas	Lake Township	Lot 2705
Rosenbach John W	Ferraiuolo Lawrence	Paupack Township	
Rosenbach Doreen A	Ferraiuolo Poullette		Lot 255
Minichino Louis	Frank Carlene Antunes	Sterling Township	
Minichino Lucille	Antunesfrank Carlene		Lot 39
	Antunes Frank Vanessa		
	Frank Vanessa Antunes		
Kobovitch Mark	Laun Richard B	Lake Township	
Kobovitch Virginia	Laun Sharon A		Lot 3608
Helfrecht Diana B	Lipowcan Nisha	Paupack Township	Lot 1
Shipshinski Edward J	Shipshinski Edward J	Clinton Township 2	
Shipshinski Theresa R	Shipshinski Theresa R		
Smargiassi Ronald	Styer Randall	Lebanon Township	
Smargiassi Larita			
Vangeli Sandra H	Karabin Ryan J	Dreher Township	
Langston Diana M			
Langston Gregory			
McHale Victoria L			
Whitman Theresa M			
Whitman Edward C			
American Advisors Group By Af	TJMRJS Ventures LLC	Lake Township	
Singlesource Property Solutions			
LLC Af	T J M R J S Ventures L L C		Lot 3311
Singlesource Property Solutions			
L L C Af			
Clark Andria	St Ledger Sean Aaron	Texas Township 1 & 2	
Bolella Andria	St Ledger Cindy Bolella		
	Bolellastledger Cindy		
Southerton Property			
Maintenance LLC	Bishop Corey M	Berlin Township	
Southerton Property			
Maintenance L L C	Bishop Alexandria		
Southerton Property			
Maintenance LLC	Southerton Property Maintenance LLC	Berlin Township	
Southerton Property			
Maintenance L L C	Southerton Property Maintenance L L C		
Gill Beverly	Schwab Natasha	Damascus Township	
Sampson Robin B	Texas Rod & Gun Club Inc	Cherry Ridge Township	Lot 7
Sheldon Patricia G	Sheldon Patricia G	Damascus Township	
Sheldon Eric			
Calpin William J Jr	Tallman Thomas C Jr	Cherry Ridge Township	
Calpin Susan O	Tallman Linda S		Lots 1 & 2
ESSA Bank & Trust	Abreu Ramiro	Honesdale Borough	
E S S A Bank & Trust	Abreu Alexandra J Alfonso De		

Olson Dorothy E Exr	Spencerschmitz Linda	Salem Township	
Rowen William K Est	Schmitz Linda Spencer		
Olson Dorothy E	Britt April Rose		
Stevens Kristy Lee Exr	Stevens Kristy Lee Tr	Damascus Township	
Stevens Andrew C Est AKA	Stevens Andrew AKA		
Stevens Andrew Charles Est AKA	Stevens Andrew C AKA		
Stevens Andrew Est AKA	Stevens Andrew Charles AKA		
	Stevens Mason		
	Stevens Addison		
	Stevens Carter		
Kliche Arndt	Kliche Arndt	Mount Pleasant Township	Lot 7
Skubicki Mark R Richard	Skubicki Mark R	Paupack Township	
Skubicki Maria	Skubicki Maria		Lot 149
Brown Elliott B II	Thomas R Nikles Revocable Living Trust	Paupack Township	
Brown Elliott B			
Brown Marybeth			
McGinnis Robert J	Mehari Hawley Holdings	Palmyra Township	
McGinnis James R			Lot 36
Kuta Erika	Kuta Robert S	Oregon Township	
	Kuta Kenneth P		
Kuta Robert S	Kuta Robert S	Damascus Township	
Kuta Erika	Kuta Monika J		
Kilcoin Jill E	Guaba Ysbelka	Damascus Township	Lot 12
Kudas Eva	Kudas Eva	Lake Township	
	Pope Veronica		Lot 4066
Coe Gilbert L	Swendsen Fred R	Mount Pleasant Township	
Coe Carol S	Swendsen Nancy A		Parcel 1
Spratt Lillian M	Waxman William R	Scott Township	
	Joan P Waxman Joint Revocable Trust		
U S Bank Tr By Af	Masker Levi	Lehigh Township	
Select Portfolio Servicing Inc Af	Masker Leslie		Lot 69
Swedberg Gail M	Buselli Land Holdings LLC	Honesdale Borough	
	Buselli Land Holdings L L C		
Brusca Kenneth R	Wallace Marie	Paupack Township	
Brusca Janet L			Lot 197
Scali Beatrice	Scali Beatrice	Lake Township	
	Trapanese Ryan J		Lot 3203
Daniels Steven R	Rasmussen Helen Nancy	Texas Township 1 & 2	
Daniels Allison B			
Giordano Patricia	Garcia Pedro	Lake Township	
Giordano Louis			Lot 1519
Giordano Jeanmarie			
Papagni Catherine			
Papagni Christopher			
Giordano Michael			
Giordano Virginia			
Giordano Erin			
Ague Erin			
Ague Kevin			

Long Jaime L	Long Jaime L	Clinton Township 1	
Long Brian R			Lot A
Housing & Urban Development	Godshall Ronald S	Mount Pleasant Township	
	Godshall Sarah E		Lot 4
Mannick Gail M	Podunajec Justin	Clinton Township 1	
	Podunajec Brittnee		Lot 3
Ashley Matthew H	Esselman Aaron S	Damascus Township	
Ashley Francine M	Cookingham Kirstin R		
Mauro Salvatore L Tr	Haller David S	Scott Township	
Salvatore L Mauro Trust	Haller Francesca F		Lots A & B
Mauro Karen Tr			
Karen Mauro Trust			
SMAKA			
S M A K A			
Sembrat Florence Est	Benio Michael	Cherry Ridge Township	
Benio Michael George Exr			
Benio Christine Diane			
Benio Michael George			
Zeglen Barry Exr	Garde Pauline	Honesdale Borough	
Zeglen Brenda Exr			
Tiel Sara Jane Est			

UPCOMING PBI COURSE OFFERINGS

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 wcpobono@gmail.com to advise of your attendance so she will have an accurate head count for each course.



COURT CALENDAR
June 24, 2019–June 28, 2019

Monday, June 24, 2019

Time 9:00 AM
Subject Civil Pre Trials
9:00 Bowen v DOC and True Friends 28-2018-CV
Minora/Modrick/Orlando
9:30 Lehigh Twp v Liberty Shell 362-2018-CV Magnotta/Gillespie
10:30 Lesh v. Solieri 535-2017-CV Munley/Maselli/Tilghman
11:00 Dennis v Aqua 542-2017-CV Howell/Nealon
11:30 Lamberton v Farrow 148-2018-CV & 588-2017-CV Simon/Laughlin

Time 10:00 AM
Subject Key Bank v. Cinfo 337-2018-CV
Petition to Intervene
McKeever/Pro Se/Somach/Berger

Time 1:00 PM
Subject In Re: S.Mc. 10-2019-DP
Dispositional Review
Rechner/Henry/Collins

Tuesday, June 25, 2019

Time 1:00 PM
Subject Dependency Court
1:00 D.B. 32-2014-DP (Perm Review-Master) Rechner/Collins
1:30 L.S. 36-2014-DP (Perm Review-Master) Wilson/Collins 2:00 C.H. 44-
2014- DP (Perm Review-Master) Rechner/Anderson
2:30 M.H. 16-2018-DP (Perm Review-Master) Wilson/Anderson/Ellis
3:00 D.G & N.G. 2 & 3-2019-DP (Perm Review-Master) Rechner/Ellis

Wednesday, June 26, 2019

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

Time 10:00 AM
Subject E.R. & C.R. 7,9-2019-DP Martin II/Henry/Campbell
Permanency Review
Wilson/Martin,II/Henry/Campbell

Time 10:30 AM
Subject Estate of McDonald 51-2019-OCD
Settlement of a Small Estate
Pro Se

COURT CALENDAR

June 24, 2019–June 28, 2019

Time 11:30 AM
Subject Drug Court Team Meeting

Time 12:30 PM
Subject Drug Court

Time 2:30 PM
Subject Non Supports

Thursday, June 27, 2019

Time 9:00 AM
Subject 69-2015-OCD Janet P. Lepro
 First and Final Decree Nisi

Time 9:00 AM
Subject Extradition
 Sean Philbrook 94-2019-MD DA/Farrell

Time 9:00 AM
Subject Motions Court

Time 9:30 AM
Subject Commonwealth Matters
 Sentencing
 Com v Fairbanks 454-2018-CR DA/Ellis
 Com v Lazaro 220-2018-CR DA/Farrell
 445-2018-CR Celio Villalba Diaz Granados Henry Interpreter: Soraya
 Rivera
 158-2019-CR Johnson, Jerimiah Glenn Ellis
 169-2019-CR Muro, Devon William Sundmaker
 84-2019-CR Brownell, Christopher Farrell
 10-2019-CR Parry, Collan Randall Farrell
 137-2019-CR Terrell, Christian Adonis Henry
 117-2019-CR Swendsen, Sandra Ellis
 74-2019-CR Foy, Edward R. Ellis
 325-2018-CR Verrill, Samuel Farrell

Time 10:30 AM
Subject Commonwealth Matters
 Sentence
 320-2017-CR Tyson, Barbara J. Jones

COURT CALENDAR

June 24, 2019–June 28, 2019

Time 1:00 PM
Subject Commonwealth Matters
Sentencing
23-2019-CR Stevenson, Robert Matthew Zimmerman

Time 2:00 PM
Subject Commonwealth v. Dustin Hazen 79-2018-CR
Rule on Motion to Compel
DA/Zimmerman

Time 2:00 PM
Subject Commonwealth Matters

Time 3:00 PM
Subject Criminal Pre Trials

Friday, June 28, 2019

Time 9:00 AM - 9:30 AM
Subject Extradition
Christopher Duncan 95-2019-MD DA/Henry

Time 9:00 AM
Subject PFA
504-2018-DR Straut v. Straut Thomas/Howell
505-2018-DR Straut v. Straut Thomas/Howell
400-2018-DR Hoffman v. Balconis Thomas/Kolcharno

Time 10:00 AM
Subject Mihaly v Waymart Wind Farm 391-2018-cv; 76-2019-cv
Location Rule-Consolidation
Treat/Martin

Time 10:30 AM
Subject In Re: N.B. 26-2018-JV
Disposition Review
DA/Zimmerman

Time 11:00 AM
Subject Petrocine v. McKenney 460-2018-DR
Custody Contempt
Pro Se/Pro Se

COURT CALENDAR
June 24, 2019–June 28, 2019

Time 1:00 PM - 1:30 PM
Subject In Re: D.Mc. 23-2019-JV
Disposition Hearing
DA/Ellis

Time 2:00 PM
Subject Welch v. Bennett 695-2016-FC & Welcdh v. Farber/Bennett 1071-2018-FC
(Wyoming Co. Cases)
Rule-Petition for special relief to suspend father's periods of Partial
custody
Cali/Decosmo/Albert-Heis/Karam (GAL)

Time 2:30 PM
Subject In Re: A.D. 25 & 26-2019-JV
Adjudication
DA/Burlein



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June 24, 2019–June 28, 2019

Tuesday, June 25, 2019

Time 9:15 AM
Subject James v. Kunz 76-2019-DR
Custody Conference (Schloesser)
Pro Se/Pro Se

Time 9:15 AM
Subject Lizenbauer v Nichols 528-2007-DR
Custody Conf (Wilson)

Time 10:15 AM
Subject Rizner v. Shoemaker 146-2019-DR
Custody Conference (Schloesser)
Campbell/Lynott

Time 11:15 AM
Subject Scarfallato v. Scarfallato 122-2019-DR
Divorce Conference (Schloesser)
Martin/Howell

Time 1:15 PM
Subject Bogarowski v. Bogarowski 476-2017-DR
Divorce Hearing (Schloesser)
Pierangeli/Decosmo

Wednesday, June 26, 2019

Time 9:15 AM
Subject Edwards v Loposky 249-2019-DR
Custody Conference (Schloesser)

Time 10:15 AM
Subject Ramirez v. Villalba 75-2019-DR
Divorce Conference (Schloesser)
Brown/Pro Se

Time 11:15 AM
Subject Seeley v. Seeley 417-2018-DR
Divorce Conference (Schloesser)
Bugaj/Cali

CUSTODY CALENDAR

June 24, 2019–June 28, 2019

Time 1:15 PM
Subject Brotzman v. Farber 282-2017-FC
Custody Conference (Schloesser)
Lynott/Albert-Heise/Karam

Thursday, June 27, 2019

Time 9:00 AM
Subject Pritchard v. Pritchard 470-2016-DR
Divorce & Custody Hearing (Wilson)
Zimmer/Bugaj

Friday, June 28, 2019

Time 9:15 AM
Subject Beavers nbm Scarano v. Beavers 34-2012-DR
Custody Conference (Wilson)
Farrell/Clause

Time 10:15 AM
Subject O'Connell v. Reynolds 254-2019-DR
Custody Conference (Schloesser)

Time 11:15 AM
Subject Weber v. Weber 451-2011-DR
Custody Conference (Schloesser)
Pro Se/Pro Se

Time 1:15 PM
Subject Kotchessa v. Bezzina 280-2014-DR
Custody Hearing (Wilson)
Lynott/Henry

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