

WAYNE COUNTY BAR ASSOCIATION

# OFFICIAL LEGAL JOURNAL

OF WAYNE COUNTY, PA



22nd Judicial District

March 20, 2020  
Vol. 10, No. 3  
Honesdale, PA



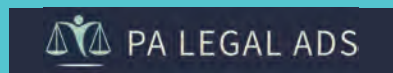
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## Court of Common Pleas 22nd Judicial District:

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.*

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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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Raymond L. Hamill, *Senior Judge*

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**Sheriff**

Mark Steelman

**District Attorney**

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**Prothonotary, Clerk of The Court**

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**Chief Public Defender**

Steven Burlein, Esq.

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**Auditors**

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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)

IN THE SUPREME COURT OF PENNSYLVANIA  
MIDDLE DISTRICT

IN RE: 22ND JUDICIAL DISTRICT— :  
DECLARATION OF JUDICIAL EMERGENCY :  
 :  
 : NO. :  
 :

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DECLARATION

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Per the Supreme Court's Order dated March 16, 2020, I declare a judicial emergency in the 22nd Judicial District for the following period: March 16, 2020 to April 14, 2020.

Court operations will include essential functions ONLY. For more information, please see the Court's Administrative Order located at <http://waynecountypa.gov>

The operation of Rule of Criminal Procedure 600 shall be suspended in the 22nd Judicial District during the period of the local judicial emergency.

Signed: s/Janine Edwards

Dated: 03/16/2020

DISTRICT ATTORNEY'S OFFICE — PRESS RELEASE

**WAYNE COUNTY WOMAN CHARGED WITH HOMICIDE  
BY VEHICLE WHILE DRIVING UNDER THE INFLUENCE**

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March 17, 2020 — Wayne County District Attorney A.G. Howell announced that Paula Louise Morano, 37, of Hamlin has been charged in the death of Margaret Branning, 94, of Beach Lake. Mrs. Branning passed away on January 4, 2020.

On December 26, 2019, as Ms. Morano proceeded to make a left hand turn while exiting the parking lot from Joe's Ranch House, 1054 Beach Lake Highway, Beach Lake, her vehicle crossed into the path of the vehicle driven by Alan Branning and his passenger, Mrs. Branning. After an investigation of the accident, Pennsylvania State Police determined that Ms. Morano had both alcohol (.068% BAC) and THC in her system. Mrs. Branning passed away on January 4, 2020.

Ms. Moreno is charged with homicide by vehicle while driving under the influence, aggravated assault by vehicle while driving under the influence, homicide by vehicle, driving under the influence of alcohol and controlled substance, and other driving violations. On March 13, 2020, she was arraigned before Magisterial District Judge Bonnie Carney and remanded to the Wayne County Correctional Facility in lieu of \$100,000.00 bail. A preliminary hearing is to be scheduled.

“Driving under the influence of alcohol and controlled substances still persists in Wayne County” said Howell. “Tragically in this case, it resulted in the death of Mrs. Branning.”

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*\*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.*

**EXECUTOR NOTICE**

Estate of Hannelore Degis AKA  
Hannelore E. Degis  
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

**3/20/2020 • 3/27/2020 • 4/3/2020**

**ESTATE NOTICE**

NOTICE IS HEREBY GIVEN, that Letters Testamentary have been issued in the Estate of Roy C. Addams, a/k/a Roy Addams, who died on February 24, 2020, late resident of Damascus Township, Wayne County, PA 18415, to Sandi Bruffey, 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 Sandi Bruffey, 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

**3/20/2020 • 3/27/2020 • 4/3/2020**

**ESTATE NOTICE**

SHORT CERTIFICATE –  
LETTERS TESTAMENTARY

COMMONWEALTH OF  
PENNSYLVANIA:  
COUNTY OF WAYNE:

I, Deborah L. Bates, register of Wills in and for the County of Wayne, in the Commonwealth of Pennsylvania, DO HEREBY CERTIFY that on the 4th day of March 2020, LETTERS TESTAMENTARY on the Estate of

**EDWARD OLE DAHL**

deceased, were granted to

**JAMES EDWARD DAHL** having first been qualified well and truly to administer the same. And I further certify that no revocation of said letters appears of record in my office.

Date of Death: 2/9/2020  
Social Security No. 109-28-4013

Wayne County No. 33328

Given under my hand and seal of office this 4th day of March 2020.

s/Deborah L. Bates  
Register

**3/13/2020 • 3/20/2020 • 3/27/2020**

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**ADMINISTRATRIX NOTICE**

Estate of Gary Hanf AKA Gary Paul Hanf  
Late of Honesdale Borough  
ADMINISTRATRIX  
Sandra Heyburn  
5429 Strasburg Road  
Gap, PA 17527

**3/13/2020 • 3/20/2020 • 3/27/2020**

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**EXECUTOR NOTICE**

Estate of Richard Ciszak  
Late of Paupack Township  
EXECUTOR  
Thomas Ciszak  
129 Murphy Lane  
Kunkletown, PA 18058  
ATTORNEY  
Kevin A. Hardy, Esquire  
P.O. Box 818  
Stroudsburg, PA 18360

**3/6/2020 • 3/13/2020 • 3/20/2020**

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**ESTATE NOTICE**

**ESTATE OF JACK P. SINGER,**  
late of Lehigh Township, Wayne County, Pennsylvania

**LETTERS TESTAMENTARY**  
in the above named estate having been granted to the undersigned, all

persons indebted to the estate are requested to make immediate payment and those having claims are directed to present the same without delay to the undersigned or her/his attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of Wayne County, Orphans' Court Division, a particular statement of claim, duly verified by an affidavit setting forth an address within the county where notice may be given to claimant.

PERRY SINGER, Executor  
23 Sly Raven Trail  
Gouldsboro, Pennsylvania 18424

JOSEPH P. MCDONALD, JR.,  
ESQ., P.C.  
1651 West Main Street  
Stroudsburg, Pennsylvania 18360

**3/6/2020 • 3/13/2020 • 3/20/2020**

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**EXECUTRIX NOTICE**

Estate of Leroy E. Gliem AKA Lee  
Late of Paupack Township  
EXECUTRIX  
Donna W. Gliem  
24 Oak Hill  
Lakeville, PA 18438

**3/6/2020 • 3/13/2020 • 3/20/2020**

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**EXECUTOR NOTICE**

Estate of Evelyn L. Smith AKA Evelyn Latourette Smith AKA Evelyn Lorretta Smith  
Late of Oregon Township  
CO-EXECUTOR  
Kendall Franklin  
127 Smith Hill Road



Honesdale, PA 18431  
CO-EXECUTOR  
Echoe Tyler  
341 Torrey Road  
Honesdale, PA 18431  
ATTORNEY  
Nicholas A. Barna  
831 Court Street  
Honesdale, PA 18431

**3/6/2020 • 3/13/2020 • 3/20/2020**

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**EXECUTOR NOTICE**

Estate of Margaret R. Branning  
AKA Margaret Branning AKA  
Margaret G. Branning AKA  
Margaret Rose Gillow Branning  
Late of Damascus Township  
CO-EXECUTOR  
Terrence A. Branning  
14 Teradon Drive  
Beach Lake, PA 18405  
CO-EXECUTOR  
Sally Ann Roche  
89 Fox Hill Road  
Honesdale, PA 18431  
ATTORNEY  
Nicholas A. Barna  
831 Court Street  
Honesdale, PA 18431

**3/6/2020 • 3/13/2020 • 3/20/2020**

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**OTHER NOTICES**

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**NOTICE OF  
INCORPORATION  
219 STABLE, INC.**

In accordance with the Business Corporation Law of the Commonwealth of Pennsylvania, a corporation by the name of **219 Stable, Inc.** has been organized

under the provisions of the Business Corporation Law of 1988, P.S. 1444, as amended. Said *Articles of Incorporation* have been filed with the Department of State on February 10, 2020.

ANTHONY J. MAGNOTTA,  
ESQUIRE  
Oxford Place  
1307 Purdytown Turnpike, Suite A  
Lakeville, Pennsylvania 18438  
(570) 226-5700

**3/20/2020**

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**PETITION FOR  
NAME CHANGE**

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

IN RE:  
CHANGE OF NAME OF:  
Paige Kirsten Scorzelli

No. 61-2020-CIVIL

**ORDER FOR PUBLICATION**

**AND NOW**, this 5th day of February 2020, upon motion of Paige Kirsten Scorzelli, Petitioner, it is **ORDERED** and **DECREED** that the Petition be heard on the 15th day of April 2020 at 11:00 A.M. in Courtroom No. 2 at the Wayne County Courthouse, 925 Court Street, Honesdale, PA.

It is **FURTHER ORDERED** that a notice of the filing of the within Petition and of the aforesaid

date of hearing be published in the Official Legal Journal of Wayne County, PA and the Tri-County Independent at least thirty (30) days before the hearing. Proof of publication shall be submitted at the hearing.

It is **FURTHER ORDERED** that an official search be conducted by the county office where the Petitioner resided within the past five (5) years. Proper certification from the Prothonotary's Office verifying that there are no judgments, decrees of record, or any other of the like character against the Petitioner and proper certification from the Recorder of Deeds regarding mortgages shall be submitted to the Court at the hearing.

It is **FURTHER ORDERED** that if the Petitioner seeks to change the name of a minor child, the Petitioner is directed to mail a copy of the petition and this Order by regular and certified mail, return receipt requested to the non-petitioning parent. **IF THE NON-PETITIONING PARENT DOES NOT ATTEND THE HEARING, PROOF THAT THE NON-PETITIONING PARENT RECEIVED A COPY OF THE PETITION AND NOTIFICATION OF THE NAME CHANGE HEARING MUST BE SUBMITTED TO THE COURT AT THE HEARING.**

**3/20/2020**

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## **LEGAL NOTICE**

LEGAL NOTICE re: 109-Civil-2020, Dennis W. McCann and Martha A. Katz, vs. George Olver Tambllyn, his heirs, assigns, and any person claiming by or through him. NOTICE TO: GEORGE OLVER TAMBLYN, his heirs, assigns, and any person claiming by or through him, TAKE NOTICE THAT Plaintiffs have commenced an action against you in the Court of Common Pleas of Wayne County, Pennsylvania, which action is docketed to the above number and term, to quiet title in the plaintiffs with respect to the certain real property located in Berlin Township, Wayne County, Pennsylvania, identified more specifically as tax map number 01-0-0246-0054.

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 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, 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 OR NO FEE.

NORTHERN PENNSYLVANIA LEGAL SERVICES, INC.  
Wayne County Courthouse  
925 Court Street  
Honesdale, PA 18431  
1-877-953-4250

Ethan C. Wood, Esquire  
Attorney for Plaintiffs  
921 Court Street  
Honesdale PA 18431  
570-253-2500

3/20/2020 • 3/27/2020 • 4/3/2020

**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  
APRIL 1, 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 1st day of April, 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:

Land Situated in the Township of Lake in the County of Wayne in the State of PA

Lot 3515, Section 35 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, 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, 97 And 100 Through 104; March 9, 1973 In Plat Book 5, Page 106, March 23, 1973 In Plat Book 5, Page 107; April 3, 1973 In Plat Book 5, Pages 108 Through 110; May 18, 1973 In Plat Book 5, Pages 111 Through 119, And September 24, 1973 In Plat Book 5, Pages 120 Through 123, As Amended And Supplemented.

BEING KNOWN AS: 162 CHESTNUT HILL DRIVE, LAKE ARIEL, PA 18436

PROPERTY ID NUMBER: Tax  
Map#/Control#: 12-0-0035-  
0078/043718

BEING THE SAME PREMISES  
WHICH WILLIAM W.  
ALEXANDER BY DEED DATED  
3/7/2007 AND RECORDED  
3/26/2007 IN THE OFFICE OF  
THE RECORDER OF DEEDS IN  
DEED BOOK 3258 AT PAGE 87,  
GRANTED AND CONVEYED  
UNTO DAVID S. HENRY AND  
FRANCES A. HENRY.

Seized and taken in execution as  
property of:  
Frances A. Henry 3515 Burnwood  
Point LAKE ARIEL PA 18436  
David S. Henry 3515 Burnwood  
Point LAKE ARIEL PA 18436

Execution No. 462-Civil-2019  
Amount Due: \$158,279.44 Plus  
additional costs

January 29, 2020  
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.  
Matthew K. Fissel

**3/6/2020 • 3/13/2020 • 3/20/2020**

**SHERIFF'S SALE  
APRIL 1, 2020**

By virtue of a writ of Execution  
instituted by: Lakeview 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 1st day of April,  
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 or parcel of  
land situate, lying, and being in the  
Township of Buckingham, County  
of Wayne and Commonwealth of  
Pennsylvania, bounded and  
described as follows, to wit:

Beginning at a point in the center of  
the State Road Route 63051, leading  
from Camp B'Nai B'Rith to Route  
370, the said point being in the line  
of lands now or formerly of the J.E.  
Holbert Estate; thence along the  
same and along a stone wall and  
wire fence south 71 degrees west  
735 feet to a pipe corner; thence  
through the lands of the Grantor  
south 24 degrees 15 minutes east

234 feet to a pipe corner; thence through the lands of the Grantor, south 59 degrees and 15 minutes east 144.8 feet to a stake corner at the end of a stone wall and wire fence; south 89 degrees 45 minutes east 150.8 feet to a stake corner; thence through the lands of the same and along a wire fence south 82 degrees east 211.9 feet to a point in the center of said road; thence along the center of the same the following four courses and distances: north 12 degrees 05 minutes east 155 feet; north 16 degrees 15 minutes east 200 feet; north 10 degrees east 100 feet; and north 4 degrees 50 minutes east 115 feet to the place of beginning. Containing 5.45 acres, more or less as surveyed by C.E. Ferris, R.S., August 24, 1964. The bearings are magnetic as of 1964.

Under and subject to, any and all covenants, exceptions, reservations, restrictions, conditions, agreements, easements, rights of way, encroachments, and encumbrances, either visible on, at or within the subject premises herein conveyed or contained in the chain of title.

BEING KNOWN AS: 727 ROSE HILL ROAD, LAKE COMO, PA 18437

PROPERTY ID NUMBER/  
CONTROL #: 03-0-0142-  
0023/001436

BEING THE SAME PREMISES WHICH HECTOR M. RODRIGUEZ AND GLADYS RODRIGUEZ, HIS WIFE BY DEED DATED 4/16/2015 AND

RECORDED 4/28/2015 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 4849 AT PAGE 258, GRANTED AND CONVEYED UNTO DANE MARTIN.

Seized and taken in execution as property of:  
Dane Martin 230 Butternut Blvd.  
SAN ANTONIO TX 78245

Execution No. 517-Civil-2020  
Amount \$179,977.14 Plus  
additional costs

January 17, 2020  
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.

Brooke R. Waisbord Esq.

3/6/2020 • 3/13/2020 • 3/20/2020

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

By virtue of a writ of Execution instituted by: Freedom 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 April, 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 and Commonwealth of Pennsylvania, more particularly described as follows to wit:

Lot Number 5, Section #3 as shown on map of Wallenpaupack Lake Estate, on file in the Recorder of Deeds Office, at Honesdale, Pennsylvania in Plat Book 14, Page 117.

BEING KNOWN AS: 978  
GOOSE POND ROAD, LAKE  
ARIEL, PA 18436

PROPERTY ID NUMBER: 19-0-  
0030-0015

BEING THE SAME PREMISES  
WHICH RICOM  
INTERNATIONAL, LLC BY  
DEED DATED 9/19/2016 AND  
RECORDED 11/14/2016 IN THE  
OFFICE OF THE RECORDER OF  
DEEDS IN DEED BOOK 5091 AT  
PAGE 140, GRANTED AND

CONVEYED UNTO JOSEPH C.  
ROSES AND JODIE L.  
FITZSIMMONS.

Seized and taken in execution as  
property of:

Jodie L. Fitzsimmons 978 Goose  
Pond Road LAKE ARIEL PA  
18436

Joseph C. Roses 1093 INDIAN  
DRIVE, LAKE ARIEL PA 18436

Execution No. 258-Civil-2019  
Amount \$95,463.75 Plus additional  
costs

January 24, 2020  
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.

Brooke R. Waisbord Esq.

**3/20/2020 • 3/27/2020 • 4/3/2020**

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

By virtue of a writ of Execution instituted by: NationStar Mortgage LLC d/b/a Champion Mortgage Company issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 15th day of April, 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:

Situated and being in the Canaan, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at the point on the Southerly line of U.S. Route #6 leading from Carbondale to Honesdale, said point being the common corner of lands of the Tonkin Estate and lands formerly of Leon Short; thence along said Lands South 0 degrees 15 minutes East 215.4 feet to a point in the center of Van Auken Creek in a Westerly direction 275.0 feet more or less to a point common to lands of William Shaffer; thence along said Shaffer lands North 42 degrees 45 minutes East 28.0 feet more or less and South 85 degrees 00 minutes West 66.00 feet to a point in said creek and South 70 degrees 45 minutes West 70.15 feet to a point on the Southerly right of way line of U.S. Route #6; thence along said right of way North 70 degrees 45 minutes East 453.5 feet to a

place or point of beginning.

Being known as Parcel "B" as shown on a Map of lands of the Tonkin Estate as surveyed by Paul A. Lucas, R.E., September 29, 1973, a Map of which is recorded in Wayne County Map Book 23 Page 40.

BEING KNOWN AS: 1209  
ROOSEVELT HIGHWAY,  
WAYMART, PA 18472

PROPERTY ID: 04-0.007-0038

TITLE TO SAID PREMISES IS  
VESTED IN EUGENE  
FALCONETTI, SR., A  
WIDOWER BY DEED FROM  
EUGENE FALCONETTI, SR., A  
WIDOWER, AND DIANE  
DEJESUS, A MARRIED  
WOMAN DATED 09/26/2008  
RECORDED 01/05/2009 IN  
BOOK 3641 PAGE 177  
INSTRUMENT#200900000066

Seized and taken in execution as  
property of:  
Eugene L. Falconetti, Sr., a/k/a  
Eugene Falconetti 1290 Roosevelt  
Highway, WAYMART PA 18472

Execution No. 477-Civil-2018  
Amount \$155,666.91 Plus  
additional costs

January 27, 2020  
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.

Robert J. Crawley Esq.

3/20/2020 • 3/27/2020 • 4/3/2020

**SHERIFF'S SALE  
APRIL 15, 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 15th day of April, 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 Lake, Wayne County, Pennsylvania Known As Lot No. 3046, In Section 23, 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 In And For 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, 97 And 100 Through 104; March 9, 1973 In Plat Book 5 Page 106; March 23, 1973 In Plat Book 5, Page 107; April 3, 1973 In Plat Book 5, Pages 108 Through 110; And May 18, 1973 In Plat Book 5, Pages 111 Through 119, As Amended And Supplemented.

BEING KNOWN AS: 3046  
NORTH GATE ROAD, LAKE  
ARIEL, PA 18436

PROPERTY ID NUMBER: 12-0-  
0032-0028/043255

BEING THE SAME PREMISES  
WHICH KATHLEEN  
O'CONNELL, AN UNMARRIED  
WOMAN BY DEED DATED  
9/17/2014 AND RECORDED  
12/17/2014 IN THE OFFICE OF  
THE RECORDER OF DEEDS IN  
DEED BOOK 4803 AT PAGE 102,  
GRANTED AND CONVEYED  
UNTO KATHLEEN  
O'CONNELL, AS TRUSTEE OF



THE KATHLEEN O'CONNELL  
TRUST UTD JANUARY 30, 2013.

Seized and taken in execution as property of:  
Jennifer Marino, as Beneficiary and Successor Trustee of the Kathleen O'Connell Trust UTD January 30, 2013 3046 North Gate Road LAKE ARIEL PA 18436

Execution No. 530-Civil-2019  
Amount \$195,955.38 Plus additional costs

January 24, 2020  
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.

Brooke R. Waisbord Esq.

3/20/2020 • 3/27/2020 • 4/3/2020

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

By virtue of a writ of Execution instituted by: Ditech Financial LLC issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 15th day of April, 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 or piece of ground with the buildings and improvements thereon erected, situate in the Township of Mount Pleasant, County of Wayne, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING in the center of the Cochetan and Great Band Turnpike Road, on the westerly line of land of David E. O'Neill; thence running in a southerly direction along land of David E. O'Neill, two hundred fourteen (214) feet to a stake and stone corner; thence running in a westerly direction along lands of Frank J. O'Neill, ninety-three (93) feet, more or less, to stakes and stone corner in line of lands of Frank J. O'Neill; thence running in a northerly direction along Frank J. O'Neill land two hundred fourteen (214) feet to a corner in the center of the Cochetan and Great Sand Turnpike Road; thence running along the center of said Turnpike

Road ninety-three (93) feet, more or less, to the place of beginning.

CONTAINING sixty-five rods of land, more or less.

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments, and appurtenances, whatsoever unto the hereby granted premises belonging or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right title, interest, property, claim and demand whatsoever if her, the said Grantor, as well at law as in equity, of, in and to the same,

To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their and assigns, forever.

BEING KNOWN AS: 332 GREAT BEND TURNPIKE PLEASANT MOUNT, PA 18453

PROPERTY ID: 16-0-0002-0028.-

TITLE TO SAID PREMISIS IS VESTED IN KAREN E.

MARTINO AND PETER J. KARWOWSKI, JR., WIFE AND HUSBAND BY DEED FROM KAREN E. MARTINO, MARRIED WOMAN, DATED 04/17/2007 RECORDED 05/17/2007 IN BOOK NO. 3297 PAGE 121

TO BE SOLD AS PROPERTY OF: KAREN E. MARTINO AND PETER J. KARWOWSKI, JR., WIFE AND HUSBAND

Seized and taken in execution as property of:  
Karen E. Martino 332 Great Bend Turnpike PLEASANT MOUNT PA 18453  
Peter J. Karwowski, Jr. 332 Great Bend Turnpike PLEASANT MOUNT PA 18453

Execution No. 560-Civil-2019  
Amount \$81,854.99 Plus additional costs

January 27, 2020  
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.

Robert J. Crawley Esq.

**3/20/2020 • 3/27/2020 • 4/3/2020**

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## CIVIL ACTIONS FILED

*FROM FEBRUARY 22, 2020 TO FEBRUARY 28, 2020  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

### JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2004-20600	REINBUHOLD JEFFREY S	2/28/2020	SATISFACTION	—
2004-20600	SUTOR DAVID	2/28/2020	SATISFACTION	—
2004-20600	NORTHEAST PAINTING/COMMERCIAL COATING T/A	2/28/2020	SATISFACTION	—
2006-21154	CURTIS HERBERT JOHN JR	2/24/2020	SATISFACTION	—
2006-21154	CURTIS DESIREE J	2/24/2020	SATISFACTION	—
2010-21813	HARVEY JACOB	2/24/2020	SATISFACTION	—
2012-00814	MILLER HOPE	2/27/2020	WRIT OF EXECUTION	1,385.08
2012-21003	MORGAN WILLIAM T	2/24/2020	SATISFACTION	—
2012-21643	KAUFFMAN INVESTORS INC	2/24/2020	SATISFACTION	—
2013-20516	GIBBS COREY T	2/24/2020	SATISFACTION	—
2013-20980	MORGAN WILLIAM T	2/24/2020	SATISFACTION	—
2014-21024	MORGAN WILLIAM T	2/24/2020	SATISFACTION	—
2015-20705	MORGAN WILLIAM T	2/24/2020	SATISFACTION	—
2016-20505	MUSOVIC SAMMY	2/24/2020	SATISFACTION	—
2016-20848	CAPPONI TARA LYNN	2/24/2020	SATISFACTION	—
2017-00442	HILLIARD ANTHONY W JR	2/25/2020	DEFAULT JUDGMENT	22,467.93
2017-20766	MUSOVIC SAMMY	2/24/2020	SATISFACTION	—
2017-20800	MORGAN WILLIAM T	2/24/2020	SATISFACTION	—
2017-20916	MORGAN WILLIAM T	2/24/2020	SATISFACTION	—
2017-20926	DIGIUSEPPE ALBERT ANTHONY	2/28/2020	WRIT OF EXECUTION	—
2017-20926	PNC BANK GARNISHEE	2/28/2020	GARNISHEE/WRIT EXEC	—
2018-00524	ASH ROBERT	2/25/2020	VERDICT - COUNT I	—
2018-00524	ASH MARY ANN	2/25/2020	VERDICT - COUNT I	—
2018-00524	ASH ROBERT	2/25/2020	VERDICT - COUNT III	5,874.44
2018-00524	ASH MARY ANN	2/25/2020	VERDICT - COUNT III	5,874.44
2018-20612	ALOI JAMES	2/24/2020	SATISFACTION	—
2018-20663	MUSOVIC SAMMY	2/24/2020	SATISFACTION	—
2018-20664	MORGAN WILLIAM T	2/24/2020	SATISFACTION	—
2019-00005	LOEWENBERG BETTY	2/28/2020	WRIT OF EXECUTION	1,666.34
2019-00005	WELLS FARGO BANK GARNISHEE	2/28/2020	WRIT EXEC/GARNISHEE	—
2019-00117	FLETCHER WILLIAM R A/K/A	2/25/2020	JDGMT BY COURT ORDER	7,511.50
2019-00117	FLETCHER ROBERT	2/25/2020	JDGMT BY COURT ORDER	7,511.50
2019-00218	WATERS JERE DEFENDANT/APPELLEE	2/26/2020	CONSENT JUDGMENT	3,689.74
2019-00392	CURRERI BRANKICA	2/25/2020	DEF. JGMT. COUNT II	—
2019-00392	CURRERI JAMES P	2/25/2020	DEF. JGMT. COUNT II	—

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

2019-00456	BURGESS ROBERT	2/28/2020	WRIT OF EXECUTION	123,307.40
2019-00575	BAKKER DANNY J	2/27/2020	DEFAULT JUDGMENT	48,761.09
2019-00575	BAKKER DANNY J	2/27/2020	WRIT OF EXECUTION	47,761.09
2019-00638	SCHMIDT ERIC F	2/25/2020	DEFAULT JUDG IN REM	75,694.18
2019-00638	DERRICK TRINITY A	2/25/2020	DEFAULT JUDG IN REM	75,694.18
2019-20103	JOHNSON LOUISE M	2/25/2020	SATISFACTION	376.48
2019-20549	VALERIO JOHN	2/25/2020	SATISFACTION	316.07
2019-20591	MUSOVIC SAMMY	2/24/2020	SATISFACTION	—
2019-20761	MORGAN WILLIAM T	2/24/2020	SATISFACTION	—
2019-20907	MUCKLE HYLAND PAUL PARENT & GUARDIAN	2/27/2020	SATISFACTION	—
2019-21112	WELLS FARGO BANK GARNISHEE	2/26/2020	GARNISHEE/JUDGMENT	391.05
2019-21178	VALERIO JOHN	2/25/2020	SATISFACTION	554.73
2020-00109	TAMBLYN GEORGE OLVER	2/25/2020	QUIET TITLE	—
2020-00115	WHITE MILLS VOLUNTEER AMBULANC	2/28/2020	CONFESSION OF JDGMT	23,678.26
2020-00116	MYRTISS PRESCHOOL AND CREATIVE	2/28/2020	CONFESSION OF JDGMT	75,023.01
2020-00116	PODEJKO HOWARD	2/28/2020	CONFESSION OF JDGMT	75,023.01
2020-00116	PODEJKO MYRTIS	2/28/2020	CONFESSION OF JDGMT	75,023.01
2020-00118	TOBACCO ROAD III INC	2/28/2020	CONFESSION OF JDGMT	12,825.47
2020-20160	DUDE TOWING & SALVAGE LLC	2/24/2020	JP TRANSCRIPT	7,162.68
2020-20160	NAHOGYIL FRANK	2/24/2020	JP TRANSCRIPT	7,162.68
2020-20161	FERRI JAMES	2/24/2020	JP TRANSCRIPT	592.65
2020-20162	FISHER SUSAN	2/24/2020	JP TRANSCRIPT	1,760.18
2020-20163	SCHMIDT ERIC R	2/25/2020	MUNICIPAL LIEN	316.07
2020-20163	DERRICK TRINITY A	2/25/2020	MUNICIPAL LIEN	316.07
2020-20164	CATALANO EILEEN V	2/25/2020	FEDERAL TAX LIEN	26,975.77
2020-20165	MATOUSHEK LOUIS A	2/25/2020	FEDERAL TAX LIEN	5,250.28
2020-20166	JONES JOHN W	2/25/2020	FEDERAL TAX LIEN	109,102.18
2020-20166	JONES KAREN A	2/25/2020	FEDERAL TAX LIEN	109,102.18
2020-20167	AUSTIN AMANDA	2/27/2020	JP TRANSCRIPT	3,484.00
2020-20168	JACHENS VALERIE	2/27/2020	JP TRANSCRIPT	1,136.05
2020-20169	MUNGER KAREN	2/27/2020	JP TRANSCRIPT	1,258.50
2020-20170	CARR ROCKY	2/27/2020	JP TRANSCRIPT	7,187.80
2020-20171	BARNES JASON	2/27/2020	JP TRANSCRIPT	12,161.60
2020-20172	COSTANZO CHRISTOPHER	2/27/2020	JP TRANSCRIPT	8,094.05
2020-20173	PRELL HANS	2/27/2020	JP TRANSCRIPT	9,906.48
2020-20174	STALKER JASON	2/27/2020	JP TRANSCRIPT	10,191.55
2020-20175	GUTHRIE JEREMIAH FRANK	2/28/2020	JUDGMENT	1,936.25
2020-20176	VAIL JAY L	2/28/2020	JP TRANSCRIPT	3,098.25
2020-20177	WARRING ROBERT L	2/28/2020	JP TRANSCRIPT	2,558.86
2020-40008	VANDERSCHANS EDWARD OWNER P	2/24/2020	STIP VS LIENS	—
2020-40008	VANDERSCHANS MEIYIN OWNER P	2/24/2020	STIP VS LIENS	—
2020-40008	MODERN CATSKILLS LLC CONTRACTOR	2/24/2020	STIP VS LIENS	—
2020-40009	WORMUTH WAYNE A OWNER P	2/24/2020	STIP VS LIENS	—
2020-40009	HERITAGE HOMES LTD CONTRACTOR	2/24/2020	STIP VS LIENS	—

**COMPLAINT — CONFESSION**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2020-00115	DIME BANK	PLAINTIFF	2/28/2020	—
2020-00115	WHITE MILLS VOLUNTEER AMBULANC	DEFENDANT	2/28/2020	—
2020-00116	HONESDALE NATIONAL BANK	PLAINTIFF	2/28/2020	—
2020-00116	MYRTISSA PRESCHOOL AND CREATIVE	DEFENDANT	2/28/2020	—
2020-00116	PODEJKO HOWARD	DEFENDANT	2/28/2020	—
2020-00116	PODEJKO MYRTIS	DEFENDANT	2/28/2020	—
2020-00118	HAMLIN SHOPPING PLAZA LLC	PLAINTIFF	2/28/2020	—
2020-00118	TOBACCO ROAD III INC	DEFENDANT	2/28/2020	—

**CONTRACT — BUYER PLAINTIFF**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2020-00105	NILES JOHN	PLAINTIFF	2/24/2020	—
2020-00105	NILES TERRY	PLAINTIFF	2/24/2020	—
2020-00105	D & D HOMES INC A/K/A	DEFENDANT	2/24/2020	—
2020-00105	D & D DEVELOPMENT MODULAR HOME	DEFENDANT	2/24/2020	—

**CONTRACT — DEBT COLLECTION: OTHER**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2020-00106	ON DECK CAPITAL INC	PLAINTIFF	2/24/2020	—
2020-00106	R & J LEISS LLC	DEFENDANT	2/24/2020	—
2020-00106	LEISS ROBERT	DEFENDANT	2/24/2020	—
2020-00120	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	2/28/2020	—
2020-00120	VIERS KIMBERLY	DEFENDANT	2/28/2020	—

**CONTRACT — OTHER**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2020-00111	PORTFOLIO RECOVERY ASSOCIATES PLAINTIFF/APPELLEE	PLAINTIFF	2/26/2020	—
2020-00111	GUMBLE SHERYL DEFENDANT/APPELLANT	DEFENDANT	2/26/2020	—
2020-00112	PORTFOLIO RECOVERY ASSOAITES PLAINTIFF/APPELLEE	PLAINTIFF	2/26/2020	—
2020-00112	GUMBLE SHERYL DEFENDANT/APPELLANT	DEFENDANT	2/26/2020	—

**MISCELLANEOUS — DECLARATORY JUDGMENT**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2020-00108	MOSCONI PAMELA	PLAINTIFF	2/25/2020	—
2020-00108	OBRIEN TIMOTHY T	DEFENDANT	2/25/2020	—

**PROFESSIONAL LIABILITY — MEDICAL**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2020-00110	KULIKOWSKI CARA	PLAINTIFF	2/25/2020	—
2020-00110	MECH JENNIFER	PLAINTIFF	2/25/2020	—
2020-00110	GIORDANO CINDY ESTATE	PLAINTIFF	2/25/2020	—
2020-00110	AMERICAN COMPREHENSIVE WEIGHT LOSS CENTER	DEFENDANT	2/25/2020	—

**REAL PROPERTY — EJECTMENT**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2020-00113	DAMIANO JOSEPH	PLAINTIFF	2/26/2020	—
2020-00113	BUSEDU FREDERICK	DEFENDANT	2/26/2020	—
2020-00113	OCCUPANTS	DEFENDANT	2/26/2020	—

**REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL**


CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2020-00114	AMERICAN ADVISORS GROUP	PLAINTIFF	2/26/2020	—
2020-00114	GLOCK JACQUELYN	DEFENDANT	2/26/2020	—
2020-00117	LAKEVIEW LOAN SERVICING LLC	PLAINTIFF	2/28/2020	—
2020-00117	MOYER ELAINE J	DEFENDANT	2/28/2020	—
2020-00119	PCA ACQUISITIONS V LLC	PLAINTIFF	2/28/2020	—
2020-00119	POWLICS KATHRYN A	DEFENDANT	2/28/2020	—

**REAL PROPERTY — QUIET TITLE**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2020-00109	MCCANN DENNIS W	PLAINTIFF	2/25/2020	—
2020-00109	KATZ MARTHA A	PLAINTIFF	2/25/2020	—
2020-00109	TAMBLYN GEORGE OLVER	DEFENDANT	2/25/2020	—

**TORT — PREMISES LIABILITY**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2020-00107	WOODMANSEE ALAN	PLAINTIFF	2/24/2020	—
2020-00107	BATES JEFF	DEFENDANT	2/24/2020	—



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**MORTGAGES AND DEEDS**

*RECORDED FROM MARCH 9, 2020 TO MARCH 13, 2020  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

<b>GRANTOR</b>	<b>GRANTEE</b>	<b>LOCATION</b>	<b>AMOUNT</b>
Hesse Karla Karcher	NBT Bank	Buckingham Township	
	N B T Bank		125,000.00
Myrlak Richard	NBT Bank	Lake Township	
Myrlak Ruby	N B T Bank		50,000.00
Niles Richard	NBT Bank	Mount Pleasant Township	
Niles Sally	N B T Bank		110,000.00
Leonard Sandra AKA	NBT Bank	Sterling Township	
Leonard Sandra Lee AKA	N B T Bank		50,000.00
Stevens Patricia			
Megivern Alaine D Jones AKA	NBT Bank	Scott Township	
Jonesmegivern Alaina AKA	N B T Bank		60,000.00
Megivern Alaina Jones AKA			
Willner Bethanie F	Mortgage Electronic Registration Systems	Preston Township	
Kurus Ronald M By Af	Summit Mortgage Corporation		312,218.00
Willner Bethanie F Af			
Lambert Kristin L	Wayne Bank	Clinton Township	40,000.00
Vangorden Emily S	Dime Bank	Lake Township	
Vangorden John Charles			65,000.00
Baer Duane N	Dime Bank	Berlin Township	33,000.00
Bodie Randon C	Dime Bank	Honesdale Borough	
Bodie Debra F			30,000.00
Current Property & Development LLC AKA	Dime Bank	Honesdale Borough	
Current Property & Development L L C AKA			299,000.00
Current Property & Development LLC AKA			
Current Property & Development L L C AKA			
Shibirin Oleg	JPMorgan Chase Bank	Salem Township	
Shibirina Regina	J P Morgan Chase Bank		450,000.00
Gallagher Michele	Pentagon Federal Credit Union	South Canaan Township	
Belavitz Thomas J Jr			34,600.00
Bartoszak Patricia	Mortgage Electronic Registration Systems	Hawley Borough	
	Summit Mortgage Corporation		95,000.00
Cocodrilli Donald T	Honesdale National Bank	Texas Township	
Cocodrilli Carol M			275,000.00
Hartman Maureen	Honesdale National Bank	Palmyra Township	70,000.00

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



Vivers Kimberly	Ulmer John L	Palmyra Township	
	Ulmer Carol A		80,769.00
Gardas Jeffrey R	Gardas Ronald	Texas Township 1 & 2	
Gardas John H	Gardas Veronica		259,038.00
Gardas Joseph G			
Gardas James M			
Kamosky Joseph Jr	First National Bank Of Pa	Damascus Township	100,000.00
Hadden Kelly L	Housing & Urban Development	Cherry Ridge Township	
Hadden Thomas J			9,994.48
Linnan Elaine T	Wayne Bank	Honesdale Borough	120,000.00
Morris Deana Lynn	Mortgage Electronic Registration Systems Summit Mortgage Corporation	Salem Township	160,606.00
Drew Patrick J	FNCB Bank	Damascus Township	
Drew Keara E	F N C B Bank		180,000.00
Vinton Ryan J	FNCB Bank	Canaan Township	
Vinton Kelly L	F N C B Bank		133,600.00
Blaskiewicz Joseph A	Citizens Savings Bank	Berlin Township	
Blaskiewicz Mary Ann			130,000.00
McGinnis Patricia A	Mortgage Electronic Registration Systems	Dyberry Township	
McGinnis Peter T	Quicken Loans Inc		135,000.00
Suchter Mark F Jr	PNC Bank	Salem Township	
Suchter Krista	P N C Bank		392,000.00
Rodriguez John	Mortgage Electronic Registration Systems	Hawley Borough	
Lopez Alanna	Stearns Lending		99,500.00
Gemelli Joseph	Wells Fargo Bank	Lake Township	
Gemelli Helga			218,250.00
Fuller John C	Mortgage Electronic Registration Systems	Paupack Township	
Fuller Jessica D	Philadelphia Mortgage Advisors Inc		159,900.00
NC Land Lease	American National Bank & Trust Company	Paupack Township	
N C Land Lease			23,800,000.00
Fritz Stephen C	Honesdale National Bank	Oregon Township	185,000.00
Dellatorre Realty	Honesdale National Bank	Dyberry Township	400,000.00
Dellatorre Realty	Honesdale National Bank	Dyberry Township	240,000.00
Dellatorre Realty	Vendetti Francene J	Dyberry Township	40,000.00
Dellatorre Realty	Vendetti Francene J	Dyberry Township	160,000.00
Kinney Michael	Mortgage Electronic Registration Systems Guaranteed Rate Inc	Damascus Township	169,159.00
Dobkowski Joe	Mortgage Electronic Registration Systems Summit Mortgage Corporation	Damascus Township	169,000.00
Tigue Jesse	Dime Bank	Dyberry Township	30,000.00

**DEEDS**

<b>GRANTOR</b>	<b>GRANTEE</b>	<b>LOCATION</b>	<b>LOT</b>
Giordano Yvonne J	Decker Anthony C Decker Bonnie S	Damascus Township	
Arcisiewski Gary	Moser Wayne A	Clinton Township 2	Lot 14
Play More Properties	Bisaccia Christopher Bisaccia Nicole	Paupack Township	Lot 2
Kuntz Alfred	Gokce Capital LLC	Paupack Township	
Kuntz Marlene	Gokce Capital L L C		Lot 16
Harris Evan Paul	Gokce Capital LLC	Lake Township	
Farrow Melissa Erin	Gokce Capital L L C		Lot 699
Paskaly Victoria M	Paskaly Victoria M Tr	Lake Township	
Emig Julie A	Emig Julie A Tr Victoria Paskaly Revocable Trust		Lot 3544
Houman Patrick M	Chernesky John	Clinton Township 2	
Houman Lori			Lot 5 C
Heitmann Gerald	Heitmann Family Trust	Damascus Township	
Heitmann Germar G	Heitmann Eric Tr		
Primich Mary Lou	Mary L Primich Revocable Trust	Lake Township	Lot 11
Compton Leo R Sr	Mehlinger Nathalie Thaw Allen	Palmyra Township	
Damato Louis A AKA By Sheriff	Federal National Mortgage Association	Berlin Township	
Damato Louis AKA By Sheriff			
Levy Jonathan	Cush Thomas J Cush Nancy A	Honesdale Borough	
Orinick Richard T	Orinick Richard T	South Canaan Township	
Obloshny Laurie R	Orinick Laurie R		Lots 1R & 2R
Orinick Laurie R			
Orinick Richard T	Orinick Richard T	South Canaan Township	
Orinick Laurie R	Orinick Laurie R		Lots 1R & 2R
Obloshny Laurie R			
Korb George Rowland Exr	Korb George Rowland	Honesdale Borough	
Schuman Elizabeth Ann Exr			
Korb Mary B Est AKA			
Korb Mary S Est AKA			
Dabrescia John R By Agent	Dabrescia Kathleen M	Preston Township	
Dabrescia Kathleen M Agent			
Dabrescia Kathleen M			
Rollison Lilian F	Pierson Pamela Horowitz Ellen	Waymart Borough	Lot 16
Hoefler Meinhard	Harrison Sidney Harrison Jessica	South Canaan Township	Lot C D1
Cutrofello Nancy Adm	Willner Bethanie F	Preston Township	
Ayello Elizabeth Ann Adm	Kurus Ronald M		
Ayello Robert Adm			
Cutrofello Joseph Paul Est			
Keene Mary M	Bartoszak Patricia	Hawley Borough	
Cai Yixuan	Cai Yixuan Yu Guangping Li Yunbo	Salem Township	Lot 1671

Tigue Patrick A	Moran Matthew	Salem Township	
Tigue Thomas	Hartman Maureen	Palmyra Township	Lot 6
Costello Wendy L	Leon Manuel E Leon Melodie E	Palmyra Township	Lot 12
Droluk Robert	Biskinsitko Chaya R	Lake Township	
Droluk Theresa	Sitko Chaya R Biskin Sitko Abraham		Lot 3562
Ulmer John L	Ulmer John L	Palmyra Township	
Ulmer Carol A	Ulmer Carol A Vivers Kimberly		Lot 15
Gardas Ronald	Gardas Jeffrey R	Texas Township 1 & 2	
Gardas Veronica	Gardas John H Gardas Joseph G Gardas James M		
Schuman Orvis M	Gold Harry M	Damascus Township	
Schuman Ruth C	Gold Barbara L		
Gold Harry M	Gold Harry M	Damascus Township	
Gold Barbara L	Gold Barbara L		
Wayne County Tax Claim Bureau	Rajner Edward	Manchester Township	
Berrios Daniel			
Berrios Donna Marie			
Wayne County Tax Claim Bureau	Rajner Edward	Manchester Township	
Berrios Daniel			
Berrios Donna Marie			
Wayne County Tax Claim Bureau	Rivera Antonio L	Manchester Township	
Reflection Lakes P O A	Encarnacion Adelina		
Reflection Lakes POA	Rivera Antonio N Rivera David A Rivera Elijah A		
Wayne County Tax Claim Bureau	Miller Brian	Manchester Township	
Ksepka Thomas F	Miller Irene		
Ksepka Christina A			
Wayne County Tax Claim Bureau	Miller Brian	Manchester Township	
Reflection Lakes P O A Inc	Miller Irene		
Reflection Lakes POAInc			
Wayne County Tax Claim Bureau	Fronimakis Errik	Manchester Township	
Monticello Joseph V			
Monticello Mary			
Wayne County Tax Claim Bureau	Fronimakis Errik	Manchester Township	
Lamagno Joseph			
Lamagno Anna			
Wayne County Tax Claim Bureau	Patrick Krysta	Manchester Township	
Deriggi Emil	Rivera Steven		
Deriggi Antoinette			
Wayne County Tax Claim Bureau	Sabatini Chris	Manchester Township	
Collins Wm J Sr	Sabatini Cristal Colon		
Collins W M J Sr			
Collins Michael			
Wayne County Tax Claim Bureau	Patrick Krysta	Manchester Township	
Patino Elba	Rivera Steven		

Wayne County Tax Claim Bureau Apparent Gap Between Prop Line	Gager Jospeh	Damascus Township
Wayne County Tax Claim Bureau Brzozowski Ursula Brzozowski Paul	Salmi Robert	Lake Township
Wayne County Tax Claim Bureau G C Marketing Inc GC Marketing Inc	Digregorio Peter N	Lehigh Township
Wayne County Tax Claim Bureau G C Marketing Inc GC Marketing Inc	Digregorio Peter N	Lehigh Township
Wayne County Tax Claim Bureau G C Marketing Inc GC Marketing Inc	Digregorio Peter N	Lehigh Township
Wayne County Tax Claim Bureau G C Marketing Inc GC Marketing Inc	Digregorio Peter N	Lehigh Township
Wayne County Tax Claim Bureau Drabick John J Drabick Diane L	Hagerty Steven Jr	Lehigh Township
Wayne County Tax Claim Bureau Drabick John J Drabick Diane L	Hagerty Steven Jr	Lehigh Township
Wayne County Tax Claim Bureau Farina Donna	Goodson Jeffery	Lehigh Township
Wayne County Tax Claim Bureau Berrios Daniel Berrios Donna Marie	Rajner Edward	Manchester Township
Wayne County Tax Claim Bureau Shannon Donna	Fronimakis Errik	Manchester Township
Wayne County Tax Claim Bureau Deriggi Emil Deriggi Antoinette	Patrick Krysta Rivera Steven	Manchester Township
Wayne County Tax Claim Bureau Francis Vincent J	Trembone Christian Trembone Margaret	Manchester Township
Wayne County Tax Claim Bureau Brugman Larry Brugman Jean	Andrade Carlos	Manchester Township
Wayne County Tax Claim Bureau Degregorio Jessie	Andrade Carlos	Manchester Township
Wayne County Tax Claim Bureau Reflection Lakes P O A Inc Reflection Lakes POA Inc	Andrade Carlos	Manchester Township
Wayne County Tax Claim Bureau Tomahawk Trust	Solano Robert	Paupack Township
Wayne County Tax Claim Bureau Mara Michael P	Rooney Thomas M Rooney Mary Jane	Paupack Township

Wayne County Tax Claim Bureau	Kolpak Francia J	Salem Township	
Sheehan Howard I	Kolpak Gregory M		
Sheehan Princessita D			
Wayne County Tax Claim Bureau	Kolpak Francia J	Salem Township	
Sheehan Howard I Jr	Kolpak Gregory M		
Sheehan Princessita D			
McCloskey Joseph	Healy Gregory Matthew	Salem Township	
Wayne County Tax Claim Bureau	McKriell Debra Kaye		
Ballou Richard D	Miller Erinne	Honesdale Borough	
Miller Erinne			
Stahl Mary Jane	Stahl Keith D	Lake Township	
	Stahl Gregory J		Lot 860869
Bruglia Josephine Dorothy	Seman Diane Lynn	Honesdale Borough	
	Bruglia Kenneth John		
Baumann Megan C	Linnan Elaine T	Honesdale Borough	
Corcoran Megan C			
Corcoran Brian			
Connolly Jerome W	Garofalo Anthony R	Manchester Township	
Connolly Patricia	Shaw Kelly Ann		
Donovan Russell Est	Donovan Roy	Damascus Township	
Donovan Marie Exr			Lot 20
Donovan Roy			
Carlisle Constance			
Donovan Russell Est	Donovan Roy	Damascus Township	
Donovan Marie Exr	Donovan Marie		Lot 9
Donovan Roy			
Vrlaku Michael	Morris Deana Lynn	Salem Township	
Crespo Natachia			Lot 883
Ponall Charles W	Ponall Evelyn D Tr	Buckingham Township	
Ponall Evelyn D	Evelyn D Ponall Living Trust		
Erdmann Edward C AKA	Erdmann Edward C	Mount Pleasant Township	
Erdman Edward AKA			Lot A
ONEill Rita A Exr	Oneill Francis L	Mount Pleasant Township	
ONEill Timothy J Exr			
ONEill Charles Jest			
Utegg Diana M	Smith Wendell M	Honesdale Borough	Lot 15
Kehoe Alan R	Rodriguez John	Hawley Borough	
Colbert Thomas C	Lopez Alanna		Lot 2r
Johnson Walter E	Coffelt David G	Lake Township	
Johnson Angelika	Stewart Shannon C		Lot 590
Dyer Donald J Jr Exr	Gemelli Joseph	Lake Township	
Dyer Dorothy C Est	Gemelli Helga		Lot 3837
McNally Thomas J	Fuller John C	Paupack Township	
McNally Deborah K	Fuller Jessica D		Lot 25
Tweed Eric	Tena Wioletta Walek	Salem Township	
Tweed Heather			Lot 353
Merino Richard	Gruenloh Deborah Merino	Lehigh Township	
Merino Geraldine	Merinogruenloh Deborah		
	Gruenloh Matthew		

Lakeville DPP	NC Land Lease	Paupack Township	
Lakeville D P P	N C Land Lease		Lot!
Fannie Mae AKA	Soto Gustavo	Sterling Township	
Federal National Mortgage Association AKA			Lot 40
KML Law Group			
K M L Law Group			
Costanza Dominick	Schmidt Michael T	Lebanon Township	
Costanza Gloria	Monez Joanne B		Lot 16
Vendetti Francene J	Dellatorre Realty	Dyberry Township	
Shamin Vladimir	Kinney Michael	Damascus Township	
Shamin Natalia			Lot 6
Mraz Carole	Dobkowski Joseph	Damascus Township	
Tigue William J	Tigue Jesse	Dyberry Township	
Jordan Patricia Adm	Horveath Stephen John Jr	Waymart Borough	
Jordan Joseph Est AKA			Lot 42
Jordan Joseph E Est AKA			
McBride Sandra Exr	American Advisors Group	Manchester Township	
Cram Herbert E Est			
Locked & Loaded	Lim Jung Yul	Manchester Township	
Eldred Jeanne M	Eldred Jeanne M	Honesdale Borough	



**COURT CALENDAR**

*March 23, 2020–March 27, 2020*

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**Monday, March 23, 2020**

9:00 AM  
Arbitrations

426-2019-CV Midland v. Wescott Santucci/Pro Se  
439-2019-CV Unifund v. Simpson Tsarouhis/Pro Se  
454-2019-CV Citibank v. Greh Crawley/Pro Se  
400-2018-CV Woodland Association v. Higgin Jr. T.Farley/Ellis  
122-2019-CV Jesy's Cleaning v. Menucha Pro Se/ Martin  
133-2019-CV Keller v. Widmann Grant/Coleman

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9:00 AM  
Commonwealth v. Garrett Michael Ecker  
Arrest Prior to Requisition  
DA/Burlein

---

9:30 AM  
In re: A.P. 4-2020-JV  
Delinquency & Disposition  
DA/Burlein

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1:00 PM  
In Re: C.H. 44-2014-DP  
Resumption of Jurisdiction  
Rechner/Anderson

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1:30 PM  
Lang v. Schwartz 166-2018-CV @ Pike County  
Case Management Conference  
Meagher/Henry

---

1:30 PM  
In Re: C.R. 9-2019-DP  
Hearing on Modification of child's placement  
Rechner/Campbell/Henry/Martin II

**COURT CALENDAR**

*March 23, 2020–March 27, 2020*

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**Tuesday, March 24, 2020**

9:00 AM  
Motions Court

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9:30 AM  
Linde v Linde 167-2016-CV; CWERSF v Linde 363-2017-CV  
Rule on Motions  
Reihner/Hughes/Byrne/Fischer

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1:00 PM  
Linde v LEI 348-2019-CV  
Rule-Motion for Protective Order and to Quash  
Hoegen/Reihner

**Wednesday, March 25, 2020**

9:00 AM  
Central Court 3rd Floor Courtroom

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9:00 AM  
Pritchard v. Pritchard 470-2016-DR  
De Novo Hearing on Defendants eligibility to receive credit for post  
separation HELOC payments  
Zimmer/Bugaj

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10:00 AM  
In Re: G.B. 41-2019-JV  
Delinquency & Dispo  
DA/ Martin II

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10:30 AM  
In Re: M.T. 5-2020-JV  
Contested Adjudication  
DA/Farrell

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12:00 PM  
Drug Court Team Meeting

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12:30 PM  
Drug Court



**COURT CALENDAR**

*March 23, 2020–March 27, 2020*

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2:00 PM  
In Re: D.L. 21-2019-DP Third Floor Courtroom  
Aggravated Circumstances  
Rechner/M.Farley/Martin II/Burlein

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2:00 PM  
Anderson v. Rolon 179-2019-DR  
Hearing on Plaintiffs petition for Special Relief  
Fischer/Pro Se

---

**Thursday, March 26, 2020**

9:00 AM  
Motions Court

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9:30 AM  
Perrotti v Linn 547-2017-DR  
Hearing-motion for reconsideration nunc pro tunc & Contempt  
Campbell/Campolieto

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1:00 PM  
In Re: A.E.; T.E. & I.E. 9,10,11-2017-DP  
Permanency Review  
Rechner/Ellis/Henry

---

2:00 PM  
Commonwealth v. Aaron Gleason 248-2011-CR  
Rule Returnable on motion to modify bail  
DA/Burlein

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**Friday, March 27, 2020**

9:00 AM  
PFA  
456-2019-DR Donegan v. Babcock Thomas/Toczydlowski

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10:00 AM  
Tracy v Clemann 387-2019-cv  
Status Conf  
Lehutsky/Howell

---

10:00 AM  
In Re: T.D. 2-2019-JV  
Contested Adjudication  
DA/Martin II

---

11:00 AM  
Commonwealth v. Christopher Mitchell  
ICC  
DA/

---

11:30 AM  
Mosher v. Mosher 93-2019-DR  
Petition to Modify PFA  
Martin II/ Pro Se.

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## **CUSTODY CALENDAR**

*March 23, 2020–March 27, 2020*

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### **Monday, March 23, 2020**

1:00 PM  
Miller v. Murphy 47-2020-DR  
Custody Hearing (Zimmerman)  
Thomas/Pro Se

# Wayne County LEGAL JOURNAL

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Matters, General Practice*

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Estates, Estate Planning, Family  
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From Abuse, Support, Guardianship,  
Juvenile Law, Property Owners  
Association, Real Estate, Social  
Security/Disability, Tax Law, Workers  
Compensation, Zoning, Municipal  
Law*

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Callicoon, NY 12723

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d.devita.law@gmail.com  
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Scranton, PA 18503

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Wyoming/Sullivan Counties  
One Courthouse Square  
Tunkhannock, PA 18657

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570-253-5229  
bellis@mmeagherlaw.com  
www.mmeagherlaw.com  
1018 Church Street  
Honesdale, PA 18431  
*Criminal Defense, Family Law, and  
Juvenile Law*

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570-488-6907 (Fax)  
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158 South Street  
Waymart, PA 18472  
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Termination of Parental Rights,  
Personal Injury, Social Security  
Disability, Real Estate Transactions,  
Contractor Lawsuits, Civil  
Litigation, Wills & Estates,  
Protection from Abuse Litigation*

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ronnie\_fischer@hotmail.com  
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Civil Litigation, Community  
Association Law, Criminal Defense,  
Driver's License Issues, DUI, Family  
Law, Custody, Divorce, Protection  
from Abuse, Support, Personal  
Injury, Property Owners Associations*

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**Tim Fisher, Esq.**

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tbfisher2@hotmail.com  
3041 PA Rte 940  
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**Frances Gruber, Esq.**

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Honesdale, PA 18431  
*Taxes, Wills and Estates*

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nhendrix@waynecountypa.gov  
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rhenry1@ptd.net  
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Honesdale, PA 18431  
*Real Estate, Property Owners  
Associations, Wills/Estates, Business  
Organizations, Municipal Law, Civil  
Litigation, Criminal Law, Family  
Law, Title Insurance, Children &  
Youth Matters, PennDOT Appeals,  
Department of State/Licensing  
Appeals, Appellate Practice before  
Commonwealth and Superior Courts*

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hhklaw@verizon.net  
109 Ninth Street  
Honesdale, PA 18431

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**Alfred J. Howell, Esq.**

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570-253-2520  
ajhowell@hhklawyers.com  
109 Ninth Street  
Honesdale, PA 18431

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**Steve Jennings, Esq.**

Jennings & Jennings, LLC  
570-253-5161  
sjesq@ptd.net  
303 Tenth Street  
Honesdale, PA 18431

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Corporations*

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Support, Protection from Abuse*

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