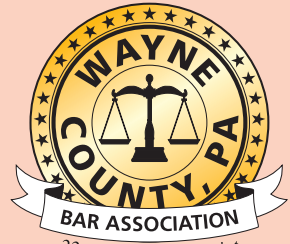


WAYNE COUNTY BAR ASSOCIATION

OFFICIAL LEGAL
JOURNAL

OF WAYNE COUNTY, PA



22nd Judicial District

January 27, 2023

Vol. 12, No. 48

Honesdale, PA



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

The Hon. Janine Edwards
President Judge

The Hon. Matthew Meagher
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.



© 2023 Legal Journal of Wayne County

The Official Legal Publication of Wayne County, Pennsylvania



Legal Journal of Wayne County

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3305 Lake Ariel Highway, Suite 3
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Cover: The Wayne County Courthouse, situated opposite Honesdale's Central Park, was built from 1876 to 1880 at a cost of \$130,000 and is an example of the Second Empire style popular at the time.

The Legal Journal of Wayne County is published and produced by the Wayne County Bar Association and Bailey Design and Advertising.

By requirement of Law and Order of Court the *Legal Journal of Wayne County* is made the medium for the publication of all Legal Advertisements required to be made in Wayne County, and contains all Notices of the Sheriff, Register, Clerk of the Courts, Prothonotary and all other Public Officers, Assignees, Administrators and Executors, Auditors, Examiners, Trustees, Insolvents, the formation and dissolution of Partnerships, affording indispensable protection against loss resulting from want of notice. It also contains the Trial and Argument Lists of all the Courts in Wayne County, and selected Opinions and Decisions of the Courts of Wayne County.

All legal notices must be submitted either via email or in typewritten form and are published exactly as submitted by the advertiser. *The Legal Journal* assumes no responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in context. As pertains to all content in each issue, all efforts have been made to accurately publish the information provided by court sources, however Publisher and Wayne County Bar Association cannot be held liable for any typographical errors or errors in factual information contained therein.

Legal notices must be received before 10:00 AM on the Monday preceding publication or, in the event of a holiday, on the preceding Friday.

MESSAGE FROM THE
WAYNE COUNTY BAR ASSOCIATION



The Legal Journal of Wayne County is a comprehensive weekly guide containing legal decisions of the 22nd Judicial District encompassing civil actions filed; mortgages and deeds filed; legal notices; advertisements and other matters of legal interest. On behalf of the Wayne County Bar Association, we appreciate the opportunity to serve the legal community by providing a consolidated source of significant matters of legal importance.

PRICING & RATES

Notice Pricing

One time Insertions

Incorporation Notices	\$45
Fictitious Name Registration	\$45
Petition for Change of Name	\$45
Estate Notice (3-time insertion)	\$65
Orphans Court; Accounting on Estates (2-time insertion)	\$45

All other notices will be billed at \$1.90 per line. Minimum insertion fees apply. A fee of \$10 will be added to all legal notices for the Notarized Proof of Publication.

Subscription Rates

Per Year

Mailed Copy	\$100
Emailed Copy	Free

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Prorated subscriptions available

WAYNE COUNTY OFFICIALS

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Matthew Meagher, *Second Judge*

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Robin Sampson

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

**For information contact the WCBA
Ronnie at ronnie_fischer@hotmail.com.**

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'S NOTICE

ESTATE OF HELEN M. SHELPI, late of Lake Township, Wayne County, Pennsylvania. Any person or persons having claim against or indebted to the estate present same to Charles A. Shelp, 1055 Advent Road, Lake Ariel, PA 18436. Sally N. Rutherford, Esq., 921 Court St., Honesdale, PA 18431, Attorney for the Estate.

1/27/2023 • 2/3/2023 • 2/10/2023

ESTATE NOTICE

NOTICE IS HEREBY GIVEN that Letters of Administration have been granted in the estate of MICHAEL C. TIBBS; MICHAEL TIBBS; MICHAEL CLIFTON TIBBS. Date of death MARCH 5, 2018. All persons indebted to the said estate are required to make payment and those having claims or demands to present the same without delay to the Executor/Executrix, in care of

Brendan R. Ellis, Esquire, 1018 Church Street, Honesdale, PA 18431.

1/27/2023 • 2/3/2023 • 2/10/2023

ESTATE NOTICE

Notice is hereby given that Letters Testamentary have been granted to Sarah M. Urmanec, Executrix of the Estate of Charles O. Bourke, Jr., late of Wayne County, Honesdale, PA 18431, who died on August 30, 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 Executrix, Sarah M. Urmanec, c/o Mark R Zimmer, Esquire, 1133 Main Street, Honesdale, PA 18431.

1/27/2023 • 2/3/2023 • 2/10/2023

ESTATE NOTICE

Estate of James J. Rutledge
AKA James Joseph Rutledge AKA James Rutledge
Late of Damascus Township
EXECUTOR
James J. Rutledge
25 Maple Lane
Tyler Hill, PA 18469
ATTORNEY
Nicholas A. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

1/20/2023 • 1/27/2023 • 2/3/2023

ESTATE NOTICE

Estate of David W. Hallock (dod
11/11/22)
Late of Lake Township, Wayne
County, PA

Pamela Louise Hallock a/k/a
Pamela L. Celecz, Executrix
208 Lake Road
Lake Ariel. PA 18436

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

1/20/2023 • 1/27/2023 • 2/3/2023

ESTATE NOTICE

Estate of Lucky L. Gager
Late of Lebanon Township
EXECUTOR
Cory W. Gager
220 Holiday Drive
Honesdale, PA 18431
ATTORNEY
Ellis Law Group Inc.
1018 Church Street
Honesdale, PA 18431

1/20/2023 • 1/27/2023 • 2/3/2023

ESTATE NOTICE

Estate of Audrey K. Schmitt
AKA Audrey Della Schmitt AKA
Audrey Keesler Schmitt
Late of Berlin Township
EXECUTRIX
Eileen K. McDonnell
213 Lake Rd. (Estate Address)
Lake Ariel, PA 18436
EXECUTRIX
Brenda M. Smith

140 Old Orchard Drive
Beavertown, PA 17813

1/20/2023 • 1/27/2023 • 2/3/2023

ESTATE NOTICE

In the Estate of Judith A. Taylor,
AKA Judie A. Taylor of Bucking-
ham Township, Wayne County,
Commonwealth of Pennsylvania.

Letters of Administration in the
above estate have been granted to
William E. Taylor. All persons
indebted to said estate are request-
ed to make prompt payment and all
having claims against said estate
will present them without delay to:

Marissa McAndrew, Esquire
McAndrew Law Offices, PC
630 Main Street
Forest City, PA 18421
(570) 785 - 3333
Attorney for the Estate

1/20/2023 • 1/27/2023 • 2/3/2023

ESTATE NOTICE

Estate of Michael Carmine Neglia
also known as Michael C. Neglia,
late of Cherry Ridge Township,
Wayne County Pennsylvania. Any
person or persons having claim
against or indebted to estate pres-
ent same too: Amanda Neglia, 22
Tranquility Road, Andover, NJ
07821; Attorney for Estate:
Zachary Jennings, Esquire, 303
Tenth Street, Honesdale, Pennsyl-
vania 18431.

1/20/2023 • 1/27/2023 • 2/3/2023

ESTATE NOTICE

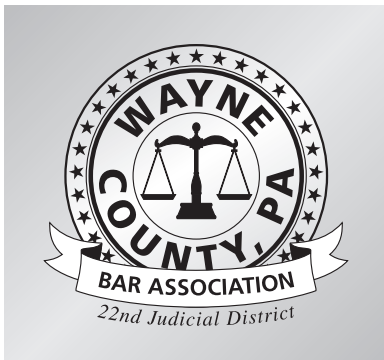
NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the estate of EILEEN T. CASEY TURNER late of Waymart, PA., Date of death October 24, 2022. All persons indebted to the said estate are required to make payment and those having claims or demands to present the same without delay to the Executor/Executrix, in care of Brendan R. Ellis, Esquire, 1018 Church Street, Honesdale, PA 18431.

1/20/2023 • 1/27/2023 • 2/3/2023

ESTATE NOTICE

Estate of Natalia Kulischenko
Late of Lebanon Township
EXECUTRIX
Elaine Venditti
5 Leaf Drive
Honesdale, PA 18431
ATTORNEY
Nicholas A. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

1/13/2023 • 1/20/2023 • 1/27/2023



ESTATE NOTICE

Estate of Alberta S. Gaylord
AKA Alberta Gaylord
Late of Clinton Township
EXECUTRIX
Stacy L. Thorpe
744 Ironstone Road
New Cumberland, PA 17070
ATTORNEY
Timothy P. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

1/13/2023 • 1/20/2023 • 1/27/2023

ESTATE NOTICE

Estate of Josephine Frances Salak
AKA Josephine F. Salak
Late of Canaan Township
Executrix
Lisa Salak
12 Birch Lane
Prompton, PA 18456
Executrix
Deborah A. Diamond, AKA Deborah A. Salak Diamond, AKA Debbie Diamond
185 Little Keen Road
Waymart, PA 18472
ATTORNEY
Ronald M. Bugaj, Esq.
Bugaj/Fischer, PC
308 9th St., PO Box 390
Honesdale, PA 18431

1/13/2023 • 1/20/2023 • 1/27/2023

OTHER NOTICES

NOTICE

COURT OF COMMON PLEAS
WAYNE COUNTY, PA - CIVIL
DIVISION - LAW
No. 2022-00502
REPLEVIN ACTION

21ST MORTGAGE CORPORATION,
ASSIGNEE OF TAMMAC
CORPORATION
Plaintiff,

vs.

FRANK J. ROSES,
Defendant,

TO: FRANK J. ROSES

BY ORDER DATED December
20, 2022, THE WAYNE COUNTY
COURT OF COMMON PLEAS
ENTERED AN ORDER
AUTHORIZING 21st MORT-
GAGE CORPORATION, TO
SERVE ITS COMPLAINT BY
PUBLICATION.

You are hereby notified that on
November 10, 2022, Plaintiff, 21ST
Mortgage Corporation filed a Com-
plaint in Mortgage Foreclosure (the
“Complaint”) endorsed with a
Notice to Defend, against you in the
Court of Common Pleas of Wayne
County, Pennsylvania, docketed to
No. 2022-00502. The complaint
seeks to foreclose the Mortgage on
certain Real Property owned by you
and located at 111 White Birch
Lane, being Lot 4 in Hemlock For-
est Estates, Lake Ariel, Lake Town-
ship, Wayne County, Pennsylvania

(the “Property”) as recorded in the
Wayne County Recorder of Deeds
Office at Instrument Number
201100000918 (the “Mortgage”)
whereupon the Property may be
sold by the Sheriff of Wayne Coun-
ty. The Complaint was reinstated
on January 12, 2023 and also seeks
recovery on the Mortgage in the
amount of \$42,043.14 plus per diem
interest of \$10.20 per day from
October 31, 2022, plus costs of suit.

NOTICE TO DEFEND

YOU HAVE BEEN SUED IN
COURT. If you wish to defend
against the claims set forth in the
following pages, you must take
action within twenty (20) days after
this Complaint and Notice are
served, by entering a written appear-
ance personally or by attorney and
filing in writing with the Court your
defenses or objections to the claims
set forth against you. You are
warned that if you fail to do so the
case may proceed without you and a
judgment may be entered against
you by the Court without further
notice for any money claimed in the
Complaint or for any other claim or
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 TELE-
PHONE 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 PENNSYLVANIA LEGAL SERVICES
925 COURT STREET
HONESDALE, PA 18431
(877) 515-7456**

Kellie Rahl-Heffner, Esquire
Attorney for Plaintiff
Attorney I.D. No. 200962
33 S. 7th Street, PO Box 4060
Allentown, PA 18105-4060
(610) 820-5450

1/27/2023

**NOTICE OF FILING OF
SHERIFF'S SALES**

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

**SHERIFF'S SALE
FEBRUARY 15, 2023**

By virtue of a writ of Execution instituted by: M&T Bank AKA Manufacturers and Traders Trust Company issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 15th day of Febru-

ary, 2023 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, Parcel And Tract Of Land Situate, Lying And Being In The Township of Pauptack, County of Wayne, Commonwealth Of Pennsylvania, More Particularly Described As Follows To Wit:

Lot 67 Section 7, As Shown On Plan Of Lots, Wallenpaupack Lake Estates, Dated March 23, 1971 By Vep & Co., As Recorded In The Office Of The Recorder Of Deeds In And For Wayne County, Pennsylvania, In Plat Book 14 Page 117.

Subject To Restrictions, Reservations, Easements, Covenants, Oil, Gas Or Mineral Rights Of Record, If Any.

BEING KNOWN AS: 1017 SKI BLUFF TERRACE, WLE, LAKE ARIEL, PA 18436

PROPERTY ID NUMBER: TAX PARCEL #: 19-0-0036-0180.-

BEING THE SAME PREMISES WHICH ADVANCED MARKETING SYSTEMS, INC. BY DEED DATED 8/21/1989 AND RECORDED 8/23/1989 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 0511 AT PAGE 0825, GRANTED AND CONVEYED UNTO JUAN J. GARCIA AND ROSE M. GARCIA, HIS WIFE.

IMPROVEMENTS: Residential Dwelling

Seized and taken in execution as property of:
Juan J. Garcia 1017 Ski Bluff Terrace LAKE ARIEL PA 18436
Rose M. Garcia 1017 Ski Bluff Terrace LAKE ARIEL PA 18436

Execution No. 36-Civil-2020
Amount \$43,401.29 Plus additional costs

November 28, 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.

Danielle DiLeva Esq.

1/20/2023 • 1/27/2023 • 2/3/2023

**SHERIFF'S SALE
FEBRUARY 15, 2023**

By virtue of a writ of Execution instituted by: Nationstar Mortgage LLC d/b/a Mr. Cooper issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 15th day of February, 2023 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:

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

Bounded Westward by the Eastern line of Spring Street, now known as Westside Avenue, fifteen feet; northward by a line at right angles to said eastern line of Spring Street, now known as Westside Avenue, one hundred twenty-five feet; Eastward by a line parallel with one hundred and twenty-five feet eastward from said Eastern line of Spring Street, now known as Westside Avenue, being by land sold by Stephen Torrey to Frederick Market fifty feet; and Southward by land sold by Stephen Torrey to Peter Weichel one hundred and twenty-five feet.

BEING Parcel No. 11-0-0003-0126 and Control No. 012495

BEING known as 1311 West Side Avenue, Honesdale, PA.

BEING THE SAME PREMISES which Federal Home Mortgage Corporation by Francis S. Hallinan, Attorney in fact by Power of Attorney, by Deed dated May 24, 2007 and recorded June 13, 2007 in the Office of the Recorder of Deeds in and for the County of Wayne, Pennsylvania in Book 3314, Page 130 as Instrument Number 200700006191, granted and conveyed unto Loise M. Johnson, in fee

Seized and taken in execution as property of:
Loise M. Johnson 1311 West Side Avenue HONESDALE PA 18431

Execution No. 177-Civil-2019
Amount \$69,466.75 Plus additional costs

November 28, 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.**

Samantha Gable Esq.

1/20/2023 • 1/27/2023 • 2/3/2023

**SHERIFF'S SALE
FEBRUARY 15, 2023**

By virtue of a writ of Execution instituted by: MCLP Asset Company, Inc. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 15th day of February, 2023 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, SITUATED, LYING AND BEING IN THE TOWNSHIP OF STERLING, COUNTY OF WAYNE, AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE SOUTHERLY 50 FOOT RIGHT-OF-WAY OF LEGISLATIVE ROUTE 63004 AND BEING THE COMMON CORNER OF LOT NO. 3 AND LOT NO. 4 AS SHOWN ON A SUBDIVISION PLAN ENTITLED PHILIP AND AMBER STOUT, PREPARED BY R. STORM, INC., DATED JULY 5, 1985; THENCE ALONG L.R. 63004, N. 63 DEGREES 33 MIN-

UTES 29 SECONDS E., 150.00 FEET TO AN IRON PIN; THENCE ALONG OTHER LANDS OF STOUT, S 26 DEGREES 26 MINUTES 31 SECONDS E., 290.40 FEET TO AN IRON PIN; THENCE ALONG SAME S. 63 DEGREES 33 MINUTES 29 SECONDS W., 150.00 FEET TO AN IRON PIN; THENCE ALONG LOT. NO. 3, N. 26 DEGREES 26 MINUTES 31 SECONDS W., 290.40 FEET TO THE POINT AND PLACE OF BEGINNING. CONTAINING 1.00 ACRES.

SUBJECT TO THE SAME RESERVATIONS, RESTRICTIONS, AND COVENANTS AS ARE CONTAINED IN THE DOCUMENTS FORMING THE

CHAIN OF TITLE.

BEING KNOWN AS: 26 SPRING HILL ROAD F/K/A RR1, BOX 1568 MOSCOW, PA 18444

PROPERTY TAX NO.: 26-0-0330-0074.0004-

TITLE TO SAID PREMISES IS VESTED IN PHILLIP A. STOUT, JR AND TERRY LYNN STOUT, HIS WIFE, BY DEED FROM AMBER STOUT AND PHILLIP STOUT, HER HUSBAND RECORDED June 05, 1987 IN BOOK NO. 465 PAGE 160

Seized and taken in execution as property of:
Phillip Stout 26 Spring Hill Road
MOSCOW PA 18444

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Terry Stout 26 Spring Hill Rd
MOSCOW PA 18444

Execution No. 372-Civil-2022
Amount \$75,526.89 Plus additional costs

November 28, 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.

Robert J. Crawley Esq.

1/20/2023 • 1/27/2023 • 2/3/2023



WAYNE COUNTY LEGAL JOURNAL
Official Publication of the Wayne County Bar Association

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Email baileyd@ptd.net or call 570-251-1512.



CIVIL ACTIONS FILED

*FROM DECEMBER 31, 2022 TO JANUARY 6, 2023
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE/TIME	DESCRIPTION	AMOUNT
2013-21456	GARRISON GARRY W	1/03/2023 2:44	SATISFACTION	—
2021-00503	THE DIME BANK GARNISHEE	1/04/2023 3:59	JUDGMENT - GARNISHEE	1,203.81
2022-00076	JOHNS ALLEN P III	1/04/2023 11:42	PARTIAL SUMM. JUDGE.	—
2022-00076	JOHNS DAWN A/K/A	1/04/2023 11:42	PARTIAL SUMM. JUDGE.	—
2022-00076	JOHNS DAWN E	1/04/2023 11:42	PARTIAL SUMM. JUDGE.	—
2022-00076	HAVE A HOOT LLC	1/04/2023 11:42	PARTIAL SUMM. JUDGE.	—
2022-00076	COMMUN IY RENTAL CENTERS INC	1/04/2023 11:42	PARTIAL SUMM. JUDGE.	—
2022-00076	PIKE UNDERGROUND INC	1/04/2023 11:42	PARTIAL SUMM. JUDGE.	—
2022-00079	BARTHOLOMEW STACY ANN PENNINGTON AS ADMIN EST OF	1/03/2023 2:16	DEFAULT JUDGMENT	149,751.42
2022-00079	PENNINGTON BARTHOLOMEW STACY ANN AS ADMIN OF EST OF	1/03/2023 2:16	DEFAULT JUDGMENT	149,751.42
2022-00079	PENNINGTON SETH D AKA PENNINGTON SETH DORIAN JR	1/03/2023 2:16	DEFAULT JUDGMENT	149,751.42
2022-00079	PENNINGTON AMY AS ADMIN TO EST OF SETH D PENNINGTON	1/03/2023 2:16	DEFAULT JUDGMENT	149,751.42
2022-00079	PENNINGTON SETH DORIAN III ADM OF EST OF SETH PENNINGTON	1/03/2023 2:16	DEFAULT JUDGMENT	149,751.42
2022-00079	MITARONTONDA DIANE	1/03/2023 2:16	DEFAULT JUDGMENT	149,751.42
2022-00334	ARGO DINO	1/05/2023 9:32	DEFAULT JUDGMENT	5,380.72
2023-20001	KROMBEL JOSEPH CHRISTOPHER	1/03/2023 2:44	JUDGMENT	2,006.75
2023-20002	HORWITZ MATTHEW CHRISTOPHER	1/03/2023 2:44	JUDGMENT	1,435.75
2023-20003	LEMON CODY LEE	1/03/2023 2:44	JUDGMENT	1,585.75
2023-20004	GEER LAWRENCE EDWARD	1/03/2023 2:44	JUDGMENT	1,685.75
2023-20005	COLLINS RYAN CLARENCE	1/03/2023 2:44	JUDGMENT	1,270.75
2023-20006	LANG DAVID	1/04/2023 12:13	JP TRANSCRIPT	710.70
2023-20006	LANG DAVID SR A/K/A	1/04/2023 12:13	JP TRANSCRIPT	710.70
2023-20007	SERBIN JEREMY EDWARD	1/04/2023 2:42	JUDGMENT	1,960.75
2023-20008	DELADE DONALD F	1/04/2023 2:42	JUDGMENT	725.50
2023-20009	CARPANESE HEATHER	1/06/2023 12:10	MUNICIPAL LIEN	610.96

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00006	CAVALRY SPV I LLC	PLAINTIFF	1/05/2023	—
2023-00006	MORCOM DONNA	DEFENDANT	1/05/2023	—

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

CONTRACT — DEBT COLLECTION: OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00004	DISCOVER BANK	PLAINTIFF	1/05/2023	—
2023-00004	BRISCESE JEREMY	DEFENDANT	1/05/2023	—
2023-00005	GOLDMAN SACHS BANK USA	PLAINTIFF	1/05/2023	—
2023-00005	KRASNIAK LEWIS J	DEFENDANT	1/05/2023	—

CONTRACT — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00001	APPLE DAY SPA & SALON INC	PLAINTIFF	1/03/2023	—
2023-00001	MANDER KAREN A	PLAINTIFF	1/03/2023	—
2023-00001	PATEL ARUNABEN	DEFENDANT	1/03/2023	—
2023-00007	COOPER RICHARD	PLAINTIFF	1/05/2023	—
2023-00007	COOPER MARISSA	PLAINTIFF	1/05/2023	—
2023-00007	DREAM WORKS BACK YARDS INC	DEFENDANT	1/05/2023	—

MISCELLANEOUS — DECLARATORY JUDGMENT

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00002	HINE ROBERT	PLAINTIFF	1/04/2023	—
2023-00002	HINE SUZANNE	PLAINTIFF	1/04/2023	—
2023-00002	TURNBEAUGH SUSAN	DEFENDANT	1/04/2023	—
2023-00002	TURNBEAUGH JESSICA L	DEFENDANT	1/04/2023	—
2023-00002	TURNBEAUGH JACOB G	DEFENDANT	1/04/2023	—
2023-00002	KEAT KEVIN S	DEFENDANT	1/04/2023	—
2023-00002	KEAT JENNIFER	DEFENDANT	1/04/2023	—
2023-00002	GRAVES EDWARD G JR	DEFENDANT	1/04/2023	—

MISCELLANEOUS — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00003	MASKER HEATHER	PLAINTIFF	1/04/2023	—
2023-00003	PENN CREDIT CORPORATION	DEFENDANT	1/04/2023	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00008	WILMINGTON SAVINGS FUND SOCIET FSB NOT IN ITS INDIV CAPACITY	PLAINTIFF	1/06/2023	—
2023-00008	LENNON JEANINE M	DEFENDANT	1/06/2023	—

TORT — MOTOR VEHICLE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00009	SELECTIVE INSURANCE COMPANY OF SOUTH CAROLINA A/S/O	PLAINTIFF	1/06/2023	—
2023-00009	DAMASCUS TOWNSHIP	PLAINTIFF	1/06/2023	—
2023-00009	DUGAN KYLE E	DEFENDANT	1/06/2023	—
2023-00009	HOSLE MICHAEL	DEFENDANT	1/06/2023	—

MORTGAGES AND DEEDS

*RECORDED FROM JANUARY 17, 2023 TO JANUARY 20, 2023
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
THORPE JOHN RANDALL	HONESDALE NATIONAL BANK	WAYMART BOROUGH	95,000.00
CIPPITELLI SUSANNE M	HOUSING & URBAN DEVELOPMENT	PAUPACK TOWNSHIP	
CIPPITELLI ROBERT J			42,106.86
CARACHILO MARK T	DIME BANK	PALMYRA TOWNSHIP	
CARACHILO KATHLEEN M			60,000.00
PAUPEROWICZ WES	CLAUSE GEORGE E	DREHER TOWNSHIP	
PAUPEROWICZ JOANNA	CLAUSE TAMMY LEE G T C FINANCIAL CENTER L & M ENTERPRISES INC		20,000.00
ROOF JESSE	ROCKET MORTGAGE	CHERRY RIDGE TOWNSHIP	
ROOF HALEY	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS		220,500.00
CROZIER RANI A	PENN EAST FEDERAL CREDIT UNION	CANAAN TOWNSHIP	
VITAL EUGENE			100,000.00
TCUBED LLC	WAYNE BANK	SCOTT TOWNSHIP	
TCUBED L L C			75,000.00
GEARY GERARD	WAYNE BANK	MOUNT PLEASANT TOWNSHIP	237,600.00
REDICK SARAH	SUMMIT MORTGAGE CORPORATION	CLINTON TOWNSHIP 2	
CARNEY KYLE	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS		184,500.00
WILLOW POND RESORT LLC	HONESDALE NATIONAL BANK	DYBERRY TOWNSHIP	
WILLOW POND RESORT L L C			189,000.00
ABC HOFF LLC	HONESDALE NATIONAL BANK	HAWLEY BOROUGH	
ABC HOFF L L C			20,000.00
RESCINITI DANIEL A SR	HONESDALE NATIONAL BANK	HONESDALE BOROUGH	
MERCADO CHRISTIAN AKA	JPMORGAN CHASE BANK	PAUPACK TOWNSHIP	
MERCADO CHRISTIAN A AKA	J P MORGAN CHASE BANK		151,500.00
STAPLE JESSICA			
LAMBERTON GAVIN	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	LAKE TOWNSHIP	
LAMBERTON BRANDON	KIND LENDING	LAKE & SOUTH CANAAN TWPS SOUTH CANAAN TOWNSHIP SOUTH CANAAN & LAKE TWPS	
BIRDSONG INVESTMENTS	RAYMOND JAMES BANK	OREGON TOWNSHIP	147,000.00
SUAREZ DANIEL A	JPMORGAN CHASE BANK	HAWLEY BOROUGH	
SUAREZ MINDLA	J P MORGAN CHASE BANK		
SUAREZ BIANCA L			94,800.00
SULLIVAN NICHOLAS T			
FORGIONE VICTORIA	HOUSING & URBAN DEVELOPMENT	CHERRY RIDGE TOWNSHIP	5,066.50
DONEY RICHARD A JR	HONESDALE NATIONAL BANK	HONESDALE BOROUGH	
DONEY ELEANOR			150,000.00
MARTIN WENDY A	TOWER FEDERAL CREDIT UNION	PAUPACK TOWNSHIP	
MARTIN DAVID A			218,000.00
LEONE CHRIS	HORIZON FARM CREDIT	SALEM TOWNSHIP	
LEONE JACQUELINE			119,000.00

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

MOUNT PLEASANT CONSERVANCY	NBT BANK	MOUNT PLEASANT TOWNSHIP	
	N B T BANK		71,100.00
MERRIGAN CORINA	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	DREHER TOWNSHIP	
ZUCCARINI ANTHONY	SUMMIT MORTGAGE CORPORATION		235,554.00
TOMASELLO RUSSELL	HOUSING & URBAN DEVELOPMENT	TEXAS TOWNSHIP	14,712.63
JUSTICE DAVID	DIME BANK	HONESDALE BOROUGH	
JUSTICE KATALIN			146,500.00
COBB BRIAN W	HOWELL ALFRED J	HONESDALE BOROUGH	86,000.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
BOX JOHN L	BOX JOHN L	DYBERRY TOWNSHIP	
BOX STACY L			LOT 20
SEIGEL STEVEN	FARROW RICHARD A	LAKE TOWNSHIP	
SEIGEL FRAN	FARROW KATHERINE M		LOT 4347
SAVALE ZOILA EXR	SAVALE ZOILA	DAMASCUS TOWNSHIP	
SAVALE THELMA EILEEN EST			
SAVLAE ZIOLA ANN	ZOILA SAVALE LIVING TRUST	DAMASCUS TOWNSHIP	
GTC FINANCIAL CENTER	PAUPEROWICZ WES	DREHER TOWNSHIP	
G T C FINANCIAL CENTER L & M ENTERPRISES INC	PAUPEROWICZ JOANNA		
NOLAN DEBRA A	ROOF JESSE ROOF HALEY	CHERRY RIDGE TOWNSHIP	LOT 4
BURIAN ANDREW EXR	BURIAN ANDREW	SOUTH CANAAN TOWNSHIP	
BURIAN ALFRED A EST			LOT 319
TENEYCK JASON ADM AKA	TCUBED LLC	SCOTT TOWNSHIP	
TENEYCK JASON KEANE ADM AKA	TCUBED L L C		
TENEYCK RICHARD JOHN EST AKA			
TENEYCK RICHARD J EST AKA			
GEARY GERARD	GEARY GERARD	MOUNT PLEASANT TOWNSHIP	
GEARY AUTILIA			LOT 22
GLENWRIGHT BARBARA	CARNEY KYLE REDICK SARAH	CLINTON TOWNSHIP 2	
FRICKER DONNA	NEWMAN ROGER G JR	SCOTT TOWNSHIP	
MARSH PENNY BUSH AKA MARSH PENNY AKA BUSH PEGGY BUSH MATTHEW BUSHWILLIAMS JULIE WILLIAMS JULIE BUSH FRICKER DONNA AGENT LENGEL ROBERTA VIOLET AKA BY AGENT LENGEL ROBERTA V AKA BY AGENT	NEWMAN TAMMY SUE		
MASKER LEONARD R	EVANS SHARON A	HONESDALE BOROUGH	
MASKER LUANN L			
LEOPARDI PHILIP A	RESCINITI DANIEL A SR	HONESDALE BOROUGH	

OLVER LISA TR	ROGER OLVER IRREVOCABLE FAMILY TRUST	DYBERRY TOWNSHIP	
OLVER TIMOTHY TR	CAROLE OLVER IRREVOCABLE FAMILY TRUST		
ROGER OLVER IRREVOCABLE FAMILY TRUST			
CAROLE OLVER IRREVOCABLE FAMILY TRUST			
OLVER LISA TR	ROGER OLVER IRREVOCABLE FAMILY TRUST	DYBERRY TOWNSHIP	
OLVER TIMOTHY TR	CAROLE OLVER IRREVOCABLE FAMILY TRUST		
ROGER OLVER IRREVOCABLE FAMILY TRUST			
CAROLE OLVER IRREVOCABLE FAMILY TRUST			
MERCADO CHRISTIAN A	MERCADO CHRISTIAN A STAPLE JESSICA	PAUPACK TOWNSHIP	
KNECHT THOMAS P	LINTNER RUSSELL	CHERRY RIDGE TOWNSHIP	
KNECHT CHRISTINE M	LINTNER GRETCHEN		LOT D
CONNELL THOMAS P	CONNELL THOMAS P	PAUPACK TOWNSHIP	
CONNELL CAROL	CONNELL CAROL CONNELL MATTHEW A		LOT 246
LEE SHARON	LEE SHARON LOVELAND RENEE	LAKE TOWNSHIP	LOT 1
MERRITT MICHELLE K	LAMBERTON GAVIN	LAKE TOWNSHIP	
HAAS ALISHA M	LAMBERTON BRANDON	LAKE & SOUTH CANAAN TWPS	
LAMBERTON RODGER L		SOUTH CANAAN TOWNSHIP SOUTH CANAAN & LAKE TWPS	
LECCE JUSTIN M	LECCE JUSTIN M	PAUPACK TOWNSHIP	LOT 30R
LEAD SLED ENTERPRISES	BROWN NATHANIEL R	'DAMASCUS TOWNSHIP	
BROWN NATHANIEL R	BROWN NATHANIEL R	DAMASCUS TOWNSHIP	LOT B
PEREZ FATIMA M	PEREZ FATIMA M DENNIS CYNTHIA	PAUPACK TOWNSHIP	LOT 285
EMSWELLER TODD	EMSWELLER PROPERTIES	SALEM TOWNSHIP	
EMSWELLER NANCY			
RODGER MARLENE D EST	RODGER DAVID M	MANCHESTER TOWNSHIP	
PARELLO KRISTINE M EXR			
RODGER ROBERT M			
SAUERHOFF MARK	SAUERHOFF MARK TR	DAMASCUS TOWNSHIP	
LEVINE ADELINE	LEVINE ADELINE TR MARK SAUERHOFF REVOCABLE TRUST ADELINE LEVINE REVOCABLE TRUST		
SMYTH JOHN F	RIZZO MELISSA A TR	PALMYRA TOWNSHIP	
SMYTH LOUISE A	SMYTH FAMILY IRREVOCABLE RESIDENCE TRUST		
RIEFLER TIMOTHY	BIRDSONG INVESTMENTS LLC BIRDSONG INVESTMENTS L L C	OREGON TOWNSHIP	
LAVINE JAMES THOMAS	SUAREZ DANIEL A SUAREZ MINDLA SUAREZ BIANCA L SULLIVAN NICHOLAS T	HAWLEY BOROUGH	LOT 38 L7

RADECKI JEFFREY	RADECKI JEFFREY	PAUPACK TOWNSHIP	
KIM SUSAN	KIM SUSAN		LOT 127R
LATHER PHILIP L	HESTER DAVID	HONESDALE BOROUGH	
BABCOCK JAMES M TR	BABCOCK JAMES M TR	PAUPACK TOWNSHIP	
BABCOCK MICHAEL G TR	BABCOCK MICHAEL G TR		
SUMMIT INVESTMENT TRUST	SUMMIT INVESTMENT TRUST		
SIERRA INVESTMENT TRUST	SIERRA INVESTMENT TRUST		
KELLY EDWARD AKA	KELLY EDWARD J	LAKE TOWNSHIP	
KELLY EDWARD J AKA			LOT 600R
DEKNEGT LEONARD G	GIAMPIETRO ERNEST	DAMASCUS TOWNSHIP	
	DAVIS LISA		LOT E
LOBBREGT TONI R	LOBBREGT TONI R	BERLIN TOWNSHIP	
	LOBBREGT ROBERT N JR		
ELLIOTT ROBERT	GLASS JOSH	SALEM TOWNSHIP	
ELLIOTT CHRISTINE			LOT 211
HUGHES FRANCIS J BY AGENT	REDONDO ANGEL	LEHIGH TOWNSHIP	
HUGHES EILEEN AGENT	REDONDO GENEVIEVE		LOT 203
PADULA DONALD J JR	LEONE CHRIS	SALEM TOWNSHIP	
	LEONE JACQUELINE		
HUGHES FRANCIS J BY AGENT	REDONDO ANGEL	LEHIGH TOWNSHIP	
HUGHES EILEEN AGENT	REDONDO GENEVIEVE		LOT 204
BIANCO DAVID F	MOUNT PLEASANT CONSERVANCY	MOUNT PLEASANT TOWNSHIP	
BIANCO JANETTE YOUNG			LOT A
MOUNT PLEASANT CONSERVANCY	MOUNT PLEASANT CONSERVANCY	MOUNT PLEASANT TOWNSHIP	
REVEREND PABLO R MARTINEZ	MERCADO YANCY D MEJIA	LEHIGH TOWNSHIP	
	DIAZ WINIFER AMADA VALENTIN		LOT 76
CHEPLICK JOHN	CHEPLICK JOHN A	PAUPACK TOWNSHIP	
CHEPLICK EILEEN C	CHEPLICK STEFAN J	PAUPACK & LAKE TWPS	
CHEPLICK SUSAN AKA	DANIELS SUSAN M CHEPLICK	LAKE TOWNSHIP	
DANIELS SUSAN M CHEPLICK AKA	DANIELS JOHN	LAKE & PAUPACK TWPS	
DANIELS THOMAS	CHEPLICK MARY CHRISTINA		
CHEPLICK MARY CHRISTINA	CHEPLICK STEPHEN		
ECKERT MARILEE K			
CHEPLICK STEPHEN AKA			
CHEPLICK STEVEN AKA			
CHEPLICK CHIYOKO KAUAI			
CHEPLICK JOHN A	CHEPLICK JOHN A	LAKE TOWNSHIP	
CHEPLICK EILEEN C	CHEPLICK STEFAN J		
CHEPLICK SUSAN M AKA	DANIELS SUSAN M CHEPLICK		
DANIELS SUSAN M CHEPLICK AKA	DANIELS JOHN		
DANIELS THOMAS	CHEPLICK MARY CHRISTINA		
CHEPLICK MARY CHRISTINA	CHEPLICK STEPHEN		
ECKERT MARILEE K			
CHEPLICK STEPHEN			
CHEPLICK CHIYOKO KAUAI			LOT 8
MANNINO TABITHA	JOHNSON WILLIAM	LEHIGH TOWNSHIP	
HICKS AMY L	KERYGER LAWRENCE M	STERLING TOWNSHIP	
	KERYGER RENEE E		
MAHONEY MARY	MERRIGAN CORINA	DREHER TOWNSHIP	
	ZUCCARINI ANTHONY		
SODEN LINDA	SODEN LINDA	CHERRY RIDGE TOWNSHIP	

CHRINIAN EUGENE M	JUSTIN CHRINIAN TWO ZERO TWO ONE NG TRUST	PAUPACK TOWNSHIP	
CHRINIAN DONNA M	JUSTIN CHRINIAN TWO ZERO TWO ONE N G TRUST BRANDON CHRINIAN TWO ZERO TWO ONE NG TRUST BRANDON CHRINIAN TWO ZERO TWO ONE N G TRUST		LOT 25
MEUNIER NORMAN MEUNIER SARA	MEUNIER NORMAN	MOUNT PLEASANT TOWNSHIP MOUNT PLEASANT & PRESTON TWPS PRESTON TOWNSHIP PRESTON & MOUNT PLEASANT TWPS	
WOOD,CHRISTOPHER RYAN EXR WOOD EDWARD JEST	ILOFF NICHOLAS CHARLES ILOFF KATELYN ELIZABETH YOUNG AUBREE A	MANCHESTER TOWNSHIP	
CONKLIN RONALD J	CONKLIN RONALD J	SALEM TOWNSHIP	LOT 516R
TORRES LOUIS A RODRIGUES MARIA ISABEL AKA RODRIGUEZ MARIA AKA TORRES CARMEN M	TORRES CARMEN M	LEHIGH TOWNSHIP	LOT 22
MORIN MICHAEL A MORIN MAUREEN MORIN BRYAN J MORIN JAIME MORIN MATTHEW J MORIN NICOLE	MAHONEY PATRICK MAHONEY NUALA	SALEM TOWNSHIP	LOT 638
BOHRER ELIZABETH	BOHRER ELIZABETH COSTADURA DANIELLE	LAKE TOWNSHIP LOT 2015	
POIRIER ROBERT KLIPPEL FAITH	POIRIER ROBERT KLIPPEL FAITH	PAUPACK TOWNSHIP	LOT 315R
BERGMANN JOSEF	JOSEF BERGMANN IRREVOCABLE FAMILY TRUST	HONESDALE BOROUGH	
BURLEIN STEVEN E EXR BARRERA MARCIA LOUISE LUND EST AKA BARRERA MARCIA L EST AKA	JUSTICE DAVID JUSTICE KATALIN	HONESDALE BOROUGH	

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Criminal Defense, Driver's License
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Organizations, Municipal Law, Civil
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Title Insurance, Children & Youth
Matters, PennDOT Appeals,
Department of State/Licensing
Appeals, Appellate Practice before
Commonwealth and Superior Courts*

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Zachary Jennings, Esq.

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Law (Divorce, Custody, Support)
Estate Planning, Civil Litigation,
Corporations*

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Kimberly Martin, Esq.

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John Notarianni, Esq.

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Family Law

Tobey Oxholm, Esq.

Just Resolutions – ADR
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Gouldsboro, PA 18424
ADR, Mediation

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KerinPodunajec@gmail.com

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Disputes, Civil Litigation, Landlord/
Tenant, Corporate Formation, Estate
Planning*

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Pat Robinson, Esq.

District Attorney's Office
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srobinson@waynecountypa.gov
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Honesdale, PA 18431

Chloe Romanowski, Esq.

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Honesdale, PA 18431

Sally N. Rutherford, Esq.

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