

WAYNE COUNTY BAR ASSOCIATION

# OFFICIAL LEGAL JOURNAL

OF WAYNE COUNTY, PA



February 7, 2020  
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Honesdale, PA



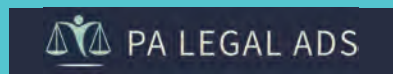
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### Court of Common Pleas 22nd Judicial District:

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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Legal Journal of Wayne County

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**baileyd@ptd.net**

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

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

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

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

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

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MESSAGE FROM THE  
WAYNE COUNTY BAR ASSOCIATION



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

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

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Ronald J. Edwards  
Linus H. Myers

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**Sheriff**

Mark Steelman

**District Attorney**

A. G. Howell, Esq.

**Prothonotary, Clerk of The Court**

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**Chief Public Defender**

Steven Burlein, Esq.

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Jocelyn Cramer

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**Recorder of Deeds, Register of Wills**

Deborah Bates

**Coroner**

Edward Howell

**Auditors**

Carla Komar  
Judy O’Connell  
Kathleen A. Schloesser

# *Raising the Bar*



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

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

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

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

Hours: Available Upon Request

**ACCEPTING DONATIONS NOW!**

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

**CRIMINAL CASES**

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*The following cases were addressed by the Honorable **Janine Edwards, President Judge** Wayne County:*

**HONESDALE, PA — January 30, 2020**

VINCENT DEGROAT JR., age 27 of Honesdale, PA, was placed on probation for a period of 9 months for one count of Simple Assault (M3). He was also ordered to pay the costs of prosecution. Undergo a drug and alcohol evaluation and comply with all recommendations for treatment and complete an anger management program through a provider approved by your probation officer. The incident occurred on August 12, 2019 in Honesdale Borough, Wayne County.

DAVID JACQUES, age 22 of Beach Lake, PA, was sentenced to the Wayne County Correctional Facility for a period of 15 months nor more than 30 months (time served) for one count of Possession of Controlled Substance- Marijuana (M), one count of Possession of Controlled Substance- MDMA (M) and one count of Possession of a Controlled Substance-Acid (LSF) (M). He was also ordered to pay the costs of prosecution, pay a fine in the amount of \$300.00, and obtain employment within 30 days of parole or provided documentation from a doctor precluding you from employment. The incident occurred on September 20, 2018 in Honesdale Borough, Wayne County.

BRANDON ALECKNA, age 19 of Waymart, PA, was placed on the Accelerated Rehabilitative Disposition Program for a period of 6 months related to DUI. He was also ordered to pay all Court costs and perform 25 hours of community service and have his operator's privileges suspended for 60 days. The incident occurred on June 16, 2019 in Waymart Borough, Wayne County. His blood test revealed a BAC of .166%.

DEBRA ALVAREZ, age 60 of White Mills, PA, was placed on the Accelerated Rehabilitative Disposition Program for a period of 6 months related to Theft. She was also ordered to pay all Court costs and perform 25 hours of community service. The incident occurred on September 19, 2019 in Salem Township, Wayne County.

CHRISTINE BENCI, age 51 of Massapequa, NY, was placed on the Accelerated Rehabilitative Disposition Program for a period of 6 months related to DUI. She was also ordered to pay all Court costs and perform 25 hours of community service and have her operator's privileges suspended for 60 days. The incident occurred on December 24, 2018 in Honesdale Borough, Wayne County. Her blood test revealed a BAC of .204%.

BRADY BENTLER, age 22 of Lake Ariel, PA, was placed on the Accelerated Rehabilitative Disposition Program for a period of 6 months related to DUI. He was also ordered to pay all Court costs and perform 25 hours of community service and have his operator's privileges suspended for 60 days. The incident occurred on October 27, 2019 in Salem Township, Wayne County. His blood test revealed a BAC of .116%.

KARAN KAPUR, age 22 of Honesdale, PA, was placed on the Accelerated Rehabilitative Disposition Program for a period of 6 months related to DUI. She was also ordered to pay all Court costs and perform 25 hours of community service. The incident occurred on August 31, 2019 in Honesdale Borough, Wayne County.

CRYSTAL LEE, age 44 of Hamlin, PA, was placed on the Accelerated Rehabilitative Disposition Program for a period of 6 months related to DUI. She was also ordered to pay all Court costs and perform 25 hours of community service and have her operator's privileges suspended for 60 days. The incident occurred on June 2, 2019 in Salem Township, Wayne County.

**LEGAL NOTICES**

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

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**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.*

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**ESTATE NOTICE**

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the estate of MARY K. O'NEILL, late of Forest City, PA. Date of death January 25, 2020. 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.

**2/7/2020 • 2/14/2020 • 2/21/2020**

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**ESTATE NOTICE**

NOTICE IS HEREBY GIVEN that Letters Testamentary have been issued to Randolph S. Miller a/k/a Randy S. Miller, Executor of the estate of Janet M. Miller, Deceased, who dies on November 13, 2019, late of Lake Ariel, Pennsylvania. All persons indebted to the Estate are

required to make payment and those having any claims or demands are to present the same without delay to the Executor in care of the undersigned.

Bregman & Lantz, LLC  
1205 Wyoming Avenue  
Forty Fort, PA 18704

**2/7/2020 • 2/14/2020 • 2/21/2020**

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**EXECUTOR NOTICE**

Estate of Michael Rambousek  
AKA Michal Rambousek  
Late of Damascus, PA 18415  
EXECUTOR  
Martin Rambousek  
1102 Galilee Rd.  
Damascus, PA 18415

**2/7/2020 • 2/14/2020 • 2/21/2020**

---

**EXECUTOR NOTICE**

Estate of Robert A. Noll AKA  
Robert Noll AKA Robert Adrain  
Noll  
Late of Preston Township  
EXECUTOR  
David A, Noll  
280 Poyntelle Road  
Lakewood, PA 18439  
ATTORNEY  
Nicholas A. Barna  
831 Court Street  
Honesdale, PA 18431

**2/7/2020 • 2/14/2020 • 2/21/2020**

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**EXECUTOR NOTICE**

Estate of Frank J. Stone  
Late of Salem Township  
EXECUTOR  
Michael D. Walker  
PO Box 747  
Hamlin, PA 18427  
ATTORNEY  
Michael D. Walker, Esq.  
PO Box 747  
Hamlin, PA 18427

1/31/2020 • 2/7/2020 • 2/14/2020

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**EXECUTOR NOTICE**

Estate of Judith A. Grant AKA  
Judith Ann Grant  
Late of Lake Township  
EXECUTOR  
William A. Grant  
632 The Hideout  
Lake Ariel, PA 18436

1/24/2020 • 1/31/2020 • 2/7/2020

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**EXECUTRIX NOTICE**

Estate of Margaret Wittman AKA  
Margaret B. Wittman  
Late of Prompton Borough  
EXECUTRIX  
Jacqueline Jones  
106 Widgeon Court, PO Box 557  
Great River, NY 11739  
ATTORNEY  
Ronald M. Bugaj, Esq.  
PO Box 390, 308 9th St.  
Honesdale, PA 18431

1/24/2020 • 1/31/2020 • 2/7/2020

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**ESTATE NOTICE**

NOTICE IS HEREBY GIVEN  
that Letters Testamentary have  
been granted in the estate of  
MARIO CONIGLIO, late of  
Equinunk, PA. Date of death  
DECEMBER 6, 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.

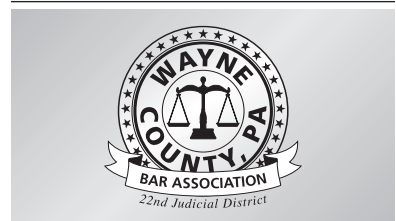
1/24/2020 • 1/31/2020 • 2/7/2020

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**EXECUTOR NOTICE**

Estate of Richard C. Daniels AKA  
Richard Daniels  
Late of Texas Township  
EXECUTOR  
Paul Daniels  
405 S. Brookside Court  
Jacksonville, NC 28540  
EXECUTOR  
Chris R. Daniels  
1424 Jackson Avenue  
Altoona, PA 16602  
ATTORNEY  
Nicholas A. Barna  
831 Court Street  
Honesdale, PA 18431

1/24/2020 • 1/31/2020 • 2/7/2020





**EXECUTRIX NOTICE**

Estate of Deirdre M. Ramirez AKA  
Deirdre Marie Ramirez  
Late of Lake Township, Wayne  
County  
EXECUTRIX  
Anne Marie MacDonald  
143 Summer Street  
Watertown, MA 02472

1/24/2020 • 1/31/2020 • 2/7/2020

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**ESTATE NOTICE**

**RE: ESTATE OF ROBERT H.  
LEDERER a/k/a ROBERT  
LEDERER**

NOTICE IS HEREBY GIVEN that  
Letters Testamentary in the Estate  
of Robert H. Lederer a/k/a Robert  
Lederer, late of Dreher 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:

JUDITH DIACIK, Executrix  
c/o MATTHEW J. PARKER,  
Esquire  
MARSHALL, PARKER &  
WEBER, LLC  
49 E. Fourth Street, Suite 105  
Williamsport, PA 17701

1/24/2020 • 1/31/2020 • 2/7/2020

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**EXECUTRIX NOTICE**

Estate of Patrina Cantasano  
Late of Honesdale Borough  
EXECUTRIX  
Annette C. Farrell  
218 West 10th St., #6C

New York City, NY 10014  
ATTORNEY  
Nicholas A. Barna  
831 Court Street  
Honesdale, PA 18431

1/24/2020 • 1/31/2020 • 2/7/2020

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**ESTATE NOTICE**

**NOTICE IS HEREBY GIVEN,**  
that Letters Testamentary have been  
issued in the Estate of Walter E.  
Kozic, a/k/a Walter Kozic, who  
died on December 19,2019, late  
resident of Cherry Ridge Township,  
Wayne County, PA 18431, to Carie  
Walsh, Executrix 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 Carie Walsh, 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

1/24/2020 • 1/31/2020 • 2/7/2020

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**OTHER NOTICES**

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**LEGAL NOTICE**

**REGISTRATION OF  
FICTITIOUS NAME**

Please note that DV Transport,  
Inc., has on the 21st day of  
January, 2020, filed a Registration  
of Fictitious Name with the  
Commonwealth of Pennsylvania,

Department of State, Corporation Bureau, and will be conducting business under the name of Milk's Family Farm with its principal place of business at 109 Old Hathaway Road, Equinunk, PA 18417.

ALFRED J. HOWELL, ESQUIRE  
109 NINTH STREET  
HONESDALE, PA 18431  
(570) 253-2520

2/7/2020

**NOTICE**

IN THE COURT OF COMMON  
PLEAS  
Wayne COUNTY  
CIVIL ACTION - LAW  
ACTION OF MORTGAGE  
FORECLOSURE  
Term No. 467 CIVIL 2019  
NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE

ROUNDPOINT MORTGAGE  
SERVICING CORPORATION  
Plaintiff

vs.

JOHN HANLEY Solely in His Capacity as Heir of John Hanley Deceased, ROBERT HANLEY Solely in His Capacity as Heir of John Hanley Deceased, TERRI HERLIHY Solely in Her Capacity as Heir of John Hanley Deceased, The Unknown Heirs of John Hanley Deceased, KRISTEN WESLEY Solely in Her Capacity as Heir of John Hanley Deceased & KELLY WILMOT Solely in Her Capacity as Heir of John Hanley Deceased  
Mortgagor and Real Owner  
Defendant

ROBERT HANLEY Solely in His Capacity as Heir of John Hanley Deceased, and The Unknown Heirs of John Hanley Deceased,  
MORTAGOR AND REAL OWNER, DEFENDANT whose last known address is 2207 High Pt Road Lake Ariel, PA 18436.

THIS FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT OWED TO OUR CLIENT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THE PURPOSE OF COLLECTING THE DEBT.

You are hereby notified that Plaintiff ROUNDPOINT MORTGAGE SERVICING CORPORATION, has filed a Mortgage Foreclosure Complaint endorsed with a notice to defend against you in the Court of Common Pleas of Wayne County, Pennsylvania, docketed to No. 467 CIVIL 2019 wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 2207 High Pt Road Lake Ariel, PA 18436 whereupon your property will be sold by the Sheriff of Wayne.

**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 the 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 claim in the Complaint of 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. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.**

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

**NORTHEASTERN  
PENNSYLVANIA LEGAL  
SERVICES, INC.  
925 Court Street  
Honesdale, PA 18431  
877-515-7465**

**Michael T. McKeever  
Attorney for Plaintiff  
KML Law Group, P.C., PC  
Suite 5000, BNY Independence  
Center  
701 Market Street  
Philadelphia, PA 19106-1532  
215-627-1322**

**2/7/2020**

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## **LEGAL AD**

### **DISSOLUTION NOTICE**

#### **NOTICE IS HEREBY GIVEN TO ALL CREDITORS AND CLAIMANTS OF G.C. VENTURES, INC, THAT**

**THE Limited Liability Company has filed Articles of Dissolution on January 17, 2020, in accordance with the Pennsylvania Business Corporation Law of 1988, as amended, and all persons having a claim against the Corporation must present the same in accordance with the following procedures:**

(1) All claims must be presented in writing and must contain sufficient information reasonably to inform the Corporation of the identity of the Claimant and the substance of the claim.

(2) Claims must be sent to the following address: 206 Bayly Road, Honesdale, Pennsylvania 18431.

(3) A claim must be received by the corporation no later than March 3, 2020, or said claim will be barred.

(4) The Corporation may make distribution to other claimants and the shareholders of the Corporation of persons interested as having been such without further notice to a Claimant.

**ALFRED J. HOWELL, ESQUIRE  
109 Ninth Street  
Honesdale, Pennsylvania 18431  
(570) 253-2520**

**2/7/2020**

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**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  
FEBRUARY 19, 2020**

By virtue of a writ of Execution instituted by: Wells Fargo Bank, N.A. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 19th day of February, 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:

**LEGAL DESCRIPTION**

ALL that certain piece or parcel of land lying, situated and being in the township of Dyberry, County of Wayne and commonwealth of Pennsylvania bounded and described as follows:

BEING lot No.25, Rose land Drive, in Bethany Gardens Development, as laid out by George E. Ferris, Registered Surveyor, on June 1,1959, map of which is recorded in Wayne County Map Book No. 4 at page 145.

TITLE TO SAID PREMISES IS VESTED IN Christopher Kinney

and Angela Kinney, his wife, by Deed from David Dulay, Inc., Dated 08/17/2007, Recorded 08/22/2007, Instrument No. 200700008785.

Tax Parcel: 09-0-0002-0014

Premises Being: 44 LONG MEADOW DRIVE, HONESDALE, PA 18431-4112

Seized and taken in execution as property of:  
Angela Kinney 44 Long Meadow Drive HONESDALE PA 18431  
Christopher Kinney 44 Long Meadow Drive HONESDALE PA 18431

Execution No. 346-Civil-2019  
Amount \$192,007.87 Plus additional costs

December 5, 2019  
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE  
NOTICE:**

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

**ANY SUCCESSFUL BIDDER  
MUST HAVE 10% DOWN**

PAYMENT AT DATE OF SALE.  
BALANCE DUE THIRTY (30)  
DAYS FROM DATE OF SALE.  
FAILURE TO PAY BALANCE  
WILL FORFEIT DOWN  
PAYMENT.

Peter Wapner Esq.

1/24/2020 • 1/31/2020 • 2/7/2020

**SHERIFF'S SALE  
FEBRUARY 26, 2020**

By virtue of a writ of Execution instituted by: Wells Fargo Bank, National Association as Trustee for Option One Mortgage Loan Trust 2007-6, Asset-Back Certificates, Series 2007-6 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 26th day of February, 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:

Legal Description

ALL THAT CERTAIN tract or parcel of land situated in the Township of lake, Wayne County, Pennsylvania, known as Lot 1379, Section 13, 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; September 26, 1972 in Plat book 5, pages 96 through 104; March 9, 1973 in Plat book 5, page 106; as amended and supplemented.

Subject to all easements, covenants, conditions and restrictions of record, including those set forth in the Declaration of Protective Covenants for The Hideout, dated as of May 11, 1970 as amended and supplemented.

Lot 1379, Section 13, of The Hideout is recorded in Wayne County Plat Book 5, Page 42, recorded on September 15, 1969.

Subject to the same conditions, exceptions, reservations, restrictions, easements and rights of way as are contained in prior deeds forming this chain of title.

BEING KNOWN AS: 79  
WOODVIEW TERRACE F/K/A  
1379 WOODVIEW TERRACE  
LAKE ARIEL, PA 18436

PROPERTY ID: 12-0-0020-0024

TITLE TO SAID PREMISIS IS  
VESTED IN RICHARD J.

BANNON BY DEED FROM  
GAIL IAMMATTEO, SINGLE,  
DATED JANUARY 12, 2007  
RECORDED FEBRUARY 2, 2007  
IN BOOK NO. 3229 PAGE 98

TO BE SOLD AS PROPERTY OF:  
RICHARD J. BANNON

Seized and taken in execution as  
property of:  
Richard J. Bannon 79 Woodview  
Terrace F/K/A 1379 Woodview  
Terrace LAKE ARIEL PA 18436

Execution No. 00225-Civil-2019  
Amount \$113,810.02 Plus  
additional costs

December 5, 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.  
WALTER W. GOULDSBURY, III,  
ESQ.**

**1/31/2020 • 2/7/2020 • 2/14/2020**

**SHERIFF'S SALE  
FEBRUARY 26, 2020**

By virtue of a writ of Execution  
instituted by: J.P. MORGAN  
ACQUISITION CORP., issued out  
of the Court of Common Pleas of  
Wayne County, to me directed,  
there will be exposed to Public  
Sale, on Wednesday the 26th day  
of February, 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:

**LEGAL DESCRIPTION**

**ALL THAT CERTAIN PARCEL  
OF LAND IN LEHIGH  
TOWNSHIP, WAYNE COUNTY,  
COMMONWEALTH OF PA, AS  
MORE FULLY DESCRIBED IN  
BOOK 1399 PAGE 232 ID # 14-  
0—0027-0141, BEING KNOWN  
AND DESIGNATED AS LOT 5 ,  
BLOCK K, SECTION 3 POCONO  
RANCHETTES.**

**BEING** the same premises that  
United Companies Lending  
Corporation by their Attorney in  
Fact Federal National Mortgage  
Association conveyed to Thomas  
Helman by way of a Deed dated on  
July 24, 1998 and recorded in the  
Wayne County Recorder of Deeds

office on August 11, 1998 in Book 1399 and Page 232.

Seized and taken in execution as property of:  
Thomas W. Helman 40 Sitting Bull Trail GOULDSBORO PA 18424

Execution No. 444-Civil-2019  
Amount \$39,526.81 Plus additional costs

December 5, 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.**

Chandra M. Arkema, Esq.

**1/31/2020 • 2/7/2020 • 2/14/2020**

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**SHERIFF'S SALE  
FEBRUARY 26, 2020**

By virtue of a writ of Execution instituted by: THE HONESDALE NATIONAL 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 26th day of February, 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 located in the Township of Damascus, County of Wayne, and Commonwealth of Pennsylvania, and being known as Lot B on a survey map by Edward T. Harsch, PLS, dated June 1, 2004, recorded in Wayne County Map Book, 104 at Page 23, and being bound and described as follows:

BEGINNING at a point located in the center of the cartway of Pennsylvania Legislative Route 63029 – State Route 1002 Calkins Road, being the southwest corner of the premises herein conveyed and being the Southeast corner of lands of Nettie Hansen-Else (Deed Book 336 at Page 16; Map Book 34 at Page 53); thence, departing from said road and along the line of lands of Nettie Hansen-Else North 28 degrees 16 minutes 15 seconds East a distance of 677.28 feet to an iron pin corner set; thence, through the lands of the Grantor (Warnott)



South 51 degrees 50 minutes 55 seconds East a distance of 388.99 feet to an iron pipe corner found in the western line of lands now or formerly of Judith Warnott (Deed Book 339 at Page 579; Map Book 35 at page 75); thence, along the same South 34 degrees 39 minutes 45 seconds West a distance of 352.61 feet to an iron corner set; thence through the lands of the Grantor (Warnott) South 35 degrees 18 minutes 33 seconds west a distance of 138.41 feet to an iron pin corner set, North 42 degrees 01 minutes 51 seconds West a distance of 294.22 feet to an iron pin corner set and South 28 degrees 16 minutes 15 seconds west a distance of 227.84 feet to a point or corner located in the center of the cartway of the aforementioned Pennsylvania Legislative Route 63029; thence along the center of the aforementioned road North 50 degrees 03 minutes 37 seconds west a distance of 16.63 feet and North 57 degrees 23 minutes 10 seconds west a distance of 33.81 feet to the point or place of BEGINNING.

BEING Lot B as shown on the subdivision survey map hereinafter referred to and containing 4.105 acres of land inclusive of that area occupied by all utilities and right of way.

The foregoing described is in accordance with a survey made by Edward T. Harsch, Professional Land Surveyor in June of 2004. Bearings in the above described parcel are referenced to the

magnetic meridian of 1973 (Map Book 35 at Page 75). An approved subdivision map depicting this parcel of land is recorded in Wayne County Map Book 104 at page 23.

SUBJECT TO the use of the public that portion of Pennsylvania Legislative Route 63029/State Road 1002/Calkins Road, that lies within the premises herein described, as shown on the aforesaid map.

BEING KNOWN AS: 237  
CALKINS ROAD, HONESDALE,  
PA 18431

PROPERTY ID NUMBER: TAX  
MAP#/CNTRL#/ 07-0-0047-  
0023/115586

BEING THE SAME PREMISES  
WHICH CHARLES S.  
WARNOTT, AN ADULT  
INDIVIDUAL BY DEED DATED  
8/30/2007 AND RECORDED  
9/18/2007 IN THE OFFICE OF  
THE RECORDER OF DEEDS IN  
DEED BOOK 3375 AT PAGE 293,  
GRANTED AND CONVEYED  
UNTO CHARLES S. WARNOTT,  
AN ADULT INDIVIDUAL AND  
THERESA A. DEVRIEZE, AN  
ADULT INDIVIDUAL.

Seized and taken in execution as  
property of:  
THERESA A. DEVRIEZE 237  
CALKINS ROAD HONESDALE  
PA 18431  
CHARLES STEWART  
WARNOTT A/K/A CHARLES S.  
WARNOTT 237 CALKINS ROAD  
HONESDALE PA 18431

Execution No. 498-Civil-2019  
Amount \$172,095.26 Plus  
additional costs

December 5, 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.

**1/31/2020 • 2/7/2020 • 2/14/2020**

**SHERIFF'S SALE  
MARCH 4, 2020**

By virtue of a writ of Execution instituted by: **FIRST NATIONAL BANK OF PENNSYLVANIA** issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 4th day of March, 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:

**PARCEL ONE:**

ALL that certain piece or parcel of land situate in the Township of Canaan County of Wayne, and Commonwealth of Pennsylvania, bounded and described as follows:

**BEGINNING** at a point in the center line of Belmont and Easton Turnpike a distance of 540 feet South of the Waymart Borough line, said point also being the Southeast corner of Lot 44 property of the Grantees herein; thence due West along the Southerly border of said Lot 44, a distance of 300 feet to a point in the Easterly line of H.R. Swingle property; thence South one degree forty-nine minutes East, a distance of 15 feet along said Swingle property to a point; thence North eighty seven degrees twenty five minutes East, along a line parallel to the first distance herein, a distance of three hundred feet to the center line of Belmont and Easton Turnpike; thence North one degree forty nine minutes West along the center line of Belmont and Easton Turnpike a distance of 15 feet to the place of beginning.

Being a part of Lot 45 on Map by John A. Bodnar, R.S., dated July 25, 1970.

Being a plot rectangular in shape 15 feet in width and 300 feet in

depth adjoining the grantees property herein

BEING the same premises which William Knecht and Sharon Knecht, His Wife by Deed May 23, 1975 and recorded May 28, 1975 in the Recorder of Deeds of Wayne County, Pennsylvania at Deed Book 317, Page 469, granted and conveyed unto Joseph A. Cicco and Jean A. Cicco, wife. And the said Joseph A. Cicco died on February 27, 2010, vesting title solely in Jean A. Cicco by Operation of Law.

This indenture is made subject to the same exceptions, reservations, provisions, covenants, conditions, waivers, restrictions, easements, rights-of-way, and licenses as are contained in prior deeds or other instruments forming the chair of title to the within described premises.

**PARCEL TWO:**

ALL that certain piece or parcel of land situate in the Township of Canaan County of Wayne, and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center line of the Belmont and Easton Turnpike being the southeast corner of lands of Albert and Gloria J. Coat; thence west 0 degrees 00 minutes along the southerly border of the Cost property a distance of 300' to a point; thence south 1 degree 21 minute west a distance of 100' to a point thence east 0 degrees 00

minutes distance of 300' to a point in the center line of Belmont and Easton Turnpike; thence along the center line of the Belmont and Easton Turnpike a distance of 100' to the place of beginning.

BEING a plot rectangular in shape 100' in width and 300' in depth adjoining the Cost property on the south.

BEING the same premises which Marjorie M. Weed, Widow by Deed dated June 27, 1969 and recorded August 5, 1969 in the Recorder of Deeds of Wayne County, Pennsylvania at Deed Book 250, Page 1168, granted and conveyed unto Joseph A. Cicco and Jean A. Cicco, wife. And the said Joseph A. Cicco died on February 27, 2010, vesting title solely in Jean A. Cicco by Operation of Law.

UNDER AND SUBJECT to all exceptions, conditions, and reservations and restrictions as set forth in prior

Seized and taken in execution as property of:  
Jean A. Cicco 83 Belmont Street  
WAYMART PA 18472

Execution No. 466-Civil-2019  
Amount \$126,257.19 Plus  
additional costs

December 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.

Kristine M. Anthou, Esq.

**2/7/2020 • 2/14/2020 • 2/21/2020**

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## CIVIL ACTIONS FILED

*FROM JANUARY 11, 2020 TO JANUARY 17, 2020  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

### JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2010-20897	COURTRIGHT LLEWELLYN	1/15/2020	SATISFACTION	—
2010-20897	COURTRIGHT DAWN K	1/15/2020	SATISFACTION	—
2011-20385	NIEVES LUCIA	1/14/2020	WRIT OF SCIRE FACIAS	—
2011-20385	BETANCOURT ALEXANDER	1/14/2020	WRIT OF SCIRE FACIAS	—
2013-20296	WAYNE BANK GARNISHEE	1/16/2020	GARNISHEE/DISC ATTCH	—
2018-00271	PLEYSINSKI LINDA BROWAND CORRECTED TO	1/15/2020	VERDICT COUNT I	—
2018-00271	PELSYNSKI LINDA BROWAND	1/15/2020	VERDICT COUNT I	—
2018-00271	PLEYSINSKI LINDA BROWAND CORRECTED TO	1/15/2020	VERDICT COUNT III	—
2018-00271	PELSYNSKI LINDA BROWAND	1/15/2020	VERDICT COUNT III	—
2018-00477	FALCONETTI EUGENE SR A/K/A	1/17/2020	WRIT OF EXECUTION	155,696.91
2018-00477	FALCONETTI EUGENE	1/17/2020	WRIT OF EXECUTION	155,666.91
2019-00069	BANNER JOSEPH R	1/17/2020	DEFAULT JUDGMENT	13,551.30
2019-00070	BANNER JOSEPH R	1/17/2020	DEFAULT JUDGMENT	27,128.93
2019-00258	FITZSIMMONS JODIE L	1/17/2020	DEFAULT JUDGMENT	95,463.15
2019-00258	ROSES JOSEPH C	1/17/2020	DEFAULT JUDGMENT	95,463.75
2019-00258	FITZSIMMONS JODIE L	1/17/2020	WRIT OF EXECUTION	95,463.75
2019-00258	ROSES JOSEPH C	1/17/2020	WRIT OF EXECUTION	95,463.75
2019-00372	1315 HAMLIN HWY LLC	1/14/2020	WRIT OF EXECUTION	443,289.69
2019-00372	R & J LEISS LLC	1/14/2020	WRIT OF EXECUTION	443,289.69
2019-00372	LEISS ROBERT J	1/14/2020	WRIT OF EXECUTION	443,289.69
2019-00372	LEISS JAMIE A	1/14/2020	WRIT OF EXECUTION	443,289.69
2019-00392	CURRERI BRANKICA	1/17/2020	DEFAULT JUDG IN REM	151,463.65
2019-00392	CURRERI JAMES P	1/17/2020	DEFAULT JUDG IN REM	151,463.65
2019-00530	MARINO JENNIFER AS BENEFICIARY AND SUCCESSOR ..	1/16/2020	DEFAULT JUDGMENT	195,955.38
2019-00530	KATHLEEN OCONNELL TRUST	1/16/2020	DEFAULT JUDGMENT	195,955.38
2019-00530	OCONNELL KATHLEEN IND. AS MORTGAGER & TRUSTEE ...	1/16/2020	DEFAULT JUDGMENT	195,955.38
2019-00530	MARINO JENNIFER AS BENEFICIARY AND SUCCESSOR ..	1/16/2020	WRIT OF EXECUTION	195,955.38
2019-00530	KATHLEEN OCONNELL TRUST	1/16/2020	WRIT OF EXECUTION	195,955.38
2019-00530	OCONNELL KATHLEEN IND. AS MORTGAGER & TRUSTEE ...	1/16/2020	WRIT OF EXECUTION	195,955.38
2019-00560	MARTINO KAREN E	1/17/2020	DEFAULT JUDG IN REM	81,854.99
2019-00560	KARWOWSKI PETER J JR	1/17/2020	DEFAULT JUDG IN REM	81,854.99
2019-00564	HUBBARD ERIN C	1/17/2020	DEFAULT JUDG IN REM	183,693.06
2019-00564	HUBBARD PETER T	1/17/2020	DEFAULT JUDG IN REM	183,693.06

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

2019-20845	SZANATI SANDOR	1/14/2020	WRIT OF SCIRE FACIAS	—
2019-20971	OPALEK JONATHAN	1/16/2020	SATISFACTION	2,378.17
2019-21081	YATSONSKY JAMES T	1/13/2020	SATISFACTION	10,625.36
2019-21081	YATSONSKY JULIE C	1/13/2020	SATISFACTION	10,625.36
2020-00023	MARVEL ENTERPRISES LLC	1/15/2020	CONFESSION OF JDGMT	124,687.96
2020-00023	VALERIO ANNA	1/15/2020	CONFESSION OF JDGMT	124,687.96
2020-00024	MARVEL ENTERPRISES LLC	1/15/2020	CONFESSION OF JDGMT	55,226.80
2020-00024	FIESTA ON MAIN LLC	1/15/2020	CONFESSION OF JDGMT	55,226.80
2020-00024	VALERIO ANNA	1/15/2020	CONFESSION OF JDGMT	55,226.80
2020-00026	MARVEL ENTERPRISES LLC	1/15/2020	CONFESSION OF JDGMT	20,754.13
2020-00026	VALERIO ANNA	1/15/2020	CONFESSION OF JDGMT	20,754.13
2020-00027	MARVEL ENTERPRISES, LLC	1/15/2020	CONFESSION OF JDGMT	10,912.96
2020-00027	FIESTA ON MAIN LLC	1/15/2020	CONFESSION OF JDGMT	10,912.96
2020-00027	VALERIO ANNA	1/15/2020	CONFESSION OF JDGMT	10,912.96
2020-00028	VALERIO ANNA	1/15/2020	CONFESSION OF JDGMT	5,433.38
2020-20030	WEAVER ADAM BRYAN	1/13/2020	JUDGMENT	5,420.75
2020-20031	WHEELER SCOTT	1/13/2020	JUDGMENT	2,958.25
2020-20032	CLARK DONALD KENNETH	1/13/2020	JUDGMENT	2,717.40
2020-20033	ALECKNA DAVID	1/13/2020	JUDGMENT	2,038.25
2020-20034	BANDELT JAMES	1/13/2020	MUNICIPAL LIEN	759.02
2020-20035	FRISBIE ROSIE MAY	1/13/2020	MUNICIPAL LIEN	1,424.77
2020-20036	OSBORNE LISA	1/13/2020	MUNICIPAL LIEN	2,487.99
2020-20037	PALLASINO MICHAEL	1/13/2020	MUNICIPAL LIEN	998.45
2020-20038	RAKE ROBERT	1/13/2020	MUNICIPAL LIEN	659.08
2020-20039	WORTHINGTON ALAN C III	1/13/2020	MUNICIPAL LIEN	1,547.21
2020-20040	WORTHINGTON ALAN C III	1/13/2020	MUNICIPAL LIEN	1,142.73
2020-20040	HAYES CYNTHIA LYNN	1/13/2020	MUNICIPAL LIEN	1,142.73
2020-20041	LILL BETH	1/13/2020	MUNICIPAL LIEN	1,565.89
2020-20042	BIRTEL CARL	1/13/2020	MUNICIPAL LIEN	1,029.34
2020-20042	BIRTEL EVELYN	1/13/2020	MUNICIPAL LIEN	1,029.34
2020-20043	NUTT DARLENE	1/13/2020	MUNICIPAL LIEN	891.60
2020-20044	BRINK MARCY ZIELER	1/13/2020	MUNICIPAL LIEN	830.09
2020-20045	WARGO EDWARD	1/13/2020	MUNICIPAL LIEN	766.53
2020-20045	WARGO CATHY	1/13/2020	MUNICIPAL LIEN	766.53
2020-20046	BUKHER BORIS	1/13/2020	FEDERAL TAX LIEN	40,431.79
2020-20047	PATTERSON NICHOLAS	1/13/2020	FEDERAL TAX LIEN	15,112.49
2020-20047	PATTERSON JENNIFER	1/13/2020	FEDERAL TAX LIEN	15,112.49
2020-20048	ZIELINSKI D	1/13/2020	FEDERAL TAX LIEN	12,137.02
2020-20048	ZIELINSKI S KRAJEWSKI	1/13/2020	FEDERAL TAX LIEN	12,137.02
2020-20048	KRAJEWSKI S ZIELINSKI	1/13/2020	FEDERAL TAX LIEN	12,137.02
2020-20049	JENNINGS GARRETT TIMOTHY	1/14/2020	JUDGMENT	1,157.75
2020-20050	PAJALICH JESSE JOSEPH	1/15/2020	JUDGMENT	1,417.75
2020-20051	SCHNAKENBERG ALLAN J	1/15/2020	WRIT OF REVIVAL	21,678.52
2020-20051	SCHNAKENBERG JANET V	1/15/2020	WRIT OF REVIVAL	21,678.52
2020-20052	COURTRIGHT LLEWELLYN	1/15/2020	WRIT OF REVIVAL	3,968.44
2020-20052	COURTRIGHT DAWN K	1/15/2020	WRIT OF REVIVAL	3,968.44
2020-20053	COFFEY GEORGE	1/16/2020	JUDGMENT NOTE	2,812.32
2020-40001	KOERNER KEITH OWNER	1/13/2020	MECHANICS LIEN CLAIM	14,775.80
2020-40001	KOERNER JOANNE OWNER	1/13/2020	MECHANICS LIEN CLAIM	14,775.80

**CIVIL APPEALS — AGENCIES: ZONING BOARD**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2020-00021	KOSKOVICH FRANK M	PETITIONER	1/14/2020	—
2020-00021	STERLING TOWNSHIP ZONING HEARI	RESPONDANT	1/14/2020	—

**COMPLAINT — CONFESSION**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2020-00023	DIME BANK	PLAINTIFF	1/15/2020	—
2020-00023	MARVEL ENTERPRISES LLC	DEFENDANT	1/15/2020	—
2020-00023	VALERIO ANNA	DEFENDANT	1/15/2020	—
2020-00024	DIME BANK	PLAINTIFF	1/15/2020	—
2020-00024	MARVEL ENTERPRISES LLC	DEFENDANT	1/15/2020	—
2020-00024	FIESTA ON MAIN LLC	DEFENDANT	1/15/2020	—
2020-00024	VALERIO ANNA	DEFENDANT	1/15/2020	—
2020-00026	DIME BANK	PLAINTIFF	1/15/2020	—
2020-00026	MARVEL ENTERPRISES LLC	DEFENDANT	1/15/2020	—
2020-00026	VALERIO ANNA	DEFENDANT	1/15/2020	—
2020-00027	DIME BANK	PLAINTIFF	1/15/2020	—
2020-00027	MARVEL ENTERPRISES, LLC	DEFENDANT	1/15/2020	—
2020-00027	FIESTA ON MAIN LLC	DEFENDANT	1/15/2020	—
2020-00027	VALERIO ANNA	DEFENDANT	1/15/2020	—
2020-00028	DIME BANK	PLAINTIFF	1/15/2020	—
2020-00028	VALERIO ANNA	DEFENDANT	1/15/2020	—

**CONTRACT — BUYER PLAINTIFF**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2020-00019	CASEY JOHN	PLAINTIFF	1/13/2020	—
2020-00019	CASEY MICHELE	PLAINTIFF	1/13/2020	—
2020-00019	FUREY THOMAS F	DEFENDANT	1/13/2020	—
2020-00019	FUREY PATRICIA M	DEFENDANT	1/13/2020	—
2020-00030	CAVALRY SPV I LLC AS ASSIGNEE OF	PLAINTIFF	1/16/2020	—
2020-00030	CITIBANK NA	PLAINTIFF	1/16/2020	—
2020-00030	MIHALIK KEITH B	DEFENDANT	1/16/2020	—
2020-00032	CAVALRY SPV I LLC AS ASSIGNEE OF	PLAINTIFF	1/17/2020	—
2020-00032	COMENITY BANK	PLAINTIFF	1/17/2020	—
2020-00032	SILVIA CHRISTOPHER A SR	DEFENDANT	1/17/2020	—

**CONTRACT — DEBT COLLECTION: CREDIT CARD**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2020-00022	MIDLAND FUNDING LLC	PLAINTIFF	1/15/2020	—
2020-00022	GARCIA PEDRO III	DEFENDANT	1/15/2020	—
2020-00025	MIDLAND FUNDING LLC	PLAINTIFF	1/15/2020	—
2020-00025	TORRES JENNY	DEFENDANT	1/15/2020	—
2020-00029	CITIBANK NA	PLAINTIFF	1/16/2020	—
2020-00029	DRELICH NADENE M	DEFENDANT	1/16/2020	—



**CONTRACT — DEBT COLLECTION: OTHER**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2020-00031	COMMUNITY BANK NA	PLAINTIFF	1/17/2020	—
2020-00031	GLANCEY THOMAS J	DEFENDANT	1/17/2020	—

**REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2020-00033	MIDFIRST BANK	PLAINTIFF	1/17/2020	—
2020-00033	STILES JAMES R	DEFENDANT	1/17/2020	—
2020-00033	WILLIAMS TABATHA B	DEFENDANT	1/17/2020	—
2020-00034	HONESTDALE NATIONAL BANK	PLAINTIFF	1/17/2020	—
2020-00034	LEFFERTS MICHAEL J	DEFENDANT	1/17/2020	—
2020-00034	LEFFERTS COLLEEN	DEFENDANT	1/17/2020	—

**REAL PROPERTY — PARTITION**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2020-00018	GREGORETTI VALERIE J	PLAINTIFF	1/13/2020	—
2020-00018	AMSLER ROBERT J	DEFENDANT	1/13/2020	—



**MORTGAGES AND DEEDS**

*RECORDED FROM JANUARY 27, 2020 TO JANUARY 31, 2020  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

<b>GRANTOR</b>	<b>GRANTEE</b>	<b>LOCATION</b>	<b>AMOUNT</b>
Martin Nathen	Poltanis William	Clinton Township 1	
Martin Leann	Poltanis Gwen		55,000.00
Hernandez Elsie	Mortgage Electronic Registration Systems	Salem Township	
	Quicken Loans Inc		81,750.00
Quine Richard L	Mortgage Electronic Registration Systems	Paupack Township	
Quine Michele L	NJ Lenders Corp N J Lenders Corp		416,000.00
Sullivan Christopher M	Honesdale National Bank	Paupack Township	
Orssaud Lisa A			65,000.00
Springer Richard J	Honesdale National Bank	Salem Township	100,000.00
Sompel Christy L	Summit Mortgage Corporation	Salem Township	98,188.00
Sompel Christy L	Pa Housing Finance Agency	Salem Township	4,000.00
Lassley Michael J	Honesdale National Bank	Texas Township	
Hegge Nina T			184,500.00
Lassley Nina T			
Saam Daniel J Jr	Honesdale National Bank	Mount Pleasant Township	
Saam Jennifer Marie			25,000.00
Lyon Thomas J	Honesdale National Bank	Dyberry Township	
Spencer Susan			100,000.00
Lyon Susan			
Derosa Neil	Honesdale National Bank	Salem Township	
Derosa April Marie			24,000.00
Adorno Arnaldo Ismael	Mortgage Electronic Registration Systems	Salem Township	
Peteradorno Deborah Elizabeth	Finance Of America Mortgage LLC		121,500.00
Adorno Deborah Elizabeth Peter	Finance Of America Mortgage L L C		
Galvin James F Jr	Mortgage Electronic Registration Systems	Cherry Ridge Township	
Galvin Carol S	Quicken Loans Inc		190,300.00
Black Robert A Jr	Wells Fargo Bank	Lake Township	
Black Nerissa P			100,000.00
Parnell Larry	Mortgage Electronic Registration Systems	Prompton Borough	
Parnell Adele	Mortgage Research Center Veterans United Home Loans		169,760.00

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

Bendig Daniel	Mortgage Electronic Registration Systems	Lake Township	
Bendig Kristine	Summit Mortgage Corporation		53,200.00
Ballou Richard D	FNCB Bank	Honesdale Borough	
Miller Erinne	F N C B Bank		60,000.00
Grube Shane W	Dime Bank	Hawley Borough	
Keane Mary P		30,000.00	
Raimondo Steven	Police & Fire Federal Credit Union	Paupack Township	
Raimondo Gretchen			73,400.00
Murray Robert M Sr	Kelly Clara A	Honesdale Borough	35,000.00
Schor Mark N	Wells Fargo Bank	Paupack Township	253,000.00
Schesny John J	Mortgage Electronic Registration Systems	Lake Township	
	Quicken Loans Inc		251,600.00
Floyd Corey C	Honesdale National Bank	Honesdale Borough	
Floyd Brielle C			110,000.00
Mietkowski Wojciech	Polish & Slavic FCU	Bethany Borough	
Mietkowska Teresa	Polish & Slavic F C U		65,000.00

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## DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Patterson Robert A	Patterson Paige P	Preston Township	
Patterson Paige P			Lot 18
Collier Gregory W	Collier Gregory W Tr	Preston Township	
Collier Carol AKA	Collier Carol Tr		
Collier Carol Ann AKA	Collier Family Revocable Trust		
Collier Gregory W	Collier Gregory W Tr	Preston Township	
	Collier Carol Tr		Lot 4
	Collier Family Revocable Trust		
Hennessey Marie	Farrell Christopher	Lake Township	
	Farrell Meghan		
Morris Ralph R Jr	Morris Ralph R III	Waymart Borough	
	Morris Scott T		
Morris Ralph R Jr	Morris Ralph R III	Waymart Borough	
	Morris Scott T		
Housing & Urban Development	Paszkowski Beata	Dreher Township	
	Paszkowski Andrezej		
Poltanis William	Martin Nathen	Clinton Township 1	
Poltanis Gwen	Martin Leann		Parcel 1
Miroff Alena Adm	Miroff Lydia	Manchester Township	
Miroff Yuri Est AKA			
Mirokhanov Yury Est AKA			
Martin Sam A By Sheriff	PNC Bank	Paupack Township	
Martin Tammy L By Sheriff	P N C Bank		Lots 347 & 349
Barral Lorraine Russo			
Adm By Sheriff	Federal Home Loan Mortgage Corporation	Oregon Township	
Barral John J Est By Sheriff			Lot 2

Bickings Edward	Lucas Michael	Paupack Township	
Bickings Pamela	Lucas Donna		Lot S5A
Bourdow Anthony	Quine Richard L	Paupack Township	
Bourdow Carrie	Quine Michele L		Lot 23
Torre Richard	I C C Maintenance & Recreation Fund Inc	Lehigh Township	
Torre Diane			Lot 4
Zarnowski Jason	Zarnowski Jason	Dyberry Township	
Keene Bethany	Zarnowski Bethany		
Zarnowski Bethany			
Wayne County Tax Claim Bureau	Tigue Wayne	Clinton Township 1	
Podunajec Margaret			
Hoefling Patricia			
Hoefling Kathryn			
May Robert J	Nicolettes Dream	Lake Township	
May Elizabeth A			Lot 3362
Odroneic Leon R	Sledzinski Properties	Scott Township	
Odroneic Janet M			
Springer Russell Jr	Springer Richard J	Salem Township	
Springer Nancy By Agent			Lot 13
Springer Russell W Jr Agent			
Scandale John L	Murnin Patrick J	Preston Township	
Scandale Gloria J	Murnin Cheryl Lynn		
Murnin Patrick J			
Murnin Cheryl Lynn			
Burleinpitz Carrie A	Central Wayne Regional Authority	Texas Township 3	
Pitz Carrie A Burlein			
Pitz William H			
Dirlam Roger L	Central Wayne Regional Authority	Honesdale Borough	
Lolacruz	Bikales Michael	Paupack Township	
	Deluca Christine		Lot 124
Finan Ronald W	Finan Ronald W	Palmyra Township	
	Finan Rae Ellen		
Finan Ronald W	Finan Ronald W	Hawley Borough	
	Finan Rae Ellen		
Calantropio Steven	Humes Nancyanne F	Lake Township	
Castaldo Adele	Humes Stephanie J		Lot 2068
Daily Truck Tire Service Inc	Melgarejo Natalia Veronica	Lake Township	Lots 3472 & 3752
Lacqua Michael J	Blue Sage Homes Inc	Honesdale Borough	
Lacqua Cindy			
Moore Dolores By Af	Lord Robert J	Lake Township	
Crouthamel Allen Af			Lot 36
Springer Alvin R	Leonard Lisa	Preston Township	
Bellas Lisa AKA	Bellas Edward L	Waymart Borough	
Bellas Lisa M AKA	Bellas Lisa M		Lot 1R
Bellas Edward L			
Ostrander Elwin C	Miller Valerie F	Oregon Township	
	Miller Charity M		
	Miller Rosalyn H		
	Miller Stephen R		

Ostrander Elwin C	Ostrander Elwin C	Oregon Township	1R
Olver Craig A Tr	Olver Tara A Tr	Dyberry Township	
Olver Janet M Tr	Olver Family Irrevocable Trust		
Craig A Olver Revocable Trust			
Janet Olver Revocable Trust			
Olver Craig A Tr	Olver Tara A Tr	Manchester Township	
Olver Janet M Tr	Olver Family Irrevocable Trust		
Craig A Olver Revocable Trust			
Janet Olver Revocable Trust			
Yurkovic Thomas J	Miletic Candice	Damascus Township	
Yurkovic Michaeline			Lots 14 & 33
Yurkovic Thomas J	Yurkovic Jeffrey	Damascus Township	
Yurkovic Michaeline M			Lot 11
Rivera Carole	Rivera Rick	Paupack Township	
	Rivera Carole		Lot 327
Rivera Rick	Rivera Rick	Paupack Township	
Rivera Carole	Rivera Carole		Lot 235
	Rivera Jay		
Dolan James Edward Tr	Hochstetter Mary	Paupack Township	
Dolan Living Trust	Hochstetter David		Lots 295 & 296
Dolan James Edward Tr	Hochstetter Mary	Paupack Township	
Dolan Living Trust	Hochstetter David		Lots 159 & 161
Lewis Raymond	Lewis Raymond	South Canaan Township	
Lewis Cheryl	Lewis Cheryl		
Lewis Raymond	Lewis Raymond	South Canaan Township	
Lewis Cheryl	Lewis Cheryl		Lot 2
Pastwa Veronica Duda	Pastwa Veronica Duda	Salem Township	
	Pastwa Gary		Lot 1
PNC Mortgage	Veterans Affairs	Lehigh Township	
P N C Mortgage			Lot 27
Crawley Ruth C	Owen Roy C	Lake Township	Lots 10 & 11
MacDowell Kenneth M	Rosensweet Matthew	Paupack Township	
MacDowell Kathleen A			Lot 67
Runfolo Peter M	Rosensweet Matthew	Paupack Township	Lot 66
Larsen Richard	Rosensweet Matthew	Paupack Township	
Larsen Rosemarie			Lot 224
Lazorack John	Rosen Sweet Matthew	Paupack Township	
Lazorack Cheryl E			Lot 36
Ziegler Robert W	Raimondo Steven M	Paupack Township	
Ziegler Nancy P	Raimondo Gretchen		Lot 201
Nam Young Soon	Bieski Bernard	Paupack Township	
	Garrett Barbara		Lot 70
Lapoint Jean M AKA	Lapoint Jean M	Texas Township 1 & 2	
Lapoint Jean AKA	Murray Michelle		Lots 15 & 14
Brink Robert L	Hodzic Jusuf	South Canaan Township	
Brink Cindy L			Lot 1
Lahr Jesse S	Freeman John Michael	Sterling Township	
Lahr Christopher W	Freeman Sonya Danielle		Lot 50

Spolitino Dominick	Wason Andrew	Manchester Township	
Spolitino Kimberly	Wason Mary Lu		Lot 1
Blum Susan Linda			
Adm By Sheriff	Federal National Mortgage Association	Cherry Ridge Township	
Wood Marie J Est By Sheriff			
Werner Bonnie S	Floyd Corey C	Honesdale Borough	
Floyd Robert	Floyd Brielle C		
Floyd James			
Cantono Robert F	Cantono Robert F Tr	Paupack Township	
	Cantono Diane E Tr		Lot 7
	RD Canto No Family Trust		
	R D Cantono Family Trust		
Carrasquillo Michael A			
AKA By Sheriff	Lakeview Loan Servicing	Sterling Township	
Carrasquillo Michael Anthony			
AKA By Sheriff			Lot 46
Quintanilla Jenny M AKA			
By Sheriff			
Quintanilla Jenny Marcela			
AKA By Sheriff			
Erk Richard F	Erk Martin	Texas Township 1 & 2	
Erk Gretchen	Erk Annette		
Heckel D Virginia	Linde Gary		
Heckel Anthony	Linde Valerie		
Gilman Edward Christian			
Thompson Helen Gilman			
Giuliani Anne Elizabeth By Af			
Zimmer Mark R Af			



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**COURT CALENDAR**

*February 10, 2020–February 14, 2020*

---

**Monday, February 10, 2020**

9:00 AM  
Civil Pre Trials

9:30 Banks v Northern Wayne 316-2018-CV Fischer/Katz  
10:00 Fuller v Walmart 139-2018-cv Farrell/Blazure  
11:30 Saggese v Durling 86-2019-CV Campbell/Vinsko/Pro se  
1:30 Solomon v United Jewish Appeal 314-2016-CV  
Henry/Buchholz/Sullivan  
2:00 Keller v Widmann 133-2019-CV Grant/Coleman

---

2:30 PM  
In re: A.P. 4-2020-JV  
Contested Adjudication

**Tuesday, February 11, 2020**

9:00 AM  
Motions Court

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9:30 AM  
In Re: G.B. 41-2019-JV  
Finding of Fact  
DA/ Martin II

---

10:00 AM  
Estate of Pennington 91-2019-OCD  
Contempt & Rule regarding Inventory Search  
Treat/Rechner

---

1:00 PM  
Dependency  
1:00 H.E. 23-2018-DP (Perm Review/Goal Change/TPR)  
Rechner/Anderson/Collins  
2:00 D.G & N.G. 2 & 3-2019-DP (Perm Review-Master)  
Rechner/Burlein/Anderson/Ellis  
2:30 D.G. 1-2020-DP (Dispo & Adj-Master) Rechner/Martin II/ Anderson  
3:00 V.V. 27-2019-DP (Perm Review-Master)  
Rechner/M.Farley/K.Martin/Burlein

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2:00 PM  
PNC Bank v. Mosser 338-2019-CV  
Argument on Motion for Summary Judgment  
Wooters/Pro Se

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**COURT CALENDAR**

*February 10, 2020–February 14, 2020*

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**Wednesday, February 12, 2020**

9:00 AM  
Central Court 3rd Floor Courtroom

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9:00 AM  
Formal Arraignments

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<b>Time</b>	9:30 AM - 10:00 AM
<b>Subject</b>	Kaspriskie v. Sowell 550-2019-CV
<b>Location</b>	Non-Jury Trial-Quiet Title Wolff/Pro Se

---

10:00 AM  
First National Bank of Pennsylvania v. Cicco 466-2019-CV  
Argument on Motion to intervene  
Anthou/Pro Se Brenner (for Intervener)

---

10:00 AM  
Return Day  
1. NICOLE BUTLER  
VS  
GSP MANAGEMENT CO., d/b/a  
CANAL MOBILE PARK  
FRANK T. PERANO  
CRAIG FALKENBERG  
NO. 277-CIVIL-2019 Martin / Schranghamer / Pro Se  
Preliminary Objections to Second Amended Complaint

2. MARK SODEN  
VS  
DOUGLAS JOHNSON, his heirs, executors, administrators, successors  
and assigns, and  
All persons claiming by, through or under him  
LOUIS ARMBRUSTER  
MARSHALL D. JOHNSON  
JAQUELINE L. JOHNSON  
MICHAEL DAVID JOHNSON  
Known heirs of Douglas C. Johnson  
TAMMAC HOLDINGS CORPORATION  
NO. 516-CIVIL-2019 Martin / Berger / Pro Se  
Def. Tammac Holdings Corporation's Preliminary Objections to Plaintiff's  
Complaint

**COURT CALENDAR**

*February 10, 2020–February 14, 2020*

---

3. GHEROGHE FILIMON  
RODICA FILIMON  
VS  
FEDERAL NATIONAL MORTGAGE ASSOCIATION, a/k/a  
FANNIE MAE  
NO. 482-CIVIL-2019 Burns / Kepner  
Preliminary Objections of Def. Federal National Mortgage Association

4. JOSEPH FITZGERALD  
VS  
DOLLAR GENERAL CORPORATION d/b/a  
DOLLAR GENERAL  
DOLGENCORP, LLC  
NO. 98-CIVIL-2018 Pascale / Nealon  
Motion for Summary Judgment

5. Esther Fuller and John Fuller, Her husband  
VS  
Walmart Stores East, L.P.,  
And John Doe and John Doe Business,  
139-2018-CV Farrell/Blazure  
Defendant Walmart Stores east motion for summary Judgment

6. TMC Bank  
VS.  
Thomas H. Carney and  
Candice L. Carney 253-2019-CV Molczan/Bresset  
Defendants Preliminary Objections to Second Amended Complaint

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10:30 AM  
In Re: B.R. 35-2019-JV  
Disposition  
DA/Farrell

---

<b>Time</b>	11:00 AM
<b>Subject</b>	Estate of Beierle 115-2019-OCD
<b>Location</b>	Petition to Approve agreement of sale Burlein/Clause/Treat
<b>Categories</b>	Senior Judge

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11:30 AM  
Commonwealth v. Antonelli 38,39,40-2019-SA  
Summary Appeal  
DA/Pro Se

**COURT CALENDAR**

*February 10, 2020–February 14, 2020*

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12:00 PM  
Drug Court Team Meeting

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12:30 PM  
Drug Court

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1:00 PM  
Sekely Jr. v. Shafer 599-2019-DR  
Demand Support  
Gegorowicz /Burlein

---

1:30 PM  
Vanhorn v. Vanhorn 584-2019-DR  
Demand Support  
Burlein

---

2:00 PM  
Commonwealth v. Craig Pagnanelli 457-2018-CR  
Argument on Petition to terminate probation  
DA/Katsock

---

2:00 PM  
Skelton v. Skelton 569-2019-DR  
Demand Support  
Burlein/Farrell

---

2:30 PM  
Com v Casabianca 53-2019-CR; 54-2019-CR  
Rule-Withdraw as counsel  
DA/Farrell

---

2:30 PM  
Estate of Brown 117-2019-OCD  
Petition for Removal of Co-Executors  
Howell/Pro Se/Pro Se/Gruber

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**Time** 3:00 PM  
**Subject** Estate of Sabol 118-2019-OCD  
**Location** Rule Returnable  
Henry/Martin

**COURT CALENDAR**

*February 10, 2020–February 14, 2020*

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**Thursday, February 13, 2020**

9:00 AM  
Motions Court

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9:30 AM  
Commonwealth Matters  
344-2019-CR Hamm, Cody B. Pro se

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1:00 PM  
Commonwealth Matters  
Rule Returnable  
467-2014-CR Delia, Myles Farrell  
308-2018-CR & 259-2018-CR Rollison, Clyde

**Friday, February 14, 2020**

9:00 AM  
PFA  
406-2019-DR Mustafaj v. Barnes Dismissed 9/3  
407-2019-DR Barnes v. Mustafaj Dismissed 9/3  
456-2019-DR Donegan v. Babcock Thomas/Southard  
344-2019-DR Wietry v. Dillone Pro Se/ Goodrich Petition to Extend PFA.  
562-2019-DR Enger v. Enger Thomas/Pro Se Petition to amend PFA

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10:00 AM  
Estate of Kanavy 5-2018-OCD  
hearing on petition to dismiss claim against estate  
Rachuba

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11:00 AM  
Extradition  
Marshall Tristan Shaw DA/Zimmerman

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Matters, General Practice*

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Compensation, Zoning, Municipal  
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