

WAYNE COUNTY BAR ASSOCIATION

OFFICIAL LEGAL JOURNAL

OF WAYNE COUNTY, PA



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Honesdale, PA



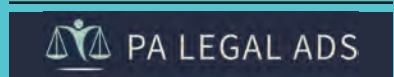
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Court of Common Pleas 22nd Judicial District:

The Hon. Janine Edwards
President Judge

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



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The Official Legal Publication of Wayne County, Pennsylvania



Legal Journal of Wayne County

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

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

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

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

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

MESSAGE FROM THE
WAYNE COUNTY BAR ASSOCIATION



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

PRICING & RATES

Notice Pricing

One time Insertions

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

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

Subscription Rates

Per Year

Mailed Copy	\$100
Emailed Copy	Free

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

WAYNE COUNTY OFFICIALS

Judge of the Court of Common Pleas

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

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Ronald J. Edwards
Linus H. Myers

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Mark Steelman

District Attorney

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Prothonotary, Clerk of The Court

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Steven Burlein, Esq.

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Joe Adams

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Brian T. Field

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Deborah Bates

Coroner

Edward Howell

Auditors

Carla Komar
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

District Attorney's Office — Press Release

THREE SENTENCED IN GOULDSBORO MURDER CASE

December 26, 2019 — Wayne County District Attorney Patrick L. Robinson announced that three men were sentenced today in connection with the murder of Joseph Stengline, Sr. Mr. Stengline died on December 13, 2017, as a result of a beating/stomping attack administered on December 8, 2017.

Darian Jemal Daniels, age 26, of Monroe County, pleaded Nolo Contendere to Third Degree Murder (F1) on November 15, 2019. Senior Judge Raymond L. Hamill sentenced Daniels to 12 years to 24 years in a State Correctional Institution.

Lewis Ricky Tucker, Jr., age 28, of Monroe County pleaded Nolo Contendere to Third Degree Murder (F1) on November 13, 2019. Senior Judge Raymond L. Hamill sentenced Tucker to 15 years to 30 years in a State Correctional Institution.

Kevin Jordan, age 22, of Monroe County pleaded guilty to Third Degree Murder (F1) on February 14, 2019. Senior Judge Raymond L. Hamill sentenced Jordan to 12 years to 24 years in a State Correctional Institution.

Coneil Moore, age 32, of Monroe County pleaded guilty to Third Degree Murder (F1) on July 11, 2019. Moore awaits sentencing.

Steven Cooper, age 20, of Monroe County is charged in connection with this case. Cooper awaits trial.

Robinson stated that he would have no further comment regarding these cases pending a resolution of the charges against Steven Cooper.

**The filing of criminal charges is not evidence of guilt but simply a description of the charge made by the Commonwealth against a defendant. A charged Defendant is presumed innocent until a jury returns a unanimous finding that the Commonwealth has proven the defendant's guilt beyond a reasonable doubt or until the defendant enters a guilty plea to the charges.*



LEGAL NOTICES

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

ESTATE NOTICES

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

ESTATE NOTICE

NOTICE is hereby given that Letters Testamentary have been granted in the estate of ELEANOR HESS, late of 116 Beechnut Drive, Honesdale, PA 18431. Date of death November 9, 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.

1/3/2020 • 1/10/2020 • 1/17/2020

ESTATE NOTICE

NOTICE IS HEREBY GIVEN, that Letters Testamentary have been issued in the Estate of Kristin Erk Erbach, a/k/a Kristin Erk, a/ka Kristin Erbach, a/k/a Kristin Marie Erk Erbach, who died on December 20, 2019, late resident

of Cherry Ridge Township, Wayne County, PA 18431, to Martin Erk, Co-Executor of the Estate and Annette Erk, Co-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 Martin Erk and Annette Erk c/o Law Offices of HOWELL & HOWELL, ATTN: ALFRED J. HOWELL, ESQUIRE, Attorney for the Estate, at 109 Ninth Street, Honesdale, P A 18431.

ALFRED J. HOWELL, ESQUIRE
ATTORNEY FOR THE ESTATE

1/3/2020 • 1/10/2020 • 1/17/2020

EXECUTOR NOTICE

Estate of Robert J. Frank
Late of Waymart Borough, Wayne County, PA
EXECUTOR
Harry D. Ackerman
216 East Oakbourne Ave.
Galloway, NJ 08205

1/3/2020 • 1/10/2020 • 1/17/2020

EXECUTOR NOTICE

Estate of Pauline M. Brambrinck
AKA Pauline Brambrinck
Late of Hawley Borough
EXECUTOR
George John Brambrinck

1113 Murfreesboro Rd.
Franklin, TN 37064
ATTORNEY
John F. Spall, Esq.
2573 Route 6
Hawley, PA 18428

12/27/2019 • 1/3/2020 • 1/10/2020

EXECUTRIX NOTICE

Estate of Mae R. Davis AKA Mae Davis
Late of Mount Pleasant Township
EXECUTRIX
Debra Czapnik
230 Czapnik Road
Lakewood, PA 18439
ATTORNEY
Nicholas A. Barna
831 Court Street
Honesdale, PA 18431

12/27/2019 • 1/3/2020 • 1/10/2020

EXECUTOR NOTICE

Estate of Charles S. Goodman
Late of Bethany Borough
EXECUTOR
Reed Goodman
30 Nobscot Road, #11
Sudbury, MA 01776
ATTORNEY
Frances Gruber, Esq.
214 Ninth Street
Honesdale, PA 18431

12/27/2019 • 1/3/2020 • 1/10/2020

EXECUTOR NOTICE

Estate of Roger Ellis
Late of Oregon Township
EXECUTOR
Warren Schloesser, Esq.

214 Ninth Street
Honesdale, PA 18431
ATTORNEY
Warren Schloesser, Esq.
214 Ninth Street
Honesdale, PA 18431

12/20/2019 • 12/27/2019 • 1/3/2020

EXECUTOR NOTICE

Estate of Lewis R. Horner AKA Lewis Horner AKA Red AKA Cousinit
Late of Texas Township
EXECUTOR
Michael Tate
103 Chestnut St.
Bridgewater, NJ 08807

12/20/2019 • 12/27/2019 • 1/3/2020

EXECUTRIX NOTICE

Estate of Timothy E. O'Connell
Late of Berlin Township
EXECUTRIX
Judith A. O'Connell
51 O'Connell Drive
Honesdale, PA 18431
ATTORNEY
Nicholas A. Barna
831 Court Street
Honesdale, PA 18431

12/20/2019 • 12/27/2019 • 1/3/2020

ESTATE NOTICE

NOTICE IS HEREBY GIVEN that Letters of Administration have been granted in the estate of JOANNE MARIE PERRY, late of Honesdale, PA. Date of death NOVEMBER 8, 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.

12/20/2019 • 12/27/2019 • 1/3/2020

OTHER NOTICES

NOTICE:

TO: WAYNE DIEUMEGARD and KARMIK, INC., their heirs, assigns and executors, and any other person claiming any rights as title owners of a property, all that certain tract or parcel of land situated in the Township of Salem, Wayne County, Pennsylvania, known as Lot 360, Section 4, of The Hideout, a subdivision situated in the Townships of Lake and Salem, Wayne County, Pennsylvania, Tax Identification #12-0-0034-0099, deed dated May 1, 2007, recorded in Wayne County Deed Book 3294, at page 160 and/or mortgagees to a certain mortgage between Anthony Pietropinto and Janis Pietropinto and Karmik, Inc., dated September 27, 1989, and recorded in Wayne County Mortgage Book 0317, at page 0544.

You are hereby notified that the Plaintiff, KDG Real Estate, LP has filed a Complaint to Quiet Title in the Court of Common Pleas of Wayne County, Pennsylvania, to docket No.: 632-CIVIL-2019, claiming that the mortgage dated September 27, 1989, and recorded in Wayne County Mortgage Book

0317 at page 0544 has been paid in full, requesting that the Court of Common Pleas issue an order directing the Recorder of Deeds to satisfy the mortgage on the records of the courthouse, to order that KDG Real Estate, LP is the owner of property, and to permanently enjoin defendants and all persons claiming under them from asserting any claim adverse to the plaintiff's title to said property.

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court within twenty (20) days of this notice. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS 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.

NORTH PENN LEGAL SERVICES
925 Court Street
Honesdale, PA 18431
(570) 299-4100

Michael J. Farley, Esq.
831 Court Street
Honesdale, PA 18431
(570) 253-4921
Attorney for Plaintiff

1/3/2020

NOTICE

COURT OF COMMON PLEAS
OF WAYNE COUNTY, PA

No. 0814-2006 - Judgment

North Pocono School District

vs.

Seiji Kanamura

Notice is given that the above was named as Defendant in a civil action by Plaintiff to recover 2005 real estate taxes for property located at TP # 14-0-0020-0038, Lehigh Township, PA, Tax Map No. 14-0-0020-0038. A Writ of Scire Facias for \$508.03 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered.

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

North Penn Legal Services
925 Court St.
Honesdale, PA 18431
877.515.7465

Portnoff Law Assoc., Ltd.
P.O. Box 391
Norristown, PA 19404
866.211.9466

12/27/2019 • 1/3/2020 • 1/10/2020

NOTICE

COURT OF COMMON PLEAS
OF WAYNE COUNTY, PA

No. 0983-2015 Judgment

North Pocono School District

vs.

Robert Alese, Darlene Alese &
Catherine Lubell

Notice is given that the above were named as Defendants in a civil action by Plaintiff to recover 2014-2017 real estate taxes for property located at 573 Main Street, Lehigh Township, PA, Tax Map No. 14-0-0371-0012. A Writ of Scire Facias for \$8,781.76 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered.

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so, the

case may proceed without you and a judgment may be entered against you without further notice for the relief requested by Plaintiff. You may lose money, 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.

North Penn Legal Services
925 Court St.
Honesdale, PA 18431
877.515.7465

Portnoff Law Assoc., Ltd.
P.O. Box 391
Norristown, PA 19404
866.211.9466

12/27/2019 • 1/3/2020 • 1/10/2020

**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
JANUARY 15, 2020**

By virtue of a writ of Execution instituted by: PHH Mortgage Corporation 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 January,

2020 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 lot of land situate, lying and being in the Township of Lake, County of Wayne and State of Pennsylvania more particularly described as Lot No. 584, Chipmunk Trail, as shown on a Map of Lands of Paupackan Lake Shores, Inc., recorded in the Office for the Recording of Deeds in and for the County of Wayne in Map Book 29, page 83.

BEING the same premises which Great American Land Corp. granted and conveyed to Donald B. Petti and Joan P. Petti, his wife, by Corrective Deed dated August 6, 1976 and recorded August 17, 1976 in Wayne County Deed Book 329 at page 312.

ALSO BEING the same premises which Kevin Krowiak granted and conveyed to Donald B. Petti and Joan P. Petti, his wife, by deed dated August 24, 1994 and recorded August 25, 1994 in Wayne County Record Book 963, page 347.

TOGETHER WITH the rights and privileges and UNDER AND SUBJECT to the covenants, conditions and restrictions as set forth in Wayne County Deed Book 329 at page 313.

Property address: 14 Chipmunk Trail, Hawley, PA 18428

Tax ID# 12-54-584

Fee Simple Title Vested in Donald B. Petti and Joan P. Petti, his wife by deed from Kevin Krowiak, all of that undivided two-thirds interest, dated 08/24/1994, recorded 08/25/1994, in the Wayne County Clerk's Office in Deed Book 0963, Page 0347. Joan P. Petti has departed this life on 04/07/2013. Donald B. Petti has departed this life on 10/12/2018.

Seized and taken in execution as property of:
Kathleen Ann Petti, Administrator to the Estate of Donald B. Pette 14 Chipmunk Trail HAWLEY PA 18428

Execution No. 354-Civil-2019
Amount \$93,467.60 Plus additional costs

October 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.**
Edward J. McKee Esq.

12/20/2019 • 12/27/2019 • 1/3/2020

**SHERIFF'S SALE
JANUARY 15, 2020**

By virtue of a writ of Execution instituted by: PHH Mortgage Corporation 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 January, 2020 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, State of Pennsylvania more particularly described as follows:

Lot 65, Section 2, 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.

Parcel No. 19-0-0029-0203

Being the same premises which

Paul G. Reiprich and Joanne Reiprich a/k/a Josephine Reiprich, by indenture dated 01-28-92 and recorded 07-21-92 in the Office of the Recorder of Deeds in and for the County of Wayne in Record Book 702 Page 244, granted and conveyed unto Josephine Reiprich.

Notice - This document does not sell, convey, transfer, include or insure the title to the coal and Right of support underneath the surface land described or referred to herein, and the owner or owners of such coal may have the complete legal right to remove all of such coal and in that connection damage may result to the surface of the land and any house, building or structure on or in such land. The inclusion of this notice does not enlarge restrict or modify any legal rights or estates otherwise created, transferred, excepted or reserved by this instrument. (This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957, P.L., 984 as amended, and is not intended as notice of unrecorded instruments, if any.)

Being know as 28 Wallenpaupack Drive, Lake Ariel, PA 18436

BEING the same premises which Josephine Reiprich, a/k/a Joanne Reiprich by Deed dated December 14, 2007 and recorded in the Office of Recorder of Deeds of Wayne County on December 27, 2007 at Book 3437, Page 82 granted and conveyed unto Becky A. Smith a/k/a Becky Smith and Wayne T. Smith a/k/a Wayne Smith.

Seized and taken in execution as property of:

Becky A. Smith a/k/a Becky Smith
28 Wallenpaupack Drive, LAKE
ARIEL PA 18436

Wayne T. Smith a/k/a Wayne
Smith 28 Wallenpaupack Drive,
LAKE ARIEL PA 18436

Execution No. 382-Civil-2019
Amount \$94,621.84 Plus additional
costs

October 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.**

Edward J. McKee Esq.

12/20/2019 • 12/27/2019 • 1/3/2020

**SHERIFF'S SALE
JANUARY 29, 2020**

By virtue of a writ of Execution instituted by: Quicken Loans, 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 29th day of January, 2020 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, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Municipality of Township of Lake, in the County of Wayne, State of PA:

BEGINNING in public road leading past Georgetown Station; thence along lands formerly of Almira C. Wilmot south 41 degrees west twelve and seven-tenths rods to post corner; thence along same north 50 degrees west six rods to post corner; thence along same north 41 degrees cast fourteen rods to corner in above mentioned public road; thence along said public road south 33-1/2 degrees east three and six-tenths rods; thence south 62-1/2 degrees east two and four tenths rods to the place of BEGINNING.

BEING KNOWN AS: 549
GRAVITY ROAD, LAKE ARIEL,
PA 18436

PROPERTY ID NO.: 12-0-0281-

0150.- CONTROL NO.: 044918

BEING THE SAME PREMISES WHICH NELSON E. KELLOGG AND CLAUDIA R. KELLOGG, TRUSTEES OF THE NELSON E. AND CLAUDIA R. KELLOGG REVOCABLE LIVING TRUST DATED 4/17/2002 BY DEED DATED 7/10/2006 AND RECORDED 8/25/2006 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 3114 AT PAGE 101, GRANTED AND CONVEYED UNTO CRYSTAL GARNER, ROBERTA GARNER, NOW DECEASED AND YVONNE GARNER.

Seized and taken in execution as property of:
Yvonne Garner c/o Jeremy Silbert
1204 Avenue U, Suite 2001
BROOKLYN NY 11229
Crystal E. Garner aka Crystal
Garner 119 W. 119th Street, Apt. 1
NEW YORK NY 10026

Execution No. 182-Civil-2019
Amount \$97,235.13 Plus additional costs

November 6, 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.

1/3/2020 • 1/10/2020 • 1/17/2020

**SHERIFF'S SALE
JANUARY 29, 2020**

By virtue of a writ of Execution instituted by: Bayview Loan Servicing, 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 29th day of January, 2020 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THAT CERTAIN tract or parcel of land situated in the Township of Salem, Wayne County, Pennsylvania, known as Lot 1688, Section 15, of The Hideout, a subdivision situate 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 page 27, May 11, 1970 in Plat Book 5 pages 34, 37, 41 through 48 and 50; September 8, 1970 in Plat Book 5 page 57; February 8, 1971 in Plat Book 5 pages 62 and 63; March 24, 1971 in Plat Book 5 page 66; May 10, 1971 in Plat Book 5 pages 71 and 72; March 14, 1972 in Plat Book 5 pages 76, 79 through 84 and 86; May 26, 1972 in Plat Book 5 pages 93 through 95; September 26, 1972 in Plat Book 5 pages 96, through 104.

BEING KNOWN AS: 1688
WINDMERE LANE, 811 THE
HIDEOUT, LAKE ARIEL, PA
18436

PROPERTY ID NUMBER: TAX
MAP NO.:22-0-0024-0124.-
CONTROL NO.: 039151

BEING THE SAME PREMISES
WHICH LUIGI GALELLA AND
JANE GALELLA, HUSBAND
AND WIFE BY DEED DATED
7/19/2002 AND RECORDED
8/16/2002 IN THE OFFICE OF
THE RECORDER OF DEEDS IN
DEED BOOK 2043 AT PAGE 46,
GRANTED AND CONVEYED
UNTO RUFUS ABIODUN.

Seized and taken in execution as
property of:
Rufus Abiodun 1688 Windemere
Lane, The Hideout, LAKE ARIEL
PA 18436

Execution No. 325-Civil-2019
Amount \$98,273.17 Plus additional
costs

October 30, 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.

1/3/2020 • 1/10/2020 • 1/17/2020

CIVIL ACTIONS FILED

*FROM DECEMBER 7, 2019 TO DECEMBER 13, 2019
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2006-20945	WISZNIEWSKI DAVID M	12/11/2019	AMENDEDWRITSCIREFAC.	—
2006-20945	WISZNIEWSKI TAMMERA J	12/11/2019	AMENDEDWRITSCIREFAC.	—
2007-20652	WISZNIEWSKI DAVID M	12/11/2019	AMENDEDWRITSCIREFAC.	—
2007-20652	WISZNIEWSKI TAMMERA J	12/11/2019	AMENDEDWRITSCIREFAC.	—
2008-21367	WISZNIESKI DAVID M	12/11/2019	AMENDEDWRITSCIREFAC.	—
2008-21367	WISZNIEWSKI TAMMERA J	12/11/2019	AMENDEDWRITSCIREFAC.	—
2009-21148	WISZNIEWSKI DAVID M	12/11/2019	AMENDEDWRITSCIREFAC.	—
2009-21148	WISZNIEWSKI TAMMERA J	12/11/2019	AMENDEDWRITSCIREFAC.	—
2010-21572	WISZNIEWSKI DAVID M	12/11/2019	AMENDEDWRITSCIREFAC.	—
2010-21572	WISZNIEWSKI TAMMERA	12/11/2019	AMENDEDWRITSCIREFAC.	—
2011-20844	WISZNIEWSKI DAVID M	12/11/2019	AMENDEDWRITSCIREFAC.	—
2011-20844	WISZNIEWSKI TAMMERA J	12/11/2019	AMENDEDWRITSCIREFAC.	—
2012-21371	SILVERMAN MICHAEL	12/09/2019	SATISFACTION	33,982.42
2013-20880	WISZNIEWSKI DAVID M	12/11/2019	AMENDEDWRITSCIREFAC.	—
2013-20880	WISZNIEWSKI TAMMERA J	12/11/2019	AMENDEDWRITSCIREFAC.	—
2014-20124	GARDNER LAUREL	12/09/2019	WRIT OF EXECUTION	5,710.98
2014-20124	LAURELS HOMETOWN CAFE T/A	12/09/2019	WRIT OF EXECUTION	5,710.98
2014-20124	HONESDALE NATIONAL BANK GARNISHEE	12/09/2019	GARNISHEE/WRIT EXEC	5,710.98
2014-20982	WISZNIEWSKI DAVID M	12/11/2019	AMENDEDWRITSCIREFAC.	—
2014-20982	WISZNIEWSKI TAMMERA J	12/11/2019	AMENDEDWRITSCIREFAC.	—
2015-20440	WISZNIEWSKI DAVID M	12/11/2019	AMENDEDWRITSCIREFAC.	—
2015-20440	WISZNIEWSKI TAMMERA J	12/11/2019	AMENDEDWRITSCIREFAC.	—
2015-20982	COOK KRISTEN A	12/09/2019	SATISFACTION	—
2016-20807	SCHMIDT GLENN	12/11/2019	SATISFACTION	2,162.70
2016-20807	SCHMIDT LORRAINE	12/11/2019	SATISFACTION	2,103.35
2017-20795	WISZNIEWSKI DAVID M	12/11/2019	AMENDEDWRITSCIREFAC.	—
2017-20795	WISZNIEWSKI TAMMERA J	12/11/2019	AMENDEDWRITSCIREFAC.	—
2018-00458	PHILLIPS LAURIE	12/10/2019	DEFAULT JUDGMENT	88,445.99
2018-00458	SEARS PHYLLIS	12/10/2019	DEFAULT JUDGMENT	88,445.99
2018-00458	LAROCCA PHILIP SEARS	12/10/2019	DEFAULT JUDGMENT	88,445.99
2018-00458	SEARS WILLIAM P JR	12/10/2019	DEFAULT JUDGMENT	88,445.99
2018-00458	SEARS WILLIAM F SR A/K/A	12/10/2019	DEFAULT JUDGMENT	88,445.99
2018-00458	SEARS WILLIAM	12/10/2019	DEFAULT JUDGMENT	88,445.99
2018-00458	SEARS KATHLEEN THORSLAND	12/10/2019	DEFAULT JUDGMENT	88,445.99
2018-20557	WISZNIEWSKI DAVID M	12/11/2019	AMENDEDWRITSCIREFAC.	—
2018-20557	WISZNIEWSKI TAMMERA J	12/11/2019	AMENDEDWRITSCIREFAC.	—
2019-00158	CURRIE ROBERT	12/09/2019	SUM.JDGMT.CT.1. POSS	—
2019-00158	CURRIE ROBERT	12/09/2019	SUMMARY JDGMT. CT. 2	53,248.01

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

2019-00163	BARNES WILLIAM DEFENDANT/APPELLEE	12/12/2019	WRIT OF EXECUTION	5,587.86
2019-00163	AFFORDABLE IMPORTS LLC	12/12/2019	WRIT OF EXECUTION	5,587.86
2019-00190	GRIFFITHS GERTRUDE M A/K/A	12/13/2019	WRIT OF EXECUTION	42,685.56
2019-00190	GRIFFITHS TRUDY	12/13/2019	WRIT OF EXECUTION	42,685.56
2019-00201	CAVALRY SPV I LLC AS ASSIGNEE OF	P 12/13/2019	JGMT/ARBITRATION AWD	—
2019-00331	BAKER RONALD S	12/10/2019	WRIT OF EXECUTION	104,637.07
2019-00331	BAKER KATHY	12/10/2019	WRIT OF EXECUTION	104,637.07
2019-00379	OCCUPANTS	12/11/2019	SATISFACTION	—
2019-00379	LORE ELISE	12/11/2019	SATISFACTION	—
2019-00458	TORRICK JEANNIE M	12/13/2019	SATISFACTION	—
2019-00571	RAMIREZ MARIA	12/13/2019	CONSENT JUDGMENT	1,660.04
2019-20537	WAYNE BANK GARNISHEE	12/09/2019	GARNISHEE/DISC ATTCH	—
2019-21069	MIDDLESTEADT MARY	12/10/2019	SATISFACTION	—
2019-21069	JAROSZEK RANDY	12/10/2019	SATISFACTION	—
2019-21069	MIDDLESTEADT MARY	12/10/2019	DISCONTINUED	—
2019-21069	JAROSZEK RANDY	12/10/2019	DISCONTINUED	—
2019-21123	FITZSIMMONS JODIE L	12/09/2019	JP TRANSCRIPT	3,173.59
2019-21123	ROSES JOSEPH C	12/09/2019	JP TRANSCRIPT	3,173.59
2019-21124	MERRING PHILLIP	12/10/2019	JP TRANSCRIPT	868.88
2019-21125	ANDERSON GRACE	12/11/2019	JP TRANSCRIPT	838.95
2019-21126	KRINER TERESA	12/13/2019	JP TRANSCRIPT	5,152.32
2019-21127	MAZZA KRISTINE F	12/13/2019	JUDGMENT	2,153.75
2019-21128	BOGUSKI ALAN	12/13/2019	JUDGMENT	1,573.75
2019-21129	CRAIGIE STEVEN M	12/13/2019	JUDGMENT	1,370.25
2019-21130	STAIGER JOHN JOSEPH	12/13/2019	JUDGMENT	2,277.75
2019-21131	COXSON JORDAN TERRELL	12/13/2019	JUDGMENT	1,177.25
2019-21132	COXSON JORDAN TERRELL	12/13/2019	JUDGMENT	2,269.75
2019-40051	SMYTH MELISSA ANN OWNER	P 12/13/2019	WAIVER MECHANICSLIEN	—
2019-40051	CLEMLEDDY CONSTRUCTION INC CONTRACTOR	12/13/2019	WAIVER MECHANICSLIEN	—

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2019-00627	CITIBANK NA	PLAINTIFF	12/09/2019	—
2019-00627	MCKALOTZ MICHAEL	DEFENDANT	12/09/2019	—
2019-00630	CITIBANK NA	PLAINTIFF	12/12/2019	—
2019-00630	FARRUG DONNA M	DEFENDANT	12/12/2019	—
2019-00631	CAPITAL ONE BANK USA NA PLAINTIFF/APPELLANT	PLAINTIFF	12/13/2019	—
2019-00631	LYNN KEITH DEFENDANT/APPELLEE	DEFENDANT	12/13/2019	—

MISCELLANEOUS — REPLEVIN

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2019-00628	ROSKOWSKI CHRISTOPHER	PLAINTIFF	12/10/2019	—
2019-00628	BLACK HERBERT A/K/A	DEFENDANT	12/10/2019	—
2019-00628	BLACK HERBERT JR	DEFENDANT	12/10/2019	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2019-00625	NATIONSTAR MORTGAGE LLC D/B/A	PLAINTIFF	12/09/2019	—
2019-00625	MR COOPER	PLAINTIFF	12/09/2019	—
2019-00625	BONVENTRE MARGARET I	DEFENDANT	12/09/2019	—
2019-00625	BONVENTRE WILLIAM	DEFENDANT	12/09/2019	—

TORT — MOTOR VEHICLE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2019-00629	ODONNELL NICOLE WALKER	PLAINTIFF	12/11/2019	—
2019-00629	WALKER ODONNELL NICOLE	PLAINTIFF	12/11/2019	—
2019-00629	ODONNELL BRIAN	PLAINTIFF	12/11/2019	—
2019-00629	ROMAN JOHN A	DEFENDANT	12/11/2019	—
2019-00629	ALLSTATE FIRE & CASUALTY INSUR	DEFENDANT	12/11/2019	—

MORTGAGES AND DEEDS

*RECORDED FROM DECEMBER 23, 2019 TO DECEMBER 27, 2019
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Curtis Ronald Paul	First National Bank Of Pa	Clinton Township	445,650.00
Jaggars David A	PSECU	Lake Township	
Jaggars Eileen Karen	PSECU		26,600.00
Rickard Andrew T	Mortgage Electronic Registration Systems	Cherry Ridge Township	
Rickard Anna R	Summit Mortgage Corporation		175,750.00
Mitchell David C	Citizens Savings Bank	Honesdale Borough	
Mitchell Rosemary			112,000.00
Smyth Melissa Ann	Dime Bank	Paupack Township	305,000.00
Teeple John	Finance Of America Commercial L L C	Paupack Township	
	Finance Of America Commercial LLC		195,000.00
Worobey Scott	Wayne Bank	Preston Township	
Worobey Samuel			56,000.00
Curti Joanna	Mortgage Electronic Registration Systems	Salem Township	
	NJ Lenders Corp N J Lenders Corp		147,200.00
Martin John J	Honesdale National Bank	Honesdale Borough	104,000.00
Bonlie Reagan	JPMorgan Chase Bank J P Morgan Chase Bank	Lake Township	362,900.00
Lynch Robert Dean	Mortgage Electronic Registration Systems	Lake Township	
Lynch Sarah C	Summit Mortgage Corporation		135,000.00
Bendig Daniel	Mortgage Electronic Registration Systems	Lake Township	
Bendig Kristine	Summit Mortgage Corporation		53,200.00
Pyatt John P Jr	Mortgage Electronic Registration Systems	Salem Township	
Pyatt Stacey L	Summit Mortgage Corporation		180,808.00
Vonderhey Joseph	Davis Samuel Davis Carol	Salem Township	45,000.00
Walchak Daniel	Mortgage Electronic Registration Systems	Lake Township	
Walchak Margaret	Mid Island Mortgage Corp		69,600.00
Pike Raymond J	Wayne Bank	Lake Township	
Pike Marta M			70,000.00
Elder Charles L	Housing & Urban Development	Salem Township	
Elder Kelly			3,648.20

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

Preble Matthew R	Honesdale National Bank	Oregon Township	
Preble Tammy A			39,200.00
Lacorte Family Limited Partnership	Honesdale National Bank	Paupack Township	800,000.00
Collins Alyssa A	Mortgage Electronic Registration Systems	Lehigh Township	
Diesner Michael R	Stearns Lending		292,500.00
Szafrangadek Helena	Gadek Grzegorz A	Berlin Township	
Gadek Helena Szafran	Gadek Artur T		151,047.00
Falkowski Nan	Dime Bank	Hawley Borough	
Falkowski Edmund			55,000.00
Lake James R	Mortgage Electronic Registration Systems	Salem Township	
Lake Lori E	Guaranteed Rate Inc		139,500.00
Newport Lawrence E	Dime Bank	Manchester Township	
Newport Donna L			290,000.00
SLI Realty	Rae Alexander	Salem Township	
S L I Realty	Rae Kathryn		110,000.00
Jackman David	Citizens Savings Bank	Texas Township	26,000.00
Livoti Frank	Mortgage Electronic Registration Systems	Buckingham Township	
	Summit Mortgage Corporation		169,696.00
Pinkard Betty	Mortgage Electronic Registration Systems	Lake Township	
Adewunmi Ayotunde	Mortgage Research Center Veterans United Home Loans		164,763.00
Stangler Erik Donovan	Mortgage Electronic Registration Systems	Berlin Township	
Stangler Katherine May	USAA Federal Savings Bank U S A A Federal Savings Bank		61,290.00
Cardellino Blair	NBT Bank N B T Bank	Lake Township	50,000.00
Reed Richard	NBT Bank N B T Bank	Lake Township	85,000.00
Pethick Daniel G	NBT Bank	Dreher Township	
Pethick Susan P	N B T Bank		18,000.00
Welchman Steven J Tr	NBT Bank	Salem Township	
Welchman Holly F Tr	N B T Bank		100,000.00
Welchman Living Trust			
Ashby Sally M	NBT Bank	Salem Township	
Ferraro Sally M Ashby AKA	N B T Bank		25,000.00
Ferraro Sally M AKA			
Ferraro Charles T			
Lantsman Yaroslav	NBT Bank N B T Bank	Salem Township	120,000.00
Dimmick David E	NBT Bank	Lake Township	
Dimmick Susan C	N B T Bank		80,000.00
Simmons R Jeffrey	NBT Bank N B T Bank	Salem Township	100,000.00

Kizer Esther M	NBT Bank N B T Bank	Salem Township	25,000.00
Rhodes Stephen M	Mortgage Electronic Registration Systems First Savings Bank	Lake Township	177,754.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Kuntz Bernadine B Est AKA Kuntz Bernardine Est AKA Kuntz Bernadine Est AKA Bauer Michael Exr Bauer Michael Bauer Georgette	Bauer Michael	Paupack Township	
Manzo Mary Rose By Exr Manzo Cosimo Exr	Manzo Mark Richard	Dreher Township	Lot 45
Schwartz Tracy L	Rickard Andrew Rickard Anna	Cherry Ridge Township	Lot 35
Dorner George	Dorner George J Tr George J Dorner Living Trust	Paupack Township	
Glander Richard D Glander Mariann	Teepie John	Paupack Township	Lot 302
Gustin Robert G AKA Gustin Robert AKA Gustin Judy M	Worobey Scott Worobey Samuel	Preston Township	
Perham Audrey D Est AKA Perham Audrey Est AKA Hall Karen Exr Skinner Dawn Exr	Zweier Gerard A Zweier Karen A	Mount Pleasant Township	
Sargente Robert Sargente Bernadette	Dallari Gregory D Dallari Mary T	Paupack Township	Lot 396
Myers Thomas F Myers Lisa M	Myers Thomas F Myers Lisa M	Paupack Township	Lot 223 R
Myers Thomas F Myers Lisa M	Heffelfinger Todd P Heffelfinger Sandra L	Paupack Township	Lot 223 R
Peters Mary E Exr Slamas Marian Est AKA Slamas Marian D Est AKA	Slamas Victor B	Preston Township	
Catapano Lisa	Tenorio John F Tenorio Susan D	Manchester Township	Lot 18
Jones Robert F III Galbraith James	Martin John J Bonlie Reagan	Honesdale Borough Lake Township	Lot 4 Lot 2025
ORourke James ORourke Patricia	Lynch Robert Dean Lynch Sarah C	Lake Township	Lot 2376
Vasilakis Alexander Marrero Susan	Bendig Daniel Bendig Kristine	Lake Township	Lot 2815
Maines Ralph L Maines Deborah A	Pyatt John P Jr Pyatt Stacey L	Salem Township	

Davis Samuel	Vonderhey Joseph	Salem Township	
Davis Carol			
Stuscavage Alvin	Duncan Linda	Dreher Township	Lot 13
Schmidt Sandra G Exr	Walchak Daniel	Lake Township	
Griffiths Donald Rest	Walchak Margaret		Lot 2604
Treshnik Nicole Adm	Treshnik Nicole	South Canaan Township	
Ankrom Darlene Est AKA			
Ankrom Darlene W Est AKA			
Weigelt Wanda	Weigelt Chad Weigelt Chase	Damascus Township	
Kowalczyk Michael P	Kowalczyk Michael P	Texas Township Texas & Cherry Ridge Twps Cherry Ridge Township Cherry Ridge & Texas Twps	
Schwarz Mary T	Schwarz Mary T Malti Wendy Kaye Schwarz Tracy Lynne	Honesdale Borough	
Cummings Thomas E Jr	Degroat Roger	Damascus Township	
Miller Dorothy			
Albano Bridget			
Putterman William B	Demartino Frank	Paupack Township	
Putterman Rochelle I	Demartino Noreen		Lot 9
Sturm Diane L Exr	Sturm Diane L	Dreher Township	
Kapral Mary M Est	Sturm Joseph A		Lot 31
Sturm Diane L			
Kapral Gerard W			
Davis Patricia Tyler	Pike Marta M Pike Raymond J	Lake Township	
Yadlosky Family Trust	Yadlosky Mark	Mount Pleasant Township	
Yadlosky David H Tr	Yadlosky Jeffrey		
Yadlosky Patricia M Tr			
Barthol Dale R	Preble Matthew R Preble Tammy A	Oregon Township	Parcel 60 1
Carney Theresa A Est AKA	Warnock Thomas	Waymart Borough	
Carney Theresa Est AKA	Warnock Arlene		
Warnock Arlene Exr			
Arhontoulis Anastasios	La Corte Family Limited Partnership	Paupack Township	
Arhontoulis Patricia			Lot 12
McMahon Arthur H	Diesner Michael R	Lehigh Township	
Davismcmahon Elaine	Collins Alyssa A		Lot 4d
McMahon Elaine Davis			
Thornton Jordan	Fineout Ronald	Scott Township	
Court Kelly Exr By Sheriff	Reverse Mortgage Funding LLC	Lake Township	
Orourke Elaine Est By Sheriff	Reverse Mortgage Funding L L C		
Thomas Clyde W By Sheriff	Bank Of New York Mellon Tr	Dyberry Township	
Gadek Helena Szafran	Gadek Grzegorz A	Berlin Township	
Szafrangadek Helena	Gadek Artur T		Lots 5 & 4
Walton Carolina	Lake James R Lake Lori E	Salem Township	

Rae Alexander	SLI Realty	Salem Township	
Rae Kathryn	S L I Realty		Lot 2
Toton Nadine M Adm	Toton Nadine M	Scott Township	
Toton David Joseph Est			
Kuhns Christy A By Sheriff	Bank Of New York Mellon Tr	Cherry Ridge Township	
Karwoski Frank	Burrell Daniel Burrell Brittany	Mount Pleasant Township	
Linke William J	Livoti Frank	Buckingham Township	
Linke Betina J AKA			
Linke Bettina J AKA			
Marchington William E III	Marchington William E Iv	Lake Township	
Marchington Leona	Marchington Ashley		Lot 1
Lester Byron David	Stangler Erik Donovan	Berlin Township	
Lester Jason David	Stangler Katherine May		
Borelli Joseph	William R Waxman Joint Revocable Trust	Scott Township	
Borelli Lynn	Joan P Waxman Joint Revocable Trust		
Mula Elisa M	Quinn Michael P Quinn Karen	Paupack Township	Lot 201
Thompson Lynn H	Thompson Katlyne L	Dyberry Township	
Schloesser Warren	Schloesser Warren	Bethany Borough	Lot C



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