

WAYNE COUNTY BAR ASSOCIATION

OFFICIAL LEGAL JOURNAL

OF WAYNE COUNTY, PA



22nd Judicial District

April 17, 2020

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Honesdale, PA



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Court of Common Pleas 22nd Judicial District:

The Hon. Janine Edwards
President Judge

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



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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.

Subscription Rates

Per Year

Mailed Copy	\$100
Emailed Copy	Free

*Individual copies available for \$5 each
Subscription Year: March–February
Prorated subscriptions available*

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Raising the Bar



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

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

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

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

Hours: Available Upon Request

ACCEPTING DONATIONS NOW!

For Information call the Wayne County Bar Association: (570) 253-9556 or go to
www.waynecountylawyers.org

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.

ADMINISTRATRIX NOTICE

Estate of Vincent Schiumo AKA
Vincent F. Schiumo
Late of Lake Township
ADMINISTRATRIX
Joyce M. Marzella
107 Kings Court
Henryville, NJ 18332
ATTORNEY
Timothy B. Fisher II, Esquire
525 Main Street, PO Box 396
Gouldsboro, PA 18424

4/17/2020 • 4/24/2020 • 5/1/2020

EXECUTRIX NOTICE

Estate of Edward John Rasavage
AKA Edward J. Rasavage
Late of Dreher/ Newfoundland,
Wayne County
EXECUTRIX
Susan Golombos
38126 River Street
Ocean View, DE 19970

4/10/2020 • 4/17/2020 • 4/24/2020

LEGAL NOTICE

Estate of LUCILLE M. FERREY
a/k/a LUCILLE FERREY a/k/a
LUCILLE C. FERREY a/k/a
LUCILLE MYRTLE FERREY

Late of the Township of Paupack,
Wayne County, Pennsylvania.

Letters Testamentary in the
above estate have been granted to
the undersigned, who requests all
persons having claims or demands
against the estate of the decedent to
make known the same, and all
persons indebted to the decedent to
make payment, without delay to:

Todd A. Ferrey
130 Mountain View
Jim Thorpe, PA 18229

or to his Attorney:

THOMAS S. NANOVIC, ESQUIRE
NANOVIC LAW OFFICES
57 Broadway, P.O. Box 359
Jim Thorpe, PA 18229-0359

4/3/2020 • 4/10/2020 • 4/17/2020

ESTATE NOTICE

ESTATE OF Roni W. Zucker, late
of Salem Township, Pennsylvania
(died August 12, 2019). Letters of
Administration have been issued to
Michael D. Walker, Administrator
of the Estate. All those indebted to
said Estate are required to make
payment and those having claims
to present the same without delay

to the Administrator or to Patrick Walsh, Esquire at 715 N. State Street, Clarks Summit, PA 18411.

4/3/2020 • 4/10/2020 • 4/17/2020

OTHER NOTICES

NOTICE

Take notice that the following account has been filed to the Court of Common Pleas of Wayne County, Pennsylvania and will be presented for confirmation on May 5, 2020 at 9:00 a.m., Wayne County Courthouse, Honesdale, Pennsylvania.

FIRST AND FINAL ACCOUNT OF DAVID NONNENMACHER, EXECUTOR OF THE ESTATE OF MILDRED NONNENMACHER, DECEASED

NO. 35- O.C.D.- 2020

4/17/2020 • 4/24/2020

NOTICE OF FILING OF SHERIFF'S SALES

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

**SHERIFF'S SALE
MAY 13, 2020**

By virtue of a writ of Execution instituted by: Ditech Financial 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 10th day of June, 2020 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 lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Mount Pleasant, County of Wayne, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING in the center of the Cochetan and Great Band Turnpike Road, on the westerly line of land of David E. O'Neill; thence running in a southerly direction along land of David E. O'Neill, two hundred fourteen (214) feet to a stake and stone corner; thence running in a westerly direction along lands of Frank J. O'Neill, ninety-three (93) feet, more or less, to stakes and stone corner in line of lands of Frank J. O'Neill; thence running in a northerly direction along Frank J. O'Neill land two hundred fourteen (214) feet to a corner in the center of the Cochetan and Great Sand Turnpike Road; thence running along the center of said Turnpike Road ninety-three (93) feet, more or less, to the place of beginning.

CONTAINING sixty-five rods of land, more or less.

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments,

and appurtenances, whatsoever unto the hereby granted premises belonging or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right title, interest, property, claim and demand whatsoever if her, the said Grantor, as well at law as in equity, of, in and to the same,

To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their and assigns, forever.

BEING KNOWN AS: 332 GREAT BEND TURNPIKE PLEASANT MOUNT, PA 18453

PROPERTY ID: 16-0-0002-0028.-

TITLE TO SAID PREMISIS IS VESTED IN KAREN E. MARTINO AND PETER J. KARWOWSKI, JR., WIFE AND HUSBAND BY DEED FROM KAREN E. MARTINO, MARRIED WOMAN, DATED 04/17/2007 RECORDED 05/17/2007 IN BOOK NO. 3297 PAGE 121

TO BE SOLD AS PROPERTY OF: KAREN E. MARTINO AND PETER J. KARWOWSKI, JR., WIFE AND HUSBAND

Seized and taken in execution as property of:
Karen E. Martino 332 Great Bend Turnpike PLEASANT MOUNT PA 18453
Peter J. Karwowski, Jr. 332 Great Bend Turnpike PLEASANT MOUNT PA 18453

Execution No. 560-Civil-2019
Amount \$81,854.99 Plus additional costs

April 14, 2020
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

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

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

Robert J. Crawley Esq.

4/17/2020 • 4/24/2020 • 5/1/2020

CIVIL ACTIONS FILED

*FROM MARCH 21, 2020 TO MARCH 27, 2020
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2013-21287	KAUFFMAN INVESTORS INC	3/23/2020	SATISFACTION	—
2015-20115	ROBINSON WILLIAM	3/23/2020	SATISFACTION	27,718.49
2017-00390	PNC BANK GARNISHEE	3/27/2020	SATISFACTION	—
2018-00540	ODONNELL JANET M A/K/A	3/23/2020	DEFAULT JUDG IN REM	179,979.74
2018-00540	HOERMANN JANET	3/23/2020	DEFAULT JUDG IN REM	179,979.74
2018-00540	ODONNELL THOMAS P	3/23/2020	DEFAULT JUDG IN REM	179,979.74
2018-00540	ODONNELL JANET M A/K/A	3/23/2020	WRIT OF EXECUTION	179,979.74
2018-00540	HOERMANN JANET	3/23/2020	WRIT OF EXECUTION	179,979.74
2018-00540	ODONNELL THOMAS P	3/23/2020	WRIT OF EXECUTION	179,979.74
2018-20741	JOHNSON LOUISE M	3/24/2020	SATISFACTION	310.02
2018-21260	DEVRIEZE BETH	3/24/2020	SATISFACTION	565.60
2019-00250	ENSLIN BRENDA	3/23/2020	DEFAULT JUDGMENT	1,851.78
2019-00555	CALINESCU VIRGINIA A	3/23/2020	DEFAULT JUDGMENT	111,243.56
2019-20104	JOHANNES LYNN J	3/24/2020	SATISFACTION	353.33
2019-20104	JOHANNES JOY E	3/24/2020	SATISFACTION	353.33
2019-20108	SHAW HENRY III	3/24/2020	SATISFACTION	305.74
2019-20589	CLARKE GRACE	3/23/2020	SATISFACTION	—
2019-20846	DAVID ANNETTE I	3/23/2020	SATISFACTION	—
2019-20846	HRABAR ANNA B	3/23/2020	SATISFACTION	—
2020-00030	MIHALIK KEITH B	3/24/2020	DEFAULT JUDGMENT	6,243.61
2020-00032	SILVIA CHRISTOPHER A SR	3/24/2020	DEFAULT JUDGMENT	3,358.42
2020-20212	LAKEWOOD LODGE AND RESTAURANT INC A CORPORATION	3/23/2020	FEDERAL TAX LIEN	49,590.80
2020-20213	CREWE THOMAS C JR	3/23/2020	FEDERAL TAX LIEN	23,000.31
2020-20213	CREWE DE!DRA J	3/23/2020	FEDERAL TAX LIEN	23,000.31
2020-20214	SCHODEL ROBERT	3/24/2020	FEDERAL TAX LIEN	23,544.21
2020-20215	ASTLE RICHARD J	3/24/2020	JUDGMENT	1,571.25
2020-20216	MUNLEY EVAN PAUL	3/24/2020	JUDGMENT	6,657.75
2020-20217	SENEY JAMES PAUL	3/24/2020	JUDGMENT	2,132.25
2020-20218	TULEYA MICHAEL	3/27/2020	MUNICIPAL LIEN	367.27
2020-20219	MANN JESSICA	3/27/2020	MUNICIPAL LIEN	912.20
2020-20219	BARLETTE DENISE	3/27/2020	MUNICIPAL LIEN	912.20
2020-20220	THOMPSON ADEYINIKI	3/27/2020	MUNICIPAL LIEN	682.61
2020-20220	JONES SELWYN	3/27/2020	MUNICIPAL LIEN	682.61
2020-20221	ROWE JOSEPH K	3/27/2020	MUNICIPAL LIEN	513.35
2020-20221	ROWE SHERIDAN M	3/27/2020	MUNICIPAL LIEN	513.35
2020-20222	DULAY ANDREW W	3/27/2020	MUNICIPAL LIEN	366.17
2020-20223	WILSON INVESTMENTS LLC	3/27/2020	MUNICIPAL LIEN	542.87

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

2020-20224	MEYER MARY E	3/27/2020	MUNICIPAL LIEN	475.93
2020-20225	WILLIAMS TONY L	3/27/2020	MUNICIPAL LIEN	427.34
2020-20225	WILLIAMS AMY	3/27/2020	MUNICIPAL LIEN	427.34
2020-20226	SIMMONS GAYLE	3/27/2020	MUNICIPAL LIEN	794.54
2020-20227	LOGOSKIY JESSIE ESTATE	3/27/2020	MUNICIPAL LIEN	565.06
2020-20228	BIGLIN DAVID	3/27/2020	MUNICIPAL LIEN	366.17
2020-20228	BIGLIN CAROL	3/27/2020	MUNICIPAL LIEN	366.17
2020-20229	SEPE JANICE ESTATE	3/27/2020	MUNICIPAL LIEN	316.17
2020-20229	SEPE JOSEPH	3/27/2020	MUNICIPAL LIEN	316.17
2020-40012	PODUNAJEC JUSTIN OWNER	P 3/23/2020	STIP VS LIENS	—
2020-40012	PODUNAJEC BRITTNEE OWNER	P 3/23/2020	STIP VS LIENS	—
2020-40012	MONTAGE MOUNTAIN HOMES INC	3/23/2020	STIP VS LIENS	—
	CONTRACTOR			

CONTRACT — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2020-00141	PINE TREE PLAZA LLC	PLAINTIFF	3/27/2020	—
2020-00141	UNGER MARIANNE	PLAINTIFF	3/27/2020	—
2020-00141	PRELLCO LLC	DEFENDANT	3/27/2020	—
2020-00141	PRELL HANS	DEFENDANT	3/27/2020	—
2020-00141	PRELL DESIREE	DEFENDANT	3/27/2020	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2020-00140	JPMORGAN CHASE BANK NATIONAL ASSOCIATION	PLAINTIFF	3/26/2020	—
2020-00140	THORNGREN JOSEPH	DEFENDANT	3/26/2020	—
2020-00140	THORNGREN BRANDON	DEFENDANT	3/26/2020	—
2020-00140	THORNGREN TYLER	DEFENDANT	3/26/2020	—
2020-00140	THORNGREN DAVID	DEFENDANT	3/26/2020	—

MORTGAGES AND DEEDS

*RECORDED FROM APRIL 6, 2020 TO APRIL 10, 2020
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Stein Hal	Wayne Bank	Berlin Township	
Stein Shirley			38,361.19
OMalley Lori A	Community Bank	Salem Township	126,100.00
Kundla Christopher	Honesdale National Bank	Lake Township	
Kundla Zenaida Monterona			192,000.00
Scanlon John H IV	Peoples Security Bank & Trust Company	Preston Township	
Kostscanlon Kimberly			185,000.00
Scanlon Kimberly Kost			
Coughlin Michael	Mortgage Electronic Registration Systems	Dyberry Township	
	Mortgage Research Center Veterans United Home Loans		165,000.00
Cherico Edward	Wayne Bank	Lake Township	
Cherico Linda			158,000.00
Allen Klaus	Mortgage Electronic Registration Systems	Salem Township	
Allen Diane	Summit Mortgage Corporation		128,948.00
Serena Joseph R Jr	Mortgage Electronic Registration Systems	Honesdale Borough	
Baker Glenna R	Summit Mortgage Corporation		133,333.00
Hessling Adam J	Mortgage Electronic Registration Systems	Texas Township	
Hessling Noma L	Newrez LLC Newrez L L C		149,114.00
Gehman Pamela M Kerber	Wayne Bank	Damascus Township	
Gehman Frank W			50,000.00
Barbuzano Rosemarie	Mortgage Electronic Registration Systems	Lake Township	
	Finance Of America Mortgage LLC		88,500.00
	Finance Of America Mortgage L L C		
Kuta Norma J	Bank Of America	Damascus Township	160,000.00
Harter Jeffrey	Honesdale National Bank	Salem Township	88,270.00
Morris John	Wayne Bank	Paupack Township	
Morris Jean			65,000.00
Gardas Jeffrey R	FNCB Bank	Damascus Township	
	F N C B Bank		242,000.00

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

Asay Derek Lee	Affinity Federal Credit Union	Paupack Township	
Asay Jennifer Lynn			370,000.00
Roberts Edwin	Mortgage Electronic Registration Systems	Scott Township	
Roberts Evelyn	Quicken Loans Inc		85,550.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Mullaney Sharon	OMalley Lori	Salem Township	Lots 737 & 736
Bickmore Marcia R Tr	Scanlon John H IV	Preston Township	
Marcia R Bickmore Living Trust	Scanlon Kimberly Kost		
Abate Joseph	Cherico Edward	Lake Township	
Abate Lee	Cherico Linda		Lot 1524
Derubba Dale A	Allen Klaus	Salem Township	
	Allen Diane		Lot 288
Vannatta Jean AKA By Agent	Serena Joseph R Jr	Honesdale Borough	
Vannatta Jean K AKA By Agent	Baker Glenna R		
Ciarrocchi Debra J Agent			
Alon & Demski LLC	Barbuzzano Rosemarie	Lake Township	Lot 3652
Alon & Demski L L C			
Fannie Mae AKA	Harter Jeffrey	Salem Township	
Federal National Mortgage Association AKA			Lot 688
KML Law Group			
K M L Law Group			
Herzog McNulty	Herzog McNulty	Honesdale Borough	
Herzog McNulty	Herzog McNulty	Honesdale Borough	Lot 1R
Herzog McNulty	Herzog McNulty	Honesdale Borough	Lot 2R
Olver Hazel E By Agent	Borsdam Sadie	Damascus Township	
Fairburn Wanda Agent			

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