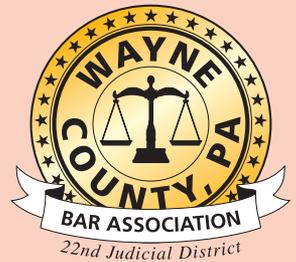


WAYNE COUNTY BAR ASSOCIATION

# OFFICIAL LEGAL JOURNAL

OF WAYNE COUNTY, PA



February 4, 2022  
Vol. 11, No. 49  
Honesdale, PA



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## Court of Common Pleas 22nd Judicial District:

The Hon. Janine Edwards  
*President Judge*

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



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*The Official Legal Publication of Wayne County, Pennsylvania*



Legal Journal of Wayne County

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---

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

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

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

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

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

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MESSAGE FROM THE  
WAYNE COUNTY BAR ASSOCIATION



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

PRICING & RATES

**Notice Pricing**

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

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

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*Per Year*

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Emailed Copy	Free

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WAYNE COUNTY OFFICIALS

**Judges of the Court of Common Pleas**

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

**Magisterial District Judges**

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Bonnie L. Carney  
Jonathan J. Dunsinger

**Court Administrator**

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**Sheriff**

Chris Rosler

**District Attorney**

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**Prothonotary, Clerk of The Court**

Edward “Ned” Sandercock

**Chief Public Defender**

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Kathleen A. Schloesser

# *Raising the Bar*



**Wayne County Bar Association**  
922 Church Street, 2<sup>nd</sup> Floor  
Honesdale, Pa 18431

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

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

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

Hours: Available Upon Request

**ACCEPTING DONATIONS NOW!**

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

*The Court is adopting the following Local Rule of Criminal Procedure 576.1 for the electronic filing and service of legal papers.*

---

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

IN RE: LOCAL RULE OF :  
CRIMINAL PROCEDURE 576.1 :  
 : NO. 17-2022 MD  
:.....:

**ORDER**

AND NOW, this 25th day of January, 2022, in compliance with Rule 103 of the Pennsylvania Rules of Judicial Administration it is hereby ORDERED that the Court adopts the following Local Rule of Criminal Procedure 576.1. The Effective Date of this Local Rule is 30 days after the date of publication in the *Pennsylvania Bulletin*.

The District Court Administrator is directed to:

1. File one (1) certified copy of this Order with the Administrative Office of Pennsylvania Courts;
2. Submit two (2) certified copies of this Order to the Legislative Reference Bureau for publication in the *Pennsylvania Bulletin* along with a copy of this Order on a CD-ROM or other agreed upon alternate format;
3. Publish a copy of this Order on the Wayne County Court of Common Pleas website;
4. Compile the local rule within the complete set of local rules no later than 30 days following publication in the *Pennsylvania Bulletin*.

**LOCAL RULE CRIMINAL PROCEDURE 576.1. Electronic Filing and Service of Legal Papers**

A. The 22nd Judicial District Court of Common Pleas of Wayne County and the Administrative Office of Pennsylvania Courts (AOPC) have agreed upon an implementation plan for PACFile in Wayne County for certain criminal filings. In accordance with Pa.R.Crim.P. 576.1 and this rule, legal papers may be filed electronically using the PAC-File electronic filing system developed by the AOPC. Electronic filing is permissive and not mandatory.

B. *Legal Papers Defined.* The “legal papers” which may be filed electronically includes all written motions, written answers and any notices or documents for which filing is required or permitted, including orders, exhibits and attachments, except the following:

1. Applications for a search warrant;
2. Applications for an arrest warrant;
3. Submissions filed or authorized to be filed under seal;

4. Grand jury materials;
5. Submissions filed by ex parte as authorized by law; and,
6. Exhibits offered into evidence, whether or not admitted, in a court proceeding.

C. All filings shall comply with the Case Records Public Access Policy of the Unified Judicial System of Pennsylvania.

D. Attorneys or self-represented individuals who file legal papers electronically must establish a PACFile account using the Unified Judicial System of Pennsylvania Web Portal. Pursuant to Pennsylvania Rule of Criminal Procedure 576.1(D)(2), the establishment of a PACFile account constitutes consent to participate in electronic filing, including acceptance of service electronically of any document filed using PACFile

E. Applicable filing fees shall be accepted in the same manner as currently required by statute, court order, Local Rule or as established by fee schedule.

F. The Office of the Clerk of Courts shall convert legal papers in paper format to an electronic PDF version, except for those filings excluded in subsection (B) of this rule. Once converted to PDF, the PDF version shall be deemed to be the original legal paper and shall be used as such for all purposes. Neither the Clerk of Courts nor the Court is required to maintain a physical hard copy of any legal paper filed electronically.

G. Use of the PACFile system shall constitute as the filer's certification that the electronic notice and service of other documents through the PACFile system will be accepted by filer. The submission of an electronic filing shall satisfy the service requirements of Pa.R.Crim.P. 576 on any attorney or party who has established an account as provided in subsection D. Parties utilizing PACFile shall serve physical paper format copies on all parties to the case who do not utilize PACFile, pursuant to Pa.R.Crim.P. 576.

H. Service of legal papers on any attorney or party who has not established an account as provided in subsection (D) of this rule shall be made in accordance with Pa.R.Crim.P. 576. Specifically, the following offices must be served in accordance with Rule 576: Sheriff, Adult Probation, Court Reporter, and Court Administration. This applies to the service of court orders and notices. Distribution to those parties not automatically served via PACFile with a court order or notice must be filed with the Clerk of Courts office with a complete distribution list including the names and addresses of all parties required to be served with a paper copy.

**BY THE COURT:**

**s/Janine Edwards**

**JANINE EDWARDS, PRESIDENT JUDGE**

District Attorney's Office — Press Release

**WANTED SUBJECT**

---

January 28, 2022 — Wayne County District Attorney A.G. Howell is requesting the public's help with locating a wanted, dangerous fugitive. An arrest warrant has been issued for Christopher Clark of Gouldsboro, Lehigh Township, Wayne County, PA for aggravated assault and related charges. The arrest warrant stems from an incident that occurred in the Pocono Ranchettes in Gouldsboro on January 23, 2022. Clark allegedly punched and kicked a 60-year-old male victim in the head, causing him to go unconscious. The victim sustained a brain bleed and multiple facial fractures and had to be treated at a local trauma center.

Clark is aware of the arrest warrant and is currently a fugitive from justice. He drives a red foreign make sedan with Florida license plates and frequents establishments with gambling machines.

Anyone with information about Clark's whereabouts are asked to contact the Wayne County Detectives at (570) 253-4912. If you see Clark, please contact 9-1-1 and do not approach him.



**CHRISTOPHER CLARK**

---

*\*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.*

**CRIMINAL CASES**

---

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

**HONESDALE, PA — January 27, 2022**

BRANDEN DAVIS, age 30 of Honesdale Pa, was sentenced to undergo incarceration in the Wayne County Correctional Facility for a period of not less than 5 days followed by 2 years probation with 85 days House Arrest with Electronic Alcohol Monitoring through the SCRAM program for one count of Driving Under the Influence - Controlled Substance (M1). He was also ordered to pay the costs of prosecution, pay a mandatory fine of \$2,000.00, complete 100 hours of community service, participate and cooperate with the drug and alcohol addiction treatment in accordance with his assessment, complete the Alcohol Highway Safety Program, and undergo a mental health evaluation and comply with any recommendations for treatment. The incident occurred on May 10, 2021 in Honesdale Borough.

AHMED CHRISTOPHER ELSHABASSY, age 32 of Independence KS, was sentenced to 6 months probation for one count of Driving Under the Influence of Alcohol (M). He was also ordered to pay the costs of prosecution, pay a mandatory fine of \$300.00, complete the Alcohol Highway Safety Program, and participate in and cooperate with the drug and alcohol addiction treatment in accordance with his assessment. The incident occurred on September 28, 2019 in Cherry Ridge Township.

VICKY GRASSO, age 57 of Sayreville Pa, was placed on the Accelerated Rehabilitation Disposition Program for a period of 6 months related to Harassment. She was also ordered to pay all costs, perform 20 hours of community service. The incident occurred on September 23, 2021 in Dreher Township.

BRIAN HAINES, age 39 of Honesdale Pa, was sentenced to undergo incarceration in the Wayne County Correctional Facility for a period of not less than 30 days nor more than 6 months for one count of Driving While Operating Privilege Suspended/Revoked (S). He was also ordered to pay the costs of prosecution, pay the mandatory minimum fine of \$1,000.00, obtain employment within 30 days of parole or provide a documentation from a doctor precluding him from employment, and resolve all outstanding warrants within 30 days of parole. The incident occurred on December 3, 2020 in Lake Township.

REGINALD W. HUBBARD JR., age 37 of Honesdale Pa, was sentenced to undergo incarceration in the Wayne County Correctional Facility for a period of not less than 10 days nor more than 6 months for one count of Driving Under the Influence of Alcohol-Highest rate (M). He was also ordered to pay the costs of prosecution, pay the a mandatory minimum fine of \$1,000.00, participate in and cooperate with

the drug and alcohol assessment in accordance to his assessment, and complete the Alcohol Highway Safety Program. The incident occurred on March 27, 2021 in Berlin Township.

LAZARUS PETER JACKSON, age 21 of Mayfield Pa, was sentenced to 6 months probation for one count of Possession of Small Amount of Marijuana (M) and one count of Possession of Drug Paraphernalia (M). He was also ordered to pay the costs of prosecution, pay a fine of \$200.00, and undergo a drug and alcohol evaluation and comply with any recommendations for treatment. The incident occurred on July 15, 2021 in Honesdale Borough.

JOEL MERMELSTEIN, age 38 of Brooklyn NY, was placed on the Accelerated Rehabilitation Disposition Program for a period of 6 months related to a DUI. He was also ordered to pay all costs, perform 20 hours of community service, complete the Alcohol Highway Safety Program, undergo a drug and alcohol evaluation and comply with any recommendations for treatment, and have his operator's license suspended for a period of 60 days. The incident occurred on September 4, 2020 in Lebanon Township.

TIMPHY JOSEPH RICKERT, age 35 of Honesdale Pa, was sentenced to undergo incarceration in the Wayne County Correctional Facility for a period of 90 days followed by 5 years probation with 9 months House Arrest with Electronic Alcohol Monitoring through the SCRAM program for one count Driving Under the Influence-Highest Rate (F3), and Driving Under the Influence-Alcohol (M). He was also ordered to pay the costs of prosecution, pay a mandatory minimum fine of \$3,250.00, participate and cooperate with the drug and alcohol assessment in accordance with his assessment, complete the Alcohol Highway Safety Program, continue with mental health treatment and comply with any recommendations for treatment, comply with and participate in Certified Recovery Services provided by Wayne County Drug and Alcohol, and maintain employment or provide documentation from a doctor precluding him from employment. The incidents occurred on August 18, 2018 and May 12, 2019 in Paupack Township.

LEONARD EDWARD SANDERS, age 45 of Beach Lake Pa, was sentenced to undergo incarceration in the Wayne County Correctional Facility for a period of not less than 15 months nor more than 60 months for one count of Aggravated Cruelty to Animals-Causing Serious Bodily Injury or Death (F3). He was also ordered to pay the costs of prosecution, undergo a drug and alcohol evaluation and comply with any recommendations for treatment, and must obtain employment within 30 days or provide documentation for a doctor precluding him from employment. The incident occurred on January 2, 2021 in Damascus Township.

MARK A. YANTORN, age 37 of Scranton Pa, was issued a Bench Warrant for failure to appear at court.

ANTHONY MICHAEL FLORA, age 31 of Honesdale Pa, was issued a Bench Warrant for failure to appear at court.

**LEGAL NOTICES**

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

---

**ESTATE NOTICES**

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

---

**ESTATE NOTICE**

ESTATE NOTICE. Estate of Barbara Boguski, deceased, late of the Clinton Township, Wayne County, Pennsylvania. Any person or persons having claims against or indebted to estate present same to Dennis Boguski, Administrator, c/o his attorney, Christopher E. Farrell, Esquire, PO Box 312, 158 South Street, Waymart, PA 18472.

**2/4/2022 • 2/11/2022 • 2/18/2022**

---

**EXECUTOR NOTICE**

Estate of Joyce G. Sligh AKA Joyce Sligh  
Late of Berlin Township  
EXECUTOR  
Gary W. Sligh  
28 Huckleberry Lane  
Honesdale, PA 18431  
ATTORNEY  
Nicholas A. Barna, Esq.

207 Tenth Street  
Honesdale, PA 18431

**2/4/2022 • 2/11/2022 • 2/18/2022**

---

**EXECUTOR NOTICE**

Estate of Mary Rapolas  
Late of Paupack Township  
EXECUTOR  
Kenneth L. Hoefling  
1018 Oak Terrace  
Lake Ariel, PA 18436  
ATTORNEY  
Ronald M. Bugaj, Esq.  
308 9th St., PO Box 390  
Honesdale, PA 18431

**2/4/2022 • 2/11/2022 •**

**2/18/2022 EXECUTRIX NOTICE**

---

Estate of Catherine Thonnesen  
Late of Canaan Township  
EXECUTRIX  
Margaret Murphy AKA Margaret Thonnesen Murphy  
ATTORNEY  
Brendan R. Ellis  
1018 Church Street  
Honesdale, PA 18431

**2/4/2022 • 2/11/2022 • 2/18/2022**

---

**ADMINISTRATOR NOTICE**

Estate of John J. Yedinak  
Late of Lake Township  
CO-ADMINISTRATOR  
John J. Yedinak, Jr.

127 J&J Road  
Moscow, PA 18444  
CO-ADMINISTRATOR  
Cody S. Yedinak  
321 Roemerville Road  
Greentown, PA 18426  
ATTORNEY  
Michael D. Walker, Esq.  
PO Box 747  
Hamlin, PA 18427

1/28/2022 • 2/4/2022 • 2/11/2022

### EXECUTOR'S NOTICE

ESTATE OF Joseph Peter McGinnis a/k/a Joseph McGinnis a/k/a Joseph P. McGinnis, late of Texas Township, Wayne County, Pennsylvania. Any person or persons having claim against or indebted to the estate present same

to Paul McGinnis, 9 Natures Drive, Honesdale, PA 18431. Ethan C. Wood, Esq., 921 Court St., Honesdale, PA 18431, Attorney for the Estate.

1/28/2022 • 2/4/2022 • 2/11/2022

### ESTATE NOTICE

**NOTICE IS HEREBY GIVEN,** that Letters Testamentary have been issued in the Estate of John R. Mazurik, a/k/a John Mazurik, a/k/a John Robert Mazurik, a/k/a J. R. Bob Mazurik, who died on December 11, 2021, late resident of Gouldsboro, Pennsylvania, to Kerri Ann Mazurik, Executrix of the Estate. All persons indebted to said estate are required to make payment and those having claims

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416 MAIN STREET  
HONESDALE, PA 18431

**570.253.0466**

260 DALEVILLE HIGHWAY  
MOSCOW, PA 18444

**570.842.8373**

or demands are to present the same without delay to Kerri Ann Mazurik, 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

1/28/2022 • 2/4/2022 • 2/11/2022

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**ESTATE NOTICE**

NOTICE IS HEREBY GIVEN, that Letters of Administration in the Estate of Daniel L. Young, late of the Borough of of Honesdale, Wayne County, Pennsylvania, who died on January 18, 2021, have been granted to Linda M. Young, Administratrix. All persons indebted to said Estate are requested to make payment and those having claims or demands are requested to present the same without delay to:

David E. Schwager, Esquire  
183 Market Street  
Suite 100  
Kingston, PA 18704-5444

1/21/2022 • 1/28/2022 • 2/4/2022

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**ESTATE NOTICE**

Estate of Charlotte R. Vacca, deceased of Lake Township, Wayne County, Pennsylvania. Letters Testamentary on the above estate having been granted to John F. Edwards, Executor, all persons indebted to the said estate are requested to make payment, and those having claims to present the

same without delay to her attorney, Anthony J. Magnotta, Esquire, 1307 Purdytown Turnpike, Lakeville, PA 18438

1/21/2022 • 1/28/2022 • 2/4/2022

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**EXECUTOR NOTICE**

Estate of Anna Mae Curtis AKA Anna M Curtis AKA Anna Curtis Late of Lebanon Township  
CO-EXECUTRIX  
Linda Meredith  
214 Russell Street  
Honesdale, PA 18431  
CO-EXECUTOR  
Lawrence Curtis  
1431 Hancock Highway  
Honesdale, PA 18431  
ATTORNEY  
Nicholas A. Barna, Esq.  
207 Tenth Street  
Honesdale, PA 18431

1/21/2022 • 1/28/2022 • 2/4/2022

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**EXECUTRIX NOTICE**

Estate of Michael John Sigan, Sr. AKA Michael J. Sigan AKA Michael J. Sigan, Sr. Late of Waymart Borough  
EXECUTRIX  
Brenda Ryan  
202B McAndrew Drive  
Archbald, PA 18403  
ATTORNEY  
Nicholas A. Barna, Esq.  
207 Tenth Street  
Honesdale, PA 18431

1/21/2022 • 1/28/2022 • 2/4/2022

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**ADMINISTRATOR NOTICE**

Estate of Ruth E. Seland  
Late of Palmyra Township  
ADMINISTRATOR  
William Richard Seland  
589 Long Ridge Td.  
Hawley, PA 18428  
ATTORNEY  
Steven E. Burlein, Esq.  
307 11th St.  
Honesdale, PA 18431

1/21/2022 • 1/28/2022 • 2/4/2022

**EXECUTOR'S NOTICE**

ESTATE OF ROBERT W. BLUM,  
late of Manchester Township,  
Wayne County, Pennsylvania. Any  
person or persons having claim  
against or indebted to the estate

present same to Timothy R. Blum,  
5761 Wyncliff Road, N. Charleston,  
SC 29418. Ethan C. Wood, Esq.,  
921 Court St., Honesdale, PA  
18431, Attorney for the Estate.

1/21/2022 • 1/28/2022 • 2/4/2022

**ADMINISTRATOR NOTICE**

Estate of Geraldine Fiore  
Late of Dreher Township  
ADMINISTRATOR  
Anthony Fiore  
38 Charphil Dr.  
Newfoundland, PA 18445  
ATTORNEY  
Steven E. Burlein, Esq.  
307 11th St.  
Honesdale, PA 18431

1/21/2022 • 1/28/2022 • 2/4/2022

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### EXECUTOR NOTICE

Estate of Janet Mae Gilder AKA  
Janet M. Gilder  
Late of Honesdale Borough  
EXECUTOR  
Eric Gilder  
1235 Hillside Avenue  
Honesdale, PA 18431  
ATTORNEY  
Warren Schloesser, Esq.  
Attorney for the Estate  
214 Ninth Street  
Honesdale, PA 18431  
(570) 253-3745

1/21/2022 • 1/28/2022 • 2/4/2022

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### OTHER NOTICES

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#### 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:  
Lucas Robert Holbert

No. 546-2021-CIVIL

#### ORDER FOR PUBLICATION

**AND NOW**, this 3rd day of  
January 2022, upon motion of  
Caitlin Maranilli, Petitioner, it is  
**ORDERED** and **DECREED** that  
the Petition be heard on the 8th day  
of March 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:

2/4/2022

---

**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  
FEBRUARY 16, 2022**

By virtue of a writ of Execution instituted by: NationStar Mortgage LLC d/b/a Champion Mortgage Company issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 16th day of February, 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:

Situated and being in the Canaan, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at the point on the Southerly line of U.S. Route #6 leading from Carbondale to Honesdale, said point being the common corner of lands of the Tonkin Estate and lands formerly of Leon Short; thence along said Lands South 0 degrees 15 minutes East 215.4 feet to a point in the center of Van Auken Creek in a Westerly direction 275.0 feet more or less to a point common to lands of William Shaffer; thence along

said Shaffer lands North 42 degrees 45 minutes East 28.0 feet more or less and South 85 degrees 00 minutes West 66.00 feet to a point in said creek and South 70 degrees 45 minutes West 70.15 feet to a point on the Southerly right of way line of U.S. Route #6; thence along said right of way North 70 degrees 45 minutes East 453.5 feet to a place or point of beginning.

Being known as Parcel "B" as shown on a Map of lands of the Tonkin Estate as surveyed by Paul A. Lucas, R.E., September 29, 1973, a Map of which is recorded in Wayne County Map Book 23 Page 40.

BEING KNOWN AS: 1290 ROOSEVELT HIGHWAY WAYMART, PA 18472

PROPERTY ID: 04-0.007-0038.-

TITLE TO SAID PREMISES IS VESTED IN EUGENE FALCONETTI, SR., A WIDOWER BY DEED FROM EUGENE FALCONETTI, SR., A WIDOWER, AND DIANE DEJESUS, A MARRIED WOMAN DATED 09/26/2008 RECORDED 01/05/2009 IN BOOK 3641 PAGE 177 INSTRUMENT#200900000066

Seized and taken in execution as property of:  
Eugene L. Falconetti, Sr., a/k/a Eugene Falconetti 1290 Roosevelt Highway, WAYMART PA 18472

Execution No. 477-2018-2021

Amount \$155,666.91 Plus additional costs

December 1, 2021

Acting Sheriff Christopher Rosler

**TO ALL CLAIMANTS TAKE NOTICE:**

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

ANY SUCCESSFUL BIDDER MUST HAVE 10% DOWN PAYMENT AT DATE OF SALE.

BALANCE DUE THIRTY (30) DAYS FROM DATE OF SALE.

FAILURE TO PAY BALANCE WILL FORFEIT DOWN PAYMENT.

Robert Crawley Esq.

1/21/2022 • 1/28/2022 • 2/4/2022

**SHERIFF'S SALE  
FEBRUARY 16, 2022**

By virtue of a writ of Execution instituted by: Quicken Loans, Inc. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 16th day of February, 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 TRACT OR PARCEL OF LAND SITUATED IN THE TOWNSHIP OF LAKE, WAYNE COUNTY, PENNSYLVANIA KNOWN AS LOT NO. 3046, IN SECTION 23, OF THE HIDE-OUT, A SUBDIVISION SITUATED IN THE TOWNSHIPS OF LAKE AND SALEM, WAYNE COUNTY, PENNSYLVANIA ACCORDING TO THE PLATS THEREOF RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR WAYNE COUNTY PENNSYLVANIA, APRIL 9, 1970 IN PLAT BOOK 5, PAGE 27; MAY 11, 1970 IN PLAT BOOK 5, PAGES 34, 37, 41 THROUGH 48 AND 50; SEPTEMBER 8, 1970 IN PLAT BOOK 5, PAGE 57; FEBRUARY 8, 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, PAGES 71 AND 72; MARCH 14, 1972 IN PLAT BOOK 5, PAGES 76, 79 THROUGH 84 AND 86; MAY 26, 1972 IN PLAT BOOK 5, PAGES 93 THROUGH 95; SEPTEMBER 26, 1972 IN PLAT BOOK 5, PAGES 96, 97 AND 100 THROUGH 104; MARCH 9, 1973 IN PLAT BOOK 5 PAGE 106; MARCH 23, 1973 IN PLAT BOOK 5, PAGE 107; APRIL 3, 1973 IN PLAT BOOK 5, PAGES 108 THROUGH 110; AND MAY 18, 1973 IN PLAT BOOK 5, PAGES 111 THROUGH 119, AS AMENDED AND SUPPLEMENTED.

BEING KNOWN AS: 3046

NORTH GATE ROAD, LAKE  
ARIEL, PA 18436

PROPERTY ID NUMBER: 12-0-  
0032-0028.- CONTROL  
#043255

BEING THE SAME PREMISES  
WHICH KATHLEEN O'CON-  
NELL BY DEED DATED  
9/17/2014 AND RECORDED  
12/17/2014 IN THE OFFICE OF  
THE RECORDER OF DEEDS IN  
DEED BOOK 4803 AT PAGE 102,  
GRANTED AND CONVEYED  
UNTO KATHLEEN O'CONNELL,  
AS TRUSTEE OF THE KATH-  
LEEN O'CONNELL TRUST UTD  
JANUARY 30, 2013.

Seized and taken in execution as  
property of:  
Jennifer Marino, as Beneficiary  
and Successor Trustee of the Kath-  
leen O'Connell Trust UTD January  
30, 2013 3046  
North Gate Road LAKE ARIEL  
PA 18436  
Kathleen O'Connell, Indv. As  
Mortgagor and as Trustee of the  
Kathleen O'Connell Trust UTD  
January 30, 2013, Record  
Owner 3046 North Gate Road  
LAKE ARIEL PA 18436

Execution No. 530-Civil-2019  
Amount \$195,955.38 Plus additon-  
al costs

November 29, 2021  
Acting 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 there-  
after. 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 PAY-  
MENT.

Nicholas j. Zabala

1/21/2022 • 1/28/2022 • 2/4/2022

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

By virtue of a writ of Execution  
instituted by: US Bank Trust  
National Association, not in its  
Individual Capacity but Solely as  
Owner Trustee for VRMTG Asset  
Trust issued out of the Court of  
Common Pleas of Wayne County,  
to me directed, there will be  
exposed to Public Sale, on  
Wednesday the 2nd day of March,  
2022 at 10:00 AM in the Confer-  
ence Room on the third floor of th  
Wayne County Courthouse in the  
Borough of Honesdale the follow-  
ing property, viz:

All that certain piece or parcel of

land situate in the Borough of Starrucca, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at the southeast corner, a stake and stones corner, the same being corner of a tract of land in the warrantee name of Conrad (Kryder) Kidder #64, also the corner of Isaac Sampson land;

THENCE on line of said Sampson land being the line of said Knider tract North 45 degrees East 132 rods more or less to stones with iron stake corner, being allotment corner of Knider tract, also corner of the Jessie Whitaker farm (so called) and Isaac Sampson farm, said corner standing in the bounds of the public road leaving from the Starrucca Creek at William Standard's farm to Hales Eddy, New York;

THENCE along the center of said road to a point where allotment line of lands or lots numbers 1 and 4 crosses said road;

THENCE South 45 degrees East on said allotment line to the easterly rounds of said Rider tract;

THENCE on line of Mumford land about 68 rods more or less to the place of BEGINNING. CONTAINING 53 acres of land be the same more or less.

BEING the same premises which Alberta H. Doter granted and conveyed to Alberta D. Ziegler, Donna

D. Ledward and Margaret D. Kaisen, by virtue of a deed dated July 28, 1988 and recorded August 2, 1988, in the Office of the Recorder of Deeds in and for Wayne County, Pennsylvania in Deed Book 492, Page 674.

The premises conveyed are under and subject to the rights of way of any public highway and public utility which may be over and across the same.

TAX MAP NUIMBER: 25-0-0120-0014.-

ADDRESS BEING KNOWN AS:  
298 Maple Grove Road, Starrucca, PA 18462

Seized and taken in execution as property of:  
Julienne Mullette 298 Maple Grove Road f/k/a RR1 Box 17 STAR-  
RUCCA PA 18462

Execution No. 180-Civil-2021  
Amount \$255,122.95 Plus additional costs

December 6, 2021  
Acting 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.

Christopher DeNardo Esq.

2/4/2022 • 2/11/2022 • 2/18/2022

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

By virtue of a writ of Execution instituted by: PNC Bank issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 2nd day of March, 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 three parcels or pieces of land, situate in the Township of Lehigh, County of Wayne, and Commonwealth of Pennsylvania, bounded as described as follows, to wit:

**Parcel No. One**

Lots 24 thru 28, Block No. B, of Section No. 2, as shown on the survey and original plan of Indian

Country Campsites, Inc., Wayne County, Pennsylvania, made by a Registered Surveyor and of record in the Office for recording of Deeds of Wayne County, Pennsylvania in Map Book 9 at Page 114, reference being made thereto for a more particular description of the lot or lots hereinbefore described and herein conveyed.

**Parcel No. Two**

Lots 19 thru 23, Block B, Section No. 2 as shown on the survey and original plan of Indian Country Campsites, Inc., Wayne County, Pennsylvania, made by a Registered Surveyor and of record in the Office for Recording of Deeds of Wayne County, Pennsylvania, in Map Book 9 at Page 114, reference being made thereto for a more particular description of the lot or lots hereinbefore described and herein conveyed.

**Parcel No. Three**

Lots 29 thru 33, Block B, Section 2, as shown on the survey and original plan of Indian Country Campsites, Inc., Wayne County, Pennsylvania, made by a Registered Surveyor and of record in the Office for Recording of Deeds of Wayne County, Pennsylvania, in Map Book 9 at Page 114, reference being made thereto for a more particular description of the lot or lots hereinbefore described and herein conveyed. Together with and subject to all of the easements, conditions, covenants and restrictions as are of record in the chain of title and/or visible on the ground.

Tax Parcel ID: 14-0-0012-0051,  
14-0-0012-0052, 14-0-0013-0035

Address: 26 Smoke Signal Path,  
Gouldsboro, PA 18424

Being the same property conveyed to Robert L. Mosser and Elaine Mosser, his wife who acquired title by virtue of a deed from Between Charles Ucciferri and Carmen Ucciferri, his wife, dated August 21, 1989, recorded August 23, 1989, at Official Records Volume 008357, and recorded in Book 0511, Page 0840, Office of the Recorder of Deeds, Wayne County, Pennsylvania.

Informational Note: Robert L. Mosser died October 26, 2006, and pursuant to the survivorship language in the above mentioned deed, all his interest passed to Elaine Mosser.

Seized and taken in execution as property of:  
Elaine Mosser 26 Smoke Signal Path GOULDSBORO PA 18424

Execution No. 338-Civil-2019  
Amount \$48,387.81 Plus additional costs

December 13, 2021  
Acting 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.**

Katherine M. Wolf Esq.

**2/4/2022 • 2/11/2022 • 2/18/2022**

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

By virtue of a writ of Execution instituted by: Citibank, N.A., not in its individual capacity but solely as owner trustee of the New Residential Mortgage Loan Trust 2018-2 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 2nd day of March, 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** tract or parcel of land situated in the Township of Lake, Wayne County, Pennsylvania, known as Lot 2289, Section 21 of The Hideout, a subdivision situated in the Townships of Lake

and Salem, Wayne County, Pennsylvania, according to the plats thereof recorded in the Office of the Recorder of Deeds of Wayne County Pennsylvania, April 9, 1970 in Plat Book 5, page 27, May 11, 1970 in Plat Book 5 pages 34, 37, 41 through 48 and 50; September 8, 1970 in Plat Book 5, page 57; February 8, 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, pages 71 and 72; March 14, 1972 in Plat Book 5 pages 76, 79 through 84 and 86; May 26, 1972 in Plat Book 5, pages 93 through 95; September 26, 1972 in Plat Book 5, pages 96, 97 and 100 through 104; March 9, 1973 in Plat Book 5, page 106; March 23, 1973 in Plat Book 5, page 107; April 3, 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, pages 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.

**SUBJECT** to the same conditions, exceptions, reservations, restrictions, easements and rights of way as are contained in the prior deeds forming the chain of title.

**BEING THE SAME PREMISES** which Dominick A. Laruffa and

Leonarda M. Laruffa, Husband and Wife, by Deed dated March 9, 2001 and recorded on April 12, 2001, in the Wayne County Recorder of Deeds Office at Deed Book Volume 1768 at Page 83, granted and conveyed unto Scott D. Smith. The said Scott D. Smith departed this life on or about November 10, 2007. Donna M. Smith was granted Letters of Administration for the Estate of Scott D. Smith a/k/a Scott David Smith a/k/a Scott Smith under Wayne County Register of Wills No. 28958.

Being Known as 2289 Ridgeview Drive, Lake Ariel, PA 18436

Parcel I.D. No. 12-0-0028-0060

Seized and taken in execution as property of:

Donna M. Smith, Indv. And as Administratrix of the Estate of Scott D. Smith, Deceased 877 Avoy Road, Unit 33 OR 2289 Ridgeview Drive LAKE ARIEL PA 18436

Execution No. 412-Civil-2021  
Amount \$189,628.72 Plus additional costs

December 28, 2021  
Acting 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.

David C. Onorato Esq.

2/4/2022 • 2/11/2022 • 2/18/2022



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Official Publication of the Wayne County Bar Association

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## CIVIL ACTIONS FILED

FROM JANUARY 8, 2022 TO JANUARY 14, 2022  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.

## JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2011-00601	LUC FRANK R DEFENDANT/APPELLEE	1/10/2022	SATISFACTION	—
2014-20011	BUNNELL JOSEPH G	1/14/2022	SATISFACTION	—
2017-00545	SAYLOR CHELSEA	1/14/2022	SATISFACTION	—
2017-20015	SLIFKO MATTHEW S	1/10/2022	SATISFACTION	159,051.30
2018-20462	KUDAJESKI JEROME	1/14/2022	SATISFACTION	—
2018-21073	STINNARD SEAN WILLIAM	1/14/2022	SATISFACTION	—
2019-20351	ONEIL MICHAEL V	1/10/2022	SATISFACTION	4,065.50
2020-20127	PAJALICH JESSE JOSEPH	1/14/2022	SATISFACTION	—
2021-00145	WAYNE BANK GARNISHEE	1/13/2022	WRIT EXEC/GARNISHEE	—
2021-00145	NBT BANK GARNISHEE	1/13/2022	WRIT EXEC/GARNISHEE	—
2021-00369	BATTON JOEL R	1/13/2022	DEFAULT JUDGMENT	21,268.83
2021-00396	HANCE JENNIFER A	1/11/2022	SATISFACTION	—
2021-00433	TOTH MARIA A	1/14/2022	DEFAULT JUDGMENT	19,774.37
2021-00433	ABRAMS LAWRENCE J	1/14/2022	DEFAULT JUDGMENT	19,774.37
2021-20004	BURRIER WALLCOVERING INC	1/10/2022	SATISFACTION	—
2021-20651	KOZLIKHIN STEPHEN	1/14/2022	SATISFACTION	—
2021-20706	FLORIO JOHN PETER	1/14/2022	SATISFACTION	—
2021-20762	LUC FRANK R	1/10/2022	SATISFACTION	—
2022-20016	ROCHIN JONATHAN	1/10/2022	JP TRANSCRIPT	3,251.96
2022-20017	POWELL JOHN T	1/10/2022	JUDG/SULLIVAN CTY NY	8,086.44
2022-20018	MACDONALD SAMANTHA JO	1/11/2022	JUDGMENT	1,329.75
2022-20019	PAPIEROWICZ PHILLIP	1/12/2022	MUNICIPAL LIEN	531.53
2022-20020	GRIMES ROXANN C ADMINISTRATRIX	1/12/2022	MUNICIPAL LIEN	533.87
2022-20020	GRIMES OLEN ESTATE OF	1/12/2022	MUNICIPAL LIEN	533.87
2022-20021	GRIMES ROXANN C ADMINISTRATRIX	1/12/2022	MUNICIPAL LIEN	533.87
2022-20021	GRIMES OLEN ESTATE OF	1/12/2022	MUNICIPAL LIEN	533.87
2022-20022	MALDONADO JEHOVAH	1/12/2022	JUDGMENT	5,537.24
2022-20023	MILLER THOMAS	1/13/2022	WRIT OF REVIVAL	5,939.40
2022-20023	MILLER THOMAS ESTATE OF	1/13/2022	WRIT OF REVIVAL	5,939.40
2022-20023	MILLER CHERRYLYN PERSONAL REPRESENTATIVE & ORWIFE	1/13/2022	WRIT OF REVIVAL	5,939.40
2022-20024	WEISZ DAVID	1/13/2022	JP TRANSCRIPT	9,430.25
2022-20024	825 REALTY GROUP LLC D/B/A	1/13/2022	JP TRANSCRIPT	9,430.25
2022-20025	YACINOVICH JONATHAN ROB	1/14/2022	JUDGMENT	1,637.25
2022-20026	STRASBURGER TAMMY ANN	1/14/2022	JUDGMENT	1,027.75

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

2022-20027	STRASBURGER TAMMY ANN		1/14/2022	JUDGMENT	2,142.75
2022-20028	DUNNE LISA MARIE		1/14/2022	JUDGMENT	1,608.55
2022-20029	DEAN FOWLER SERVICE STATION INC A CORPORATION		1/14/2022	FEDERAL TAX LIEN	22,188.63
2022-20030	FOWLER OIL CO INC A CORPORATION		1/14/2022	FEDERAL TAX LIEN	52,214.50
2022-40002	PEARSON PAUL H OWNER	P	1/10/2022	STIP VS LIENS	—
2022-40002	PEARSON AIMEE L OWNER	P	1/10/2022	STIP VS LIENS	—
2022-40002	ARNOLD CONSULTING SERVICES LLC CONTRACTOR		1/10/2022	STIP VS LIENS	—
2022-40002	ARNOLD HOMES D/B/A CONTRACTOR		1/10/2022	STIP VS LIENS	—
2022-40003	MAYER JONATHAN OWNER	P	1/10/2022	WAIVER OF LIENS	—
2022-40003	MAYER STACY OWNER	P	1/10/2022	WAIVER OF LIENS	—
2022-40003	ALL TRADES CONSTRUCTION SERVICES INC CONTRACTOR		1/10/2022	WAIVER OF LIENS	—
2022-90001	MILLER THOMAS ESTATE OF		1/13/2022		—

**CONTRACT — DEBT COLLECTION: CREDIT CARD**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2022-00010	DISCOVER BANK	PLAINTIFF	1/11/2022	—
2022-00010	HAZEN JESSE	DEFENDANT	1/11/2022	—

**CONTRACT — EMPLOYMENT DISPUTE: DISCRIMINATION**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2022-00014	BROZZETTI CAROL	PLAINTIFF	1/13/2022	—
2022-00014	SOARIN EAGLE RAIL TOURS LLC	DEFENDANT	1/13/2022	—

**CONTRACT — OTHER**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2022-00008	SYNCHRONY BANK	PLAINTIFF	1/10/2022	—
2022-00008	SULLUM SHEILA	DEFENDANT	1/10/2022	—

**NAME CHANGE**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2022-00011	DASHEVSKY OLESIA PETITIONER	PETITIONER	1/11/2022	—
2022-00011	DASHEVSKY ALBERT PETITIONER	PETITIONER	1/11/2022	—
2022-00011	LEVIN SAMUEL	PETITIONER	1/11/2022	—
2022-00011	LEVIN LILY	PETITIONER	1/11/2022	—

**PETITION**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2022-00006	LODESTAR LLC	PETITIONER	1/10/2022	—
2022-00006	1993 CRANE CARRIER VIN # ICYDCP484PA039859	PETITIONER	1/10/2022	—
2022-00006	FRITZ ANTHONY	PETITIONER	1/10/2022	—
2022-00006	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	RESPONDENT	1/10/2022	—
2022-00007	LODESTAR LLC	PETITIONER	1/10/2022	—
2022-00007	1998 CRANE CARRIER ICYDCB480WT043778	PETITIONER	1/10/2022	—
2022-00007	FRITZ ANTHONY	PETITIONER	1/10/2022	—
2022-00007	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	RESPONDENT	1/10/2022	—
2022-00013	FORD 1973 MUSTANG VIN #3F04H234046	PETITIONER	1/13/2022	—
2022-00013	TIDD JOHN J	PETITIONER	1/13/2022	—
2022-50001	JENNINGS ROBERT F JR	PETITIONER	1/11/2022	—
2022-50001	DEPARTMENT OF TRANSPORTATION OF THE COMMONWEALTH OF PA	RESPONDENT	1/11/2022	—

**REAL PROPERTY — OTHER**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2022-00009	1524 HAMLIN HIGHWAY	PLAINTIFF	1/10/2022	—
2022-00009	BLACK HERBERT	DEFENDANT	1/10/2022	—
2022-00009	BLACK TATIANA	DEFENDANT	1/10/2022	—

**TORT — MOTOR VEHICLE**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2022-00012	0 ROURKE MEGAN	PLAINTIFF	1/12/2022	—
2022-00012	MULLER LINDA L	DEFENDANT	1/12/2022	—
2022-00012	MULLER ERNEST III	DEFENDANT	1/12/2022	—
2022-00012	MULLER ERNEST JR	DEFENDANT	1/12/2022	—
2022-00012	MULLER ERNEST	DEFENDANT	1/12/2022	—

**MORTGAGES AND DEEDS**

*RECORDED FROM JANUARY 8, 2022 TO JANUARY 14, 2022  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

<b>GRANTOR</b>	<b>GRANTEE</b>	<b>LOCATION</b>	<b>AMOUNT</b>
JCG Seven Seven	Dime Bank	Preston Township	
J C G Seven Seven			3,255,000.00
JCG Seven Seven	Dime Bank	Preston Township	
J C G Seven Seven			3,255,000.00
Musheyeva Diana	Mortgage Electronic Registration Systems Summit Mortgage Corporation	Salem Township	350,100.00
Marchewka Wieslaw	Polish & Slavic FCU	Paupack Township	
Marchewka Teresa	Polich & Slavic F C U		200,000.00
Vallee Sandra	Rocket Mortgage	South Canaan Township	
Masker Donald Jr	Mortgage Electronic Registration Systems		179,000.00
Ficken Christopher	PS Bank	Clinton Township	
Ficken Meghan	P S Bank		40,000.00
Martin Robert Raines	Honesdale National Bank	Manchester Township	
Martin Ellen Raines			30,000.00
McCausland Anne	Mortgage Electronic Registration Systems Summit Mortgage Corporation	Paupack Township	220,500.00
Hutcheson James S By Af McCausland Anne Af			
Weinreich Adam	Honesdale National Bank	Damascus Township	81,600.00
Landson LLC	Provide Inc	Cherry Ridge Township	
Landson L L C			664,000.00
Landson LLC	Marquin Realty Company	Cherry Ridge Township	
Landson L L C			166,000.00
Opdyke Thomas	Wells Fargo Bank	Preston Township	165,000.00
KSJDLH LLC	Manitoli LLC	Paupack Township	
K S J D L H L L C	Manitou L L C		525,000.00
Dadamo Marco	Pennymac Loan Services	Salem Township	
Dadamo Florence M	Mortgage Electronic Registration Systems		111,100.00
Gallagher Michael J	Rocket Mortgage	Preston Township	
Gallagher Barbara A	Mortgage Electronic Registration Systems		277,500.00
Calles Stephen K III	Everett Financial Inc Mortgage Electronic Registration Systems Supreme Lending	Lehigh Township	396,955.00
Davidowicz Ephraim	Guaranteed Rate Inc	Lake Township	
Davidowicz Karen A	Mortgage Electronic Registration Systems		427,881.00

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

Derk Ellyn	Rocket Mortgage	Mount Pleasant Township	
Dixon Ellyn	Mortgage Electronic Registration Systems		132,000.00
Kolodziej Timothy P	Wells Fargo Bank	Sterling Township	
Kolodziej Christa Marie			186,000.00
Figueroa Christina E	Nationstar Mortgage LLC	Damascus Township	
Figueroa Jose F	Mr Cooper Mortgage Electronic Registration Systems Nationstar Mortgage L L C		167,000.00
Nebzydoski Daniel J	First National Bank Of Pa	Dyberry Township	
Zack Michael A			208,452.00
Nine Zero Two Maple Avenue	Honesdale National Bank	Texas Township 1 & 2	120,000.00
Gotthardt Adam	Wayne Bank	Scott Township	18,750.00
Roamingwood Lake Ariel	Mortgage Electronic Registration Systems Hometown Equity Mortgage	Lake Township	240,000.00
Zipperlen James Jr	Dime Bank	Paupack Township	130,000.00
Newcomer Casey A	Mortgage Electronic Registration Systems	Paupack Township	
Newcomer Rebecca	Summit Mortgage Corporation		435,259.00
Farabaugh Jason Matthew	Mortgage Electronic Registration Systems	Paupack Township	
Farabaugh Mary Ann Gatawa Sanchez	SWBC Mortgage Corp		319,200.00
Sanchez Farabaugh Mary Ann Gatawa	S W B C Mortgage Corp		
Torres Louis A	Loandepot Com Mortgage Electronic Registration Systems	Lake Township	90,000.00
Tick Tocks Of Honesdale LLC	Dime Bank	Texas Township	
Tick Tocks Of Honesdale L L C			100,000.00
Bock Nicholas J	First National Bank Of Pa	Mount Pleasant Township	
Bock Christine			167,500.00
MBG Holdings	Keybank National Association	Cherry Ridge Township	
M B G Holdings			1,046,000.00
Corriveau Jason	Home Point Financial Corporation	Damascus Township	
Kogut Jean L	Mortgage Electronic Registration Systems		400,000.00
Ryan Roxanne	Citizens Bank	Paupack Township	192,000.00
Rymeg International Inc	Wayne Bank	Buckingham Township	100,000.00
Balden Viktoria	Mortgage Electronic Registration Systems	Lake Township	
Schlauch Viktoria	Rocket Mortgage		156,500.00
Delpriora Brian D	Mortgage Electronic Registration Systems	Salem Township	
Delpriora Amy	Equity Prime Mortgage LLC Equity Prime Mortgage L L C		176,000.00

Carney Thomas H	Mortgage Electronic Registration Systems	South Canaan Township	
Carney Candice	Summit Mortgage Corporaiton		352,000.00
Revazishvili Giorgi	Mortgage Electronic Registration Systems	Salem Township	
	SWBC Mortgage Corp S W B C Mortgage Corp		204,000.00
Pitchchalam Sagayamanie	Mortgage Electronic Registration Systems	Paupack Township	
Soper Kaitlyn P	Roundpoint Mortgage Servicing Corporation		144,337.00
Utegg Linda S	Cardinal Financial Company Mortgage Electronic Registration Systems	Berlin Township	134,000.00
Sullivan Christopher M	Trumark Financial Credit Union	Paupack Township	
Orssaud Lisa A			100,000.00
Gilberto Richard	Mortgage Electronic Registration Systems	Sterling Township	
	Central Trust Bank		200,247.00
Massar Kathleen	Mortgage Electronic Registration Systems	Scott Township	
Vasquez Javier	Envoy Mortgage		151,200.00
Kavalow Alex	Navy Federal Credit Union	Clinton Township 2	
Kavalow Abby Jean			112,000.00
Wolf Mackenzie M	Housing & Urban Development	Preston Township	
Sheehan Thomas AKA			61,513.09
Sheehan Thomas W AKA			
Mora Brooke N	Molusky Bradley	Damascus Township	
Mora Edwin F			10,000.00

**DEEDS**

Martucci Vincent	Allen Richard G	Paupack Township	
Martucci Herminia	Juliano Lisa		Lot 183
Top NYC Builders	Musheyeva Diana	Salem Township	
Top N Y C Builders			Lot 1662
Woodland Management Partners	Saar Wayne Saar Patti	Damascus Township	
Tracy Joseph J	Marchewka Wieslaw	Paupack Township	
Tracy Lucille F	Marchewka Teresa		Lot 107
Yatonsky Eugene W	Korb Andrew	Canaan Township	
Yatonsky Joni M	Kuen Julie		
Russell J Hume Revocable Trust	Balas Jared	Paupack Township	
Hume Russell J Tr	Balas Jennifer		Lot 34LA
Fergus Tanya	Otero Israel	Manchester Township	
Fergus Marlon A			
Feliciano Mariah S			
Feliciano Corey R			
Ceverizzo Caitlin			

Paykina Zhanna	Paykina Zhanna Solovyovsky Marianna	Paupack Township	Lot 90
Zeigler Betty Jo Zeigler Jeffrey Alan	Zeigler Jeffrey Alan Tr Zeigler Betty Jo Tr Zeigler Family Trust	Preston Township	
Cordisco Louis Cordisco Lynn	McCausland Anne Hutcheson James S	Paupack Township	Lot 58
Rogalski Tammy Rogalsky Tammy	Rogalski Tammy	Paupack Township	
Rutledge Harold L Rutledge Jeanne G	Pasquini Joseph Pasquini Susan	Lebanon Township	
Rutledge Harold L Rutledge Jeanne G	Dressler Sharon E	Damascus Township	
Bruce Dennis Bruce Maria	Bender Julie Sachs Bryan	Lehigh Township	
Ropke Scott D Tr Ropke Thomas M Tr Christian F Ropke Trust Stella E Ropke Trust	Engvaldsen Jacquelyn M Engvaldsen Adam	Damascus Township	
Olver Roger E AKA Olver Carole Olver Roger AKA	Roger Olver Irrevocable Family Trust Carole Olver Irrevocable Family Trust	Dyberry Township	
Livingston Eleanor R Livingston Eleanor R Chirichella Patricia A Langley Kathleen A	Schrer John Kennedy Eleanor Ruth Weinreich Adam	Manchester Township Manchester Township Damascus Township	Lot 14
Chirich Ella Patricia A Langley Kathleen A	Weinreich Adam	Damascus Township	
Marquin Realty Company	Landson LLC LANDSON L L C	Cherry Ridge Township	
Currie Robert J	KSJDLH LLC K S J D L H L L C	Paupack Township	
Leet Richard W Leet Tanya T	Williams James	Preston Township	Lot 7
Calles Stephen K III Calles Susan I	Calles Stephen K III	Lehigh Township	
Kruk Marek Tr Kruk Joanna Tr Marek Kruk Revocable Trust Joanna Kruk Revocable Trust	Davidowicz Ephraim Davidowicz Karen A	Lake Township	
Juda Daniel Juda Samantha	International Security Services Inc	Paupack Township	Lot 22
Constantine Cynthia	Constantine Cynthia Constantine Alexander Smith Smith Terra	Manchester Township	Lot 138
West Ben Sverduk Ben	Woeppel Matthew Woeppel Stacy	Lake Township	Lot 3
Figura Mark E Figura Yong Hui	Nine Zero Two Maple Avenue LLC Nine Zero Two Maple Avenue L L C	Texas Township 1 & 2	
Esolen Thomas	Gotthardt Adam	Scott Township	

Lynch James	Roamingwood Lake Ariel	Lake Township	
Lynch Gladis			Lot 2015
Bondulich Ellen	Johnson James	Mount Pleasant Township	Lot 2
Jones Harold	Albano Michael	Lebanon Township	
Jones Susan	Albano Alina		Lot 17
Vogler Caleb Robert	Lange Peter	Paupack Township	
Vogler Michelle			Lot 1
McDermott Peter P	Newcomer Casey A	Paupack Township	
McDermott Kelly A			Lot 55
SNIP	Farabaugh Jason Matthew	Paupack Township	
S N I P	Farabaugh Mary Ann Gatawa Sanchez Sanchezfarabaugh Mary Ann Gatawa		Lot 171
Current Denise	Cantelmi Patrick Miao Ellie	Paupack Township	
Lee Tae Young	MBG Holdings M B G Holdings	Cherry Ridge Township	Lot 1
Latourette Arline Exr	Gods Blessing	Hawley Borough	
Dewey Rhoda J Est AKA Dewey Rhoda Est AKA			
Wasilchak Scot	Cold Springs Rod & Gun Club LLC	Lebanon Township	
Casarin James	Cold Springs Rod & Gun Club L L C		
Casarin Melissa Kalafut Joe Kalafut Kym Casarin Matthew			

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Thornton Susan C	Susan C Thornton Revocable Trust	Paupack Township	Lot 25A
Ei William Exr	Radice Pat M	Salem Township	
Kellogg Ann Ei Exr	Fahrenbach Deanna L		
Ei Mary S Est AKA			
Ei Mary Summers Est AKA			
Ei Mary Est AKA			
Gray James Jr	Young Christian	Dreher Township	
	Young Tracy		
Ruocco Frances	Clemente Salvatore Frank III	Lehigh Township	Lot 163
Ercolani Brian M	Delpriora Brian D	Salem Township	
Ercolani Jenna	Delpriora Amy		Lot 550
Franko Robert P III	Franko Wilnelia	Salem Township	
Franko Wilnelia			
Kumar Bobby	Damico William R	Paupack Township	
Kumar Rita	Damico Lisa M		Lot 68
Henkes Iris Darlene	Cakmak Ozan	Lake Township	Lot 1939
MacAlpin Maribelle G	Carney Thomas H	South Canaan Township	
	Carney Candice		
Doherty Robert E By Agent	Revazishvili Giorgi	Salem Township	
Doherty Robert W Agent			Lot 2550
Bonacci Theresa			
Doherty Peter			
Doherty Patrick M			
Doherty Robert W			
Foley Colleen A			
Doherty Laurie M			
Labarbera Sarah	Pitchchalam Sagayamanie	Paupack Township	
	Soper Kaitlyn P		Lot 33
Dreese Randy	Veasey Mary C	Dyberry Township	Lot 83
Christensen Dan E	Massar Kathleen	Scott Township	
	Vasquez Javier		
Fortese Mark	Lamotte Edward J II	Manchester Township	
	Ferrari Carla Canise		
Kavalow Alex	Kavalow Alex	Clinton Township 2	
Leannah Abby	Kavalow Abby Jean		
Kavalow Abby Jean			
Wimmers Hannelore Est	Dyser Laura	Texas Township 1 & 2	
Dyser Laura Exr			
Dubson Bonny D	Salzameda Matthew T	Damascus Township	
Dubson Ira P			
McNair Andray Est AKA	Onpointe Property Group	Clinton Township 1	
McNair Andray George Est AKA			
McKnight Estella D Exr			
Molusky Bradley G	Mora Edwin F	Damascus Township	
	Mora Brooke N		Lot 22

**COURT CALENDAR — FOURTH FLOOR COURTROOM #2**  
*February 7, 2022–February 11, 2022*

---

**Tuesday, February 8, 2022**

9:00 AM

Dependency

9:00 Judge 48-2020-DP A.T. Permanency review/Goal Change

Rechner/Collins/Burlein/Campbell-

10:00 Judge 33 & 34-2021-DP W.P. & O.R. Permanency Review &  
Aggravated Circumstances Rechner/Campbell/Collins

10:30 Judge 58-2020-DP E.D. Permanency Review

Rechner/Collins/MartinII/Burlein

11:00 Judge 35-38-2021-DP K.D.; A.D.; L.D. & J. D. Permanency Review  
Rechner/Campbell/Burlein/Moulton/Martin II

11:30 Judge 23 & 24-2020-DP Z. J. & Z. C. Permanency Review

Rechner/Martin II/ Burlein/Campbell

---

1:00 PM

In Re: B.B.C 19-2021-AD

TPR of Dad & Petition to Confirm consent Mother

Germain

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1:30 PM

In Re: B.T. 16-2020-AD

Adoption

McCambridge

---

**Wednesday, February 9, 2022**

10:00 AM

Butler v GSP Management 277-2019-CV

NJ trial

Martin/Wertz

---

**Thursday, February 10, 2022**

9:30 AM – 10:00 AM

In Re: R.F.; A. F. & P.F. 42-44-2021-DP

Disposition

Rechner/Campbell

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10:00 AM

IN Re: C.D. 23-2019-DP

Permanency Review Hearing

Rechner/Anderson/Stepkovitch/Freeman

---

**COURT CALENDAR — THIRD FLOOR HISTORIC COURTROOM**  
*February 7, 2022–February 11, 2022*

---

**Monday, February 7, 2022**

9:00 AM  
Linde v LEI 348-201-cv  
Day 2 NJ trial  
Byrne/Mulcahey

**Tuesday, February 8, 2022**

8:45 AM  
Shoemaker v. Podolsky 446-2021-DR  
Shared Custody Hearing  
Katsock/Pro Se

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1:00 PM  
Demand Supports

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2:00 PM  
Non-Supports

**Wednesday, February 9, 2022**

9:00 AM  
Central Court

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9:00 AM  
Whitfiled v. Travis 357-2020-CV  
Hearing on Motion for Reconsideration  
Martin/Lehutsky

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12:00 PM  
Drug Court Team Meeting

---

12:30 PM  
Drug Court

---

1:00 PM  
Commonwealth v. Daniel Zerafa 287-2019-CR  
Non-Jury Trial  
DA/Burlein

**COURT CALENDAR — THIRD FLOOR HISTORIC COURTROOM**  
*February 7, 2022–February 11, 2022*

---

**Thursday, February 10, 2022**

8:30 AM  
In Re: A.W. 35-2021-JV  
Dispositional Review  
DA/Lynott

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8:45 AM  
IN Re: M.B. 27-2021-JV  
Finding of Fact  
DA/Farrell

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9:00 AM  
Commonwealth Matters  
Sentencing 144-2019-CR Dufton, Cole Walker  
Sentencing 379-2021-CR Faatz, Earl Martin II  
Sentencing 344-2021-CR Hendershot, Frederick Martin II  
Sentencing 354-2021-CR Selvaggi, Michael T. Farley  
Sentencing 119-2021-CR Kelley, Michael Young  
Sentencing 274-2021-CR Heller, John T. Farley  
Sentencing 360-2021-CR Deaessandro, Matthew Zimmerman  
Sentencing 331-2021-CR Evertt, Damon K. Martin  
Sentencing 320-2021-CR Zilberberg, Danielle Munley February 24  
Sentencing 253-2020-CR Finch, Melissa Martin II  
Sentencing 230-2021-CR Dirico, Michael Kelly

---

10:00 AM  
Commonwealth v. Kenneth Witkowski 213-2019-CR  
Omnibus  
DA/Bugaj

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11:00 AM  
In Re: C.D. 24-2021-JV  
Dispositional Hearing  
DA/Martin II

---

11:15 AM  
IN Re: D.R. 37-2019-JV  
Placement Review Hearing  
DA/Zimmerman

---

11:30 AM  
IN Re: J.M. 41-2021-JV  
Adjudication  
DA/Martin II

---

**COURT CALENDAR — THIRD FLOOR HISTORIC COURTROOM**  
*February 7, 2022–February 11, 2022*

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11:45 AM  
In Re: T.T. 18-2021-JV  
Consent Decree  
DA/Katsock

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1:00 PM  
Commonwealth Matters  
Com v Brown 78-2020-cr Rule-Petition for Reparole DA/Farrell  
335-2020; 132-2021; 131-2021;319-2021-CR Petition to revoke parole  
Venticinque, Christopher Zimmerman  
126-2018-CR Petition for Violation of ARD Fountain, Bridget

**Friday, February 11, 2022**

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9:00 AM  
PFA  
566-2021-DR Schuler v Schumacher Martin II/Pro Se

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10:00 AM  
Mason-Clark v. Clark 210-2020-DR  
Hearing on motion to set aside prenuptial agreement  
Cali/Ellis

---

10:30 AM  
Nacinovich v Nacinovich 116-2021-dr  
Mtn to Enforce Marital Settlement Agmt  
DeLuca/Pro se

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11:00 AM  
Clemens v. Woods 44-2021-DR  
Special Relief Hearing  
O'Malley/Cali



## CHAMBERS

*February 7, 2022–February 11, 2022*

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### Monday, February 7, 2022

#### Status Conferences

9:30 373-2020-CV Drake v. Bonham Kelly/Walsh

9:45 430-2020-CV Wilson v. Spitz Goldenziel/Pro Se

10:00 44-2021-CV Lazaro v. Estate of Levanowitz Schwartz/Courtright

10:15 49-2021-CV Daniels v. Cammisa Hicks/Pro Se Discontinued

10:30 67-2021-CV Smith v. Morea Oven/Pro Se

10:45 97-2021-CV Wayne, Newfield & Hagler v. Grzejka Bugaj/Coleman

11:00 98-2021-CV Geelan v. Projan Rydzewski/Pyrah/Dunlop/Grolnick/Shay

11:15 218-2021-CV Fluck v. Rieder Francis/Pro Se

11:30 248-2021-CV Starzinski v. Titus Brienza/Pro se

11:45 251-2021-CV Lepoidevin v. MacPeek Henry/K.Martin

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