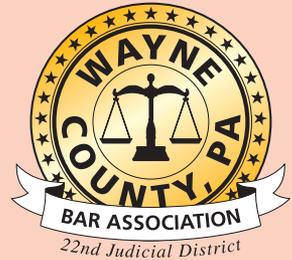


WAYNE COUNTY BAR ASSOCIATION

OFFICIAL LEGAL JOURNAL

OF WAYNE COUNTY, PA



December 17, 2021
Vol. 11, No. 42
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.

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

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Incorporation Notices	\$45
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Estate Notice (3-time insertion)	\$65
Orphans Court; Accounting on Estates (2-time insertion)	\$45

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

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Per Year

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Prorated subscriptions available*

WAYNE COUNTY OFFICIALS

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Janine Edwards, *President Judge*

Magisterial District Judges

Bonnie L. Carney
Ronald J. Edwards
Linus H. Myers

Court Administrator

Nicole Hendrix, Esq.

Sheriff

Mark Steelman

District Attorney

A. G. Howell, Esq.

Prothonotary, Clerk of The Court

Edward “Ned” Sandercock

Chief Public Defender

Steven Burlein, Esq.

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Jocelyn Cramer

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Brian T. Field

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Deborah Bates

Coroner

Edward Howell

Auditors

Carla Komar
Catherine Rickard
Kathleen A. Schloesser

Raising the Bar



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

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

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

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

Hours: Available Upon Request

ACCEPTING DONATIONS NOW!

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

District Attorney's Office — Press Release

WOMAN ARRESTED FOR MEDICARE FRAUD

December 14, 2021 — Wayne County District Attorney A.G. Howell announces the arrest of Bobbie Lee Spalding, 53, originally from Honesdale, Wayne County, PA. Spalding was charged with three counts of Medicare Fraud, each graded as a felony of the 3rd degree, one count of Theft by Deception, a felony of the 3rd degree and one count of Tampering with Public Records or Information, a felony of the 3rd degree.

According to the criminal complaint affidavit of probable cause filed by the Wayne County Detectives, Spalding conspired with two other people to commit Medicare fraud. Co-defendant Shawn Decker was incarcerated in the Wayne County Correctional Facility on October 31, 2018. Between October 31, 2018 and August 6, 2019, Spalding, Shawn Decker and co-defendant Bonnie Decker completed paperwork through the Pennsylvania Medicare program stating that Shawn Decker was providing home health care services for Bonnie Decker. Shawn Decker was incarcerated that entire time. Over that time period, Shawn Decker was paid \$20,616.02 for the services he claimed to have provided.

Shawn and Bonnie Decker were charged in 2019 for these offenses. Detectives were unable to locate Spalding until last week, when she was arrested for an unrelated offense. Spalding was brought before Magisterial District Judge Myers for a preliminary arraignment. Bail was set at \$25,000.00 and she was remanded to the Wayne County Correctional Facility. Her preliminary hearing is scheduled for December 27, 2021 at 10:00 am at Magistrate Myers' court.

**The filing of criminal charges is not evidence of guilt but simply a description of the charge made by the Commonwealth against a defendant. A charged Defendant is presumed innocent until a jury returns a unanimous finding that the Commonwealth has proven the defendant's guilt beyond a reasonable doubt or until the defendant enters a guilty plea to the charges.*



CRIMINAL CASES

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

HONESDALE, PA — December 9, 2021

ERIC C. ACOSTA, age 45 of East Stroudsburg Pa, was sentenced to undergo incarceration in the Wayne County Correctional Facility for a period of not less than 30 days nor more than 23 1/2 months for one count of Contraband – Telecommunication Device (M1). He was also ordered to pay the costs of prosecution, continue with drug and alcohol treatment, undergo a mental health evaluation and comply with any recommendations for treatment, and obtain employment within 60 days of parole or provide documentation from a doctor precluding him from employment. The incident occurred on April 27, 2021 in Canaan Township.

DIANE BOLING, age 61 of Honesdale Pa, was sentenced to undergo incarceration in the Wayne County Correctional Facility for a period of not less than 3 months nor more than 12 months for one count of Harassment (M3). She was also ordered to pay the costs of prosecution, continue with mental health treatment and comply with any recommendations for treatment, and have no contact with the victims. The incident occurred on August 13, 2021 in Honesdale Borough.

DANIEL RAYMOND CANFIELD, age 69 of Honesdale Pa, sentenced to 6 months probation for one count of Open Lewdness (M3). He was also ordered to pay the costs of prosecution, and undergo a mental health evaluation and comply with any recommendations. The incident occurred on May 24, 2021 in Honesdale Borough.

RYAN MATTHEW BROWN, age 25 of Honesdale Pa, was previously sentenced on October 22, 2020 to incarceration in the Wayne County Correctional Facility for a period of not less than 1 month nor more than 18 months was remanded to the Wayne County Correction Facility for the remainder of his sentence which is March 13, 2022. The Defendant was found in violation of his probation when he tested positive for alcohol on October 6, 2021 and November 5, 2021.

JAMES EDWARD CONKLIN, age 38 of Flanders NJ, was sentenced to undergo incarceration in a State Correctional Facility for a period of not less than 12 months nor more than 5 years for one count of Driving Under the Influence – Highest Rate (M1). He was also ordered to pay the costs of prosecution, pay the mandatory minimum fine of \$1,500.00, participate in and cooperate with the drug and alcohol addiction treatment in accordance with his assessment, and complete the Alcohol Highway Safety Program. The incident occurred on March 6, 2021 in Lake Township.

JOHN EIKE JR., age 60 of Lake Ariel Pa, was sentenced to undergo incarceration in the Wayne County Correctional Facility for a period of not less than 10 days nor

more than 18 months for one count of Simple Assault (M2). He was also ordered to pay the costs of prosecution, 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, complete an anger management program, and relinquish any firearm and ammunition to law enforcement within 24 hours. The incident occurred on May 27, 2021 in Salem township.

ANTHONY MICHAEL FLORA, age 31 of Honesdale Pa, was sentenced to 9 months probation for one count of Possession of a Small Amount of Marijuana (M) and one count of Possession of Drug Paraphernalia (M). 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, and undergo a mental health evaluation and comply with any recommendations for treatment. The incident occurred don April 23, 2021 in Damascus Township.

TAMMY L. LYONS, age 50 of Honesdale Pa, was sentenced to 6 months probation for one count of Retail Theft (M2). She was also ordered to pay the costs of prosecution, and pay restitution in the amount of \$614.27. The incident occurred May 28, 2021 in Texas Township.

JUSTIN THOMAS MILLER, age 20 of Olyphant Pa, was sentenced to undergo incarceration in the Wayne County Correctional Facility for a period of not less than 13 days nor more than 23 1/2 months for one count of Resisting Arrest or Other Law Enforcement (M2). He was also ordered to pay the costs of prosecution, 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 maintain employment or provide documentation from a doctor precluding him from employment. The incident occurred on August 28, 2020 in Palmyra Township.

JENNIFER MORALES, age 35 of Greentown PA, was placed on the Accelerated Rehabilitation Disposition Program for a period of 6 months related to a DUI. She was also ordered to pay all costs, perform 20 hours of community service, complete the Alcohol Highway Safety Program, undergo a drug and alcohol evaluation and comply with any recommendations for treatment, and have her operator's license suspended for a period of 60 days. The incident occurred on September 26, 2020 in Dreher Township.

MARILYN ROSE POWELL, age 82 of Waymart Pa, was sentenced to 12 months probation with 48 hours House Arrest through the SCRAM program, for one count of Accident Resulting in Death or Injury (M1) and one count of Driving Under the Influence (M). She was also ordered to pay the costs of prosecution, pay the mandatory minimum fine of \$500.00, participate in and cooperate with the drug and alcohol addiction treatment in accordance with her assessment, and complete the Alcohol Highway Safety Program. The incident occurred on February 5, 2021 in Waymart Borough.

STACI LYNN SMITH, age 40 of Honesdale Pa, was sentenced to undergo incarceration in a State Correctional Facility for a period of not less than 17 months nor more than 60 months for one count of Theft by Unlawful Taking or Disposition (F3). She was also ordered to pay the costs of prosecution. The incident occurred on March 15, 2021 in Damascus Township.

NISHA DEANNA THOMAS, age 37 of Baltimore MD, was sentenced to undergo incarceration in the Wayne County Correctional Facility for a period of not less than 72 hours nor more than 6 months for one count of Driving Under the Influence – Controlled Substance (M). She was also ordered to pay the costs of prosecution, pay a mandatory minimum fine of \$1,000.00, complete the Alcohol Highway Safety Program, and participate in and cooperate with the drug and alcohol addiction treatment in accordance with her assessment. The incident occurred on April 7, 2021 in Salem Township.

LISA BRAJUKA, age 49 of Carbondale Pa, was issued a Bench Warrant for failure to appear at Court.

CHARLES EUGENE ROSS-SMITH III, 24 of Wichita KS, was issued a Bench Warrant for failure to appear at Court.

TRENTON MARCUS WEBER, age 36 of Yates Center KS, was issued a Bench Warrant for failure to appear at Court.



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

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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.

EXECUTOR NOTICE

Estate of Antonette Terry
Late of Mount Pleasant Township
CO-EXECUTOR
Walter J. Terry
314 Great Bend Turnpike
Pleasant Mount, PA 18453
CO-EXECUTRIX
Catherine Terry
22 Prospect Ave.
Basking Ridge, NJ 07920
ATTORNEY
Bugaj/Fisher, PC
(Ronald M. Bugaj, Esq.)
308 9th St., PO Box 390
Honesdale, PA 18431

12/17/2021 • 12/24/2021 • 12/31/2021

ADMINISTRATOR NOTICE

Estate of Nancy Vera Pepperman
AKA Nancy Pepperman
Late of Honesdale Borough
ADMINISTRATOR
Robert A. Sheehan

2267 Royaltree Circle
San Jose, CA 95131
ATTORNEY
Ronald M. Bugaj, Esq.
Bugaj/Fisher, PC
308 9th St., PO Box 390
Honesdale, PA 18431

12/17/2021 • 12/24/2021 • 12/31/2021

EXECUTOR NOTICE

Estate of Rachelle B. Carr AKA
Rachelle R. Carr
Late of Salem Township
EXECUTOR
Richard A. Carr
1679 Hamlin Hwy
Lake Ariel, PA 18436

12/17/2021 • 12/24/2021 • 12/31/2021

ESTATE NOTICE

NOTICE IS HEREBY GIVEN, that Letters Testamentary have been, issued in the Estate of Jean Dexter Stralow, a/k/a Jean D. Stralow, a/k/a Jean Stralow, who died on November 21, 2021, late resident of Waymart, Pennsylvania, to Bonnie J. Koberlein and Cindy E. Olver, Executrices 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 Bonnie J. Koberlein and Cindy E. Olver, Executrices, 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

12/17/2021 • 12/24/2021 • 12/31/2021

ADMINISTRATRIX NOTICE

Estate of Lisa M. Smith AKA Lisa
Marlane Smith
Late of Canaan Township
ADMINISTRATRIX
Jeanette Wendrick
316 11th St., Apt. 215
Honesdale, PA 18431
ATTORNEY
Steven E. Burlein, Esq.
307 11th St.
Honesdale, PA 18431

12/17/2021 • 12/24/2021 • 12/31/2021

ESTATE NOTICE

NOTICE IS HEREBY GIVEN,
that Letters Testamentary have
been, issued in the Estate of
William Joseph Halpin, a/k/a
William Halpin, a/k/a Bill Halpin,
a/k/a William J. Halpin, who died
on October 21, 2021, late resident
of Hawley, Pennsylvania, to
Patricia Stanley, Executrix 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 Patricia Stanley,
Executrix, c/o Law Offices of
ALFRED J. HOWELL, Attorney
for the Estate, at 109 Ninth Street,

Honesdale, PA 18431.

ALFRED J. HOWELL, ESQUIRE
ATTORNEY FOR THE ESTATE

12/17/2021 • 12/24/2021 • 12/31/2021

EXECUTRIX NOTICE

Estate of Barbara Macomber
Late of Honesdale Borough
EXECUTRIX
Lindsay Nober
51 Cottage Street
Honesdale, PA 18431
ATTORNEY
Pamela S. Wilson
29 Spruce Drive
Beach Lake, PA 18405

12/10/2021 • 12/17/2021 • 12/24/2021

ESTATE NOTICE

Letters Testamentary have been
granted to the undersigned
Executor of the Estate of George
Russell Beardsley, aka George
Beardsley, late of Lehigh Township,
Wayne County, Pennsylvania, who
died on September 25, 2021. All
persons having claims against said
Estate are requested to make such
claims known to the undersigned.
Those persons indebted to the
decedent are requested to make
payment without delay to: Herbert
F. Ruschmann, Executor, c/o
Attorney Bruce J. Warshawsky,
Esquire, Cunningham, Chernicoff
& Warshawsky, P.C. 2320 North
Second Street, Harrisburg, PA
17110.

12/10/2021 • 12/17/2021 • 12/24/2021

ADMINISTRATRIX NOTICE

Estate of Letitia E. Wells A/K/A
Letitia Esther Matthews Wells
Late of Canaan Township, Wayne
County, PA

ADMINISTRATRIX

Barbara Jean Bayly
8817 N. Atlantic Avenue, #18
Cape Canaveral, FL 32920

ATTORNEY

Frances Gruber, Esq.
214 Ninth Street
Honesdale, PA 18431
(570) 253-5400

12/10/2021 • 12/17/2021 • 12/24/2021

EXECUTOR NOTICE

Estate of Francis M. McInerney
Late of Paupack Township
EXECUTOR

Daniel McInerney
50 Pavilion Road
Suffern, NY 10901

ATTORNEY

Frances Gruber, Esq.
214 Ninth Street
Honesdale, PA 18431
(570) 253-5400

12/10/2021 • 12/17/2021 • 12/24/2021

ESTATE NOTICE

NOTICE IS HEREBY GIVEN that
Letters Testamentary have been
granted in the estate of JOHN
HARVEY SNYDER a/k/a JOHN
H. SNYDER, late of Equinunk,
PA., Date of death September 26,
2021. 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 Brendan R.
Ellis, Esquire, 1018 Church Street,
Honesdale, PA 18431.

12/10/2021 • 12/17/2021 • 12/24/2021

EXECUTOR NOTICE

Estate of Walter R. Wakeham AKA
Walter Wakeham
Late of Lake Township

CO-EXECUTOR

Kevin Wakeham
21 Prides Crossing
Washingtonville, NY 10992

CO-EXECUTRIX

Lisa Raiola
1713 Shore Parkway, Apt. 3
Brooklyn, NY 11214

ATTORNEY

Nicholas A. Barna
207 Tenth Street
Honesdale, PA 18431

12/10/2021 • 12/17/2021 • 12/24/2021

EXECUTRIX NOTICE

Estate of Carl W. Bell AKA Carl
Bell

Late of Damascus Township
EXECUTRIX

Kathy Henderson
166 Henderson Road
Milanville, PA 18443

ATTORNEY

Nicholas A. Barna
207 Tenth Street
Honesdale, PA 18431

12/10/2021 • 12/17/2021 • 12/24/2021

EXECUTOR NOTICE

Estate of Marie M. Gales
Late of Starlight, Wayne County
EXECUTOR
Michael R. Gales
3017 Brookwood Road
Ellicott City, MD 21042
ATTORNEY
Robert J. Madigan, Jr.
P.O. Box 2039
Binghamton, NY 13902

12/3/2021 • 12/10/2021 • 12/17/2021

ESTATE NOTICE

Notice is hereby given that Letters of Testamentary have been granted in the Estate of Lawrence Edwin Freiermuth AKA Lawrence Freiermuth AKA Lawrence E. Freiermuth, late of Texas Township, Wayne County, Pennsylvania, who died on July 16, 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 Lacy Lee Dale, Executrix, of 128 Beach Lake Highway, Honesdale, PA 18431, 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

12/3/2021 • 12/10/2021 • 12/17/2021

ESTATE NOTICE

ESTATE OF Mary Strzalka, late of 45 McVeigh Road, New Hampton, New York 10958, deceased. Letters Testamentary Ancillary on the above estate having been granted to the undersigned, all persons indebted to the estate are requested to make payment and those having claims to present same, without delay to

Martin Strzalka
207 Lackawaxen Road
Shohola, PA 18458

12/3/2021 • 12/10/2021 • 12/17/2021

ESTATE NOTICE

Notice is hereby given that Letters of Testamentary have been granted in the Estate of Juanita H. Diehl, late of Damascus Township, Wayne County, Pennsylvania, who died on October 23, 2021. 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 Inez D. Rickard, Executrix, of 1397 Owego Turnpike, Honesdale, PA 18431, 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

12/3/2021 • 12/10/2021 • 12/17/2021

EXECUTOR NOTICE

Estate of Burnet J. Clark AKA
Burnet Jennings Clark, Jr.
Late of Lackawaxen Township
EXECUTOR

Jonathan Andrew Clark
30 Kerby Lane
Mendham, NJ 07945
ATTORNEY

Ronald M. Bugaj, Esq.
Bugaj/Fisher, PC
308 9th St., PO Box 390
Honesdale, PA 18431

12/3/2021 • 12/10/2021 • 12/17/2021

ESTATE NOTICE

Notice is hereby given that Letters of Administration have been granted in the Estate of Diane Rae Mott, a/k/a Diane R. Mott, a/k/a Diane Mott, late of Dyberry Township, Wayne County, Pennsylvania, who died on October 24, 2021. 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 Paul A. Mott, Administrator, of 300 Grimms Road, #1, Honesdale, PA 18431, 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

12/3/2021 • 12/10/2021 • 12/17/2021

EXECUTOR NOTICE

Estate of Vergil Kenneth Faigle, Jr.
AKA Vergil K. Faigle, Jr.
Late of Scott Township
EXECUTOR

Russell Mosher
454 Faigle Road
Starlight, PA 18461
ATTORNEY

Frances Gruber, Esq.
214 Ninth Street
Honesdale, PA 18431
(570) 253-5400

12/3/2021 • 12/10/2021 • 12/17/2021

EXECUTRIX NOTICE

Estate of Doris A. Bates AKA
Doris Bates AKA Doris Davis
Bates

Late of Lebanon Township
EXECUTRIX

Marilyn Podunajec
162 W. Carbondale Road
Waymart, PA 18472
ATTORNEY

Nicholas A. Barna
207 Tenth Street
Honesdale, PA 18431

12/3/2021 • 12/10/2021 • 12/17/2021

EXECUTOR NOTICE

Estate of John K. Lowe AKA John
Lowe AKA John K. Lowe, Sr.
Late of Damascus Township
CO-EXECUTOR

Kevin D. Lowe
306 Butternut Flats
Honesdale, PA 18431
CO-EXECUTRIX

Karen M. Behler

111 Great Road
Maynard, MA 01754
ATTORNEY
Nicholas A. Barna
207 Tenth Street
Honesdale, PA 18431

12/3/2021 • 12/10/2021 • 12/17/2021

ADMINISTRATRIX NOTICE

Estate of Margaret L. Ziegler AKA
Margaret Ziegler
Late of Dreher Township
ADMINISTRATRIX
Cindy Lee Hefty
429 Sterling Road, PO Box 99
Sterling, PA 18463
ATTORNEY
Michael D. Walker, Esq.
PO Box 747
Hamlin, PA 18427

12/3/2021 • 12/10/2021 • 12/17/2021

EXECUTOR NOTICE

Estate of Phillip J. Ross AKA
Phillip Ross
Late of Lebanon Township
EXECUTOR
Douglas J. Ross
501 Windmill Ridge Road
Gulf Shores, AL 36542
ATTORNEY
Nicholas A. Barna
207 Tenth Street
Honesdale, PA 18431

12/3/2021 • 12/10/2021 • 12/17/2021

EXECUTOR NOTICE

Estate of Ruth A. Ross AKA Ruth
Ross
Late of Lebanon Township
EXECUTOR
Douglas J. Ross
501 Windmill Ridge Road
Gulf Shores, AL 36542
ATTORNEY
Nicholas A. Barna
207 Tenth Street
Honesdale, PA 18431

12/3/2021 • 12/10/2021 • 12/17/2021

EXECUTRIX NOTICE

Estate of Mary Hrabowska
Late of Mount Pleasant Township
EXECUTRIX
Wanda Marczewski
12 Adele Court
Staten Island, NY 10304
ATTORNEY
Nicholas A. Barna
207 Tenth Street
Honesdale, PA 18431

12/3/2021 • 12/10/2021 • 12/17/2021

OTHER NOTICES

**ARTICLES OF
INCORPORATION**

NOTICE IS HEREBY GIVEN that
Articles of Incorporation have been
filed with the Department of State
of the Commonwealth of
Pennsylvania at Harrisburg,
Pennsylvania on the 8th day of
November, 2021, for the purpose
of obtaining a Certificate of
Incorporation for a business

Corporation to be organized under the Business Corporation Law of the Commonwealth of Pennsylvania of 1988.

The name of the corporation is BEAN BROTHERS, INC.

The purpose for which it is to be or has been organized is any and all lawful acts for which corporations may be incorporated under the Pennsylvania Business Corporation Law of 1988, as amended.

Richard B. Henry, Esquire
1105 Court Street
Honesdale, PA 18431

12/17/2021

NOTICE

IN THE COURT OF COMMON
PLEAS
WAYNE COUNTY
CIVIL ACTION - LAW

ACTION OF MORTGAGE
FORECLOSURE
Term No. 309-Civil-2020

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE

BANK OF NEW YORK
MELLON TRUST COMPANY,
N.A. AS TRUSTEE FOR
MORTGAGE ASSETS
MANAGEMENT SERIES I
TRUST
Plaintiff

vs.

UNKNOWN HEIRS OF JULIA

DEXHEIMER, ANGELA
DEXHEIMER KNOWN
SURVIVING HEIR OF JULIA
DEXHEIMER, BILLY
DEXHEIMER KNOWN
SURVIVING HEIR OF JULIA
DEXHEIMER, CLYDE L.
DEXHEIMER JR. KNOWN
SURVIVING HEIR OF JULIA
DEXHEIMER, VICTORIA
JAGGARS KNOWN SURVIVING
HEIR OF JULIA DEXHEIMER &
DAINA SEALE KNOWN
SURVIVING HEIR OF JULIA
DEXHEIMER
Mortgagor and Real Owner
Defendant

NOTICE TO: UNKNOWN
HEIRS OF JULIA DEXHEIMER

THIS LAW FIRM IS A DEBT
COLLECTOR AND WE ARE
ATTEMPTING TO COLLECT A
DEBT. THIS NOTICE IS SENT
TO YOU IN AN ATTEMPT TO
COLLECT A DEBT. ANY
INFORMATION OBTAINED
FROM YOU WILL BE USED
FOR THAT PURPOSE.

NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY

Your house at 2023 Lake Ariel
Highway, Lake Ariel, PA 18436 is
scheduled to be sold at Sheriff's Sale
on Wednesday, January 19, 2022, at
10:00 AM, in corridor of Wayne
County Courthouse, Honesdale to
enforce the court judgment of
\$146,053.13 obtained by BANK OF
NEW YORK MELLON TRUST
COMPANY, N.A. AS TRUSTEE
FOR MORTGAGE ASSETS
MANAGEMENT SERIES I
TRUST against you.

NOTICE: If you wish to defend, you must take action, by entering a written appearance personally or by attorney and filing your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and you may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER 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. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

NORTHEASTERN
PENNSYLVANIA LEGAL
SERVICES, INC.
925 Court Street
Honesdale, PA 18431
1-877-515-7465

Michael T. McKeever
Attorney for Plaintiff
KML Law Group, P.C., PC
Suite 5000, 701 Market Street
Philadelphia, PA 19106-1532
215-627-1322

12/17/2021

**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
JANUARY 5, 2022**

By virtue of a writ of Execution instituted by: Loancare, 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 5th day of January, 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 located in Lake Township, Wayne County, Pennsylvania, being and designated as Lot 1-W on map of lots of Rosengrant Development and being bound and described as follows:

Beginning at a point in the center of a 40-foot drive and being the northwest corner of Lot W-E and the northeast corner of Lot 1- W; thence South 80 degrees 15 minutes West along the center of said driveway a distance of 50 feet to a point; thence South 9 degrees 45 minutes East and through an iron pin or pipe to the high water mark of Lake Henry, a distance of approximately 143 feet, be the same more or less; thence along

the high water mark of Lake Henry to the southwest corner of Lot W-E; thence North 9 degrees 45 minutes West through an Elm tree and a pipe and along Lot W-E, a distance of 133 feet, more or less, to the place of Beginning. Being all of Lot 1-W in said Rosengrant Development.

Also granting and conveying to the grantees herein the right of ingress and egress over Lot W-E for the purpose of taking water for domestic purposes from a spring located on said lot in common with other lot owners. This conveyance is made under and subject to certain restrictions as recited in Declaration of Restrictions dated the 31st day of July 1963, and recorded in the Office of Recorder of Deeds of

Wayne County, and also granting and conveying to the grantees herein certain rights as more particularly set forth therein.

The aforesaid lot is also under and subject to an exception and/or reservation as contained in a deed from Ellison R. Bartlow to F. L. Benjamin by deed dated April 17, 1900, and recorded in Wayne County Deed Book 86, at page 409, in which the said Ellison R. Bartlow granted and conveyed to F.L. Benjamin the following right: "To have control of one rod wide on the margin of said lake (Lake Henry) above high water mark."

Subject to all covenants, restrictions, reservations, easements, conditions and rights appearing of record; and

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subject to any state of facts an accurate survey would show.

BEING KNOWN AS: 130 N
SHORE LN LAKE ARIEL, PA
18436

PROPERTY ID: 12-0-0014-0032

TITLE TO SAID PREMISES IS
VESTED IN GERALD C. DEN-
NIS AND DOROTHY J. DENNIS,
HUSBAND AND WIFE BY
DEED FROM H. DOLORES
VERDUCE, NOW DECEASED,
GERALD C. DENNIS AND
DOROTHY J. DENNIS, HUS-
BAND AND WIFE, AS JOINT
TENANTS WITH RIGHT OF
SURVIVORSHIP, DATED January
30, 2006 RECORDED February
15, 2006 IN BOOK NO. 2976
PAGE 158 INSTNO:

Seized and taken in execution as
property of:
Dorothy J. Denis aka Dorothy
Denis aka Dorothy Shay 65 W.
Deer Court MIDWAY GA 31320

Execution No. 219-Civil-2021
Amount \$153,084.00 Plus addition-
al costs

October 15, 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. BAL-
ANCE DUE THIRTY (30) DAYS
FROM DATE OF SALE. FAIL-
URE TO PAY BALANCE WILL
FORFEIT DOWN PAYMENT.**

Robert Crawley Esq.

12/10/2021 • 12/17/2021 • 12/24/2021

**SHERIFF'S SALE
JANUARY 12, 2022**

By virtue of a writ of Execution
instituted by: Newrez LLC d/b/a
Shellpoint Mortgage Servicing
issued out of the Court of Common
Pleas of Wayne County, to me
directed, there will be exposed to
Public Sale, on Wednesday the
12th day of January, 2022 at 10:00
AM in the Conference Room on
the third floor of the Wayne County
Courthouse in the Borough of
Honesdale the following property,
viz:

ALL THAT CERTAIN lot, parcel,
or piece of ground situate in the
Township of STERLING, County
of WAYNE, and Commonwealth of
Pennsylvania, being Lot Number
099, SECTION 5, COBBLE-
WOOD ROAD, as shown on map
of POCONO SPRINGS ESTATES,
INC., on file in the Recorder of
Deeds Office at HONESDALE,

Pennsylvania in Plat Book No. 13 at Page(s) 28.

The improvements thereon being known as 1186 Cobblewood Road, Newfoundland, Pennsylvania - 18445.

PARCEL ID 26-0-0002-0007.-

BEING the same premises which COST CONTROL MARKETING AND MANAGEMENT, INC by Deed dated February 28, 1988 and recorded in the Office of Recorder of Deeds of Wayne County on March 1, 1988 at Book 484, Page 418 granted and conveyed unto JOHN J. HOLDER, JR., AND BEATRICE M. HOLDER, HIS WIFE.

Seized and taken in execution as property of:

Beatrice M. Holder 1186 Cobblewood Road f/k/a 99 Cobblewood Road NEWFOUNDLAND PA 18445

John J. Holder aka John J. Holder, Jr. 1186 Cobblewood Road f/k/a 99 Cobblewood Road NEWFOUNDLAND PA 18445

Execution No. 361-Civil-2020
Amount \$119,403.57 Plus additional costs

October 18, 2021
Acting Sheriff Christopher Rosler

TO ALL CLAIMANTS TAKE NOTICE:

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

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

12/17/2021 • 12/24/2021 • 12/31/2021

CIVIL ACTIONS FILED

*FROM NOVEMBER 20, 2021 TO NOVEMBER 26, 2021
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2011-21965	JOYFUL NOISE CHILD LEARNING INC A CORPORATION	11/22/2021	SATISFACTION	40,592.60
2012-20520	WEIDNER JENNIFER	11/24/2021	SATISFACTION	—
2012-21692	MURPHY GERALD E	11/22/2021	SATISFACTION	19,969.87
2015-00584	ENSLIN CLIFF J JR A/K/A	11/22/2021	SATISFACTION	—
2015-00584	ENSLIN CLIFFORD	11/22/2021	SATISFACTION	—
2018-00477	FALCONETTI EUGENE SR A/K/A	11/24/2021	WRIT OF EXECUTION	155,666.91
2018-00477	FALCONETTI EUGENE	11/24/2021	WRIT OF EXECUTION	155,666.91
2019-20225	TIRADO SALVADOR ~ JR	11/22/2021	SATISFACTION	22,043.41
2019-20225	TIRADO SHARI I	11/22/2021	SATISFACTION	22,043.41
2019-21043	VLACICH JERRY J	11/23/2021	SATISFACTION	737.27
2019-21061	KOVALESKI GREGORY	11/22/2021	SATISFACTION	—
2019-21061	KOVALESKI BRENDA	11/22/2021	SATISFACTION	—
2019-21080	WARNINGER BRUCE D	11/22/2021	SATISFACTION	31,336.77
2019-21080	WARNINGER KAREN	11/22/2021	SATISFACTION	31,336.77
2020-00067	SELECT PORTFOLIO SERVICING INC P	11/23/2021	VACATE ORD.OF 9/7/21	—
2020-00067	SELECT PORTFOLIO SERVICING INC P	11/23/2021	STRIKE NON PROS	—
2020-00140	THORNGREN JOSEPH	11/23/2021	DEFAULT JUDG IN REM	112,591.96
2020-00140	THORNGREN BRANDON	11/23/2021	DEFAULT JUDG IN REM	112,591.96
2020-00140	THORNGREN TYLER	11/23/2021	DEFAULT JUDG IN REM	112,591.96
2020-00140	THORNGREN DAVID	11/23/2021	DEFAULT JUDG IN REM	112,591.96
2020-00140	UNKNOWN HEIRS SUCCESSOR ASSIGN & ALL PERSON FIRMS OR ASSOC	11/23/2021	DEFAULT JUDG IN REM	112,591.96
2020-00140	THORNGREN JOSEPH	11/23/2021	WRIT' OF EXECUTION	112,591.96
2020-00140	THORNGREN BRANDON	11/23/2021	WRIT OF EXECUTION	112,591.96
2020-00140	THORNGREN TYLER	11/23/2021	WRIT OF EXECUTION	112,591.96
2020-00140	THORNGREN DAVID	11/23/2021	WRIT OF EXECUTION	112,591.96
2020-00140	UNKNOWN HEIRS SUCCESSOR ASSIGN & ALL PERSON FIRMS .OR ASSOC	11/23/2021	WRIT 'OF EXECUTION	112,591.96
2020-00296	EVARTS ELEANOR R OR THEIR HEIRS, ADMINISTRATORS	11/22/2021	FINAL JUDGMENT	—
2020-00296	EVARTS EUGENE A OR THEIR HEIRS, ADMINISTRATORS	11/22/2021	FINAL JUDGMENT	—
2020-00296	JP MORGAN CHASE	11/22/2021	FINAL JUDGMENT	—
2020-00400	RPM ASSET MANAGEMENT INC	11/24/2021	FINAL JUDGMENT	—
2020-20166	JONES JOHN W	11/22/2021	SATISFACTION	109,102.18
2020-20166	JONES KAREN A	11/22/2021	SATISFACTION	109,102.18
2020-20292	VLACICH JERRY J	11/23/2021	SATTSFACITION	685.00
2020-20605	VLACICH JERRY J	11/23/2021	SATISFACTION	527.06

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

2021-00096	UTEQG AMY S	11/24/2021	SATISFACTION	—
2021-00345	MILLER MARCY	11/24/2021	DEFAULT JUDGMENT	14,936.24
2021-00346	MEAD PAUL T	11/24/2021	DEFAULT JUDGMENT	12,039.20
2021-00399	MIDLANTIC CONTRACTING LLC	11/24/2021	DEFAULT JUDGMENT	177,684.18
2021-00399	HEWITT TIMOTHY INDIVIDUALLY	11/24/2021	DEFAULT JUDGMENT	177,684.18
2021-00412	SMITH DONNA M INDIV & ADMINIST OF EST OF SCOTT D SMITH DEC	11/23/2021	DEFAULT JUDGMENT	189,628.72
2021-20038	VLACICH JERRY J	11/23/2021	SATISFACTION	545.45
2021-20268	DELOSSANTOS LUIS	11/22/2021	WRIT OF SCIRE FACIAS	—
2021-20269	DELOSSANTOS LUIS	11/22/2021	WRIT OF SCIRE FACIAS	—
2021-20429	SEXTONS LAWNCARE	11/22/2021	SATISFACTION	—
2021-20436	MERTZ DAVID P JOINT TRUST (GRANTOR)	11/22/2021	SATISFACTION	—
2021-20436	MERTZ NANCY LEE JOINT TRUST (GRANTOR)	11/22/2021	SATISFACTION	—
2021-20436	DAVID P MERTZ JOINT TRUST GRANTOR	11/22/2021	SATISFACTION	—
2021-20436	NANCY LEE MERTZ JOINT TRUST GRANTOR	11/22/2021	SATISFACTION	—
2021-20436	NAVARRO AUGUST GRANTEE	11/22/2021	SATISFACTION	—
2021-20436	NAVARRO SARA GRANTEE	11/22/2021	SATISFACTION	—
2021-20438	MUTASCIO DOMINICK	11/22/2021	SATISFACTION	—
2021-20438	MUTASCIO DEBRA	11/22/2021	SATISFACTION	—
2021-20490	SODEN ANGELA HAYES	11/22/2021	SATISFACTION	—
2021-20553	COX TOBIE B	11/22/2021	SATISFACTION	—
2021-20560	MERTZ DAVID P JOINT TRUST (GRANTOR)	11/22/2021	SATISFACTION	—
2021-20560	MERTZ NANCY LEE JOINT TRUST (GRANTOR)	11/22/2021	SATISFACTION	—
2021-20560	DAVID P MERTZ AND NANCY LEE MERTZ JOINT TRUST (GRANTOR)	11/22/2021	SATISFACTION	—
2021-20560	NAVARRO AUGUST (GRANTEE)	11/22/2021	SATISFACTION	—
2021-20560	NAVARRO SARA (GRANTEE)	11/22/2021	SATISFACTION	—
2021-20560	MERTZ DAVID P JOINT TRUST (GRANTOR)	11/22/2021	SATISFACTION	—
2021-20560	MERTZ NANCY LEE JOINT TRUST (GRANTOR)	11/22/2021	SATISFACTION	—
2021-20560	DAVID P MERTZ .AND NANCY LEE MERTZ JOINT TRUST (GRANTOR)	11/22/2021	SATISFACTION	—
2021-20560	NAVARRO AUGUST (GRANTEE)	11/22/2021	SATISFACTION	—
2021-20560	NAVARRO SARA (GRANTEE)	11/22/2021	SATISFACTION	—
2021-20584	FROTTEEN LAWRENCE D	11/22/2021	SATISFACTION	—
2021-20584	FROTTEEN ANDREA	11/22/2021	SATISFACTION	—

2021-20592	CHUBB KARLA	11/23/2021	SATISFACTION	379.96
2021-20593	RUFINO MENDOZA GROUP	11/23/2021	SATISFACTION	581.43
2021-20635	HONESDALE NATIONAL BANK GARNISHEE	11/22/2021	GARNISHEE/JUDGMENT	7,581.55
2021-20698	RITCHIE LAURENCE F	11/22/2021	FEDERAL TAX LIEN	30,198.72
2021-20698	RITCHIE LAURA B	11/22/2021	FEDERAL TAX LIEN	30,198.72
2021-20699	IMMERSO ALBERT	11/22/2021	TAX LIEN	5,188.35
2021-20700	MANDRIK EDWARD	11/22/2021	TAX LIEN	5,223.24
2021-20701	COUNTRYMAN HOME IMPROVEMENTS LLC	11/22/2021	TAX LIEN	9,220.82
2021-20702	FRANCOIS VINCENT D	11/22/2021	MUNICIPAL LIEN	531.53
2021-20702	FRANCOIS ANGELICA	11/22/2021	MUNICIPAL LIEN	531.53
2021-20703	MARTIN MARIE E	11/22/2021	MUNICIPAL LIEN	2,279.07
2021-20704	MATTHEWS BRIAN A	11/23/2021	JUDGMENT	3,801.25
2021-20705	VALLESTRO, ERIK K BARQUERO	11/23/2021	JUDGMENT	39,538.60
2021-20705	BARQUERO ERIK K VALLESTRO	11/23/2021	JUDGMENT	39,538.60
2021-20706	FLORIO JOHN PETER	11/23/2021	JUDGMENT	3,903.75
2021-20707	IRWIN BRANDON ROBERT	11/23/2021	JUDGMENT	2,901.75
2021-20708	JENKINS MICHAEL	11/23/2021	JUDGMENT	636.25
2021-20709	NUTTALL RICHARD M	11/23/2021	MUNICIPAL LIEN	620.04
2021-20710	MANNO RICHARD	11/23/2021	MUNICIPAL LIEN	604.22
2021-20711	AMPLO ANTHONY	11/23/2021	MUNICIPAL LIEN	506.54
2021-20712	MARTIN ROBERT D JR	11/23/2021	MUNICIPAL LIEN	461.80
2021-20713	DANIELS BRIAN	11/24/2021	JP TRANSCRIPT	6,580.88
2021-20714	FISHER STEVEN	11/24/2021	JP TRANSCRIPT	1,232.20
2021-20715	MEREDICK KEVIN	11/24/2021	JP TRANSCRIPT	5,313.78
2021-20716	HAINES DAWN LEE	11/24/2021	JUDGMENT	675.25
2021-20717	EVERARD DAWN LEE	11/24/2021	JUDGMENT	3,528.75
2021-20718	MCCARTHY MICHAEL JAMES	11/24/2021	JUDGMENT	2,348.75
2021-20719	PASCO PAUL MICHAEL	11/24/2021	JUDGMENT	2,695.54
2021-20720	POTTS KELLY M	11/24/2021	JUDGMENT	1,368.75
2021-20721	PRICE RYSENE TRAVIS	11/24/2021	JUDGMENT	1,560.25
2021-20722	SCANLON THOMAS	11/24/2021	JP TRANSCRIPT	6,343.27
2021-20723	SKINNER DARREN	11/24/2021	JP TRANSCRIPT	3,173.64
2021-20724	PEPPER JENNY	11/24/2021	JP TRANSCRIPT	954.52

CIVIL APPEALS — AGENCIES: BOARD OF ASSESSMENT

Case No.	Indexed Party	Type	Date	Amount
2021-00495	10TH STREET HOLDINGS LLC	PETITIONER	11/23/2021	—
2021-00495	WAYNE COUNTY BOARD FOR ASSESSMENT & REVISION OF TAXES	RESPONDENT	11/23/2021	—

CONTRACT — DEBT COLLECTION: OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2021-00493	GEISINGER CLINIC	PLAINTIFF	11/23/2021	—
2021-00493	RODRIGUES RICHARD T	DEFENDANT	11/23/2021	—
2021-00493	MARCEL DENISE HIS WIFE	DEFENDANT	11/23/2021	—

CONTRACT — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2021-00494	ADAMCZAK CARL W JR	PLAINTIFF	11/23/2021	—
2021-00494	HATTON KAREN	DEFENDANT	11/23/2021	—

MISCELLANEOUS — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2021-00496	ASSOCIATION OF PROPERTY OWNERS OF THE HIDEOUT INC	PLAINTIFF	11/24/2021	—
2021-00496	KOTEEN MARK A	DEFENDANT	11/24/2021	—
2021-00497	ASSOCIATION OF PROPERTY OWNERS OF THE HIDEOUT INC	PLAINTIFF	11/24/2021	—
2021-00497	DIECK SCOTT A	DEFENDANT	11/24/2021	—

PROFESSIONAL LIABILITY — MEDICAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2021-00491	PERRY DAWN L	PLAINTIFF	11/22/2021	—
2021-00491	LOPEZ-MONEGRO RAFAEL	DEFENDANT	11/22/2021	—
2021-00491	MONEGRO RAFAEL LOPEZ	DEFENDANT	11/22/2021	—

TORT — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2021-00492	KNAPKO BRIAN	PLAINTIFF	11/23/2021	—
2021-00492	KNAPKO JOANN	PLAINTIFF	11/23/2021	—
2021-00492	FAUST WALTER	DEFENDANT	11/23/2021	—

MORTGAGES AND DEEDS

*RECORDED FROM DECEMBER 6, 2021 TO DECEMBER 10, 2021
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Rotondo John S	Citizens Bank	Lake Township	
Rotondo Marianne B			100,000.00
Riggs Scott M Jr	FNCB Bank	Damascus Township	
Riggs Melissa S	F N C B Bank		30,000.00
Mosulu Group	RCN Capital	Honesdale Borough	
	R C N Capital		124,615.00
Mosulu Group	R C N Capital	Honesdale Borough	
	RCN Capital		16,385.00
Shields James V	NEPA Alliance Business Finance Corporation	Damascus Township	
Shields Elizabeth A	N E P A Alliance Business Finance Corp		205,000.00
Decker Victoria	NBT Bank	Palmyra Township	
Decker Kevin Patrick	N B T Bank		289,000.00
Ayoub James R	Jim Thorpe Neighborhood Bank	Paupack Township	
Ayoub Audrey			50,000.00
Sullivan Christine Elizabeth	JPMorgan Chase Bank	Paupack Township	
Enriquez Christine	J P Morgan Chase Bank		123,079.00
Spritz Properties	Wayne Bank	Hawley Borough	153,000.00
Phil Six Four	Wayne Bank	Berlin Township	20,000.00
Helmke Robert A	Mortgage Electronic Registration Systems	Buckingham Township	
Licurse Jacqueline A	TD Bank T D Bank		82,000.00
Maleszewski Andrzej	Wiegiers Robert J	Damascus Township	
Maleszewski Jana	Wiegiers Danuta		215,000.00
Martin Garrett D	Community Bank	Buckingham Township	133,000.00
Olsson Properties LLC	Dime Bank	Paupack Township	
Olsson Properties L L C			135,000.00
Olsson Bruce A	Dime Bank	Paupack Township	135,000.00
Decarlo Andrew P	Mortgage Electronic Registration Systems In	Lake Township	
Decarlo Anna M	Meadowbrook Financial		196,350.00
Herman Camille	Wells Fargo Bank	Paupack Township	44,000.00
Mindell Barbara L	Citizens Bank	Lake Township	
Melvin Paul M			720,000.00
Baron Susan J	First National Bank Of Pa	Salem Township	
Madera Efrain			119,000.00
Cage Enterprises	BPL Mortgage Trust B P L Mortgage Trust	Dreher Township	192,500.00

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

Assante Michael	Wayne Bank	Salem Township	240,000.00
Albright Ryan C	S & T Bank	Salem Township	
Albright Melissa F			130,000.00
Przasnyski Holly	Mortgage Electronic Registration Systems	Lehigh Township	
	Carrington Mortgage Services		147,283.00
Long Randy	Mortgage Electronic Registration Systems	Sterling Township	
	Loandepot Com		128,000.00
Glazebrook Jack	TD Bank	Lehigh Township	
Glazebrook Nicole	T D Bank		280,000.00
	Mortgage Electronic Registration Systems		
Landers Matthew	Iconic Mortgage Corp	Honesdale Borough	
	Mortgage Electronic Registration Systems		135,000.00
Verma Kapil	Mortgage Electronic Registration Systems	Lake Township	
Verma Garima	Nationstar Mortgage LLC Nationstar Mortgage L L C Mr Cooper		342,000.00
Loughran Daniel T	Honesdale National Bank	Salem Township	
Loughran Veronica E			232,000.00
Loughran Daniel T	Honesdale National Bank	Salem Township	
Loughran Veronica E			15,000.00
Poconolakehousetwofiveone- one L L C	Visio Financial Services Inc	Lake Township	131,625.00
Kakarala Renuka Agent	Mortgage Electronic Registration Systems	Lake Township	
Kodali Bhramarapura V By Agent	TD Bank T D Bank		280,500.00
Whalen Brenna M	Mortgage Electronic Registration Systems	Palmyra Township	
	Advisors Mortgage Group		170,848.00
Doney Justin N	Honesdale National Bank	Damascus Township	
Doney Nicole A			227,000.00
Cole CV Honesdale Pa	Citibank	Honesdale Borough	565,000,000.00
Block Lindsey G	Mortgage Electronic Registration Systems	Lake Township	
	Royal United Mortgage LLC Royal United Mortgage L L C		72,000.00
Estus Friend II	Dime Bank	Sterling Township	92,500.00
Dynarski Frank	Dime Bank	Lake Township	
Wade Leah			118,400.00
Dynarski Leah			
Hudak Joseph D	Dime Bank	Dreher Township	
Hudak Joann M			350,000.00
Deschamps Andrew	Mortgage Electronic Registration Systems	Salem Township	
Deschamps Jaime	Rocket Mortgage		192,000.00

Stuccio Dominick P White Anne B	Dime Bank	Manchester Township	250,000.00
Dolph Jeffery S Jr	Mortgage Electronic Registration Systems Summit Mortgage Corporation	Clinton Township 2	97,206.00
Davidowsky John M	FNCB Bank F N C B Bank	Damascus Township	120,000.00
Giles Eileen	Mortgage Electronic Registration Systems	Lake Township	
Giles David	Guaranteed Rate Inc		185,000.00
Millen George N	Dime Bank	South Canaan Township	77,500.00
Lake Life Management Services	Honesdale National Bank	Paupack Township	84,400.00
Lowe Kraig	Honesdale National Bank	Berlin Township	
Kelly Eileen			215,000.00
Lowe Eileen			
Foster Gregory J Foster Marilyn T	Dime Bank	Palmyra Township	200,000.00
Internicola John Internicola Sherie	Ark La Tex Financial Services Eleven Mortgage Mortgage Electronic Registration Systems	Paupack Township	139,500.00
Vacation Home Property Investments LLC Vacation Home Property Investments L L C	First Keystone Community Bank	Cherry Ridge Township	520,000.00
Norris Darrell J Jr	Guaranteed Rate Affinity Mortgage Electronic Registration Systems	Lake Township	210,000.00
MacKnosky Keri L	Mortgage Electronic Registration Systems Kind Lending	Salem Township	223,250.00
Goldstock Loreen	Mortgage Electronic Registration Systems SWBC Mortgage Corp S W B C Mortgage Corp	Lake Township	183,750.00
Saviano Heather Saviano Thomas J	JPMorgan Chase Bank J P Morgan Chase Bank	Paupack Township	317,200.00
Olga & Dorothea Dessin Society	Honesdale National Bank	Honesdale Borough	148,293.20
Berry David Berry Laura E	Rocket Mortgage Mortgage Electronic Registration Systems	Lehigh Township	349,000.00
Ziegler Ernest O Jr Ziegler Teresa J	American Financial Resources Inc Mortgage Electronic Registration Systems	Lake Township	229,000.00
Barth James W Lawson Carol E	Pentagon Federal Credit Union Mortgage Electronic Registration Systems	Berlin Township	135,000.00
Svenson Mary Svenson Robert	Mortgage Electronic Registration Systems Summit Mortgage Corporation	Berlin Township	292,950.00

DEEDS

Smith Heather	Mosulu Group	Honesdale Borough	
Johnson Robert G Jr	Ayoub James Ayoub Audrey	Paupack Township	
Wasylyk Robert J II Wasylyk Laura A	Wasylyk Laura A	Lake Township	
Peters Mary E Adm Slamas Victor B Est	Gorton Clyde Gorton Melinda	Preston Township	
Tiger Barbara A Tr Barbara A Tiger Irrevocable Living Trust	Tiger Barbara A Tr Barbara A Tiger Irrevocable Living Trust	South Canaan Township	
Peter M Tiger Irrevocable Living Trust			
Hendrickson Ziona L	Helmke Robert Licurse Jacqueline	Buckingham Township	
Wiegiers Robert J Wiegiers Danuta	Maleszewski Andrzej Maleszewski Jana	Damascus Township	Lot 14
Dennis Michael A	Martin Garrett D	Buckingham Township	
Davidowsky Barbara J	Davidowsky John M	Damascus Township	
Igoe Kevin Patrick Exr Igoe Joanne P Est	Olsson Properties LLC Olsson Properties L L C	Paupack Township	
Zuelich Erin Elizabeth Exr			
Kinsella James J Kinsella Anna M	Mcmahon William Mcmahon Nicole	Palmyra Township	Lot 46
Decarlo Philip Decarlo Lisa	Decarlo Andrew P Decarlo Anna M	Lake Township	Lot 2369
Kreiter Sharyl L Harrison Mary A	Theis Jaquel D	Damascus Township	
Milk Ryan J	Castle Peter Castle Carl Christian	Manchester Township	
Castle Peter Castle Carl Christian	Castle Peter Castle Carl Christian	Manchester Township	
Peregrine Property Group Seccia John E	Assante Michael Coniglio Melissa A	Salem Township Manchester Township	
Seccia Lory H Thomas Wayne F	Tamburri Jason L Vautrinot Talia Thomas	Salem Township	
Thomas Joanne Holmstrup Karen K Tr	Vautrinot Ryan E Holmstrup Karen K	Damascus Township	
Dorothee A Holmstrup Revocable Inter Vivos			
Fidrych Stanley Jr Fidrych Deanna L	Albright Ryan C Albright Melissa F	Salem Township	Lot 1696
Cigna Alfred J Caro Avelino A	Przasnyski Holly Caro Timothy Caro Natalie	Lehigh Township Paupack Township	Lot 105 Lot 373
Grosso Scott V Exr Grosso Constance Est AKA Grosso Constance C Est AKA Grosso Connie Est AKA	TJMRJS Ventures LLC T J M R J S Ventures L L C	Lake Township	Lot 1583
Haus Capital	Long Randy	Sterling Township	Lot 27

Glass Josh	Legacy Development LLC Legacy Development LLC	Salem Township	
Catherine A Chiarelli Living Trust	Glazebrook Jack	Lehigh Township	
Chiarelli Catherine A Tr	Glazebrook Nicole		Lot 5
Bolli John Michael By Sheriff	ICC Maintenance & Recreation Fund Inc I C C Maintenance & Recreation Fund Inc	Lehigh Township	
Walker David A	Matto Stephen Matto Kim L	Lehigh Township	
Romanishan Jennifer By Sheriff	ICC Maintenance & Recreation Fund Inc	Lehigh Township	
Frable Troy By Sheriff	ICC Maintenance & Recreation Fund Inc		Lot 10 E 5
Good David L Adm By Sheriff	Legacy Parked Property	Bethany Borough	
Good Gary R Est AKA By Sheriff		Bethany Borough & Dyberry Twp	
Good Garvy Est AKA By Sheriff		Dyberry Township	
Good Gary Ralph Est AKA By Sheriff		Dyberry Twp & Bethany Borough	
Leet Scott N	Parker Vince Parker Cheryl R	Cherry Ridge Township	Lot 25
KDG Real Estate KDG Management	Barbetto Michael Barbetto Katherine	Lake Township	Lot 3019
K D G Real Estate K D G Management			
Rivera Sheryl L	Verma Kapil	Lake Township	
Rivera Eddie	Verma Garima		Lot 2710
Indian Rocks Property Owners Association	Seier David Seier Ann Marie	Salem Township	Lot 22
Inner Circle LLC	Balanovich Brian	Lake Township	
Inner Circle L L C	Balanovich Ty		Lot 3404
Bialoglow Robert P Graf Allison E	Redling Gregory	Lehigh Township	Lot 7
Woodworth David	Poconolakehousetwofiveoneone	Lake Township	
Woodworth Liya M			Lot 2511
Lomuscio Nicholas	Kakarala Renuka	Lake Township	
Lomuscio Diane	Kodali Bhramarapurna V		Lot 4377
Santella Michael	Whalen Brenna M	Palmyra Township	
Romond Maria			
Doney Justin N	Doney Justin N Doney Nicole A	Damascus Township	
Finocchiaro Alfred J	Mercier Jean Philippe	Starrucca Borough	
Finocchiaro Agnes H AKA	Mercier Genevieve Homza		Lot 7
Skeba Agnes AKA			
Block William J	Block Lindsey G	Lake Township	
Block Lindsey G			Lot 3543
Cotumaccio Robert	Deschamps Andrew	Salem Township	
Cotumaccio Tina	Deschamps Jaime		Lot 740

Novobilski Sandra Exr Russell Christine Est	Dolph Jeffery S Jr	Clinton Township 2 Lot 10
Yablon Bonnie	Dashevsky Albert Dashevsky Olesia	Salem Township
Clauss Jane M	Land Of Land Inc	Lake Township Lot 3127
Humphrey Ann C Est Humphrey Bethany Lynne Adm	Humphrey Bethany Lynne Humphrey Matthew	Clinton Township
McCall Juanita McCall Kevin P	McCall Kevin P	Preston Township
Millen Frank L Millen Patricia	Millen George N	South Canaan Township
Reichert Dennis M Reichert Kelly S	Reichert Dennis M Reichert Kelly S	Clinton Township
Miszler Rose M Est AKA Miszler Rose Est AKA Miszler Rose Marie Gilson Est AKA Miszler Rose Marie Est AKA Gilson Adam Delzine Adm Gilson Amesworth Gilson Rosalie	Gilson Adam Delzine Gilson Ann	Berlin Township
Sligh Gary AKA Sligh Gary W AKA	Morgan Jennifer L	Berlin Township
Sligh Gary Sligh Gary W	Morgan Jennifer L Turner Tanya A	Berlin Township Berlin Township
Curtis Charles D AKA Curtis Charles AKA	Curtis Charles M	Mount Pleasant Township
Hagenmeier Ruby By Agent Hagenmeier Jeffrey Agent	Hagenmeier Ruby	Preston Township
Hagenmeier Ruby By Agent Hagenmeier Jeffrey Agent	Hagenmeier Ruby	Preston Township
Tumay Paul F Exr Tumay Loris C Exr Tumay Joseph U Est	Tumay Paul F Tumay Loris C	Paupack Township
Sile Bay Properties	Wind River Environmental	Canaan Township Canaan & South Canaan Twps South Canaan Township South Canaan & Canaan Twps
Ravenscroft Lisa Sanders Ravenscroft Chris	Wind River Environmental	South Canaan Township
Drost Ronald A Drost Deborah A	Internicola John Internicola Sherie	Paupack Township
Arabia Carl F	Vacation Home Property Investments LLC Vacation Home Property Investments L L C	Cherry Ridge Township
Five Zero Research Drive Padula Frank J Jr Padula Jamie L Polley Jamie L	Five Zero Research Drive Macknosky Keri L	Sterling Township Salem Township

Elmer Kyle	Goldstock Loreen	Lake Township	
Elmer Ashley			Lot 3958
Scripcariu Floyd Florin	Lobos Patricia N	Sterling Township	
Scripcariu Dana Marcela	Lobos Guido		
Scripcariu Dana Biatrice			
Dull Halina Tr	Saviano Heather	Paupack Township	
Halina Dull Living Trust	Saviano Thomas J		
Vlacich Jerry J By Sheriff	U S Bank Tr	Texas Township 1 & 2	
		Texas 1 & 2 & Cherry	
		Ridge Twp	
		Cherry Ridge Township	
		Cherry Ridge & Texas	
		1 & 2 Twp	
Piechoski Kathleen Exr	Gifford Douglas A Tr	Scott Township	
Kandle Robert Test			
Baka Carol	DCNS Realty LLC	Preston Township	
	D C N S Realty L L C		
Kriesel Kevin	Zmijewski David	Buckingham Township	
Bigler Rebecca	Zmijewski Beth		Lot A
Saitta Patrick	HWS Property Holding	Salem Township	
Franchini Rosemarie	H W S Property Holding		Lot 906
OConnell Jotanna	OConnell Jotanna	Berlin Township	
OConnell Jotanna	Svenson Mary	Berlin Township	
	Svenson Robert		

COURT CALENDAR

December 20, 2021–December 24, 2021

Monday, December 20, 2021

8:45 AM
Barcarola v. Barcarola 337-2016-DR
Shared Custody Pre-Trial Conference (Phone)
Pro Se/ Pro Se

8:45 AM
IN Re: N.E.O. 23-2021-AD
Adoption
Pro Se

9:00 AM – 9:30 AM
Status Conferences
9:00 318-2021-CV Wisnewski v. Service Employees
Susanj/Oshagan/Hancock/LUDWIG
9:30 327-2021-CV Henderson & Bellucci v. Paupack Township
Farrell/Heisler/Bugaj
9:45 331-2021-cv Cito v. McCurdy Clause/Blach/Knapp February 7
10:00 337-2021-CV Gill v. Cove Haven et.al Fromson/Lundy/Pro Se/
Connolly
10:15 339-2021-CV State Farm v. Janner & Skelton McElhaney/Giannetta
10:30 234-2021-DR Sulzer v. Lekner Minora/Rechner
10:45 338-2020-CV Titus & Thorngren v. Perez & Titus
Kannebecker/Doherty/Gambone

9:00 AM
Marketplace Prop v WC BOA 428-2020-CV
Trial
Conway/Kay

11:00 AM
In Re: Estate of Bechtold 108-2021-OCD
Hearing on Objections to Petition for approval of Court to sell/Transfer
property of the estate filed by Attorney Jennings & Treat
Petry/Jennings/Treat

1:00 PM
Diaz & Knittle v. Diaz & Brown 310-2021-DR
Primary Custody Hearing
Farrell/Pro Se

COURT CALENDAR

December 20, 2021–December 24, 2021

1:00 PM
Lee v. Delea 182-2014-DR & 287-2007-DR
Primary Custody Hearing
Pro Se/ Pro Se

1:00 PM
IN Re: Holihan (Rechner)

Tuesday, December 21, 2021

8:30 AM
Linde v LEI 348-201-cv
Day 2 NJ trial
Byrne/Mulcahey

1:00 PM
Dependency
1:00 Juvenile Court Hearing Officer 26-2021-DP Permanency Review K.J.
Rechner/Collins/Martin II/ Pfaff
1:30 Juvenile Court Hearing Officer 25-2021-DP Permanency Review B.B.
Rechner/Collins/Weed/Campbell
JV by zoom
2:00 Juvenile Court Hearing Officer 45,46&47-2020-DP Permanency
Review L.W.; A.W. & K.W. Rechner/Collins/Campbell
2:30 Juvenile Court Hearing Officer 36-2014-DP Permanency Review L.S.
Jr. Rechner/Collins
3:00 Juvenile Court Hearing Officer 32-2014-DP Permanency Review D.B
Rechner/Collins
3:30 Juvenile Court Hearing Officer 12-2018-DP Permanency Review J.L
Rechner/Campbell/Henry/Martin II

Wednesday, December 22, 2021

8:30 AM
Thomas v. Kryeski 34-2021-DR
Exceptions to Masters Report
Pro Se/Clause

9:00 AM
Central Court 3rd Floor Courtroom

COURT CALENDAR

December 20, 2021–December 24, 2021

9:00 AM
Kolwicz v Helms 386-2018-cv; 299-2019-cv; 312-2019-cv
Contempt
Treat/T.Farley

9:30 AM
Gevaras v. Gervaras & Sevigny 220-2020-DR
Shared Custody Hearing
Bugaj/Pro Se

12:00 PM
Drug Court Team Meeting

12:30 PM
Drug Court

1:30 PM
IN Re: I.F. 48-2004-DP
Permanency Review
Rechner/Henry/Ellis

Thursday, December 23, 2021

9:00 AM
Commonwealth Matters

10:45 AM
Commonwealth v. Joseph Hadden 311-2021-CR
Guilty Plea
DA/Zimmerman

11:00 AM
In Re: B.B. 28-2021-JV
Adjudication/Delinquency & Disposition
DA/Farrell

11:30 AM
IN Re: M.K. 37-2021-JV
Contested Adjudication
Da/

1:00 PM
Commonwealth Matters

COURT CALENDAR

December 20, 2021–December 24, 2021

2:00 PM – 2:30 PM

Criminal Pre-Trials

395-2020-CR Clinton, Sean Saurman March

143-2019-CR Dufton, Cole OAG/Walker

41-2020-CR Soprano, Mark Palissery

43 & 44-2020-CR Donahue, Glen OAG/Farrell

208-2021-CR Vanderhoff-Delong, Autumn Burlein

111-2020-CR Wick, Jamie Katsock

Friday, December 24, 2021

Courthouse Closed

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Address: _____

City: _____ State: _____ Zip: _____

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

ATTORNEY

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

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