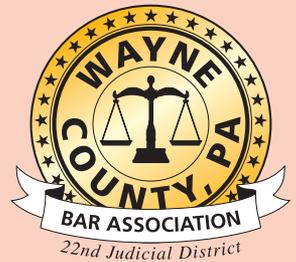


WAYNE COUNTY BAR ASSOCIATION

OFFICIAL LEGAL JOURNAL

OF WAYNE COUNTY, PA



May 6, 2022
Vol. 12, No. 10
Honesdale, PA



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CASES REPORTED

Ronald Kipps
v. Margaret Stinavage-Kipps

Court of Common Pleas 22nd Judicial District:

The Hon. Janine Edwards
President Judge

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



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The Official Legal Publication of Wayne County, Pennsylvania



Legal Journal of Wayne County

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

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

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

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

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

MESSAGE FROM THE
WAYNE COUNTY BAR ASSOCIATION



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

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Matthew Meagher, *Second Judge*

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Jonathan J. Dunsinger

Court Administrator

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Sheriff

Chris Rosler

District Attorney

A. G. Howell, Esq.

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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

COURT OPINION

In re: Ronald William Kipps

Ronald Kipps

v.

Margaret Stinavage-Kipps

Bankruptcy Court for the Middle District of Pennsylvania

Nos. 5:19-01662-MJC and 5:19-00064-MJC

Decided by: Mark J. Conway, J.

Summary of the Case

These cases started out with a divorce action filed in Susquehanna County to No. 2012 - 2213 between Ronald Kipps (“Husband”) and Margaret Stinavage-Kipps (“Wife”).

In November of 2016, the Susquehanna County Court issued an Order for equitable distribution. As part of its equitable distribution scheme, the Court ordered Husband to convey several parcels of jointly-held real property, located in New York and Susquehanna County and valued by Husband at over \$1.6 million, to Wife, and to make an “equalization payment” in an amount of over \$419,000.00 to Wife within 90 days.

Approximately two years later, in January 2019, following Husband’s unsuccessful appeals to the Superior and Pennsylvania Supreme Courts, the Susquehanna County Court of Common Pleas issued an Order freezing Husband’s bank accounts up to \$80,000.00 (which represented monies Husband received when he leased real property awarded to Wife after she was awarded it, without her approval).

Wife filed a Motion to Compel Husband to execute the deeds, as well as an Emergency Petition for Special Relief for the bank accounts.

On April 22, 2019, three days before the scheduled hearing on Wife’s Motion and Petition, Husband filed a Chapter 13 bankruptcy and notified Wife’s attorney of the filing. The Susquehanna County Court held a hearing on both of Wife’s requests on April 25, 2019, which was not completed and was continued to May 3, 2019. On April 26, 2019, Husband filed a Suggestion of Bankruptcy in the divorce action. On May 3, 2019, after the conclusion of the hearing, the Susquehanna County Court issued an Order directing the Susquehanna County Prothonotary to sign the deeds on behalf of Husband

transferring the properties from Husband and Wife to just Wife, and scheduling a hearing for June 18, 2019, *sua sponte*, to determine whether Husband should be held in criminal contempt. In directing the Susquehanna County Prothonotary to sign the deeds, the Court determined that the automatic stay that applies to bankruptcy matters did not apply to the Prothonotary's execution of the deeds because this was a ministerial act.

Meanwhile, Husband filed a motion in Bankruptcy Court requesting that his frozen bank accounts be released, which was granted on June 17, 2019. Wife complied with this Order. In this same Order, then Bankruptcy Court (Judge Opel) determined that the Susquehanna County criminal contempt proceeding was excepted from the automatic stay. The Susquehanna County Court accordingly went forward with the criminal contempt hearing the following day, and found Husband guilty of criminal contempt and fined him \$2,500.00.

Husband filed a separate action against Wife in Bankruptcy Court, in which he alleged that Wife violated the automatic stay provisions of 11 U.S.C. § 362 by refusing to release the frozen bank accounts after the filing of Husband's bankruptcy petition, and by participating in the Susquehanna County contempt proceeding after the filing of Husband's bankruptcy petition.

Husband's Bankruptcy Court proceedings were consolidated with Husband's separate action for allegedly violating the automatic stay. Wife moved for summary judgment as to Husband's action alleging that she willfully violated the automatic stay.

The Court began by reviewing the Bankruptcy Code's automatic stay provision. It observed that this provision freezes the status quo, effectively barring and nullifying post-bankruptcy petition actions in non-bankruptcy cases against the debtor. In order to prove a violation of the automatic stay provision, a debtor must show that (1) the stay was violated, (2) the creditor knew about the bankruptcy action in taking the action that led to the violation of the stay, and (3) the violation caused actual damages.

The Court then analyzed Husband's claim that Wife violated the automatic stay by first refusing to voluntarily release his frozen bank accounts after he filed his bankruptcy petition. The Court reasoned that in order to violate the automatic stay, Wife must have engaged in an affirmative act. Because Husband's bank accounts were frozen by the Susquehanna County Court months before Husband filed for bankruptcy, the Court concluded that Wife took no affirmative action to control these accounts after the bankruptcy filing, and therefore did not violate the automatic stay. The Court noted that it takes the view that there is no obligation in the automatic stay provision for a creditor to "turnover" or release a valid lien once a bankruptcy action is filed. Wife was entitled to maintain the status quo; if Wife had unfrozen Husband's bank accounts, this would have put her in a more disadvantageous position, which she had no obligation to do.

The Court went on to analyze Husband's claim that Wife violated the automatic stay by participating in the Susquehanna County contempt proceedings. The Court noted that a state court is empowered to determine whether the automatic stay is applicable to a particular matter before it. Here, the state court (Susquehanna County) proceeded because it noted that Wife was the owner of the real properties pursuant to the Court's Order, which was affirmed by the Superior Court on appeal, and that the execution of

the deeds to the real properties was a ministerial act. The Court agreed with the Susquehanna County Court’s reasoning, concluding that the Prothonotary’s execution of the deeds was a ministerial act not barred by the stay due to Husband’s “gamesmanship” and the need uphold the “dignity and integrity” of the Susquehanna County Court. The Court further reasoned that the Susquehanna County Court’s proceeding with the contempt did not violate the automatic stay because it was not pursuing a “collection motive” or excessively embarrassing Husband, but rather was driven by the Court’s frustration with Husband and his disregard for its Order.

The Court accordingly granted summary judgment in favor of Wife.

The Husband in this case was represented by Steve Bresset, Esq. The Wife in this case was represented by John Martin, Esq.



WAYNE COUNTY BAR ASSOCIATION



www.waynecountylawyers.org

District Attorney's Office

PRESS RELEASE

May 2, 2022 — Wayne County District Attorney A.G. Howell announced today the arrest of Lawrence Geer, age 75, of Beach Lake, Damascus Township, Wayne County, Pennsylvania. Geer was charged with Corruption of Minors, a felony of the 3rd degree and Indecent Exposure, a misdemeanor of the 1st. degree.

According to the Affidavit of Probable Cause filed by Wayne County Detective Michael McMorrow, a local student told her school guidance counselor about an incident involving her former babysitter that raised concerns, causing her guidance counselor to alert authorities.

An investigation was initiated by County Detectives and it was discovered that the student's former babysitter, Lawrence Geer, exposed his genitals to the student on at least two occasions between September 2018 and September 2020.

An arrest warrant was secured for Geer's arrest and he turned himself into the County Detectives at Magisterial District Judge Jonathan Dunsinger's office.

A preliminary arraignment was conducted and he was released on \$50,000.00 unsecured bail. Geer's next court appearance is May 11, 2022 at 9:00 AM.

**The filing of criminal charges is not evidence of guilt but simply a description of the charge made by the Commonwealth against a defendant. A charged Defendant is presumed innocent until a jury returns a unanimous finding that the Commonwealth has proven the defendant's guilt beyond a reasonable doubt or until the defendant enters a guilty plea to the charges.*



WAYNE COUNTY LEGAL JOURNAL
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District Attorney's Office — Press Release

**WAYNE COUNTY MAN PLEADS GUILTY FOR CAUSING
TWO HEAD-ON CRASHES KILLING 2 YOUNG MEN AND
INJURING A THIRD VICTIM**

Wayne County District Attorney A.G. Howell announced that Thomas M. Frisch, Jr., plead guilty to two (2) counts of Homicide by Vehicle, two (2) counts of DUI, and one (1) count of aggravated assault by vehicle from incidents that occurred on April 8, 2020, and May 22, 2020. On April 8, 2020, Mr. Frisch killed 25-year-old Robert Anderson and 24-year-old Zachary Brooks, both of Waymart.

On 05/22/20, approximately 5:55 pm, PSP responded to a two-vehicle head on collision crash on Route 6, Roosevelt Highway, Canaan Township, Wayne County. Prior to the crash being called in to police, PSP received calls of an erratic driver on Route 6.

The trooper asked the Mr. Frisch how the crash occurred. Mr. Frisch related he was driving his vehicle returning from a doctor's appointment in Dunmore, PA. Mr. Frisch further related he must have been reaching for his phone when he crashed into the other vehicle but was not sure. While speaking to the Mr. Frisch, troopers observed him to be very calm and acting lethargic. Troopers observed his eyes to be glassy and his pupils to be very constricted. Troopers asked Mr. Frisch if he was taking any prescription medications or illicit drug use to which he related he had just taken methadone around 4:30 pm. Troopers then asked Mr. Frisch to submit to a battery of Standardized Field Sobriety Tests (SFSTs) to which he agreed and failed displaying multiple signs of impairment

Mr. Frisch was subsequently taken into custody and transported to Wayne Memorial Hospital for a blood draw. Mr. Frisch was read his implied Consent and O'Connell Warnings where he agreed to submit to a Chemical Test for blood and signed the DL-26 Form.

After many attempts by the Phlebotomist, blood was collected from the Mr. Frisch's right foot. Retrieving blood from the Defendant's veins was extremely difficult. A medical nurse was necessary to accompany the Phlebotomist during the final successful attempt from the Defendant's right foot.

On July 6, 2020, the lab results of the blood drawn from Defendant showed the presence of:

26 ng/mL Fentanyl;
10 ng/mL Norfentanyl;
26 ng/mL Ketamine;
22 ng/mL Norketamine;
234 ng/nL Trazodone;
44 ng/mL THC;
267 ng/ml Methadone; and
33 ng/mL EDDP (metabolite of Methadone)

In the second case stemming from 04/08/20, at 11:39 pm, PSP Honesdale received a report of a two-vehicle head on collision that occurred in the area of 94 Roosevelt Highway (State Route 6), Canaan Twp, Wayne County, PA.

Just after midnight on 04/09/20, PSP arrived on scene and observed a blue Chevy Silverado in its final resting position in the eastbound travel lane. PSP troopers observed the operator of Silverado climbing out of the passenger side window. The operator was identified as the Defendant, Thomas Michael FRISCH Jr.

PSP also observed a 2016 Nissan Sentra driven by Robert Anderson, age 25, and his passenger, Zachary Brooks, age 24, both of Waymart PA. Robert and Zachary were going home after work from Cardinal Glass located in Jessup PA after completing the 2nd shift.

Fire and EMS Personnel related they were trying to get Mr. Frisch in the ambulance to get evaluated for any injuries he might have sustained in the crash and that Mr. Frisch kept going in and out of the truck for unknown reasons.

The Troopers observed hypodermic needles on the ground beside the truck. The syringes were taken into custody, logged into evidence, later swabbed for DNA and were subsequently sent for testing. The testing detected no controlled substances on the syringes.

However, the testing did detect blood on the inside of a needle. A known reference sample was obtained from the Defendant. A subsequent comparison of the DNA profile obtained from the Defendant matched the DNA profile obtained from the inside of the needle.

A search warrant was obtained and executed on the Silverado. Four (4) wax packets were retrieved from the vehicle. The wax packets were later sent for testing, but the tests indicated there were no controlled substances detected in the packets.

The Trooper interviewed Defendant in the rear of the ambulance. During the interview, Defendant had trouble recognizing where he was and confused about the direction he was traveling prior to the crash. Defendant believed he was travelling East away from Lackawanna County on Route 6 toward Waymart, Wayne County. However, Defendant also related he was at a residence in Cherry Ridge and was headed back to his residence in Honesdale. Defendant related he was visiting a friend. The friend passed away on 4/19/20 prior to being interviewed by PSP.

When asked about the needles, Defendant related they belonged to his diabetic girlfriend and they must have come from the garbage that was located in his vehicle. However, in a later interview with his girlfriend, she told troopers that she is not a diabetic and the needles did not belong to her.

When Defendant was initially asked about any drug or alcohol use prior to the crash, Defendant said “no.” When Defendant was signing the medical refusal form, PSP observed him to have hand tremors. It was at that time PSP asked Defendant if he had any illegal drugs on him. Defendant related he did not. PSP then asked for permission to pat him down. It was at that time Defendant was found to be in possession of a black vape pen that

was loaded with a liquid THC cartridge. The vape pen was later sent for testing, which confirmed the vape pen contained THC, a Schedule I controlled substance.

Based off of these observations at the scene, the trooper conducted a second interview with Defendant in front of the patrol vehicle. When asked again about recent drug or alcohol use prior to the crash, Defendant related he recently used benzodiazepine and marijuana. Defendant related he uses his vape pen throughout the day. Defendant further related he goes to a methadone clinic in Scranton, and goes at approximately 9:00 am daily to get methadone. Defendant informed me he had his last dose of methadone on 04/08/20 at approximately 9:30 am and related the methadone is long lasting. Law enforcement later confirmed from records from the methadone clinic that Defendant did receive methadone on the morning of 4/8/20. When asked to submit to a chemical test of blood Defendant said “ok, I guarantee there is going to be THC and things in my blood if I got a blood test right now.”

PSP then asked again where he was coming from and what direction he was traveling. Defendant said, “that’s the thing I’m confused in what direction I was going.” Defendant related he was coming from his friend’s residence but was only in the driveway because he was having a beer, specifically a Yuengling. When PSP informed Defendant that a blood draw is being requested, the Defendant said “right, I mean it’s gonna to light me up and screw me on the DUI I have open probably”.

An eyewitness was interviewed at the scene. She related she was leaving work traveling West from Honesdale towards Lackawanna County on State Route 6 when she observed a vehicle behind her. She related the vehicle that was following her was all over the road and it was making her nervous, so she sped up to get away from the erratic driver.

She continued to look in her rear-view mirror and the vehicle continued to drive all over the roadway. She observed another vehicle pass her traveling in the opposite direction. She said moments later she observed in her rear-view mirror what she believed was a crash. She turned around and headed towards what she believed to be the crash. She arrived at the crash scene and observed both vehicles had crashed head on.

It was later confirmed the vehicle behind the eyewitness was the truck that Defendant was operating.

PSP took Defendant to WMH for a blood draw, however, after many attempts to obtain blood from the Defendant, the efforts were unsuccessful.

On 04/09/20, PSP troopers confirmed that Robert and Zachary worked the second shift on 4/8/20, clocking out at 11:15 pm.

On 04/09/20, the troopers interviewed a co-worker of Robert and Zachary. He related they left work at about the same time and he travelled behind them until the he exited State Route 6 at the Carbondale exit and Robert and Zachary continued to travel east towards Waymart.

On 4/10/20, Defendant went to CMC Geisinger due to injuries he sustained in the crash. Urine screens from the early hours of 4/11/20 (approximately 30 hours after the

accident on 4/8/20) prior to Defendant's surgery, medical records showed a positive result for methadone, amphetamines, benzodiazepines, and THC.

Prior to going to the hospital, in the morning of 4/9/20, Defendant posted the following post on Facebook:

“This piece of shit hit me head on at 11 o'clock at night last night killing himself I'm was Going up the mountain at about 40 and he was easily going 70/80. He 100 percent was at fault, and I can now barely walk, but I walked it off like a fucking soldier. Pansy ass tried to end my life and fucked around and got the horns. Thank you for those who look over me and protect me daily to keep me alive. And RIP to the best truck I ever owned. I wish that scumbag had to live and feel the pain that I'm feeling right now, on top Of what was probably coming for him if my doors weren't waffled in so bad they wouldn't open but his most likely drunk bitch ass just ain't built for it. Fuckin pussies. Oh and they PSP had the audacity to fry and get blood from me for a DUI..... Ha, nice try suckas, good thing my veins dont co operate with police either.”

He then commented a second time writing, “Shows how much PA cares about money, They couldn't charge the dead guy with a dui so they wanted to get my fucking blood instead..... you know, since he was in my lane completely and 100 percent at fault said two female witnesses”

In a 3rd post, “They still took me in for blood. Too bad my veins are chemo rubber and no one can get a needle in then. Fuckin scumbag pigs”

A report dated May 22, 2020, PSP Collision Analysis and Reconstructionist determined and confirmed the direction the vehicles were travelling on 4/8/20. The report sets out that this crime occurred as the Chevrolet truck, driven by the Defendant, was travelling west along SR 6 in the westbound lane. As the Chevrolet traveled west, it crossed the double yellow line and traveled completely into the left eastbound lane of travel. At the same time, the Nissan was traveling east in the left eastbound lane of travel. The impact occurred in the left eastbound lane. The right front of the Chevrolet impacted with the right front of the Nissan. The Force from initial impact caused the Chevrolet to spin in a clockwise direction approximately 180 degrees before it came to rest, facing east, in the eastbound travel lane. After impact, the Nissan was redirected to the north and traveled across the westbound travel lane and into a set of guide rails, where it came to rest facing north.

The Honorable President Judge Janine Edwards accepted the guilty pleas and scheduled sentencing for June 9, 2022. Regarding these two (2) cases, Mr. Frisch faces a total maximum penalty of 33 years in prison and/or a \$70,000.00 fine.

District Attorney A.G. Howell commends the Pennsylvania State Police, Wayne County Detectives, and EMS personnel for their diligent and thoughtful care and investigation of these tragic matters. Also, DA Howell expresses his gratitude for the victims' families and friends for their perseverance, understanding, strength and courage.

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.

EXECUTRIX NOTICE

Estate of Richard Armand Cola
AKA Richard A. Cola AKA
Richard Cola
Late of Lehigh Township
EXECUTOR
Carol A. Cola
PO Box 1264
Gouldsboro, PA 18424
ATTORNEY
Timothy B. Fisher, II
P.O. Box 396
Gouldsboro, PA 18424

5/6/2022 • 5/13/2022 • 5/20/2022

ESTATE NOTICE

ESTATE OF John R. Otway, late of the Township of Salem, Lake Ariel, Pennsylvania died February 28, 2022. Notice is hereby given that Letters Testamentary on the above estate have been granted to Richard J. Otway, Greentown, Pennsylvania. All persons indebted to the

said estate are required to make payment and those having claims to present the same without delay to the Executor named herein, or to Nicholas D. Tellie, Esquire, Tellie & Coleman, P.C., 310 East Drinker Street, Dunmore, PA 18512.

5/6/2022 • 5/13/2022 • 5/20/2022

ESTATE NOTICE

Notice is hereby given that Letters of Administration have been granted in the Estate of Arthur J. Webber, a/k/a Arthur John Webber, Arthur J. Webber, Jr., late of Lackawaxen Township, Pike County, Pennsylvania, who died on January 30, 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 Michael Webber, Administrator, c/o Joseph F. Saporito, III, Esquire, Attorney for the Estate, 1105 Court Street, Honesdale, PA 18431.

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

4/29/2022 • 5/6/2022 • 5/13/2022

EXECUTRIX NOTICE

Estate of Jesse L. Harrison AKA
Jesse Louis Harrison AKA Jesse
Harrison
Late of Berlin Township
EXECUTRIX
Karen H. Harrison
4222 Locust Drive
Schnecksville, PA 18078
ATTORNEY
Timothy P . Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

4/29/2022 • 5/6/2022 • 5/13/2022

EXECUTRIX NOTICE

Estate of Robert E. Thompson
AKA Robert Earl Thompson AKA
Robert Thompson
Late of South Canaan Township
EXECUTRIX
Laura Madden
549 Tannery Road
Lake Ariel, PA 18436
ATTORNEY
Nicholas A . Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

4/29/2022 • 5/6/2022 • 5/13/2022

ESTATE NOTICE

Notice is hereby given that Letters
Testamentary have been granted in
the Estate of Alfred Salik, a/k/a Al
Salik, late of Lehigh Township,
Wayne County, Pennsylvania, who
died on March 2, 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 Valerie A.
Brust, Executrix, c/o Richard B.
Henry, Esquire, Attorney for the
Estate, 1105 Court Street, Hones-
dale, PA 18431.

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

4/29/2022 • 5/6/2022 • 5/13/2022

EXECUTRIX NOTICE

Estate of Charles V. Chapman
AKA Charles Vernon Chapman
AKA Charles Chapman
Late of South Canaan Township
EXECUTRIX
Denise A. Gregorski
484 Hemlock Road
Waymart, PA 18472
ATTORNEY
Nicholas A . Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

4/29/2022 • 5/6/2022 • 5/13/2022

EXECUTOR NOTICE

Estate of Margaret M. Magalski
Late of Prompton Borough
CO-EXECUTRIX
Kathleen A. Brewington
45 Creek Drive
Prompton, PA 18456
CO-EXECUTRIX
Johnna E. Kuhn
410 Mican Road

Waymart, PA 18472
ATTORNEY
Frances Gruber, Esq.
214 Ninth Street
Honesdale, PA 18431
(570) 253-5400

4/29/2022 • 5/6/2022 • 5/13/2022

EXECUTRIX NOTICE

Estate of Sally Van Aken
Late of Dreher Township
EXECUTRIX
Jodi Lynn Wagner
271 Nevin Rd.
Newfoundland, PA 18445
ATTORNEY
Timothy B. Fisher, II
P.O. Box 396
Gouldsboro, PA 18424

4/22/2022 • 4/29/2022 • 5/6/2022

ADMINISTRATOR NOTICE

Estate of Arlene Adinolfi
Late of Salem Township
ADMINISTRATOR
Raymond J. Adinolfi
4574 SW Attlee Street
Port St. Lucie, FL 34953

4/22/2022 • 4/29/2022 • 5/6/2022

EXECUTOR NOTICE

Estate of Mildred E. Pender AKA
Mildred Ethel Pender
Late of Texas Township, Wayne
County
EXECUTOR
Donald T. Pender, Jr.
365 Cliff St.
Honesdale, PA 18431

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

4/22/2022 • 4/29/2022 • 5/6/2022

ESTATE NOTICE

Estate of Alice L. Avery also known
as Alice L. Holgate, late of Cherry
Ridge Township, Wayne County
Pennsylvania. Any person or per-
sons having claim against or indebt-
ed to estate present same to: Kather-
ine Smith 522 Griffin Pond Road,
South Abington Twp, Pennsylvania
18411; Attorney for Estate: Zachary
Jennings, Esquire, 303 Tenth Street,
Honesdale, Pennsylvania, 18431.

4/22/2022 • 4/29/2022 • 5/6/2022

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EXECUTOR NOTICE

Estate of Shirley Louise Eggert
AKA Shirley Eggert
Late of Dreher Township
CO-EXECUTOR
Denise Ann Eggert
5904 Whitman Avenue
Fort Worth, TX 76133
CO-EXECUTOR
Terry Lee Eggert
94 Green Grove
Scott Twp, PA 18447
ATTORNEY
Ronald M. Bugaj, Esq.
Bugaj/Fischer, PC
PO Box 390, 308 9th St.
Honesdale, PA 18431

4/22/2022 • 4/29/2022 • 5/6/2022

EXECUTOR'S NOTICE

ESTATE OF Eugene Gulotta, late of Manchester Township, Wayne County, Pennsylvania. Any person or persons having claim against or indebted to the estate present same to Kristen Bruno, at 9 Best Avenue, Latham, NY 12110. Ethan C. Wood, Esq., 921 Court St., Honesdale, PA 18431, Attorney for the Estate.

4/22/2022 • 4/29/2022 • 5/6/2022



OTHER NOTICES

LEGAL NOTICE

JAMES B. DOWNEY and PATRICIA A. DOWNEY (Plaintiffs) vs STEVE HOFER, deceased, his heirs, successors, and assigns, and all persons claiming any right, title, interest in or claim against the land herein (Defendants), in the Court of Common Pleas of Wayne County, Action to Quiet Title No. 509-2021 CV.

STEVE HOFER, his heirs, successors, and assigns: Judgment and Order was entered on 4-18-2022, which is summarized as follows: The Defendants and any and all of them will forever be barred from asserting any right or claim against the lands set forth in Plaintiffs' Complaint, inconsistent with the interest of the Plaintiffs, unless said Defendants or any of them, institute a responsive action within 30 days after entry of this judgment; said Defendants to be notified of this Judgment and Order by publication. If such action is not taken within 30 days, the Prothonotary shall enter judgement against the Defendants and in favor of Plaintiffs.

R. ANTHONY WALDRON ESQ.
8 Silk Mill Dr., Ste 215
Hawley PA 18428
(570) 226 66288

5/6/2022

**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
MAY 18, 2022**

By virtue of a writ of Execution instituted by: Reverse Mortgage Funding LLC issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 18th day of May, 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 those certain pieces or parcels of land lying, situated and being in the Borough of Hawley, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING in the southern side of a public roadway at the north-west corner of Lot 2 as designated in the plot of buildings lots on the property of Louis Krawitz, Hawley, Wayne County, PA as surveyed by Julius Friend, Registered Engineer, August 20, 1926; thence South 53 degrees 5 minutes West 29 feet along the southern side of the public roadway to a corner; thence North 83 degrees 5 minutes West

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121 feet along the southern side of the roadway to a corner; thence South 41 degrees 25 minutes West about 39 feet to the northern bank of the Lackawaxen River; thence in a general southeasterly direction along the bank of the Lackawaxen River about 235 feet to the South-west corner of the aforementioned Lot #2; thence North 36 degrees 55 minutes West 93 feet along the western boundary line of Lot #2 to the southern side of the aforementioned roadway to the place of Beginning.

Being Lot #1 on the plot of building of Louise Krawitz.

Subject to the conditions, exceptions, reservations and restrictions, as are contained in the prior deeds forming the chain of title. Also all that certain piece or parcel of land lying, situate and being in the Borough of Hawley, County of Wayne and Commonwealth of Pennsylvania, as set forth on the map entitled "Map Showing lands of Alan Lieb, et ux. and the Borough of Hawley" dated 11/9/95 by Harry F. Shoengel, PLS and recorded in Wayne County Plat Book 87 at page 65, and being more particularly described as follows:

Beginning at a found iron bar for the westernmost point of the within described Parcel "CR"; thence North 69 degrees 15 minutes 00 seconds East 19.77 feet to the southern edge of Park Street; thence along the southern edge of Park Street the following 7 courses and distances: North 78 degrees 29 minutes 34 seconds East 35.46 feet

to a point; North 82 degrees 09 minutes 37 seconds East 24.24 feet to a point; North 86 degrees 31 minutes 45 seconds East 31.45 feet to a point; South 79 degrees 14 minutes 05 seconds East 13.57 feet to a point; South 79 degrees 14 minutes 05 seconds East 30.06 feet to a point; South 80 degrees 25 minutes 05 seconds East 26.26 feet to a point; and South 85 degrees 02 minutes 19 seconds East 13.00 feet to a point for a corner; thence leaving Park Street along the easternmost boundary or Parcel "CR" South 20 degrees 45 minutes 00 seconds East 43.84 feet to a found iron bar for a corner (crossing a flagstone sidewalk and passing a found iron bar at 18.74 feet) thence South 69 degrees 15 minutes 00 second East 180.00 feet to a set #4 rebar for a corner; thence along lands n/f Robert S. Drake VFW Post No. 5829 North 20 degrees 45 minutes 00 seconds West 106.00 feet to the point and place of beginning. Comprising within said boundaries parcel "CR" on the above referenced map.

BEING THE SAME PREMISES which Frances LaPasta and Douglas LaPasta, by Deed dated 12/17/2008 and recorded in the Office of the Recorder of Deeds of Wayne County on 1/13/2009 in Instrument 200900000548 granted and conveyed unto Douglas G. LaPasta. Douglas G. LaPasta departed this life on 9/15/2020.

BEING known as 325 Park Place, Hawley Borough, Pennsylvania 18428



Keynote Speaker

Brian Cashman

General Manager and Senior VP
New York Yankees



Northeastern Pennsylvania Council Boy Scouts of America
39th Annual Distinguished Citizens Award Dinner
WEDNESDAY, MAY 18, 2022
Mohegan Sun Pocono, Wilkes Barre, PA

2022 Honorees:



Hon. Thomas I. Vanaskie
Judge - United States Court of Appeals
for the Third Circuit (retired)

&

Lori Nocito

Executive Director
Leadership Northeast



2022 Co-Chairs:



Charlie Jones

1st Equipment Finance,
FNCB-Senior VP,
Equipment Leasing Officer



Paul Luksh

Blue Cross of NEPA
Chief Procurement
Officer (retired)

Reception / Dinner: 5:30-7 p.m.
Award Presentations / Speaker: 7 p.m.

Purpose: To honor two leading citizens who are role models in our community. To heighten awareness of the Scouting Program and raise the necessary funds to provide a quality Scouting Program for youth.

Sponsor Packages

(Seat or Table Reservations are Due by May 13, 2022)

Eagle - \$7,500 Star - \$5,000

First Class - \$2,500 Table - \$1,500

Individual Reservations _____ x \$150 per person = \$ _____

Contribution Only \$ _____

Will be attending the Dinner.

Will Not attend

*\$120 per seat goes to the direct benefit of the Northeastern Pennsylvania Council, Boy Scouts of America

Contact Person: _____ Organization (if applicable): _____

Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

Check enclosed for \$ _____ (made payable to NEPA BSA) Please Invoice Me

Charge to VISA Discover MC Account # _____

Exp. Date: _____ Sec. Code: _____ Authorized Signature: _____

Mail to: Northeastern Pennsylvania Council BSA
72 Montage Mountain Road
Moosic, PA 18507-1232

Questions: Contact Kevin Bishop, Kevin.Bishop@scouting.org
570-207-1227 ext. 227
Fax: 570-207-1232



PARCEL # 10-0-0002-0008 & 10-0-0002-0006

Seized and taken in execution as property of:
Unknown Heirs, Successors, Assigns and All Persons, Firms or Association Claimin Right, Title or Interest from or under
Douglas LaPasta aka Douglas G. LaPasta, Deceased 325 Park Place
HAWLEY PA 18428

Execution No. 361-Civil-2017
Amount \$809,133.00 Plus additional costs

March 7, 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.

Harry B. Reese Esq.

4/22/2022 • 4/29/2022 • 5/6/2022

CIVIL ACTIONS FILED

*FROM APRIL 9, 2022 TO APRIL 15, 2022
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2012-20001	ARSENAULT ALAN G	4/11/2022	SATISFACTION	5,103.31
2019-00638	SCHMIDT ERIC F	4/12/2022	VACATE JUDGMENT	—
2019-00638	DERRICK TRINITY A	4/12/2022	VACATE JUDGMENT	—
2020-20722	FAY KIMBERLY A/K/A	4/13/2022	STIPULATED JUDGMENT	5,500.00
2020-20722	HONESDALE NATIONAL BANK THE GARNISHEE	4/13/2022	GARNISHEE/DISC ATTCH	—
2021-00222	DZYAK PAUL	4/14/2022	WRIT OF EXECUTION	4,150.02
2021-00222	NET BANK GARNISHEE	4/14/2022	WRIT EXEC/GARNISHEE	—
2021-00223	TATE MELISSA A A/K/A	4/14/2022	DEFAULT JUDGMENT	93,909.75
2021-00223	TATE MELISSA ANN	4/14/2022	DEFAULT JUDGMENT	93,909.75
2021-00223	TATE BRIAN L A/K/A	4/14/2022	DEFAULT JUDGMENT	93,309.75
2021-00223	TATE BRIAN LANDON	4/14/2022	DEFAULT JUDGMENT	93,909.75
2021-00242	MANN JONATHAN SURVIVING HEIR OF GARY MANN AKA GARY MANN DEC	4/11/2022	DEFAULT JUDGMENT	202,845.62
2021-00242	UNKNOWN SURVIVING HEIRS OF GARY MANN AKA GARY E MANN DEC	4/11/2022	DEFAULT JUDGMENT	202,845.62
2022-00039	O SULLIVAN WILLIAM M	4/11/2022	JUDGMENT "IN REM"	157,319.42
2022-00039	O SULLIVAN WILLIAM M	4/11/2022	WRIT OF EXECUTION	157,319.42
2022-20012	SAMET JOAN	4/11/2022	SATISFACTION	—
2022-20182	MARIENSCHKEK BRANDY	4/11/2022	JUDGMENT	382.75
2022-20183	MARIENSCHKEK BRANDY	4/11/2022	JUDGMENT	892.25
2022-20184	MARIENSCHKEK BRANDY	4/11/2022	JUDGMENT	684.25
2022-20185	MARIENSCHKEK BRANDY	4/11/2022	JUDGMENT	356.25
2022-20186	DAVIS BRANDEN SCOTT	4/11/2022	JUDGMENT	5,015.75
2022-20187	MEAD PAUL T	4/12/2022	JP TRANSCRIPT	4,472.32
2022-20188	SALVO VINCENZO	P 4/13/2022	JUDG/BRONX CO NY	22,366.99
2022-20189	BUNEVITCH ANTHONY G	4/14/2022	JUDGMENT	11,493.64
2022-20190	GAUS LINDA	4/14/2022	JP TRANSCRIPT	877.66
2022-40027	WROBLESKI JOHN J JR OWNER	P 4/14/2022	WAIVER OF LIENS	—
2022-40027	WROBLESKI JENNIFER OWNER	P 4/14/2022	WAIVER OF LIENS	—
2022-40027	J&J TRAILER AND AUTO LLC OWNER	P 4/14/2022	WAIVER OF LIENS	—
2022-40027	CHAD PARRY CONTRACTING CONTRACTOR	4/14/2022	WAIVER OF LIENS	—
2022-90037	CASPER JAMES J. ESTATE OF	4/14/2022	ESTATE CLAIM	2,688.00

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

CIVIL APPEALS — AGENCIES: DEPT. OF TRANSPORTATION

Case No.	Indexed Party	Type	Date	Amount
2022-00157	2000 FORD MUSTANG VIN# IFAFP 4047Y F2152 92	PLAINTIFF	4/11/2022	—
2022-00157	CANNING NANCY GAY	PLAINTIFF	4/11/2022	—
2022-00157	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	DEFENDANT	4/11/2022	—

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2022-00158	DISCOVER BANK	PLAINTIFF	4/11/2022	—
2022-00158	BUTCHAR HOLLY N	DEFENDANT	4/11/2022	—

CONTRACT — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2022-00160	LENTINI PROPERTIES LLC	PLAINTIFF	4/11/2022	—
2022-00160	MARIOS CONTRACTING LLC	DEFENDANT	4/11/2022	—
2022-00167	AUGELLI RONALD	PLAINTIFF	4/14/2022	—
2022-00167	PICONI AUGELLI GRACE	PLAINTIFF	4/14/2022	—
2022-00167	AUGELLI GRACE PICONI	PLAINTIFF	4/14/2022	—
2022-00167	BEAR OWEN PAVING COMPANY INC	DEFENDANT	4/14/2022	—

MISCELLANEOUS — DECLARATORY JUDGMENT

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2022-00163	DUPHINEY JOHN PAUL	PLAINTIFF	4/12/2022	—
2022-00163	DUPHINEY GERARD	PLAINTIFF	4/12/2022	—
2022-00163	DUPHINEY GLENN	PLAINTIFF	4/12/2022	—
2022-00163	RUSS DEBORAH	PLAINTIFF	4/12/2022	—
2022-00163	MCCURDY BRENT	PLAINTIFF	4/12/2022	—
2022-00163	MCCURDY LINDA	PLAINTIFF	4/12/2022	—
2022-00163	BRIAR HILL SOUTH ASSOCIATION	DEFENDANT	4/12/2022	—

MISCELLANEOUS — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2022-00159	WAYNE BANK	PLAINTIFF	4/11/2022	—
2022-00159	WALLER KEVIN	DEFENDANT	4/11/2022	—
2022-00159	WALLER SUSANNE	DEFENDANT	4/11/2022	—
2022-00166	KALKO MARTHA J	PLAINTIFF	4/13/2022	—
2022-00166	WYTENHOVE MARGUERITE	DEFENDANT	4/13/2022	—

NAME CHANGE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2022-00162	FOLEY EMILY MARIE	PETITIONER	4/12/2022	—
2022-00165	BENEDITO SENNEFELDER JACLYN R	PETITIONER	4/13/2022	—
2022-00165	SENNEFELDER JACLYN R BENEDITO	PETITIONER	4/13/2022	—
2022-00168	PETERS VERONICA ROSE	PETITIONER	4/14/2022	—

PETITION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2022-00164	2003 HARLEY DAVIDSON SPORTSTER VIN #1HDICGP453K418722	PETITIONER	4/13/2022	—
2022-00164	RABIEGA EUGENE VIN #1HDICGP453K418722	PETITIONER	4/13/2022	—
2022-00164	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	RESPONDENT	4/13 /2 022	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2022-00161	PNC BANK NATIONAL ASSOCIATIONS	PLAINTIFF	4/12/2022	—
2022-00161	PALLASSINO MICHELE HEIR OR ADM TO EST OF MICHAEL PALLISSIO	DEFENDANT	4/12/2022	—
2022-00161	PALLASSINO GARY HEIR AND ADM TO EST OF MICHAEL PALLISSINO	DEFENDANT	4/12/2022	—
2022-00161	ROZEN DEBRA HEIR AND/OR ADM TO EST OF MICHAEL A PALLASSINO	DEFENDANT	4/12/2022	—
2022-00161	PALLASSINO GAIL HEIR AND ADM TO EST OF MICHAEL PALLASSINO	DEFENDANT	4/12/2022	—
2022-00161	UNKNOWN HEIRS AND/OR ADMIN TO EST OF MICHAEL PALLASSINO	DEFENDANT	4/12/2022	—

MORTGAGES AND DEEDS

*RECORDED FROM APRIL 25, 2022 TO APRIL 29, 2022
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
JAHN MICHAEL	MUTUAL OF OMAHA MORTGAGE INC	DAMASCUS TOWNSHIP	
JAHN MARTA	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS		200,000.00
HUGHES ROBERT C	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS SWBC MORTGAGE CORP S W B C MORTGAGE CORP	SALEM TOWNSHIP	156,000.00
LEONE CHRISTINE A	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS AMERICAN ADVISORS GROUP	WAYMART BOROUGH	412,500.00
LEONE CHRISTINE A	HOUSING & URBAN DEVELOPMENT	WAYMART BOROUGH	412,500.00
FARRELL COURTNEY L	HONESDALE NATIONAL BANK	WAYMART BOROUGH	100,000.00
SEIPP KEVIN J	HONESDALE NATIONAL BANK	DYBERRY TOWNSHIP	
SEIPP TAMMY LYN			100,000.00
WOEHRLE NICHOLAS	HONESDALE NATIONAL BANK	LAKE TOWNSHIP	
WOEHRLE ROBYN LACIE			40,000.00
COREY KEITH M	DIME BANK	CHERRY RIDGE TOWNSHIP	
COREY SHELLEY L			41,918.00
BODIE CHERYLANN	DIME BANK	TEXAS TOWNSHIP	
BODIE CRAIG			32,000.00
PEOPLES LEA R	DIME BANK	PAUPACK TOWNSHIP	20,000.00
VENDITTO JAMES G	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	LAKE TOWNSHIP	
VENDITTO KATHLEEN	SUMMIT MORTGAGE CORPORATION		275,405.00
CRUM QUENTIN J	DIME BANK	LEBANON TOWNSHIP	38,000.00
HARVEY LUANN	DIME BANK	DYBERRY TOWNSHIP	104,500.00
JENNINGS ELIZABETH	DIME BANK	HONESDALE BOROUGH	55,000.00
WHITMAN CHARLES R JR	DIME BANK	PAUPACK TOWNSHIP	
WHITMAN SHEILA E			55,510.00
KIESENDAHL MATTHEW E	DIME BANK	PAUPACK TOWNSHIP	50,000.00
REX BRYAN C	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS TIDEWATER MORTGAGE SERVICES INC	HONESDALE BOROUGH	111,925.00
SPANGENBERG MARGOT E	HERTZ RICHARD J	PRESTON TOWNSHIP	275,000.00
MAIORE JOSEPH	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS ROCKET MORTGAGE	HONESDALE BOROUGH	213,400.00

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

MORALES MARIA L	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	LAKE TOWNSHIP	
	SUMMIT MORTGAGE CORPORATION		125,000.00
STINNARD LEXY	HONESDALE NATIONAL BANK	TEXAS TOWNSHIP 1 & 2	
KOTRAN TYLER			147,500.00
RICKARD SCOTT	WAYNE BANK	TEXAS TOWNSHIP	100,000.00
PUCARELLI DANIEL J	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	PAUPACK TOWNSHIP	
	CARDINAL FINANCIAL COMPANY		248,000.00
DICECCO GERARD	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	PRESTON TOWNSHIP	
HARDWICK JANET	SUMMIT MORTGAGE CORPORATION		152,000.00
BUSING JOHN R	JEFF BANK	MANCHESTER TOWNSHIP	
BUSING SUSAN P			100,000.00
WILLIAMS DAVID THOMAS III	HONESDALE NATIONAL BANK	CHERRY RIDGE TOWNSHIP	
WILLIAMS TAMMIE D			75,000.00
RESCIGNO ANGELO R SR	LOANDEPOT COM	LAKE TOWNSHIP	
RESCIGNO LORI	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS		354,000.00
DAVIS CARMELITA	PROVIDENT BANK	LAKE TOWNSHIP	
	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS		200,000.00
MCKENNA MARTIN	HONESDALE NATIONAL BANK	LAKE TOWNSHIP	
MCKENNA CAROLYN			300,000.00
UMLAND SCOTT	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	LAKE TOWNSHIP	
UMLAND VIVIANA	LOANDEPOT COM		400,000.00
UMLAND SCOTT	MARGIOTTA ANTONIO	LAKE TOWNSHIP	
UMLAND VIVIANA	MARGIOTTA ELIZABETH		25,000.00
ILINA DARYA	PNC BANK	SOUTH CANAAN TOWNSHIP	
	P N C BANK	SOUTH CANAAN & LAKE TWPS	312,000.00
		LAKE TOWNSHIP LAKE & SOUTH CANAAN TWPS	312,000.00
POSEN LISA	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	LAKE TOWNSHIP	
POSEN JOSHUA	ROCKET MORTGAGE		214,875.00
MONTOURI ALDA	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	LAKE TOWNSHIP	
	ROCKET MORTGAGE		198,750.00
GEER ROGER	DIME BANK	DAMASCUS TOWNSHIP	
GEER TINA			30,000.00
JUSTICE STEPHEN J	HONESDALE NATIONAL BANK	SALEM TOWNSHIP	160,000.00
HECHT DELLMEN	UNITED WHOLESALE MORTGAGE	LAKE TOWNSHIP	
HECHT SCHUYLER	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS		173,076.00

FUTURE REFUGE LLC	INVESTOR MORTGAGE FINANCE LLC	LEHIGH TOWNSHIP	
FUTURE REFUGE L L C	INVESTOR MORTGAGE FINANCE L L C		211,920.00
SELIVERSTOV IGOR SPARBERGA IVETA PETERSONE AIJA	HONESDALE NATIONAL BANK	DAMASCUS TOWNSHIP	132,000.00
HARTMANN ROBERT JR HARTMANN KRYSTLE	HAYES TARA HAYES JOSEPH	PALMYRA TOWNSHIP	60,000.00
PANTINA FRANK PANTINA KATARZYNA	JPMORGAN CHASE BANK J P MORGAN CHASE BANK	SALEM TOWNSHIP	700,003.00
T & Z RENTALS HOBBS WILLARD SIDNEY III	HONESDALE NATIONAL BANK NBT BANK	HONESDALE BOROUGH LAKE TOWNSHIP	136,000.00
HOBBS MADELINE ROSE MILLER	N B T BANK	LAKE & SOUTH CANAAN TOWNSHIPS SOUTH CANAAN TOWNSHIP SOUTH CANAAN & LAKE TOWNSHIPS	380,000.00 380,000.00
GRASSE WILLIAM GRASSE SUZANNE	DIME BANK	DAMASCUS TOWNSHIP	135,000.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
HUGES ROBERT C HUGHES CASEY J	HUGES ROBERT C	SALEM TOWNSHIP	LOT 1
MIZWINSKI MICHAEL G	CAPITANO CARMEN	SALEM TOWNSHIP	LOT 149
HUBNER DORIS A HUBNER ROBERT J	HUBNER DORIS A HUBNER ROBERT J HUBNER MARK	LEHIGH TOWNSHIP	LOT 373
HUBNER DORIS A HUBNER ROBERT J	HUBNER DORIS A HUBNER ROBERT J HUBNER MARK	LEHIGH TOWNSHIP	LOT 374
GARVEY SHARON	YEAGER DEBRA YEAGER ROBERT JR	LAKE TOWNSHIP	
MARCINO GEORGE ROBERT TR MARCINO LOUISE E TR GEORGE ROBERT MARCINO REVOCABLE LIVING LOUISE E MARCINO REVOCABLE LIVING TRUST	VENDITTO JAMES G , VENDITTO KATHLEEN	LAKE TOWNSHIP	LOT 137
JOHNSON EVA A PEPPE ROSE CALIENDO PEPPE PAUL	REX BRYAN C PEPPE ROSE TR PEPPE PAUL TR ROSE CALIENDO PEPPE REVOCABLE TRUST PAUL PEPPE REVOCABLE TRUST	HONESDALE BOROUGH LAKE TOWNSHIP	LOT 2687
KEESLER SUSAN F KEESLER MICHAEL	KEESLER SUSAN F KEESLER MICHAEL	MANCHESTER TOWNSHIP	

MILLER ANNE M	MAIORE JOSEPH	HONESDALE BOROUGH	LOT 49
PALLIS DAVID J	GREENFIELD MALLORY ELIZABETH	MANCHESTER TOWNSHIP	LOT 1 R
CARACCIOLA FRANK	MORALES MARIA L	LAKE TOWNSHIP	
MUSACCHIO MELISSA			LOT 1587
KISKA CHERYL M	HORST WALTER H	TEXAS TOWNSHIP 3	
STINNARD LESTER AKA	STINNARD LEXY	TEXAS TOWNSHIP 1 & 2	
STINNARD LESTER JR AKA	KOTRAN TYLER		
NEIKAM BARRY L	PUCARELLI DANIEL J	PAUPACK TOWNSHIP	
NEIKAM JOANN M			LOT 326
DOBRUCKY MICHELLE A	DICECCO GERARD	PRESTON TOWNSHIP	
	HARDWICK JANET		
LUPYAK ROBERT S EST AKA	MITCH MICHAEL A	DYBERRY TOWNSHIP	
LUPYAK ROBERT EST AKA	MITCH SUE K		
HENRY RICHARD B ADM			
VERRILL SAMUEL S			
LUPYAK KAREN L			
MITCH MICHAEL A	MITCH MICHAEL A	DYBERRY TOWNSHIP	
	MITCH SUE K		
MITCH MICHAEL A	MITCH MICHAEL A	DYBERRY TOWNSHIP	
MITCH SUE K	MITCH SUE K		
VONA PATRICK D	VONA PATRICK D	PRESTON TOWNSHIP	
	VONA JANIS F	PRESTON & MOUNT PLEASANT TWPS MOUNT PLEASANT TOWNSHIP MOUNT PLEASANT & PRESTON TWPS	
STERNER MICHAEL P	WHEELER BETH KRISTINE	SALEM TOWNSHIP	
	WHEELER RICHARD A		LOT 651
ALTIERI LORI J	ALTIERI LORI J	STERLING TOWNSHIP	
ALTIERI DANIEL	ALTIERI DANIEL		
WAGMAN CARL	WILLIAMS DAVID THOMAS III	CHERRY RIDGE TOWNSHIP	
WAGMAN AURIA YOLANDA			
CLARETE	WILLIAMS TAMMIE D		LOT 15
NAGENGAST DIANE M	DAVIS CARMELITA	LAKE TOWNSHIP	LOT 2627
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COURT CALENDAR — FOURTH FLOOR COURTROOM #2
May 9, 2022–May 13, 2022

Monday, May 9, 2022

5/9/2022
Trial Term

Friday, May 13, 2022

9:00 AM
Wolf v. Rickard 223-2022-DR
PFA

COURT CALENDAR — THIRD FLOOR HISTORIC COURTROOM
May 9, 2022–May 13, 2022

Monday, May 9, 2022

9:00 AM
Jury Selection

Wednesday, May 11, 2022

9:00 AM
Central Court

12:00 PM
Drug Court Team Meeting

12:30 PM
Drug Court

Friday, May 13, 2022

9:00 AM – 10:00 AM
PFA

ARBITRATION ROOM CALENDAR

May 9, 2022–May 13, 2022

Tuesday, May 10, 2022

1:00 PM
Holihan v. Alba 367-2020-CV
Partition Hearing (Rechner)
Rydzewski/Garibian

Friday, May 13, 2022

9:00 AM
Finen v Batton and Strzemecki 549-2021-DR
Conciliation Conf (Karam)
Pro se/Riegel

9:30 AM
Cosgrove v Cosgrove 111-2022-DR
Conciliation Conf (Karam)
Cali/Campbell

10:00 AM
Horst v Rutledge 109-2022-DR
Conciliation Conf (Karam)
Martin II/Campbell

10:30 AM
McElya v. McElya 103-2022-DR
Conciliation Conference (Karam)
Rechner/Thomas

11:00 AM
Qualters v. Qualters & Spacone 16-2014-DR
Conciliation Conference (Karam)
T.Farley/Thomas

11:30 AM
Ostrander v. Bacon & Fontaine 372-2019-DR
Conciliation Conference (Karam)
Fisher/Bryden

1:00 PM
Buckley v. Thomas 208-2022-DR
Conciliation Conference (Karam)
Pro Se/ Pro Se

1:30 PM
Clemens v. Woods 44-2021-DR
Conciliation Conference (Karam)
O'Malley/Cali

2:00 PM
Trentacosta v. Nagy 13-2021-DR
Conciliation Conference (Karam)
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