

WAYNE COUNTY BAR ASSOCIATION

OFFICIAL LEGAL JOURNAL

OF WAYNE COUNTY, 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*

WAYNE COUNTY OFFICIALS

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Raymond L. Hamill, *Senior Judge*

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Ronald J. Edwards
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Catherine Rickard
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Raising the Bar



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

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

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

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

Hours: Available Upon Request

ACCEPTING DONATIONS NOW!

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

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

IN RE: 22ND JUDICIAL DISTRICT- :
DECLARATION OF JUDICIAL EMERGENCY : Wayne County
: NO. 55-MD-2020
:
: Supreme Court
: No. 34 MM 2020

ADMINISTRATIVE ORDER

AND NOW, to wit, this 27th day of January, 2021, pursuant to the Supreme Court's Orders dated March 16, 2020, April 1, 2020, April 28, 2020, and May 27, 2020 (Nos. 531 and 532 Judicial Administration Docket), it the **ORDER** of this Court that:

1. Wayne County Court facilities **SHALL** be open to the public for all proceedings effective February 1, 2021.
 - a. All counsel and/or litigants shall appear in person. Any request for participation via Advanced Communications Technology (ACT) shall be filed of record.
2. The operation of Rule of Criminal Procedure 600, relating to speedy trials, shall remain suspended in the 22nd Judicial District until March 8, 2021 (the next scheduled trial term).
3. Statewide rules that restrict, directly or indirectly, the use of Advanced Communication Technology ("ACT") shall remain suspended in the 22nd Judicial District until further Order of Court.
4. Motions Court shall remain cancelled. All motions shall be filed in the Prothonotary/Clerk of Court of Wayne County with a copy of said motion forwarded to Court Administration. All motions shall include a proposed order setting a Rule Returnable and/or a Hearing/Argument.

BY THE COURT:

s/Janine Edwards
JANINE EDWARDS
PRESIDENT JUDGE

CRIMINAL CASES

Wayne County District Attorney A.G. Howell announces the following cases were addressed by the Honorable Janine Edwards, President Judge Wayne County Court:

HONESDALE, PA — January 28, 2021

JOSEPH COLA, age 36 of Abington Township Pa, was sentenced to undergo incarceration in the Wayne County Correctional Facility for a period of not less than 90 days nor more than 5 years for one count of Driving Under the Influence of Alcohol (M1). He was also ordered to pay the cost of prosecution, pay a mandatory minimum fine of \$1,500.00, participate and cooperate with the drug and alcohol addiction treatment in accordance with his assessment, continue with his mental health treatment and comply with any recommendations for treatment, obtain employment within 30 days of parole or provide documentation from a doctor precluding him from employment, complete 25 hours of community service. This incident occurred on February 15, 2020, in Salem Township.

MARCUS DAY, age 31 of Hawley Pa, was sentenced to undergo incarceration in the Wayne County Correctional Facility for a period of not less than 4 months nor more than 23 1/2 months for one count of Criminal Mischief (M2). He was also ordered to pay the cost of prosecution, pay restitution to the victims, continue with mental health and comply with all recommendations for treatment, attend and complete an anger management program, and have no contact with the victim. This incident occurred August 25, 2020, in Honesdale Borough.

DAMIEN DORTCH, age 42 of Hoboken NJ, was sentenced to 6 months probation with 72 hours house arrest through the SCRAM program for one count of Driving Under the Influence of Alcohol Highest Rate (M). He was also ordered to pay the cost of prosecution, pay a mandatory minimum fine of \$1,000.00, complete the Alcohol Highway Safety Program, participate and cooperate with the drug and alcohol addiction treatment in accordance with his assessment, and attend AA. This incident occurred on December 9, 2019, in Hawley Borough.

ROBERT KELLAM, age 70 of White Mills Pa, was sentenced to undergo incarceration at the Wayne County Correctional Facility for a period of not less than 90 days nor more than 6 months for one count of Driving Under the Influence of Alcohol (M). He was also ordered to pay the cost of prosecution, pay a mandatory minimum fine of \$1,250.00, pay restitution, complete the Alcohol Highway Safety Program, and participate in and cooperate with the drug and alcohol addiction treatment in accordance with his assessment. This incident occurred on February 7, 2020, in Texas Township.

BRIAN F. LAMB JR, age 32 of Carbondale Pa, was sentenced to undergo incarceration in the Wayne County Correctional Facility for a period of not less that 3 months nor more than 18 months for one count of Simple Assault (M2). He was also ordered to pay the cost of prosecution, undergo a mental health evaluation and comply with all recommendations for treatment, complete an anger management program, and have no contact with the victim. This incident occurred on May 1, 2020, in Honesdale Borough.

HEATHER ANN MIRANDA, age 21 of Milford Pa, was sentenced to 12 months probation with 5 days house arrest through the SCRAM program for one count of Harassment – Communicate Lewd, Threatening Tec. Language (M3). She was also ordered to pay the cost of prosecution, undergo a drug and alcohol evaluation and comply with all recommendations for treatment, undergo a mental health evaluation and comply with all recommendations for treatment, complete an anger management program, have no contact with the victim, and complete 40 hours of community service. This incident occurred on or about August 19, 2020 through September 5, 2020, in Hawley Borough.

RANDY EDWARD SEIFERT, age 40 of Glen Lyon Pa, was sentenced to undergo incarceration at a State Correctional Facility for a period of not less than 24 months nor more than 48 months for one count of Recklessly Endangering Another Person (M2), one count Resisting Arrest (M2), one count Disorderly Conduct (M3), one count Driving Under the Influence of Alcohol (M), one count Driving While Operating Privilege is Suspended/Revoked (S) and one count of Giving False Information (S). He was also ordered to pay the cost of prosecution, pay a fine of \$900.00, and participate in and cooperate with the drug and alcohol addiction treatment in accordance with his assessment. This incident occurred on December 8, 2019, in Prompton Borough.



LEGAL NOTICES

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

ESTATE NOTICES

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

EXECUTRIX NOTICE

Estate of Albert Lawrence
Blodnikar AKA Albert L. Blodnikar
Late of Clinton 2 Township
EXECUTRIX
Michele Durmiaki
405 Main Street
Forest City, PA 18421
ATTORNEY
Marissa McAndrew, Esquire
707 Main Street, P.O. Box 157
Forest City, PA 18421

2/5/2021 • 2/12/2021 • 2/19/2021

ESTATE NOTICE

NOTICE IS HEREBY GIVEN, that Letters Testamentary have been issued in the Estate of Carmine Melfi, who died on December 8, 2020, late resident of Honesdale, PA 18431, to Anthony Melfi, 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 Anthony Melfi, 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

2/5/2021 • 2/12/2021 • 2/19/2021

EXECUTOR NOTICE

Estate of Janet M. Tiel AKA Janet Tiel
Late of Honesdale Borough
CO-EXECUTRIX
Carol L. Calicchio
205 Terrace Heights
Honesdale, PA 18431
CO-EXECUTOR
Robert Wayne Tiel
424 Candlewood Road
Broomall, PA 19008
ATTORNEY
Nicholas A. Barna
207 Tenth Street
Honesdale, PA 18431

1/29/2021 • 2/5/2021 • 2/12/2021

ESTATE NOTICE

Notice is hereby given that Letters Testamentary have been granted in the Estate of Bernhard J. Harms, a/k/a Bernhard Harms, late of Damascus Township, Wayne County, Pennsylvania, who died on

December 12, 2020. All persons having claims or demands against the estate of the decedent shall make them known and present them, and all persons indebted to the decedent shall make payment thereof, without delay, to Eric J. Harms, Executor, of 600 Plank Road, Beach Lake, PA 18405, or to Richard B. Henry, Esquire, Attorney for the Estate, 1105 Court Street, Honesdale, PA 18431.

Richard B. Henry, Esquire
Attorney ID No. 31768
1105 Court Street
Honesdale, PA 18431
570-253-7991

1/29/2021 • 2/5/2021 • 2/12/2021

EXECUTRIX NOTICE

Estate of Michael Yevich
Late of Honesdale Borough
EXECUTRIX
Laurie Jill George
44 Cabin Corner
Honesdale, PA 18431

1/29/2021 • 2/5/2021 • 2/12/2021

ESTATE NOTICE

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the estate of DOUGLAS EDWARD ORTHOUSE A/K/A/ DOUGLAS ORTHOUSE, late of Equinunk, PA., Date of death December 6, 2020. All persons indebted to the said estate are required to make payment and those having claims or demands to present the same without delay to the

Executor/Executrix, in care of Matthew L. Meagher, Esquire, 1018 Church Street, Honesdale, PA 18431.

1/29/2021 • 2/5/2021 • 2/12/2021

ESTATE NOTICE

Estate of DOUGLAS S. BURT, deceased, late of Palmyra Township, Wayne County, Pennsylvania. Letters Testamentary have been granted to: DAVID GOLDSTEIN, who requests all persons having claims or demands against the Estate of the Decedent to present same, and all persons indebted to the Decedent to make payments, to:

c/o R. Anthony Waldron, Esq. Suite 215 - 8 Silk Mill Drive Hawley PA 18428

1/22/2021 • 1/29/2021 • 2/5/2021

EXECUTRIX NOTICE

Estate of Elena A. Sharron AKA Elena ALeksandrovna Sharron
Late of Paupack Township
EXECUTRIX
Anna Slautskaya
501 Surf Ave., Apt. 16J
Brooklyn, NY 11224
ATTORNEY
Ronald M. Bugaj, Esq.
(Bugaj/Fisher, PC)
PO Box 390, 308 9th St.
Honesdale, PA 18431

1/22/2021 • 1/29/2021 • 2/5/2021

OTHER NOTICES

NOTICE OF LLC

Notice is hereby given that 73 Giles Road, LLC, has filed its Certificate of Organization with the Pennsylvania Department of State. The Certificate of Organization was filed pursuant to the Pennsylvania Uniform Limited Liability Company Act of 2016, 15 Pa. C.S. Section 8811, et seq. This Notice is provided in accordance therewith. This Limited Liability Company has been filed and formed for the expressed purpose of owning and managing two properties situated in Clinton Township, Wayne County, Pennsylvania. The address at which the LLC will maintain its principal place of business is as follows: 77 Giles Road, Waymart, Pennsylvania 18472

2/5/2021

**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 3, 2021**

By virtue of a writ of Execution instituted by: Lakeview Loan Servicing, 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 3rd day of March, 2021 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, PIECE OR PARCEL OF LAND SITUATE IN THE TOWNSHIP OF LEHIGH, COUNTY OF WAYNE AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT AN IRON STAKE ON THE NORTHEAST SIDE OF A PUBLIC STREET AND ALONG THE NORTHERN BOUNDARY LINE OF ARTHUR SYKES;

THENCE BY SAID MARK EAST ONE HUNDRED TWO (102) FEET;

THENCE NORTH ONE HUNDRED TWENTY-FIVE (125) FEET ALONG WILSON FRITZ'S LINE;

THENCE WEST ONE HUNDRED TWO (102) FEET ALONG SAID WILSON FRITZ'S LAND;

THENCE SOUTH ONE HUNDRED TWENTY-FIVE (125) FEET ALONG THE AFOREMENTIONED PUBLIC STREET TO POINT OF BEGINNING.

We are proud to serve
**Wayne
County**
for over 40 years!



Injury? C-A-L-L-D-L-P
DLPLAW.COM

DLP DOUGHERTY
LEVENTHAL
& PRICE, LLC
"Injury? Call 570-CALL-DLP"

CONTAINING 11,986 SQUARE FEET.

BEING KNOWN AS: 18 SHADY LANE GOULDSBORO, PA 18424

PROPERTY ID: 14-0-0371-0032

TITLE TO SAID PREMISES IS VESTED IN ELAINE J. MOYER BY DEED FROM ARTHUR A. FREEMAN AND CYNTHIA L. FREEMAN, HUSBAND AND WIFE DATED 09/11/2006 RECORDED 09/22/2006 IN BOOK NO. 3133 PAGE 264 INSTRUMENT NO. 200600011105.

Seized and taken in execution as property of:
Elaine J. Moyer 18 Shady Lane
GOULDSBORO PA 18424

Execution No. 117-Civil-2020
Amount \$86,589.40 Plus additional costs

December 9, 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 Flacco Esq.

2/5/2021 • 2/12/2021 • 2/19/2021



WAYNE MEMORIAL
HEALTH
FOUNDATION

An Affiliate of Wayne Memorial Health System, Inc.

Leave a legacy, make a difference!



Paul M. & Sandra Meagher



Legacy Circle

JOIN TODAY

Help your local hospital thrive for the years to come.

This initiative honors individuals who inform the Wayne Memorial Health Foundation in writing that they have included the Foundation in their estate plans. This may be done through a beneficiary designation in a will, trust, insurance policy, life income gift, or retirement plan.

WAYNE MEMORIAL HEALTH FOUNDATION

601 Park Street, Honesdale, PA 18431

Call 570.253.8274 | Email to wmmhf@wmh.org

CIVIL ACTIONS FILED

*FROM JANUARY 9, 2021 TO JANUARY 15, 2021
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2007-21022	GENAO VICTOR M	1/12/2021	SATISFACTION	—
2008-20925	GENAO VICTOR M	1/12/2021	SATISFACTION	—
2009-21256	GENAO VICTOR M	1/13/2021	SATISFACTION	—
2010-00798	POTTER AMY J	1/14/2021	SATISFACTION	—
2010-00798	THE DIME BANK GARNISHEE	1/14/2021	DISSOLVEWRIT/GARNISH	—
2010-21330	GENAO VICTOR M	1/13/2021	SATISFACTION	—
2018-00440	BISHOP BRIAN	1/11/2021	DEFAULT JUDGMENT	26,967.00
2019-00586	HANCOCK JOANN B	1/12/2021	SATISFACTION	—
2019-00586	HANCOCK WILLIAM M	1/12/2021	SATISFACTION	—
2020-00233	BORIA LISA	1/12/2021	SATISFACTION	—
2020-00337	MOORE GINA	1/14/2021	DEFAULT JUDGMENT	3,213.76
2020-00346	SCHEETZ CHARNELL G	1/14/2021	DEFAULT JUDGMENT	2,808.92
2020-00349	GEER KEITH W	1/14/2021	CONSENT JUDGMENT	3,293.00
2020-00371	DEMCHUK TIFFANY APRIL	1/15/2021	DEFAULT JUDGMENT	2,942.12
2020-00371	DEMCHUK EILEEN	1/15/2021	DEFAULT JUDGMENT	2,942.12
2020-00417	LEFFERTS MICHAEL J	1/12/2021	DEFAULT JUDG IN REM	89,710.92
2020-00417	LEFFERTS COLLEEN	1/12/2021	DEFAULT JUDG IN REM	89,710.92
2020-20731	MCHUGH MICHAEL ANTHONY	1/15/2021	SATISFACTION	—
2021-00012	MEYER MARY ELIZABETH	1/14/2021	QUIET TITLE	—
2021-00014	HIGHFIELD HOLDINGS LLC	1/15/2021	QUIET TITLE	—
2021-20003	PEONY FANCIER GARDENS LLC	1/13/2021	TAX LIEN	2,947.08
2021-20004	BURRIER WALLCOVERING INC	1/13/2021	TAX LIE~	8,805.84
2021-20005	HONESDALE WOODCRAFT CORPORATION	1/13/2021	TAX LIEN	1,332.32
2021-20006	YOUNG KOLE DAVID	1/13/2021	JP TRANSCRIPT	1,862.67
2021-20007	VOSKIN SERGEY	1/14/2021	FEDERAL TAX LIEN	218,116.95
2021-20008	KRATZER CHANTELL LEE	1/15/2021	JUDGMENT	1,499.75
2021-20009	CHESKY HEATHER LYNN	1/15/2021	JUDGMENT	1,014.25
2021-40003	GESTETNER JOSEPH OWNER	P 1/11/2021	RELEASEMECHANICSLIEN	—
2021-40003	JS MASONRY CONTRACTOR	1/11/2021	RELEASEMECHANICSLIEN	—
2021-40004	GESTETNERJOSEPH OWNER	P 1/11/2021	RELEASEMECHANICSLIEN	—
2021-40004	BILL PYKUS EXCAVATING INC CONTRACTOR	1/11/2021	RELEASEMECHANICSLIEN	—
2021-40005	GESTETNER JOSEPH OWNER	P 1/11/2021	RELEASEMECHANICSLIEN	—
2021-40005	OUTLOOK DESIGN & CONSTRUCTION INC CONTRACTOR	1/11/2021	RELEASEMECHANICSLIEN	—
2021-40005	OUTLOOK CONSTRUCTION CONTRACTOR D/B/A	1/11/2021	RELEASEMECHANICSLIEN	—
2021-40006	GESTETNER JOSPEH OWNER	P 1/11/2021	STIP VS LIENS	—
2021-40006	JS MASONRY CONTRACTOR	1/11/2021	STIP VS LIENS	—

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

2021-40007	GESTETNER JOSEPH OWNER	P	1/11/2021	STIP VS LIENS	—
2021-40007	BILL PYKUS EXCAVATING INC CONTRACTOR		1/11/2021	STIP VS LIENS	—
2021-40008	GESTETNER JOSEPH OWNER	P	1/11/2021	STIP VS LIENS	—
2021-40008	OUTLOOK DESIGN & CONSTRUCTION INC CONTRACTOR		1/11/2021	STIP VS LIENS	—
2021-40008	OUTLOOK CONSTRUCTION CONTRACTOR		1/11/2021	STIP VS LIENS	—
2021-40009	JONAS EMILY OWNER	P	1/12/2021	STIP VS LIENS	—
2021-40009	KITNER MODULAR HOMES INC CONTRACTOR		1/12/2021	STIP VS LIENS	—
2021-40010	HEMLOCK POINT CHALETS LLC OWNER	P	1/13/2021	CONTRACTORWAIVERLIEN	—
2021-40010	HEMLOCK POINT CHALETS LLC CONTRACTOR	P	1/13/2021	CONTRACTORWAIVERLIEN	—
2021-40011	SIDER CRAIG OWNER	P	1/13/2021	STIP VS LIENS	—
2021-40011	SIDER LAURA OWNER	P	1/13/2021	STIP VS LIENS	—
2021-40011	D&D HOMES INC CONTRACTOR		1/13/2021	STIP VS LIENS	—
2021-40012	COWIE EDWIN ANTHONY OWNER	P	1/13/2021	WAIVER OF LIENS	—
2021-40012	COWIE KATHIE ANNE OWNER	P	1/13/2021	WAIVER OF LIENS	—
2021-40012	TIMBERCREST BUILDERS CONTRACTOR		1/13/2021	WAIVER OF LIENS	—
2021-90004	FERREY LUCILLE ESTATE OF		1/11/2021	ESTATE CLAIM	6,891.84
2021-90004	FERREY LUCILLE ESTATE OF		1/11/2021	SATISFACTION	5,513.47

CONTRACT — DEBT COLLECTION: OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2021-00009	PORTFOLIO RECOVERY ASSOCIATES LLC	PLAINTIFF	1/12/2021	—
2021-00009	WATSON WILLIAM	DEFENDANT	1/12/2021	—
2021-00010	PORTFOLIO RECOVERY ASSOCIATES LLC	PLAINTIFF	1/12/2021	—
2021-00010	BURNHAM BILLIE JOE	DEFENDANT	1/12/2021	—

REAL PROPERTY — QUIET TITLE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2021-00012	EASTERN OVERHAWK LLC	PLAINTIFF	1/14/2021	—
2021-00012	MEYER MARY ELIZABETH	DEFENDANT	1/14/2021	—
2021-00014	TIGUE PATRICK A	PLAINTIFF	1/15/2021	—
2021-00014	HIGHFIELD HOLDINGS LLC	DEFENDANT	1/15/2021	—

TORT — PREMISES LIABILITY

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2021-00013	REIN ETHAN	PLAINTIFF	1/15/20.21	—
2021-00013	PHILLIPS CORNER GARAGE LLC	DEFENDANT	1/15/2021	—
2021-00013	PROTUS PHILLIP E	DEFENDANT	1/15/2021	—

MORTGAGES AND DEEDS

*RECORDED FROM JANUARY 25, 2021 TO JANUARY 29, 2021
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Shirey Glenn M Jr	Honesdale National Bank	Manchester Township	
Shirey Brenda M			342,400.00
Shirey Glenn M Jr	Honesdale National Bank	Manchester Township	
Shirey Brenda M			42,800.00
Linde Corporation	ESSA Bank & Trust	Clinton Township 2	
	E S S A Bank & Trust		4,000,000.00
Berman Olga	Dime Bank	Salem Township	250,000.00
Stinnard Lester G Jr	Honesdale National Bank	Honesdale Borough	172,500.00
Neu James C Jr	Honesdale National Bank	Preston Township	
Neu Nicole Dawn			100,000.00
Coyne Colleen	Mortgage Electronic Registration Systems	Paupack Township	
Coyne Eric	Quicken Loans		219,000.00
Doheny Thomas	Wayne Bank	Buckingham Township	
Hebert Mary			17,500.00
Sauer William C	Mortgage Electronic Registration Systems	Paupack Township	
Sauer Laura J	Quicken Loans		275,625.00
Hensel Millard I			
Hensel Susan B			
Freiermuth Adam E	Mortgage Electronic Registration Systems	Damascus Township	
Freiermuth Sarah L	Quicken Loans		140,779.00
Miller Michael C	Garden State Home Loans Inc	Lake Township	
Miller Janis L	Mortgage Electronic Registration Systems		125,000.00
Lukeski Michael J	Cardinal Financial Company	Lehigh Township	
Lukeski Amy M	Mortgage Electronic Registration Systems		101,500.00
Swingle Keven T Jr	Community Bank	Lake Township	
Swingle Holly C AKA			155,000.00
Swingle Holly AKA			
Altrui Ronald P	Discover Bank	Paupack Township	
Thomas Jacob M			80,600.00
Cestone Daniel Jr	Mortgage Electronic Registration Systems	Canaan Township	
Cestone Rachel	Summit Mortgage Corporation		124,747.00
Potter Robert S	Mortgage Electronic Registration Systems	Lehigh Township	
Potter Kimberly	TD Bank T D Bank		285,246.00

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

Tucker Harold	Mortgage Electronic Registration Systems	Clinton Township	
Tucker Joanne	Nationstar Mortgage LLC Nationstar Mortgage L L C Mr Cooper		106,607.00
Carroll James Stuart	Mortgage Electronic Registration Systems	Waymart Borough	
Carroll Patricia	Nationstar Mortgage LLC Nationstar Mortgage L L C Mr Cooper		76,500.00
Kotek John Francis Kotek Denise Simone	Wells Fargo Bank	Lake Township	168,000.00
Doctor Alan	NBT Bank	Lake Township	
Jacobsondoctor Debra Doctor Debra Jacobson	N B T Bank		253,000.00
Connelly John J	Mortgage Electronic Registration Systems	Paupack Township	
Connelly Ronald E	Ally Bank Corp		192,000.00
Bain Thomas B	NBT Bank	Lake Township	
Bain Barbara	N B T Bank		54,075.00
Canova Robert W	NBT Bank	Lehigh Township	
Canova Anissa M	N B T Bank		65,000.00
Gustafson Jeremie E	Pennymac Loan Services Mortgage Electronic Registration Systems	Damascus Township	220,800.00
Dallaste Gino	NBT Bank	Paupack Township	
Dallaste Dolores Dallaste Edward Dallaste Michael	N B T Bank		40,000.00
Robberts Jason L	N B T Bank	Preston Township	
Robberts Angela A	NBT Bank		243,508.00
Badger Richard E III	Mortgage Electronic Registration Systems	Salem Township	
Badger Christine A	Finance Of America Mortgage LLC Finance Of America Mortgage L L C		390,240.00
Assembly Of God Of Peckville AKA	Honesdale National Bank	Canaan Township	
Peckville Assembly Of God AKA			3,537,586.00
Vincenzo Philip	Mortgage Electronic Registration Systems	Paupack Township	
Ludlow Audra Gardner Diana Selvaggio Philip	Quicken Loans		400,000.00
Tracy Bradford Tracy Kelley	Jantz Karen L Greene Maria D	Paupack Township	147,000.00

Edwards Daniel J	Freedom Mortgage Corporation	Lake Township	
Edwards Robin Maye	Mortgage Electronic Registration Systems		172,862.00
Torrance John Andrew	Mortgage Electronic Registration Systems	Honesdale Borough	
Torrance Carla Mariela	First Guaranty Mortgage Corporation		177,650.00
Carbone James A Jr	Mortgage Electronic Registration Systems	Paupack Township	
Carbone Shannon D	Summit Mortgage Corporation		553,426.00
Bayly Matthew G	Dime Bank	Berlin Township	148,000.00
Desimone Anthony J Jr	Dime Bank	Berlin Township	
Desimone Dolores A			370,000.00
Desimone Anthony J Jr	Dime Bank	Damascus Township	
Desimone Dolores A			370,000.00
Hatton Kathleen J	Dime Bank	Cherry Ridge Township Cherry Ridge & Paupack Twps	120,000.00
		Paupack Township Paupack & Cherry Ridge Twps	120,000.00
Anderson Erik B	Honesdale National Bank	South Canaan Township	96,000.00
Yack Richard E	Mortgage Electronic Registration Systems	Paupack Township	
Yack Margaret A	Quicken Loans		88,900.00
Marks Joseph A	Honesdale National Bank	Salem Township	
Marks Deborah L			21,000.00
Bert Brian P	Mortgage Electronic Registration Systems	Lehigh Township	
	Hometown Lenders Inc		179,685.00
Buitrago Shirley	Mortgage Electronic Registration Systems	Lake Township	
Hidalgo Shirley	TD Bank		109,600.00
Rosales Michael	T D Bank		
Lastarza Robert J	Nationstar Mortgage LLC	Paupack Township	
Lastarza Tammy A	Mortgage Electronic Registration Systems		127,000.00
	Mr Cooper Nationstar Mortgage L L C		
Dougher Joseph	Fidelity Deposit & Discount Bank	Salem Township	
Dougher Erica L			130,000.00
Dougher Carissa			
Snyder Diane	FNCB Bank	Sterling Township	
	F N C B Bank		75,000.00
Mouton Maureen	Franklin Mint Federal Credit Union	Damascus Township	
	Mortgage Electronic Registration Systems		127,000.00

Esposito Shaun Ryan	Santander Bank	Palmyra Township	
Esposito Mariah Marie	Mortgage Electronic Registration Systems		176,000.00
Dunbar Youngshil Lynn	Mortgage Electronic Registration Systems First Guaranty Mortgage Corporation	Lehigh Township	128,250.00
Pranzo Thomas	Oime Bank	Paupack Township	
Pranzo Denise			95,000.00
Tripi Salvatore Joseph	Wayne Bank	Paupack Township	
Tripi Margaret Ann			260,000.00
Hays Richard D	Mortgage Electronic Registration Systems	Salem Township	
Hays Cynthia	Quicken Loans		97,180.00
Grande Frank	Quicken Loans	Paupack Township	
Grande Joanne	Mortgage Electronic Registration Systems		237,664.00
Lutz John	Royal United Mortgage LLC Mortgage Electronic Registration Systems Royal United Mortgage L L C	Lake Township	61,500.00
Houman Todd B	Manufacturers & Traders Trust Company	Canaan Township	
Houman Barbara A			100,000.00

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Zimmerman Judith H	Anabaptist Financial	South Canaan Township	115,000.00
Hansen Donald	Mortgage Electronic Registration Systems	Paupack Township	
Hansen Betty	Trident Mortgage Company LP Trident Mortgage Company L P		265,500.00
Staroselskaya Galina	NBT Bank	Paupack Township	
Staroselskaya Leonid	N B T Bank		342,000.00
Harrington Raymond V III	Dime Bank	Honesdale Borough	
Harrington Laurie S			50,000.00
Tennant Glendal W Jr	Housing & Urban Development	Lebanon Township	
Tennant Desiree			4,119.56
Popick Stanley A	Mortgage Electronic Registration Systems	Paupack Township	
Popick Carole A	Summit Mortgage Corporation		215,000.00
Farrell Katherine	Citizens Savings Bank	Hawley Borough	40,500.00
Veszlovits Anthony	Mortgage Electronic Registration Systems Newrez LLC Newrez L L C	Paupack Township	120,700.00
Muller Ernest III	Nationstar Mortgage LLC	Berlin Township	
Muller Linda L	Mortgage Electronic Registration Systems Nationstar Mortgage L L C Mr Cooper		284,682.00
Avery Ricky J	Mortgage Electronic Registration Systems	Berlin Township	
Avery Debbie L	Quicken Loans		217,500.00
Wormuth Nathan	Mortgage Electronic Registration Systems	Mount Pleasant Township	
Wormuth Echo	Quicken Loans		200,000.00
Adames Lopez Soranlly AKA	Mortgage Electronic Registration Systems	Lake Township	
Lopez Soranlly Adames AKA	Quicken Loans		83,000.00
Adames Soranlly AKA Lopez Elvin Lopez Junior Alexander			
Wilczewski Mary Kay	Mortgage Electronic Registration Systems	Clinton Township	
Wilczewski Matthew	Quicken Loans		136,250.00
Orr Eric	Mortgage Electronic Registration Systems Quicken Loans	Berlin Township	184,200.00
Hallmatthews Cynthia D	Dime Bank	Clinton Township	
Matthews Cynthia D Hall			192,000.00
Roubal Ann Marie	Wells Fargo Bank	Lake Township	
Roubal Robert A			120,000.00
Castiglione Joseph S	Mortgage Electronic Registration Systems	Salem Township	
Castiglione Angela	TD Bank T D Bank		150,000.00

Tracy Joseph J	Mortgage Electronic Registration Systems	Paupack Township	
Tracy Lucille F	Clearpath Lending		400,542.00
Mangels Albert G Jr	Mortgage Electronic Registration Systems	Damascus Township	
	Bank Of America		135,999.00
Burns Joseph	Mortgage Electronic Registration Systems	Manchester Township	
Burns Janice	Texana Bank		241,656.00
Sikorski Michael S	Mortgage Electronic Registration Systems	Manchester Township	
Lewis Rebecca	Guaranteed Rate Inc		414,000.00
Esh David M	Honesdale National Bank	Lebanon Township	
Esh Ruth			384,800.00
Lukiw Roman	PS Bank	Paupack Township	
Chirovsky Diana	P S Bank		540,000.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Pryor Joseph R	Pryor Joseph R	Lehigh Township	
Hess Shelby J	Lee Donald	Clinton Township 2	Lot 38
Berman Olga	Berman Olga	Salem Township	
Chernomaz Vladimir			Lot 736
Coanshock Frank J	Weiss Danielle	Sterling Township	
Coanshock Kathleen			Lot 6
Wowk Richard	Gjokaj Mike M	Salem Township	
Wowk Marianne	Gjokovic Enver Djokic Saban		
Simone Kenneth	Coyne Colleen	Paupack Township	
Simone Howard	Coyne Eric		Lot 79
Simone Ellen			
Delise Iolanda N	Esposito Claudua Caro Tr Delise Christopher Tr Iolanda Delise Irrevocable Family Trust	Lake Township	Lot 4096
Wagner Frank	Fitzgerald Eileen Tr	Lake Township	
Wagner Anne	Wagner Irrevocable Family Trust		Lot 4015
Butcofski Michale J	Moher Kevin P	Paupack Township	
Butcofski Michael J	Moher Kimberly K		Lot 826
Reed Robert H	Knoll Beverly A Tr	Dreher Township	
Reed Carole E	Robert Reed Irrevocable Trust Carole Reed Irrevocable Trust		Lot 283
Jennings Barbara A	Jennings Robert F Jr	Oregon Township Oregon & Berlin Twps Berlin Township Berlin & Oregon Twps	
New Life Assembly Of God Church On The Hill Of Carbondale Inc	Cestone Daniel Cestone Rachel	Canaan Township	

Messenger Ronald J Est AKA Messenger Ronald Est AKA Hatton Kathleen J Exr	Hatton Kathleen J	Paupack Township	
Cooney Brian V Cooney Lynn Z	Dittmar Charles Dittmar Michele	Paupack Township	Lot 167
Schuil William D Schuil Beth D	Potter Robert S Potter Kimberly	Lehigh Township	Lot 6
Dorsett Douglas W Steffens Kevin P	Biederman Ian Biederman Juliet	South Canaan Township	
Alessi Thomas R Gardner Daniel S III Gardner Donna	Axampete Kotek John Francis Kotek Denise Simone	Mount Pleasant Township Lake Township	Lot 2201
White Sharon Exr Brinson Brenda Exr Lee Vivian A Est	Connelly John J Connelly Ronald E	Paupack Township	
Mitchell Charles M Mitchell James Patrick II	C & J Mitchell LLC C & J Mitchell L L C	Salem Township	Lot 509
Prehodka Jason	Prehodka Joseph I Prehodka Karolina	Preston Township	Parcel 2
Prehodka Jason	Prehodka Joseph I Prehodka Karolina	Preston Township	
Roney Donald R Roney Regine U AKA Roney Regine V AKA	Robberts Jason L Robberts Angela A	Preston Township	
Monaco Louis A Monaco Monica Picarelli	Monaco Louis A Monaco Monica Picarelli	Lake Township	Lot 2011
Wright John F Wright Karen	Badger Richard E III Badger Christine A	Salem Township	Lot 858
Boland Timothy E AKA By Agent	Boland David Tr	Lehigh Township	
Boland Timothy AKA By Agent	Boland Timothy Tr		
Boland Timothy Agent Boland David Agent	Timonty E Boland Living Trust		
Heritage Restoration Properties LLC	Vincenzo Philip	Paupack Township	
Heritage Restoration Properties L L C	Ludlow Audra Gardner Diana Selvaggio Philip		Lot 4
Mikulak Theodore J Mikulak Kim L AKA Mikulak Kim C AKA	Beda Family Irrevocable Trust	Honesdale Borough	
Jantz Karen L Greene Maria D	Tracy Bradford Tracy Kelley	Paupack Township	Lot 132
J & P Investments	Torrance John Andrew Torrance Carla Mariela	Honesdale Borough	Lot 12

Tucker Jay Scott	Tucker Jay Scott Tucker Andrea D	Preston Township Preston & Mount Pleasant Twps Mount Pleasant Township Mount Pleasant & Preston Twps	
Krepasky Joseph Edmund Est AKA	Desimone Anthony J Jr	Berlin Township	
Krepasky Joseph Est AKA	Desimone Dolores A		
Krepasky Joseph E Est AKA			
Krepasky Joseph A Exr			
Kowalczyk Darlene Krepasky Exr			
Giblin Jeffrey Exr			
Messenger Ronald J Est AKA	Hatton Kathleen J	Paupack Township	
Messenger Ronald Est AKA			Lot 9
Hatton Kathleen J Exr			
McKinney Roger D	Anderson Erik B	South Canaan Township	
McKinney Dawn I			
Enkulenko Kathleen R	Bert Brian Paul	Lehigh Township	Lot 1 1
Blit Janet	Buitrago Shirley	Lake Township	
	Hildago Shirley		Lot 3722
	Rosales Michael		
Dougher Joseph	Dougher Joseph	Salem Township	
Dougher Carissa	Dougher Erica L Dougher Carissa		Lot 4
Aparicio Silvana	Dunbar Youngshil Lynn	Lehigh Township	Lot 153
B & B Development Partners	East Coast Business Investments	Salem Township	
Bates Leonard	Pranzo Thomas	Paupack Township	
Bates Patricia A	Pranzo Denise		
Kohrs Timothy Harvey Jan			
Garfinkel Jared Austyn	Garfinkel Jared Austyn	Lehigh Township	
Martinolich Lori Alexis	Martinolich Lori Alexis		Lot 137
Paul Donna	Acosta Milton	Lake Township	
	Chevere Benjamin		Lot 2349
Simms Dennis	Alexander David	Salem Township	
Simms Kawana	Alexander Patricia		Lot 412
Iafrate Dante	Dellaccio Michael	Paupack Township	
Iafrate Anna			Lot 104
Gallo Daniel	Papazian Harry	Lake Township	Lot 1613
Merring Gary G	Papazian Harry	Lake Township	
Merring Brooke			Lot 3
Zeglenkida Sophia	Tripi Salvatore Joseph	Paupack Township	
Kida Sophia Zeglen	Tripi Margaret Ann		Lot 65
Kida Gregory			
Development Company Of America	Sterling Mountain Associates	Sterling Township	Lot 1

Thomas Tiffany Ann	Monger Jennifer Monger Walter Monger Thomas Monger Brittany	Paupack Township	Lot 52
Bayly Robert R Bayly Doris L AKA Bayly Doris AKA Bayly Corey R Bayly Kimber L	Bayly Corey R Bayly Kimber L	Berlin Township	Lot 1A
Snyder Timothy L Snyder Linda J	Zimmerman Judith H	South Canaan Township	Lot 6
Rodriguez Rafael Rodriguez Ozzie Rodriguez Mayra	Hansen Donald Hansen Betty	Paupack Township	
Lorenzo Philip	Lorenzo Joseph Scandura Roseann	Paupack Township	Lot 35
Lorenzo Joseph Lorenzo Concetta Scandura Roseann	Staroselskay Leonid Staroselskaya Galina	Paupack Township	Lot 35
Englert Joann Kaschak Cassandra Rose	Kaschak Cassandra Rose Englert John	Lake Township	Lot 21R
Ariel Land Owners Inc	Dempsey Terrence J Dempsey Joan M Dempsey Terrance J Tr Dempsey Joan M Tr	Lake Township	
Lavender Wayne J Cressen Richard P Fisher Linda K	Cressen Richard P Fisher Linda K	Buckingham Township	
Gazzillo Barbara	Popick Stanley Popick Carole	Paupack Township	Lot 90
Nilsen John W Nilsen Mary A	Nilsen Eric Kristian Tr John W Nilsen Irrevocable Trust Mary A Nilsen Irrevocable Trust AKA Mary Nilsen Irrevocable Trust AKA	Paupack Township	Lot 6
Nilsen Eric Kristian Tr John W Nilsen Irrevocable Trust Mary A Nilsen Irrevocable Trust AKA Mary Nilsen Irrevocable Trust AKA	Nilsen Eric Kristian Tr John W Nilsen Irrevocable Trust Mary A Nilsen Irrevocable Trust AKA Mary Nilsen Irrevocable Trust AKA	Paupack Township	Parcel A
Nilsen Eric Kristian Tr John W Nilsen Irrevocable Trust Mary A Nilsen Irrevocable Trust AKA Mary Nilsen Irrevocable Trust AKA	Nilsen Eric Kristian Tr John W Nilsen Irrevocable Trust Mary A Nilsen Irrevocable Trust AKA Mary Nilsen Irrevocable Trust AKA	Paupack Township	Lot 6R

Nilsen Eric Kristian Tr John W Nilsen Irrevocable Trust Mary A Nilsen Irrevocable Trust AKA Mary Nilsen Irrevocable Trust AKA	Nilsen Eric Kristian Tr John W Nilsen Irrevocable Trust Mary A Nilsen Irrevocable Trust AKA Mary Nilsen Irrevocable Trust AKA	Paupack Township	Lot 7R
Zickmund Kenneth Zickmund Barbara	Roubal Robert A Roubal Ann Marie	Lake Township	Lot 1356
Torjesen Erik Torjesen Mary	Castiglione Joseph Castiglione Angela	Salem Township	Lot 676
Byrne Kevin P Byrne Susan	Gray Dawn	Lehigh Township	Lot 61
Byrne Kevin P Byrne Susan	Gray Dawn	Lehigh Township	Lot 62
Malkasian Michael Marley Jennifer	Hopkins Howard Hopkins Frances	Paupack Township	Lot 33
Wernersbach William Kopp Guenther	Mangels Albert G Jr Jones Jacqueline M Garcia Brigitte Butze Monika	Damascus Township Berlin Township	Lot 12
Star Two Six Four LLC Star Two Six Four L L C	Keat Kevin S Keat Jennifer A	Preston Township Preston & Scott Townships Scott Township Scott & Preston Townships	
Strachman Howard Strachman Naomi Strachman Jules	Sikorski Michael S Lewis Rebecca	Manchester Township	
Pykus Judy AKA Regan Judy Pykus AKA Guinther Janet Anderson Leatrice	Esh David M Esh Ruth	Lebanon Township	



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Corporate and Business Law,
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Abuse, Support, Guardianship,
Juvenile Law, Property Owners
Association, Real Estate, Social
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Compensation, Zoning, Municipal
Law*

Steven E. Burlein, Esq.

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steven@burlein.legal

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Jeff Clemente, Esq.

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Termination of Parental Rights,
Personal Injury, Social Security
Disability, Real Estate Transactions,
Contractor Lawsuits, Civil
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Protection from Abuse Litigation*

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Law, Custody, Divorce, Protection
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Associations, Wills/Estates, Business
Organizations, Municipal Law, Civil
Litigation, Criminal Law, Family
Law, Title Insurance, Children &
Youth Matters, PennDOT Appeals,
Department of State/Licensing
Appeals, Appellate Practice before
Commonwealth and Superior Courts*

A. G. Howell, District Attorney

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Lothar C. Holbert, Esq.

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Zachary Jennings, Esq.

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Kimberly Martin, Esq.

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Matthew Meagher, Esq.

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Municipal*

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Alida O'Hara, Esq.

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Family Law

Tobey Oxholm, Esq.

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tobeyoxholm@gmail.com
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Gouldsboro, PA 18424
ADR, Mediation

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Real Estate Sale/Purchase, Property
Disputes, Civil Litigation,
Landlord/Tenant, Corporate
Formation, Estate Planning*

Hugh Rechner, Esq.

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Pat Robinson, Esq.

District Attorney's Office
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925 Court Street
Honesdale, PA 18431

Shelley Robinson, Esq.

District Attorney's Office
srobinson@waynecountypa.gov
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Honesdale, PA 18431

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*Estate Planning, Estate
Administration, Residential Real
Estate*

Sally N. Rutherford, Esq.

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*Estate Planning, Estate
Administration, Residential Real
Estate*

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& Tunis, PC
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General Litigation, Real Estate
Litigation, Commercial Litigation,
Insurance Claims*

Warren E. Schloesser, Esq.

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*Business Formation, Real Estate,
Wills and Estates, Quiet Title Actions*

John Spall

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Title Agent, Wills/Estates, Corporations*

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