

WAYNE COUNTY BAR ASSOCIATION

# OFFICIAL LEGAL JOURNAL

OF WAYNE COUNTY, PA



May 22, 2020  
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Honesdale, PA



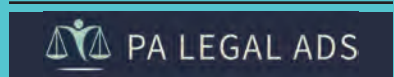
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### Court of Common Pleas 22nd Judicial District:

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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*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

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*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**

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Raymond L. Hamill, *Senior Judge*

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# *Raising the Bar*



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

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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 Peter Baker AKA Peter E. Baker AKA Peter Edward Baker  
Late of Paupack Township  
EXECUTRIX  
Patricia Wolfe  
3493 Eunice Road  
Jacksonville, FL 32250  
ATTORNEY  
Michael D. Walker, Esq.  
PO Box 747  
Hamlin, PA 18427

5/22/2020 • 5/29/2020 • 6/5/2020

**ESTATE NOTICE**

Notice is hereby given, that Letters Testamentary have been granted to Robert Dondero, Executor of the Estate of Gloria Louise Cagnacci, a/k/a Gloria R. Cagnacci, late of Wayne County, Beach Lake, Pennsylvania 18405, who died on March 17, 2020. All persons indebted to said Estate are required to make payment and those having

claims or demands to present the same without delay to the Executor, Robert Dondero, c/o Mark R Zimmer, Esquire, 1133 Main Street, Honesdale, PA 18431.

5/15/2020 • 5/22/2020 • 5/29/2020

**ESTATE NOTICE**

Notice is hereby given, that Letters of Administration have been granted to Emily VanGorden, Administratrix of the Estate of Benjamin W. Bowen, Jr., late of Clinton Township, Waymart, PA 18472, who died on November 27, 2019. All persons indebted to said Estate are required to make payment and those having claims or demands to present the same without delay to the Administratrix, Emily VanGorden, c/o Mark R Zimmer, Esquire, 1133 Main Street, Honesdale, PA 18431.

5/15/2020 • 5/22/2020 • 5/29/2020

**ESTATE NOTICE**

ESTATE OF WILLIAM L. PUERILE DECEASED (died on 1/21/2020). Late of Waymart, Wayne County, PA. Letters Testamentary have been granted and all creditors shall make demand and all debts shall make payment without delay to JAMES M LAWLER C/O HARRY T. COLEMAN, ESQUIRE, 41 N.

Main Street, Carbondale, PA 18407.

Harry T. Coleman, Esquire  
Attorney for the Estate.

5/15/2020 • 5/22/2020 • 5/29/2020

**OTHER NOTICES**

**NOTICE**

IN THE COURT OF COMMON  
PLEAS OF WAYNE COUNTY  
TWENTY-SECOND JUDICIAL  
DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA

ACTION TO QUIET TITLE  
NO. 00121-Civil-2020

RUBY J. HAGENMEIER,  
BY JEFF HAGENMEIER,  
AGENT  
Plaintiff

VS.

JAMES C. COOLEY AND  
SAVILLA COOLEY, his wife  
JAMES BLOOMER A/K/A  
JAMES P. BLOOMER AND

MARGARET BLOOMER, his  
wife, and ESTATE OF JAMES P.  
BLOOMER, BY MICHAEL F.  
BLOOMER, Executor and  
Individually, AND JAMES E.  
BLOOMER, their heirs, assigns,  
executors, and administrators, and  
all persons claiming title to the  
premises herein described  
Defendants

.....  
NOTICE TO THE ABOVE  
CAPTIONED DEFENDANTS  
.....

Please note that the court has  
signed an order in favor of the  
Plaintiff in the above captioned  
matter barring you for any claims  
of ownership in the property which  
is the subject of the quiet title  
action, included in Tax Number 20-  
172-4.

You have thirty (30) days from the  
date of this publication to file any  
appeals to the court's decision.

Nicholas A. Barna, Attorney for the  
Plaintiff

5/22/2020



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**NOTICE**

Notice is hereby given to Daniel E. Ford, Defendant, in the Action in Partition filed by Cynamon Kinzinger f/n/a Cynamon Stinnard, regarding the real property located at 3236 Lake Ariel Highway, Honesdale, Wayne County, PA, that the Partition Master's Report and Recommendation has been issued a copy of which is on file in the Office of the Wayne County

Prothonotary in the Wayne County Courthouse, Honesdale, PA and at the Office of the Partition Master, Christine Rechner, Esquire, 924 Church Street, Honesdale, PA, 18431, (570) 253-2200. Exceptions to the Report must be filed in the Office of the Wayne County Prothonotary within ten (10) days of the date of this publication.

**5/22/2020**

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**CIVIL ACTIONS FILED**


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*FROM APRIL 25, 2020 TO MAY 1, 2020  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

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**JUDGMENTS**


NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2006-20129	GONZALEZ FERNANDO	5/01/2020	SATISFACTION	—
2006-20130	GONZALEZ FERNANDO	5/01/2020	SATISFACTION	—
2006-20237	CRAM HERBERT	4/27/2020	SATISFACTION	—
2013-20677	MAC CARTY JOHN P	5/01/2020	SATISFACTION	—
2013-21222	WELLS FARGO BANK NA GARNISHEE	4/27/2020	GARNISHEE/DISC ATTCH	—
2017-20184	GOLA MARK E	5/01/2020	SATISFACTION	—
2017-20550	KREITER DANIEL JACOB	5/01/2020	SATISFACTION	—
2018-00338	CONYER GLYNIS	4/29/2020	JDGMT ON COURT ORDER	100,000.00
2018-20779	RODRIGUEZ JUSTIN	5/01/2020	SATISFACTION	—
2019-00277	FALKENBERG CRAIG	5/01/2020	DEFAULT JUDGMENT	11,395.00
2019-00439	SIMPSON PHILLIP	4/28/2020	DEFAULT JUDGMENT	2,119.85
2019-20153	RODRIGUEZ PRINCE ANTHONY	5/01/2020	SATISFACTION	—
2019-20223	MOJSA JACEK	5/01/2020	SATISFACTION	—
2019-21112	WELLS FARGO BANK GARNISHEE	4/27/2020	GARNISHEE/SATISFACT.	—
2020-00016	CONYER GLYNIS	4/29/2020	JDGMT ON COURT ORDER	100,000.00
2020-00154	EVANS DONALD K HIS ASSIGNS, SUCCESSORS, .....	4/28/2020	QUIET TITLE	—
2020-20056	PASTILHA ANTONIO MANUEL	5/01/2020	SATISFACTION	—
2020-20228	BIGLIN DAVID	5/01/2020	SATISFACTION	366.17
2020-20228	BIGLIN CAROL	5/01/2020	SATISFACTION	366.17
2020-20252	CYGANICK GEORGIA	4/27/2020	JP TRANSCRIPT	631.36
2020-20253	DECKER JOSEPH	4/27/2020	JP TRANSCRIPT	859.99
2020-20253	DECKER REBECCA	4/27/2020	JP TRANSCRIPT	859.99
2020-20253	DECKER JOSEPH	4/27/2020	WRIT OF EXECUTION	—
2020-20253	DECKER REBECCA	4/27/2020	WRIT OF EXECUTION	—
2020-20254	SEAMAN ALEX WADE	5/01/2020	JUDGMENT	1,502.75
2020-20255	D'ANDREA DONATO DAVID	5/01/2020	JUDGMENT	623.75
2020-20255	DANDREA DONATO DAVID	5/01/2020	JUDGMENT	623.75
2020-20256	DEVIVO ALEXONDRA LEE	5/01/2020	JUDGMENT	13,604.40
2020-20257	DADDIO LINDSAY E	5/01/2020	JUDGMENT	13,364.40
2020-20258	PHILLIPS AUSTIN JOSEPH	5/01/2020	JUDGMENT	1,497.75
2020-20259	WHITEMAN CHRISTOPHER MICHAEL	5/01/2020	JUDGMENT	2,592.75
2020-40017	GIGANTINO PHILIP M OWNER P	4/29/2020	STIP VS LIENS	—
2020-40017	GIGANTINO SHARI ANN OWNER P	4/29/2020	STIP VS LIENS	—
2020-40017	BLACKS HOMES SALES CONTRACTOR	4/29/2020	STIP VS LIENS	—

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



**REAL PROPERTY — QUIET TITLE**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2020-00154	ENSLIN RUSSELL K AS JTWOS	PLAINTIFF	4/28/2020	—
2020-00154	MATTHEWS MILDRED A AS JTWOS	PLAINTIFF	4/28/2020	—
2020-00154	EVANS DONALD K HIS ASSIGNS, SUCCESSORS, .....	DEFENDANT	4/28/2020	—



**WAYNE COUNTY LEGAL JOURNAL**  
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WAYNE COUNTY BAR ASSOCIATION





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**MORTGAGES AND DEEDS**

*RECORDED FROM MAY 11, 2020 TO MAY 15, 2020  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

<b>GRANTOR</b>	<b>GRANTEE</b>	<b>LOCATION</b>	<b>AMOUNT</b>
McCuen Kevin J	Honesdale National Bank	Paupack Township	
McCuen Deborah			50,000.00
OBrien Michael	Honesdale National Bank	Damascus Township	
OBrien Kim M			20,000.00
McCormack Michael P	Honesdale National Bank	Mount Pleasant Township	114,000.00
McCormick Daniel	Dime Bank	Damascus Township	
McCormick Julie R			15,000.00
White Edward F	Honesdale National Bank	Paupack Township	
White Janet E			100,000.00
Ronacher Nicole A	Mortgage Electronic Registration Systems Stearns Lending	Honesdale Borough	149,494.00
Pittenger Walter L	Wayne Bank	Paupack Township	
Pittenger Abby L			688,600.00
Banzer Frederick K By Agent	Honesdale National Bank	Paupack Township	
Banzer Kathleen A By Agent			168,000.00
Hill Victoria Agent			
Clark Richard Lee II	Dime Bank	Damascus Township	
Smith Shelby Lynn			96,000.00
Clark Shelby Lynn			
Kalix Tanya C	Dime Bank	Damascus Township	246,000.00
Lane Jennifer S	Mortgage Electronic Registration Systems	Sterling Township	
Lane Ronald N	Residential Mortgage Services Inc		256,000.00
Branning Irene L	Wayne Bank	Preston Township	48,500.00
Lavin Karl F	Mortgage Electronic Registration Systems	Salem Township	
Lavin Janice M	Quicken Loans		206,000.00
Kehs Shane R	First Commonwealth Federal Credit Union	Paupack Township	150,350.00
Schluter William E III	Mortgage Electronic Registration Systems	Manchester Township	
Schluter Emily M	Loandepot Com		300,000.00
Laviola Paul A	Wayne Bank	Preston Township	
Kyle Edward F			205,000.00
Kyle Nancy F			
Swingle Donald L	Honesdale National Bank	South Canaan Township	
Swingle Janice L			90,000.00

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

Hope James L	Wells Fargo Bank	Dreher Township	243,750.00
Conway Thomas J	Mortgage Electronic Registration Systems	Lake Township	
Conway Patricia H	Atlantic Home Loans Inc		229,000.00
Mitchell Matthew	Honesdale National Bank	Oregon Township	
Mitchell Kelsey			114,000.00
Rasmussen Helen Nancy	Dime Bank	Texas Township	100,000.00
Hendrickson Ziona	Honesdale National Bank	Dyberry Township	107,600.00
Masiello Frank T	Wells Fargo Bank	Lake Township	
Masiello Erica Michelle			398,781.00

## DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Smith Becky A AKA By Sheriff	PHH Mortgage Corporation	Paupack Township	
Smith Becky AKA By Sheriff	P H H Mortgage Corporation		Lot 65
Smith Wayne T AKA By Sheriff			
Smith Wayne AKA By Sheriff			
Savan James C	Savan James C Tr	Lake Township	
Savan Jane Marie	Savan Jane Marie Tr James C Savan Irrevocable Trust Jane Marie Savan Irrevocable Trust		Lot 3383
Housing & Urban Development	Deleoninoa Estefania D Inoa Estefania D Deleon	Lehigh Township	Lot 40
Young Dolores M	Young Doreen Tr Young Denise Tr Young Deborah Tr Dolores Young Irrevocable Trust B	Manchester Township	
Polifrone Thomas	White Edward F White Janet E	Paupack Township	
Day Edwin	Ronacher Nicole A	Honesdale Borough	
Day Karen			
Fahey Peter C	Manchester Hunting & Fishing Group	Manchester Township	
Codichini Richard	Banzer Frederick K	Paupack Township	
Codichini Mary	Banzer Kathleen A		
Wayne County Tax Claim Bureau	Kolpak Francis J	Salem Township	
Sheehan Princessita D	Kolpak Gregory M		
Sheehan Howard I			
Wayne County Tax Claim Bureau	Kolpak Francis J	Salem Township	
Sheehan Princessita D	Kolpak Gregory M		
Sheehan Howard I Jr			
Khoury Glenn	Parker Vince	Cherry Ridge Township	
Lukekhoury Jennifer D	Parker Cheryl R		
Khoury Jennifer D Luke			
Lasek Elaine	Tropea Robert F	Buckingham Township	
Lasek Robert Est	Tropea Patricia M		
Lasek Gabriela Adm			

Honesdale National Bank	Rickard Curtis	Cherry Ridge Township	
	Rickard Heather		Lot 12
Raskin Valerie Marie Perry Exr	Raskin Valerie Marie Perry Tr	Texas Township 1 & 2	
Perry Joanne Marie Est	Kenneth Perry Sr Irrevocable Special Needs		
Miller Brian AKA	Miller Brian S	Manchester Township	
Miller Brian S AKA	Miller Irene A		
Miller Irene AKA	Miller Tyler S		
Miller Irene A AKA	Miller Eric S		
	Miller Cassandra L		
Miller Irene A	Miller Brian S	Manchester Township	
Miller Tyler Scott	Miller Irene A		Lots 509 & 510
Miller Eric Scott	Miller Tyler S		
Miller Cassandra Lynn	Miller Eric S Miller Cassandra L		
Bruno Michael	Bruno Michael	Palmyra Township	
Bruno Katherine	Bruno Katherine		Lot 20R
Messler Kristina AKA	Kristina A Messler Two Zero One Four Trust	Scott Township	
Messler Kristina A AKA			
Keast Clara M	Maile Tammy M	Mount Pleasant Township	
	Gaylets Tina M		
	Keast Todd W		
	Stocker Tarey Keast		
McLaughlin Kelly M	Harrison Matthew	Manchester Township	
Fleming James T	Haro Mario	Lake Township	
Marlene Fleming Linda	Haro Maria		Lot 3346
Fleming Linda Marlene	Haro Michelle		
Romero Anne	Patterson Scott R	Lehigh Township	
	Patterson Susan K		Lot 19
Joseph Jeffrey	Lane Ronald N	Sterling Township	
Joseph Nancy G	Lane Jennifer S		
Guzman Carlos	Santana Felicita	Salem Township	
Guzman Luz E			Lot 442
Morris Gerard	Lurch Joseph M Est	Damascus Township	
	Lurch Jacqueline		Parcel 3
	Lurch Ryan J Adm		
Mandica Jacqueline	Lurch Joseph M Est	Damascus Township	
Lurch Jacqueline	Lurch Ryan J Adm		Parcel 3
Podunajec Margaret	Tigue Wayne	Clinton Township 1	
Hoefling Kathryn	Tigue Wayne	Clinton Township 1	
Bowen Kathryn			
Hoefling Patricia	Tigue Wayne	Clinton Township 1	
Ubertaccio Michael	Kehs Shane R	Paupack Township	
Ubertaccio Denise			Lot 54
Franceski David C Jr	Franceski David C Jr	Mount Pleasant Township	
Wood John Jeffrey	Franceski Margaret		
Wood Carla Mary	Wood John Jeffrey		
	Wood Carla Mary		
Bartlett Victoria M	Schluter William E III	Manchester Township	
	Schluter Emily M		Lot 2

Shippee Kathleen	Shippee Kathleen Kohlepp John Kohlepp Karen	Dreher Township
McNulty John D McNulty Kathleen	McNulty John D McNulty Kathleen Fariello Shawn	Salem Township
Tunison Walter L Tunison Robert H Jr	Barry Adriana Barry Michael J Jr	Scott Township
Ellis Kevin J Ellis Rachael S	Hendrickson Ziona	Dyberry Township
Marinucci John Marinucci Debra A	Masiello Frank T Masiello Erica Michelle	Lake Township Lot 2038
Miangaan Property Holdings LLC Miangaan Property Holdings L L C	Mogavero Anthony Mogavero Lisa	Damascus Township Lot 1



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Corporate and Business Law,  
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Estates, Estate Planning, Family  
Law, Custody, Divorce, Protection  
From Abuse, Support, Guardianship,  
Juvenile Law, Property Owners  
Association, Real Estate, Social  
Security/Disability, Tax Law, Workers  
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Landlord/Tenant, Juvenile*

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Corporate Law, Breach of Contract,  
Community Association Matters*

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