

WAYNE COUNTY BAR ASSOCIATION

OFFICIAL LEGAL JOURNAL

OF WAYNE COUNTY, PA



August 9, 2019
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Honesdale, PA



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Court of Common Pleas 22nd Judicial District:

The Hon. Janine Edwards
President Judge

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



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The Official Legal Publication of Wayne County, Pennsylvania



Legal Journal of Wayne County

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

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

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

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

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

MESSAGE FROM THE
WAYNE COUNTY BAR ASSOCIATION



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

PRICING & RATES

Notice Pricing

One time Insertions

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

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

Subscription Rates

Per Year

Mailed Copy	\$100
Emailed Copy	Free

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

WAYNE COUNTY OFFICIALS

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Raising the Bar



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

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

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

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

Hours: Available Upon Request

ACCEPTING DONATIONS NOW!

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

*Court of Common Pleas
22nd Judicial District
Wayne County, Pennsylvania*

Honorable Janine Edwards
President Judge

Nicole A. Hendrix, Esq.
District Court Administrator

TO: Wayne County Bar Association Members
FROM: Janine Edwards, President Judge
DATE: July 30, 2019
RE: Custody/Divorce Matters

Currently, Wayne County utilizes Custody and Divorce Masters for family law matters, including Masters hearing primary custody cases. This practice will be discontinued and primary custody cases requiring a hearing will be heard by a Judge of the Court of Common Pleas. Further, the Court will be utilizing mediation to resolve custody matters. Attorney Pam Wilson recently resigned as Master and the Court has hired Attorney Ashley Zimmerman to replace her. The Court will discontinue using the phrase “Custody/Divorce Master” and use the phrase “Custody/Divorce Hearing Officer” for Attorney Schloesser and Attorney Zimmerman. The Court has also hired Attorney Kathryn Karam as a Custody Conciliator. Other than matters that are currently scheduled for a hearing before a Custody Master, the above changes will be effective **August 9, 2019**.

The new policy will be as follows:

1. Upon filing of a custody complaint or a modification, the matter will be scheduled for a conciliation conference with Atty. Karam. Atty. Karam will be responsible for the initial meeting with participants and her goal will be to assist the parties in reaching a mutually agreeable resolution.
 - a. If a resolution is reached, she will assist the parties in placing that agreement on the record. The agreement will be transcribed by Court staff, recommended by Atty. Karam and made an Order of Court.
 - b. If a resolution is not reached, Atty. Karam will complete a Custody Hearing Form. An example of that form is attached to this Memo. On said form, Atty. Karam will indicate whether the parties are seeking primary custody.
 - c. If primary custody is sought, and there is no resolution reached with Atty. Karam, the matter will be scheduled for a pre-trial conference and a trial with a Common Pleas Judge.
 - d. If primary custody is not sought, and there is no resolution reached with Atty. Karam, the matter will be scheduled for a hearing with a Custody Hearing Officer.
2. Upon filing of a request for a Divorce Hearing, either Ashley Zimmerman, Esq. or Warren Schloesser, Esq. will be appointed.

I hope to work with the Bar Association in putting this new policy into effect smoothly. Please feel free to reach out to Nicole Hendrix, Court Administrator, with any questions or concerns.

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.

ADMINISTRATOR NOTICE

Estate of Rita Jean M. Yackanich
Late of Lake Township/Wayne County
ADMINISTRATOR
Demetrius J. Yackanich
1083 Tresslarville Rd.
Lake Ariel, PA 18436

8/9/2019 • 8/16/2019 • 8/23/2019

EXECUTOR'S NOTICE

Estate of Josephine Buggeln, Deceased. Late of Paupack Twp., Wayne County, PA. Letters Testamentary on the above Estate have been granted to the undersigned, who request all persons having claims or demands against the estate of the decedent to make known the same and all persons indebted to the decedent to make payment without delay to Dale Neuman, Executor, c/o Nina B. Stryker, Esq., Centre Square West, 1500 Market St., Ste. 3400,

Phila., PA 19102. Or to his Atty.: Nina B. Stryker, Obermayer Rebmann Maxwell & Hippel, LLP, Centre Square West, 1500 Market St., Ste. 3400, Phila., PA 19102.

8/9/2019 • 8/16/2019 • 8/23/2019

EXECUTOR NOTICE

Estate of Celine M. Tiel AKA Celine Tiel
Late of Lake Township
EXECUTOR
Phillip Carpenter
131 Samson Road
Lake Ariel, PA 18436
ATTORNEY
David M. Gregory, Esq.
307 Erie Street
Honesdale, PA 18431

8/2/2019 • 8/9/2019 • 8/16/2019

EXECUTOR'S NOTICE

ESTATE OF HAROLD JAMES GONZALES a/k/a HAROLD GONZALES, late of Texas Township, Wayne County, Pennsylvania. Any person or persons having claim against or indebted to the estate present same to Carolyn C. Mitchell, 271 Mattison Road, Pownal, Vermont, 05261. Ethan C. Wood, Esq., 921 Court St., Honesdale, PA 18431, Attorney for the Estate.

8/2/2019 • 8/9/2019 • 8/16/2019

ESTATE NOTICE

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the estate of late of Margaret F. Lemole a/k/a Margaret Lemole late of Palmyra Township. Date of death June 26, 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, in care of Matthew L. Meagher, Esquire, 1018 Church Street, Honesdale, PA 18431.

8/2/2019 • 8/9/2019 • 8/16/2019

ESTATE NOTICE

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the estate of late of Elsie Kurtz a/k/a Elsie Mae Kurtz late of Paupack Township. Date of death April 12, 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 Co-Executors, in care of Matthew L. Meagher, Esquire, 1018 Church Street, Honesdale, PA 18431.

8/2/2019 • 8/9/2019 • 8/16/2019

ESTATE NOTICE

RE: ESTATE OF CHARLES LAWLOR

NOTICE IS HEREBY GIVEN that Letters Testamentary in the Estate of **CHARLES LAWLOR**, late of Salem Township, Wayne County, Pennsylvania, have been granted to

the undersigned. All persons indebted to said estate are required to make immediate payment and those having claims shall present them for settlement to:

CATHLEEN CALLEN AND
MARTIN JOYCE, EXECUTORS
KEVIN R. GREBAS, Esquire
COLBERT & GREBAS, P.C.
210 Montage Mountain Road –
Suite A
Moosic, PA 18507

Date of Death: June 6, 2019

8/2/2019 • 8/9/2019 • 8/16/2019

EXECUTRIX NOTICE

Estate of Ralph R. Smith, Sr. AKA
Ralph Smith AKA Ralph R. Smith
AKA Ralph Smith, Sr.
Late of Scott Township
EXECUTRIX
Kelly Wormuth
1578 Scott Center Road
Susquehanna, PA 18847
ATTORNEY
Nicholas A. Barna
831 Court Street
Honesdale, PA 18431

8/2/2019 • 8/9/2019 • 8/16/2019

ESTATE NOTICE

NOTICE IS HEREBY GIVEN, that Letters Testamentary have been issued in the Estate of Wayne J. Bruce a/k/a Wayne Bruce, who died on July 10, 2019, late resident of Hawley, PA 19428, to Lee C. Krause, Executor of the Estate. All persons indebted to

“So what if, instead of thinking about solving your whole life, you just think about adding additional good things. One at a time. Just let your pile of good things grow.”

said estate are required to make payment and those having claims or demands are to present the same without delay to Lee C. Krause c/o Law Offices of HOWELL & HOWELL, ATTN: ALFRED J. HOWELL, ESQUIRE, Attorney for the Estate, at 109 Ninth Street, Honesdale, PA 18431.

ALFRED J. HOWELL, ESQUIRE
ATTORNEY FOR THE ESTATE

7/26/2019 • 8/2/2019 • 8/9/2019

ADMINISTRATOR NOTICE

Estate of Joseph D. Giordano
Late of Buckingham Township
CO-ADMINISTRATOR
Joseph Giordano, Jr.
315 Dutchtown Zion Rd.
Skillman, NJ 08558
CO-ADMINISTRATOR
Rose M. Giordano
315 Dutchtown Zion Rd.
Skillman, NJ 08558
ATTORNEY
John F. Spall
2573 Route 6
Hawley, PA 18428

7/26/2019 • 8/2/2019 • 8/9/2019

ESTATE NOTICE

Estate of Kari L. Lord also known as Kari Lord, late of Texas Township, Wayne County Pennsylvania. Any person or persons having claim against or indebted to estate present same to: Anthony Lord 1326 Hillside Avenue, Honesdale, Pennsylvania 18431; Attorney for Estate: Zachary Jennings, Esquire, 303 Tenth Street, Honesdale, Pennsylvania, 18431.

7/26/2019 • 8/2/2019 • 8/9/2019

EXECUTOR NOTICE

Estate of Pamela Clifford AKA Pamela A. Clifford
Late of Lehigh Township
CO-EXECUTOR
Glenn A. Reyndds AKA Glenn Allen Reyndds
382 Belleville Avenue
Bloomfield, NJ 07003
CO-EXECUTOR
Adam B. Wexler
717 Valley Road
Watchung, NJ 07069
ATTORNEY
Timothy B. Fisher II, Esquire
525 Main Street, PO Box 396
Gouldsboro, PA 18424

7/26/2019 • 8/2/2019 • 8/9/2019

OTHER NOTICES

**ARTICLES OF
INCORPORATION**

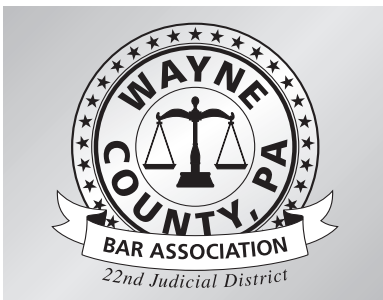
NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on the 17th day of July, 2019, for the purpose of obtaining a Certificate of Incorporation for a business Corporation to be organized under the Business Corporation Law of the Commonwealth of Pennsylvania of 1988.

The name of the corporation is
A.R.W. & ASSOCIATES, INC.

The purpose for which it is to be or has been organized is any and all lawful acts for which corporations may be incorporated under the Pennsylvania Business Corporation Law of 1988, as amended.

Richard B. Henry, Esquire
1105 Court Street
Honesdale, PA 18431

8/9/2019



**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
AUGUST 21, 2019**

By virtue of a writ of Execution instituted by: The Bank of New York Mellon f/k/a The Bank of New York as Trustee for the Benefit of the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 21st day of August, 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 PLACE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE TOWNSHIP OF DYBERRY, COUNTY OF WAYNE, AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF THE STAGE HIGHWAY ROUTE 670 LEADING FROM BETHANY TO PLEASANT MOUNT, PAM THE

SAID POINT BEING A CORNER OF LANDS NOW OR FORMERLY OF ARTHUR BRYANT; THENCE ALONG THE CENTER OF THE SAID HIGHWAY; SOUTH 1 DEGREE AND 00 MINUTES WEST 150 FEET TO A POINT IN THE SAID HIGHWAY; THENCE THROUGH LANDS NOW OR FORMERLY OF THE PRIOR GRANTOR, NORTH 89 DEGREES AND 20 MINUTES WEST 325 FEET TO A PIPE CORNER; THENCE THROUGH LANDS OF THE SAME, NORTH 1 DEGREE AND 00 MINUTES EAST 150 FEET TO A CORNER IN A STONE WALL ON THE LINE OF LANDS NOW OR FORMERLY OF ARTHUR BRYANT; THENCE ALONG THE SAME, SOUTH 89 DEGREES AND 20 MINUTES EAST 325 FEET TO THE PLACE OF BEGINNING. CONTAINING THEREIN 1.1119 ACRES BE THE SAME MORE OR LESS.

THE GRANTOR ALSO GRANTING AND CONVEYING A RIGHT-OF-WAY THROUGH OTHER LANDS OF HEREIN BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING SOUTH 89 DEGREES AND 20 MINUTES EAST 8 FEET FROM THE SOUTHWESTERLY CORNER OF THE ABOVE DESCRIBED LOT; THENCE SOUTH 29 DEGREES 02 MINUTES EAST 133.9 FEET AND NORTH 86 DEGREES AND 35 MINUTES EAST 252 FEET TO THE

CENTER OF THE STATE HIGHWAY ROUTE 670 BEING 15 FEET WIDE FROM THE AFOREDESCRIBED CENTERLINE.

THE ABOVE DESCRIPTIONS ARE IN ACCORDANCE WITH A SURVEY BY GEORGE E. FERRIS, DATED APRIL 17, 1975 AND RECORDED IN WAYNE COUNTY MAP BOOK 28, AT PAGE 81.

Map and Parcel ID: 09-0-0233-0056.0001

Being known as: 657 Bethany Turnpike, Honesdale, Pennsylvania 18431.

Title to said premises is vested in Mary C. Thomas and Clyde W. Thomas, husband and wife by deed from Clyde W. Thomas dated October 16, 1985 and recorded October 17, 1985 in Deed Book 433, Page 477. The said Mary C. Thomas died on March 1, 1992 thereby vesting title in her surviving spouse Clyde W. Thomas by operation of law.

Seized and taken in execution as property of:
Clyde W. Thomas 657 Bethany Turnpike, HONESDALE PA 18431

Execution No. 8-Civil-2015
Amount Due: \$121,476.81 Plus additional costs

May 28, 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.

7/26/2019 • 8/2/2019 • 8/9/2019

**SHERIFF'S SALE
AUGUST 21, 2019**

By virtue of a writ of Execution instituted by: M & T Bank S/B/M Manufacturers and Traders Trust Company, issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 21st day of August, 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:

THE LAND HEREINAFTER



Celebrate a *Life Legacy*
Create a *Life Legacy*
WAYNE COUNTY
COMMUNITY FOUNDATION
Serving Wayne County since 1990
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.

REFERRED TO IS SITUATED IN THE CITY OF LAKE ARIEL, COUNTY OF WAYNE, STATE OF PA, AND IS DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND SITUATED IN THE TOWNSHIP OF SALEM, WAYNE COUNTY, PENNSYLVANIA, KNOWN AS LOT 526, SECTION 6, OF THE HIDEOUT A SUBDIVISION SITUATED IN THE TOWNSHIPS OF LAKE AND SALEM, WAYNE COUNTY, PENNSYLVANIA, ACCORDING TO THE PLATS THEREOF RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF WAYNE COUNTY, PENNSYLVANIA, APRIL 9, 1970

IN PLAT BOOK 5, PAGES 26 AND 27; MAY 11, 1970 IN PLAT BOOK 5, PAGES 34, 37, 41 THROUGH 48 AND 50; SEPTEMBER 8, 1970 IN PLAT BOOK 5, PAGES 57 AND 58; FEBRUARY 8, 1971 IN PLAT BOOK 5, PAGES 59 AND 61 THROUGH 63; MARCH 24, 1971 IN PLAT BOOK 5, PAGES 66 THROUGH 68; MAY 10, 1971 IN PLAT BOOK 5, PAGES 69 THROUGH 72; MARCH 14, 1972 IN PLAT BOOK 5, PAGES 73 THROUGH 76, 79 THROUGH 84, 86; MAY 26, 1972 IN PLAT BOOK 5, PAGES 93 THROUGH 95; AND SEPTEMBER 26, 1972 IN PLAT BOOK 5, PAGES 96 THROUGH 104; AS AMENDED AND SUPPLEMENTED.

BEING KNOWN AS: 526 CEDARWOOD TERRACE, LAKE ARIEL, PA 18436

PROPERTY ID NUMBER: 22-0-0020-0078

BEING THE SAME PREMISES WHICH WILLIAM SEARS AND KATHLEEN THORSLAND SEARS BY DEED DATED 7/9/2008 AND RECORDED 7/21/2008 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 3560 AT PAGE 309, GRANTED AND CONVEYED UNTO WILLIAM SEARS AND KATHLEEN THORSLAND SEARS, AS TENANTS IN COMMON. THE SAID WILLIAM F. SEARS IS DECEASED. D.O.D 01/05/2016 VESTING TITLE IN

Laurie Philips Solely in her capacity as heir of William F. Sears Sr A/K/A William Sears, Deceased, Phyllis Sears Solely in her capacity as heir of William F. Sears Sr A/K/A William Sears, Deceased, Kathleen Thorsland Sears, Philip Sears Larocca Solely in his capacity as heir of William F. Sears, Sr. A/K/A William Sears Deceased, William P. Sears, Jr. Solely in his capacity as heir of William F. Sears, Sr. A/K/A William Sears Deceased, The Unknown Heirs of William F. Sears, Sr. A/K/A William Sears Deceased.

Seized and taken in execution as property of:
Laurie Philips Soley in her Capacity as Heir of Williams F. Sears, Sr. a/k/a William Sears Deceased 107 Noyes Avenue, KINGSTON PA 18704
Phyllis Sears, Solely in her capacity as Heir of William F. Sears Sr. a/k/a William Sears Deceased 188 Saint James Circle, HONESTA PA 18431
Kathleen Thorsland Sears 526 Cedarwood Terrace, LAKE ARIEL PA 18436
William P. Sears, Jr. Solely in his capacity as Heir of William P. Sears, Sr. a/k/a William Sears Deceased 312 The Hideout, Lake Ariel PA 18436
Unknown Heirs of William F. Sears, Sr. a/k/a William Sears

Deceased 526 Cedarwood Terrace,
LAKE ARIEL PA

Execution No. 458-Civil-2018
Amount Due: \$75,844.52 Plus
additional costs

May 28, 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.**

Kevin G. McDonald, Esq.

7/26/2019 • 8/2/2019 • 8/9/2019

CIVIL ACTIONS FILED

*FROM JULY 13, 2019 TO JULY 19, 2019
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
1999-20246	MOTT SHARLENE J	7/16/2019	SATISFACTION	—
2018-00134	DICONCETTI JOSEPH A	7/16/2019	SATISFACTION	—
2018-00542	THE DIME BANK GARNISHEE / DISSOLVED 7/17/19	7/17/2019	DISSOLVE ATTACHMENT	—
2018-90005	KANAVY JOAN	7/18/2019	DISMISSED	30,800.00
2019-00037	VARANO LISA EXECUTRIX	7/19/2019	WRIT OF EXECUTION	1301121.30
2019-00037	CAREY BRIAN ESTATE A/K/A	7/19/2019	WRIT OF EXECUTION	130,121.30
2019-00037	CAREY BRIAN R DECEASED	7/19/2019	WRIT OF EXECUTION	130,121.30
2019-00096	TAYLOR IRENE ESTATE A/K/A	7/16/2019	DEFAULT JUDG IN REM	38,344.64
2019-00096	TAYLOR IRENE M	7/16/2019	DEFAULT JUDG IN REM	38,344.64
2019-00096	AGENTOVICH THERESA	7/16/2019	DEFAULT JUDG IN REM	38,344.64
2019-00096	TAYLOR MARK ANTHONY	7/16/2019	DEFAULT JUDG IN REM	38,344.64
2019-00096	UNKNOWN SUCCESSOR ADMINISTRATO	7/16/2019	DEFAULT JUDG IN REM	38,344.64
2019-00096	FUNKE TIM	7/16/2019	DEFAULT JUDG IN REM	38,344.64
2019-00096	FUNKE CHRIS	7/16/2019	DEFAULT JUDG IN REM	38,344.64
2019-00096	TAYLOR IRENE ESTATE A/K/A	7/16/2019	WRIT OF EXECUTION	38,344.64
2019-00096	TAYLOR IRENE M	7/16/2019	WRIT OF EXECUTION	38,344.64
2019-00096	AGENTOVICH THERESA	7/16/2019	WRIT OF EXECUTION	38,344.64
2019-00096	TAYLOR MARK ANTHONY	7/16/2019	WRIT OF EXECUTION	38,344.64
2019-00096	UNKNOWN SUCCESSOR ADMINISTRATO	7/16/2019	WRIT OF EXECUTION	38,344.64
2019-00096	FUNKE TIM	7/16/2019	WRIT OF EXECUTION	38,344.64
2019-00096	FUNKE CHRIS	7/16/2019	WRIT OF EXECUTION	38,344.64
2019-00099	MOLDAWSKY MICHAEL L	7/18/2019	DEFAULT JUDGMENT	4,101.74
2019-00105	WESTERFIELD TODD C	7/18/2019	SATISFACTION	—
2019-00105	WESTERFIELD WANDA	7/18/2019	SATISFACTION	—
2019-00126	GLANCEY THOMAS L	7/17/2019	WRIT OF EXECUTION	94,623.85
2019-00205	KUHNS CHRISTY A	7/19/2019	DEFAULT JUDGMENT	113,021.35
2019-00205	KUHNS CHRISTY A	7/19/2019	WRIT OF EXECUTION	113,021.35
2019-00205	KUHNS CHRISTY A	7/19/2019	WRIT OF EXECUTION	113,021.35
2019-00206	CROCKER BRIAN	7/19/2019	DEFAULT JUDGMENT	41,168.66
2019-00215	FREDERICK BRANDON	7/19/2019	DEFAULT JUDGMENT	1,824.82
2019-00230	MEAD DAWN M	7/19/2019	WRIT OF EXECUTION	18,700.00
2019-00236	COUSE NANCY HER HEIRS&ASSIGNS& ESTATE OF NANCY COUSE DECEASED	7/17/2019	PRELIMINARY JUDGMENT	—

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

2019-00254	FULLER ARTHUR D ESTATE		7/17/2019	PRELIMINARY JUDGMENT	—
2019-00254	ZWEIFACH ELLEN FULLER ESTATE		7/17/2019	PRELIMINARY JUDGMENT	—
2019-00254	CARROLL ANDREA		7/17/2019	PRELIMINARY JUDGMENT	—
2019-00254	CARROLL JERRY		7/17/2019	PRELIMINARY JUDGMENT	—
2019-40019	BUXBAUM LAWRENCE OWNER	P	7/16/2019	STIP VS LIENS	—
2019-40019	BUXBAUM JANET OWNER	P	7/16/2019	STIP VS LIENS	—
2019-40019	OUTLOOK DESIGN & CONSTRUCTION INC CONTRACTOR		7/16/2019	STIP VS LIENS	—
2019-40020	VALLESE CAROLYN J OWNER	P	7/16/2019	WAIVER OF LIENS	—
2019-40020	OSTRANDER ASSOCIATES INCORPORATED		7/16/2019	WAIVER OF LIENS CONTRACTOR	—
2019-40020	OSTRANDER CONSTRUCTION T/A CONTRACTOR		7/16/2019	WAIVER OF LIENS	—

CIVIL APPEALS — AGENCIES: DEPT. OF TRANSPORTATION

CASE NO.	INDEXED PARTY		TYPE	DATE	AMOUNT
2019-00337	LYNCH PAUL		PLAINTIFF	7/16/2019	—
2019-00337	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION		DEFENDANT	7/16/2019	—

CONTRACT — BUYER PLAINTIFF

CASE NO.	INDEXED PARTY		TYPE	DATE	AMOUNT
2019-00334	CAVALRY SPV I LLC AS ASSIGNEE OF		PLAINTIFF	7/16/2019	—
2019-00334	CITIBANK NA		PLAINTIFF	7/16/2019	—
2019-00334	ANDERSON MARSHA		DEFENDANT	7/16/2019	—
2019-00335	CAVALRY SPV I LLC AS ASSIGNEE OF		PLAINTIFF	7/16/2019	—
2019-00335	CITIBANK NA		PLAINTIFF	7/16/2019	—
2019-00335	MOORE DOLORES		DEFENDANT	7/16/2019	—

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY		TYPE	DATE	AMOUNT
2019-00332	PORTFOLIO RECOVERY ASSOCIATES		PLAINTIFF	7/15/2019	—
2019-00332	KOSMOSKI JAMIE		DEFENDANT	7/15/2019	—

CONTRACT — DEBT COLLECTION: OTHER

CASE NO.	INDEXED PARTY		TYPE	DATE	AMOUNT
2019-00333	SCRANTON QUINCY HOSPITAL COMPA D/B/A		PLAINTIFF	7/16/2019	—
2019-00333	MOSES TAYLOR HOSPITAL		PLAINTIFF	7/16/2019	—
2019-00333	EBERT JESSICA L		DEFENDANT	7/16/2019	—
2019-00339	SCRANTON HOSPITAL COMPANY LLC D/B/A		PLAINTIFF	7/18/2019	—
2019-00339	REGIONAL HOSPITAL OF SCRANTON		PLAINTIFF	7/18/2019	—
2019-00339	BERTIG MARYBETH		DEFENDANT	7/18/2019	—

PETITION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2019-00341	FOUR WINNS BOAT TRAILER 5 STAR JETSKI TRAILER	PETITIONER	7/19/2019	—
2019-00341	JUSTICE STEPHEN	PETITIONER	7/19/2019	—
2019-00341	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	RESPONDENT	7/19/2019	—

REAL PROPERTY — EJECTMENT

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2019-00340	CURTIS FRANCIS EXECUTOR	PLAINTIFF	7/18/2019	—
2019-00340	CURTIS FRANCIS HENRY III ESTAT	PLAINTIFF	7/18/2019	—
2019-00340	CURTIS FRANCIS H	PLAINTIFF	7/18/2019	—
2019-00340	LANG DAVID	DEFENDANT	7/18/2019	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2019-00336	BAYVIEW LOAN SERVICING LLC	PLAINTIFF	7/16/2019	—
2019-00336	PHILLIPS CHERYL A/K/A	DEFENDANT	7/16/2019	—
2019-00336	PHILLIPS CHERYL M	DEFENDANT	7/16/2019	—
2019-00338	PNC BANK NATIONAL ASSOCIATION	PLAINTIFF	7/18/2019	—
2019-00338	MOSSER ELAINE	DEFENDANT	7/18/2019	—



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MORTGAGES AND DEEDS

*RECORDED FROM JULY 29, 2019 TO AUGUST 2, 2019
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Schey Darren	Valley National Bank	Salem Township	
Schey Ilene			49,800.00
Grzejka Roman	Honesdale National Bank	South Canaan Township	
		South Canaan & Texas 1&2 Twps	50,000.00
		Texas Township 1 & 2 Texas 1&2 & South Canaan Twps	50,000.00
Mosershire Carol Ann	Honesdale National Bank	Paupack Township	
Shire Carol Ann Moser			60,000.00
Shire Christopher William			
Swan Susanne Marie	Honesdale National Bank	Palmyra Township	
Swan William T			142,500.00
Kenia Thomas H Sr	Mortgage Electronic Registration Systems	Sterling Township	
Kenia Lynn M	Nations Lending Corporation		89,700.00
ONeill Michael P	Mortgage Electronic Registration Systems	Mount Pleasant Township	
Falsarone Paola	Summit Mortgage Corporation		336,600.00
Freund Dennis S	Mortgage Electronic Registration Systems	Lebanon Township	
Freund Concetta M	USAA Federal Savings Bank U S A A Federal Savings Bank		96,300.00
Drill City Holdings	Honesdale National Bank	Hawley Borough	80,000.00
Ryan Dennis M	JPMorgan Chase Bank J P Morgan Chase Bank	Paupack Township	155,500.00
Bognatz Debra L	Honesdale National Bank	Clinton Township	148,000.00
Daniels Steven R	Wayne Bank	Damascus Township	236,000.00
Daniels Allison B			
Swingle Donald L	PSECU	South Canaan Township	
Swingle Janice L	P S E C U		78,000.00
Mears Phillip W	Mortgage Electronic Registration Systems	Damascus Township	
Mears Rebecca L	Summit Mortgage Corporation		351,000.00
Basciano Robert C	Honesdale National Bank	Dyberry Township	
Cuiffo Kelly Anne			128,282.00
MacKinney John	Mortgage Electronic Registration Systems	Salem Township	
MacKinney Leona	Pennymac Loan Services		268,500.00
Barbero Angela	Honesdale National Bank	Salem Township	108,800.00

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

Huthansel Thomas	Mortgage Electronic Registration Systems	Lake Township	
Gilbert Colleen	Quicken Loans Inc		85,500.00
Rannacher Daniel E	Mortgage Electronic Registration Systems	Salem Township	
Rannacher Brittanie	Residential Mortgage Services Inc		223,250.00
McWilliams Sean J	Mortgage Electronic Registration Systems	Paupack Township	
	Summit Mortgage Corporation		260,000.00
Iannuzzi Alphonse By Agent	Mortgage Electronic Registration Systems	Salem Township	
Iannuzzi Veronica Agent	Vanderbilt Mortgage & Finance Inc		402,500.00
Iannuzzi Veronica	Silverton Mortgage		
Esposito Joseph	Mortgage Electronic Registration Systems	Lake Township	
Conway Lisa V By Af Esposito Joseph Af	Summit Mortgage Corporation		156,000.00
Schneider Lisa	Mortgage Electronic Registration Systems	Lake Township	
	Citibank		113,000.00
Saikowski Ashley M	NBT Bank	Salem Township	
Saikowski Michael J	N B T Bank		195,000.00
Douzart Matthew Wayne	Mortgage Electronic Registration Systems	Berlin Township	
Douzart Briana Marie	Summit Mortgage Corporation		220,000.00
Dobrzyn Stephen T	NET Federal Credit Union	Salem Township	
Dobrzyn Cathy M	N E T Federal Credit Union		120,000.00
Mulosmanaj Shemsidin	Honesdale National Bank	Paupack Township	32,000.00
Gill Jennifer M	Wayne Bank	Buckingham Township	
Gill Gregory E			85,000.00
Kroog Karen	Wells Fargo Bank	Lake Township	125,600.00
Rydzanich Stephen	Mortgage Electronic Registration Systems	Salem Township	
Rydzanich Christine	Fulton Bank		137,655.00
Trojnicki Heather	Mortgage Electronic Registration Systems	Cherry Ridge Township	
Trojnicki Ashley	American Neighborhood Mortgage Acceptance		181,649.00
Antoniatto Joseph M	Mortgage Electronic Registration Systems	Clinton Township 2	
	M & T Bank		65,197.00
Rose Allen D	Wayne Bank	Manchester Township	84,000.00
Gelatt Nicole	Eldred Michael J	Mount Pleasant Township	
Paul Melissa Gelatt Melissa AKA Paul Melissa AKA			115,000.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Lehner Lois E	Lehner Lois E Lehner Charles	Paupack Township	Lot 49R
Klein Grace	Grace Klein Irrevocable Family Trust	Manchester Township	
Scully Terry E	Dojldko Michael Bamonte Nicholas	Berlin Township	Parcel C
Velluzzi Richard Velluzzi Lori A	Beckner Mary Ellen Rauscher Anne	Manchester Township	Lot 147
Montalvan Roy A By Sheriff Montalvan Louise Anne By Sheriff	Festa Briget M	Salem Township	Lot 1
Thorpe John Randall Thorpe Susan	Reidenbach August	Paupack Township	
Jeffrey Samantha J Gilsenan Samantha J	Swan Susanne Marie Swan William T	Palmyra Township	Lot 12
Rural Housing Service United States Dept Of Agriculture	Arnold Paul	Lake Township	
Zimmerman Cleo V	Martin James R Martin Beth M	Paupack Township	
Moore Tatiana	Freund Dennis S Freund Concetta M	Lebanon Township	Lot 1
Schook Lauren H Schook Mary V	Richardson Joseph S Richardson Marilyn E	Preston Township	Lot 1 C
Nationwide Capital Group LLC Nationwide Capital Group L L C Fannie Mae AKA Federal National Mortgage Association AKA Crown Title Corporation	Lynkel Properties LLC Lynkel Properties L L C	Salem Township	Lot 1773
MTGLQ Investors By Af M T G L Q Investors By Af Selene Finance Af	Daniels Steven R Daniels Allison B	Damascus Township	Lot 1
Walker Robert Leddy Francis J Jr	Shelley James M Shelley Joyce R	Damascus Township	
Pa Commonwealth Dept Of General Services	Waymart Area Historical Society	Canaan Township	
Erk Richard M Tr Riesenberg Cynthia L Tr Himpele Cynthia L Tr Goodrich Karen J Tr Jane E Erk Revocable Trust	Erk Richard M Himpele Cynthia L Goodrich Karen J	Cherry Ridge Township	
Rooney Kevin Adm Rooney Gregory M Est Rooney Jane	Simpson Raymond Simpson Tammy	Manchester Township	Lot 469
Conroy Eric Conroy Kara Lee Polinsky Kara Lee	Pane Michael Francis Pane Christina	Salem Township	

D & D Property Management II Kelly Joseph P	Hudson Valley Biomass Processors Barry Rita Bagnick Bagnick Joseph	Lebanon Township Hawley Borough
Turco Frank Turco Susan	Prybylowski Doreen Prybylowski Jeffrey	Dreher Township Lots 74 & 75
Welch Marie Hering Marie	Goreschak Joseph S Goreschak Helene M	Lehigh Township
Zielinski Wieslaw Nationwide Capital Group LLC Nationwide Capital Group L L C	Alvarado Jacqueline Cazzorla Rosemarie Cazzorla Anthony J Cazzorla Lisa Cazzorla Leonard Cazzorla Annamaria	Lehigh Township Mount Pleasant Township Lots A 1 & B
Stinnard Lester G Meyer Ronald Meyer Kay	Stinnard Lester G Staerker Kimberly A	Cherry Ridge Township Lebanon Township
Knisley Valerie J Braem Jean Marc By Agent Knisley Valerie J Agent	Mears Philip W Mears Rebecca L	Damascus Township Lot 10
Vendetti Marian AKA Vendetti Marian E AKA	Basciano Robert C Cuiffo Kelly Anne	Dyberry Township Lots 3 & 4
Swartz Erik E Swartz Renee Davy	Ashworth John Ashworth Gillian	Clinton Township 1
Lowe Sean A Malinsky Peter Malinsky Inna	Lowe Properties Barbero Angela	Damascus Township Salem Township Lot 670
OSullivan Shawn	Huthansel Thomas Gilbert Colleen	Lake Township Lot 4133
Cacho Kim A	Rannacher Daniel E Rannacher Brittanie	Salem Township
Equinunk Construction Company	Isgro Arturo Isgro Cheryl L	Preston Township
Weaver Richard E Weaver Janice M	McWilliams Sean J	Paupack Township Lot 2A
Malcolm Gary Malcolm Diane Malcolm Gary L Malcolm Jennifer L	Malcolm Gary L Malcolm Jennifer L Malcolm Gary L Malcolm Jennifer L	Sterling Township Sterling Township Parcel A
Mancia Paul M Mancia Bonnie	Hamlin Fire & Rescue Company Inc	Salem Township
McCrae Lauren Riggin Lauren McCrae Riggin David J	Iannuzzi Alphonse Iannuzzi Veronica	Salem Township Lot 1744
Cinico Michael Orsini Patricia Orsini Paul	Esposito Joseph Conway Lisa V	Lake Township Lot 278
Boyle Gregory J Tr Boyle Alice T Tr Boyle Family Trust	Schneider Lisa	Lake Township Lot 4154

Chick Jamie	Mileto Michael	Lehigh Township	
Chick Jennifer			
Fannie Mae AKA	Saikowski Ashley M	Salem Township	
Federal National Mortgage Association AKA	Saikowski Michael J		Lot 1
Crown Title Corporation			
Vockroth William C Tr	Powell Clifford Henry III	Lehigh Township	
Vockroth Irrevocable Grantor Trust	Powell Lindsay M		Lot 98
Selene Finance LP	Housing & Urban Development	Honesdale Borough	
Selene Finance L P			
Decarlo Mark A Exr	Decarlo Mark A	Lebanon Township	
Decarlo George Est AKA			
Decarlo George T Est AKA			
Manchester Hunting & Fishing Group LLC	Manchester Mineral Group LLC	Manchester Township	
Manchester Hunting & Fishing Group L L C	Manchester Mineral Group L L C		
Papierowicz Phillip By Sheriff	Federal National Mortgage Association	Lehigh Township	
Papierowicz Jeremiah J Exr By Sheriff			Lot 148
Farren Jeremiah J Exr By Sheriff			
Papierowicz Alan Est By Sheriff			
Swantko Barbara Ann Exr	Swantko Barbara Ann	Paupack Township	
OBrien Henry Est AKA			Lot C 3
OBrien Henry E Est AKA			
Swantko Barbara Ann Exr	Bielawsky Heather Marie	Paupack Township	
OBrien Henry Est AKA			Lot B 2
OBrien Henry Edward Est AKA			
OBrien Henry E Est AKA			
Tallman Ryan T	Douzart Matthew Wayne	Berlin Township	
Tallman Emily A	Douzart Briana Marie		Lot 13
Jarusik Donna	Dreese Randy W	Dyberry Township	Lot 83
Bonham Dwight N	Fuller Sheila	Mount Pleasant Township	
Bonham Louise A	Bonham Frank Bonham Eric		
Bonham Dwight N	Fuller Sheila	Mount Pleasant Township	
Bonham Louise A	Bonham Frank Bonham Eric		
Kieser Curtis W Est AKA	Mulosmanaj Shemsidin	Paupack Township	
Kieser Curtis Jr Est AKA			Lot 367
Kieser Curtis Est AKA			
Kieser Annemarie Exr			
Giordano Susan L	Malti David Malti Shirley	Berlin Township	
Speicher Robert Jill Exr	Speicher Robert J III	Lake Township	
Speicher Robert Jr Est	Thomas Timothy J		Lots 8W & 9W
Frank Nancy	High Christa Frank	Lake Township	
Alfonso Alan	Kroog Karen	Lake Township	
Alfonso Alicia			Lot 1406

Simyan Catherine	Simyan John M Meyer C Kelly	Salem Township	
Fannie Mae AKA Federal National Mortgage Association AKA KML Law Group K M L Law Group	Rydzanich Stephen Rydzanich Christine	Salem Township	Lot 5
Matthews Ryan D	Trojnacki Heather	Cherry Ridge Township	
Matthews Jennifer M	Trojnacki Ashley		
Muellereile Hermine R P	Antoniato Joseph M	Clinton Township 2	Lots 6 & 5
Moss John K	Rose Allen D	Manchester Township	
Ryba Harlan			Lot 42
Eldred Michael J	Gelatt Nicole Paul Melissa Gelatt Melissa AKA Paul Melissa AKA	Mount Pleasant Township	Lot 1
Benedict Derek N	Pop Cristian Palumbo Joanne	Manchester Township	Lot 951
Benedict Derek N	Pop Cristian Palumbo Joanne	Manchester Township	Lot 952
Benedict Derek N	Pop Cristian Palumbo Joanne	Manchester Township	Lot 953
Kuryio Pawel	Osiecka Dan Uta A	Lehigh Township	Lots 141 & 142
Case Charles	Case Jane Brown Patricia Priebe Lisa	Clinton Township 1	

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10784 *Solving Drivers Licensing Issues 2019* 8/21/2019 9:00 AM–4:15 PM 5 Substantive
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