

WAYNE COUNTY BAR ASSOCIATION

OFFICIAL LEGAL JOURNAL

OF WAYNE COUNTY, PA



22nd Judicial District

July 16, 2021
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Honesdale, PA



IN THIS ISSUE

PRESS RELEASE — DA’S OFFICE	5
CRIMINAL CASES	6
LEGAL NOTICES	8
CIVIL ACTIONS FILED	15
MORTGAGES & DEEDS	17
COURT CALENDAR	22
CUSTODY CALENDAR	24
ATTORNEY DIRECTORY	26

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.

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

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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.

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WAYNE COUNTY OFFICIALS

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Janine Edwards, *President Judge*

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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

ACCEPTING DONATIONS NOW!

For Information call the Wayne County Bar Association: (570) 253-0556 or go to
www.waynecountylawyers.org

District Attorney's Office — Press Release

FIRST JURY TRIAL SINCE PANDEMIC LEADS TO CONVICTION FOR ASSAULT

July 13, 2021 — Wayne County District Attorney A.G. Howell announced that on Monday, July 12, 2021, the first jury seated in Wayne County since the beginning of the pandemic, and presided over by President Judge Janine Edwards, convicted Daniel Candelario, 53, of Browndale PA, for the assault upon his 80-year-old neighbor. The jury convicted Mr. Candelario of the lead charge of Simple Assault. Judge Edwards set the sentencing date for August 19, 2021.

On October 17, 2020, the 80-year-old victim was helping the defendant's wife change a headlight on her car. Mr. Candelario came out of his residence yelling, screaming and shoving his wife. Mr. Candelario pushed his wife out of the way, confronted the victim and punched the victim in the face. Mr. Candelario's attack on the victim caused a golf ball size red lump on the side of his head. Two (2) other independent individuals also witnessed the assault.

District Attorney Howell praised the court and his office for their preparation and organization in conducting jury selection and the trial in a safe and efficient manner. The District Attorney's office continues the pursuit of justice either by pleas from defendants or by jury trial when defendants refuse to accept responsibility for their actions.

District Attorney Howell also expressed his gratitude to Assistant District Attorney Rich Henry and the Pennsylvania State Police for their thorough, thoughtful and convincing presentation of the assault upon the victim.



CRIMINAL CASES

Wayne County District Attorney A.G. Howell announces the following cases were addressed by the Honorable Janine Edwards, President Judge Wayne County Court:

HONESDALE, PA — July 8, 2021

FRANK GEORGE AMBROSIO III, age 27 of Cooperstown NY, was sentenced to undergo incarceration at the Wayne County Correctional Facility for a period of 10 days followed by 18 months' probation with 60 days of House Arrest through the SCRAM program for one count of Driving Under the Influence (M) and one count of Resisting Arrest (M2). He was also ordered to pay the costs of prosecution, pay a mandatory minimum fine of \$1,000.00, participate and cooperate with the drug and alcohol addiction treatment in accordance with his assessment, complete the Alcohol Highway Safety Program, undergo a mental health evaluation and comply with any recommendations for treatment and obtain employment within 30 days of sentencing or provide documentation from a doctor precluding him from employment. The incident occurred on September 12, 2020 in Salem Township.

GERALD C. FABRI, age 35 of Lakeville Pa, was sentenced to undergo incarceration in the Wayne County Correctional Facility for a period of not less than 3 months nor more than 60 months for one count of Corruption of Minors (F3). He was also ordered to pay the costs of prosecution, pay restitution in the amount of \$1,200.00, have no contact with the victim, have no unsupervised contact with any child under the age of 18, continue with sex offender treatment and comply with treatment recommendations, and register with Megan's Law as a Tier I Offender for 15 years. The incident occurred on August 27, 2020 in Paupack Township.


Mitchell Gilpin, age 23 of Lake Ariel Pa, was previously sentenced on March 4, 2021 to undergo incarceration in the Wayne County Correctional Facility for a period of not less than 1 month nor more than 12 months. The Defendant was found in violation of his probation, was resentenced and remanded to the Wayne County Correctional Facility for the remainder of his sentence, September 22, 2022. On June 15, 2021 the Defendant tested positive for Drugs.

TIMOTHY DAVID HOLMES, age 543 of Felton Pa, was placed on the Accelerated Rehabilitative Disposition Program for a period of 6 months related to a DUI. He was also ordered to pay all costs, have his driving privileges suspended for a period of 60 days, complete the Alcohol Highway Safety Program, and complete 20 hours of community service. The incident occurred on August 25, 2020 in Canaan Township.

STEPHANIE L. KRESGE, age 38 of Bangor Pa, was previously sentenced on April 8, 2021 to undergo incarceration in the Wayne County Correctional Facility for a period of not less than 5 months nor more than 23 1/2 months. The Defendant was found in violation of her probation, was resentenced and remanded to the Wayne

County Correctional Facility for the remainder of her sentence, November 22, 2022. On May 24, 2021 and June 8, 2021, the defendant failed to report for scheduled appointments with Probation.

STEPHEN J. RUFFINO, age 54 of Lake Ariel Pa, was sentenced to undergo incarceration for a period of not less than 30 days nor more than 12 months for one count of Possess/Sell/Use/Display Documents (M1). He was also ordered to pay the costs of prosecution, and undergo a drug and alcohol evaluation and comply with any recommendations for treatment. The incident occurred on February 11, 2021 in Salem Township.



WAYNE COUNTY LEGAL JOURNAL

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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.

ESTATE NOTICE

**RE: ESTATE OF
EDWARD C. ERDMANN
A/K/A EDWARD C. ERDMAN**

NOTICE IS HEREBY GIVEN that Letters Testamentary in the Estate of **EDWARD C. ERDMANN A/K/A EDWARD C. ERDMAN**, late of Mount Pleasant Township, Wayne County, Pennsylvania, have been granted to the undersigned. All persons indebted to said estate are required to make immediate payment and those having claims shall present them for settlement to:

DEBRA CURLEY, EXECUTRIX
BRENDA D. COLBERT, Esquire
COLBERT & GREBAS, P.C.
210 Montage Mountain Road –
Suite A
Moosic, PA 18507

Date of Death: June 1, 2021

7/16/2021 • 7/23/2021 • 7/30/2021

EXECUTOR NOTICE

Estate of Anita M. Roche AKA
Anita Roche
Late of Clinton Township
EXECUTOR
Maurice Roche
37 Lizzy's Lane
Waymart, PA 18472
ATTORNEY
Nicholas A. Barna
207 Tenth Street
Honesdale, PA 18431

7/16/2021 • 7/23/2021 • 7/30/2021

EXECUTOR NOTICE

Estate of Doris J. Mitchell
Late of Texas Township
EXECUTOR
Paul Mitchell
9717 NE 104th Way
Vancouver, WA 98662
ATTORNEY
David M. Gregory ESQ.
307 Erie Street
Honesdale, PA 18431

7/16/2021 • 7/23/2021 • 7/30/2021

ESTATE NOTICE

Estate of VIOLET JEAN
CATELLA, DECEASED, late of
1067 SHOSHONI TRAIL
GOULDSBORO, PA 18424, (Died
MAY 12, 2021) MARK
CATELLA, Administrator c.t.a.,
Dante A. Cancelli, Suite 260, 125

North Washington Ave., Scranton,
Pennsylvania 18503, Attorney.
DANTE A. CANCELLI,
ESQUIRE

7/16/2021 • 7/23/2021 • 7/30/2021

ESTATE NOTICE

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the estate of PAUL JOHN WOJCIK, JR., late of Forest City, PA., Date of death May 29, 2021. All persons indebted to the said estate are required to make payment and those having claims or demands to present the same without delay to the Executor/Executrix, in care of Matthew L. Meagher, Esquire, 1018 Church Street, Honesdale, PA 18431.

7/9/2021 • 7/16/2021 • 7/23/2021

ESTATE NOTICE

RE: ESTATE OF HENRY R. HUCKABEE a/k/a HENRY RUFUS HUCKABEE, late of Lake Ariel, Pennsylvania (died April 10, 2021). Letters Testamentary 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 person indebted to the Decedent to make payment without delay to: Taralyn Huckabee, Executrix, or to her attorney: Thomas J. Jones, Jr., Esquire, 410 Spruce Street, Suite 301, Scranton, Pennsylvania 18503.

7/9/2021 • 7/16/2021 • 7/23/2021

ESTATE NOTICE

NOTICE IS HEREBY GIVEN, that Letters of Administration for Real Estate in Wayne County, Pennsylvania, have been issued in the Estate of Richard Charles Laux, a/k/a Richard C. Laux, who died on February 14, 2018, late resident of Port St. Lucie, Florida, to Eric Laux, Administrator of the Estate. All persons indebted to said Estate are required to make payment and all persons having claims or demands are to present the same without delay to Eric Laux, Administrator, c/o The Law Offices of ALFRED J. HOWELL, Attorney for the Estate, at 109 Ninth Street, Honesdale, PA 18431.

ALFRED J. HOWELL, ESQUIRE
ATTORNEY FOR THE ESTATE

7/2/2021 • 7/9/2021 • 7/16/2021

ESTATE NOTICE

NOTICE IS HEREBY GIVEN, that Letters of Administration have been issued in the Estate of Patrick Joseph Griffin, Jr., a/k/a Patrick J. Griffin, a/k/a Patrick Griffin, a/k/a Patrick J. Griffin, Jr., who died on March 11, 2013, late resident of Honesdale, PA 18431, to Joseph Sepe, Administrator 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 Joseph Sepe, Administrator c/o Law Offices of ALFRED J. HOWELL, Attorney

for the Estate, at 109 Ninth Street,
Honesdale, PA 18431.

ALFRED J. HOWELL, ESQUIRE
ATTORNEY FOR THE ESTATE

7/2/2021 • 7/9/2021 • 7/16/2021

ESTATE NOTICE

Notice is hereby given that Letters of Administration have been granted in the Estate of William J. Ridd a/k/a William J. Ridd, Sr., late of Oregon Township, Wayne County, Pennsylvania, who died on March 30, 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

Susan Ridd, Administrator, of 20 Ridd Lane, 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

7/2/2021 • 7/9/2021 • 7/16/2021

ESTATE NOTICE

NOTICE IS HEREBY GIVEN, that Letters Testamentary have been issued in the Estate of Robert L. Daniels, a/k/a Robert Daniels, who died on April 30, 2021, late resident of Waymart, PA 18472, to

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Amelia Daniels, a/k/a Amelia K. Daniels, 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 Amelia Daniels, a/k/a Amelia K. Daniels, Executrix c/o Law Offices of ALFRED J. HOWELL, Attorney for the Estate, at 109 Ninth Street, Honesdale, PA 18431.

ALFRED J. HOWELL, ESQUIRE
ATTORNEY FOR THE ESTATE

7/2/2021 • 7/9/2021 • 7/16/2021

ADMINISTRATRIX NOTICE

Estate of Ann C. Humphrey
Late of Clinton Township
ADMINISTRATRIX
Bethany Lynne Humphrey
3049 N. Williams St.
Denver, CO 80205
ATTORNEY
Ronald M. Bugaj, Esq.
Bugaj/Fisher, PC
308 9th St., PO Box 390
Honesdale, PA 18431

7/2/2021 • 7/9/2021 • 7/16/2021

ESTATE NOTICE

Estate of Lorraine M. Hiller, deceased of the Borough of Honesdale, Wayne County, Pennsylvania. Letters Testamentary on the above estate having been granted to Duane W. Hiller, Executor, all persons indebted to the said estate are requested to make payment, and those having claims to

present the same without delay to her attorney, Anthony J. Magnotta, Esquire, 1307 Purdytown Turnpike, Lakeville, PA 18438

7/2/2021 • 7/9/2021 • 7/16/2021

OTHER NOTICES

**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:
Sarah Burpo

No. 233-2021-CIVIL

ORDER FOR PUBLICATION

AND NOW, this 7th day of June 2021, upon motion of Sarah Burpo, Petitioner, it is **ORDERED** and **DECREED** that the Petition be heard on the 4th day of August 2021 at 8:30 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.**

BY THE COURT:
/s/ Janine Edwards

7/16/2021

NOTICE OF LLC

Notice is hereby given that Aviation Specialties, LLC, has filed its Certificate of Organization with the Pennsylvania Department of State.

The Certificate of Organization was filed pursuant to The Pennsylvania Uniform Limited Liability Company Act of 2016, 15 Pa. C.S. Section 8811, et seq. This Notice is provided in accordance therewith. This Limited Liability Company has been filed and formed for the expressed purpose of teaching and training pilots, giving flying lessons and flight instruction, and aircraft maintenance and pilot services. The address at which the LLC will maintain its principal place of business is as follows: 599 Bethany Turnpike, Honesdale, PA 18431.

7/16/2021

NOTICE

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

ACTION IN QUIET TITLE

NO. 181 - CIVIL - 2021

DEAN RIDDLE and SORABEL
ANGELINA CEDANO
HERNANDEZ,
Plaintiffs

VS.

ADVANCED MARKETING
SYSTEMS, INC.,
Defendant

.....

To: Advanced Marketing Systems,

Inc., its successors or assigns:

You have been sued to obtain a Court Order to satisfy of record a mortgage in your favor from Stanley Huhn and Rosana Huhn from 1986 at Mortgage Book 244, Page 515 regarding Lot 3881, Section 38 in The Hideout for \$12,600.00, and a mortgage in your favor from Joseph A. Vindigni and Kathleen Vindigni from 1987 at Mortgage Book 261, Page 185 regarding Lot 3095, Section 24 in the Hideout for \$13,000.00.

This service is made upon you by Court Order dated June 24, 2021.

NOTICE

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 ELIBIGLE PERSONS AT A REDUCED FEE OR NO FEE.

Northern Pennsylvania Legal Services, Inc.
Wayne County Court House
925 Court Street
Honesdale, PA 18431
Telephone (877) 515-7465

Warren Schloesser, Esq.
214 Ninth Street
Honesdale, PA 18431
Attorney for Plaintiff

7/16/2021

NOTICE

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

ACTION IN QUIET TITLE

NO. 1 - CIVIL - 2021

**ERIC BOOTH, S.
Plaintiff**

VS.

**DOROTHEA A. MILFORD,
VICTORIA A. TIETJEN a/k/a
VICTORIA A. COLMORGAN,
CHRISTOPHER M.
COLMORGAN, and WELLS**

FARGO MINNESOTA, N.A.
Defendants

.....

LEGAL NOTICE

To: Wells Fargo Minnesota, N.A.

You hold a mortgage of record at Record Book 1682, Page 55 from Christopher Colmorgan and Dorothea A. Milford in the amount of \$110,125.00 secured by a mortgage lien on premises in Salem Township, Wayne County, identified on the tax records as Parcel 22-311-11. Said premises were sold to the Plaintiff for unpaid taxes following notice to you at a Judicial Sale held October 9, 2020. The Complaint in this action seeks an order to have your mortgage satisfied of record.

NOTICE

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 ELIBIGLE PERSONS AT A REDUCED FEE OR NO FEE.

Northern Pennsylvania Legal Services, Inc.
Wayne County Court House
925 Court Street
Honesdale, PA 18431
Telephone (877) 515-7465

Warren Schloesser, Esq.
214 Ninth Street
Honesdale, PA 18431
Attorney for Plaintiff

7/16/2021

CIVIL ACTIONS FILED

*FROM JUNE 19, 2021 TO JUNE 25, 2021
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2012-00776	LILJE MARGARET	6/22/2021	SATISFACTION	—
2012-00776	LILJE ALEX G	6/22/2021	SATISFACTION	—
2016-20548	DONNELLY PATRICK	6/21/2021	SATISFACTION	—
2016-20548	DONNELLY JACQUELINE	6/21/2021	SATISFACTION	—
2019-20769	GUZMAN HOLLY A	6/21/2021	REIS/WRITSCIREFACIAS	—
2020-00172	KEELEN RICHARD	6/21/2021	WRIT OF EXECUTION	11,344.12
2020-00172	NBT BANK GARNISHEE	6/21/2021	WRIT EXEC/GARNISHEE	—
2020-20479	GERHART TYSON I III	6/21/2021	REIS/WRITSCIREFACIAS	—
2020-20479	GERHART NICOLE K	6/21/2021	REIS/WRITSCIREFACIAS	—
2020-20622	WAYNE BANK GARNISHEE	6/22/2021	GARNISHEE/DISC ATTCH	—
2020-20622	WAYNE BANK GARNISHEE	6/22/2021	GARNISHEE/DISS/ATTCH	—
2021-00006	MALASPINA DENNIS	6/23/2021	JDGMT BY COURT ORDER	—
2021-00088	KIZER AARON M	6/21/2021	DEFAULT JUDGMENT	2,027.01
2021-20170	MELLENDEZ MARGARET	6/25/2021	JUDGMENT ON REVIVAL	17,917.77
2021-20312	SLIVKAVICH NICOLE	6/21/2021	WRIT OF REVIVAL	38,301.91
2021-20313	GRIFFITHS JOLENE	6/21/2021	JP TRANSCRIPT	1,937.17
2021-20314	BADUM ANDREW R	6/22/2021	FEDERAL TAX LIEN	3,431.81
2021-20315	KOVALESKI MATTHEW SHANE	6/22/2021	JUDGMENT	3,060.25
2021-20316	HUSLEY-SLIWA LLC	6/23/2021	TAX LIEN	2,980.72
2021-20316	HUSLEY-SLIWA LLC	6/23/2021	TAX LIEN	2,980.72
2021-20316	TRACKSIDE GRILL LLC T/A	6/23/2021	TAX LIEN	2,980.72
2021-20317	CHAPMAN AMANDA	6/24/2021	JP TRANSCRIPT	1,631.75
2021-20317	CHAPMAN MICHAEL	6/24/2021	JP TRANSCRIPT	1,631.75
2021-20318	MCWILLIAMS SEAN JAMES	6/24/2021	JUDGMENT	1,228.25
2021-20319	VILLANI LINDA	6/25/2021	MUNICIPAL LIEN	690.01
2021-20320	DEROSS JEFFREY ALLEN	6/25/2021	JUDGMENT	1,321.75
2021-90075	FERENCZI JOSEPH ESTATE OF	6/24/2021	ESTATE CLAIM	4,170.22
2021-90076	BLUM JOHN ESTATE OF	6/24/2021	ESTATE CLAIM	2,873.71
2021-90077	FERNENZI JOSEPH ESTATE OF	6/24/2021	ESTATE CLAIM	1,756.20

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2021-00267	CITIBANK N A	PLAINTIFF	6/23/2021	—
2021-00267	SHIELDS JAMES V	DEFENDANT	6/23/2021	—
2021-00268	CITIBANK N A	PLAINTIFF	6/23/2021	—
2021-00268	HAVILAND ALAN D	DEFENDANT	6/23/2021	—
2021-00269	DISCOVER BANK	PLAINTIFF	6/23/2021	—
2021-00269	HUGHES TIMOTHY M	DEFENDANT	6/23/2021	—

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

CONTRACT — DEBT COLLECTION: OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2021-00266	PEOPLES SECURITY BANK & TRUST	PLAINTIFF	6/22/2021	—
2021-00266	LEWIS TIEGAN C A/K/A	DEFENDANT	6/22/2021	—
2021-00266	WILLIAMS TIEGAN	DEFENDANT	6/22/2021	—

NAME CHANGE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2021-00270	GEHMAN PAMELA MAE KERBER	PETITIONER	6/25/2021	—



MORTGAGES AND DEEDS

*RECORDED FROM JULY 6, 2021 TO JULY 9, 2021
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Saquinaulta Washington			
Eligio Fajardo	First National Bank Of America	Lake Township	143,600.00
Thomas Timothy J	Mortgage Electronic Registration Systems	Lake Township	
Thomas Carolyn	Quicken Loans		135,000.00
Wills Dustin	Honesdale National Bank	Damascus Township	
Scott Nerony			344,000.00
Korman Mark	Reliance First Capital Mortgage Electronic Registration Systems	Paupack Township	
			539,800.00
Orbegoso Lisa J	Mortgage Electronic Registration Systems	Salem Township	
	Summit Mortgage Corporation		189,000.00
Zarkos Anastasios	Mortgage Electronic Registration Systems	Lake Township	
	Quicken Loans		126,000.00
Gallinot Thomas P	First National Bank Of Pa	South Canaan Township	32,100.00
Littleton Doug E	Royal United Mortgage LLC	Sterling Township	
Littleton Laura Lea	Mortgage Electronic Registration Systems		91,125.00
	Royal United Mortgage L L C		
Hopkins Charles R	New Day Financial	Damascus Township	
Hopkins Catherine H	Mortgage Electronic Registration Systems		108,995.00
Palermo Laura	Housing & Urban Development	Lehigh Township	14,744.71
Bibalo Jonathan	Mortgage Electronic Registration Systems	South Canaan Township	
Bibalo Sarah E	Summit Mortgage Corporation		211,500.00
Zuluaga Marcela	Mortgage Electronic Registration Systems	Lake Township	
Moynihan Victoria Eugenia	Crosscountry Mortgage		108,800.00
Pope Todd M	Mortgage Electronic Registration Systems	Lake Township	
	Residential Mortgage Services Inc		148,355.00
Ried Karen	Summit Mortgage Corporation	Preston Township	
Ried Michael	Mortgage Electronic Registration Systems		120,000.00
Szwayka Paul R	Housing & Urban Development	Texas Township	
Szwayka Kelsey A			16,240.90
Fink Josh	Dime Bank	Cherry Ridge Township	
Dill Caitlyn			38,500.00

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

Debastiani Gianna	Keen Dorothy A	Canaan Township	115,000.00
Cosgrove Bryan	Honesdale National Bank	Dyberry Township	
Cosgrove Jackie			117,000.00
Mchedlishvili Lali	Amres Corporation	Lake Township	
Chamiashevili Teona	Mortgage Electronic Registration Systems		247,200.00
Burns Richard A Jr	Mortgage Electronic Registration Systems	Clinton Township 2	
	Bank Of America		200,000.00
Lordship Commercial Properties	Wood Forest National Bank	Lebanon Township	
RSM Commercial Properties LLC			1,046,500.00
R S M Commercial Properties L L C			
Scarpati Michael A AKA	Fidelity Deposit & Discount Bank	Lake Township	
Scarpati Michael AKA			4,091.55
Skiba Walter	Mortgage Electronic Registration Systems	Honesdale Borough	
Skiba Jackie Lynn Rose	Pennymac Loan Services		243,441.00
Hauseman Colin Anthony	Honesdale National Bank	Mount Pleasant Township	
Hauseman Stacey A			30,000.00
Munger Robert R	Wayne Bank	Dyberry Township	
Munger Virginia			121,116.33
Heater Kerry Lee	Mortgage Electronic Registration Systems	Salem Township	
Heater David J	Summit Mortgage Corporation		124,699.00


DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Chilewski Shannon D	VSG Real Estate V S G Real Estate	Waymart Borough	Lot 4
Valeski Mary M Est AKA Valeski Mary Est AKA Cousin Christine M Exr	Ryan Michael	Clinton Township 1	Lot 3
Burch Kevin W Burch Marianne	Saquinula Washington Eligio Fajardo	Lake Township	Lot 2801
Cacchiotti Roger J Kennard John Stephen	Wills Dustin Scott Nerony	Damascus Township	Lot A
Tony Bilansky Carpentry Tony Bilansky Carpentry	Breuer John A Tony Bilansky Carpentry	Paupack Township Paupack Township	Lot 7C
Foucher Keith Est Foucher Susan Exr	Foucher Susan	Paupack Township	
Krans Kimberly Chucta William H	Gaspar David Laird James M	Honesdale Borough Dreher Township	Lot 193
Chucta William H	Popelka Lois Laird James M Popelka Lois	Lehigh Township	Lot 618

Chucta William H	Laird James M Popelka Lois	Lehigh Township	Lot 619
Chucta William H	Laird James M Popelka Lois	Lehigh Township	Lot 620
Kowalski Joseph A Kowalski Karen	Baginski Witold T Baginski Elizabeth R	Salem Township	
Ludewig Wayne Stafaludewig Viena Ludewig Viena Stafa	Orbegosio Lisa J	Salem Township	Lot 512
Ayres Colleen E	Zarkos Anastasios T	Lake Township	Lot 2779
Rass Rebecca Adm Wilcher Pnina Est	Koven Seth D Koven Joan R	Manchester Township	
Faughnan Lorraine Tr Lorraine Faughnan Living Trust	Bibalo Jonathan Bibalo Sarah E	South Canaan Township	
Caputi Leonard M Caputi Alison H	Caputi Leonard M	Buckingham Township	Lot 1
Pocono Springs Estates Inc	Schimmel John W Schimmel Janice M	Lehigh Township	Lot 54
Broccardi Paul J Broccardi Debra E	Zuluaga Marcela Moynihan Victoria	Lake Township	Lot 2756
Pope Todd M Pope Veronica A	Pope Todd M	Lake Township	Lot 1563
Mouchref Salem Mouchref Rema	TIPAM T I P A M	Paupack Township	Lot 82
Vivola Wayne J	Vivola Wayne J Vivola Wayne J Jr Vivola Daniel L	Lehigh Township	
Vivola Wayne	Vivola Wayne Vivola Wayne J Jr Vivola Daniel L	Lehigh Township	Lot 301
Vivola Wayne J	Vivola Wayne J Vivola Wayne J Jr Vivola Daniel L	Lehigh Township	Lot 288
Vangrofski Thomas W	Vangrofski Thomas W Tr Thomas W Vangrofski Revocable Trust	Buckingham Township	Lot C
Vangrofski Thomas W	Vangrofski Thomas W Tr Thomas W Vangrofski Revocable Trust	Buckingham Township	Lot D
Richardson Joseph S Richardson Marilyn E	Ried Michael Ried Karen	Preston Township	Lot 1 C
Gutierrez Brian A Gutierrez Dawn M	Nauerz Carl Nauerz Lucyna	Clinton Township 2	Lot 8R
Keen Dorothy A	Debastiani Gianna	Canaan Township	Lot K 1
Chyle Jack E Chyle Ella Marie Chyle Jackie Cosgrove Jackie	Cosgrove Bryan Cosgrove Jackie	Dyberry Township	Lot 13
Reilly James	Reilly Kevin Reilly Kari	Preston Township	
Reilly James Reilly Rosemary	Reilly Kevin Reilly Kari	Preston Township	Lot 70

Reilly James	Donnelly Erin	Preston Township	
Reilly Rosemary	Donnelly William		
White John	White Carrie White John	Palmyra Township	
Bruns Robert	Henkes Kevin	Lehigh Township	
Flower Laura			
Renzulli Sandra Exr	Renzulli Sandra	Paupack Township	
Grey Stewart W Est	Wirtz Suzanne Grey Clifford Kathleen		
Renzulli Sandra AKA	Renzulli David P	Paupack Township	
Renzulli Sandra L AKA	Renzulli Sandra L		
Wirtz Suzanne Grey			
Clifford Kathleen			
Oginska Nataliya R	Mchedlishvili Lali Chamiashvili Teona	Lake Township	Lot 3736
Bell Nicole A	Reese Juliana	South Canaan Township	
Kromko Nicole A			Lot 9
Dintrono Nicole A			
Lakeview Loan Servicing	Meik Properties Corp	Lehigh Township	
Luzzi Anthony	Goodman Andrew S	Mount Pleasant Township	
Luzzi Ana	Goodman Susan M		Lot 5
Schermerhorn Charlene Exr	Melnick Michael	Texas Township 3	
Spry William R Est AKA	Melnick Linda		
Spry William Raymond Est AKA			
Richardson John S AKA	Burns Richard A Jr	Clinton Township 2	
Richardson John Steven AKA			
Richardson Kathleen AKA			
Richardson Kathleen J AKA			
Honesdale DG	Lordship Commercial Properties	Lebanon Township	
Honesdale D G	RSM Commercial Properties R S M Commercial Properties		
Marshall Earl J	Fuller John C Fuller Jessica D	Paupack Township Paupack & Salem Twps Salem Township Salem & Paupack Twps	Lot 195 Lot 195
Russo John	Alejandro Julio Cesar Reynoso Rivera Geraldine Torres	Lehigh Township	Lot 414
Lodewyks Caroline A	Gokce Capital LLC Gokce Capital L L C	Palmyra Township	
NRZ REO XVIII By Af	Talevi Dennis Charles	Lehigh Township	
N R Z R E O XVIII By Af	Talevi Peter		
Fay Servicing Af			
Marando Phyllis	Key Recycling	Preston Township	
Rapp David F			
Lion Bernard	Lion Bernard Tr	Damascus Township	
Lion Ann	Lion Ann Tr Bernard Lion Revocable Trust Ann Lion Revocable Trust		Lot 6

Engelhardt Edward F	Engelhardt Joseph Tr Edward F Engelhardt Irrevocable Trust I	Mount Pleasant Township
Barnes Edward W	Barnes Elliot J	Berlin Township
Lee Erin	Heater Kerry Lee	Salem Township
Bridges Erin	Heater David J	
Bridges Phillip		
Burrier Jean	Burrier Jean Burrier Thomas Jr	Clinton Township 1



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COURT CALENDAR

July 19, 2021–July 23, 2021

Wednesday, July 21, 2021

9:00 AM
Central Court 3rd Floor Courtroom

12:00 PM
Drug Court Team Meeting

12:30 PM
Drug Court

Thursday, July 22, 2021

9:00 AM
Commonwealth Matters
Sentencing Mannino, Paul Zimmerman
Sentencing Tompkins, Wayne Martin II
Sentencing 138-2020-CR Close Nicholas Farrell
Sentencing 43-2021-CR Bossick, Angela Rogan
Sentencing 126-2021-CR Scalco, Matthew Martin II
Sentencing 64-2021-CR Castellano, Vincent Martin II
Sentencing 45-2021-CR Griffin, Matthew Martin II
Sentencing 74-2021-CR Nagy, Stephen Burlein
Sentencing 299-2020-CR Lakatos, Luke T.Farley

Hearing-withdraw guilty plea 26-2014-SA Miller, Stacy Matri

1:00 PM
Commonwealth Matters
Occurs every Thursday effective 7/22/2021 until 7/22/2021 from 1:00 PM to 2:00 PM



COURT CALENDAR
July 19, 2021–July 23, 2021

Friday, July 23, 2021

9:00 AM
PFA
226-2021-DR Davis v. Croy Thomas/Pro se

10:00 AM
Com v Zukowski 4-2021-SA 3rd Floor Courtroom
Judge Miller

10:00 AM
In Re: D.F. 54-2020-DP
Permanency Review
Rechner/Ellis/Martin II/Burlein

10:30 AM
In Re: C.L., Jr. 18-2021-DP
Adjudication
Rechner/Martin II/ Campbell/Henry/Ellis

1:00 PM
In re: D.B. 32-2014-DP
Perm Review
Rechner/Collins

1:00 PM
In re: L.S. 36-2014-DP
Permanency Review
Rechner/Collins

1:30 PM
In Re: J.J. 20-2021-DP
Disposition
Rechner/Collins



CUSTODY CALENDAR

July 19, 2021–July 23, 2021

Monday, July 19, 2021

1:00 PM
Lauffenburger v. Lauffenburger 69-2020-CV
Divorce Conference (Zimmerman)
Clause/ Lynott

Tuesday, July 20, 2021

9:30 AM
Lind v. Brucculeri 486-2016-DR
Custody Hearing (Zimmerman)
Farrell/Muir

1:00 PM
Coughlin v. Coughlin 159-2020-DR
Divorce Hearing (Zimmerman)
Matiotti/Pro Se

Thursday, July 22, 2021

10:00 AM
Gregoretti v. Amsler
Settlement Conference (Rechner)

Friday, July 23, 2021

9:00 AM
Blum v. Novajosky 320-2021-DR
Conciliation Conference (Karam)
Pro Se/ Pro Se

9:30 AM
Alderman v. Haas 326-2021-DR
Conciliation Conference (Karam)
Kobilinski/Pro Se

10:00 AM
Messersmith v. Messersmith 405-2013-DR
Conciliation Conference (Karam)
Henry/Martin II

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