

WAYNE COUNTY BAR ASSOCIATION

# OFFICIAL LEGAL JOURNAL

OF WAYNE COUNTY, PA



22nd Judicial District

March 4, 2022  
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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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*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

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*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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Mailed Copy	\$100
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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**

Kay Bates  
Bonnie L. Carney  
Jonathan J. Dunsinger

**Court Administrator**

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.

**Commissioners**

Brian W. Smith, Chairman  
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Deborah Bates

**Coroner**

Edward Howell

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Catherine Rickard  
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)

District Attorney's Office — Press Release

## WILKES-BARRE MAN ARRESTED FOR SOLICITING SEX FROM A MINOR

March 1, 2022 — Wayne County District Attorney A.G. Howell announced today the arrest of Tasean J. Muldrow, age 27, from Wilkes-Barre, PA. Muldrow was charged with Criminal Attempt to Commit Statutory Sexual Assault, graded as a felony 1st degree; Solicitation to Commit Statutory Sexual Assault, graded as a felony 1st degree; Unlawful Contact With Minors, graded as a felony 1st degree; Criminal Attempt to Commit Involuntary Deviate Sexual Assault, graded as a felony 1st degree; Solicitation to Commit Involuntary Deviate Sexual Assault, graded as a felony 1st degree; Criminal Use of Communication Facility, graded as a felony 3rd degree; and Corruption of Minors, a misdemeanor 1st degree.



**TASEAN J. MULDROW**

According to the Police Criminal Complaint Affidavit of Probable Cause filed by the Wayne County Detectives, the incident began on February 3, 2022 when a county detective was working undercover on the internet, posing as a fifteen-year-old boy. All of the Wayne County Detectives are members of the PA Internet Crimes Against Children Task Force. The detective was contacted by a twenty-seven-year-old man who initially identified himself as “Shawn”. Throughout the investigation, “Shawn” was identified as Tasean J. Muldrow.

Muldrow had conversations with the detective and discussed having sexual relations with the who Muldrow thought was a fifteen-year-old boy. Muldrow made arrangements to travel to Honesdale to meet with the boy to have sexual relations.

On February 28, 2022 at approximately 6:00 pm, Muldrow arrived at the pre-determined location within Honesdale Borough and was taken into custody. A preliminary hearing was conducted by Magisterial District Judge Dunsinger and Muldrow was remanded to the Wayne County Correctional Facility on \$100,000.00 cash bail.

Muldrow's next court appearance is scheduled for March 9, 2022 at 9:00 am.

District Attorney Howell thanks the Wayne County Sheriff's Department, the Honesdale Borough Police Department and the Wayne County Detectives for their cooperation in this investigation and keeping the children of our community safe.

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*\*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**

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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 — February 24, 2022**

CASSIDY CARVELLA FOX, age 21 of Lake Ariel Pa, was sentenced to undergo incarceration in the Wayne County Correctional Facility for a period of not less than 2 months nor more than 12 months for one count Possession of a Controlled Substance-Heroin (M), and one count Possession of Drug Paraphernalia (M). She was also ordered to pay the costs of prosecution, undergo a drug and alcohol evaluation and comply with any recommendations for treatment, continue with mental health treatment and comply with any recommendations for treatment, and maintain employment or provide documentation from a doctor precluding her from employment. The incident occurred on October 21, 2020 in Salem Township.

CHERYL LEE HALL, age 35 of Lake Como Pa, was sentenced to 12 months probation for one count Possession of Drug Paraphernalia (M) and one count of Possession of Controlled Substances-Crystal Methamphetamine (M). She was also ordered to pay the costs of prosecution, undergo a drug and alcohol evaluation and comply with any recommendations for treatment, and obtain employment or provide documentation from a doctor precluding her from employment. The incidents occurred on June 15, 2021 in Buckingham Township and October 13, 2021 in Starrucca Borough.

STEVEN ALLEN HUNSINGER, age 28 of Clarks Summit Pa, was sentenced to 24 months probation for one count Possession of Controlled Substance (M), one count Possession of Drug Paraphernalia (M) and one count Driving While Operating Privilege Suspended/Revoked (S). He was also ordered to pay the costs of prosecution, pay a mandatory minimum fine of \$200.00, undergo a drug and alcohol evaluation and comply with any recommendations for treatment, undergo a mental health evaluation and comply with any recommendations for treatment, and resolve all outstanding warrants within 30 days. The incident occurred on June 23, 2021 in Waymart Borough.

BRANDON KNECHT, age 35 of Lake Ariel Pa, previously sentenced to 2 to 12 months in the Wayne County Correctional Facility for one count Possession of Drug Paraphernalia (M) was remanded to the Wayne County Correctional Facility for a parole violation. On January 3, 2022 the defendant tested positive for cocaine.

JOSEPH ROBERT MAHN, age 31 of Hawley Pa, was sentenced to undergo incarceration in a State Correctional Facility for a period of not less than 36 months nor more than 96 months for one count Criminal Trespass-Break Into Structure (F2), one count Criminal Mischief-Damage Property (M2), one count Criminal Trespass-Enter Structure (F3), one count Possession of a Controlled Substance (M), and one count Possession of Drug Paraphernalia (M). He was also ordered to pay the costs of prosecution. The incidents occurred on November 26, 2020 and December 5, 2020 in Hawley Borough.




DANIEL MARTIN, age 46 of Carbondale Pa, was sentenced to undergo incarceration in the Wayne County Correctional Facility for a period of not less than 9 months nor more than 24 months for one count Tampering With of Fabricating Physical Evidence (M2), and one count Unauthorized Use of Automobiles and Other Vehicles (M2). He was also ordered to pay the costs of prosecution, pay restitution in the amount of \$9,073.57, undergo a drug and alcohol evaluation and comply with any recommendations for treatment, and undergo a mental health evaluation and comply with any recommendations for treatment. The incident occurred between August 12, 2021 - August 26, 2021 in Canaan Township.

CHASE RYAN VINTON, age 31 of Pleasant Mount Pa, was sentenced to 9 months probation for one count of Unsworn Falsification-Statement Under Penalty (M3). He was also ordered to pay the costs of prosecution, participate in and cooperate with the drug and alcohol addiction treatment in accordance with his assessment, undergo a mental health evaluation and comply with any recommendations for treatment, and maintain employment or provide documentation from a doctor precluding him from employment. The incident occurred on August 6, 2020 in Honesdale Borough.

DANIELLE MARIE ZILBERBERG, age 47 of Jenkins Township Pa, was sentenced to 6 months probation for one count False Swearing in Official Matters (M2). She was also ordered to pay the costs of prosecution, pay a fine of \$500.00, and continue with mental health treatment and comply with any recommendations for treatment. The incident occurred on July 23, 2020 in Honesdale Borough.

MICHAEL EDWARD ZABROWSKI, age 39 of Clifford Township, was issued a Bench Warrant for failure to appear in court.



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

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**LEGAL NOTICES**

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

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**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.*

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**EXECUTOR NOTICE**

Estate of Florence G. Southerton  
AKA Florence Geraldine  
Southerton AKA Florence  
Southerton AKA Florence Lau  
Late of Honesdale Borough  
CO-EXECUTRIX  
Mary Anne Reichart  
35 Sportsman Club Road  
Orangeville, PA 17859  
CO-EXECUTOR  
Joseph R. Southerton  
127 Dreisbach Church Road  
Lewisburg, PA 17837  
CO-EXECUTOR  
James P. Southerton  
319 Melmar Drive  
Lewisburg, PA 17837  
ATTORNEY  
Timothy P. Barna, Esq.  
207 Tenth Street  
Honesdale, PA 18431

**3/4/2022 • 3/11/2022 • 3/18/2022**

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**EXECUTOR NOTICE**

Estate of William T. Chesna, Sr.  
AKA William T. Chesna  
Late of Bethany Borough  
EXECUTOR  
John A. Skripka  
13 Village Lane  
Bethany, PA 18431  
ATTORNEY  
Brendan R. Ellis  
1018 Church Street  
Honesdale, PA 18431

**3/4/2022 • 3/11/2022 • 3/18/2022**

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**ADMINISTRATRIX NOTICE**

Estate of Patrick Maholick  
Late of Lehigh Township  
ADMINISTRATRIX  
Marie E. DiPalma  
12 Apple Lane  
Whiting, NJ 08759  
ATTORNEY  
Raymond W. Ferrario  
Suite 528, 538 Spruce Street  
Scranton, PA 18503

**3/4/2022 • 3/11/2022 • 3/18/2022**

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**ESTATE NOTICE**

Notice is hereby given that Letters of Administrator have been granted in the **ESTATE OF ELIZABETH ANNE MCMURRAY** late of 82 Slater Road, Beach Lake, Wayne County, Pennsylvania (died October 5, 2021), to Mark McMurray, as Administrator. All persons indebted



to the said Estate are required to make payment and those having claims to present the same without delay to the Administrator named above in c/o Tammy Lee Clause, Esquire, P.O. Box 241, Newfoundland, PA 18445.

3/4/2022 • 3/11/2022 • 3/18/2022

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### ESTATE NOTICE

Estate of Grace Margaret Augello also known as Grace M. Augello, late of Honesdale Borough, Wayne County Pennsylvania. Any person or persons having claim against or indebted to estate present same to: Michael S. Augello 204 Spring Hill Road, Honesdale, PA 18431 or Marie LaTourette 797 Torrey Road, Honesdale, PA 18431; Attorney for Estate: Stephen Jennings, Esquire, 303 Tenth Street, Honesdale, Pennsylvania 18431.

2/25/2022 • 3/4/2022 • 3/11/2022

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### ESTATE NOTICE

**NOTICE IS HEREBY GIVEN,** that Letters of Administration - CTA have been issued in the Estate of Diane M. Scott, a/k/a Diane Scott, a/k/a Diane Richards, a/k/a Diane M. Richards, who died on December 23, 2021, late resident of Honesdale, Pennsylvania, to Raymond Ackerman, a/k/a Raymond Robert Ackerman, and Nicholas Grenz, a/k/a Nicholas Steven Grenz, Co-Administrators of the Estate. 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 Raymond Ackerman, a/k/a Raymond Robert Ackerman, and Nicholas Grenz, a/k/a Nicholas. Steven Grenz, 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

2/25/2022 • 3/4/2022 • 3/11/2022

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### ADMINISTRATOR NOTICE

Estate of Scott M. Sandercock  
AKA Scott Mead Sandercock  
Late of Cherry Ridge Township  
ADMINISTRATOR  
Mead W. Sandercock  
670 Grove Street  
Honesdale, PA 18431  
ATTORNEY  
Nicholas A. Barna, Esq.  
207 Tenth Street  
Honesdale, PA 18431

2/25/2022 • 3/4/2022 • 3/11/2022

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### EXECUTRIX NOTICE

Estate of Gerard D. Looney AKA  
Gerard Looney  
Late of Lake Township  
EXECUTRIX  
Donna M. Ramos  
1041 The Hideout  
Lake Ariel, PA 18436  
ATTORNEY  
Timothy B. Fisher, II  
P.O. Box 396  
Gouldsboro, PA 18424

2/25/2022 • 3/4/2022 • 3/11/2022

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**EXECUTOR NOTICE**

Estate of Jean Marie Tuman  
Late of Honesdale Borough  
EXECUTOR  
William G. Tuman, Jr.  
107 Wayne St.  
Honesdale, PA 18431  
ATTORNEY  
Brendan R. Ellis  
1018 Church Street  
Honesdale, PA 18431

**2/25/2022 • 3/4/2022 • 3/11/2022**

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**EXECUTOR NOTICE**

Estate of Robert Salvato  
Late of Honesdale Borough  
EXECUTOR  
Adam J. Salvato  
P.O. Box 946  
Honesdale, PA 18431  
ATTORNEY  
Nicholas A. Barna, Esq.  
207 Tenth Street  
Honesdale, PA 18431

**2/25/2022 • 3/4/2022 • 3/11/2022**

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**EXECUTOR NOTICE**

Estate of Tom Q. Moore AKA Tom  
Quest Moore  
Late of South Canaan Township  
EXECUTOR  
Brandon Moore  
11612 Peavy Street  
Glen Allen, VA 23059  
ATTORNEY  
Warren Schloesser, Esq.  
214 Ninth Street  
Honesdale, PA 18431  
(570) 253-3745

**2/25/2022 • 3/4/2022 • 3/11/2022**

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**EXECUTRIX NOTICE**

Estate of Robert W. Wilson AKA  
Robert Wilson  
Late of Berlin Township  
EXECUTRIX  
Pamela S. Wilson  
29 Spruce Drive  
Beach Lake, PA 18405  
ATTORNEY  
Pamela S. Wilson  
29 Spruce Drive  
Beach Lake, PA 18405

**2/18/2022 • 2/25/2022 • 3/4/2022**

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**ESTATE NOTICE**

NOTICE IS HEREBY GIVEN,  
that Letters Testamentary have  
been issued in the Estate of Carol  
L. Simonini, a/k/a Carol Lynn  
Simonini, a/k/a Carolynne  
Simonini, a/k/a Carol Simonini,  
who died on July 31, 2021, late  
resident of Hawley, Pennsylvania,  
to Michael J. McTiernan, a/k/a  
Michael Joseph McTiernan,  
Executor of the Estate. 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 Michael  
J. McTiernan, a/k/a Michael Joseph  
McTiernan, 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**

**2/18/2022 • 2/25/2022 • 3/4/2022**

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**ADMINISTRATRIX NOTICE**

Estate of Anthony Amplo AKA  
Anthony Nelson Amplo  
Late of Honesdale Borough  
ADMINISTRATRIX  
Laurinda Wesolowski  
8 Rustic Lane  
Monroe, CT 06468  
ATTORNEY  
Nicholas A. Barna, Esq.  
207 Tenth Street  
Honesdale, PA 18431

2/18/2022 • 2/25/2022 • 3/4/2022

**OTHER NOTICES**

**LEGAL NOTICE**

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

STEVE HOFER, his heirs,  
successors, and assigns: You are  
hereby notified that the above-  
named Plaintiffs have begun an  
action to quiet title against you  
contesting an unsatisfied mortgage  
lien against property situate at 416  
Wangum Ave., Hawley, PA; said  
mortgage to Steve Hofer, as  
Mortgagee is dated 11/26/2013 and  
recorded in Wayne County Record  
Book 4653 at page 39 in the  
original amount of \$10,000.00 with

a maturity date of 11/26/2016.

The Court has ordered that you be  
served by publication of this  
notice. A full copy of the  
Complaint is held for you at the  
Office of the Prothonotary in the  
Courthouse, Honesdale, PA. You  
are required to file your answer  
within 30 days of this notice. All  
papers to be served upon R.  
Anthony Waldron, Esq. : 8 Silk  
Mill Dr., Ste 215, Hawley, PA  
18428, Attorney for Plaintiff.

If you wish to defend you must enter  
a written appearance personally or  
by attorney and file your defense or  
objections in writing with the Court.  
You are warned that if you fail to do  
so the case may proceed without  
further notice for the relief requested

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IN HONESDALE**

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by Plaintiffs. You may lose money or other property or rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Northeastern Legal Aid  
Courthouse Square  
Honesdale, PA 18431

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

3/4/2022

**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  
MARCH 16, 2022**

By virtue of a writ of Execution instituted by: Deutsche Bank Nat'l. Trust Co., as Trustee for HIS Asset Securitization Corp. Trust 2006-OPT3, Mortgage Pass-Through Certificates, Series 2006-OPT3 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the

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**PAUL MEAGHER, JR.**

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416 MAIN STREET  
HONESDALE, PA 18431

**570.253.0466**

260 DALEVILLE HIGHWAY  
MOSCOW, PA 18444

**570.842.8373**

16th 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 piece or parcel of land situated in the Bor-ough of Honesdale (formerly Texas Township), County of Wayne, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the center of the Main Public High-way which leads from Hones-dale to Bunnelltown, the south-east corner of lot of Mrs. John Hiller; thence North 84 degrees 15 minutes West 266 feet along the Hiller line to a corner in the store wall; thence South 10 degrees East 100 feet along property of Clarence Calloway to a stake and stones corner; thence South 85 degrees 56 minutes East 204 feet along lands of C.C. Brown to a point in the center of the aforemen-tioned public highway; thence along the center of the highway North 28 degrees 30 minutes East 100 feet to the place of BEGINNING. CONTAINING 23,500.00 square feet.

Subject to easements and restric-tions of record.

BEING KNOWN AS: 248 CLIFF STREET HONESDALE, PA 18431

PROPERTY ID: 11-0-0010-0126

TITLE TO SAID PREMISES IS VESTED IN JANICE SEPE AND PATRICK J. GRIFFIN BY DEED FROM JANICE SEPE, DATED March 24, 2003 RECORDED March 24, 2003 IN BOOK NO. 2190 PAGE 186

Seized and taken in execution as property of:  
Joseph Sepe, in his capacity as Co-Administrator and Heir of the Estate of Janice Compton a/k/a Janice Sepe a/k/a Janice Marie Compton a/k/a Janice M. Compton; et al 248 Cliff Street HONESDALE PA 18431

Execution No. 60-Civil-2021  
Amount \$136,892.37 Plus addition-al costs

December 17, 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.

Robert J. Crawley Esq.

2/18/2022 • 2/25/2022 • 3/4/2022

**SHERIFF'S SALE  
MARCH 30, 2022**

By virtue of a writ of Execution instituted by: Midfirst 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 30th day of March, 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 piece or parcel of land situate in the Borough of Honesdale, County of Wayne, and State of Pennsylvania, bounded and described as follows:

Beginning at an alley thirty-three feet wide and running east along said alley four and one-half rods to the southwestern corner of Lot No. 76; thence along the western line of Lot No. 76, north nine rods to the southern line of Lot No. 75; thence west along said line, four and one-half rods to the northeastern corner of Lot No. 78; thence south along said eastern line of Lot No. 78, nine rods to the place of beginning.

Being Lot No. 77 on the map of S.W. and L.M Genung's village

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plot or map, being recorded in Wayne County Deed Book No. 23, page 128.

Tax Parcel ID: 11-0-0012-0027

Address: 107 Linwood Street,  
Honesdale, PA 18431

Being the same property conveyed to Eric F. Schmidt and Trinity A. Derrick, husband and wife who acquired title by virtue of a deed from D & D Property Management II, LLC., dated March 31, 2015, recorded March 31, 2015, at Instrument Number 201500001757, and recorded in Book 4839, Page 39, Office of the Recorder of Deeds, Wayne County, Pennsylvania.

Seized and taken in execution as property of:  
Eric F. Schmidt 107 Linwood Street HONESDALE, PA 18431  
Trinity Derrick 107 Linwood Street HONESDALE PA 18431

Execution No. 638-Civil-2019  
Amount \$75,694.18 Plus additional costs

January 18, 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.**

Stephanie A. Walczak

**3/4/2022 • 3/11/2022 • 3/18/2022**

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**CIVIL ACTIONS FILED**

*FROM FEBRUARY 5, 2022 TO FEBRUARY 11, 2022  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**JUDGMENTS**

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
1997-20072	MATA MARTIN ANTHONY	2/11/2022	SATISFACTION	—
2017-00332	PAPAPIETRO ROCCO	2/08/2022	JUDG IN REM ON VDRCT	281,592.18
2017-00332	PAPAPIETRO ANTHONY	2/08/2022	JUDG IN REM ON VRDCT	281,592.18
2017-00332	PAPAPIETRO JOSEPH	2/08/2022	JUDG IN REM ON VRDCT	281,592.18
2017-20446	TIRADO SALVATORE C JR	2/08/2022	SATISFACTION	—
2017-20446	TIRADO SHARI I	2/08/2022	SATISFACTION	—
2018-20283	ABRUZZESE DEAN	2/11/2022	SATISFACTION	—
2019-20134	BEATTIE HARMONY JEAN	2/11/2022	SATISFACTION	—
2019-20227	ABRUZZESE DEAN	2/11/2022	SATISFACTION	—
2019-20545	ABRUZZESE DEAN	2/11/2022	SATISFACTION	—
2019-20649	INGENITO MATTHEW	2/11/2022	SATISFACTION	—
2019-21068	CAMMARATA SALVATORE	2/11/2022	SATISFACTION	—
2020-20033	ALECKNA DAVID	2/11/2022	SATISFACTION	—
2020-20505	ABRUZZESE DEAN	2/11/2022	SATISFACTION	—
2020-20642	ADAMS TIMOTHY WILLIAM	2/11/2022	SATISFACTION	—
2021-00445	KOVALESKI GREG	2/10/2022	SATISFACTION	—
2021-00473	COUNTERMAN CLANCY	2/11/2022	CONSENT JUDGMENT	5,405.45
2021-00502	AMES ETHAN	2/07/2022	DEFAULT JUDG IN REM	32,053.50
2021-00502	AMES JUTTA	2/07/2022	DEFAULT JUDG IN REM	32,053.50
2021-00518	TUTTLE DEBRA	2/11/2022	DEFAULT JUDGMENT	1,691.34
2022-00048	VAN HORN M LORRAINE	2/10/2022	LIS PENDENS	—
2022-00048	VAN HORN LORRAINE	2/10/2022	LIS PENDENS	—
2022-00048	VAN HORN PAUL	2/10/2022	LIS PENDENS	—
	ESTATE OF			
2022-00052	RITZ DAVID M	2/10/2022	CONFESSION OF JDGMT	65,707.43
2022-20061	PISANO LOUIS G JR	2/07/2022	JP TRANSCRIPT	202.25
2022-20062	GILBERT NANCY M	2/07/2022	JP TRANSCRIPT	2,554.59
2022-20063	KAINE HENRY W	2/07/2022	JP TRANSCRIPT	8,126.76
2022-20064	CURRERI BRANKICA	2/07/2022	JP TRANSCRIPT	897.60
2022-20065	RAKE ROBERT	2/07/2022	JP TRANSCRIPT	1,346.24
2022-20066	VAZQUEZ ORLANDO	2/08/2022	JP TRANSCRIPT	1,195.25
2022-20067	SHERIDAN TIMOTHY A	2/08/2022	TAX LIEN	4,276.40
2022-20068	RADOMSKY MICHAEL E JR	2/08/2022	TAX LIEN	4,300.55
2022-20069	MILLER JUSTIN THOMAS	2/10/2022	JUDGMENT	1,522.75

**APPOINTMENT**

Case No.	Indexed Party	Type	Date	Amount
2022-00051	APPOINTMENT TO FILL VACANCY IN THE OFFICE OF COUNTY AUDITOR	MASTER	2/10/2022	—

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

**COMPLAINT — CONFESSION**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2022-00052	THE DIME BANK	PLAINTIFF	2/10/2022	—
2022-00052	RITZ DAVID M	DEFENDANT	2/10/2022	—

**CONTRACT — DEBT COLLECTION: OTHER**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2022-00041	PORTFOLIO RECOVERY ASSOCIATES LLC	PLAINTIFF	2/08/2022	—
2022-00041	BOULANGER HELEN	DEFENDANT	2/08/2022	—
2022-00056	FIVE STAR EQUIPMENT INC	PLAINTIFF	2/11/2022	—
2022-00056	JOHN MCKEAN EXCAVATING	DEFENDANT	2/11/2022	—
2022-00056	MCKEAN JOHN EXCAVATING	DEFENDANT	2/11/2022	—

**CONTRACT — OTHER**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2022-00042	NESPOR ARTHUR	PLAINTIFF	2/08/2022	—
2022-00042	HOMINETI GEORGE D/B/A	DEFENDANT	2/08/2022	—
2022-00042	HANDY GH	DEFENDANT	2/08/2022	—
2022-00043	KNAPP DOUG	PLAINTIFF	2/10/2022	—
2022-00043	SCIARRINO JOSEPH	DEFENDANT	2/10/2022	—
2022-00046	MINIEN FRANCIS PLAINTIFF/APPELLEE	PLAINTIFF	2/10/2022	—
2022-00046	CAPRI MICHAEL DEFENDANT/APPELLANT	DEFENDANT	2/10/2022	—
2022-00046	PA CERTIFIED CONTRACTORS LLC DEFENDANT/APPELLANT	DEFENDANT	2/10/2022	—
2022-00048	SZUL ANDRIJ V R	PLAINTIFF	2/10/2022	—
2022-00048	SZUL POMPETTI IRENE C	PLAINTIFF	2/10/2022	—
2022-00048	SZUL IRENE C	PLAINTIFF	2/10/2022	—
2022-00048	POMPETTI SZUL IRENE C	PLAINTIFF	2/10/2022	—
2022-00048	VAN HORN M LORRAINE	DEFENDANT	2/10/2022	—
2022-00048	VAN HORN LORRAINE	DEFENDANT	2/10/2022	—
2022-00048	VAN HORN PAUL ESTATE OF	DEFENDANT	2/10/2022	—
2022-00054	HALL DAVID	PLAINTIFF	2/11/2022	—
2022-00054	STATE FARM FIRE AND CASUALTY COMPANY	DEFENDANT	2/11/2022	—

**MISCELLANEOUS — OTHER**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2022-00053	BURLEIGH MERCEDES CLUNE	PLAINTIFF	2/11/2022	—
2022-00053	CLUNE BURLEIGH MERCEDES	PLAINTIFF	2/11/2022	—
2022-00053	CREDIT CORP SOLUTIONS INC	DEFENDANT	2/11/2022	—

**PETITION**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2022-00044	1972 HONDA CL 350 MOTORCYCLE VIN CL3505006153	PETITIONER	2/10/2022	—
2022-00044	DECKER JOHN	PETITIONER	2/10/2022	—
2022-00045	1982 CHEVROLET ELCAMINO VIN #GCCW80K6CR103483	PETITIONER	2/10/2022	—
2022-00045	DECKER JOHN D	PETITIONER	2/10/2022	—
2022-00049	VEHICLE IDENTIFICATION NUMBERS	PETITIONER	2/10/2022	—
2022-00049	VIN# JYA2EG009GAOOO131	PETITIONER	2/10/2022	—
2022-00049	VIN# JH2SC1502EMOO1852	PETITIONER	2/10/2022	—
2022-00049	VIN# 17227J2011-2	PETITIONER	2/10/2022	—
2022-00049	VIN# JKAZL2A15FB504066	PETITIONER	2/10/2022	—
2022-00049	VIN# RC013002808	PETITIONER	2/10/2022	—
2022-00049	VIN# JKAKZBB14BA002048	PETITIONER	2/10/2022	—
2022-00049	VIN# JH2RC130XDM008578	PETITIONER	2/10/2022	—
2022-00049	VIN# CB750A7205560	PETITIONER	2/10/2022	—
2022-00049	VIN# JS1GU71A3B2103711	PETITIONER	2/10/2022	—

**REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2022-00055	SANTANDER BANK N A	PLAINTIFF	2/11/2022	—
2022-00055	RAINFORTH DONNA ADMINISTRATRIX	DEFENDANT	2/11/2022	—
2022-00055	ESTATE OF THOMAS G RAINFORTH DECEASED	DEFENDANT	2/11/2022	—

**TORT — MOTOR VEHICLE**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2022-00050	REED JASON	PLAINTIFF	2/10/2022	—
2022-00050	KRAUSE LEE	DEFENDANT	2/10/2022	—
2022-00050	PROGRESSIVE ADVANCED INSURANCE COMPANY	DEFENDANT	2/10/2022	—

**TORT — PREMISES LIABILITY**

Case No.	Indexed Party	Type	Date	Amount
2022-00047	BENNETT GARY	PLAINTIFF	2/10/2022	—
2022-00047	BLACK AND BRASS COFFEE ROASTING CO D/B/A	DEFENDANT	2/10/2022	—
2022-00047	BLACK AND BRASS FALLS	DEFENDANT	2/10/2022	—

**MORTGAGES AND DEEDS**

*RECORDED FROM FEBRUARY 14, 2022 TO FEBRUARY 25, 2022  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

<b>GRANTOR</b>	<b>GRANTEE</b>	<b>LOCATION</b>	<b>AMOUNT</b>
Stanley Robert L	Mortgage Electronic Registration Systems	Lake Township	
Stanley Alena N	Everett Financial Inc Supreme Lending		117,793.00
Lawrence Jeffrey	PNC Bank	Paupack Township	
Lawrence Kathleen	P N C Bank		337,500.00
Knichel Melissa A	Mortgage Electronic Registration Systems	Berlin Township	
	Summit Mortgage Corporation		186,558.00
McConeghy Thomas R Jr	Honesdale National Bank	South Canaan Township	
McConeghy Marianne			330,800.00
Conway Jennifer H	Mortgage Electronic Registration Systems	Lake Township	
	Rocket Mortgage		163,097.00
Ribando Anthony P	Mortgage Electronic Registration Systems	Lehigh Township	
	Sistar Mortgage Company		111,642.00
Simon Jacob Maxwell	Mortgage Electronic Registration Systems	Preston Township	
	SWBC Mortgage Corp S W B C Mortgage Corp		358,050.00
Deleon Frank S	Mortgage Electronic Registration Systems	Salem Township	
Deleon Rafaela M	Meadowbrook Financial		202,500.00
Weidman Dawn A	Mortgage Electronic Registration Systems	Lehigh Township	
	Carrington Mortgage Services		124,699.00
Beahr Tod Joseph	Mortgage Electronic Registration Systems	Paupack Township	
Peltonen Tracy Ann	Family First Funding LLC Family First Funding L L C		151,515.00
Latourette Kevin	Jeff Bank	Berlin Township	900,000.00
Romano Charles	Mortgage Electronic Registration Systems	Lake Township	
Romano Loredana	Rocket Mortgage		327,250.00
Gallon Christian	Mortgage Electronic Registration Systems	South Canaan Township	
	Mortgage Research Center Veterans United Home Loans		213,807.00

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

Reichart John	Mortgage Electronic Registration Systems	Paupack Township	
Reichart Yesenia	Developers Mortgage Company		350,000.00
Breidenstein Benjamin	Pennymac Loan Services	Waymart Borough	
Wolfe Cassandra	Mortgage Electronic Registration Systems		213,210.00
Riley Joseph	Wayne Bank	Oregon Township	
Riley Jordan			71,500.00
Lorenzo Domenica Angelino	Mortgage Electronic Registration Systems	Lake Township	
Lorenzo Vincent	NFM Inc N F M Inc NFM Lending N F M Lending		182,400.00
Diehl Gregory P	Amerisave Mortgage Corporation Mortgage Electronic Registration Systems	Damascus Township	224,000.00
Robertson John	Honesdale National Bank	Paupack Township	80,000.00
Serrano Alexandria By Agent	Mortgage Electronic Registration Systems	Salem Township	
Symanski Nicolas Symanski Nicolas Agent	Hartford Funding		219,600.00
Corcoran Sarah R Corcoran Casey	Wayne Bank	Dreher Township	253,700.00
Carachilo Anthony	Mortgage Electronic Registration Systems Mortgage Research Center Veterans United Home Loans	Waymart Borough	150,483.00
McGrady James	Mortgage Electronic Registration Systems	Salem Township	
McGrady Sharron	Rocket Mortgage		114,460.00
Barry Maureen	Wayne Bank	Lake Township	100,000.00
Errico Bonnie	Mortgage Electronic Registration Systems	South Canaan Township	
Errico Peter	Rocket Mortgage		158,000.00
Birmelin Carolyn R	NET Federal Credit Union N E T Federal Credit Union	Lake Township	21,000.00
Kravetsky Mikayla L	Mortgage Electronic Registration Systems	Buckingham Township	
Gross Joseph	Rocket Mortgage		240,269.00
Coughlin Michael	New Day Financial Mortgage Electronic Registration Systems	Dyberry Township	196,200.00
Diener William K	Mortgage Electronic Registration Systems	Paupack Township	
Diener Kimberlie S	Mortgage America Inc		428,000.00
Blath Brian	Mortgage Electronic Registration Systems	Paupack Township	
May Michelle	Kearny Bank		200,000.00



Mshvidobadze Raul	Mortgage Electronic Registration Systems	Lake Township	
Begiasvili Luka	Amres Corporation		204,800.00
Orinick Richard T	PNC Bank	South Canaan Township	
Orinick Laurie R	P N C Bank		100,000.00
Lewis Richard AKA By Agent	Community Bank	Lehigh Township	
Lewis Robert AKA			35,000.00
Lewis Richard Allen AKA By Agent			
Lewis Robert Allen AKA			
Lewis Robert Allen Agent			
Morton Danielle	Wayne Bank	Paupack Township	215,000.00
Chen Samantha Courtney	JPMorgan Chase Bank J P Morgan Chase Bank	Salem Township	239,200.00
Wilson Michael	Mortgage Electronic Registration Systems	Honesdale Borough	
	First National Bank Of Pa		205,050.00
Zuvic Kyle	Honesdale National Bank	Paupack Township	50,000.00
Casper Rebecca B	Honesdale National Bank	Lebanon Township	20,000.00
Mattice Edward	Honesdale National Bank	Cherry Ridge Township	50,000.00
Durmiaki Michele	Honesdale National Bank	Clinton Township	35,000.00
Salamone Albert A	Mortgage Electronic Registration Systems	Lake Township	
Salamone Jennifer M	Amres Corporation		100,000.00
Coletta Tod J	Mortgage Electronic Registration Systems	Paupack Township	
Coletta Susan V	Cake Mortgage Corp Millennial Home Lending		384,500.00
Sarubbi Judith A	Wayne Bank	Lebanon Township	
Sarubbi Edward J Jr			436,900.00
Dima Anthony J Sr AKA	Honesdale National Bank	Lake Township	
Dima Anthony AKA			328,500.00
Dima Kelli			
Scenic View Investments	Sullivan Debbie	Lake Township	375,000.00
Yakovlev Oleg	Citizens Bank	Paupack Township	
Yakovlev Dmitry			244,000.00
Yeager Brian M	Mortgage Electronic Registration Systems	South Canaan Township	
	Summit Mortgage Corporation		356,000.00
Rowe John J IV	Servion Inc	Lake Township	
Rowe Catherine H			385,000.00
Fehringer Jonathan	Filo Mortgage	Paupack Township	
Fehringer Cynthia A	Mortgage Electronic Registration Systems		200,000.00
Gundersen Magne	Bank Of America	Salem Township	
Gundersen Susan L			100,000.00
Nebzydowski Andrew	First National Bank Of Pa	Mount Pleasant Township	50,000.00
Myers David Mikaele	Honesdale National Bank	Mount Pleasant Township	99,900.00
Francis Bret	Dul Christine AKA	Clinton Township 1	
Swendsen Maria	Dul Krystyna AKA		5,000.00

Peary Kristina Nicole	Wayne Bank	Honesdale Borough	110,000.00
McConnell Ann Marie	Mortgage Electronic Registration Systems	Honesdale Borough	133,300.00
Lygeris Nicollette	Dime Bank	Paupack Township	110,000.00
Lygeris George Duran Niurka B	Mortgage Electronic Registration Systems	Texas Township 1 & 2	187,000.00
Beers Norman	Summit Mortgage Corporation		
Sweeney Caitlin	Mortgage Electronic Registration Systems	Paupack Township	175,920.00
Sweeney Sean	Rocket Mortgage		
Parrott Jonathan Koh Adeline	Wells Fargo Bank	Damascus Township Damascus & Berlin & Oregon Twp	620,000.00
		Oregon Township Oregon & Damascus & Berlin Twp	620,000.00
		Berlin Township Berlin & Damascus & Oregon Twp	620,000.00
Padua Evan C	Mortgage Electronic Registration Systems	Damascus Township	211,500.00
Padua Chereene S	Summit Mortgage Corporation		
Burkavage John D Burkavage Matthew J	FNCB Bank F N C B Bank	Berlin Township Berlin & Oregon Twps Oregon Township Oregon & Berlin Twps	200,000.00 200,000.00
Morgan Michael Morgan Brianne	Honesdale National Bank	Lake Township	288,000.00
Smucker David A	Bank Of Bird In Hand	Paupack Township	127,200.00
Hatch David H Tr	Mortgage Electronic Registration Systems	Salem Township	220,000.00
David H Hatch Revocable Trust Hatch Dylan R Tr Dylan R Hatch Revocable Trust	MLB Residential Lending M L B Residential Lending		
Avery Frederick L	Mortgage Electronic Registration Systems	Berlin Township	337,500.00
Avery Theresa	American Advisors Group		
Avery Frederick L Avery Theresa	Housing & Urban Development	Berlin Township	337,500.00
Gallagher Keith R	Mortgage Electronic Registration Systems	Lake Township	181,900.00
Gallagher Katherine M	Contour Mortgage Corporation		
Dilorenzo Jason	Leaderone Financial Corporation	Dreher Township	375,000.00
Romeo Andrea	Mortgage Electronic Registration Systems		

Warfield Kevin L	Wayne Bank	Damascus Township	
Warfield Julie Ann		Damascus & Lake Twps	295,000.00
		Lake Township	
		Lake & Damascus Twps	295,000.00
Hartman Stanley	JPMorgan Chase Bank	Berlin Township	
Hartman Stacie	J P Morgan Chase Bank		213,400.00
Lupola Lorraine	Home Point Financial Corporation	Lake Township	
	Mortgage Electronic		
	Registration Systems		265,500.00
Petersen Eric D	Mortgage Electronic		
	Registration Systems	Buckingham Township	
Petersen Madison	Broker Solutions Inc		221,000.00
	New American Funding		
Garcia Erminson	Pennymac Loan Services	Lake Township	
Gilligan Dyan J	Mortgage Electronic		
	Registration Systems		210,293.00
Rander Erik D	Mortgage Electronic		
	Registration Systems	Paupack Township	
Rander Christine F	United Wholesale Mortgage		200,000.00
Velandia Saarah	Mortgage Electronic		
	Registration Systems	Paupack Township	
	Nationwide Mortgage Bankers Inc		391,500.00
Wulff Jason Lee	Honesdale National Bank	Texas Township 3	
Wulff Melanie			191,200.00
Carmano John	Wayne Bank	Palmyra Township	
Carmano Lauren			300,000.00
Melillo Lawrence	Wayne Bank	Lake Township	
Allegrucci Marion M			240,000.00
Gray Amanda	Mortgage Electronic		
	Registration Systems	Salem Township	
Gray Justin	Neighbors Bank		186,868.00
Fylstra Nicholas J	Mortgage Electronic		
	Registration Systems	Paupack Township	
Fylstra Kristin	Rocket Mortgage		231,959.00
Rizzi Michael	Wayne Bank	Hawley Borough	30,000.00
Rizzi Michael	Wayne Bank	Hawley Borough	25,000.00
Khan Rizwan U	Mortgage Electronic		
	Registration Systems	Damascus Township	
	Summit Mortgage Corporation		199,000.00

**DEEDS**

Lawrence Nancy	Lawrence Jeffrey	Paupack Township
Lawrence Steven	Lawrence Kathleen	
Pont Sarah		
Lawrence Gary		
Lawrence Benedetta M		
Fobes Joseph Robert Jr	Robbins Walter David	Clinton Township 1
Fobes Benita A	Robbins Susan Jane	Lot 3
Arch Mary Y	Arch Mary Y	Damascus Township
Whitmore Robert	Knichele Melissa	Berlin Township
Bayly Barbara Jean Adm	Bayly Barbara Jean	Canaan Township
Wells Letitia M Est	Vaughan Jane Marie Bayly Kathryn Mary	
Bayly Barbara Jean Adm	Bayly Barbara Jean	Canaan Township
Wells Letita E Est AKA	Vaughan Jane Marie	
Wells Letitia Esther Matthews Est AKA		Bayly Kathryn Mary
Wells Letitia Est AKA		
Herb Robert R	Simon Jacob Maxwell	Preston Township
Herb Joan P		
Howell John B	Deleon Frank S	Salem Township
Howell Cheryl L	Deleon Rafaela M	Lot 460
Moy Suzanne Exr	Weidman Dawn A	Lehigh Township
Larneard John W III Est AKA		
Larneard John W Est AKA		
Kerkeslager John T	Behr Tod Joseph	Paupack Township
Kerkeslager Tanya L	Peltonen Tracy Ann	
Ritter Bruce Exr	Khoury Glenn	Paupack Township
Ritter David Michael Exr By Af		
Ritter Dorothy E Af		
Ritter Bruce		
Ritter Kathy		
Ritter David Michael By Af		
Ritter Dorothy E		
Ritter Marion A Est		
Dux Philip H	Latourette Kevin	Berlin Township
Dux Therese		
Farley Joseph	Romano Charles	Lake Township
Farley Kristi	Romano Loredana	Lot 4343
Kruk Marek	Kruk Marek	Lake Township
Kruk Jadwiga		Lot 17
Eslinger Katie A	Gallon Christian	South Canaan Township
ONeill Dolores R Exr By Agent	Hickey John R III	Scott Township
ONeill F James Est	Hickey Christopher J	Lot 4
ONeill William P Agent		
Bone Claude H Est	Utter Nancy	South Canaan Township
Waters George Jr Adm		
Utter Nancy Adm		
Sales Alessandro Barbosa	Robinson Vincent	Lake Township
Pinto Djalma D	Sales Alessandro Barbosa	Lake Township

Bakke Alfred	Rutuelo Arlene Tr	Buckingham Township
Bakke Helene AKA	Alfred Bakke Trust	
Bakke Helen AKA	Helene Bakke Trust	
Ellen Memorial Health Care		
Center Honesdale	Zabady Enterprises Inc	Texas Township 1 & 2
Zabady Robert G	Zabady Enterprises Inc	Texas Township 1 & 2
Kaulfers Kim Gregg	Kaulfers Derek Scott	Damascus Township
Ellen Memorial Health Care		
Center Honesdale	Zabady Enterprises Inc	Texas Township 1 & 2
Ellen Memorial Health Care		
Center Honesdale	Zabady Enterprises Inc	Texas Townshi~ 1 & 2
Ellen Memorial Health Care		
Center Honesdale	Zabady Enterprises Inc	Texas Township 1 & 2
Ridd Russell A	Riley Jordan	Oregon Township
Ridd Molly L	Riley Joseph	
Stasi Randolph	Babiline LLC	Lehigh Township
Stasi Stanley Jr	Babiline L L C	
Firmstone Steven G	Rickan Inc	Honesdale Borough
Firmstone Ronald J		Parcel 4
Sales Alessandro Barbosa	Harris Korie E	Lake Township
Sales Alessandro Barbosa	Harris Korie E	Lake Township
Sales Alessandro Barbosa	Kelly Edward J	Lake Township
Pak Stanislav	Lorenzo Vincent	Lake Township
	Lorenzo Domenica Angelino	Lot 4210
Hegarty Kevin	Ryjav Alexandre	Paupack Township
Murray Dorothy F	Ryjova Irina	Lot 503
Benezra Anita	Serrano Alexandria	Salem Township
	Symanski Nicolas	Lot 439
Underwood Darrell	Underwood Darrell	Paupack Township
Underwood Derek		
Ferraro Matthew	Carachilo Anthony	Waymart Borough
Minor Dorisa		
Ferraro Dorisa		
Gomez Jack	McGrady James	Salem Township
Gomez Stella	McGrady Sharron	
Utter Nancy	Errico Bonnie	South Canaan Township
	Errico Peter	
Matzelle Rose	Matzelle Jon Taylor	Berlin Township
	Matzelle Richard Jr	Lot 6
	Diaz Sean	
Depew Leigh	Zack Michael	Dyberry Township
Depew Rebecca	Nebzydoski Daniel	
Gruszkiewicz Joseph Jr	Equity Trust Company	Scott Township
Tucker Kevin	Kravetsky Mikayla	Buckingham Township
Viig Jocelyn R	Gross Joseph	
Caulfield Jeffrey	Diener William K	Paupack Township
Caulfield Nicole	Diener Kimberlie S	Reml: Lot 6
Poling Kurt J	May Michelle	Paupack Township
Poling Barbra A	Blath Brian	

Rana Anthony J	Mshvidobadze Raul	Lake Township	
Rana Marta Jaramillo	Begiashvili Luka		Lot 3300
Czubowicz Stanley J	Kovaleski Gregory	Lake Township	
Czubowicz Sharon E	Kovaleski Brenda		
Mardjokic Nikola	Mardjokic Nikola	Salem Township	
Mardjokic Marianne L	Mardjokic Marianne L Brezicha Kristina Franciska		
Buscaglia John S By Agent	Buscaglia Family Trust	Preston Township	
Buscaglia Joann Agent			
Morton Florence E	Morton Danielle	Paupack Township	
Morton Danielle			Lot 21
Chen Vallie Parker Est AKA	Strickland Spring Chen	Sterling Township	
Chen Vallie P Est AKA			Lot 28
Strickland Spring Chen Exr			
Pellegrino John	Chen Samantha Courtney	Salem Township	Lot 1962
Shelp Douglas J	Wilson Alyssa J	Waymart Borough	
Shelp Patricia A			
Musgrove William M	Wilson Michael	Honesdale Borough	
Musgrove Bernadette			Lot 32
Miller Christopher	Howell Alfred J	Dreher Township	
Miller Kelly			
Scalice Salvatore J Tr	Salamone Albert A	Lake Township	
Scalice Lisa Tr	Salamone Jennifer M		Lot 1826
Salvatore J Scalice Joint Living Trust			
Lisa Scalice Joint Living Trust			
Theobald A Ann AKA By Af	Robson Christopher	Oregon Township	
Theobald Ann AKA By Af	Robson Betty Ann Theobald		
Robson Betty Ann Af			
Cianni Fred	Scenic View Investments	Salem Township	
Cable Barbara			Lot 835
Trovato Angelo C	Yakovlev Oleg	Paupack Township	
	Yakovlev Dmitry		Lot 337
KDG Real Estate	Buricea Daniel M	Salem Township	
K D G Real Estate	Buricea Cristina R		Lot 16
KDG Management			
K D G Management			
Dogwood Lane Enterprises	Petra Real Estate Group	Lake Township	Lot 1038
Devita Michelle Lynn Adm	Yeager Brian M	South Canaan Township	
McGonigal Kevin A Est			Lot C
OShea Theresa Griffin	Rowe John J IV	Lake Township	
OShea Denis A	Rowe Catherine H		Lot 2943
Giknis John A	Kuhn Christopher	South Canaan Township	
Giknis Elaine R	Kuhn Lauren		
Tholan Kevin	Bainbridge Kelly	Paupack Township	
Iurato Russell	Iurato John	Scott Township	
	Iurato Kathleen		



Lake Region Development Iii	Pranzo Denise Pranzo Thomas	Hawley Borough	
Pollard Tania A Exr AKA Pollard Tania Alexandra Exr AKA Pollard Paul E Est	Myers David Mikaele	Mount Pleasant Township	
Dul Christine AKA Dul Krystyna AKA	Francis Bret Swendsen Maria	Clinton Township 1	
Miller Ann Marie McConnell Ann Marie McConnell Shane Michael	McConnell Ann Marie	Honesdale Borough	Lot 1
Lepinski Stephen Sr AKA Lepinski Stephen AKA	Lepinski Stephen Sr Lepinski Mark	Salem Township	
Ekstowicz Raymond Ekstowicz Anne	L Ygeris George Duran Niurka B Lygeris Nicollette	Paupack Township	Lot 201
Fourboysilove	Burdo Scott Orefice Thomas S	Hawley Borough	
Vonorden Harry AKA Vanorden Harry AKA Vanorden April	Laplace Robert G Laplace Joann	Paupack Township	
Stegner Clyde A J R Stegner Agusta Mae	Beers Norman	Texas Township 1 & 2	
Isetts William F Iii Isetts Lynn M	Sweeney Caitlin Sweeney Sean	Paupack Township	Lot 355
Defini Kathleen Claire Exr AKA Divini Kathleen Claire Exr AKA	Parrott Jonathan Koh Adeline	Berlin Township Berlin & Damascus & Oregon Twp Damascus Township Damascus & Berlin & Oregon Twp Oregon Township Oregon & Berlin & Damascus Twp	
Bechtold Bruce Charles Est AKA Bechtold Charles Bruce Est AKA		Damascus Township Damascus & Berlin & Oregon Twp Oregon Township Oregon & Berlin & Damascus Twp	
Merritt Joanne	Padua Evan C Padua Cherehe S	Damascus Township	Lot 1
Walker Paul B	Walker Paul Brian Tr Walker Jennifer Lynn Tr Walker Family Living Trust	Mount Pleasant Township	
Beahm Joseph Beahm Kelly	Larregui Moises Larregui Rebekah	Lehigh Township	Lot 290
Beahm Joseph Beahm Kelly	Larregui Moises Larregui Rebekah	Lehigh Township	Lot 291
Beahm Joseph Beahm Kelly	Larregui Moises Larregui Rebekah	Lehigh Township	Lot 301
Beahm Joseph Beahm Kelly	Larregui Moises Larregui Rebekah	Lehigh Township	Lot 302
Quigley Kendall	Morgan Michael Morgan Brianne	Lake Township	Lot 26

Handle William P	Handle William P	Paupack Township	
Handle Donna A			Lot 23 C
Buchanan Richard	Smucker David A	Paupack Township	
Buchanan Kathleen M			Lot 248
Dipietropolo James	Hatch David H Tr	Salem Township	
Dipietropolo John	David H Hatch Revocable Trust		
Dipietropolo Leeann	Hatch Dylan R Tr		
Reynolds Laurie	Dylan R Hatch Revocable Trust		
Schmick Del T	Tigue William J	Salem Township	
Schmick Ruth			
Eng Steven	Gallagher Keith R	Lake Township	
Eng Ingrid	Gallagher Katherine M		Lot 965
James Amy B	Gibbs Amy B	Palmyra Township	
Gibbs Amy B	Gibbs Timothy		
Davis John	Warfield Kevin L	Lake Township	
Jackson Sarah	Warfield Julie Ann		Lot 39
Davis Sarah			
Hunt Roger D	Hartman Stanley	Berlin Township	
Hunt Patricia A	Hartman Stacie		Lot 1
Freiermuth Sue Ann M			
Pietraru Dinu	Lupola Lorraine	Lake Township	
Olanescu Andrea			Lot 3720
Steigerwalt Dale	Steigerwalt Dale	Salem Township	
Steigerwalt Marie	Steigerwalt Marie		

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Ciprian Gino	Ciprian Gino	Salem Township	
Gensiak Kristen			
Petersen Eric D	Petersen Eric D	Buckingham Township	
	Petersen Madison		
Breezewood Land			
Development Co Inc	Maher Pamela C	Lehigh Township	
	Starke Kevin B		Lot 355
Breezewood Land			
Development Co Inc	Maher Pamela C	Lehigh Township	
	Starke Kevin B		Lot 356
Shima Zamir	Rander Erik D	Paupack Township	
Sema Jonida	Rander Christine F		Lot 106
Anchor Real Estate Group	Velandia Saarah	Paupack Township	Lot 65
Masciangelo Mark	Wulff Jason Lee	Texas Township 3	
Abbott Daniel S	Wulff Melanie		Lot A
Danmarkk Properties			
Lee Shihwei	Acosta Milton	Lake Township	
Lee Shih Wei			Lot 3007
Lee Fong			
Melillo Lawrence	Melillo Lawrence	Lake Township	
	Allegrucci Marion M		Lot 2923
Grella Anthony	Digangi Patrick	Buckingham Township	
Grella Catherina	Digangi Chollet		Lot 1
Kasch Homes Inc	Gray Amanda	Salem Township	
	Gray Justin		
Wayne County Tax Claim Bureau	County Of Wayne	Honesdale Borough	
Sell William G			
Diaz Luis	Tredstone Ltd	Lake Township	
Diaz Donna	Tredstone Ltd		
Davis Elizabeth Tr	Davis Elizabeth W	Salem Township	
Arthur M Davis GST Exempt			
Bypass Trust			
Arthur M Davis G S T Exempt			
Bypass Trust			
Karuzie Lisa Ann Exr	Karuzie Lisa Ann	Lake Township	
Denero Anthony J Est	Denero Alan		Lot 847
Kreznar Richard J	Khan Rizwan U	Damascus Township	
Lee Nancy Lew			

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

---

**Monday, March 7, 2022**

9:00 AM

Settlement of a Small Estate  
133-2021-OCD Estate of O’Neil Pro Se Was order to file signed  
Verification prior to hearing  
137-2021-OCD Estate of Krol Pro Se  
2-2022-OCD Estate of Walter Pro Se  
4-2022-OCD Estate of Weston Gregory

---

9:30 AM

KMJ General v D&D Homes 355-2020-CV  
NJ Trial  
Farley/Santomauro

---

1:00 PM

In Re: Estate of Giles 7-2022-OCD  
Incapacity & Appointment of Guardian of person and estate  
Crossen/Rechner

---

1:30 PM

In re: K.M. 132-2021-OCD  
Incapacitation Hearing  
Zimmer/Campbell

**Tuesday, March 8, 2022**

9:00 AM

Dependency

---

1:00 PM

Name Changes  
526-2021-CV In Re: Pizzo Pro Se  
546-2021-CV IN Re: Maranilli Pro Se

---

1:30 PM

In Re: B.B.C 19-2021-AD  
TPR of Dad & Petition to Confirm consent Mother  
Germain/Ellis

**Wednesday, March 9, 2022**

2:00 PM

In re: D.R. 5-2017-DP  
Permanency Review

---

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

---

**Friday, March 11, 2022**

9:00 AM  
IN Re: R.F; A.F & P.F 42,43,44-2021-DP  
Permanency Review  
Rechner/Campbell/Burlein/Martin II/Collins

---

9:30 AM  
IN Re: K.S4-2022-DP  
Adjudication  
Rechner/ Martin II/Collins/

---

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

---

**Tuesday, March 8, 2022**

8:30 AM  
Paul v. Paul 22-2017-DR  
Primary Custody Hearing  
Bugaj/Campbell

---

1:00 PM  
Demand Supports

---

2:00 PM  
Non-Supports

---

**Wednesday, March 9, 2022**

9:00 AM  
Central Court 3rd Floor Courtroom

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12:00 PM  
Drug Court Team Meeting

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12:30 PM  
Drug Court

---

**COURT CALENDAR — THIRD FLOOR HISTORIC COURTROOM**

*March 7, 2022–March 11, 2022*

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**Thursday, March 10, 2022**

8:45 AM  
Extradition  
Antonio Marquis Johnson- SCI Waymart by video

---

9:00 AM  
Formal Arraignments

---

9:00 AM  
Commonwealth Matters  
Sentencing 371 & 372-2018-CR Suave, Sarah Burlein  
Sentencing 425-2021-CR Pascavage, Anthony Martin II  
Sentencing 280-2021-CR Prout, Arthur Pro se  
Sentencing 176-2021-CR Williams, Matthew Ackourey  
Hearing on Petition for Re-Parole 276 & 278-2020-CR Hyland, Julian  
Zimmerman

---

10:30 AM  
In Re: C.D. 24-2021-JV  
Probation Violation Hearing  
DA/Martin II

---

11:00 AM  
In Re: G.D. 40-2021-JV  
Contested Adjudication  
DA/Zimmerman

---

1:00 PM  
Commonwealth Matters

---

2:00 PM  
Plea Offers  
295-2019-CR Poplawski, George Brown  
87-2016-CR Hill, Shalena Pro Se  
375-2020-CR Tigue, Roy Zimmerman  
369 & 370-2021-CR Brown, Kevin Farrell  
208-2021-CR Vanderhoff-Delong, Autumn Burlein  
411-2021-CR Hyland, Julian Zimmerman



**COURT CALENDAR — THIRD FLOOR HISTORIC COURTROOM**

*March 7, 2022–March 11, 2022*

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**Friday, March 11, 2022**

9:00 AM

PFA

25-2022-DR Yatsonsky/Yatsonsky Rechner/Bugaj

83-2022-DR Rossini v. Vanorden Rechner/ Stepkovitch

100-2022-DR Mullican v. Curtis Pro Se/ Pro Se

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10:00 AM

Johannes v. Johannes 615-2016-DR

Contempt

Bugaj/Ellis

---

**ARBITRATION**

*March 7, 2022–March 11, 2022*

---

**Monday, March 7, 2022**

9:00 AM

Status Conferences

9:00 330-2021-CV Jensen v. Miszler Donnelly/ Farias

9:15 363-2021-CV Sterling Township v. Amacher Treat/Pro Se

9:30 394-2021-CV Hocking & Ocasio v. Castek Krowiak/Munley/Higgins

9:45 399-2021-CV Stevens v. Midlantic contracting & Hewitt Martin II/Pro  
Se

10:00 408-2021-CV Migdol v. Sterling Marina Grant/Kessler & Philip

10:15 425-2021-CV Excell Homes v. Smith Bugaj/Clause

10:30 443-2021-CV Korman v. Irish T.Farley/Lalley

10:45 211-2021-CV Capital One v. Grolimund Ratchford/Farrell

11:15 1-2015-EDD Indian orchard v. Penndot Schneider/Westervelt/Watters

11:30 222-2020-CV Gordon v. Gordon Clause/Farrell

11:45 274-2021-CV Ishman v. Rousnavilli Clause/Gregory

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1:00 PM

Surace v. Surace 138-2019-DR

Custody Hearing (Zimmerman)

Martin II/ Campolieto

---

**ARBITRATION**

*March 7, 2022–March 11, 2022*

---

**Tuesday, March 8, 2022**

1:00 PM  
Raba v. Dimino 407-2018-DR  
Custody Hearing (Zimmerman)  
Bugaj/Campbell

**Friday, March 11, 2022**

9:00 AM  
Qualters v. Qualters & Spacone 16-2014-DR  
Conciliation Conference (Karam)  
T.Farley/Thomas

---

9:30 AM  
Verchuk v. Griffin 179-2018-DR  
Conciliation Conference (Karam)  
Pro Se/ Pro Se

---

10:00 AM  
Rave v. Sugerik 81-2022-DR  
Conciliation Conference (Karam)  
Pro Se/ Pro Se

---

10:30 AM  
Ferrerri v. Zampese 70-2022-DR  
Conciliation Conference (Karam)  
Pro Se/ Pro se

---

11:00 AM  
Jandreau v. Manno 417-2017-DR  
Conciliation Conference (Karam)  
Campbell/Pro Se/ Ellis-GAL

---

1:00 PM  
Watson v. Watson 220-2018-DR  
Divorce Conference (Zimmerman)  
Clause/Bugaj

---

1:30 PM  
Marino v. Burton 58-2022-DR  
Conciliation Conference (Karam)  
Campbell/Pro Se

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Address: \_\_\_\_\_

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