

WAYNE COUNTY BAR ASSOCIATION

OFFICIAL LEGAL

JOURNAL

OF WAYNE COUNTY, PA



July 8, 2022
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Honesdale, PA



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Court of Common Pleas 22nd Judicial District:

The Hon. Janine Edwards
President Judge

The Legal Journal of Wayne County contains decisions of the Wayne County Court, legal notices, advertisements & other matters of legal interest. It is published every Friday by the Wayne County Bar Association.



PA LEGAL ADS

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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

Notice Pricing

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Incorporation Notices	\$45
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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

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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

FROM THE DESK OF THE EDITOR

NEW ADOPTION RULES TO TAKE EFFECT JULY 1, 2022

The Pennsylvania Supreme Court has overhauled the Orphans' Court Rules pertaining to adoption, replacing current O.C. Rules 15.1 – 15.9 with new O.C. Rules 15.1 – 15.22. In doing so, the Court revised the former Rules and added a number of new ones.

The revised Rules include:

15.2 – a new Rule that defines various terms used in connection with adoption proceedings.

15.3 – augments the notice procedures in proceedings to terminate parental rights by focusing on three areas: (1) who is required to receive notices of termination of parental rights (both voluntary and involuntary) and the form of the notice, (2) how the notice is to be provided, and (3) when the notice must be provided.

15.4 – applies when a county agency is seeking to terminate the parental rights to, or have someone adopt, a child who has been declared dependent by juvenile court; in these cases, the agency is required to file a praecipe in the dependency proceedings when a petition to terminate parental rights or a petition for adoption is filed, when the Court rules on the petition, when any notice of appeal is filed, and when any appeal is decided, so that the juvenile court docket shows the status of the case in Orphans' Court.

15.5. – a new Rule codifying the one child/one petition requirement. It requires separate petitions to be filed for each child who is the subject of certain proceedings under the Rules (including terminations of parental rights and adoptions).

15.6 – a new Rule that applies when a petition for termination is filed and no agency (like CYS) is involved. In these cases, this Rule prohibits a Court from granting a petition for termination unless a Report of Intention to Adopt or Petition for Adoption has been filed. This Rule is meant to implement the precedent set by the Court that one parent cannot terminate the parental rights of the other parent without a present plan for the child's adoption, either by a step-parent or someone else (except in cases involving rape or incest).

15.7 – details the information and exhibits that should be included in Petitions for Voluntary Relinquishment to an agency. This Rule is based on former Rule 15.2 but leaves out 3 averments from former Rule 15.2 (religious affiliations, names of the birth mother's former husbands, except where the birth mother was married at the time of birth or during the year prior, and whether the child was born out of wedlock), adds 3 new ones (counseling services, Contact Agreements, and consents), and requires 3 new exhibits (a consent to transfer custody to the agency, and a verified statements of the providing of the PACA-notice).

15.8 – details the information and exhibits that should be included in Petitions for Voluntary Relinquishment with respect to a child who has been in the exclusive care of prospective adoptive parents. This Rule is similar in its requirements to new Rule 15.7.

15.9 – a new Rule that details the information and exhibits that must be included in Petitions to Confirm Consent to Adoption. This Rule implements an alternative procedure whereby parental rights can be voluntarily relinquished through the court’s confirmation of a consent to adoption.

15.10 – details the information and exhibits that must be included in Petitions for Involuntary Termination of Parental Rights. This Rule is similar to prior Rule 15.4, but, like new Rule 15.7, leaves out certain averments required by the old Rule (like religious affiliations) while requiring new ones. The new averments include averments as to standing, whether a claim for paternity has been filed, the date the child was removed from the parent who is the subject of the petition and the date the child was placed with petitioner, information as to why the child was removed from the parent who is the subject of the petition, provision of the PACA-notice, and that the petitioner believes the petition to be in the child’s best interests. This Rule also eliminates certain exhibits required by the old Rule while requiring new exhibits, such as a verified statement regarding provision of the PACA-notice, and a signed consent to accept custody.

15.11 – a new Rule that implements requirements of the Adoption Act that a parent whose parental rights are terminated receive notice of his or her continuing right to provide and update medical, personal, or social history information with the court and the Dept. of Human Services. It directs the Clerk to inform birth parents of their rights post-termination and sets forth the information that should be provided.

15.12 – a new Rule that implements provisions of the Adoption Act relating to voluntary post-adoption agreements for continuing contact or communication (“Contact Agreements”). It specifies how Contact Agreements are presented to the court, when they are to be presented, and by whom, as well as the information and exhibits that must be included in Petitions to Approve Contact Agreements.

15.13 – details the information and exhibits that must be included in Petitions for Adoption. This Rule is based on former Rule 15.5, but adds new requirements, including attaching criminal history records and child abuse clearance certificates for each prospective adoptive parent and alleging the existence of any prior court Orders that might impact the ability of the court to grant the petition.

15.14 – governs registration of foreign adoption decrees, and is nearly identical to former Rule 15.8.

15.15 – details the information and exhibits that must be included in Petitions for Adoption of a Foreign-Born Child, and is nearly identical to former Rule 15.9.

15.16 – a new Rule that provides for notice (which is essentially a notice to plead) to be given when a party files to modify, enforce, or discontinue a Contact Agreement, specifies who the notice must be given to, and requires the filing of a certificate of service.

15.17 – a new Rule that details the information that must be included in a Petition to Modify Contact Agreement.

15.18 – a new Rule that details the information that must be included in a Petition to Enforce Contact Agreement.

15.19 – a new Rule that details the information that must be included in Petitions to Discontinue Contact Agreement.

15.20 – a new Rule that discusses maintenance of the court file by the Clerk.

15.21 – provides that all court records and documents in the court file shall be private and generally withheld from inspection. This Rule is based on former Rule 15.7 but was revised in lights of amendments to the Adoption Act and the Court's Public Access Policy that became effective on Jan. 1, 2018.

15.22 – a new Rule that provides the process by which someone may request the release of both identifying and non-identifying information about other parties in an adoption process.



WAYNE COUNTY LEGAL JOURNAL

Official Publication of the Wayne County Bar Association

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District Attorney's Office

CRIMINAL CASES

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

HONESDALE, PA- June 30, 2022

TIFFANY ANNE BROWNELL, age 34 of Moscow Pa, previously sentenced on December 3, 2020 to 18 months probation related to a Burglary, was resentenced to undergo incarceration in the Wayne County Correctional Facility for a period of not less than 2 days nor more than 23 ½ months. She was also ordered to pay restitution of \$2,198.20, undergo a drug and alcohol evaluation and comply with any recommendations for treatment, obtain employment within 60 days of parole or provide documentation from a doctor precluding her from employment. The Defendant was found in violation of her probation when she failed to make the required payments towards the restitution.

NELSON ARTHUR COREY, age 71 of Waymart Pa, was sentenced to undergo incarceration in a State Correctional Institution for a period of not less than 21 months nor more than 120 months plus a mandatory 3 years probation for one count of Possession of Child Pornography-Second Offense (F2). He was also ordered to pay the costs of prosecution, and is subject to a 15 year registration period as a Tier I offender. The incident occurred between July 16, 2021 and August 11, 2021 in Clinton Township, when PSP Troopers conducted undercover investigations into the internet sharing of child pornography. They received a report concerning the possession of child pornography on the eDonkey file sharing network using client software which was reported as eMule. On this same date, the Defendant used the Person 2 person to successfully download and saved a file which was previously known through investigations to be child pornography. On 08/11/21 at approximately 0615 am, law enforcement executed a search warrant at the Defendant's residence. Nearly 500 images images and videos of files depicting child pornography were discovered on the Defendant's computer

MELISSA DELIA FINCH, age 35 of Childs Pa, previously sentenced on February 10, 2022 to 72 hours to 6 months in the Wayne County Correction Facility related to a Driving Under the of Alcohol, was remanded to the Wayne County Correctional Facility for the remainder of her sentence, which is August 7, 2022. The Defendant was found in violation of her probation when she failed to report to her scheduled appointments and failed to make restitution payments as required.

BENEDICT KUPLACK, age 18 of San Antonio TX, was sentenced to undergo incarceration in the Wayne County Correctional Facility for a period of not less than 1 month nor more than 60 months for one court of Indecent Assault (M1). He was also ordered to pay the costs of prosecution, pay restitution not to exceed \$10,000.00, have not contact with the victim, have no unsupervised contact with any child under the age of 18 unless approved by parole, undergo a sex offender evaluation within 30 days of parole and

comply with all treatment recommendations, undergo a drug and alcohol evaluation and comply with any recommendations for treatment, continue with mental health treatment and comply with any recommendations for treatment, obtain employment within 60 days of parole or provide documentation from a doctor precluding him from employment, relinquish any firearm and ammunition to law enforcement within 24 hours, and is subject to a Lifetime registration period as a Tier III offender. The incident occurred on November 28, 2021 in South Canaan Township.

ANTHONY PASCAVAGE, age 31 of Hawley Pa, previously sentenced on March 10, 2022 to 6 months probation related to Sale or Transfer of Firearms-Makes Materially False Written Statements, was resentenced to undergo incarceration in the Wayne County Correctional Facility for a period of not less than 5 days nor more than 12 months with 3 months house arrest through the SCRAM program. He was also ordered to pay the costs of prosecution, undergo a drug and alcohol evaluation and comply with all treatment recommendations, maintain or obtain employment within 30 days of parole or provide documentation from a doctor precluding him from employment. The Defendant was found in violation when he tested positive for alcohol.

ROY WADE TIGUE, age 47 of Hawley Pa, was sentenced to undergo incarceration in a State Correctional Institute for a period of not less than 26 months nor more than 102 months for one count Theft by Unlawful Taking (M1), one count Defiant Trespass (M3), one count Driving While Operating Privileges Suspended/Revoked (S), one count DUI (M), two counts Receiving Stolen Property (M2), and Resisting Arrest (M2). He as also ordered to pay the costs of prosecution, pay a mandatory fine of \$1,200.00, participate in and cooperate with the drug and alcohol addiction treatment in accordance with his assessment, and complete the Alcohol Highway Safety Course. The incidents occurred on April 4, 2019 in Paupack Township, October 12, 2020 in Texas Township, July 15, 2021 in Salem Township, and July 20, 2021 in Paupack Township.

CHARLES STEWART WARNOTT, age 39 of Honesdale Pa, was placed probation for a period of 18 months for one count Possession of Controlled Substance – Heroin (M), one count Possession of Drug Paraphernalia (M), and one count Aiding Consumption of Crime (M2). He was also ordered to pay the costs of prosecution, pay a fine of \$500.00 and undergo a drug and alcohol evaluation and comply with any recommendations for treatment. The incidents occurred between August 1, 2018 and January 11, 2019 in various locations throughout Pike and Wayne Counties.

MARK A. YANTORN, age 37 of Scranton Pa, previously sentenced on February 17, 2022 to one month to 6 months in the Wayne County Correctional Facility related to Driving Under the Influence, was remanded to the Wayne County Correctional Facility for 126 days of the unserved portion of his sentence. The Defendant was found in violation of his parole with he failed to report to schedule appointments and failed to make contact with his parole officer.

KIMBERLY HOWARD, age 52 of Rochester NY, was issued a Bench Warrant for failure to appear at court.

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.

EXECUTOR NOTICE

ESTATE OF FREDERICK J.
NORDENHOLD A/K/A
FREDERICK NORDENHOLD
late of Berlin Township, Wayne
County, Pennsylvania. Any person
or persons having claim against or
indebted to the estate present same
to Mark H. Nordenhold, 426
Academy Street, Hawley, PA
18428. Ethan C. Wood, Esq.,
921 Court St., Honesdale, PA
18431, Attorney for the Estate.

7/8/2022 • 7/15/2022 • 7/22/2022

EXECUTRIX NOTICE

Estate of Barbara J. Rankin
AKA Barabara Joan Rankin
Late of Manchester Township
ADMINISTRIX
Lorie Ann Lyons
3513 Forest Glen Road
Virginia Beach, VA 23452-4010

7/1/2022 • 7/8/2022 • 7/15/2022

EXECUTRIX NOTICE

Estate of Douglas J. Smith
Late of Manchester Township
EXECUTRIX
Keri-Lynn Smith
78 Smith Road
Equinunk, PA 18417
ATTORNEY
Brendan R. Ellis
1018 Church Street
Honesdale, PA 18431

7/1/2022 • 7/8/2022 • 7/15/2022

ADMINISTRIX NOTICE

Estate of Jeffrey Ronald Chorba
Late of Berlin Township
ADMINISTRIX
Eileen Chorba
16 Shagbark Lane
Beach Lake, PA 18405
ATTORNEY
Brendan R. Ellis
1018 Church Street
Honesdale, PA 18431

7/1/2022 • 7/8/2022 • 7/15/2022

EXECUTOR NOTICE

Estate of Charles Albert Peter, Jr.
AKA Charles A. Peter, Jr., Charles
Albert Peter, Charles A. Peter
Late of Mount Pleasant Township
EXECUTOR
Christopher Kohnken
PO Box 2741
Sag Harbor, NY 11963

ATTORNEY

Nicholas A. Barna
207 Tenth Street
Honesdale, PA 18431

7/1/2022 • 7/8/2022 • 7/15/2022

EXECUTRIX NOTICE

Estate of Ruth L. Slocum
AKA Ruth Louise Slocum
Late of Starrucca Borough
EXECUTRIX

Diana Brooking Smith
3817 Moorcroft Road
Frisco, TX 75036

ATTORNEY

Michael Briechle
4 Chestnut Street
Montrose, PA 18801

7/1/2022 • 7/8/2022 • 7/15/2022

**NOTICE OF
GRANT OF LETTERS
OF ADMINISTRATION**

Estate of Antonio Francisco, Jr.,
late of Wayne County, Pennsylvania
(died June 26, 2021). Executrix
is Mary Pacheco, 24 Peace Pipe
Way, Gouldsboro, Pennsylvania.
Attorney for the Estate is Nancy
M. Barrasse, Esquire, 224 Adams
Avenue Scranton, Pennsylvania
18503.

06/24/2022 • 7/1/2022 • 7/8/2022

ESTATE NOTICE

Notice is hereby given that Letters
Testamentary have been granted in
the ESTATE OF LAMONT D.
OLVER, late of Paupack Town-
ship, Wayne County, Pennsylvania.

All persons indebted to the Estate
are requested to make payment,
and those having claims or
demands are to present same,
without delay, to the Co-Executors,
Brian Olver of 227 Purdytown
Tpke., Lakeville, PA 18438 or
Keith Olver of 17 Center Road,
Hawley, PA 18428 and John F.
Spall, Esquire, Attorney for the
Estate, 2573 Rt. 6, Hawley,
Pennsylvania 18428.

JOHN F. SPALL, ESQUIRE

06/24/2022 • 7/1/2022 • 7/8/2022

ESTATE NOTICE

Notice is hereby given that Letters
Testamentary have been granted in
the Estate of Albert J. Mongovan,
late of Honesdale Borough, Wayne
County, Pennsylvania, who died on
May 10, 2022. 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 de-
cedent shall make payment thereof,
without delay, to Wendy S. Ward,
Executrix, of 495 Old Willow
Avenue, Honesdale, PA 18431, or
to Richard B. Henry, Esquire,
Attorney for the Estate, 1105 Court
Street, Honesdale, PA 18431.

Richard B. Henry, Esquire
Richard B. Henry and Associates,
LLC
1105 Court Street
Honesdale, PA 18431
570-253-7991

06/24/2022 • 7/1/2022 • 7/8/2022

ESTATE NOTICE

Notice is hereby given that Letters of Administration have been granted in the Estate of Baldev Singh Sohi, a/k/a Baldev Sohi, a/k/a Baldev S. Sohi, late of Dyberry Township, Wayne County, Pennsylvania, who died on May 10, 2022. 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 Talwinder Kaur Uppal, Administratrix, 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

06/24/2022 • 7/1/2022 • 7/8/2022

OTHER NOTICES

FICTITIOUS NAME REGISTRATION

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on June 16, 2022 for First Class Home at 110 Birchwood Lane Hawley, PA 18428. The entity interested in

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MEAGHER INSURANCE

PAUL MEAGHER, JR.

E: PAUL@MEAGHERAGENCY.COM

416 MAIN STREET
HONESDALE, PA 18431

570.253.0466

260 DALEVILLE HIGHWAY
MOSCOW, PA 18444

570.842.8373

such business is Joseph Miele Inc., whose Commercial Registered Office provider address is 110 Birchwood Lane Hawley, PA 18428 in Wayne County. This was filed in accordance with 54 PaC.S. 311.

7/8/2022

LEGAL NOTICE

Wayne County
Court of Common Pleas
Number: 212 CIVIL 2022
Notice of Action in Mortgage
Foreclosure

Reverse Mortgage Funding LLC,
Plaintiff v. Lisa Maddalone,
Known Surviving Heir of Joseph
Maddalone, Anthony Maddalone,

Known Surviving Heir of Joseph
Maddalone, Nicolette Maddalone,
Known Surviving Heir of Joseph
Maddalone, Anthony J.
Maddalone, Known Surviving Heir
of Joseph Maddalone, Deborah
Maddalone, Known Surviving Heir
of Joseph Maddalone, Kim
Gallagher, Known Surviving Heir
of Joseph Maddalone, and
Unknown Surviving Heirs of
Joseph Maddalone, Defendants
**TO: Unknown Surviving Heirs of
Joseph Maddalone.** Premises
subject to foreclosure: 14
Lakeview Drive, Lake Ariel,
Pennsylvania 18436. 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

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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. **North Penn Legal Services, Wayne County Courthouse, 925 Court Street, Honesdale, Pennsylvania 18431, 877-515-7465.** McCabe, Weisberg & Conway, LLC, Attorneys for Plaintiff, 123 S. Broad St., Ste. 1400, Phila., PA 19109, 215-790-1010

7/8/2022

LEGAL NOTICE

IN THE COURT OF COMMON
PLEAS OF WAYNE COUNTY,
PENNSYLVANIA
CIVIL DIVISION
NO. 347 CIVIL 2021

DISCOVER BANK
6500 NEW ALBANY ROAD E
NEW ALBANY, OH 43054
Plaintiff

v.
GREGORY M ALLEN JR
380 PLEASANT VALLEY RD
STARRUCCA, PA 18462

Defendant

NOTICE OF CIVIL ACTION COMPLAINT IN CIVIL ACTION

NOTICE TO:
GREGORY M ALLEN JR
380 PLEASANT VALLEY RD
STARRUCCA, PA 18462

YOU HAVE BEEN SUED IN COURT. NOTICE IS HEREBY GIVEN THAT Discover Bank.. filed a Complaint in Civil Action against you in the Court of Common Pleas of Wayne County, Pennsylvania, Case No.347 Civil 2021 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

ELIGIBLE PERSONS AT A
REDUCED FEE OR NO FEE.

**LAWYER REFERENCE
SERVICE**

Northern PA Legal Services
Wayne County Courthouse
Honesdale, PA 18431
570-253-1031

Further inquiry can be directed to
counsel for Plaintiff as follows:

Michael J Dougherty, Esq.
PA ID No. 76046
Weltman, Weinberg & Reis Co.,
L.P.A.
325 Chestnut Street, Suite 501
Philadelphia, PA 19106
Tel. (215) 599-1500

7/8/2022

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
JULY 13, 2022**

By virtue of a writ of Execution instituted by: U.S. Bank Trust, N.A., as Trustee of the Bungalow Series IV 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 13th day of July, 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 THEIR RIGHT, TITLE AND INTEREST, IN AND TO ALL THAT LAND IN SOUTH CANAAN TOWNSHIP, WAYNE COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

ON THE NORTH BY LAND NOW OR FORMELY OF C. ENSLIN
ON THE EAST BY LAND NOW OR FORMERLY OF J.SAVITZ
ON THE SOUTH BY THE PUBLIC ROAD AND
ON THE WEST BY LAND NOW OF FORMERLY OF CECIL ENSLIN

SAID LAND BEING MORE PARTICULARLY DESCRIBED ON A MORE RECENT SURVEY ENTITLED "MAP OF LANDS OF RALPH MAINS, SOUTH CANAAN TWP., WAYNE CO." DATED MAY 1974, BEARING THE NAME AND SEAL OF KARL A. HENNINGS, R.S. WHICH PREMISES IS MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF TOWNSHIP ROAD NO. 381 LEADING FROM LEGISLATIVE ROUTE NO. 63136 TO PENNSYLVANIA ROUTE NO. 296, SAID POINT OF BEGINNING BEING THE SOUTHERLY MOST CORNER OF THE PREMISES HEREBY CONVEYED;

THENCE ALONG LINE OF LANDS NOW OR FORMERLY

OF CECIL ENSLIN, NORTH TWENTY-SIX (26) DEGREES FORTY (40) MINUTES FIFTEEN (15) SECONDS WEST TWO HUNDRED TWENTY-THREE AND TWENTY-FOUR ONE HUNDREDTHS (223.24) FEET THROUGH A IRON PIN PLACED ON LINE ON THE EDGE OF THE AFOREMENTIONED TOWNSHIP ROAD TO A PLACED IRON PIN;

THENCE CONTINUING ALONG ENSLIN ISLANDS, NORTH SEVEN (7) DEGREES TWENTY-EIGHT (28) MINUTES THIRTY-THREE (33) SECONDS WEST ONE HUNDRED SIXTY-SEVEN AND EIGHTY-FOUR ONE-HUNDREDTHS (167.84) FEET TO A CORNER MARKED BY A PLACED IRON PIN;

THENCE, ALONG ENSLIN LINE, NORTH SEVENTY-FOUR (74) DEGREES SEVEN MINUTES EIGHT (8) SECONDS EAST ON HUNDRED THIRTY-NINE AND SEVENTY-NINE ONE HUNDREDTHS (139.79) FEET TO A PLACED IRON PIN FOR A CORNER;

THENCE ALONG LINE OF LANDS NOW OR FORMERLY OF J. SAVITZ, SOUTH THIRTY (30) DEGREES THIRTY-FOUR (34) MINUTES THIRTY-NINE (39) SECONDS EAST THREE HUNDRED SEVENTY-SIX AND NINETY-SIX ONE-HUNDREDTHS (376.96) FEET THROUGH AN IRON PIN PLACE ON THE EDGE OF THE FIRST MENTIONED TOWNSHIP

ROAD TO A CORNER IN THE CENTER OF SAID ROAD;

THENCE ALONG THE CENTER OF THE SAME, SOUTH SIXTY-EIGHT (68) DEGREES FORTY-ONE (41), MINUTES FORTY (40) SECONDS WEST TWO HUNDRED NINETEEN AND FIFTEEN ONE-HUNDREDTHS (219.15) FEET TO THE POINT OR PLACE OF BEGINNING.

BEING KNOWN AS
160 SCHAFFER ROAD,
LAKE ARIEL, PA 18436.

BEING THE SAME PREMISES WHICH THE BANK OF AMERICAN NATIONAL TRUST AND SAVINGS ASSOCIATION, AS TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT BY DEED DATED APRIL 18, 2002 AND RECORDED IN THE OFFICIAL RECORDS OF WAYNE COUNTY ON APRIL 26, 2002

Seized and taken in execution as property of:
William M. O'Sullivan
160 Shaffer Road
LAKE ARIEL PA 18436

Execution No. 39-Civil-2022
Amount
\$157,319.42
Plus additional costs

April 18, 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.

06/24/2022 • 7/1/2022 • 7/8/2022

CIVIL ACTIONS FILED

*FROM JUNE 11, 2022 TO JUNE 17, 2022
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE/TIME	DESCRIPTION	AMOUNT
2017-20290	HEBERT TED G	6/13/2022 11:33	SATISFACTION	.00
2017-20290	HEBERT SUSAN A	6/13/2022 11:33	SATISFACTION	.00
2017-20334	HEBERT TED G	6/13/2022 11:33	SATISFACTION	.00
2017-20877	LAPENTA CONNIE B	6/17/2022 3:43	SATISFACTION	.00
2017-21169	GASKINS ROBERT W	6/13/2022 11:33	SATISFACTION	.00
2020-20528	ULOZAS BETTINA J	6/13/2022 3:03	REIS/WRITSCIREFACIAS	.00
2021-00032	DUFTON COLE F	6/14/2022 9:53	JUDGMENT (SEE FILE)	.00
2021-20425	FIRST CHOICE CHIROPRACTIC CENTRES NORTHEAST INC	6/14/2022 11:31	SATISFACTION	43,984.04
2021-20789	PHILIP PAULS CATERING INC	6/13/2022 11:33	SATISFACTION	.00
2022-00020	THE NEW YORK MORTGAGE COMPANY LLC	6/14/2022 3:39	FINAL JUDGMENT	.00
2022-00020	CARRINGTON MORTGAGE SERVICES LLC	6/14/2022 3:39	FINAL JUDGMENT	.00
2022-00102	AHPA PROPERTIES INC	6/16/2022 11:39	FINAL JUDGMENT	.00
2022-00102	HEINLEIN GEORGE	6/16/2022 11:39	FINAL JUDGMENT	.00
2022-00102	MG HOLDINGS USA LLC	6/16/2022 11:39	FINAL JUDGMENT	.00
2022-20096	WILLIAMS STEPHEN C	6/13/2022 11:33	SATISFACTION	.00
2022-20096	WILLIAMS VIRGINIA L	6/13/2022 11:33	SATISFACTION	.00
2022-20294	INGRAM ANNA ESTATE OF	6/13/2022 12:22	TAX LIEN	13,282.87
2022-20295	PENN WILLIAM S	6/13/2022 12:23	TAX LIEN	5,185.21
2022-20296	NATHAN KAREN	6/13/2022 1:00	JP TRANSCRIPT	4,613.42
2022-20296	NATHAN KAREN R AKA	6/13/2022 1:00	JP TRANSCRIPT	4,613.42

2022-20297	TCHORZEWSKI JAMES HOLLY	6/14/2022 11:56	MUNICIPAL LIEN	758.01
2022-20297	TCHORZEWSKI MAREK	6/14/2022 11:56	MUNICIPAL LIEN	758.01
2022-20298	PODUNAJEC STEPHEN	6/14/2022 1:51	JP TRANSCRIPT	1,453.96
2022-20298	PODUNAJEC STEPHEN	6/14/2022 2:06	WRIT OF EXECUTION	1,452.56
2022-20299	TETKOSKI JOE SR	6/15/2022 2:19	JP TRANSCRIPT	5,949.48
2022-20300	FLORA MARIE	6/16/2022 12:01	JP TRANSCRIPT	1,586.23
2022-20301	SWEELEY SARAH	6/16/2022 1:42	JP TRANSCRIPT	1,625.65
2022-20302	FLORA SCOTT	6/16/2022 1:58	JP TRANSCRIPT	1,867.88
2022-20303	DELEO RALPH	6/16/2022 2:19	JP TRANSCRIPT	9,303.39
2022-20304	TORRA BARBARA	6/16/2022 2:36	JP TRANSCRIPT	3,673.81
2022-20305	ROBERTS MARILYN J	6/17/2022 11:39	MUNICIPAL LIEN	2,787.45
2022-20306	REPKIE SANDRA L	6/17/2022 11:58	MUNICIPAL LIEN	3,040.86
2022-20307	PELISSERO RONALD	6/17/2022 12:11	MUNICIPAL LIEN	534.92
2022-20307	PELISSERO GRACE	6/17/2022 12:11	MUNICIPAL LIEN	534.92
2022-20308	NIVERTH TIMOTHY	6/17/2022 12:21	MUNICIPAL LIEN	857.64
2022-20308	NIVERTH MELISSA	6/17/2022 12:21	MUNICIPAL LIEN	857.64
2022-20309	MAXWELL MONIQUE	6/17/2022 12:31	MUNICIPAL LIEN	550.08
2022-20310	MATERNA JORUNN P	6/17/2022 12:40	MUNICIPAL LIEN	595.56
2022-20311	KLUGMAN ALLA	6/17/2022 12:51	MUNICIPAL LIEN	658.37
2022-20312	JOHNSON EDWARD	6/17/2022 1:04	MUNICIPAL LIEN	4,162.81
2022-20312	JOHNSON JENN-FER	6/17/2022 1:04	MUNICIPAL LIEN	4,162.81
2022-20313	GIAMPOLO ANGELA	6/17/2022 1:45	MUNICIPAL LIEN	534.92
2022-20314	FEY TERRENCE F	6/17/2022 2:09	MUNICIPAL LIEN	556.58
2022-20314	FEY MARILYN	6/17/2022 2:09	MUNICIPAL LIEN	556.58
2022-20315	BLAKAJ KRESHNIK	6/17/2022 2:22	MUNICIPAL LIEN	539.25
2022-20316	WEEGRON	6/17/2022 2:32	MUNICIPAL LIEN	584.74
2022-20317	POCONO SPRINGS CIVIC ASSOC. INC	6/17/2022 2:42	MUNICIPAL LIEN	534.92
2022-20318	JORDON HOLDINGS LLC	6/17/2022 2:52	MUNICIPAL LIEN	701.69
2022-20319	CLEMENT M FALZARANO REVOCABLE TRUST	6/17/2022 3:04	MUNICIPAL LIEN	534.92
2022-20320	NOGUERAS YESENIA	6/17/2022 3:15	MUNICIPAL LIEN	517.59
2022-20320	VIOLA ANGEL	6/17/2022 3:15	MUNICIPAL LIEN	517.59
2022-20320	ANGEL VIOLA	6/17/2022 3:15	MUNICIPAL LIEN	517.59
2022-20321	WISMER LAURIE ALLISON	6/17/2022 3:21	JUDGMENT	507.75
2022-20322	HILL SHALENA E	6/17/2022 3:22	JUDGMENT	2,998.25
2022-20323	SWENDSEN MATTHEW SHAWN	6/17/2022 3:22	JUDGMENT	1,454.25
2022-20324	YOUNG RANDY SCOTT	6/17/2022 3:22	JUDGMENT	1,723.25
2022-40052	PICCOTTI ADAM OWNER	6/16/2022 11:17	STIP VS LIENS	.00
2022-40052	PICCOTTI LAUREN OWNER	6/16/2022 11:17	STIP VS LIENS	.00
2022-40052	OUTLOOK DESIGN & CONSTRUCTION INC CONTRACTOR	6/16/2022 11:17	STIP VS LIENS	.00

CONTRACT – BUYER PLAINTIFF

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2022-00240	FINKLE JAMES C	PLAINTIFF	6/14/2022	.00
2022-00240	HORST WELDING & AUTOMOTIVE	DEFENDANT	6/14/2022	.00
2022-00240	HORST JASON W	DEFENDANT	6/14/2022	.00

CONTRACT – DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2022-00239	FIFTH THIRD BANK NA	PLAINTIFF	6/13/2022	.00
2022-00239	DRELICH THOMAS J	DEFENDANT	6/13/2022	.00
2022-00244	CITIBANK N A	PLAINTIFF	6/15/2022	.00
2022-00244	SHEVLIN MICHAEL	DEFENDANT	6/15/2022	.00
2022-00245	CITIBANK N A	PLAINTIFF	6/15/2022	.00
2022-00245	PALMEN HENRY J	DEFENDANT	6/15/2022	.00

CONTRACT – DEBT COLLECTION: OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2022-00241	LVNV FUNDING LLC	PLAINTIFF	6/14/2022	.00
2022-00241	GIERLOWSKI THOMAS	DEFENDANT	6/14/2022	.00
2022-00250	ACCELERATED INVESTORY MANAGEMENT LLC	PLAINTIFF	6/16/2022	.00
2022-00250	DILLON MARY	DEFENDANT	6/16/2022	.00

MISCELLANEOUS – OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2022-00247	ASSOCIATION OF PROPERTY OWNERS OF THE HIDEOUT INC	PLAINTIFF	6/15/2022	.00
2022-00247	BRISCOE DENROY	DEFENDANT	6/15/2022	.00
2022-00249	CHAN LEANNA	PLAINTIFF	6/16/2022	.00
2022-00249	CHAN OTTO	PLAINTIFF	6/16/2022	.00
2022-00249	DAVEIGA SIGRID	PLAINTIFF	6/16/2022	.00
2022-00249	DOBENZABE LLC	PLAINTIFF	6/16/2022	.00
2022-00249	GARPIR LLC	PLAINTIFF	6/16/2022	.00
2022-00249	GLITTER PA INVESTMENTS/LLC	PLAINTIFF	6/16/2022	.00
2022-00249	GOLDSTOCK LOREEN.	PLAINTIFF	6/16/2022	.00
2022-00249	HANSELL ERIN	PLAINTIFF	6/16/2022	.00
2022-00249	HAYES-DONOVAN	PLAINTIFF	6/16/2022	.00
2022-00249	HANNIGAN JOEL	PLAINTIFF	6/16/2022	.00
2022-00249	IDELICATO JAMES	PLAINTIFF	6/16/2022	.00
2022-00249	KLOSIEWICZ KAMIL	PLAINTIFF	6/16/2022	.00
2022-00249	KROOG KAREN	PLAINTIFF	6/16/2022	.00
2022-P0249	MCNAMEE RYAN	PLAINTIFF	6/16/2022	.00
2022-00249	POKE A NOSE INN LLC	PLAINTIFF	6/16/2022	.00
2022-09249	REX DUSTIN	PLAINTIFF	6/16/2022	.00
2022-00249	REX SAMANTHA	PLAINTIFF	6/16/2022	.00
2022-00249	ROAMINGWOOD INVESTMENT GROUP	PLAINTIFF	6/16/2022	.00
2022-00249	SCHWARTZMAN DANIEL	PLAINTIFF	6/16/2022	.00
2022-00249	SERRANO CHRISTOPHER	PLAINTIFF	6/16/2022	.00
2022-00249	SIDER NICK	PLAINTIFF	6/16/2022	.00
2022-00249	SIDER MATTHEW	PLAINTIFF	6/16/2022	.00
2022-00249	SPALL JUSTIN	PLAINTIFF	6/16/2022	.00
2022-00249	QUINTANA MARGARET H/W	PLAINTIFF	6/16/2022	.00
2022-00249	THE ASSOCIATION OF PROPERTY OWNERS OF THE HIDEOUT INC	DEFENDANT	6/16/2022	.00

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

2022-00249	BOARD OF DIRECT OF THE ASSOC OF PROP OWNERS OF THE HIDEOUT	DEFENDANT	6/16/2022	.00
2022-00249	YOCUM RICHARD CHAIRPERSON BOD OF THE ASSOC OF PROP OWNERS	DEFENDANT	6/16/2022	.00
2022-00249	MILLER ANDREW PRES BOD OF ASSO PROP OWNERS OF THE HIDEOUT INC	DEFENDANT	6/16/2022	.00
2022-00249	DELLI SANTI LOUIS VP BOD OF ASSOC OF PROP OWNERS THE HIDEO	DEFENDANT	6/16/2022	.00
2022-00249	RESTAINO GERARD TREASURER BOD PROP OWNERS OF THE HIDEOUT INC	DEFENDANT	6/16/2022	.00
2022-00249	GUIFFREDO RICHARD SECRETARY BOD THE ASSOC OF PROP OWNERS	DEFENDANT	6/16/2022	.00
2022-00249	TERRANOVA MICHAEL DIRECTOR BOD OF THE ASSOC OF PROP OWNER	DEFENDANT	6/16/2022	.00
2022-00249	TRESSLER ROBERT II DIRECTOR BOD OF THE ASSOC OF PROP OWNER	DEFENDANT	6/16/2022	.00
2022-00249	FROTTE LARRY COMMUNITY MGR THE ASSOC OR PROP OWNERS	DEFENDANT	6/16/2022	.00
2022-00249	VOTE NOW.COM	DEFENDANT	6/16/2022	.00

MISCELLANEOUS – REPLEVIN

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2022-00248	FOSS THORSTEIN	PLAINTIFF	6/16/2022	.00
2022-00248	PAULS AUTO REPAIR & TOWING INC	DEFENDANT	6/16/2022	.00

NAME CHANGE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2022-00238	HETTICH BETTY L	PETITIONER	6/13/2022	.00
2022-00246	SMITH MARGARET FLORENCE	PETITIONER	6/15/2022	.00

PETITION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2022-00237	2013 KTMCO SCOOTER	PETITIONER	6/13/2022	.00
2022-00237	KEANE MICHAEL	PETITIONER	6/13/2022	.00
2022-00251	2006 DODGE DAKOTA VIN #ID7HW48N865643854	PETITIONER	6/17/2022	.00
2022-00251	DONEGAN DENNIS J	PETITIONER	6/17/2022	.00
2022-00252	2007 DODGE DURANGO VIN #ID8HB48PX7F583319	PETITIONER	6/17/2022	.00
2022-00252	DONEGAN DENNIS J	PETITIONER	6/17/2022	.00
2022-00253	2000 BUICK CENTRUY CUSTOM VIN #2G4WS52J1180977	PETITIONER	6/17/2022	.00
2022-00253	DONEGAN DENNIS J	PETITIONER	6/17/2022	.00
2022-00254	2006 HYUNDAI TUCSON VIN #KM8JN72D26U423464	PETITIONER	6/17/2022	.00
2022-00254	DONEGAN DENNIS J	PETITIONER	9/17/2022	.00
2022-00255	2007 MERCURY MILAN VIN #3MEHM07208R612835	PETITIONER	6/17/2022	.00
2022-00255	DONEGAN DENNIS-J	PETITIONER	6/17/2022	.00

2022-00256	2017 SUBARU WRX VIN #JF1VA1B62H9827621	PETITIONER	6/17/2022	.00
2022-00256	DONEGAN DENNIS J	PETITIONER	6/17/2022	.00
2022-00257	2005 SUBARU FORESTER VIN #JF1SG63645G744406	PETITIONER	6/17/2022	.00
2022-00257	DONEGAN DENNIS J	PETITIONER	6/17/2022	.00
2022-00258	2007 SATURN AURA VIN #IG8ZV577X7F216061	PETITIONER	6/17/2022	.00
2022-00258	DONEGAN DENNIS J	PETITIONER	6/17/2022	.00
2022-00259	2021 LIBERTY TRAILER VIN #5M4LC2024MF033342	PETITIONER	6/17/2022	.00
2022-00259	DONEGAN DENNIS J	PETITIONER	6/17/2022	.00
2022-00260	2007 JEEP LAREDO GRAND CHEROKEE	PETITIONER	6/17/2022	.00
2022-00260	DONEGAN DENNIS J	PETITIONER	6/17/2022	.00
2022-00261	1997 AUDI A6 VIN #WAUGC84A5VN037995	PETITIONER	6/17/2022	.00
2022-00261	DONEGAN DENNIS J	PETITIONER	6/17/2022	.00

REAL PROPERTY – EJECTMENT

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2022-00262	LAKE GENERO LLC	PLAINTIFF	6/17/2022	.00
2022-00262	MORISCO RALPH	DEFENDANT	6/17/2022	.00

REAL PROPERTY – MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2022-00242	WELLS FARGO BANK N A	PLAINTIFF	6/14/2022	.00
2022-00242	WALLER SUSANNE	DEFENDANT	6/14/2022	.00
2022-00242	WALLER KEVIN	DEFENDANT	6/14/2022	.00

TORT – MOTOR VEHICLE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2022-00243	SCHROEDEL MATTHEW AS ADM OF EST OF CHARLES L SCHROEDEL	PLAINTIFF	6/15/2022	.00
2022-00243	BARRY ANTHONY	DEFENDANT	6/15/2022	.00
2022-00243	BARRY MARY	DEFENDANT	6/15/2022	.00



MORTGAGES AND DEEDS

*RECORDED FROM JUNE 27, 2022 TO JULY 1, 2022
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
G LENTINI PLAZA LLC	WAYNE BANK	TEXAS TOWNSHIP 1 & 2	
G LENTINI PLAZA L L C			776,000.00
MCGRAW KYLE JOSEPH	DIME BANK	STARRUCCA BOROUGH	104,500.00
KHAN ZAHID	PENN COMMUNITY BANK	PAUPACK TOWNSHIP	
KHAN TARIKA DEVI			292,500.00
JONAS SARAH	HONESDALE NATIONAL BANK	MOUNT PLEASANT TOWNSHIP	
BATES JAY			
BATES SARAH			100,000.00
MANSFIELD SUZANNE E	WAYNE BANK	MANCHESTER TOWNSHIP	
MANSFIELD JAMES A			125,000.00
DONEY JUSTIN N	HONESDALE NATIONAL BANK	DAMASCUS TOWNSHIP	
DONEY NICOLE A			45,000.00
GALLAGHER BRIAN	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	MOUNT PLEASANT TOWNSHIP	
	INTEREST MORTGAGE L L C		200,000.00
JIMENEZ AURELIO	FAIRWAY INDEPENDENT MORTGAGE CORPORATION	LEHIGH TOWNSHIP	
	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS		85,500.00
FAY GERALD	ARENDS DENNIS	SCOTT TOWNSHIP	100,000.00
GUY MICHAEL P TR	HONESDALE NATIONAL BANK	PAUPACK TOWNSHIP	
GUY CAROLYN T TR			
MICHAEL P GUY REVOCABLE LIVING TRUST			
CAROLYN THERESA GUY REVOCABLE LIVING TRUST			80,000.00
SCHULER KRISTA L	USDA RURAL HOUSING SERVICE	TEXAS TOWNSHIP	
	U S D A RURAL HOUSING SERVICE		6,194.16
GODA CHRISTINE M	DIME BANK	BERLIN TOWNSHIP	
BROWN GEORGE K	DIME BANK	OREGON TOWNSHIP	
BROWN KATHARINE A			50,000.00
CARD MELINDA C	DIME BANK	TEXAS TOWNSHIP	
CARD DANIEL J			150,000.00
MOSS MARYANN	DIME BANK	TEXAS TOWNSHIP	33,000.00
FULLER JERAME C	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	SCOTT TOWNSHIP	
COBERT SHANE L	AMERICAN FINANCIAL RESOURCES INC		420,247.00
BATES BRAD M	HONESDALE NATIONAL BANK	CLINTON TOWNSHIP 1	25,000.00
MUTO ABBIE LIN	HONESDALE NATIONAL BANK	LAKE TOWNSHIP	
MUTO RUDOLPH F			215,000.00

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

HAZELIP JERRY A	MORTGAGE ELECTRONIC	HAWLEY BOROUGH	
CARNEY ELIZABETH C	REGISTRATION SYSTEMS		
LABELLE DEANNA	KIND LENDING		204,133.00
MATARAZA PATRICK THOMAS III	HONESDALE NATIONAL BANK	PAUPACK TOWNSHIP	
MATARAZA LORI BETH			200,000.00
CHIMPAY MARCELINA	MORTGAGE ELECTRONIC	PAUPACK TOWNSHIP	
	REGISTRATION SYSTEMS		
	TRUSTAR MORTGAGE		206,060.00
DECRISTAN JOSEPH	HONESDALE NATIONAL BANK	PAUPACK TOWNSHIP	
DECRISTAN DENISE A			125,000.00
THACHER DONALD J	HONESDALE NATIONAL BANK	BERLIN TOWNSHIP	35,000.00
SHIFFLER DANIELLE M	MORTGAGE ELECTRONIC	PAUPACK TOWNSHIP	
	REGISTRATION SYSTEMS		
	CARRINGTON MORTGAGE SERVICES		114,468.00
HANKOFF ALEXANDER	JPMORGAN CHASE BANK	DAMASCUS TOWNSHIP	
HANKOFF SHAUNA J BY AF	J P MORGAN CHASE BANK		
HANKOFF ALEXANDER AF			454,000.00
SCHIMMEL JASON FRANCIS	WAYNE BANK	DAMASCUS TOWNSHIP	
SCHIMMEL PAMELA KAREN			248,000.00
HELLER CHARLES L	MORTGAGE ELECTRONIC	PAUPACK TOWNSHIP	
	REGISTRATION SYSTEMS		
HELLER JANELLE D	HOMETOWN LENDERS INC		492,340.00
VONLUMM SHIRLEY M	CITIZENS SAVINGS BANK	DYBERRY TOWNSHIP	186,400.00
WEAVER JOHN	COMMUNITY BANK	MOUNT PLEASANT TOWNSHIP	
WEAVER ANNE			59,500.00
GOYETTE SPENCER	HONESDALE NATIONAL BANK	TEXAS TOWNSHIP 1 & 2	139,400.00
TILLAPAUGH SABRINA	WELLS FARGO BANK	PAUPACK TOWNSHIP	223,000.00
PANDEY MANJARI	CALIBER HOME LOANS INC	LEHIGH TOWNSHIP	
	MORTGAGE ELECTRONIC		
	REGISTRATION SYSTEMS		236,250.00
GROSSMAN BROTHERS	HONESDALE NATIONAL BANK	HONESDALE BOROUGH	
REAL ESTATE			255,000.00
BRNICH NICOLE	MORTGAGE ELECTRONIC	LAKE TOWNSHIP	
	REGISTRATION SYSTEMS		
BRNICH KEVIN	MERIDIAN BANK		297,000.00
GRAVES JOHN	MORTGAGE ELECTRONIC	LEHIGH TOWNSHIP	
	REGISTRATION SYSTEMS		
	CROSSCOUNTRY MORTGAGE		113,600.00
FREEMAN PAUL	GOLD CREDIT UNION	LAKE TOWNSHIP	
FREEMAN KAREN	G O L D CREDIT UNION		175,200.00
CRAVEN DINORAH M	POLICE & FIRE FEDERAL	MANCHESTER TOWNSHIP	
REINMILLER MARK	CREDIT UNION		276,000.00
HONESDALE F & G INC	HONESDALE NATIONAL BANK	HONESDALE BOROUGH	1,800,000.00
		LAKE TOWNSHIP	1,800,000.00
CLEVELAND JOHN B SR	HONESDALE NATIONAL BANK	LAKE TOWNSHIP	
CLEVELAND BARBARA J			50,000.00
YANNONE ANTHONY JOHN	HONESDALE NATIONAL BANK	SALEM TOWNSHIP	
YANNONE CHRISTINE			110,000.00
YACK RICHARD E	HONESDALE NATIONAL BANK	PAUPACK TOWNSHIP	
YACK MARGARET A			100,000.00

DOCKEMEYER BRIAN	TRUSTAR MORTGAGE	SALEM TOWNSHIP	
DOCKEMEYER STEPHANIE	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS		352,000.00
OLSOMMER DONALD E JR	WAYNE BANK	STERLING TOWNSHIP	
OLSOMMER ALENE			80,000.00
BODIE KORWYN M	WAYNE BANK	TEXAS TOWNSHIP	
BODIE TONI M			81,476.75
PIZZO NICHOLAS P	FNCB BANK	BERLIN TOWNSHIP	
PIZZO LISA M	F NCB BANK		250,000.00
LUTZ ANGELA	JPMORGAN CHASE BANK	DREHER TOWNSHIP	
LUTZ JOHN	J P MORGAN CHASE BANK		120,000.00
VANORDEN MEAGAN A	JPMORGAN CHASE BANK	SALEM TOWNSHIP	
KIGER DAVID A	J P MORGAN CHASE BANK		84,000.00
SHAEFFER HEATHER SHARIE	WAYNE BANK	TEXAS TOWNSHIP 1 & 2	
GRUVER KEENAN			200,810.00
DASKOVSKY JOHN	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	HONESDALE BOROUGH	
MASTERS AMANDA	ALLY BANK CORP		247,300.00
GAGER JOSEPH	FIGURE LENDING LLC	DAMASCUS TOWNSHIP	
	FIGURE LENDING L L C		25,526.00
GRANT RICHARD	HONESDALE NATIONAL BANK	SOUTH CANAAN TOWNSHIP	
GRANT SARAH			525,500.00
DAVOLI DANIEL	JPMORGAN CHASE BANK	DYBERRY TOWNSHIP	
DAVOLI NOLIESA	J P MORGAN CHASE BANK		200,000.00
CAPITAL MANAGEMENT	FINANCE OF AMERICA	DREHER TOWNSHIP	
SISTERS LLC	MORTGAGE LLC		
CAPITAL MANAGEMENT	FINANCE OF AMERICA		
SISTERS L L C	MORTGAGE L L C		135,540.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
FALCONETTI EUGENE AKA	CAVAGE PAUL	CANAAN TOWNSHIP	
FALCONETTI EUGENE SR AKA			PARCEL B
G S PLAZA LLC	G LENTINI PLAZA LLC	TEXAS TOWNSHIP 1 & 2	
G S PLAZA L L C	G LENTINI PLAZA L L C		
HAUN FRED A MAE	GILSON DONNIE	CHERRY RIDGE TOWNSHIP	
	GILSON MELISSA		
COLWELL REX WALTER	MCGRAW KYLE JOSEPH	STARRUCCA BOROUGH	
HAWKINS EXR			
COLWELL KATRINA LOUISE			
GOLDSTEIN ROSEMARIE	LATINO ANTHONY	PAUPACK TOWNSHIP	
WREGE ROBERT F EST AKA	SCHACCA ROBERT		
WREGE ROBERT FREDERICK			
EST AKA			LOT 403
LUTZ JUDITH A	JUDITH A LUTZ REVOCABLE TRUST AGREEMENT	LAKE TOWNSHIP	
LUTZ LAWRENCE C	LAWRENCE C LUTZ REVOCABLE TRUST AGREEMENT		
	LUTZ LAWRENCE C TR		
	LUTZ JUDITH A TR		LOT 3962

SCHWARTZ ALEXANDER	LANDA ARKADIY	LAKE TOWNSHIP	LOT 2137
PANNICK JOSEPH G	PANNICK JUSTIN	LEBANON TOWNSHIP	LOT 25
MINTZER DANIEL	JIMENEZ AURELIO	LEHIGH TOWNSHIP	
WHITE TARA			LOT 2
CULOTTA SALVATORE	WAGNER JONAS	MANCHESTER TOWNSHIP	
	WAGNER LYNDIA		
MAKRIS STELLA TR	MAKRIS PETER TR	LEHIGH TOWNSHIP	
	PETER MAKRIK REVOCABLE TRUST		LOT 18
ALLEN ROBERT W EXR	COXTON LAKE PROTECTIVE	PRESTON TOWNSHIP	
ALLEN WILLARD BEST	ASSOCIATION INC		
STAPLETON MARY			
SOOP J TAYLOR EST			
CLEVELAND CHARLES			
CLEVELAND ALBERT H EST			
SMITH DONALD			
SMITH C MAYNARD EST			
CARNEY DELORES EXR	CARNEY DELORES AKA	CHERRY RIDGE TOWNSHIP	
BRONSON LOUISE EXR	CARNEY DOLORES AKA		
ROBERTS EDWARD MILTON			
EST AKA			
ROBERTS EDWARD M EST AKA			
FROMERT THOMAS BYRON	FROMERT BRYAN	STERLING TOWNSHIP	
FROMERT WILLIAM AUGUST			LOT 1
FROMERT THOMAS BYRON	FROMERT BRYAN	STERLING TOWNSHIP	
FROMERT WILLIAM AUGUST			
SWINGLE RUTH A	BATES BRAD M	CLINTON TOWNSHIP 1	
BATES KAREN L			
BATES KAREN L	SWINGLE KEVIN L	DYBERRY TOWNSHIP	
DEFRANK BENNY	MUTO RUDOLPH F	LAKE TOWNSHIP	
DEFRANK JEANETTE	MUTO ABBIE LIN		LOT 3166
AJT PROPERTIES	HAZELIP JERRY A	HAWLEY BOROUGH	
A J T PROPERTIES	LABELLE DEANNA		
	CARNEY ELIZABETH C		
GALLAGHER PATRICK	MATARAZA PATRICK THOMAS III	PAUPACK TOWNSHIP	
GALLAGHER LAUREN	MATARAZA LORI BETH		
MODELL DIANE	CHIMPAY MARCELINA	PAUPACK TOWNSHIP	
LOEFFLER RONALD A	BURROWS HELEN D	PAUPACK TOWNSHIP	
CHARVAT STEVEN W			LOT 83
SHEARD JONATHAN G	ROBINSON RICHARD J	DAMASCUS TOWNSHIP	
SHEARD LORIE F	ROBINSON LYNNE A		
SBRIGATO GEORGE	FRANASZCZUK MIKOLAJ	SALEM TOWNSHIP	
SBRIGATO KATHY	ANDRZEJEWSKA EMILIA		
SBRIGATO MICHAEL			
JULIANO KIMBERLY			LOT 192
LOZOVSKY EREZ	GOODWIN MELODY R	SALEM TOWNSHIP	LOT 4
WEISBERG HARVEY J	PAIGE QUINN PROPERTIES LLC	SALEM TOWNSHIP	
WEISBERG LAUREN I	PAIGE QUINN PROPERTIES L L C		LOT 896

NEARY CHRISTINA MARIE ROSLER	CARROLL GAY JONE	DAMASCUS TOWNSHIP	
ROSLERNEARY CHRISTINA MARIE	SPENCER SUSAN		
STALBIRD CHRISTINA M			LOT 2
TRAIL COLETTE	SHIFFLER DANIELLE M	PAUPACK TOWNSHIP	
PODUNAJEC PAUL P	V S G REAL ESTATE LLC	WAYMART BOROUGH	
PODUNAJEC BARBARA	V S G REAL ESTATE L L C		
FELLENBERG WILLIAM Y	HANKOFF ALEXANDER	DAMASCUS TOWNSHIP	
FELLENBERG DONNA L	HANKOFF SHAUNA JEAN		LOT 2
CHMURA J ANDREW	CIOPPA FRANK CIOPPA NICOLE	DAMASCUS TOWNSHIP	
WICKENHEISSER JOSEPH JOHN BY AGENT AKA	SCHIMMEL JASON FRANCIS	DAMASCUS TOWNSHIP	
WICKENHEISSER JOSEPH J BY AGENT AKA	SCHIMMEL PAMELA KAREN		
SCHLOESSER WARREN AGENT			
OLIVE MICHAEL J	OLIVE MICHAEL J LANDI PHILIP A MORETTO TRACI	MANCHESTER TOWNSHIP	LOT 1065
PRENDAMANO JAMES	STONE TERRACE FTK LLC STONE TERRACE F T K L L C	CANAAN TOWNSHIP	LOT A D
KOVALESKI MATTHEW S KOVALESKI SAMANTHA C	KOVALESKI MATTHEW S	LAKE TOWNSHIP	LOT 2
FELIPE RIGOBERTO J	FELIPE RIGOBERTO J FLORES DEYANIRA	PAUPACK TOWNSHIP	LOT 239
RITCHIE CHRISTOPHER W RITCHIE JEAN E	MEYER VERNON MEYER REBEKAH	PAUPACK TOWNSHIP	LOT 10
TWO THREE SIX SECOND AVENUE LLC	HELLER CHARLES L	PAUPACK TOWNSHIP	
TWO THREE SIX SECOND AVENUE L L C	HELLER JANELLE D		LOT 96
VONLUMM SHIRLEY M	VONLUMM SHIRLEY M	DYBERRY TOWNSHIP	
BERTUCCI JOHN J	TABONE JOSEPH TABONE DIANE	SALEM TOWNSHIP	LOT 152
ESQUILIN JOSEPH A JR ESQUILIN CATHERINE	SMITH PARKER TR WOODS REVOCABLE TRUST	STERLING TOWNSHIP	
KASPER JOHN J KASPER PATRICIA	POLTROCK LORI LEE	SALEM TOWNSHIP	LOT 1693
LOGAN PHYLLIS F EST HONESDALE NATIONAL BANK EXR	GOYETTE SPENCER	TEXAS TOWNSHIP 1 & 2	
COLE DONALD D JR COLE LUANNE	NERI DINO	MANCHESTER TOWNSHIP	
BEHSON ROBERT J BEHSON JANET F	PANDEY MANJARI	LEHIGH TOWNSHIP	
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SCHWARZ JOHN J SCHWARZ JOAN C	GROSSMAN BROTHERS REAL ESTATE	HONESDALE BOROUGH	

GROSSMAN REGAN W BY AGENT	GROSSMAN BROTHERS REAL ESTATE LLC	HONESDALE BOROUGH	
GROSSMAN CAMERON R AGENT	GROSSMAN BROTHERS REAL ESTATE L L C		
GROSSMAN CAMERON R			
KRAH WILLIAM III	ZAPISEK LIDIA	PAUPACK TOWNSHIP	
	ZAPISEK MARIUSZ		LOT 169
EISELE MARK	MOONBEAM RETREAT	PALMYRA TOWNSHIP	
EISELE NANCY			LOT 8
BRADY BRIAN	CHOFFO DANIEL J	LAKE TOWNSHIP	
	CHOFFO ANDREA		LOT 1459
CHOFFO DANIEL J	PELLEGRINO JOHN	LAKE TOWNSHIP	
CHOFFO ANDREA			LOT 1459
ROSENFELD HOWARD	BRNICH KEVIN	LAKE TOWNSHIP	
ROSENFELD ANN	BRNICH NICOLE		LOT 2512
DEMPSEY JOHN	DEMPSEY LINDA	LAKE TOWNSHIP	
DEMPSEY DIANE			LOT 2774
ROVEDA RICHARD	GRAVES JOHN	LEHIGH TOWNSHIP	
FICHTER KEVIN M	FREEMAN PAUL	LAKE TOWNSHIP	
FICHTER KELLY SHINN	FREEMAN KAREN		LOT 2783
MUSCARELLA CARMINE	CRAVEN DINORAH M REINMILLER MARK	MANCHESTER TOWNSHIP	
OLTMANN THOMAS W	OLTMANN KELLY J	SALEM TOWNSHIP	
OLTMANN KELLY J			LOT 63
POLTANIS WILLIAM L	NOONE ALLISON L	CLINTON TOWNSHIP	
POLTANIS GWEN H	NOONE ROBERT F III		LOT 1
CAUDY ROBERT	DOCKEMEYER BRIAN	SALEM TOWNSHIP	
CAUDY ROSE MARIE	DOCKEMEYER STEPHANIE		LOT 1
COLEMAN ROBERT A	SMILEY HOLLOW MINERALS LLC	SCOTT TOWNSHIP	
COLEMAN DONNA C	SMILEY HOLLOW MINERALS L L C		
HARRIS JOSEPH R	HARRIS JOSEPH R	DREHER TOWNSHIP	
HARRIS JOSEPH R	JOWERS KARL YE	DREHER TOWNSHIP	
MARKETPLACE PROPERTIES	R & P MARKET PLACE	HONESDALE BOROUGH	
UNDERWOOD DARRELL	FAUST ROBERT	PAUPACK TOWNSHIP	
DIFEDERICO ALESIA K EXR	HEMKES CORY	LAKE TOWNSHIP	
COWAN DORIS A EST AKA	HEMKES KARIN		
COWAN DORIS EST AKA			
DAVIES INGRID E	KREHUL BRENDA TR	DYBERRY TOWNSHIP	
DAVIES RICHARD	JANSSEN ANDREA TR		
	ASCALONA FAMILY IRREVOCABLE TRUST		LOT 4
POTTER GAIL	SHAEFFER HEATHER SHARIE	TEXAS TOWNSHIP 1 & 2	
	GRUVER KEENAN		
WETHERILL RUTH L	WETHERILL RUTH L	CLINTON TOWNSHIP 1	
	WETHERILL RAYMOND RONALD		
	KERYLOVICZ MARY		
WETHERILL RAYMOND RONALD	WETHERILL RAYMOND RONALD	SALEM TOWNSHIP	
	WETHERILL RUTH L		
	KERYLOVICZ MARY		

BUNTING BRIAN	DASKOVSKY JOHN	HONESDALE BOROUGH
NOGAY KIMBERLY	MASTERS AMANDA	
BUNTING KIMBERLY		
DUNBAR YOUNGSHIL LYNN	HORBATYUK PETRO	LEHIGH TOWNSHIP
	HORBATYUK NADIYA	
GRANT RICHARD	GRANT RICHARD	SOUTH CANAAN TOWNSHIP
GRANT SARAH	GRANT SARAH	PARCEL 8 9
STUART GALE	KEASTED DENISE	LEHIGH TOWNSHIP
STUART JOSEPH	KEASTED KENNETH	
VANDERWELL JOHN EST AKA	DENOIE DEANNA J	DYBERRY TOWNSHIP
VANDERWELL JOHN J EST AKA		
VANDERWELL ERICA EXR AKA		
MURRAY ERICA VANDERWELL EXR AKA		
MURRAY ERICA BROOKE EXR AKA		
NEELY ROBERT H	MINKLER MOUNTAIN LLC	MANCHESTER TOWNSHIP
NEELY JANET	MINKLER MOUNTAIN L L C	
QUACH LOAN	LARRINAGA JAMES E	TEXAS TOWNSHIP 1 & 2
	LARRINAGA LAURA	PARCEL 93
CHERRY RIDGE REALTY INC	GANNON KAREN	CHERRY RIDGE TOWNSHIP
BURGHARDT JAMES P	DAVOLI DANIEL	DYBERRY TOWNSHIP
BURGHARDT JULIE A	DAVOLI NOLIESA	

WAYNE COUNTY BAR ASSOCIATION





www.waynecountylawyers.org

COURT CALENDAR — FOURTH FLOOR COURTROOM #2

July 11, 2022–July 15, 2022

Monday, July 11, 2022

9:00 AM
Jury Selection

Thursday, July 14, 2022

9:00 AM
Klueber v Sheriff 323-2022-DR
Custody Conference

9:30 AM
Kirchhofer v Sheriff 322-2022-DR
Custody Conference

10:00 AM
Bench Warrant Return-DRO
Richard Horak 536-2021-DR Burlein

10:30 AM
Emmett v Emmett/Fink/WCCYS 233-2022-DR
Custody Hearing
Collins/Pro se/Pro se/Rechner

Friday, July 15, 2022

10:00 AM
In Re: A.B. 9-2022-DP
Disposition
Rechner/Campbell/Farrell

COURT CALENDAR — THIRD FLOOR HISTORIC COURTROOM

July 11, 2022–July 15, 2022

Monday, July 11, 2022

9:00 AM
Jury Selection

Wednesday, July 13, 2022

9:00 AM
Central Court 3rd Floor Courtroom

12:00 PM
Drug Court Team Meeting

12:30 PM
Drug Court

Friday, July 15, 2022

9:00 AM
PFA
345-2022-DR Robinson v. Cherrington Pro Se/ Pro Se

ARBITRATION ROOM CALENDAR

July 11, 2022–July 15, 2022

Tuesday, July 12, 2022

1:00 PM
Robinson v. Sutliff 542-2018-DR
Hearing (Zimmerman)
Shotto/Farrell

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