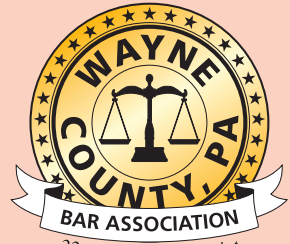


WAYNE COUNTY BAR ASSOCIATION

OFFICIAL LEGAL  
**JOURNAL**

OF WAYNE COUNTY, PA



22nd Judicial District

October 14, 2022

Vol. 12, No. 33

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

**Judges of the Court of Common Pleas**

Janine Edwards, *President Judge*  
Matthew Meagher, *Second Judge*

**Magisterial District Judges**

Kay Bates  
Bonnie L. Carney  
Jonathan J. Dunsinger

**Court Administrator**

Nicole Hendrix, Esq.

**Sheriff**

Chris Rosler

**District Attorney**

A. G. Howell, Esq.

**Prothonotary, Clerk of The Court**

Edward “Ned” Sandercock

**Chief Public Defender**

Steven Burlein, Esq.

**Commissioners**

Brian W. Smith, *Chairman*  
Joseph W. Adams  
Jocelyn Cramer

**Treasurer**

Brian T. Field

**Recorder of Deeds, Register of Wills**

Deborah Bates

**Coroner**

Edward Howell

**Auditors**

Carla Komar  
Catherine Rickard  
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

***For information contact the WCBA  
Ronnie at [ronnie\\_fischer@hotmail.com](mailto:ronnie_fischer@hotmail.com).***

## CRIMINAL CASES

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Wayne County District Attorney A.G. Howell announced the following case was addressed by the Honorable Janine Edwards, President Judge Wayne County Court:

### **HONESDALE, PA- September 29, 2022**

FRANCISCO ROM ARAJUO, age 48 of Honesdale PA, previously sentenced on February 17, 2022 for Simple Assault, was resentenced to undergo incarceration in the Wayne County Correctional Facility for a period of not less than 4 months nor more than 23 ½ months. He was also ordered to pay the costs if prosecution, undergo a drug and alcohol evaluation and comply with all treatment recommendations, complete an anger management course, not enter the Twisted Rail in Honesdale PA and have no contact with any of the employees, obtain employment within 60 days of parole or provide documentation from a doctor precluding him from employment. The defendant was found in violation of Parole when he was arrested on September 22, 2022 on new charges.

LISA M. ARNOUL, age 44 of Honesdale PA, was sentenced to 23 ½ months probation with 6 months House Arrest with Electronic Monitoring through the SCRAM program for one count Simple Assault (M2). She was also ordered to continue with mental health treatment and comply with any recommendations for treatment, attend and complete an anger management program, and relinquish any firearm and any ammunition to law enforcement within 24 hours. The incident occurred on April 7, 2022 in Dyberry Township.

NATHANIEL MICHAEL BANGHART, age 19 of Lake Ariel PA, was sentenced to undergo incarceration in the Wayne County Correctional Facility for a period of not less than 3 months nor more than 23 ½ months for one count Theft by Unlawful Taking or Disposition (M1) and one count Criminal Trespass (F3). He was also ordered to pay the costs of prosecution, pay restitution in the amount of \$723.92, undergo a drug and alcohol evaluation and comply with any recommendations for treatment, undergo a mental health evaluation and comply with any recommendations for treatment, pursue his GED and that the test within 12 months of supervision. The incidents occurred on April 14, 2022 in Honesdale Borough and May 9, 2022 in Texas Township.

KANDI CLARICH, age 40 of Honesdale PA, was sentenced to 6 months probation for one count of Possession of Controlled Substance (M). she was also ordered to pay the costs of prosecution, pay a fine in the amount of \$250.00, undergo a drug and alcohol evaluation and comply with all recommendations for treatment, maintain employment for provide documentation from a doctor precluding her from employment, and continue with mental health treatment and comply with any recommendations for treatment. The incident occurred on March 18, 2022 in Honesdale Borough.

JENNIFER LYNN DULEY, age 42 of Honesdale PA, was sentenced to 24 months probation for one count of Endangering Welfare of Children as Parent/Guardian (M1). She was also ordered to pay the costs of prosecution, continue with mental health treatment and comply with all recommendations for treatment, and obtain employment within 60 days or provide documentation from a doctor precluding her from employment. The incident occurred on January 3, 2022 in Damascus Township.

THOMAS HARROLD, age 42 of Honesdale PA, was sentenced to 12 months probation for one count Retail Theft (M1). He was also ordered to pay the costs of prosecution. The incident occurred on November 26, 2021 in Texas Township.

VICTORIA L. JOHNSON, age 78 of Damascus PA, was placed on the Accelerated Rehabilitation Disposition Program for a period of 6 months related to Driving Under the Influence of Alcohol. She was also ordered to pay all costs, and complete the Alcohol Highway Safety Program, undergo a drug and alcohol evaluation and comply with any recommendations for treatment. The incident occurred on April 17, 2022 in Damascus Township.

ANTHONY M. MILANI, age 30 of Honesdale PA, was sentenced to 18 months probation for one count Simple Assault – Bodily Injury with Deadly Weapon (M2) and one count Criminal Mischief – Damage Property (M2). He was also ordered to pay the costs of prosecution, pay restitution in the amount of \$3,556.00, complete an anger management course, obtain fulltime employment within 30 days or provide documentation from a doctor precluding him from employment. The incident occurred on April 17, 2022 in Hawley Borough.

KELLY NICOLE RYALS, age 52 of Scranton PA, was sentenced to 36 months probation with 1 year House Arrest with Electronic and Alcohol Monitoring through the SCRAM program for one count DUI Highest Rate (M1) and one count DUI Highest Rate (F3). She was also ordered to pay the costs of prosecution, pay a mandatory minimum fine of \$4,000.00, complete the Alcohol Safety Program, participate in and cooperate with the drug and alcohol addiction treatment in accordance with her assessment, continue with mental health treatment and comply with any recommendations for treatment, and complete 50 hours community service with in 24 months. The incidents occurred on June 2, 2021 in Honesdale Borough and November 20, 2021 in Lebanon Township.

CARL JAIRUS WALDRON, age 37 of Palmerton PA, was sentenced to 6 months probation with 5 days House Arrest with Electronic and Alcohol Monitoring through the SCRAM program for one count DUI (M). He was also ordered to pay the costs of prosecution, pay the mandatory minimum fine of \$300.00, participate in and cooperate with the drug and alcohol addiction treatment in accordance with his assessment, complete the Alcohol Highway Safety Program, and maintain employment while on probation or provide documentation from a doctor precluding him from employment. The incident occurred on January 14, 2022 in Lehigh Township.

JESSE J. SWINGLE, age 37 of Lake Ariel PA, failed to appear in court, the outstanding Bench Warrant remains in place.

**LEGAL NOTICES**

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*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 Edward John Moran, a/k/a Edward J. Moran, a/k/a Edward J. Moran, Jr., who died on January 4, 2010, late resident of Honesdale, Pennsylvania, to Edward J. Moran, a/k/a Edward John Moran, Co-Administrator of the Estate, and Christopher J. Moran, a/k/a Christopher Judge Moran, Co-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 Edward J. Moran, a/k/a Edward John Moran, Co-Administrator, and Christopher J. Moran, a/k/a Christopher Judge Moran, Co-Administrator, c/o Law Offices of LEE C. KRAUSE, Attorney for the Estate, at 109 Ninth Street, Honesdale, PA 18431.

LEE C. KRAUSE, ESQUIRE  
ATTORNEY FOR THE ESTATE

**10/14/2022 • 10/21/2022 • 10/28/2022**

---

**ESTATE NOTICE**

Notice is hereby given that Letters Testamentary have been granted to Jennifer Stolz in the Estate of William J. Stolz, late of Pleasant Mount Township, Pennsylvania, who died on January 11, 2021. All persons indebted to the Estate are requested to make payment and those having claims or demands are to present the same without delay to Jennifer Stolz, Administratrix c/o John P. Finnerty, Esquire, 75 Glenmaura National Boulevard, Moosic, Pennsylvania 18507.

**10/14/2022 • 10/21/2022 • 10/28/2022**

---

**ESTATE NOTICE**

Notice is hereby given that Letters Testamentary have been granted to Peter Ridd and Wayne Bank, Co-Executors of the Estate of Russell L. Ridd, late of Wayne County, Honesdale, PA 18431 who died on July 13, 2022. 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 Co-Executors Peter Ridd and Wayne Bank, c/o

Mark R Zimmer, Esquire, 1133  
Main Street, Honesdale, PA 18431.

**10/14/2022 • 10/21/2022 • 10/28/2022**

---

**ESTATE NOTICE**

Estate of Helen G. Dexter  
AKA Helen Dexter  
Late of Damascus Township  
CO-EXECUTOR  
Karen Valenti  
6184 State Route 97  
Narrowsburg, NY 12764  
CO-EXECUTOR  
Gary R. Dexter  
225 Main Street  
Kingston, NY 12401  
ATTORNEY  
Timothy P. Barna, Esq.  
207 Tenth Street  
Honesdale, PA 18431

**10/14/2022 • 10/21/2022 • 10/28/2022**

---

**ESTATE NOTICE**

Estate of Shirley J. Mosher,  
deceased of Palmyra Township,  
Wayne County, Pennsylvania.  
Letters Testamentary on the above  
estate having been granted to Scott  
N. Mosher, 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 Purdy town Turnpike,  
Lakeville, PA 18438.

**10/7/2022 • 10/14/2022 • 10/21/2022**

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**ESTATE NOTICE**

Estate of Charles F. Swartz  
AKA Charles Swartz  
Late of Paupack Township  
EXECUTOR  
Dolly M. Swartz,  
AKA Marina Swartz,  
AKA Dolly Marina Swartz  
1038 Hidden Valley Court  
Lake Ariel, PA 18436  
ATTORNEY  
Andrea R. Capita, Esq.  
104 West High Street  
Milford, PA 18337

**10/7/2022 • 10/14/2022 • 10/21/2022**

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**ESTATE NOTICE**

Estate of Anne J. Byer a/k/a Anne  
Byer and Anne Pierson Byer,  
Deceased. Late of Salem Twp.,  
Wayne County, PA. Letters  
Testamentary on the above Estate  
have been granted to the  
undersigned, who request 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  
Frederick D. Pierson (a/k/a  
Frederick Dean Pierson), Executor,  
c/o D. Keith Brown, Esq., P.O. Box  
70, Newtown, PA 18940. Or to his  
Atty.: D. Keith Brown, Stuckert  
and Yates, P.O. Box 70, Newtown,  
PA 18940.

**10/7/2022 • 10/14/2022 • 10/21/2022**

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**ESTATE NOTICE**

NOTICE IS HEREBY GIVEN, that letters testamentary have been issued in the Estate of David Edward Dulay, aka David Dulay, who died on June 26, 2022, late resident of 102 Maplewood Drive, Honesdale, PA 18431, to Jill Dulay aka Jill Elizabeth Dulay, of 102 Maplewood Drive, Honesdale, PA 18431. 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 the law offices of JOHN J. MARTIN, ESQUIRE, Attorney for the Estate at 1022 Court Street, Honesdale, PA 18431

JOHN J. MARTIN, ESQUIRE  
ATTORNEY FOR THE ESTATE

10/7/2022 • 10/14/2022 • 10/21/2022

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**ESTATE NOTICE**

NOTICE IS HEREBY GIVEN, that letters of administration have been issued in the Estate of Lois Jean Drutherosky, aka Lois Drutherosky, who died on June 28, 2022, late resident of 102 Big Hills Road, Lake Ariel, PA 1843, to Michelle Loch, aka Michelle Lynn Loch, of 46940 Bermont Road, Punta Gorda, FL 33982. 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 the law offices of KIMBERLY D. MARTIN, ESQUIRE, Attorney for the Estate at 1022 Court Street, Honesdale, PA 18431

KIMBERLY D. MARTIN,  
ESQUIRE, ATTORNEY FOR  
THE ESTATE

10/7/2022 • 10/14/2022 • 10/21/2022

---

**ESTATE NOTICE**

Notice is hereby given that Letters Testamentary have been granted to Connie Karnish, Executrix of the Estate of William B. Karnish, late of Lake Ariel, PA, who died on October 10, 2021. All persons indebted to the Estate are required to make payment and those having claims or demands are to present the same without delay to the Executrix or to Raymond C. Rinaldi, II, Esquire, Rinaldi & Poveromo, P.C., P.O. Box 826, Scranton, PA, 18501.

**RINALDI & POVEROMO, P.c.,  
Attorneys.**

10/7/2022 • 10/14/2022 • 10/21/2022

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**ESTATE NOTICE**

Estate of Ronald S. Martin  
AKA Ronald Martin  
Late of Honesdale Borough  
EXECUTOR  
Lori Hiller  
110 Sugar Street  
Honesdale, PA 18431  
ATTORNEY  
Nicholas A. Barna, Esq.  
207 Tenth Street  
Honesdale, PA 18431

10/7/2022 • 10/14/2022 • 10/21/2022

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**ESTATE NOTICE**

NOTICE IS HEREBY GIVEN that Letters Testamentary have been issued in the Estate of Victor F. Abbott a/k/a Victor Abbott, a/k/a Victor Francis Abbott, who died May 13, 2022, late resident of Damascus Township, Wayne County, PA to Stephen Abbott a/k/a Stephen V. Abbott. 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 the Executor, 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

**10/7/2022 • 10/14/2022 • 10/21/2022**

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**ESTATE NOTICE**

ESTATE OF BARBARA PATTERSON a/k/a BARBARA A. PATTERSON, late of Honesdale Borough, Wayne County, Pennsylvania. Any person or persons having claim against or indebted to the estate present same to Sally A. Rollison, 233 Moran Street, Honesdale, PA 18431. Sally N. Rutherford, Esq., 921 Court St., Honesdale, PA 18431, Attorney for the Estate.

**9/30/2022 • 10/7/2022 • 10/14/2022**

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**ESTATE NOTICE**

ESTATE OF DAVID FLYNN, late of Preston Township, Wayne County, Pennsylvania. Any person or persons having claim against or indebted to the estate present same to Susan Oettinger, 925 S Preston Road, Lakewood, PA 18439. Sally N. Rutherford, Esq., 921 Court St., Honesdale, PA 18431, Attorney for the Estate.

**9/30/2022 • 10/7/2022 • 10/14/2022**

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**ESTATE NOTICE**

Estate of Gabriel A. Wagner  
Late of Honesdale Borough  
ADMINISTRATOR  
Benjamin Wagner  
1868 Elm Place  
Honesdale, PA 18431  
ATTORNEY  
Brendan R. Ellis, Esq.  
1018 Church Street  
Honesdale, PA 18431

**9/30/2022 • 10/7/2022 • 10/14/2022**

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**ESTATE NOTICE**

Estate of Sylvia P. Shaffer  
AKA Sylvia Shaffer  
Late of Texas Township  
EXECUTOR  
Eroh G. Shaffer  
45 N. Levee Drive  
Georgetown, SC 29440  
ATTORNEY  
Nicholas A. Barna, Esq.  
207 Tenth Street  
Honesdale, PA 18431

**9/30/2022 • 10/7/2022 • 10/14/2022**

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**ESTATE NOTICE**

Notice is hereby given that Letters of Administration, c.t.a., have been granted to Chris Dole, Administrator of the Estate of Jean Laura Dole a/k/a Jean L. Dole, late of Wayne County, Moscow, PA 18444, who died on August 3, 2022. 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 Administrator, Chris Dole, c/o Mark R Zimmer, Esquire, 1133 Main Street, Honesdale, PA 18431.

**9/30/2022 • 10/7/2022 • 10/14/2022**

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**OTHER NOTICES**

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**NOTICE**

Court of Common Pleas – Wayne County, PA - Civil Action-Law - No. 66 Civil 2020 - Notice of Action in Mortgage Foreclosure - NEWREZ LLC d/b/a Shellpoint Mortgage Servicing, Plaintiff vs. Devis Mathews a/k/a Devis Zgrinskic in His Capacity as Known Heir, Devisee, and/or Distribute of the Estate of Doriano Zgrinskic, Deceased, Natalie Runko a/k/a Natilie Runko, in Her Capacity as Known Heir, Devisee, and/or Distribute of the Estate of Doriano Zgrinskic, Deceased, and Unknown Heirs, Successors, and Assigns and All Persons, Firms or Associations Claiming Right, Title, and Interest Under The Estate of Doriano Zgrinskic, Deceased,

Defendants – To the Defendant(s), Unknown Heirs, Successors, and Assigns and All Persons, Firms or Associations Claiming Right, Title, and Interest Under The Estate of Doriano Zgrinskic, Deceased: TAKE NOTICE THAT THE Plaintiff, has filed an Action in Mortgage Foreclosure, as captioned above. NOTICE: IF YOU WISH TO DEFEND, YOU MUST ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE YOUR DEFENSES OR OBJECTIONS 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 NOTICE 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 FEE OR NO FEE. Northern PA Legal Services, Inc., Wayne County Courthouse,

Honesdale, PA 18431,  
877.515.7465. Alicia Sandoval &  
Jonathan M. Etkowicz, Attys. for  
Plaintiff, PINCUS LAW GROUP,  
PLLC, 2929 Arch St., #1700,  
Phila., PA 19104, 484.575.2201.

**10/14/2022**

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**NOTICE**

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

ACTION IN QUIET TITLE  
NO. 278 – CIVIL – 2022

EASTERN OVERHAWK LLC,  
Plaintiff

VS.

ASSOCIATES CONSUMER  
DISCOUNT COMPANY OF  
PENNSYLVANIA AND  
MICHAEL J. FRISBIE,  
Defendants

:::::::::::::::::::::::::::::  
LEGAL NOTICE  
:::::::::::::::::::::::::::::

To: Associates Consumer Discount  
Company and Michael J. Frisbie

Please take notice that a Court  
Order was entered against you on  
September 29, 2022 authorizing  
the satisfaction of a mortgage to  
Associates Consumer Discount  
Company from Rosie Mae Frisbie

dated April 21, 1995 in Record  
Book 1028, Page 96 for  
\$78,030.73 on premises in Hawley  
Borough, Wayne County and  
extinguishing claims to title  
regarding the same real estate in  
Michael J. Frisbie.

You have 30 days to contest  
said Order. If you fail to do so,  
that mortgage will be satisfied of  
record and a copy of the final  
Court Order will be recorded as a  
deed from Michael J. Frisbie to  
Eastern Overhawk LLC.

Warren Schloesser, Esq.  
Attorney for Plaintiff

**10/14/2022**

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**SHERIFF SALES**

*Individual Sheriff Sales can be cancelled for a variety of reasons. The notices enclosed were accurate as of the publish date. Sheriff Sale notices are posted on the public bulletin board of the Sheriff's office in Honesdale, located at 925 Court Street.*

---

**SHERIFF'S SALE  
OCTOBER 26, 2022**

By virtue of a writ of Execution  
instituted by: Wilmington Savings  
Fund Society, FSB dba Christina  
Trust, not in its individual capacity  
but solely in its capacity as  
Certificate Trustee for NNPL Trust  
Series 2012-1 issued out of the  
Court of Common Pleas of Wayne  
County, to me directed, there will  
be exposed to Public Sale, on  
Wednesday the 26th day of  
October, 2022 at 10:00 AM in the  
Conference Room on the third

floor of the Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THAT CERTAIN lot, piece of parcel and land lying, situate and being in the Borough of Honesdale, County of Wayne and Commonwealth of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point in the north line of land to be hereby conveyed, where said point intersects the southwesterly line of lands of Dale and Joan Rowler, said corner being located on a line bearing south twenty-three (23) degrees east two hundred (200) feet from the partition line of John and William Brownscombe as recited in their deed dated March 9, 1850, recorded in Deed Book No. 18, page 154; thence along lands of Dale and Joan Fowler south twenty-three (23) degrees east one hundred thirty (130) feet to a corner in line of lands of J.J. Landers; thence along said line south sixty-seven (67) degrees west one hundred sixty (160) feet more or less to the center line more or less of River Street, former Milford and Owego Turnpike; thence along the center line, more or less, north eighteen (18) degrees west one hundred thirty and forty-nine one-hundredths (130.49) feet more or less to a corner; thence along lands now of William Gillow, north sixty-seven (67) degrees east one hundred fifty (150) feet more less to the place of beginning. This

description is taken from a survey made by Arthur T. Browne, Surveyor, dated February 12, 1972. See map book No 18 Page 11.

Excepting and Reserving thereout and therefrom that portion of River Street which lays within the bounds of the above description.

ALSO KNOWN AS 456 Riverside Drive, Honesdale, PA 18431

PARCEL ID 11-0-0008-0225

TITLE VESTED IN: James A. Landers and Ernestine Landers, husband and wife, by deed from James J. Landers and Helen A. O'Heren, Administrators of the Estate of James T. Landers, dated March 3, 1972, recorded March 9, 1972 in the Wayne County Clerk's/Register's Office in Deed Book 277, Page 1045

Seized and taken in execution as property of:  
James Landers 456 Riverside Drive  
HONESDALE PA 18431

Execution No. 152-Civil-2022  
Amount \$66,643.34  
Plus additional costs

August 3, 2022  
Sheriff Christopher Rosler

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 C. Fallings Esq.

9/30/2022 • 10/7/2022 • 10/14/2022

**SHERIFF'S SALE  
NOVEMBER 2, 2022**

By virtue of a writ of Execution instituted by: Wilington Savings Fund Society FSB, as Trustee of Stanwich Mortgage Loan Trust I issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 2nd day of November, 2022 at 10:00 AM in the Conference Room on the third floor of the Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THAT CERTAIN piece or parcel of land lying, situate and being in the Township of Damascus, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the center of an assumed fifty (50) foot right-of-way known as PA S.R. 1031, said point being a common corner of the premises herein described and lands now or formerly of Francis Kimber Estate, Deed Book 188, Page 528; thence along the center of the aforesaid S.R. 1031 South thirty seven (37) degrees thirty-five (35) minutes fifty (50) seconds East a distance of fifty-two and seventy-nine hundredths (52.79) feet South forty (40) degrees eleven (11) minutes zero five (05) seconds East a distance of fifty-five and sixty hundredths (55.60) feet South forty-five (45) degrees zero three (03) minutes nineteen (19) seconds East a distance of forty-two and ninety-one hundredths (42.91) feet to a point for a corner said point being a common corner of the premises herein described and Lot 2 in a subdivision of lands of Katherine Cochrane as depicted on a map drawn by Tim A. Jones, P.L.S., and dated June 12, 1997; thence along the common division line between the premises herein described and Lot 2 supra South fifty-six (56) degrees fifteen (15) minutes zero zero (00) seconds West a distance of three hundred twenty-two and fifty-seven hundredths (322.57) feet to a point for a corner on line of lands now or formerly of Socrates Lambrinides, Deed Book 456, Page 28; thence along the common division line between the premises herein described and lands now or formerly of Lambrinides supra North twenty-two (22) degrees

forty (40) minutes zero zero (00) seconds West a distance of one hundred fifty-two and eighty-five hundredths (152.85) feet to a point for a corner on line of lands now or formerly of Francis Kimber Estates supra; thence along the common division line between the premises herein described and lands now or formerly of Francis Kimber Estate supra, North fifty-six (56) degrees fifteen (15) minutes zero zero (00) seconds East a distance of two hundred seventy-five and zero zero hundredths (275.00) feet to the point and place of Beginning.

CONTAINING therein 1.022 acres be the same more or less.

BEING known and numbered as 1380 Galilee Road, Damascus, PA 18415

BEING THE SAME PREMISES which The Chess Master, LLC, severally, by Deed dated May 25, 2012, and recorded May 29, 2012, in the Office of the Recorder of Deeds in and for Wayne County, Pennsylvania, to Instrument No. 201200003776, granted and conveyed unto Corey B. Dowe and Nancy Dowe, husband and wife, as tenants by the entireties, Grantor herein.

TAX I.D. #: 07-0-0207-0043.0011

Seized and taken in execution as property of:  
Corey B. Dowe 1380 Galilee Road,  
DAMASCUS PA 18415  
Nancy Dowe 1380 Galilee Road,  
DAMASCUS PA 18415

Execution No. 35-Civil-2022  
Amount \$145,760.43  
Plus additional costs

August 12, 2022  
Sheriff Christopher Rosler

**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.**

Jill M. Fein Esq.

**10/7/2022 • 10/14/2022 • 10/21/2022**

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**SHERIFF'S SALE  
NOVEMBER 2, 2022**

By virtue of a writ of Execution instituted by: Honesdale National Bank issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 2nd day of

November, 2022 at 10:00 AM in the Conference Room on the third floor of the Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THAT CERTAIN piece or parcel of land lying, situate and being in the Township of Berlin, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the Beach Lake Highway (S.R. 0652) centerline said point being the Westerly corner of lands now or formerly of Bryan Wise as described in Wayne County Record Book 2563, at Page 344.

THENCE along said lands now or formerly of Wise and passing over a found iron pin on line of 30.58 feet South 23 degrees 43 minutes and 50 seconds East 400.00 feet to found iron pin corner; then continuing along said lands now or formerly of Wise North 63 degrees 27 minutes and 30 seconds East 84.22 feet to a corner, common to the lands now or formerly of Steven S. and Bridget E. Albano, as described in Wayne County Record Book 2280 at Page 289.

THENCE along said land the following two courses and distances;

1. South 22 degrees 43 minutes and 30 seconds East 275.43 feet to a found iron pipe corner;

2. South 67 degrees 35 minutes and 0 seconds West 100.96 feet to a found iron pin corner common to the lands now or formerly of Alfred C. Thumann, as described in Wayne County Record Book 2477 at page 45;

Thence along said land South 66 degrees 38 minutes and 26 seconds West 148.13 feet to a found iron pin corner common to the lands now or formerly of Robert E. and Karen K. Hoffman, as described in Wayne County Deed Book 455 page 1112;

Thence along said lands and passing over a found iron pin on line at 232.14 feet and a set iron pin on line at 628.69 feet North 21 degrees 57 minutes and 4 seconds West 658.40 feet to a point on the Beach Lake Highway (SR. 0652) centerline;

Thence along said centerline North 62 degrees 28 minutes and 35 seconds East 149.65 feet to the point of beginning;

This description is based on a survey map entitled "Lands of Heidi Blade Lot of Record", dated May 1, 2009 prepared by Gary M. Flood, P.L.S. and recorded in Wayne County Map Book 113 Page 69.

TAX MAP NO. 01-0-0246-0063

BEING the same premises which Heidi Blade, by Deed dated 11/09/2017 and recorded 11/21/2017 in the Office of the



Recorder of Deeds in and for the County of Wayne in Record Book 5255, Page 297, granted and conveyed unto Michael Lefferts and Colleen Lefferts, husband and wife.

Seized and taken in execution as property of:  
Michael J. Lefferts 1164 Beach Lake Hwy BEACH LAKE PA 18405  
Colleen Lefferts 1164 Beach Lake Hwy BEACH LAKE PA 18405

Execution No. 236-Civil-2022  
Amount \$87,019.71  
Plus additional costs

August 11, 2022  
Sheriff Christopher Rosler

**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.**  
Stephen G. Bresset Esq.

**10/7/2022 • 10/14/2022 • 10/21/2022**

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**SHERIFF'S SALE  
NOVEMBER 9, 2022**

By virtue of a writ of Execution instituted by: U.S. Bank Trust National Association as Trustee of Cabana Series V Trust issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 9th day of November, 2022 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:

**PARCEL ONE:**

ALL that piece or parcel of land situate in the Borough of Waymart, County of Wayne and Commonwealth of Pennsylvania bounded and described as follows:

**BEGINNING** at a point in the center of South Street, said point being North Seventy nine degrees forty six minutes zero seconds West (N 79° 46' 00" W), a distance of sixty four and eleven/100 feet (64.11') from the northeast corner of land of Mark and Diane Richner said point also being the southeast corner of the land herein described (Lot 2);

**THENCE** along center of South Street North seventy seven degrees

thirty five minutes zero seconds West (N 77° 35' 00" W), a distance of ninety eight and 55/11 feet (98.55') to a point, the southeast corner of land of Mary Weinberger;

THENCE along the eastern line of Mary Weinberger, North eleven degrees zero minutes zero seconds East (N 11 ° 00' 00" E), a distance of one hundred eighty feet (180.00') to an iron pipe for a corner, the northeast corner of land of Mary Weinberger;

THENCE along the northern line of Mary Weinberger and along line of land of James McArdle, North seventy five degrees forty eight minutes four seconds West (N 75° 48' 04" W), a distance of one hundred forty nine and 94/100 feet (149.94') to an iron pipe for a corner in line of land of James McArdle;

THENCE through land of Thomas and Carol Ashman North zero degrees fifteen minutes seventeen seconds West (N 0° 15' 17" W), a distance of three hundred twenty one and 35/100 feet (321.35') to an iron pipe for a corner;

THENCE through same North eighty five degrees thirty six minutes fifty seconds East (N 85° 36' 50" E), a distance of four hundred fifty one and 66/100 feet (451.66') to an iron pipe for a corner in line of land of the Waymart Water Company;

THENCE along line of land of the Waymart Water Company South

thirteen degrees fifteen minutes one second West (13° 15' 01" W), a distance of four hundred thirty and 22/100 feet (430.22') to an iron pipe for a corner, the northeast corner of Lot 1;

THENCE along the northern line of Lot 1 North seventy six degrees forty five minutes zero seconds West (N 76° 45' 00" W), a distance of one hundred and 00/100 feet (100') to an iron pipe for a corner, the northwest corner of Lot 1;

THENCE along the westerly line of Lot 1 South thirteen degrees fifteen minutes zero seconds West (S 13° 15' 00" W), a distance of two hundred feet (200.00') to the POINT OF BEGINNING;

Said described tract containing 3.88 acres, more or less

The above description is in accordance with a survey and map dated December 22, 2006 made by Stephen E. Leshner, Registered Surveyor and recorded in Wayne County Recorder of Deeds Office in Map Book No 109 at Page 15.

**PARCEL TWO:**

ALL that piece or parcel of land situate in the Borough of Waymart, County of Wayne and Commonwealth of Pennsylvania bounded and described as follows:

BEGINNING at a point in the center of South Street, the southwest corner of land of JoEllen and Shawn Forney, said point also being South ten degrees fifty nine

minutes nineteen seconds West (S 10° 59' 19" W), a distance of eighteen and 45/100 feet (18.45') from an iron pipe near the northern right of way line of South Street;

THENCE along the center of South Street North seventy six degrees fifty four minutes thirty two seconds West (N 76° 54' 32" W), a distance of forty and 53/100 feet (40.53') to a point for a corner, the southeast corner of land of Jeffery and Michelle Gogolski;

THENCE along the eastern line of Jeffery and Michelle Gogolski North eleven degrees nine minutes thirty eight seconds East (N 11° 09' 38" E), a distance of one hundred

eighty three and 34/100 (183.34') to an iron pipe for a corner in line of land of the lands of Jeffery and Michelle Gogolski;

THENCE along the eastern line of land of other lands of Jeffery and Michelle Gogolski North eleven degrees five minutes twenty nine seconds East (N 11° 05' 29" E), a distance of two hundred forty two and 69/100 feet (242.69') to an iron pipe for a corner;

THENCE along the northern line of land of Jeffery and Michelle Gogolski North eighty four degrees forty nine minutes thirty seven seconds West (N 84° 49' 37" W), a distance of one hundred thirty three

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and 33/100 feet (133.33') to an iron pipe for a corner in line of land of Karen Kernoski;

THENCE along line of land of Karen Kernoski and along line of land of The Wayne Memorial Hospital Nursing Home North six degrees seventeen minutes forty nine seconds East (N 6° 17' 49" E), a distance of six hundred thirty nine and 16/100 feet (639.16') to a steel re bar for a corner in line of land of Joseph and Lisa Gombita;

THENCE along the line of land of Joseph and Lisa Gombita and line of land of William and Sandra Fenwick and along line of land of Spojnia and along a stonewall South eighty one degrees fifty two minutes thirty five seconds East (S 81° 52' 35" E), a distance of seven hundred eighty five feet and 20/100 feet (785.20') to an iron pipe for a corner in line of land of the Waymart Water Company;

THENCE along line of land of the Waymart Water Company, South thirteen degrees fifteen minutes zero seconds West (S 13° 15' 00" W), a distance of four hundred eighty two and 55/100 feet (482.55') to an iron pipe for a corner in line of land of Lot 2;

THENCE through land of Thomas and Carol Ashman South eighty five degrees thirty six minutes fifty seconds West (S 85° 36' 50" W), a distance of four hundred fifty one and 66/100 feet (451.66') to an iron pipe for a corner;

THENCE through same South zero degrees fifteen minutes seventeen seconds East (S 0° 15' 17" E), a distance of three hundred twenty one and 35/100 feet (321.35') to an iron pipe for a corner in line of land of James McArdle;

THENCE along line of land of James McArdle and along line of land of Jo Ellen and Shawn Forney North seventy five degrees forty eight minutes four seconds West (N 75° 48' 04" W), a distance of one hundred sixty eight and 16/100 feet (168.16') to an iron pipe for a corner;

THENCE along the same South ten degrees fifty nine minutes nineteen seconds West (S 10° 59' 19" W), a distance of one hundred eighty two and 59/100 feet (182.59'), a passing through an iron pipe near the norther Right of Way line of South Street to the POINT OF BEGINNING;

Said described tract containing 11.06 acres, more or less.

The above description is in accordance with a survey and map dated December 22, 2006 made by Stephen E. Leshner, Registered Surveyor and recorded in Wayne County Recorder of Deeds Office in May Book No 190 at page 15. Seized and taken in execution as property of:  
Ali Haxhaj 16 Lake Street, Apt 6A  
WHITE PLAINS NY 10603  
Bekim Bardhaj 16 Lake Street,  
Apt.6A WHITE PLAINS NY  
10603

United States of America,  
Department of Treasury-Internal  
Revenue Service 228 Walnut Street  
HARRISBURG PA 17101

Execution No. 144-Civil-2020  
Amount \$326,174.14  
Plus additonal costs  
September 15, 2022  
Sheriff Christopher Rosler

**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.**

Adam Friedman Esq.

**10/14/2022 • 10/21/2022 • 10/28/2022**

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**570.842.8373**

## CIVIL ACTIONS FILED

FROM SEPTEMBER 17, 2022 TO SEPTEMBER 23, 2022  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.

## JUDGMENTS

| NUMBER     | LITIGANT   | DATE/TIME       | DESCRIPTION         | AMOUNT    |
|------------|--|-----------------|---------------------|-----------|
| 2013-20901 | MURPHY GERALD E  | 9/20/2022 9:55  | SATISFACTION        | 5,401.71  |
| 2018-00183 | MULVIHILL MARGARET MARY<br>GILINO                            | 9/21/2022 12:48 | DISCONTINUANCE      | .00       |
| 2018-00183 | GULINO MARGARET MARY<br>MULVIHILL                            | 9/21/2022 12:48 | DISCONTINUANCE      | .00       |
| 2018-00183 | GULINO BRIGIT M  | 9/21/2022 12:48 | DISCONTINUANCE      | .00       |
| 2018-00183 | MULVIHILL MARGARET MARY<br>GILINO                            | 9/21/2022 12:48 | VACATE JUDGMENT     | .00       |
| 2018-00183 | GULINO MARGARET MARY<br>MULVIHILL                            | 9/21/2022 12:48 | VACATE JUDGMENT     | .00       |
| 2018-00183 | GULINO BRIGIT M  | 9/21/2022 12:48 | VACATE JUDGMENT     | .00       |
| 2018-20410 | JACKSON JENNIFER   | 9/20/2022 11:34 | SATISFACTION        | .00       |
| 2019-00610 | KRISOVITCH NANCY   | 9/23/2022 8:12  | VACATE JUDGMENT     | .00       |
| 2019-00610 | KRISOVITCH PETER   | 9/23/2022 8:12  | VACATE JUDGMENT     | .00       |
| 2019-00610 | KRISOVITCH KARA  | 9/23/2022 8:12  | VACATE JUDGMENT     | .00       |
| 2019-00610 | KRISOVITCH NANCY   | 9/23/2022 8:12  | DISCONTINUANCE      | .00       |
| 2019-00610 | KRISOVITCH PETER   | 9/23/2022 8:12  | DISCONTINUANCE      | .00       |
| 2019-00610 | KRISOVITCH KARA  | 9/23/2022 8:12  | DISCONTINUANCE      | .00       |
| 2019-20460 | FISHER PAUL M JR   | 9/20/2022 8:28  | SATISFACTION        | .00       |
| 2020-00401 | ELLEN MEMORIAL LLC<br>F/K/A ELLEN MEMORIAL HCC INC           | 9/22/2022 10:19 | DISCONTINUANCE      | .00       |
| 2020-00401 | ELLEN MEMORIAL HCC INC F/K/A                                 | 9/22/2022 10:19 | DISCONTINUANCE      | .00       |
| 2020-00401 | ELLEN MEMORIAL HEALTH CARE<br>CENTER D/B/A                   | 9/22/2022 10:19 | DISCONTINUANCE,     | .00       |
| 2020-00401 | ELLEN MEMORIAL HEALTH CARE<br>CENTER HONESDALE INC - REMOVED | 9/22/2022 10:19 | DISCONTINUANCE      | .00       |
| 2020-20506 | SALAS EMIR   | 9/20/2022 8:28  | SATISFACTION        | .00       |
| 2021-00200 | CAPITAL ONE BANK (USA) NAP                                   | 9/21/2022 2:56  | JUDGMENT ON VERDICT | .00       |
| 2021-00362 | TRUMBAUER WAYNE B  | 9/19/2022 1:40  | DEFAULT JUDGMENT    | 12,678.54 |
| 2021-00362 | TRUMBAUER ERIN M   | 9/19/2022 1:40  | DEFAULT JUDGMENT    | 12,678.54 |
| 2021-00373 | TSIREKIDZE DAVID   | 9/20/2022 2:02  | SATISFACTION        | .00       |
| 2021-00410 | TSIREKIDZE DAVID   | 9/20/2022 2:22  | SATISFACTION        | .00       |
| 2021-20377 | FISHER PAUL M JR   | 9/20/2022 8:28  | SATISFACTION        | .00       |
| 2021-20408 | SALAS EMIR   | 9/20/2022 8:28  | SATISF-CTION        | .00       |
| 2021-20544 | FISHER PAUL M JR   | 9/20/2022 8:28  | SATISFACTION        | .00       |
| 2022-00222 | MALLABER JEANINE D   | 9/21/2022 4:15  | DEFAULT JUDGMENT    | 3,036.76  |
| 2022-00225 | FRALEY MARSHA M  | 9/19/2022 1:10  | DEFAULT JUDGMENT    | 20,596.08 |
| 2022-00225 | BROWN DORIS KENDRICK   | 9/19/2022 1:10  | DEFAULT JUDGMENT    | 20,596.08 |
| 2022-20284 | CRUZ ADA   | 9/20/2022 8:28  | SATISFACTION        | .00       |
| 2022-20297 | TCHORZEWSKI JAMES HOLLY                                      | 9/20/2022 8:18  | SATISFACTION        | .00       |
| 2022-20297 | TCHORZEWSKI MAREK  | 9/20/2022 8:18  | SATISFACTION        | .00       |
| 2022-20547 | ISELL PATRICIA   | 9/20/2022 8:48  | MUNICIPAL LIEN      | 816.27    |
| 2022-20548 | SIMPSON CHRISTOPHER PHILLIP                                  | 9/23/2022 2:54  | JUDGMENT            | 1,145.25  |

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

|            |  |                 |               |           |
|------------|--|-----------------|---------------|-----------|
| 2022-20549 | SIMPSON CHRISTOPHER PHILLIP                        | 9/23/2022 2:54  | JUDGMENT      | 2,006.25  |
| 2022-20550 | LODINI THOMAS VINCENT                              | 9/23/2022 2:54  | JUDGMENT      | 10,469.56 |
| 2022-20551 | HEALY SEAN JOSEPH                                  | 9/23/2022 2:54  | JUDGMENT      | 1,557.30  |
| 2022-20552 | KOPOULOS NIKOLAOS JAMES                            | 9/23/2022 2:54  | JUDGMENT      | 6,642.25  |
| 2022-40081 | SASSI FAMILY ENTERPRISES LLC P<br>OWNER            | 9/19/2022 2:10  | STIP VS LIENS | .00       |
| 2022-40081 | D&D HOMES INC CONTRACTOR                           | 9/19/2022 2:10  | STIP VS LIENS | .00       |
| 2022-40082 | FRY JAMES B OWNER                                  | 9/20/2022 12:28 | STIP VS LIENS | .00       |
| 2022-40082 | NC FRY LLC OWNER                                   | 9/20/2022 12:28 | STIP VS LIENS | .00       |
| 2022-40082 | LARS AND CONSTRUCTION<br>CONTRACTOR                | 9/20/2022 12:28 | STIP VS LIENS | .00       |
| 2022-40083 | BISCARDI RACHEL OWNER                              | 9/22/2022 10:03 | STIP VS LIENS | .00       |
| 2022-40083 | OUTLOOK DESIGN &<br>CONSTRUCTION<br>INC CONTRACTOR | 9/22/2022 10:03 | STIP VS LIENS | .00       |

**CIVIL APPEALS – AGENCIES: OTHER**

| CASE NO.   | INDEXED PARTY                                 | TYPE      | DATE      | AMOUNT |
|------------|---|-----------|-----------|--------|
| 2022-00417 | CHURCHILL PRESERVATION AND<br>DEVELOPMENT LLC | PLAINTIFF | 9/23/2022 | .00    |

**CONTRACT – DEBT COLLECTIONS: OTHER**

| CASE NO.   | INDEXED PARTY                 | TYPE      | DATE      | AMOUNT |
|------------|-------------------------------|-----------|-----------|--------|
| 2022-00414 | PORTFOLIO RECOVERY ASSOCIATES | PLAINTIFF | 9/23/2022 | .00    |
| 2022-00414 | SKINNER DARREN                | DEFENDANT | 9/23/2022 | .00    |

**CONTRACT – OTHER**

| CASE NO.   | INDEXED PARTY                                     | TYPE      | DATE      | AMOUNT |
|------------|---|-----------|-----------|--------|
| 2022-00410 | CATHERALL ROBERT                                  | PLAINTIFF | 9/20/2022 | .00    |
| 2022-00410 | ABOVE ALL PROPERTY MANAGEMENT<br>CONSTRUCTION LLC | DEFENDANT | 9/20/2022 | .00    |
| 2022-00411 | HOPKINS GUY                                       | PLAINTIFF | 9/21/2022 | .00    |
| 2022-00411 | CARIDAD GARY                                      | DEFENDANT | 9/21/2022 | .00    |

**NAME CHANGE**

| CASE NO.   | INDEXED PARTY    | TYPE       | DATE      | AMOUNT |
|------------|------------------|------------|-----------|--------|
| 2022-00407 | LOOMIS MARK ADAM | PETITIONER | 9/20/2022 | .00    |

**PETITION**

| CASE NO.   | INDEXED PARTY  | TYPE       | DATE      | AMOUNT |
|------------|--|------------|-----------|--------|
| 2022-00406 | WAYNE COUNTY TAX CLAIM BUREAU<br>UPSET SALE (HELD 9/16/2022) | PETITIONER | 9/20/2022 | .00    |
| 2022-00406 | UPSET SALE<br>(HELD 9/16/2022)                               | PETITIONER | 9/20/2022 | .00    |
| 2022-00408 | 1961 CORVAIR STATIONWAGON<br>105 35W 151 349                 | PETITIONER | 9/20/2022 | .00    |
| 2022-00408 | HANSTINE PETER   | PETITIONER | 9/20/2022 | .00    |
| 2022-00408 | COMMONWEALTH OF PENNSYLVANIA<br>DEPARTMENT OF TRANSPORTATION | RESPONDENT | 9/20/2022 | .00    |

|            |  |            |           |     |
|------------|--|------------|-----------|-----|
| 2022-00413 | UTILITY TRAILER<br>VIN# 4FPFB10181G054975                    | PETITIONER | 9/22/2022 | .00 |
| 2022-00413 | DESIMONE THOMAS  | PETITIONER | 9/22/2022 | .00 |
| 2022-00413 | DESIMONE DONNA   | PETITIONER | 9/22/2022 | .00 |
| 2022-00413 | COMMONWEALTH OF PENNSYLVANIA<br>DEPARTMENT OF TRANSPORTATION | RESPONDENT | 9/22/2022 | .00 |

**REAL PROPERTY – PARTITION**


| CASE NO.   | INDEXED PARTY  | TYPE      | DATE      | AMOUNT |
|------------|----------------|-----------|-----------|--------|
| 2022-00415 | GOLBA DANIELLE | PLAINTIFF | 9/23/2022 | .00    |
| 2022-00415 | GOLBA GLENN A  | DEFENDANT | 9/23/2022 | .00    |

**TORT – OTHER**

| CASE NO.   | INDEXED PARTY                 | TYPE      | DATE      | AMOUNT |
|------------|-------------------------------|-----------|-----------|--------|
| 2022-00412 | SIBILIA MARK COREY ESTATE OF  | PLAINTIFF | 9/21/2022 | .00    |
| 2022-00412 | JOHNSON WILLIAM A             | DEFENDANT | 9/21/2022 | .00    |
| 2022-00412 | RENEGADES OF NEW FOUNLAND LLC | DEFENDANT | 9/21/2022 | .00    |
| 2022-00412 | REDFIELD KIMBERLY ESTATE OF   | DEFENDANT | 9/21/2022 | .00    |

**TORT – PREMISES LIABILITY**

| CASE NO.   | INDEXED PARTY                            | TYPE      | DATE      | AMOUNT |
|------------|--|-----------|-----------|--------|
| 2022-00416 | SZYBEL GARY                              | PLAINTIFF | 9/23/2022 | .00    |
| 2022-00416 | DOLLAR GENERAL CORPORATION               | DEFENDANT | 9/23/2022 | .00    |
| 2022-00416 | HAMLIN SHOPPING PLAZA                    | DEFENDANT | 9/23/2022 | .00    |
| 2022-00416 | DOE JOHN<br>UNKNOWN INDIV OR BUSN ENTITY | DEFENDANT | 9/23/2022 | .00    |



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**MORTGAGES AND DEEDS**

*RECORDED FROM SEPTEMBER 26, 2022 TO SEPTEMBER 30, 2022  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

| <b>GRANTOR</b>         | <b>GRANTEE</b>                              | <b>LOCATION</b>       | <b>AMOUNT</b> |
|------------------------|---|-----------------------|---------------|
| ST JOHN JOHN D         | DIME BANK                                   | HONESDALE BOROUGH     |               |
| S T JOHN JOHN D        |   |                       | 30,000.00     |
| HANEY L DONALD         | DIME BANK                                   | DAMASCUS TOWNSHIP     | 55,700.00     |
| PENNA CONSTANTINE      | MORTGAGE ELECTRONIC<br>REGISTRATION SYSTEMS | SALEM TOWNSHIP        |               |
| PAPADAKI SOFIA         | KIND LENDING                                |                       | 110,000.00    |
| OGRADY KEVIN P         | MORTGAGE ELECTRONIC<br>REGISTRATION SYSTEMS | LAKE TOWNSHIP         |               |
|                        | UNITED WHOLESale MORTGAGE                   |                       | 156,000.00    |
| COWLEY MARK            | WAYNE BANK                                  | LAKE TOWNSHIP         | 271,947.81    |
| MELI SALVATORE J JR    | W BEE FEDERAL CREDIT UNION                  | PAUPACK TOWNSHIP      | 30,000.00     |
| BIENAIME LAZARD        | LOANDEPOT COM                               | LAKE TOWNSHIP         |               |
| AIME LAZARD BIEN       | MORTGAGE ELECTRONIC<br>REGISTRATION SYSTEMS |                       | 366,300.00    |
| TALLEY TREY JAMES      | MORTGAGE ELECTRONIC<br>REGISTRATION SYSTEMS | HONESDALE BOROUGH     |               |
| JONES MARGARET         | SUMMIT MORTGAGE CORPORATION                 |                       | 162,265.00    |
| PHILLIPS DEBRA         | MORTGAGE ELECTRONIC<br>REGISTRATION SYSTEMS | STERLING TOWNSHIP     |               |
|                        | ROCKET MORTGAGE                             |                       | 81,400.00     |
| SWINGLE KEVIN          | HONESDALE NATIONAL BANK                     | DYBERRY TOWNSHIP      |               |
| SWINGLE MARY ANN       |   |                       | 50,000.00     |
| ROE PATRICIA A         | HONESDALE NATIONAL BANK                     | PAUPACK TOWNSHIP      | 20,000.00     |
| NORDENHOLD ROY F       | HONESDALE NATIONAL BANK                     | DAMASCUS TOWNSHIP     | 142,500.00    |
| KLEINFELTER SETH       | OLD DOMINION NATIONAL BANK                  | PAUPACK TOWNSHIP      |               |
| BLOUCH ALISON          |   |                       |               |
| BLOUCH CORY            |   |                       |               |
| BLOUCH KAREN           |   |                       | 314,850.00    |
| GLASS CHRISTINE H      | LENDAGE                                     | CHERRY RIDGE TOWNSHIP |               |
| GLASS THOMAS A         | MORTGAGE ELECTRONIC<br>REGISTRATION SYSTEMS |                       | 70,000.00     |
| GOBEN KENNETH L        | HONESDALE NATIONAL BANK                     | CLINTON TOWNSHIP      |               |
| GOBEN BOBBI JO         |   |                       | 70,000.00     |
| KALIX MICHAEL JOSEPH   | FIRST HERITAGE FINANCIAL LLC                | CHERRY RIDGE TOWNSHIP |               |
|                        | FIRST HERITAGE FINANCIAL L L C              |                       | 166,920.00    |
| KALIX MICHAEL JOSEPH   | PA HOUSING FINANCE AGENCY                   | CHERRY RIDGE TOWNSHIP | 8,500.00      |
| KATONA LASZLO          | FAIRWAY CONSUMER DISCOUNT<br>COMPANY        | PAUPACK TOWNSHIP      |               |
| KATONA MICHELLE        |   |                       | 53,500.00     |
| BRUCE MATTHEW          | WELLS FARGO BANK                            | PAUPACK TOWNSHIP      |               |
| BRUCE JENNIFER         |   |                       | 174,000.00    |
| SCHIMMEL JASON FRANCIS | WAYNE BANK                                  | DAMASCUS TOWNSHIP     |               |
| SCHIMMEL PAMELA KAREN  |   |                       | 248,000.00    |
| PHONECHANH XAYSONGKHAM | PSECU                                       | STARRUCCA BOROUGH     |               |
| PHONECHANH AINOY       | P S E C U                                   |                       | 200,000.00    |
| SASSO WALTER F         | ROCKET MORTGAGE                             | BERLIN TOWNSHIP       |               |
| SASSO NANCY J          | MORTGAGE ELECTRONIC<br>REGISTRATION SYSTEMS |                       | 122,712.00    |

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

|                                    |  |                         |            |
|------------------------------------|--|-------------------------|------------|
| MAXWELL LESTER W<br>MAXWELL LAUREN | VETERANS AFFAIRS                             | STERLING TOWNSHIP       | 20,120.92  |
| PASKO JOHN C                       | MORTGAGE ELECTRONIC<br>REGISTRATION SYSTEMS  | LAKE TOWNSHIP           |            |
| PASKO MARIE LOUISE<br>GUNDRY ANNE  | BROKER SOLUTIONS INC<br>NEW AMERICAN FUNDING |                         | 134,400.00 |
| ENNIS COLLIN                       | WAYNE BANK                                   | MOUNT PLEASANT TOWNSHIP | 215,000.00 |

**DEEDS**

| <b>GRANTOR</b>   | <b>GRANTEE</b>   | <b>LOCATION</b>         | <b>LOT</b> |
|--|--|-------------------------|------------|
| ROSS JASON<br>ROSS RACHEL                              | PERDELWITZ MICHAEL   | MOUNT PLEASANT TOWNSHIP |            |
| KIESELOWSKY ADAM                                       | PENNA CONSTANTINE<br>PAPADAKI SOFIA                              | SALEM TOWNSHIP          |            |
| KUNDLA WILLIAM J<br>JONES IRIS L                       | KUNDLA WESLEY C  | DREHER TOWNSHIP         |            |
| KUNDLA IRIS L  |  |                         | LOT 19     |
| THAXTON BARBARA L EXR<br>ROSS FRANCES LEST             | KEIPER MARK  | DREHER TOWNSHIP         | LOT 146    |
| ABRUSCATI JOSEPH TR<br>ABRUSCATI FAMILY TRUST          | CABRERA WANDA<br>RAMOS JARYEL H                                  | LEHIGH TOWNSHIP         |            |
| GOTTLIEB GEOFFREY PAUL<br>GOTTLIEB JENNIFER ANN        | OGRADY KEVIN P   | LAKE TOWNSHIP           | LOT 3260   |
| BERTRAM ANDREAS  | BERTRAM FAMILY TRUST<br>LAKEHOUSE                                | PAUPACK TOWNSHIP        |            |
| CRUSE JAMES  | TOLL EDWARD A III<br>TOLL JENNIFER A                             | MOUNT PLEASANT TOWNSHIP |            |
| PENWARDEN WILLIAM<br>GEORGE JR                         | LAKESIDE TOWNHOMES LLC   | HONESDALE BOROUGH       |            |
| PENWARDEN LINDA L<br>MALTI RONALD J                    | LAKESIDE TOWNHOMES L L C<br>AVERY FREDERICK L<br>AVERY THERESA   | BERLIN TOWNSHIP         |            |
| ELMORE DONALD D  | BOOTHES ERIC C<br>BOOTHES JOSEPH A                               | LEBANON TOWNSHIP        | LOT 1      |
| KOVALESKI DAVID J                                      | KOVALESKI DAVID J<br>KOVALESKI MARIE J                           | SALEM TOWNSHIP          |            |
| NOBER CHARLES R<br>NOBER LINDSAY                       | TALLEY TREY JAMES<br>JONES MARGARET                              | HONESDALE BOROUGH       |            |
| DIGIAMPAOLO DENISE                                     | CHO JIM OIANG<br>CHO MAY SIU                                     | PALMYRA TOWNSHIP        | LOT 7      |
| ZAHN LISA<br>ZAHN JOSEPH D                             | GIANNI DOMINICK PAUL   | DAMASCUS TOWNSHIP       |            |
| SALMON NICHEISHA LAMEY                                 | NATION DEVELOPERS<br>ASSOCIATION TRUST<br>RIVERS NAFI TR         | LAKE TOWNSHIP           |            |
| SAMSON BRANDON   | SAMSON BRANDON<br>RYAN FREE                                      | LAKE TOWNSHIP           |            |
| HOEFLING KENNETH L                                     | BLOUCH CORY<br>BLOUCH KAREN<br>KLEINFELTER SETH<br>BLOUCH ALISON | PAUPACK TOWNSHIP        | LOT 238R   |
| AZZARO STEVEN J<br>AZZARO SALVATORE<br>AZZARO MARGARET | BRATUTA VLADISLAV  | PAUPACK TOWNSHIP        | LOT 12     |
| SWEENEY THOMAS<br>SWEENEY JEAN                         | EVANSBURG OUTDOORS   | —                       |            |

|   |  |  |                    |
|---|--|--|--------------------|
| GEER GLORIA JEAN EXR<br>GEER HELEN MARY EST AKA<br>GEER HELEN EST AKA   | HILTON RICHARD JR  | BUCKINGHAM TOWNSHIP  |                    |
| GANNON THOMAS<br>GANNON KAREN   | GANNON THOMAS  | BERLIN TOWNSHIP  |                    |
| LANDERS BARBARA LEE BY AF<br>LANDERS MICHAEL K JR AF  | SELIMOVIC JASMINKA   | HONESDALE BOROUGH  |                    |
| AMORINE JOHN<br>AMORINE NANCY   | SMITH JORDAN   | SOUTH CANAAN TOWNSHIP  |                    |
| RJR<br>R J J R<br>RJR<br>R J J R<br>RJR<br>R J J R  | RJR<br>R J J R<br>RJR<br>R J J R<br>RJR<br>R J J R                                 | STARRUCCA BOROUGH<br>STARRUCCA BOROUGH<br>STARRUCCA BOROUGH<br>STARRUCCA BOROUGH |                    |
| STORM GLENN<br>STORM PAMELA   | FUSCO ALFRED III<br>FUSCO FIONA  | PAUPACK TOWNSHIP   | LOT S 47           |
| JOHANNES DOROTHY<br>COLLETTI TIMOTHY<br>COLLETTI NOREEN   | KALIX MICHAEL JOSEPH<br>HIRST TARA LYNN TR<br>COLLETTI FAMILY<br>IRREVOCABLE TRUST | CHERRY RIDGE TOWNSHIP<br>PAUPACK TOWNSHIP  | LOT 179            |
| HAAS JULIA FOSTER<br>NADROWSKI THOMAS TR<br>NADROWSKI MICHAEL TR<br>NADROWSKI PAUL TR<br>JUNE C NADROWSKI<br>IRREVOCABLE TRUST            | HAAS NICOLE<br>NADROWSKI THOMAS<br>NADROWSKI MICHAEL<br>NADROWSKI PAUL             | HONESDALE BOROUGH<br>MANCHESTER TOWNSHIP   |                    |
| NADROWSKI THOMAS<br>NADROWSKI MICHAEL<br>NADROWSKI PAUL<br>CZUBOWICZ JOHN L<br>CZUBOWICZ RENEE  | NADROWSKI THOMAS<br>BIELAWSKI MARIUSZ  | MANCHESTER TOWNSHIP<br>PAUPACK TOWNSHIP  | LOT 18             |
| EVERSON ANNA MARIE  | DEEL BARBARA MAGOR<br>DEEL ROGER C   | SCOTT TOWNSHIP   | LOT 5              |
| KOON KOON PETER S<br>KOON KOON DESTINY D<br>SAMPLE DESTINY D  | ZANNETTI PHILIP<br>ZANNETTI DEBBIE   | PAUPACK TOWNSHIP   | LOT 69             |
| TITONE JAMEY<br>SENATORE ERIC   | ZANNETTI PHILIP<br>ZANNETTI DEBBIE   | PAUPACK TOWNSHIP   | LOT 70             |
| CASTRO MELISSA<br>RODRIGUEZ LISA  | GRIDIRON PROPERTY GROUP  | PAUPACK TOWNSHIP   | LOT 299            |
| KARATNYTSKY ANDREW<br>KARATNYTSKY PATRICIA<br>WALSH JOHN  | CARRASCO JUAN J<br>MARTINEZ JENNIFERLYNN<br>JUDGE COMMERCIAL<br>MANAGEMENT         | SALEM TOWNSHIP<br>LEHIGH TOWNSHIP  | LOT 692<br>LOT 5   |
| MASHINSKI-WALSH DIANE<br>BEILMAN GARY C<br>BEILMAN JAMES E<br>SAUTER MARIE J<br>BEILMAN CARL<br>VENNIE TRACY A AKA<br>VENNIE TRACEY A AKA | PAPPAS STEVE A<br>SALERNO ELIZABETH M  | HAWLEY BOROUGH   |                    |
| BUSHUK GALINA<br>BUSHUK GALINA  | BRUCE MATTHEW<br>BRUCE JENNIFER<br>BRUCE MATTHEW<br>BRUCE JENNIFER                 | PAUPACK TOWNSHIP<br>PAUPACK TOWNSHIP   | LOT 187<br>LOT 186 |
| KOEPKE JILL   | YEAGER DOUGLAS A<br>YEAGER DEBORAH   | HONESDALE BOROUGH  | LOT 1              |
| DECASTRO LEYDA  | CREMER ELIZABETH L<br>CREMER DAVID C   | DAMASCUS TOWNSHIP  | LOT A              |

|  |  |  |
|--|--|--|
| PASKO JOHN C<br>PASKO MARIE LOUISE   | PASKO JOHN C<br>PASKO MARIE LOUISE<br>GUNDRY ANNE              | LAKE TOWNSHIP<br><br>LOT 3144              |
| LUCAS JOSEPH W<br>LUCAS MICHELE A<br>STYPULKOWSKI FRED W<br>STYPULKOWSKI SALLY A | ENNIS COLLIN<br>PACE JOHN P                                    | MOUNT PLEASANT TOWNSHIP<br>BERLIN TOWNSHIP |
| MARTIN RICHARD W JR<br>MARTIN CONNIE L<br>WATERFRONT LIVING                      | STONER STEPHEN L<br>STONER FRANKIE J<br>CARIDI LANDSCAPING INC | PALMYRA TOWNSHIP<br>PALMYRA TOWNSHIP       |

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attyclause@gmail.com

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fclemente@hvc.rr.com

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Callicoon, NY 12723

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Security Disability, Real Estate Trans-  
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Support, Personal Injury, Property  
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nhendrix@waynecountypa.gov  
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Honesdale, PA 18431

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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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570-253-5902 (Fax)  
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Honesdale, PA 18431

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303 Tenth Street  
Honesdale, PA 18431

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Lackawanna County Family Court  
570-963-5691  
karamk@lackawannacounty.org  
123 Wyoming Ave., 1st Floor  
Scranton, PA 18503-2030

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**Lee C. Krause, Esq.**

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