

WAYNE COUNTY BAR ASSOCIATION

OFFICIAL LEGAL JOURNAL

OF WAYNE COUNTY, 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

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*

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Raymond L. Hamill, *Senior Judge*

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Linus H. Myers

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Raising the Bar



Wayne County Bar Association
922 Church Street, 2nd Floor
Honesdale, Pa 18431

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

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

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

Hours: Available Upon Request

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

Press Release — Register of Wills and Recorder of Deeds

COVID-19 YELLOW PHASE GUIDELINES

May 21, 2020 — Probates will be scheduled by appointment only with video conferencing preferred. Inheritance Tax returns, inheritance tax payments and estate filings are accepted by mail or in the drop-off box located in the courthouse lobby.

Notaries Public must schedule an appointment to be sworn in. Document recordings are accepted via mail or placed in the drop-off box located in the courthouse lobby. E-Recording will be implemented beginning June 2, 2020.

Copies of records may be obtained by calling the office at 570-253-5970 extension 4040. Professionals in the real estate industry as identified in the Governor's Amended Order dated May 19, 2020 may schedule an appointment to access the office for records. Online record searching will be implemented beginning June 2, 2020.

Restricted access continues through the Yellow Phase of the COVID-19 Pandemic. Facial mask or facial covering will be required along with social distancing. Hand sanitizers are placed for your use. Maximum capacity of 8 people in the research room will be adhered to during this time. You may call the office for assistance at 570-253-5970 extension 4040.

Debbie Bates,
Register of Wills and Recorder of Deeds



LEGAL NOTICES

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

ESTATE NOTICES

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

ESTATE NOTICE

NOTICE IS HEREBY GIVEN, that Letters of Administration have been issued in the Estate of Gregory Michael Matti, a/k/a Greg Matti, a/k/a Gregory Matti, a/k/a Gregory M. Matti, who died on April 14, 2020, late resident of Prompton, Wayne County, PA 18456, to Melinda Sue Rich, Administratrix 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 Melinda Sue Rich, c/o Law Offices of ALFRED J. HOWELL, ESQUIRE, Attorney for the Estate, at 109 Ninth Street, Honesdale, P A 18431.

5/29/2020 • 6/5/2020 • 6/12/2020

EXECUTOR NOTICE

Estate of Helen F. Flynn AKA
Helen Flynn AKA Helen Frances
Flynn
Late of Paupack Township
EXECUTOR
Manuel Rojas
528 Academy Street
Hawley, PA 18428
ATTORNEY
Nicholas A. Barna
831 Court Street
Honesdale, PA 18431

5/29/2020 • 6/5/2020 • 6/12/2020

ESTATE NOTICE

Estate of Joseph E. DiClemente,
a/k/a Joseph DiClemente,
Deceased
Late of Salem Township, Wayne
County, Pennsylvania

Letters Testamentary on the above estate having been granted to the undersigned, all persons indebted to said estate are requested to make immediate payment, and those having legal claims to present the same without delay to:

Rebecca S. Lederach

c/o GRIM, BIEHN &
THATCHER
104 S. 6th Street
P.O. Box 215
Perkasie, PA 18944-0215

5/29/2020 • 6/5/2020 • 6/12/2020

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

CIVIL ACTIONS FILED

*FROM MAY 2, 2020 TO MAY 8, 2020
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2008-20474	DIEHL JOSEPH H	5/07/2020	SATISFACTION	—
2012-20845	COLLINS FAITH SHEREE	5/07/2020	SATISFACTION	—
2013-20254	GIANNONE CARMINE	5/07/2020	SATISFACTION	—
2013-20296	GARDNER KAREN	5/07/2020	SATISFACTION	—
2013-20296	WAYNE BANK GARNISHEE	5/07/2020	SATISFACTION	—
2015-21157	CALDWELL DONALD	5/07/2020	SATISFACTION	—
2016-21028	JOHNSON CHRISTOPHER	5/08/2020	SATISFACTION	2,281.10
2016-21028	JOHNSON TAMMY	5/08/2020	SATISFACTION	2,238.40
2017-00014	DOUGLAS IRENE P	5/05/2020	PARTIAL SUMMARY JGMT	—
2017-20041	DECKER ANTHONY	5/04/2020	SATISFACTION	1,058.45
2017-20572	SHIELDS EUGENE JOSEPH	5/06/2020	SATISFACTION	—
2018-20215	ONEIL MICHAEL V	5/06/2020	SATISFACTION	6,695.13
2018-20215	HOUSE OF FLOWERS D/B/A	5/06/2020	SATISFACTION	9,695.13
2018-20790	COLLINS FAITH	5/07/2020	SATISFACTION	—
2019-00109	ULLNER JOHNINE	5/08/2020	CONSENT JUDGMENT	2,412.90
2019-00117	FLETCHER WILLIAM R A/K/A	5/04/2020	FINAL JUDGMENT	7,511.50
2019-00117	FLETCHER ROBERT	5/04/2020	FINAL JUDGMENT	7,511.50
2019-20065	CAREY BRIAN	5/06/2020	SATISFACTION	1,438.49
2019-20261	SWENDSEN MARIA M	5/04/2020	SATISFACTION	3,117.90
2019-20498	DIME BANK THE GARNISHEE	5/04/2020	GARNISHEE/DISC ATTCH	—
2019-20742	CAREY BRIAN	5/06/2020	SATISFACTION	1,349.67
2020-20230	DOERRIE NICOLE	5/04/2020	DISCONTINUED	—
2020-20260	HUNDEMER BRETT	5/05/2020	MUNICIPAL LIEN	1,973.24
2020-20261	NESENOFF MITCHELL	5/05/2020	MUNICIPAL LIEN	1,245.06
2020-20261	NESENOFF MARJORIE	5/05/2020	MUNICIPAL LIEN	1,245.06
2020-20261	NESENOFF RACHEL	5/05/2020	MUNICIPAL LIEN	1,245.06
2020-20261	NESENOFF NAOMI B	5/05/2020	MUNICIPAL LIEN	1,245.06
2020-20262	KHAN KANWAL	5/05/2020	MUNICIPAL LIEN	1,456.01
2020-20263	PALMA ROBERT ESTATE OF	5/05/2020	MUNICIPAL LIEN	933.41
2020-20263	PALMA LINDA ESTATE OF	5/05/2020	MUNICIPAL LIEN	933.41
2020-20264	AMATO LORENZO	5/05/2020	MUNICIPAL LIEN	1,244.08
2020-20265	MAZZARIELLO JOSEPH J	5/05/2020	MUNICIPAL LIEN	2,076.42
2020-20266	RASTELLO ERIC	5/05/2020	MUNICIPAL LIEN	2,405.25
2020-20266	DIMAGGIO SAMUEL	5/05/2020	MUNICIPAL LIEN	2,405.25
2020-20266	DI MAGGIO SAMUEL	5/05/2020	MUNICIPAL LIEN	2,405.25
2020-20267	GRABOWSKI RICHARD	5/05/2020	MUNICIPAL LIEN	1,320.66
2020-20267	GRABOWSKI MARIA	5/05/2020	MUNICIPAL LIEN	1,320.66
2020-20268	JABLON SCOTT	5/05/2020	MUNICIPAL LIEN	1,924.98

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

2020-20269	BANNON RICHARD J	5/05/2020	MUNICIPAL LIEN	1,729.92
2020-20270	GENUINO GERALD	5/05/2020	MUNICIPAL LIEN	1,900.47
2020-20270	GENUINO MARY JANE	5/05/2020	MUNICIPAL LIEN	1,900.47
2020-20271	ARMSTRONG WARREN	5/05/2020	MUNICIPAL LIEN	1,347.80
2020-20272	ROSADO ERNESTO	5/05/2020	MUNICIPAL LIEN	1,235.54
2020-20272	ROSADO GLORIA	5/05/2020	MUNICIPAL LIEN	1,235.54
2020-20273	FREDA LISA M	5/05/2020	MUNICIPAL LIEN	1,737.47
2020-20273	FREDA ANTHONY R	5/05/2020	MUNICIPAL LIEN	1,737.47
2020-20274	DENKS ILIJA	5/05/2020	MUNICIPAL LIEN	1,262.86
2020-20275	TCHORZEWSKI MAREK	5/05/2020	MUNICIPAL LIEN	1,182.35
2020-20276	MASON WINIFRED	5/05/2020	MUNICIPAL LIEN	1,073.19
2020-20277	CABINS & CAMPS LLC	5/05/2020	MUNICIPAL LIEN	1,312.84
2020-20278	PEREZ WILLIAM	5/05/2020	MUNICIPAL LIEN	1,237.76
2020-20278	PEREZ DARONDA	5/05/2020	MUNICIPAL LIEN	1,237.76
2020-20279	AYALA ALVARO	5/05/2020	MUNICIPAL LIEN	1,250.84
2020-20280	LEWER KAREN	5/05/2020	MUNICIPAL LIEN	938.96
2020-20281	GROSSMAN ISAAC	5/05/2020	MUNICIPAL LIEN	933.41
2020-20281	NADEL SHOSHANA	5/05/2020	MUNICIPAL LIEN	933.41
2020-20282	SKLAVAKIS DENNIS P	5/05/2020	MUNICIPAL LIEN	1,961.96
2020-20283	CHOIR BOYZ CLUB INC	5/05/2020	MUNICIPAL LIEN	1,242.40
2020-20284	DEVINE DARLENE K	5/05/2020	MUNICIPAL LIEN	1,897.18
2020-20285	BLAKE DAVID	5/05/2020	MUNICIPAL LIEN	1,836.68
2020-20285	BLAKE LORI	5/05/2020	MUNICIPAL LIEN	1,836.68
2020-20286	LEWERS CORNETT L	5/05/2020	MUNICIPAL LIEN	933.41
2020-20287	PETERSON JASON	5/05/2020	MUNICIPAL LIEN	1,197.45

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MORTGAGES AND DEEDS

*RECORDED FROM MAY 18, 2020 TO MAY 22, 2020
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Patten Jeremy	Dime Bank	Texas Township	
Patten Heidi			227,000.00
Blair Bonnie	Dime Bank	Berlin Township	113,700.00
Vansickle Michael	Mortgage Electronic Registration Systems	Mount Pleasant Township	
Vansickle Maria	Nationstar Mortgage LLC Nationstar Mortgage L L C Mr Cooper		204,797.00
Rickard Curtis	Honesdale National Bank	Texas Township	
Rickard Heather			27,000.00
Demochko Stanislav	Honesdale National Bank	Paupack Township	25,000.00
Urban Robert M	Honesdale National Bank	Clinton Township	
Urban Jenna R			200,000.00
Urban Michael A			
Urban Sharon J			
Urban Melissa S			
Vitelli Melissa S			
Vitelli Steven			
Nalevanko Michael	Honesdale National Bank	Lake Township	
Nalevanko Kathryn F			150,000.00
Nunez Cirilo Anthony	JPMorgan Chase Bank J P Morgan Chase Bank	Sterling Township	93,600.00
Zegers Daniel	Wayne Bank	Buckingham Township	61,000.00
Shenise Kelly Ann	Mortgage Electronic Registration Systems	Paupack Township	
Shenise James Barry Jr	Caliber Home Loans Inc		120,000.00
Hamilton Jonathan	JPMorgan Chase Bank	Lehigh Township	
Hamilton Sabrina	J P Morgan Chase Bank		148,500.00
Feldman Lorene A	Dime Bank	Honesdale Borough	132,000.00
Montijo Ramon L Jr	Mortgage Electronic Registration Systems	Canaan Township	
Montijo Minerva E	New Day Financial		263,090.00
Mundy M Susan	Honesdale National Bank	Clinton Township	
Neblett Eleanor D			230,000.00
Mundy Eleanor D			
Warring Colleen			
Milenkovic Kathleen G	Dime Bank	Lake Township	215,000.00
French Ryan J	Wayne Bank	South Canaan Township	
French Stephanie			214,557.00

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

Birmelin Dorothy Jean	Dime Bank	Lake Township	
Birmelin Robert F			131,350.00
Schuman John	Mortgage Electronic Registration Systems	Salem Township	
Schuman Erin Murtaugh Erin	Quicken Loans		120,000.00
Lindstedt Sandra	Mortgage Electronic Registration Systems	Clinton Township	
Benson Jeffery H	Quicken Loans		209,000.00
Merring Dustin P	Summit Mortgage Corporation	Sterling Township	184,848.00
Gordon Craig	Mortgage Electronic Registration Systems	Paupack Township	
Gordon Sherry	Stearns Lending		162,000.00
Ristics Michael P	Mortgage Electronic Registration Systems	Damascus Township	
Ristics Joanne	First Home Bank		131,800.00
Linde Gary Linde Valerie	Honesdale National Bank	Texas Township	180,000.00
Daniels Robert L	Fidelity Deposit & Discount Bank	Lehigh Township	
Daniels Ann M			300,000.00
Katarski Mary Beth	Dime Bank	Clinton Township	
Tuttle Mary Beth			39,000.00
Schoenharl Mary T	Mortgage Electronic Registration Systems	Lehigh Township	
Schoenharl Edward H II	Prosperity Home Mortgage		153,000.00
Williams Lawrence John	Mortgage Electronic Registration Systems	Salem Township	
	Finance Of America Mortgage LLC		77,330.00
	Finance Of America Mortgage L L C		
Cohenzeiler Marci Zeiler Marci Cohen Zeiler Gregory	Dime Bank	Sterling Township	207,500.00
Portmore Daniel R	Bethpage Federal Credit Union	Paupack Township	
Portmore Melissa C			200,000.00
Mora Brooke N	Honesdale National Bank	Damascus Township	
Mora Edwin F By Af Mora Brooke N Af			216,000.00
Mall Werner Arthur AKA Mall Werner A AKA	Affinity Federal Credit Union	Paupack Township	130,000.00
Mall Christine Ann AKA Mall Christine A AKA			
Reidenbach August	Wayne Bank	Paupack Township	164,000.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Housing & Urban Development	Blair Bonnie	Berlin Township	
CNB Realty Trust	NBT Bank	Salem Township	
C N B Realty Trust	N B T Bank		Lot 3D
NBT Bank	Caswell David	Salem Township	
N B T Bank	Caswell Denise		Lot 3D
Montanye Scott W	Lima Allison Marie	Manchester Township	
Montanye Michele R			Lots 973 & 974
Goldstein Michael	Cutler James K	Lake Township	
Goldstein Kimberly			
Simone Karen	Scott Karen	Lehigh Township	
Simone Russell	Scott Amaya Scott Leron		Lot 568
Chambers Aaron A	Battaglia Raymond	Paupack Township	
Chambers Lori A	Battaglia Mary Anne		
Frechen Richele Agent	Stanton Jody	Dyberry Township	
Stanton Rena By Agent		Dyberry & Texas Twps Texas Township Texas & Dyberry Twps	
Pack William R	L & M Enterprises Inc	Dreher Township	Lot 123
Reid Paul A	Hayes Timothy P	Preston Township	
Reid Cheryl Ann	Hayes Christine Ann		
Hayes Timothy P			
Hayes Christine Ann Reid			
Lakeview Loan Servicing LLC By Af	Nunez Cirilo Anthony	Sterling Township	
Lakeview Loan Servicing L L C By Af			Lot 46
Manufactures & Traders Trust Company Af AKA M & T Bank Af AKA			
Seitz Dorothy K Exr	Erwin Betty N	Dyberry Township	
Cressman Fay Neil Est			Lot 67
Kuzicki Kelly Ann	Shenise Kelly Ann	Paupack Township	
Shenise Kelly Ann	Shenise James Barry Jr		Lot 150
Shenise James Barry Jr			
Roluson Heather Exr	Manchester Hunting & Fishing Group LLC	Manchester Township	
Adams Ralph L Est	Manchester Hunting & Fishing Group L L C		
Berkenwald Ezra	Hamilton Jonathan	Lehigh Township	
	Hamilton Sabrina		Lot 18
Kmetz Joseph M	Kmetz Joseph M Kmetz Joanne	Palmyra Township	
Koch Lorene	Feldman Lorene A	Honesdale Borough	
Feldman Lorene A			
Cuda George R Adm	Tony Bilansky Carpentry LLC	Paupack Township	
Cuda Brett R Est AKA	Tony Bilansky Carpentry L L C		Lot 12b
Cuda Brett Est AKA			

Shaw Phoebe Jo	Heron Hill Hunt Club	Damascus Township	
Shaw Phoebe Jo Tr			
Phoebe Jo Shaw Trust			
Worthington Charles H	Merring Dustin P	Sterling Township	
Worthington Elizabeth			
Golden Michael J	Gordon Craig	Paupack Township	
Golden Virginia R	Gordon Sherry		Lot 302
Paschall Donna D	Ramales Silbino	Lehigh Township	
	Perez Reina		Lot 13
Paschall Donna D	Ramales Silbino	Lehigh Township	
	Perez Reina		Lot 14
Gokce Capital LLC	Hine Charles	Lake Township	
Gokce Capital L L C	Hine Krista		Lot 699
Mukhopadhyay Saibalesh	Shatzer Christopher	Lehigh Township	
Mukhopadhyay Seuli	Shatzer Barbara		Lot 118
Bianco Joseph	Bennett Dale	Lake Township	
Bianco Mara	Bennett Rebecca		Lot 1804
Housing & Urban Development	Pontosky Corey	Lake Township	Lot 2116
Clark Michael V By Sheriff	MTGLQ Investors	Salem Township	
Clark Suzanne Phelan By Sheriff	M T G L Q Investors		Lot 1909
Advocacy Alliance	Williams Lawrence John	Salem Township	
Baglione Anthony Est			Lot 3
Fiechter Rene P	Portmore Daniel R	Paupack Township	
	Portmore Melissa C		
Smith Kenneth Alvin	Mora Edwin F	Damascus Township	
Orr Kimberly Margaret	Mora Brooke N		
St Tikhons Orthodox			
Theological Seminary	Highway House Organization	South Canaan Township	
St Tikhon Theological Seminary			
Eaves John O	Chicopee Berry Farm	Damascus Township	
Eaves Linda S			Lot 1
Torres William	Jucaserrano Andres	Manchester Township	
Torres Jessica	Serrano Andres Juca		
Espinosa Esmeralda	Rivera Jahalra		
Torres William			
Torres Ailani			
Scaglione Jimmy	Scaglione Jimmy	Manchester Township	
	Miller Erica		
	Florin Lena		

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