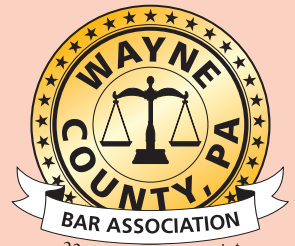


WAYNE COUNTY BAR ASSOCIATION

OFFICIAL LEGAL JOURNAL

OF WAYNE COUNTY, PA



22nd Judicial District

April 10, 2020

Vol. 10, No. 6

Honesdale, PA



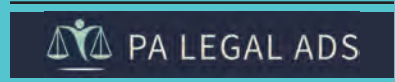
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Court of Common Pleas 22nd Judicial District:

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

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

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

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

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

MESSAGE FROM THE
WAYNE COUNTY BAR ASSOCIATION



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

PRICING & RATES

Notice Pricing

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Petition for Change of Name	\$45
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Orphans Court; Accounting on Estates (2-time insertion)	\$45

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Subscription Rates

Per Year

Mailed Copy	\$100
Emailed Copy	Free

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

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Wayne County Bar Association
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LEGAL NOTICES

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

ESTATE NOTICES

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

EXECUTRIX NOTICE

Estate of Edward John Rasavage
AKA Edward J. Rasavage
Late of Dreher/ Newfoundland,
Wayne County
EXECUTRIX
Susan Golombos
38126 River Street
Ocean View, DE 19970

4/10/2020 • 4/17/2020 • 4/24/2020

ESTATE NOTICE

ESTATE OF Roni W. Zucker, late of Salem Township, Pennsylvania (died August 12, 2019). Letters of Administration have been issued to Michael D. Walker, Administrator of the Estate. All those indebted to said Estate are required to make payment and those having claims to present the same without delay to the Administrator or to Patrick Walsh, Esquire at 715 N. State Street, Clarks Summit, PA 18411.

4/3/2020 • 4/10/2020 • 4/17/2020

LEGAL NOTICE

Estate of LUCILLE M. FERREY
a/k/a LUCILLE FERREY a/k/a
LUCILLE C. FERREY a/k/a
LUCILLE MYRTLE FERREY

Late of the Township of Paupack,
Wayne County, Pennsylvania.

Letters Testamentary in the above estate have been granted to the undersigned, who requests all persons having claims or demands against the estate of the decedent to make known the same, and all persons indebted to the decedent to make payment, without delay to:

Todd A. Ferrey
130 Mountain View
Jim Thorpe, PA 18229

or to his Attorney:

THOMAS S. NANOVIC, ESQUIRE
NANOVIC LAW OFFICES
57 Broadway, P.O. Box 359
Jim Thorpe, PA 18229-0359

4/3/2020 • 4/10/2020 • 4/17/2020

EXECUTOR NOTICE

Estate of Edward Ole Dahl
Late of Honesdale Borough
EXECUTOR
James Edward Dahl
52 Greenhill Rd.
Hamburg, NJ 07419

3/27/2020 • 4/3/2020 • 4/10/2020

EXECUTOR NOTICE

Estate of Nancy E. Becker AKA
Nancy Becker AKA Nancy Elaine
Becker
Late of Lehigh Township
EXECUTOR
Matthew D. Latulippe
25 Arapaho Path
Gouldsboro, PA 18424
ATTORNEY
Nicholas A. Barna
831 Court Street
Honesdale, PA 18431

3/27/2020 • 4/3/2020 • 4/10/2020

ESTATE NOTICE

Notice is hereby given that Letters
of Administration have been granted
in the Estate of Richard W. Rickard,
a/k/a Richard Rickard, late of
Cherry Ridge Township, Wayne
County, Pennsylvania, who died on
January 29, 2020. All persons
having claims or demands against
the estate of the decedent shall make
them known and present them, and
all persons indebted to the decedent
shall make payment thereof, without

delay, to Larisa Ann Rickard,
Administrator, of 78 Prompton
Road, Honesdale, PA 18431, or to
Richard B. Henry, Esquire, Attorney
for the Estate, 1105 Court Street,
Honesdale, PA 18431.

Richard B. Henry, Esquire
Attorney ID No. 31768
1105 Court Street
Honesdale, PA 18431
570-253-7991

3/27/2020 • 4/3/2020 • 4/10/2020

EXECUTRIX NOTICE

Estate of Barbara Ann Mihelic
AKA Barbara A. Mihelic AKA
Barbara Mihelic
Late of Texas Township
EXECUTRIX
Karen Nowaski
1147 Shady Lane
Honesdale, PA 18431
ATTORNEY
Nicholas A. Barna
831 Court Street
Honesdale, PA 18431

3/27/2020 • 4/3/2020 • 4/10/2020

CIVIL ACTIONS FILED

*FROM MARCH 14, 2020 TO MARCH 20, 2020
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
1996-20237	WILBUR MICHAEL W	3/20/2020	SATISFACTION	23,352.63
2007-20017	SCHROEDER WILLIAM IV	3/20/2020	ASSIGNMENT JUDGMENT	—
2013-20516	GIBBS COREY T	3/17/2020	SATISFACTION	—
2013-20517	GIBBS COREY T	3/20/2020	SATISFACTION	—
2013-20518	GIBBS COREY T	3/17/2020	SATISFACTION	—
2014-20671	ZATOR PATRICK M	3/18/2020	DEFAULT JUDGMENT	930.46
2014-20671	ZATOR SHARON L	3/18/2020	DEFAULT JUDGMENT	930.46
2017-20780	HOUSMAN ROBERT	3/17/2020	MUNICIPALIENREMOVED	—
2017-20780	TRABALKA BRANDON	3/17/2020	MUNICIPAL LIEN	2,271.66
2018-00271	PLEYSINSKI LINDA BROWAND CORRECTED TO	3/16/2020	JUDGMENT	—
2018-00271	PELSYNSKI LINDA BROWAND	3/16/2020	JUDGMENT	—
2018-00271	PLEYSINSKI LINDA BROWAND CORRECTED TO	3/20/2020	JUDGMENT ON VERDICT	—
2018-00271	PELSYNSKI LINDA BROWAND	3/20/2020	JUDGMENT ON VERDICT	—
2018-20498	SCHLOSS HARVEY	3/17/2020	DEFAULT JUDGMENT	1,157.56
2018-20857	SHEHADI NICHOLAS SANTINO	3/17/2020	SATISFACTION	—
2018-20857	GALLAGHER KYLAH ROSE	3/17/2020	SATISFACTION	—
2018-20987	SHEHADI NICHOLAS SANTINO	3/17/2020	SATISFACTION	—
2018-20987	GALLAGHER KYLAH ROSE	3/17/2020	SATISFACTION	—
2018-20988	SHEHADI NICHOLAS SANTINO	3/17/2020	SATISFACTION	—
2018-20988	GALLAGHER KYLAH ROSE	3/17/2020	SATISFACTION	—
2018-20989	SHEHADI NICHOLAS SANTINO	3/17/2020	SATISFACTION	—
2018-20989	GALLAGHER KYLAH ROSE	3/17/2020	SATISFACTION	—
2018-20990	SHEHADI NICHOLAS SANTINO	3/17/2020	SATISFACTION	—
2018-20990	GALLAGHER KYLAH ROSE	3/17/2020	SATISFACTION	—
2018-21110	LYNN WILLIAM	3/17/2020	DEFAULT JUDGMENT	4,342.37
2019-00509	WILLIAMS ROGER L	3/20/2020	VACATE JUDGMENT	—
2019-00509	OCCUPANTS	3/20/2020	VACATE JUDGMENT	—
2019-00515	GRIFFITH EVAN	3/20/2020	DEFAULT JUDGMENT	94,651.97
2019-00515	GERKOVICH STEPHANIE	3/20/2020	DEFAULT JUDGMENT	94,651.97
2019-00524	VANORDEN BONNIE	3/20/2020	DEFAULT JUDGMENT	622.92
2019-00529	ACOSTA CHARLES	3/20/2020	DEFAULT JUDGMENT	1,495.55
2019-00625	BONVENTRE MARGARET I	3/19/2020	DEFAULT JUDG IN REM	106,404.67
2019-00625	BONVENTRE WILLIAM	3/19/2020	DEFAULT JUDG IN REM	106,404.67
2019-20294	SHEHADI NICHOLAS SANTINO	3/17/2020	SATISFACTION	—
2019-20294	SANTINO NICHOLAS SHEHADI	3/17/2020	SATISFACTION	—
2019-20294	GALLAGHER KYLAH ROSE	3/17/2020	SATISFACTION	—
2019-20295	SHEHADI NICHOLAS SANTINO	3/17/2020	SATISFACTION	—
2019-20295	SANTINO NICHOLAS SHEHADI	3/17/2020	SATISFACTION	—
2019-20295	GALLAGHER KYLAH ROSE	3/17/2020	SATISFACTION	—
2019-20296	SHEHADI NICHOLAS SANTINO	3/17/2020	SATISFACTION	—

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

2019-20296	SANTINO NICHOLAS SHEHADI	3/17/2020	SATISFACTION	—
2019-20296	GALLAGHER KYLAH ROSE	3/17/2020	SATISFACTION	—
2019-20480	HOUSMAN ROBERT	3/17/2020	MUNICIPALLIENREMOVED	—
2019-20480	TRABALKA BRANDON	3/17/2020	MUNICIPAL LIEN	2,356.21
2019-20517	HOUSMAN ROBERT	3/17/2020	MUNICIPALLIENREMOVED	—
2019-20517	TRABALKA BRANDON	3/17/2020	MUNICIPAL LIEN	2,308.09
2019-20811	SHEHADI NICHOLAS SANTINO	3/17/2020	SATISFACTION	—
2019-20811	GALLAGHER KYLAH ROSE	3/17/2020	SATISFACTION	—
2019-21191	SHEHADI NICHOLAS SANTINO	3/17/2020	SATISFACTION	—
2019-21191	GALLAGHER KYLAH ROSE	3/17/2020	SATISFACTION	—
2019-21192	SHEHADI NICHOLAS SANTINO	3/17/2020	SATISFACTION	—
2019-21192	GALLAGHER KYLAH ROSE	3/17/2020	SATISFACTION	—
2019-21193	SHEHADI NICHOLAS SANTINO	3/17/2020	SATISFACTION	—
2019-21193	GALLAGHER KYLAH ROSE	3/17/2020	SATISFACTION	—
2019-21194	SHEHADI NICHOLAS SANTINO	3/17/2020	SATISFACTION	—
2019-21194	GALLAGHER.KYLAH ROSE	3/17/2020	SATISFACTION	—
2020-00033	STILES JAMES R	3/18/2020	DEFAULT JUDG IN REM	47,674.10
2020-00033	WILLIAMS TABATHA B	3/18/2020	DEFAULT JUDG IN REM	47,674.10
2020-00038	YOUNG GARY W SR	3/18/2020	DEFAULT JUDGMENT	10,529.84
2020-00038	YOUNG LEANNA M	3/18/2020	DEFAULT JUDGMENT	10,529.84
2020-00133	TOBACCO ROAD III LLC	3/17/2020	CONFESSION OF JDGMT	—
2020-00134	INDIAN ORCHARD RENEWABLE ENERG	3/17/2020	QUIET TITLE	—
2020-20206	ROSSIGNOL AARON J	3/16/2020	FEDERAL TAX LIEN	23,090.92
2020-20206	MUNDRAKE FALLYN	3/16/2020	FEDERAL TAX LIEN	23,090.92
2020-20207	HEMPHILL CAROL M	3/16/2020	FEDERAL TAX LIEN	7,323.19
2020-20207	HEMPHILL ROBERT	3/16/2020	FEDERAL TAX LIEN	7,323.19
2020-20208	HEMPHILL CAROL M	3/16/2020	FEDERAL TAX LIEN	6,932.11
2020-20209	PETERKA JASON	3/16/2020	JP TRANSCRIPT	1,293.25
2020-20210	HALLOCK RAYMOND JAMES	3/17/2020	JUDGMENT	2,525.75
2020-20211	GOLDMAN COURTNEY CLAIRE	3/17/2020	JUDGMENT	1,072.25
2020-40011	BROWNELL JAMES OWNER	P 3/17/2020	STIP VS LIENS	—
2020-40011	BROWNELL KATIE OWNER	P 3/17/2020	STIP VS LIENS	—
2020-40011	SHORTEN HOMES INC CONTRACTOR	3/17/2020	STIP VS LIENS	—

COMPLAINT — CONFESSION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2020-00133	HAMLIN SHOPPING PLAZA LLC	PLAINTIFF	3/17/2020	—
2020-00133	TOBACCO ROAD III LLC	DEFENDANT	3/17/2020	—

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2020-00138	UNIFUND CCR LLC	PLAINTIFF	3/20/2020	—
2020-00138	BROWN DARREN M	DEFENDANT	3/20/2020	—
2020-00139	UNIFUND CCR LLC	PLAINTIFF	3/20/2020	—
2020-00139	ACKER BRIAN C	DEFENDANT	3/20/2020	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2020-00135	HOMEBRIDGE FINANCIAL SERVICES INC	PLAINTIFF	3/18/2020	—
2020-00135	SNOOK JAMES	DEFENDANT	3/18/2020	—
2020-00135	SNOOK MARLENE	DEFENDANT	3/18/2020	—

REAL PROPERTY — QUIET TITLE

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2020-00134	DIME BANK	PLAINTIFF	3/17/2020	—
2020-00134	INDIAN ORCHARD RENEWABLE ENER	DEFENDANT	3/17/2020	—

TORT — MOTOR VEHICLE

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2020-00137	HENRY LUCIE F	PLAINTIFF	3/19/2020	—
2020-00137	ANGELOFF FRANCES M	DEFENDANT	3/19/2020	—

TORT — OTHER

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2020-00136	SAMBUCA ANTHONY J JR	PLAINTIFF	3/19/2020	—
2020-00136	SAMBUCA DELANI L	PLAINTIFF	3/19/2020	—
2020-00136	SCHNELLER JEFFREY	DEFENDANT	3/19/2020	—
2020-00136	SCHNELLER HEDY	DEFENDANT	3/19/2020	—



MORTGAGES AND DEEDS

*RECORDED FROM MARCH 30, 2020 TO APRIL 3, 2020
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Rotundo Joseph A	Mortgage Electronic Registration Systems	Honesdale Borough	
Rotundo Melody	Summit Mortgage Corporation		134,422.00
Clark Kevin M	Mortgage Electronic Registration Systems	Manchester Township	
	Stonebridge Home Loans		162,450.00
Ciannella Joseph By Af	Mortgage Electronic Registration Systems	Lake Township	
Ciannella Frank Af Ciannella Frank	Stearns Lending		171,731.00
Hayden Justin	NBT Bank	Lake Township	
Hayden Jordan	N B T Bank		222,000.00
Stinnard Lester	Honesdale National Bank	Texas Township	75,000.00
Frankenberger Eva	Valley National Bank	Lake Township	81,900.00
Corvino Michelle	Mortgage Electronic Registration Systems	Lake Township	
	Zillow Home Loans		157,700.00
Focazio Cara G	Citizens Savings Bank	Lehigh Township	323,000.00
Heminghous John P	Mortgage Electronic Registration Systems	Berlin Township	
Heminghous Amanda M	Summit Mortgage Corporation		158,000.00
Sheldon Daniel T	Dime Bank	Dyberry Township	
Sheldon Lori P			126,027.46
Saliba Paul E	Mortgage Electronic Registration Systems	Paupack Township	
Bradysaliba Mary Alice	Summit Mortgage Corporation		166,920.00
Saliba Mary Alice Brady			
Starlights Fireworks LLC	PS Bank	Buckingham Township	
Starlights Fireworks L L C	P S Bank		200,000.00
Haller David S	Mortgage Electronic Registration Systems	Scott Township	
Haller Francesca F	Quicken Loans Inc		256,000.00
Kosinski Florian J	Honesdale National Bank	Lake Township	
Kosinski Laura Z			100,000.00
Schupper Todd R	Honesdale National Bank	Dyberry Township	
Schupper Shannon C			70,000.00
Decker Anthony C	Honesdale National Bank	Damascus Township	
Decker Bonnie S			51,500.00
Lowe Kraig M	Honesdale National Bank	Damascus Township	35,000.00

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

Jackson Karen E	Honesdale National Bank	Texas Township	
Jackson William J			40,000.00
Utegg Joseph			
Gries Nicholas W	Honesdale National Bank	Berlin Township	35,000.00
Ovens William E AKA	Honesdale National Bank	Lake Township	
Ovens William E Jr AKA			70,000.00
Ovens Michele			
McCauley Michele			
Raetsch Frederick C	Honesdale National Bank	Paupack Township	20,000.00
Singh Natasha	Mortgage Electronic Registration Systems	Paupack Township	
	Quicken Loans Inc		202,650.00
Coyne Shawn	Mortgage Electronic Registration Systems	Lake Township	
Coyne Doreen	Freedom Mortgage Corporation		65,000.00
Ferris Joseph A	Mortgage Electronic Registration Systems	Lake Township	
Ferris Carolann	Summit Mortgage Corporation		145,193.00
Everts Carl	Peoples Security Bank & Trust Company	Lake Township	208,000.00
Warden Diane	Police & Fire Federal Credit Union	Paupack Township	133,000.00
Gilson Melinda M	Mortgage Electronic Registration Systems	Paupack Township	
Kresge John E	Summit Mortgage Corporation		110,101.00
Rutledge Unlimited LLC	Wayne Bank	Damascus Township	
Rutledge Unlimited L L C			395,000.00
Rutledge Daniel E	Wayne Bank	Honesdale Borough	
Rutledge Jennifer L			395,000.00
Privitera Robert Thomas	JPMorgan Chase Bank	Lake Township	
Privitera Rita Mary	J P Morgan Chase Bank		92,250.00
Kingston James M	Wells Fargo Bank	Texas Township 1 & 2	
Kingston Katie Adel By Af			132,000.00
Kingston James M Af			

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Hardler Edward A	Rotundo Joseph A Rotundo Melody	Honesdale Borough	
Spinnicchia Anthony	Clark Kevin M	Manchester Township	
Spinnicchia Dalia			Lot 5
Bonello James J	Ciannella Joseph	Lake Township	
Bonello Dora	Ciannella Frank		Lot 4174
Wright James B	Frankenberger Eva	Lake Township	
Wright Chris A			Lot 3508
Tridente Leonard	Corvino Michelle	Lake Township	
Tridente Isabella			Lot 2869

Szychulski Walter R Szychulski Martha	Focazio Cara G	Lehigh Township	Lot 53
Bash Ruth M Tr Bash Living Trust By Tr	Bash Ruth M Tr John H Bash Credit Shelter Trust	Texas Township 1 & 2 Texas & Berlin Twps Berlin Township Berlin & Texas 1 Twps	
Zielinski Kamil	Padilla Carlos E Rodas	Lehigh Township	Lot 13
Hiller Michael J	Klinger Marisa R Klingerhiller Marisa R Hiller Marisa R Klinger	Honesdale Borough	
Salerno Rocco	Rocco F Salerno Irrevocable Asset	Paupack Township	
Salerno Pamela	Pamela T Salerno Irrevocable Asset		Lot 101
Tanga Joseph Tr Credit Shelter Trust	Ciminelli Richard P Tr Ciminelli Dorothy Berthe Dingler Tr	Preston Township	
Batista Roberto Maziarski Dorothy	Saliba Paul E	Paupack Township	Lot 25B
Cutrone Jack Cutrone Jean D	Starlights Fireworks	Buckingham Township	Lot A
Latourous Elizabeth Barnes Elizabeth Latourous Honesdale Free Methodist Church Inc	Central Wayne Regional Authority Central Wayne Regional Authority	Texas Township 3 Texas Township 3	
Abramowitz Harvey Abramowitz Joan	Singh Natasha	Paupack Township	Lot 68
Schurr Robert G Schurr Christine M	Coyne Shawn Coyne Doreen	Lake Township	Lot 3400
Gillette Todd Gillette Sophia	Ferris Joseph A Ferris Carolann	Lake Township	Lot 917
Sottiriou George E Sottiriou Michael G	Sottiriou George E	Lake Township	Lot 3033
Tigue Thomas	Gilson Melinda M Kresge John E	Paupack Township	
Ash Robert V Ash Mary Ann	Rutledge Unlimited	Damascus Township	
Damitz Joseph M Jr Damitz Corinne AKA Damitz Connie AKA	Privitera Robert Thomas Privitera Rita Mary	Lake Township	Lot 2322
Torres Nicole D Torres Edward T	Weichert Workforce Mobility Inc	Texas Township 1 & 2	
Weichert Workforce Mobility Inc	Kingston James M Kingston Katie Adel	Texas Township 1 & 2	
Tager David J Tager Shelley I	Tager David J Tr David J Tager Trust Tager Shelley I Tr Shelley I Tager Trust	Manchester Township	Lot 1

Karas Michal	Karas Michal	Palmyra Township	
Liptak James A	Karas Myrna		Lot 7
Liptak Lisa Marie	Rosas Jeff	Dyberry Township	
Bates Lisa Marie	Rosas Sharon		Lot 6
Cattell Natalie	Hazelton Adelheid	Preston Township	
Degironimo Enrico	Evans Burg Outdoors	Preston Township	
Sweeney Jean		Preston Twp & Starucca Boro	
Degironimo Frank		Starucca Borough	
Degironimo Joseph		Starucca Boro & Preston Twp	



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