

WAYNE COUNTY BAR ASSOCIATION

OFFICIAL LEGAL
JOURNAL

OF WAYNE COUNTY, PA



22nd Judicial District

May 27, 2022
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Honesdale, PA



IN THIS ISSUE

PRESS RELEASE — DA'S OFFICE 5
LEGAL NOTICES 6
SHERIFF'S SALES 14
CIVIL ACTIONS FILED 18
MORTGAGES & DEEDS 21
COURT CALENDAR 28
ATTORNEY DIRECTORY 34

**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

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.

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Per Year

Mailed Copy	\$100
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WAYNE COUNTY OFFICIALS

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Matthew Meagher, *Second Judge*

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Bonnie L. Carney
Jonathan J. Dunsinger

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Nicole Hendrix, Esq.

Sheriff

Chris Rosler

District Attorney

A. G. Howell, Esq.

Prothonotary, Clerk of The Court

Edward “Ned” Sandercock

Chief Public Defender

Steven Burlein, Esq.

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Joseph W. Adams
Jocelyn Cramer

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Brian T. Field

Recorder of Deeds, Register of Wills

Deborah Bates

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Carla Komar
Catherine Rickard
Kathleen A. Schloesser

Raising the Bar



Wayne County Bar Association
922 Church Street, 2nd Floor
Honesdale, Pa 18431

*Are you in need of clothing for that job interview?
Are you in need of clothing for the job you currently have?*

The Wayne County Bar Association is excited to announce the opening of a Women's Clothing Closet.

Raising the Bar is a project started to support women in the community in need of professional clothing and accessories. All clothing is free to those in need.

Hours: Available Upon Request

ACCEPTING DONATIONS NOW!

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

District Attorney's Office

PRESS RELEASE

May 19, 2022 —

Jury convicts man of theft of catalytic convertors and trespass

A Wayne County Jury convicted Roy Wade Tigue, age 47, of Hawley PA, for stealing catalytic convertors and trespassing, a misdemeanor 1 and misdemeanor 3, respectively. The Honorable President Judge Janine Edwards also found the Defendant guilty of the summary offense of driving with a suspended license. First Assistant District Attorney Shelley Robinson prosecuted the case. Sentencing is scheduled for June 23, 2022.

On 10/12/2020, at approximately 4:30 pm, PSP troopers were dispatched to the area of 134 White Mills Road, Texas Township, Wayne County, for a report the Defendant was trespassing and stealing catalytic convertors. The property was prominently posted with yellow "no trespassing" signs.

The victim told PSP dispatch that he saw the Defendant at this location and had chased him off the property. The Defendant fled the scene in his pickup truck heading westbound on White Mills Road towards the Owego Turnpike. While going to White Mills, PSP troopers encountered the Defendant in his truck at the intersection of White Mills Road and the Owego Turnpike. The troopers took the Defendant into custody at that time.

The victim and his granddaughter told the police that upon arrival at the property in White Mills, they heard a metallic grinding noise similar to that of a saw cutting through metal. They saw the Defendant abruptly stand up from between two (2) SUVs that were parked on the property. They confronted the Defendant, and told him that they were going to contact the Police.

The Defendant then sprinted away on White Mills Road to the opposite side of the roadway where his truck was parked in a secluded wooded area approximately 100 yards away. The Defendant left his tools near a jacked up vehicle, including a hand saw, parts to a reciprocating power saw, wrenches and sockets, and a backpack at the scene. Underneath the vehicle was observed a cut portion of the exhaust which appeared to be consistent with the location of a catalytic converter. The catalytic converter was in fact missing from the vehicle.

The Defendant is currently being held in the Wayne County Correctional Facility for this offense and four (4) other pending matters, including: 1) DUI; 2) Receiving Stolen Property, Fleeing or Attempting to Elude a Police Officer, Reckless Driving, Driving with a Suspended License, and Criminal Mischief; 3) Receiving Stolen Property; 4) Resisting Arrest, Disorderly Conduct, Possession of Drug Paraphernalia, and Scattering Rubbish.

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.

LEGAL NOTICES

*IN THE COURT OF COMMON PLEAS OF WAYNE COUNTY
COMMONWEALTH OF PENNSYLVANIA*

ESTATE NOTICES

Notice is hereby given that, in the estate of the decedents set forth below, the Register of Wills, has granted letters testamentary or of administration to the persons named. All persons having claims or demands against said estates are requested to present the same without delay and all persons indebted to said estates are requested to make immediate payment to the executors or administrators or their attorneys named below.

ESTATE NOTICE

NOTICE IS HEREBY GIVEN that Letters of Administration have been issued in the Estate of Benita Guman a/k/a Benita M. Guman, who died September 19, 2021, late of South Canaan Township, Wayne County, PA to Joseph Guman a/k/a Joseph Russell Guman, IV and Kristina Guman, a/k/a Kristina Marie Guman. All persons indebted to said estate are required to make payment and those having claims or demands are to present the same without delay to Joseph Guman, a/k/a Joseph Russell Guman, IV and Kristina Guman a/k/a Kristina Marie Guman, Co-Administrators, c/o Law Offices of ALFRED J. HOWELL, Attorney for the Estate, at 109 Ninth Street, Honesdale, PA 18431.

ALFRED J. HOWELL, ESQUIRE
Attorney for the Estate

5/27/2022 • 6/3/2022 • 6/10/2022

ESTATE NOTICE

Notice is hereby given that Letters Testamentary have been granted in the Estate of Frances C. Ford, a/k/a Frances Ford, late of Honesdale Borough, Wayne County, Pennsylvania, who died on February 27, 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 Penny Reining, Executrix, of 162 Beaver Run Lane, Lake Ariel, PA 18436, 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

5/20/2022 • 5/27/2022 • 6/3/2022

ESTATE NOTICE

Notice is hereby given that Letters Testamentary have been granted to David S. Richter, Executor of the Estate of Ruth Louise Richter, late of Wayne County, Honesdale, PA 18431, who died on October 5, 2021. 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 Executor,
David S. Richter, c/o Mark R
Zimmer, Esquire, 1133 Main
Street, Honesdale, PA 18431.

5/20/2022 • 5/27/2022 • 6/3/2022

EXECUTOR NOTICE

Estate of Joseph A. Breier
Late of Lake Township
CO-EXECUTOR
Joseph A. Breier, Jr.
145 Ponce Deleon Street
Royal Palm Beach, FL 33411
CO-EXECUTOR
Brandon C. Breier
349 80th Street
Brooklyn, NY 11209
ATTORNEY

Michael D. Walker, Esq.
PO Box 747
Hamlin, PA 18427

5/20/2022 • 5/27/2022 • 6/3/2022

ESTATE NOTICE

Estate of Doreen Stephenson, late
of Berlin Township, Wayne
County, Pennsylvania, date of
death January 23, 2019. Any
person or persons having claims
against or indebted to estate
present same to Jillann Skies, c/o
her attorney, Christopher E. Farrell,
Esquire, PO Box 312, 158 South
Street, Waymart, PA 18472.

5/20/2022 • 5/27/2022 • 6/3/2022

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416 MAIN STREET
HONESDALE, PA 18431

570.253.0466

260 DALEVILLE HIGHWAY
MOSCOW, PA 18444

570.842.8373

EXECUTOR NOTICE

Estate of Richard Lee Seeley, Sr.
AKA Richard L. Seeley
Late of Lake Township
EXECUTOR
Richard Seeley, Jr.
1595 Cortez Road
Lake Ariel, PA 18436
ATTORNEY
Michael D. Walker, Esq.
PO Box 747
Hamlin, PA 18427

5/20/2022 • 5/27/2022 • 6/3/2022

ESTATE NOTICE

In the Estate of CATHERINE A.
GURSKY aka CATHERINE
GURSKY, of Clinton Township,
Wayne County, Pennsylvania.

Letters of Administration C.T.A.in
the above estate have been granted
to Carol Manzer. 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:

Michael Briechle, Esquire
Briechle Law Offices, P.C.
1015 N Main Street PO Box 157
Forest City, PA 18421
Attorney for the Estate

5/20/2022 • 5/27/2022 • 6/3/2022

ADMINISTRATOR NOTICE

Estate of Timothy J. Kobovitch
AKA Timothy James Kobovitch
Late of Salem Township

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ADMINISTRATOR
Francis Kobovitch
AKA Frank Kobovitch
683 The Hideout
Lake Ariel, PA 18436
ATTORNEY
Nicholas A. Barna
207 Tenth Street
Honesdale, PA 18431

5/20/2022 • 5/27/2022 • 6/3/2022

ESTATE NOTICE

NOTICE IS HEREBY
GIVEN, that Letters Testamentary
have been issued in the Estate of
Francis W. Pierce a/k/a Francis
William Pierce, who died March
16, 2022, late resident of Palmyra
Township, Wayne County, PA to
Frances Paterson. All persons
indebted to said estate are required
to make payment and those having
claims or demands are to present
the same without delay to Frances
Paterson, Executrix, c/o Law
Offices of ALFRED J. HOWELL,
Attorney for the Estate, at 109
Ninth Street, Honesdale, PA 18431.

ALFRED J. HOWELL, ESQUIRE
Attorney for the Estate

5/20/2022 • 5/27/2022 • 6/3/2022

EXECUTRIX NOTICE

Estate of Theresa R. Murray
Late of Preston Township
EXECUTRIX
June Badgley
357 Terrace Street
Honesdale, PA 18431

ATTORNEY
Nicholas D. Gregory
307 Erie Street
Honesdale, PA 18431

5/20/2022 • 5/27/2022 • 6/3/2022

EXECUTRIX NOTICE

Estate of Helen M. Rothermel
AKA Helen Rothermel
Late of Paupack Township
EXECUTRIX
Jessica Widdoss Vinup
1079 Deer Valley Road
Lake Ariel, PA 18438
ATTORNEY
Nicholas A. Barna
207 Tenth Street
Honesdale, PA 18431

5/20/2022 • 5/27/2022 • 6/3/2022

EXECUTRIX NOTICE

Estate of Richard R.B. Miller, Sr.
AKA Richard R.B. Miller, Richard
Ralph Miller, Sr., Richard Ralph
Miller
Late of Damascus Township
EXECUTRIX
Shelley L. Corey
377 Ski Run Road
Honesdale, PA 18431
ATTORNEY
Nicholas A. Barna
207 Tenth Street
Honesdale, PA 18431

5/20/2022 • 5/27/2022 • 6/3/2022

EXECUTOR NOTICE

Estate of Jay E. Long
AKA Jay Long
Late of Honesdale Borough
EXECUTOR
Brent Long
9240 Chestwick Cove
Germantown, TN 38139
ATTORNEY
Nicholas A. Barna
207 Tenth Street
Honesdale, PA 18431

5/20/2022 • 5/27/2022 • 6/3/2022

EXECUTOR NOTICE

Estate of Dolores G. DePasquale,
aka Delores DePasquale, late of
Berlin Township, Wayne County,
PA. Any person or persons having
claim against or indebted to estate
present same to Executor: Ronald
DePasquale, 139 Saddleback Path,
Honesdale, PA 18431; Attorney for
Estate: Jeffrey P. Clemente, Esq.,
P.O. Box 12, Narrowsburg, NY
12764.

5/20/2022 • 5/27/2022 • 6/3/2022

EXECUTRIX NOTICE

Estate of Thomas A. Batchelor
AKA Thomas Alton Batchelor
AKA Thomas Batchelor
Late of Salem Township
EXECUTRIX
Susan M. Klonoski
1352 Ledge Dale Road
Lake Ariel, PA 18436
ATTORNEY
Nicholas A. Barna, Esq.

207 Tenth Street
Honesdale, PA 18431

5/13/2022 • 5/20/2022 • 5/27/2022

ESTATE NOTICE

Estate of William G. Fives also
known as William Gerald Fives,
late of Mount Pleasant Township,
Wayne County Pennsylvania. Any
person or persons having claim
against or indebted to estate pres-
ent same to: Fay R. Fives, 208
Fives Road, Honesdale, PA 18431;
Attorney for Estate: Stephen Jen-
nings, Esquire, 303 Tenth Street,
Honesdale, Pennsylvania 18431.

5/13/2022 • 5/20/2022 • 5/27/2022

ESTATE NOTICE

NOTICE IS HEREBY GIVEN,
that Letters Testamentary have
been issued in the Estate of
Kathryn Ann Billard a/k/a Ann Bil-
lard a/k/a K. Ann Billard a/k/a K.
Ann Billand, who died December
26, 2021, late resident of Berlin
Township, Wayne County, PA to
Thomas Billard. All persons
indebted to said estate are required
to make payment and those having
claims or demands are to present
the same without delay to Thomas
Billard, Executor, c/o Law Offices
of ALFRED J. HOWELL, Attorney
for the Estate, at 109 Ninth Street,
Honesdale, PA 18431.

ALFRED J. HOWELL, ESQUIRE
Attorney for the Estate

5/13/2022 • 5/20/2022 • 5/27/2022

EXECUTOR NOTICE

Estate of JANET M. FENDERLANDER AKA JANET MARJORIE FENDERLANDER Late of LAKE TOWNSHIP. EXECUTOR WENDY J DEPALMA, AKA WENDY JANET DEPALMA of 277 Daniels Road Honesdale, PA 18431. ATTORNEY John J. Martin II 1022 Court Street Honesdale PA 18431.

5/13/2022 • 5/20/2022 • 5/27/2022

OTHER NOTICES

LEGAL NOTICE

Pursuant to the requirements of section 1975 of the Pennsylvania Business Corporation Law of 1988, notice is hereby given that PAUPACK COAL AND FUEL OIL, INC. is currently in the process of voluntarily dissolving.

Ridley, Chuff, Kosierowski & Scanlon, PC
400 Broad Street
Milford, PA 18337

5/27/2022

NOTICE OF FILING OF ARTICLES OF INCORPORATION

Notice is hereby given that a Certificate of Organization has been filed with the Commonwealth of Pennsylvania, Department of State at Harrisburg, PA on or about March 8, 2022. The name of the company is

Mr. "Z" Development & Construction, LLC. The company has been organized pursuant to the Pennsylvania Limited Liability Company Law of 1994, as amended.

Michael P. Lehutsky, Esq.
100 Fourth Street, Suite 24
P.O. Box 486
Honesdale, PA 18431
(570) 253-3800

5/27/2022

NOTICE

TAKE NOTICE THAT THE FOLLOWING ACCOUNT HAS BEEN FILED TO THE COMMON PLEAS COURT OF WAYNE COUNTY AND WILL BE PRESENTED FOR CONFIRMATION ON JUNE 28, 2022, WAYNE COUNTY COURTHOUSE, HONESDALE, PENNSYLVANIA

FIRST AND FINAL ACCOUNT OF LAURA C. PUGLIESE EXECUTRIX FOR ESTATE OF STEPHEN PUGLIESE ALSO KNOWN AS STEPHEN J. PUGLIESE AND STEPHEN JOSEPH PUGLIESE, DECEASED.

NO. 33 O.C.D. 2022

5/27/2022 • 6/3/2022

NOTICE OF PUBLIC JUDICIAL SALE

Notice is hereby given that the Wayne County Tax Claim Bureau will sell at public sale to the highest bidder, properties listed in its Petition & its amendments, filed to No. 145 Civil 2022, as decreed by the Court, in the Court House, Honesdale, Pa. The sale will be held on Friday, July 29, 2022, beginning at 1:00 p.m. No sale shall be made except to the County of Wayne for a bid less than costs, since the County of Wayne in preparation for the Sale has already incurred title search costs. The properties to be sold are among those advertised as follows:

YEAR OF SALE	PUBLICIZED IN...	DATE OF PUBLICATION
2017	Wayne Independent	August 4, 2017
	News Eagle	August 2, 2017
	Legal Journal	August 4, 2017
2018	Wayne Independent	August 4, 2018
	News Eagle	August 8, 2018
	Legal Journal	August 3, 2018
2019	Wayne Independent	July 29, 2019
	News Eagle	July 29, 2019
	Legal Journal	August 2, 2019
2020	Tri-County Independent	August 25, 2020
	Legal Journal	August 28, 2020
2021	Tri-County Independent	August 5, 2021
	Legal Journal	August 6, 2021

Prospective purchasers are referred to those advertisements or to the Wayne County Tax Claim Bureau, Court House, Honesdale, Pa. 18431, for further information. **TERMS OF SALE: CASH OR CERTIFIED CHECK FOR THE ENTIRE PURCHASE PRICE** as soon as the property is struck down. If the bid is not immediately paid, the sale will be voided and the property re-offered. Recording fees and Transfer Tax will be included with the accrued costs to set the beginning bid.

A List of Properties offered may be viewed at our county Web site www.waynecountypa.gov. Lisa J. Borthwick, Director of Wayne County Tax Claim Bureau, 925 Court St., Honesdale, Pa. 18431 570-253-5970 EXT. 4000.

5/27/2022

**PETITION FOR
NAME CHANGE**

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

IN RE:
CHANGE OF NAME OF:
Samuel Levin and Lily Levin

No. 11-2022-CIVIL

ORDER FOR PUBLICATION

AND NOW, this 13th day of May 2022, upon motion of Olesia Dashevsky, Petitioner, it is **ORDERED** and **DECREEED** that the Petition be heard on the 26th day of July 2022 at 1:00 p.m. in Courtroom No. 2 at the Wayne County Courthouse, 925 Court Street, Honesdale, PA.

It is **FURTHER ORDERED** that a notice of the filing of the within Petition and of the aforesaid date of hearing be published in the Official Legal Journal of Wayne County, PA and the Tri-County Independent at least thirty (30) days before the hearing. Proof of publication shall be submitted at the hearing.

It is **FURTHER ORDERED** that an official search be conducted by the county office where the minor child/children resided within the past five (5) years. Proper certification from the Prothonotary's Office verifying that there are no judgments, decrees of record, or any other of the like character against the minor child/children and proper certification from the Recorder of Deeds regarding mortgages shall be submitted to the Court at the hearing.

It is **FURTHER ORDERED** that if a parent seeks to change the name of a minor child, the petitioning parent is directed to mail a copy of the petition and this Order by regular and certified mail, return receipt requested to the non-petitioning parent. **IF THE NON-PETITIONING PARENT DOES NOT ATTEND THE HEARING, PROOF THAT THE NON-PETITIONING PARENT RECEIVED A COPY OF THE PETITION AND NOTIFICATION OF THE NAME CHANGE HEARING MUST BE SUBMITTED TO THE COURT AT THE HEARING.**

BY THE COURT:

5/27/2022



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
JUNE 22, 2022**

By virtue of a writ of Execution instituted by: Dime Bank issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 22nd day of June, 2022 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL that certain piece or parcel of land lying, situate and being in the Borough of Honesdale, County of Wayne and State of Pennsylvania, bounded and described as follows:

BEGINNING at the Northeast corner of the property now or formerly of Joseph A. Dickhut, being Lot No. 16 in Section II, of the Development of John C. Weidner, thence along the Southerly line of the Honesdale Junior-Senior High School North 87 degrees 59 minutes 10 seconds East 240 feet to a corner; thence South 2 degrees 7 minutes 5 seconds East 200.65 feet to the center of a proposed right-of-way leading from Terrace Street to Grove Street; thence along the center of the proposed right-of-way South 87 degrees 52 minutes 55 seconds West 240 feet to

a corner in the center of the proposed right-of-way, being also the Southeast corner of the aforesaid Lot No. 16 in Section II (Dickhut); thence North 2 degrees 7 minutes 5 seconds West 201.09 feet to the property of the Honesdale Junior-Senior High School, the point or place of BEGINNING. CONTAINING 1.1 acres, being Lot No. 1, in Section III, of a plan of lots dated October, 1971, entitled "Map showing the subdivision of a portion of land of John Weidner," which map is recorded in Map Book 18, at page 29. Subject to Borough set-back line as set forth on map of same.

SUBJECT TO the same exceptions, reservations, and conditions as contained in prior deeds in the chain of title, including an easement for so much of this property as is under and subject to a certain private road, of which the deed of dedication to the Borough of Honesdale is found at deed book 297, page 336.

BEING the same premises which Lawrence E. Stark, by and through his Attorney-in-Fact, Betty Jane Cooper, granted and conveyed to John J. Batcher, by virtue of the Special Warranty Deed dated September 28, 2010, and recorded on October 1, 2010 to Record Book 4104, Page 270.

Improved with a residential dwelling having an address of 204 Terrace Heights, Honesdale, Pennsylvania, which is situate in the Borough of Honesdale, Wayne County, Pennsylvania and which is further identified by Tax Map No. 11-0-0018-0008 and Control No. 015589.

Seized and taken in execution as property of:
Umpy's Too, Inc. 204 Terrace
Heights HONESDALE PA 18431
John J Batcher 204 Terrace Heights
HONESDALE PA 18431
Cheryl L. Batcher 204 Terrace
Heights HONESDALE PA 18431

Execution No. 287-Civil-2020
Amount \$54,194.60 Plus additional costs

March 15, 2022
Sheriff Christopher Rosler

TO ALL CLAIMANTS TAKE NOTICE:

That all claims to the property will be filed with the sheriff before the sale and all claims to the proceeds before distribution; That a sheriff's schedule of distribution will be in his office on a date specified by him, not later than thirty (30) days after sale; and that distribution will be made in accordance with the schedule unless exceptions are filed within ten (10) days thereafter. No further notice of filing of the schedule of distribution need be given.

ANY SUCCESSFUL BIDDER MUST HAVE 10% DOWN PAYMENT AT DATE OF SALE. BALANCE DUE THIRTY (30) DAYS FROM DATE OF SALE. FAILURE TO PAY BALANCE WILL FORFEIT DOWN PAYMENT.

Nicholas D. Gregory Esq.

5/27/2022 • 6/3/2022 • 6/10/2022

**SHERIFF'S SALE
JUNE 22, 2022**

By virtue of a writ of Execution instituted by: Carrington Mortgage Service, 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 22nd day of June, 2022 at 10:00 AM in the Conference Room on the third floor of th Wayne County Court-house in the Borough of Honesdale the following property, viz:

ALL THAT CERTAIN trace or parcel of land situated in the Township of Lake, County of Wayne, Pennsylvania, known as Lot 2702, Section 43 of the Hideout, a subdivision located in the Township of Lake and Salem, Wayne County, Pennsylvania according to the Plats thereof recorded in the Office of Deeds of Wayne County, Pennsylvania April 9, 1970 in Plat Book 5 Page 27, May 11, 1970 in Plan Book 5 Page 34, 37, 41, through 48 and 50; September 8, 1971 in Plat Book 5, Page 66; May 10, 1971 in Plat Book 5 pages 62 and 63, March 24, 1971 in plat Book 5, Page 66; May 10, 1971 in Plat Book 5 page 71 and 72; March 14, 1972, in Plat Book 5 in Pages 93 to 95; September 26, 172 in Plat Book 5 Pages 96, 97 and 100 through 104, March 9, 1973, in Plat Book 5 Pages 108 through 110, May 18, 1973 in plat Book 5 Pages 111 through 119 and September 24, 1973 in plat Book 5 Page 120 through 123.

Subject to all easements, covenants, conditions and restrictions of record including those set forth in the Declaration of Protective covenants for

the Hideout, dated as of May 11, 1970, as amended and supplemented.

Title to said Premises vested in Cathleen Pico by Deed from Nicholas Pico and Cathleen Pico dated April 27, 2009 and recorded on May 26, 2009 in the Wayne County Recorder of Deeds in Book 3748, Page 188 as Instrument No. 200900005986.

Being known as: 2702 Boulder Road, Lake Ariel, PA 18436

Tax Parcel Number: 12-0-0041-0017

Seized and taken in execution as property of:
Cathleen Pico 2702 Boulder Road
1341 The Hideout, LAKE ARIEL PA
18436

Execution No. 185-Civil-2019
Amount \$161,399.26 Plus additional costs

March 23, 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 PAY-

MENT AT DATE OF SALE. BALANCE DUE THIRTY (30) DAYS FROM DATE OF SALE. FAILURE TO PAY BALANCE WILL FORFEIT DOWN PAYMENT.
Lorraine Gazzara Doyle Esq.

5/27/2022 • 6/3/2022 • 6/10/2022

**SHERIFF'S SALE
JUNE 22, 2022**

By virtue of a writ of Execution instituted by: Bank of America, N.A., c/o NewRez LLC f/k/a New Penn Financial d/b/a Shellpoint Mortgage Servicing issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 22nd day of June, 2022 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

All those certain tracts of land situate in the Salem Township, Wayne County, Pennsylvania, known and described as Lot Number 342 in Section 2, Indian Rocks, on a Subdivision Plan recorded in the Recorder of Deeds Office in and for Wayne County, Pennsylvania, on August 5, 1971 in Map Book Volume 16 at page 103.

EXCEPTING AND RESERVING unto the Grantor, its successors and assigns, forever, an easement measuring Ten (10') feet in width across the entire front width, along both side Lengths and the rear of the lots described above, said easement to be for the installation, maintenance, repair, replacement and removal of

utilities and drainage facilities; provided, however, that the reservation of the Ten (10') foot wide easement along any side length shall not apply if the owner of the lots hereby conveyed shall also be the owner at the other lots adjoining said side length and shall build his dwelling house across the common side lot line or length.

UNDER AND SUBJECT to the Protective covenants, Exceptions and Reservations recorded in the Recorder of Deeds Office in and for Wayne County, Pennsylvania in Miscellaneous Book Volume 350 at page 183 to 202, and an amended as of October 3, 1979 in Volume 351 at pages 1148 to 1166, and amended as of December 8, 1978, in Volume 354, page 505.

Commonly known as 8 Hawk Mew, Lake Ariel, PA 18436 f/k/a 342 Hawk Mew Circle, Salem Township aka Greentown, PA 18426

Parcel ID # 22-0-0028-0132

TITLE TO SAID PREMISES IS VESTED IN Anthony Papapietro, Rocco Papapietro and Joseph Papapietro as tenants in common, by deed from John A. Kramer and Wanda E. Kramer, his wife, dated 10/13/88 recorded 11/4/88, in book 498, page 41.

Seized and taken in execution as property of:
Rocco Papapietro 40 Orange Avenue
STATEN ISLAND NY 10302
Anthony Papapietro 48 Orange Avenue
STATEN ISLAND NY 103022038

Joseph Papapietro 8 Hawk Mew ,
LAKE ARIEL PA 18436

Execution No. 332-Civil-2017
Amount \$281,592.18 Plus additional costs

April 4, 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.

Patrick J. Wesner Esq.

5/27/2022 • 6/3/2022 • 6/10/2022

CIVIL ACTIONS FILED

FROM APRIL 30, 2022 TO MAY 6, 2022
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.

JUDGMENTS

NUMBER	LITIGANT	DATE/TIME	DESCRIPTION	AMOUNT
1998-21034	LONDON RAYMOND S	5/03/2022 1:40	SATISFACTION	—
1998-21196	BAIRD WILLIAM	5/03/2022 1:40	SATISFACTION	—
1999-20671	SANI SERVICES INC	5/03/2022 8:37	SATISFACTION	—
2000-20057	RADZIESKI WILLIAM	5/03/2022 8:38	SATISFACTION	—
2001-20605	BOYLE EDWARD T	5/03/2022 8:38	SATISFACTION	—
2002-20706	BOYLE EDWARD T	5/03/2022 8:38	SATISFACTION	—
2003-20146	MURPHY LYNN	5/03/2022 8:38	SATISFACTION	—
2003-20172	BOYLE EDWARD T	5/03/2022 8:38	SATISFACTION	—
2003-20247	SANI SERVICES INC	5/03/2022 8:38	SATISFACTION	—
2003-20887	COBB DARRELL	5/03/2022 8:38	SATISFACTION	—
2003-20899	FOSTER RICHARD	5/03/2022 8:38	SATISFACTION	—
2004-20110	JOHNSON GREGORY	5/03/2022 8:38	SATISFACTION	—
2005-20029	GALLIPANI RYAN J	5/03/2022 1:40	SATISFACTION	—
2005-20437	GALLIPANI RYAN JEFFREY	5/03/2022 1:40	SATISFACTION	—
2005-20465	MRS JANICES DAYCARE INC	5/03/2022 8:38	SATISFACTION	—
2005-20822	WASYLYK MICHAEL H	5/03/2022 8:38	SATISFACTION	—
2005-20924	CATSKILL SPORTING GOODS LLC	5/03/2022 8:38	SATISFACTION	—
2006-20015	WASYLYK MICHAEL H	5/03/2022 8:38	SATISFACTION	—
2006-20332	GALLIPPANI RYAN J	5/03/2022 1:40	SATISFACTION	—
2006-20467	ML FURNITURE & EXTERIOR LANDSCAPES INCORPORATED	5/03/2022 8:38	SATISFACTION	—
2007-20020	ML FURNITURE & EXTERIOR LANDSCAPES INCORPORATED	5/03/2022 8:38	SATISFACTION	—
2008-21737	LAKESIDE WATER pYSTEMS INC	5/03/2022 8:38	SATISFACTION	—
2008-22031	Bey FOSTER	5/03/2022 1:40	SATISFACTION	—
2009-20060	WYMAN CHRISTINA D	5/03/2022 8:38	SATISFACTION	—
2009-20192	GRABOWSKI DARIUS	5/03/2022 8:38	SATISFACTION	—
2009-20208	MINK KATHLEEN A	5/03/2022 8:38	SATISFACTION	—
2009-20401	PARKER AUDRA A L	5/03/2022 8:38	SATISFACTION	—
2009-21361	PRINCESS BRIDE & BOUTIQUE	5/03/2022 8:38	SATISFACTION	—
2009-21493	STUFF & NONSENSE	5/03/2022 8:38	SATISFACTION	—
2009-21501	RADZIESKI WILLIAM	5/03/2022 8:39	SATISFACTION	—
2009-21596	TOWERDELWAL ENTERPRISES INC	5/03/2022 8:39	SATISFACTION	—
2009-21597	AVERY KAREN GEN PTR	5/03/2022 8:39	SATISFACTION	—
2009-21597	AVERY KAREN GEN PTR	5/03/2022 8:39	SATISFACTION	—
2009-21598	BIG NANS DINER LLC	5/03/2022 8:39	SATISFACTION	—
2009-21630	RYAN JEAN	5/03/2022 8:39	SATISFACTION	—
2010-21593	STRACKBEIN ENTERPRISES INC	5/03/2022 8:39	SATISFACTION	—
2011-21138	STORMS CRAIG THOMAS	5/03/2022 1:40	SATISFACTION	—
2011-21151	STORMS CRAIG THOMAS	5/03/2022 1:40	SATISFACTION	—
2016-21097	BARRESE FERNANDO	5/02/2022 12:56	SATISFACTION	743.57
2016-21097	BARRESE PATRICIA	5/02/2022 12:56	SATISFACTION	743.57

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

2016-21101	ARMSTRONG WARREN	5/02/2022 12:47	SATISFACTION	1,801.04
2017-20694	ARMSTRONG WARREN	5/02/2022 12:47	SATISFACTION	1,496.00
2017-20698	BARRESE FERNANDO	5/02/2022 12:56	SATISFACTION	962.39
2017-20698	BARRESE PATRICIA	5/02/2022 12:56	SATISFACTION	962.39
2017-21132	JAMES VELMA V	5/02/2022 12:30	SATISFACTION	7,135.57
2018-20327	ARMSTRONG WARREN	5/02/2022 12:47	SATISFACTION	1,571.39
2018-20535	STERNER MICHAEL P	5/02/2022 12:23	SATISFACTION	1,020.90
2018-21091	PAVILONIS MICHAEL	5/03/2022 8:39	SATISFACTION	—
2019-00431	ARAGONA DEBORAH	5/05/2022 3:37	WRIT OF EXECUTION	144,267.27
2019-00530	MARINO JENNIFER AS BENEFICIARY AND SUCCESSOR ..	5/04/2022 4:03	SATISFACTION	—
2019-00530	KATHLEEN OCONNELL TRUST	5/04/2022 4:03	SATISFACTION	—
2019-00530	OCONNELL KATHLEEN IND. AS MORTGAGER & TRUSTEE ...	5/04/2022 4:03	SATISFACTION	—
2019-20458	SMARGASSI SEAN M	5/02/2022 12:28	SATISFACTION	1,801.11
2019-20537	NBT BANK GARNISHEE	5/03/2022 12:44	GARNISHEE/DISC ATTCH	—
2020-00134	INDIAN ORCHARD RENEWABLE ENERG	5/04/2022 1:51	SUMMARY JUDGMENT	—
2020-00263	GOBLE SUSAN	5/04/2022 3:20	SATISFACTION	—
2020-00291	EASTERN FUNDING LLC	5/04/2022	JDGMT BY COURT ORDER	206,094.60
2020-00291	BATCHER JOHN J	5/04/2022 10:35	SATISFACTION	206,094.60
2020-00327	MERRYMAN AMANDA KNOWN SURVIV HEIR OF CHRISTOPHER R ANTHONY	5/06/2022 9:23	DEFAULT JUDG IN REM	166,150.68
2020-00327	ANTHONY RALPH KNOWN SURVIVING HEIR OF VINCENT J ANTHONY DEC	5/06/2022 9:23	DEFAULT JUDG IN REM	166,150.68
2020-00327	ANTHONY ANN MARIE KNOWN SURVIV HEIR OF VINCENT J ANTHONY DEC	5/06/2022 9:23	DEFAULT JUDG IN REM	166,150.68
2020-00327	UNKNOWN SURVIVING HEIRS SUCCESSIONS INTEREST OR ASSIGNS	5/06/2022 9:23	DEFAULT JUDG IN REM	166,150.68
2020-20220	THOMPSON ADEYINIKA	5/06/2022 8:04	SATISFACTION	682.61
2020-20220	JONES SELWYN	5/06/2022 8:04	SATISFACTION	682.61
2020-20377	KUCZOGI JUNE	5/02/2022 10:07	SATISFACTION	—
2020-20649	KUCZOGI JUNE	5/02/2022 10:07	SATISFACTION	—
2020-20696	ROOM & LOFTS LLC	5/02/2022 12:47	SATISFACTION	896.67
2020-20696	STOAK BRYAN KEANE	5/02/2022 12:47	SATISFACTION	896.67
2020-20699	ROOM AND LOFTS LLC	5/02/2022 12:47	SATISFACTION	896.67
2020-20699	STOAK BRYAN	5/02/2022 12:47	SATISFACTION	896.67
2020-20760	THOMPSON ADEYINIKA	5/06/2022 8:04	SATISFACTION	586.51
2020-20760	JONES SELWYN	5/06/2022 8:04	SATISFACTION	586.51
2021-00329	OPALEK CHRISTOPHER	5/02/2022 11:38	DEFAULT JUDGMENT	4,742.90
2021-00329	OPELEK CHRISTOPHER AKA	5/02/2022 11:38	DEFAULT JUDGMENT	4,742.90
2021-00329	OPALEK CHRISTOPHER	5/02/2022 12:18	WRIT OF EXECUTION	4,957.50
2021-00329	OPELEK CHRISTOPHER AKA	5/02/2022 12:18	WRIT OF EXECUTION	4,957.50
2021-90092	TRETHEWAY BARRY JOHN ESTATE OF	5/02/2022 12:05	DISCONTINUED	—

2022-00182	RIVERA EMILIO J	5/06/2022 3:47	DEFAULT JUDGMENT	—
2022-00182	RIVERA NORMA	5/06/2022 3:47	DEFAULT JUDGMENT	—
2022-20154	RUFFINO STEPHEN	5/02/2022 12:56	SATISFACTION	1,432.73
2022-40037	CLOSE TO THE EDGE PROPERTIES P LLC OWNER	5/05/2022 12:06	WAIVER OF LIENS	—
2022-40037	WALLINGFORD BUILDERS CONTRACTOR	5/05/2022 12:06	WAIVER OF LIENS	—
2022-40038	ERWAY FORREST OWNER	5/06/2022 10:11	STIP VS LIENS	—
2022-40038	ERWAY GINA MARIE OWNER	5/06/2022 10:11	STIP VS LIENS	—
2022-40038	A&B HOMES INC CONTRACTOR	5/06/2022 10:11	STIP VS LIENS	—
2022-40039	ERWAY FORREST OWNER	5/06/2022 10:11	STIP VS LIENS	—
2022-40039	ERWAY GINA MARIE OWNER	5/06/2022 10:11	STIP VS LIENS	—
2022-40039	SPINELLI FRANK JR CONTRACTOR	5/06/2022 10:11	STIP VS LIENS	—
2022-40039	PRO PERK & DESIGNS D/B/A CONTRACTOR	5/06/2022 10:11	STIP VS LIENS	—

CIVIL APPEALS — AGENCIES: DEPT. OF TRANSPORTATION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2022-00187	PADUA EVAN	PLAINTIFF	5/04/2022	—
2022-00187	COMMONWEALTH OF PENNSYLVANIA	DEFENDANT	5/04/2022	—

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2022-00189	CAVALRY SPV I LLC AS ASSIGNEE	PLAINTIFF	5/06/2022	—
2022-00189	HUGHES TIMOTHY M	DEFENDANT	5/06/2022	—

REAL PROPERTY — EJECTMENT

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2022-00185	U S BANK NATIONAL ASSOCIATION	PLAINTIFF	5/03/2022	—
2022-00185	STANTON JODY	DEFENDANT	5/03/2022	—
2022-00185	STANTON RENA	DEFENDANT	5/03/2022	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2022-00184	FIDELITY DEPOSIT & DISCOUNT BANK	PLAINTIFF	5/03/2022	—
2022-00184	BURTON JEFFERY A	DEFENDANT	5/03/2022	—
2022-00188	JANCAREK STEPHEN F	PLAINTIFF	5/05/2022	—
2022-00188	JANCAREK JEFFREY M	DEFENDANT	5/05/2022	—

TORT — MOTOR VEHICLE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2022-00186	HANSON DANIELLE	PLAINTIFF	5/04/2022	—
2022-00186	HANSON SCOTT	PLAINTIFF	5/04/2022	—
2022-00186	MARK HM REALTY INC	DEFENDANT	5/04/2022	—
2022-00186	D/B/A MARK HM ASSOCIATES L P	DEFENDANT	5/04/2022	—
2022-00186	COGENCY GLOBAL INC	DEFENDANT	5/04/2022	—
2022-00186	MARK HM ASSOCIATES L P	DEFENDANT	5/04/2022	—
2022-00186	MARCIA CORPORATION	DEFENDANT	5/04/2022	—
2022-00186	T/D/B/A MARK DEVELOPMENT CO	DEFENDANT	5/04/2022	—

MORTGAGES AND DEEDS

*RECORDED FROM MAY 9, 2022 TO MAY 13, 2022
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
SIROTA ANNA	CITIZENS BANK	PAUPACK TOWNSHIP	
SIROTA YEVGENIY			200,000.00
SEVEN THREE FOUR MAIN STREET REALTY LLC	WAYNE BANK	HONESDALE BOROUGH	
SEVEN THREE FOUR MAIN STREET REALTY L L C			142,500.00
OHMAN VIKTOR	HONESDALE NATIONAL BANK	HONESDALE BOROUGH	
GALITSKY ZHANNA			176,000.00
PRICE CHERYL A	HONESDALE NATIONAL BANK	BETHANY BOROUGH	25,000.00
HUDSON KEVIN T	BANK OF AMERICA	LAKE TOWNSHIP	
HUDSON CONSTANCE K			100,000.00
SIME HUASCAR	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS PANORAMA MORTGAGE GROUP ALTERRA HOME LOANS	IME BERONICA	545,532.00
WARD MICHAEL G	ESSA BANK & TRUST	LEHIGH TOWNSHIP	
WARD PEGGY A	E S S A BANK & TRUST		315,000.00
WYLLIE BRYAN D	WAYNE BANK	SOUTH CANAAN TOWNSHIP	
WYLLIE KATIE N			325,000.00
FENWICK DANIEL	CARTWRIGHT SUSAN HOLMES GWEN HOLMES SHERYL	DYBERRY TOWNSHIP	15,000.00
JONES KIMBERLY A	WELLS FARGO BANK	SALEM TOWNSHIP	
JONES JOHN W			127,000.00
TRAVERS CAITLIN	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	LAKE TOWNSHIP	
MURPHY BRIAN	ROCKET MORTGAGE		239,199.00
ATCAVAGE STEPHEN	METROACTION INC	TEXAS TOWNSHIP	
ATCAVAGE SUZANNE C			25,000.00
VASQUEZ GASPER	JPMORGAN CHASE BANK	LEHIGH TOWNSHIP	
TYRRELL LAUREN	J P MORGAN CHASE BANK		96,000.00
ROJAS MICHAEL A	ESSA BANK & TRUST E S S A BANK & TRUST	PAUPACK TOWNSHIP	366,750.00
SIMAR LLC	WAYNE BANK	HONESDALE BOROUGH	
SIMAR L L C			170,000.00
HENDRICKSON FRANCES	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	TEXAS TOWNSHIP	
SPIDLE GLEN	VILLAGE CAPITAL & INVESTMENT LLC		
SPIDLE DEBORAH	VILLAGE CAPITAL & INVESTMENT L L C		201,728.00

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

DELISLE JAMES M DELISLE VALERIE A	CITIZENS SAVINGS BANK	MANCHESTER TOWNSHIP	150,000.00
GEORGETTI BRANDON	PENN EAST FEDERAL CREDIT UNION	MOUNT PLEASANT TOWNSHIP	30,000.00
REICHART CARL E	PEOPLES SECURITY BANK & TRUST COMPANY	TEXAS TOWNSHIP	
SMITH JASON LIND			50,000.00
MUNSCH BRENDA MUNSCH JOSEPH	LOANDEPOT COM MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	BERLIN TOWNSHIP	190,272.00
KARABIN JEFFREY T	ENVOY MORTGAGE MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	DREHER TOWNSHIP	140,000.00
BURSIS THOMAS JEFFREY AKA BURSIS THOMAS J AKA BURSIS JANET HOWE AKA SURSIS JANET H AKA	PSECU P SEC U	LAKE TOWNSHIP	140,000.00
HAYES DONOVAN HAYES VICTORIA HAYES DONOVAN AF SIDER MATTHEW J BY AF HANNIGAN JOEL BY AF SIDER NICHOLAS	UNIVEST SANK & TRUST CO	LAKE TOWNSHIP	337,500.00
BEYAZIT SU DESHONG PATRICK	BERKSHIRE BANK MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	SCOTT TOWNSHIP	297,000.00
COLEMAN JAMES MICHAEL COLEMAN MARINA ALLY	CROSSCOUNTRY MORTGAGE MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	LAKE TOWNSHIP	329,600.00
DALTON MARIANNE	NBT BANK N B T SANK	SALEM TOWNSHIP	26,500.00
SCRAMUZZA ERNEST SCRAMUZZA LYNN	NBT SANK N B T BANK	LAKE TOWNSHIP	25,000.00
COYNE SHAWN COYNE DOREEN	NBT SANK N S T BANK	LAKE TOWNSHIP	50,000.00
COHEN ADAM Z COHEN MARCY J	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS SUMMIT MORTGAGE CORPORATION	DAMASCUS TOWNSHIP	250,000.00
RUSTY ROAD DAKT PROPERTY LLC D A K T PROPERTY LLC	HONESDALE NATIONAL BANK WELLS FARGO BANK	PALMYRA TOWNSHIP PAUPACK TOWNSHIP	880,000.00 1,268,000.00
RUGGIERO JAMES RUGGIERO AMANDA	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS GUILD MORTGAGE COMPANY LLC GUILD MORTGAGE COMPANY L L C	SALEM TOWNSHIP	239,200.00
EGAN TIMOTHY D	NBT SANK	LAKE TOWNSHIP	

EGAN JULMARIE J	N B T BANK		250,000.00
CARELLA VITO ANTHONY	HONESDALE NATIONAL BANK	HAWLEY BOROUGH	
WOEHRLE KATHRYN LYNN			155,800.00
HENDERSON CHRISTOPHER J	CITIZENS SAVINGS BANK	CHERRY RIDGE TOWNSHIP	
HENDERSON CHELSEA M			300,000.00
CRAMSLITT DANIEL R	FAIRWAY INDEPENDENT MORTGAGE CORPORATION	LAKE TOWNSHIP	
	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS		164,000.00
BATES JEFFREY M	HONESDALE NATIONAL SANK	PRESTON TOWNSHIP	50,000.00
BOGERT BETH ANN	HONESDALE NATIONAL BANK	HONESDALE BOROUGH	150,000.00
BEDNAR KEVIN A R	HONESDALE NATIONAL BANK	CHERRY RIDGE TOWNSHIP	
BEDNAR JENNIFER E			150,000.00
MELE ENTERPRISES INC	HONESDALE NATIONAL BANK	SALEM TOWNSHIP	192,000.00
FOX RIDGE SPORTSMEN ASSOCIATION	WAYNE BANK	DAMASCUS TOWNSHIP	175,000.00
PARROTT DAMIEN	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	DAMASCUS TOWNSHIP	
PARROTT LYDIA A TROTMAN	TRUSTAR MORTGAGE		259,332.00
MANNA LADONA D	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS MUTUAL OF OMAHA MORTGAGE INC	LAKE TOWNSHIP	125,000.00
GALLAGHER KAITLIN M	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS SUMMIT MORTGAGE CORPORATION	SALEM TOWNSHIP	280,000.00
SAPORITO RUDOLPH	LOANDEPOT COM	SOUTH CANAAN TOWNSHIP	
SAPORITO MARIA	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS		102,000.00
GODFREY W MICHAEL	MANUFACTURERS & TRADERS TRUST COMPANY	CLINTON TOWNSHIP	
GODFREY LINDA L			350,000.00
STODDARD DONNA	JPMORGAN CHASE BANK	PAUPACK TOWNSHIP	
STODDARD PETER	J P MORGAN CHASE BANK		700,000.00
LOOMIS RODNEY	HONESDALE NATIONAL BANK	CLINTON TOWNSHIP 2	
LOOMIS MICHELLE			60,000.00
KLUSMEYER DIETER E	HOUSING & URBAN DEVELOPMENT	HONESDALE BOROUGH	15,835.23
BERT BRIAN PAUL	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS SPRING EQ SPRING E Q	LEHIGH TOWNSHIP	47,200.00
ONPOINTE PROPERTY GROUP LLC	DIME BANK	WAYMART BOROUGH	
ON POINTE PROPERTY GROUP L L C			94,500.00
GARDNER RICHARD B III	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	DAMASCUS TOWNSHIP	

GARDNER JACKIE L	SUMMIT MORTGAGE CORPORATION	325,000.00
ROMANO JOHN JR	MORTGAGE ELECTRONIC LAKE TOWNSHIP REGISTRATION SYSTEMS	
TERMINIROMANO MARIA	SPRING EQ	
ROMANO MARIA TERMINI	SPRING F.Q	446,000.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
MILLER RICHARD G	POWERS RYAN	DREHER TOWNSHIP	
MILLER KATHLEEN A	POWERS BRITTANY		LOT 2
MCQUILKIN MARY	MCQUILKIN MARY	LEHIGH TOWNSHIP	
	MCQUILKIN WILLIAM		LOT 184
MCQUILKIN MARY	MCQUILKIN MARY	LEHIGH TOWNSHIP	
	MCQUILKIN WILLIAM		LOT 185
VETERANS OF FOREIGN WARS HOME ASSOCIATION	SEVEN THREE FOUR MAIN STREET REALTY	HONESDALE BOROUGH	LOT 11
PITI DAVID J	OHMAN VIKTOR GALITSKY ZHANNA	HONESDALE BOROUGH	
GALES MICHAEL R EXR AKA GALES MICHAEL RICHARD EXR AKA	GALES MICHAEL R GALES COLLEEN	BUCKINGHAM TOWNSHIP	
GALES MARIE M EST			
KAPOOR ALOK K	TOFT DENNIS M	LAKE TOWNSHIP	
KAPOOR TRACY L	TOFT MARIA C		LOT 1973
BERMAN OLGA	SIME HUASCAR SIME BERONICA	SALEM TOWNSHIP	LOT 736
WILSON CALVIN E	NICKLAS JAMES	SCOTT TOWNSHIP	
CUEVAS TIMMY J	YUNICKLAS WENMIN NICKLAS WENMIN YU		
WALKER THOMAS H JR	SUNDANCE BUILDERS LLC	LEHIGH TOWNSHIP	
WALKER SUSAN E	SUNDANCE BUILDERS L L C		
GABRIELSON SUSAN M EXR MURPHY MARJORIE C EST	GENZLINGER JUSTIN	HAWLEY BOROUGH	
LABAR BENJIE J EXR	CARTWRIGHT SUSAN	DYBERRY TOWNSHIP	
HOLMES BARBARA A EST AKA HOLMES BARBARA EST AKA	HOLMES GWEN HOLMES SHERYL		
CARTWRIGHT SUSAN HOLMES GWEN HOLMES SHERYL	FENWICK DANIEL	DYBERRY TOWNSHIP	
MERCADO ALEX MERCADO MARIAN ITA	JACOBY GLEN A	MANCHESTER TOWNSHIP	
MCWHIRK JOHN MCWHIRK BARBARA	MCWHIRK BARBARA TR MCWHIRK FAMILY REVOCABLE TRUST MCWHIRK JOHN TR	LAKE TOWNSHIP	LOT 14
ISOLA JOSEPH C ISOLA CAROLE	BOWMAN RONALD J JR BOWMAN ANGELISA	PAUPACK TOWNSHIP	LOT 214
ALECKNA STEVEN	TRAVERS CAITLIN	LAKE TOWNSHIP	

ALECKNA JAIME S	MURPHY BRIAN		LOT 2701
MUSOLINO MARY	JACK J ANTHONY	LAKE TOWNSHIP	
	JACK MEGAN JUNELLE		LOT 1003
SMITH THOMAS EXR	SMITH VERONICA	STERLING TOWNSHIP	
SMITH RONALD E EST			
CLEMENTE SALVATORE	VASQUEZ GASPER	LEHIGH TOWNSHIP	
FRANK III	TYRRELL LAUREN		LOT 163
MOREAU NANCY A	MOREAU NANCY A TR	LEHIGH TOWNSHIP	
	NANCY A MOREAU LIVING TRUST		
HENDRICKSON FRANCES	HENDRICKSON FRANCES	TEXAS TOWNSHIP	
SPIDLE GLEN	SPIDLE GLEN		
SPIDLE DEBORAH	SPIDLE DEBORAH		
HICKS ERIC C	DELISLE JAMES M	MANCHESTER TOWNSHIP	
	DELISLE VALERIE A		LOT 1
JURAN ERWIN F	JURAN ERWIN F	BERLIN TOWNSHIP	
	SMITH KAITLIN		PARCEL A
PARK RICHARD	PARK RICHARD R TR	SALEM TOWNSHIP	
PARK HSIAOPING	PING HSIAO TR		
PARK HSIAO PING	PARK HOUSE TRUST		LOT 39
SOBIECH EDWIN B JR	SOBIECH EDWIN B JR TR	PAUPACK TOWNSHIP	
	EDWIN B SOBIECH JR LIVING TRUST		LOT 5
LANDREM JUDITH A	MUNSCH BRENDA	BERLIN TOWNSHIP	
LANDREM JIMMIE	MUNSCH JOSEPH		
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	DESHONG PATRICK		
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FENN DOROTHY S	FREEDOME LLC	PAUPACK TOWNSHIP	
	FREEDOME L L C		LOT 20A
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HOLMES WINNIFRED	HOLMES WINNIFRED	LEHIGH TOWNSHIP	
	SERRANO SUMMER		LOT 431
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EDWARD MCCLARY	DAKT PROPERTY LLC	PAUPACK TOWNSHIP	
REVOCABLE TRUST			
MCCLARY EDWARD TR	D A K T PROPERTY L L C		LOT 10
BATES LEONARD L	BATES LEONARD L	BETHANY BOROUGH	LOT 6 R
BATES PATRICIA A	BATES PATRICIA A	DYBERRY TOWNSHIP	LOT 6 R
ZUILL CORY	RUGGIERO JAMES	SALEM TOWNSHIP	
	RUGGIERO AMANDA		
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ENGLISH JAMES D	ENGLISH JAMES D		
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BALDERA JULISSA			
HARTMANN JULISSA			LOT 1181
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PINTARO BARBARA D	SMITH PAMELA		LOT 317
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FITZSIMMONS PATRICK FITZSIMMONS DANIEL	LOOMIS MICHELLE		
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ABC BUILDING CORP			
ABC BUILDING CORP	SEVEN NINE SEVEN PURDY TOWN TURNPIKE	PAUPACK TOWNSHIP	
ABC BUILDING CORP			
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ZINTEL GERALD C	ZINTEL DOUGLAS W	LAKE TOWNSHIP	
ZINTEL DOUGLAS W			LOT SA



COURT CALENDAR — FOURTH FLOOR COURTROOM #2

May 31, 2022–June 2, 2022

Tuesday, May 31, 2022

9:00 AM
In Re: B.B. 11-2022-AD
Termination of Parental Rights
Martin II/Ellis/Campbell

10:00 AM
Unger v. Paupack Township 313-2020-CV
Argument on Motion for Reconsideration or in the alternative motion for final
order for interlocutory appeal
Clause/Heisler

10:30 AM
Paduck v. Nazar 1053-2015-CV - Susquehanna County Case
Macgregor/Snyder/Seidel

11:00 AM
In Re: K.Smith 6-2022-DP
Disposition
Rechner/Collins/Farrell

1:00 PM
In re: Adoption of JOO 7-2022-AD
Petition for Involuntary TPR
Martin II/Burlein/Collins

Wednesday, June 1, 2022

10:00 AM
Return Day
1) James McElya v. Drew S. McElya & Jennifer L. McElya 66-2022-CV
Defendant Jennifer McElya's Preliminary Objections to Amended Complaint
Baldwin/Pro Se/ Howard
2) Gary Mohr v. Barry Mohr, Cheryl Sasala & Kevin Sasala 87-2022-CV
Plaintiff & Defendants preliminary objections
Pro Se/ Muir
3) Kathleen Higgins-Lee; Joseph Lewicki and Arthur Lewick v.
Woodland Hills Association, Inc. 19-2022-OCD
Preliminary Objections to Petitioners' Petition for Review of Contested
Corporate Action
Bugaj/McNulty
4) Steven Kowalchuk; Carol Kowalchuk & Lisa Horvay Moved to July v.
Robert Countryman; Tina Countryman; Countryman Home Improvements,
LLC and Country Home Improvements, Inc 119-2022-CV
Preliminary Objections of Defendants
Clause/Martin II

5) The Lisabeth Mendola-D'Andrea Trust v. Denali Construction and Electrical inc. D/B/A/ Mickel Log Home services & Mickel Electric and Kyle Mickel 121-2022-CV
Preliminary Objections of Defendants
Pro Se/ Martin II

11:00 AM
In re: V.R. 35-2022-OCD
Incapacity Hearing
Ellis /Schloesser

1:00 PM
Pocono Lakeview v. North Pocono 175-2021-CV
Argument on Plaintiff's motion to dismiss count 1 & Motion to Strike
Kusturiss/O'Brein

Thursday, June 2, 2022

9:00 AM
Indian Orchard Holdings v. Commonwealth of PA 1-2015-EDD
Hearing on Motion to determine if a Larger Parcel theory under section 705 is applicable
Westervelt/Schneider/Watters

10:30 AM
IN Re: A.F. 20-2022-AD
TPR-Dad
Rechner/Campbell

11:30 AM
In Re: C.L. 18-2021-DP
Permanency Review Hearing
Rechner/Campbell/Ellis

COURT CALENDAR — THIRD FLOOR HISTORIC COURTROOM

May 31, 2022–June 3, 2022

Tuesday, May 31, 2022

8:30 AM
Vega v. Murphy 418-2021-DR
Custody Hearing
Pro Se/ Pro Se

1:00 PM
Crawford v. Rizner 507-2021-DR
Primary Custody Hearing
Thomas/ Bugaj

Wednesday, June 1, 2022

9:00 AM
Central Court

12:00 PM
Drug Court Team Meeting

12:30 PM
Drug Court

Thursday, June 2, 2022

8:45 AM
Extradition-USP Canaan (Video)
Terrance Williams DA/Burlein

9:00 AM
Commonwealth Matters
Sentencing 361-2021-CR Wismer, Laurie Burlein
Sentencing 282-2021-CR & 50-2022-CR Hoffman, Kathleen Burlein
Sentencing 414-2021-CR Swendsen, Matthew Burlein
Sentencing 19-2022-CR Davignon, John Thompson
Sentencing 40-2022-CR Wignall, Todd Farrell
Sentencing 347-2021-CR Vasquez, Carlos K.Martin
Sentencing 341-2021-CR Young, Randy Lehutsky
Sentencing 87-2016-CR Hill, Shalena Burlein

11:00 AM
IN Re: C.D. 24-2021-JV & 5-2022-JV
24-2021-JV-Placement Review Hearing; 5-2022-JV- Adjudication,
Delinquency & Disposition
DA/Martin

11:30 AM
Summary Appeal
4-2022-SA Montoro, Scott Pro Se
5-2022-SA Safhay, David Pro Se

1:00 PM
Commonwealth Matters
Petition for Violation of Parole 220-2020-CR Smith, Alexander Martin
Petition for Violation of Parole 175-2017-CR Cure, William Baron

2:00 PM
IN Re: K.C. 10-2022-JV
Finding of Fact Hearing
DA/K.Martin

Friday, June 3, 2022

8:30 AM
Gries v. Gries 555-2021-DR
Contempt & Special Relief
Bugaj/Riccardo

9:00 AM
PFA
PFA 93-2022-DR Rutledge v. Horst Campbell/K.Martin
PFA 231-2022-DR DeSantis v. DeSantis Martin II/ Henry

10:00 AM
Mertz v. Angueira 88-2012-DR
Custody Contempt
Pro Se/ Pro Se

10:30 AM
Acker v. Acker 162-2020-DR
Contempt
Bugaj/Campbell

11:00 AM
Werkmeister v. Werkmeister 528-2020-DR
Hearing in Petition for Contempt/Compel
Lalley/Rechner

11:30 AM
Chinchar v Chinchar 480-2019-DR
Contempt
Ellis/Campbell

ARBITRATION ROOM CALENDAR

May 31, 2022–June 3, 2022

Thursday, June 2, 2022

1:00 PM
Korman v. Irish 443-2021-CV
Partition Hearing (Rechner)
T.Farley/Lalley

Friday, June 3, 2022

9:00 AM
Verchuk v. Holloway a/k/a Griffin 179-2018-DR
Conciliation Conference (Karam)
Ellis/Muir/Campbell

9:30 AM
Fontana v. Fontana 61-2022-DR
Conciliation Conference (Karam)
Thomas/K.Martin

10:00 AM
Clemens v. Woods 44-2021-DR
Conciliation Conference (Karam)
O'Malley/Cali

10:30 AM
Bihler v. Bihler 30-2019-DR
Conciliation Conference (Karam)
T.Farley/Williams

11:00 AM
Kimball v. Drake 594-2016-DR
Conciliation Conference (Karam)
Ellis/Campbell

11:30 AM
Latimer v. Latimer 607-2021-DR
Conciliation Conference (Karam)
Thomas/Martin II

1:00 PM
Daniels v. Daniels 237-2022-DR
Conciliation Conference (Karam)
Ellis/Muir

1:00 PM
Jandreau v. Manno 417-2017-DR
Custody Hearing
Campbell/Muir/Ellis

2:00 PM
Shannon v. Bird 504-2021-DR
Conciliation Conference (Karam)
Pro Se/ Pro Se

2:30 PM
Evans v. Oppelt 216-2019-DR
Conciliation Conference (Karam)
Pro Se/Pro Se



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