

WAYNE COUNTY BAR ASSOCIATION

OFFICIAL LEGAL JOURNAL

OF WAYNE COUNTY, PA



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Honesdale, PA



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Court of Common Pleas 22nd Judicial District:

The Hon. Janine Edwards
President Judge

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



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The Official Legal Publication of Wayne County, Pennsylvania



Legal Journal of Wayne County

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

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

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

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Raising the Bar



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

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

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

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

Hours: Available Upon Request

ACCEPTING DONATIONS NOW!

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

DISTRICT ATTORNEY'S OFFICE — PRESS RELEASE

GOULDSBORO MAN CHARGED WITH POSSESSING 390 BAGS OF HEROIN

May 20, 2021 — Wayne County District Attorney A.G. Howell announced today that Allen D. Bentler, Jr., age 40 of Gouldsboro, has been charged with Possession With Intent to Deliver a Controlled Substance, a felony, Possession of a Controlled Substance, a misdemeanor, Possession of Drug Paraphernalia, a misdemeanor, and two summary traffic offenses.

According to the criminal complaint affidavit of probable cause filed by Lehigh Township Police Officer Bayshore and Wayne County Detective Hower, on May 15, 2021 at 7:48 pm, Officer Bayshore was positioned at the entrance to the Indian Country development on Squaw Trail at PA Route 507. He observed a black 2005 Honda Civic driven by Bentler that was travelling on PA Route 507 make a right hand turn onto Squaw Trail without using a turn signal. Officer Bayshore conducted a traffic stop of the Honda in the development.



ALLEN D. BENTLER, JR.

Bentler identified himself to Officer Bayshore and stated that his driver's license was suspended. Officer Bayshore discovered that Bentler also had an active arrest warrant from Bucks County, PA. Officer Bayshore took Bentler into custody based on the arrest warrant. He was arraigned by Magisterial District Judge Myers and was remanded to the Wayne County Correctional Facility on \$25,000.00 bail, but subsequently released after posting bail

on the Bucks County charges.

Bentler's vehicle was impounded after the traffic stop. On May 17, 2021, Detective Hower drafted a search warrant for Bentler's vehicle. Detective Hower and Lehigh Township Police Chief Morgan served the search warrant. The following items were found and seized:

- One (1) cardboard box containing several orange capped syringes, one digital scale, one spoon with residue, several empty heroin bags, two lighters and assorted metal pieces of paraphernalia;
- One (1) 2" x 2" zip-lock bag containing crystal methamphetamine;



- One (1) sandwich sized zip-lock bag containing numerous empty heroin bags;
- One hundred (100) full heroin bags in six bundles of ten (10) and twenty (20) bags each;
- Two hundred-fifty (250) full heroin bags in five (5) bundles of 50 bags each;
- One (1) small plastic jar with a pink lid containing white powder.

On May 19, 2021, Bentler was found and taken into custody again. He was brought back in front of Magisterial District Judge Myers for a preliminary arraignment and was remanded back to the Wayne County Correctional Facility on \$50,000.00 bail. His next court appearance is scheduled for May 26, 2021 at 9:00 am at the Wayne County Courthouse.

District Attorney A.G. Howell stated “The extra steps taken in the investigation by the Lehigh Township Police Department and Wayne County Detectives are to be commended for their ongoing work to keep drugs out of our county.”

**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.*



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'S NOTICE

ESTATE OF PAUL E. POLLARD, late of Mount Pleasant Township, Wayne County, Pennsylvania. Any person or persons having claim against or indebted to the estate present same to Tania A. Pollard, 2979 Touchton Road, Apt. 1604, Jacksonville Florida, 32246. Sally N. Rutherford, Esq., 921 Court St., Honesdale, PA 18431, Attorney for the Estate.

5/28/2021 • 6/4/2021 • 6/11/2021

EXECUTOR'S NOTICE

ESTATE OF JOHN JOSEPH MCKENNA, a/k/a JOHN J. MCKENNA, a/k/a JOHN JOSEPH MCKENNA, SR., late of Damascus Township, Wayne County, Pennsylvania. Any person or persons having claim against or indebted to the estate present same to Kathy A. Pross, 2 Linden Street,

Auburn, MA 04210. Ethan C. Wood, Esq., 921 Court St., Honesdale, PA 18431, Attorney for the Estate.

5/28/2021 • 6/4/2021 • 6/11/2021

EXECUTOR'S NOTICE

ESTATE OF Michael Robert Markis, a/k/a Michael Markis, late of Paupack Township, Wayne County, Pennsylvania. Any person or persons having claim against or indebted to the estate present same to Julianne Markis, Box 93, Hawley, Pennsylvania 18428. Sally N. Rutherford, Esq., 921 Court St., Honesdale, PA 18431, Attorney for the Estate.

5/28/2021 • 6/4/2021 • 6/11/2021

EXECUTOR'S NOTICE

ESTATE OF CHARLES E. HOWELL, a/k/a CHARLES EDWARD HOWELL, a/k/a CHARLES HOWELL, late of Clinton Township, Wayne County, Pennsylvania. Any person or persons having claim against or indebted to the estate present same to Edward R. Howell, PO Box 76, Waymart, PA 18472. Sally N. Rutherford, Esq., 921 Court St., Honesdale, PA 18431, Attorney for the Estate.

5/28/2021 • 6/4/2021 • 6/11/2021

ESTATE NOTICE

**RE: ESTATE OF
MARIE ELIZABETH POWELL
A/K/A M. ELIZABETH
POWELL
A/K/A MARIE E. POWELL
A/K/A BETTY POWELL**

NOTICE IS HEREBY GIVEN that Letters Testamentary in the Estate of **MARIE ELIZABETH POWELL A/K/A M. ELIZABETH POWELL A/K/A MARIE E. POWELL A/K/A BETTY POWELL**, late of Lake Township, Wayne County, Pennsylvania, have been granted to the undersigned. All persons indebted to said estate are required to make immediate payment and those having claims shall present them for settlement to:

**KARIN L. KLOBERG,
EXECUTRIX
BRENDA D. COLBERT, Esquire
COLBERT & GREBAS, P.C.
210 Montage Mountain Road –
Suite A
Moosic, PA 18507**

Date of Death: January 9, 2021

5/28/2021 • 6/4/2021 • 6/11/2021

ESTATE NOTICE

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the estate of **DIANN L. BRISLIN** late of Moscow, PA., Date of death January 5, 2018. 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.**

5/28/2021 • 6/4/2021 • 6/11/2021

EXECUTOR'S NOTICE

ESTATE OF **STEPHEN M. DIETZ**, late of Lake Township, Wayne County, Pennsylvania. Any person or persons having claim against or indebted to the estate present same to **Roseanne Lesko Dietz, 60 Bear Drive, Lake Ariel, Pennsylvania. Ethan C. Wood, Esq., 921 Court St., Honesdale, PA 18431, Attorney for the Estate.**

5/28/2021 • 6/4/2021 • 6/11/2021

EXECUTRIX NOTICE

Estate of **Loretta Elias AKA Lorraine Elias**
Late of Waymart Borough
CO-EXECUTRIX
Debra Ann Trunzo Belch
287 West Drive
Thompson, PA 18465
CO-EXECUTRIX
Theresa Trunzo Vaitkus
1321 Diamon Avenue
Scranton, PA 18508
ATTORNEY
John M. Price
1212 S. Abington Road
Clarks Summit, PA 18411
jmp@oprllaw.com

5/28/2021 • 6/4/2021 • 6/11/2021

EXECUTRIX NOTICE

Estate of Margaret Hook
Late of Bethany Borough
EXECUTRIX
Ashley Liptak
168 Fords Road
Honesdale, PA 18431
ATTORNEY
Nicholas A. Barna
207 Tenth Street
Honesdale, PA 18431

5/28/2021 • 6/4/2021 • 6/11/2021

ADMINISTRATRIX NOTICE

Estate of John W. Blum AKA John
Blum
Late of Manchester Township
ADMINISTRATRIX
Deborah Blum
90 Green Acres Blvd.
Equinunk, PA 18417
ATTORNEY
Nicholas A. Barna
207 Tenth Street
Honesdale, PA 18431

5/28/2021 • 6/4/2021 • 6/11/2021

ESTATE NOTICE

NOTICE IS HEREBY GIVEN,
that Letters of Administration have
been issued in the Estate of Michael
E. Richards, a/k/a Michael Richards,
who died on December 21,2020, late
resident of Beach Lake, PA 18405,
to Diane M. Scott, Administratrix 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 Diane M. Scott,

Administratrix 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

5/28/2021 • 6/4/2021 • 6/11/2021

ESTATE NOTICE

NOTICE IS HEREBY GIVEN that
Letters Testamentary have been
granted in the estate of GLENN
VANWYCKHOUSE, SR., late of
Honesdale, PA., Date of death
March 30, 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.

5/21/2021 • 5/28/2021 • 6/4/2021

ADMINISTRATOR NOTICE

Estate of Suzanne Lee Coffey AKA
Suzanne L. Coffey AKA Suzanne
Coffey
Late of Texas Township
ADMINISTRATOR
John O'Rourke
586 Egypt Road
Honesdale, PA 18431
ATTORNEY
Nicholas A. Barna
207 Tenth Street
Honesdale, PA 18431

5/21/2021 • 5/28/2021 • 6/4/2021

EXECUTOR NOTICE

Estate of George E. Hohman
Late of Texas Township
EXECUTOR
George B. Hohman
5 Deerfield Ct.
Selinsgrove, PA 17870
ATTORNEY
Christine Rechner
924 Church Street
Honesdale, PA 18431

5/14/2021 • 5/21/2021 • 5/28/2021

ADMINISTRATOR NOTICE

Estate of Robert Blank AKA
Robert Gary Blank
Late of Lake Township
DOD 12/28/2020
ADMINISTRATOR
Dmitri E. Seletski
2 University Plaza – Suite 101
Hackensack, NJ 07601
ATTORNEY
Rebeckah L. Harr
2 University Plaza – Suite 101
Hackensack, NJ 07601

5/14/2021 • 5/21/2021 • 5/28/2021

ESTATE NOTICE

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the estate of JOSEPH M. RANNER, late of Honesdale, PA., Date of death March 22, 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.

5/14/2021 • 5/21/2021 • 5/28/2021

EXECUTRIX NOTICE

Estate of Donna L. Sredenschek
Late of Clinton Township
EXECUTRIX
Deborah Sherman
719 Lewis Lake Road
Uniondale, PA 18470
ATTORNEY
Michael Briechle, Esq.
4 Chestnut Street
Montrose, PA 18801

5/14/2021 • 5/21/2021 • 5/28/2021

EXECUTRIX NOTICE

Estate of Mary E. Rothrock AKA
Mary Elizabeth Rothrock
Late of Bethany Borough
EXECUTRIX
Elizabeth A. Zawacki
637 Locksmith
Windsor, CT 06095

5/14/2021 • 5/21/2021 • 5/28/2021



OTHER NOTICES

**PETITION FOR
NAME CHANGE**

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

IN RE:
CHANGE OF NAME OF:
Hope Jenkins

No. 184-2021-CIVIL

ORDER FOR PUBLICATION

AND NOW, this 4th day of May 2021, upon motion of Hope Jenkins, Petitioner, it is **ORDERED** and **DECREED** that the Petition be heard on the 30th day of June 2021 at 9:00 A.M. in Courtroom No. 2 at the Wayne County Courthouse, 925 Court Street, Honesdale, PA.

It is **FURTHER ORDERED** that a notice of the filing of the within Petition and of the aforesaid date of hearing be published in the Official Legal Journal of Wayne County, PA and the Tri-County Independent at least thirty (30) days before the hearing. Proof of publication shall be submitted at the hearing.

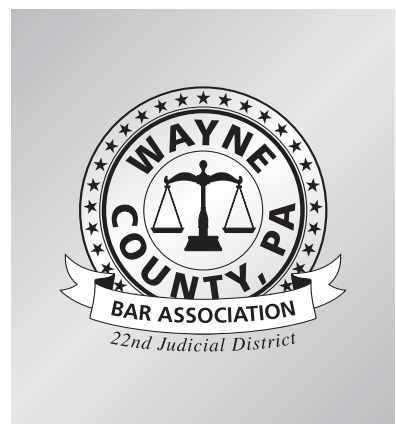
It is **FURTHER ORDERED** that an official search be conducted by the county office where the Petitioner resided within the past five (5) years. Proper certification from the Prothonotary's Office

verifying that there are no judgments, decrees of record, or any other of the like character against the Petitioner and proper certification from the Recorder of Deeds regarding mortgages shall be submitted to the Court at the hearing.

It is **FURTHER ORDERED** that if the Petitioner seeks to change the name of a minor child, the Petitioner is directed to mail a copy of the petition and this Order by regular and certified mail, return receipt requested to the non-petitioning parent. **IF THE NON-PETITIONING PARENT DOES NOT ATTEND THE HEARING, PROOF THAT THE NON-PETITIONING PARENT RECEIVED A COPY OF THE PETITION AND NOTIFICATION OF THE NAME CHANGE HEARING MUST BE SUBMITTED TO THE COURT AT THE HEARING.**

BY THE COURT:
/s/ Janine Edwards

5/28/2021



**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
JUNE 9, 2021**

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 9th day of June, 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 piece or parcel of land lying, situated and being in the Borough of Honesdale, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING in the center of a proposed right of way leading from Terrace Street to Grove Street, which corner is also the northeast corner of the property which John C. Weidner, the former Grantor conveyed to Harold Brinkman, by deed dated November 30, 1970 and duly recorded; thence along the center of a proposed right of way South 1 degrees 28 minutes East 199.78 feet to a corner, being the northwest corner of Lot No. 14; thence along Lot No. 14 North 88

degrees 31 minutes 45 seconds East 200 feet to other lands of the former Grantor, John Weidner; thence along the property of said John C. Weidner North 1 degrees 28 minutes 15 seconds West 202.04 feet to the center of said right of way leading from Terrace Street to Grove Street; thence along the center of said proposed right of way North 78 degrees 52 minutes 55 seconds West 200.01 feet to the place of Beginning.

CONTAINING .92 acres of land. Being Lot No. 15 of Section II of a plan of lots dated October, 1970, entitled "Map showing the subdivision of a portion of land of John Weidner", which map is recorded in Map Book 13 at Page 198.

THE above parcel of land is sold subject to the right of way for the traveling public on both the North and West side of said property as is set forth in the aforesaid map, and is conveyed with the right of the grantee, his heirs and assigns and the traveling public for egress and regress to and from said lot over the private driveway 50 feet in width along the northerly and westerly side of said property, said right of way to be used with other lot owners and the traveling public, said rights are to be set forth in said map.

BEING THAT PARCEL of land conveyed or assigned to Arthur J. Swaika from owner of record by dated 06/28/2006 and recorded 06/30/2006 in deed volume 3072 on page 32 of the Wayne county, Pennsylvania public registry.

BEING KNOWN AS: 201
TERRACE HEIGHTS
HONESDALE, PA 18431

PROPERTY ID: 11-0-0018-0018

TITLE TO SAID PREMISES IS
VESTED IN ARTHUR J.
SWAIKA BY DEED FROM JOAN
E. HOLL, WIDOW DATED
06/28/2006 RECORDED
06/30/2006 IN BOOK NO. 3072
PAGE 32.

Seized and taken in execution as
property of:
Arthur J. Swaika 201 Terrace
Heights HONESDALE PA 18431

Execution No. 156-Civil-2020
Amount \$222,597.88 Plus
additional costs

March 17, 2021
Acting Sheriff Christopher Rosler

**TO ALL CLAIMANTS TAKE
NOTICE:**

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

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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.

5/14/2021 • 5/21/2021 • 5/28/2021

**SHERIFF'S SALE
JUNE 16, 2021**

By virtue of a writ of Execution instituted by: MidFirst Bank issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 16th day of June, 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 piece or parcel of land situate, lying and being in the Township of Clinton, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

Distinguished as Lot No. 1 in Block No. 9 as described and designated on a map of building lots in the name of H. W. Brown in said Town of Browndale. Being front 53 Feet and in rear ___ feet and ___ feet deep and being bounded as follows: Being irregular in shape and being on the easterly side of Marion Street and having a depth along Lots No. 2 Block 9 of 150 feet; being bounded on the northerly side by Lot No. 1

and 2 and part of Lot No. 3 in Block 6; on the easterly side of Lots of H. W. Brown and on the southerly side by Lot No. 2 in Block No. 9.

Excepting and reserving as excepted and reserved in deed from H. W. Brown to James W. Yarnes, et ux.

Tax Parcel ID: 06-2-0004-0149
Address: 306 Marion Street,
Forest City, PA 18421

Being the same property conveyed to Thomas Davis and Rosa Moreno who acquired title, with rights of survivorship, by virtue of a deed from John Rizner and Gloria Breckenridge, Co-Executors of the Estate of Agnes A. Rizner a/k/a Agnes Rizner, deceased, dated May 31, 2005, recorded June 28, 2005, at Instrument Number 200500006818, and recorded in Book 2799, Page 265, Office of the Recorder of Deeds, Wayne County, Pennsylvania.

INFORMATIONAL NOTE:
Thomas Davis died on November 2, 2018, and pursuant to the survivorship language in the above-mentioned deed, all his interests passed to Rosa Moreno.

Seized and taken in execution as property of:
Rosa Moreno 306 Marion Street
FOREST CITY PA 18421

Execution No. 388-Civil-2020
Amount \$85,996.88 Plus additional costs

March 25, 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.

Matthew P. Curry Esq.

5/21/2021 • 5/28/2021 • 6/4/2021

**SHERIFF'S SALE
JUNE 16, 2021**

By virtue of a writ of Execution instituted by: Beach Lake Municipal Authority issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 16th day of June, 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 THOSE CERTAIN pieces or parcels of land situate in the Township of Berlin, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

FIRST:

BEGINNING in the southern edge of a private driveway upon a plan of lots now or formerly of Ruth E. Dennis, being also the Southeasterly corner of Lot C and being also North 66 degrees 23 minutes West 505.2 feet from a point in the center of State Road Route 962; thence North thirty (30) degrees eighty-five (85) minutes East one hundred seventy-seven and forty-five hundredths (177.45) feet to a corner in line of lands now or formerly of Vincent Martino; thence along said lands North 84 degrees 19 minutes West 253.95 feet to a corner in land now or formerly of Edwardo; thence along Edwardo lands South 12 degrees 50 minutes West 154.9 feet to a corner; thence South 82 degrees 4 minutes East 200 feet to the place of **BEGINNING**. **CONTAINING** 34,350 square feet of land and being what was formerly designated as Lots E & D on a map of land surveyed for Ruth E. Dennis, July 24, 1964 by George E. Ferris, R.S.

Under and subject to that portion of the above described premises, namely a strip of land along the southerly boundary line thereof that lies within the right of way for

the aforesaid private driveway.

Also, granting and conveying unto the Grantees herein, their heirs and assigns, the free and uninterrupted right, liberty and privilege of ingress, egress and regress to and from the above described premises and the public highway State Route 962, along, over and upon a private driveway along the southerly side of said premises as shown upon the plan of lots of Ruth E. Dennis, in common, however, with the Grantor herein, his heirs and assigns, and other persons lawfully using said private driveway.

Under and subject to the conditions and covenants appearing of record which run with the land.

It is mutually agreed and understood by the Grantor herein and the Grantee herein, for themselves, their executors, administrators, heirs and assigns, that the restrictive covenant relating to the use of said property for residential purposes only shall not be construed as prohibiting the rental of any building or structure located on said above described property.

Map of said premises is duly recorded herewith in Map Book 17 at Page 131.

BEING the same premises which Jonathon Pitti, single, by deed dated the 7th day of February, 2013, and recorded in Wayne County Record Book 4520 at Page 84, granted and conveyed unto

Daniel Berrios and Donna Berrios, his wife.

SECOND:

BEGINNING in the Southern edge of a private driveway upon a plan of lots of Ruth E. Dennis, being also the Southeastern corner of Lot D upon said plan of lots; thence along the Eastern line of the said Lot D, North 30 degrees 8 minutes East 177.45 feet to a corner in the Southern line of lands now or formerly of Vincent Martino, being also the Northeastern corner of said Lot D; thence along the Southern line of lands of said Vincent Martino, South 84 degrees 19 minutes East 117.95 feet to a corner; being also the Northwestern corner of lands now or formerly of Florence Demchak and Alexander G. Demchak, her husband; thence along the western line of said Demchak, South 32 degrees 16 minutes West 15 feet to a corner in the Southern edge of the said private driveway, being also the Southwestern corner of said Demchak land; thence along the Southern edge of said private driveway, North 66 degrees 23 minutes West 100 feet to the place of BEGINNING. CONTAINING 20,175 square feet, more or less.

ALSO GRANTING AND CONVEYING to the Grantees, their heirs and assigns, the right to maintain and use in common with the Grantors, their heirs and assigns, and others a sewer line over and across the premises herein conveyed and over and across other premises as the said sewer line now

exists, with the right of ingress, egress and regress to the Grantors, their heirs and assigns, over and upon all premises as the said sewer line now exists for the purpose of maintaining and repairing said sewer line. And the Grantees herein for themselves, their heirs and assigns, do hereby covenant and agree to and with the Grantors, their heirs and assigns that they, the Grantees, their heirs and assigns, will bear their pro-rata share of the cost of maintenance and upkeep of said sewer lines as more particularly set forth in conjunction with an Agreement dated March 3, 2005, with the Beach Lake Municipal Authority recorded in Wayne County Record Book 2353, at page 14.

ALSO UNDER AND SUBJECT to a certain Well and Right of Way Agreement dated the 21st day of October, 2017, and recorded in Wayne County Record 5262, at page 06.

ALSO GRANTING AND CONVEYING AND UNDER AND SUBJECT and under and subject to the Grantees, their heirs and assigns, the right, liberty and privilege of using in common with the Grantors, their heirs and assigns and others a private driveway across other lands of the Grantors leading from State Highway Route No. 962, for the purpose of reaching the premises herein conveyed.

SUBJECT, HOWEVER, to the following covenants and

restrictions which shall be taken to be real covenants running with the land and binding upon the Grantees, their heirs and assigns:

1. The premises herein conveyed shall be used for residential purposes only and no trade or business of any kind shall be carried on upon the said premises and no building or structure of any kind whatsoever, other than a single private dwelling, with a one or two car private garage or outbuilding, used in connection with said dwelling shall be erected thereon; and particularly no house trailer or mobile home of any description shall be placed on said premises.

BEING the same premises which Leonard Mormino, Jr., et al., by their deed dated the 19th day of April, 2018 and recorded in Wayne County Record Book 5321 at Page 266, granted and conveyed unto Daniel Berrios and Donna Berrios, his wife.

Seized and taken in execution as property of:
Daniel Berrios 4229 202nd Street
BAYSIDE NY 11361
Donna Berrios 4229 202nd Street
BAYSIDE NY 11361
Any and all other persons or entities in possession of the described property 18 Emme Lane
BEACH LAKE PA 18405

Execution No. 208-Judgment-2017
Amount \$5,299.72 Plus additional costs

March 29, 2021
Acting Sheriff Christopher Rosler

**TO ALL CLAIMANTS TAKE
NOTICE:**

That all claims to the property will be filed with the sheriff before the sale and all claims to the proceeds before distribution; That a sheriff's schedule of distribution will be in his office on a date specified by him, not later than thirty (30) days after sale; and that distribution will be made in accordance with the schedule unless exceptions are filed

within ten (10) days 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.**

Jeffrey S. Treat Esq.

5/21/2021 • 5/28/2021 • 6/4/2021

CIVIL ACTIONS FILED

*FROM MAY 1, 2021 TO MAY 7, 2021
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2010-20313	ABRAMOV IGOR	5/04/2021	SATISFACTION	1,073.72
2010-20656	LUTZ TIMOTHY J	5/04/2021	SATISFACTION	351.28
2010-20656	LUTZ HILDA	5/04/2021	SATISFACTION	351.28
2010-21697	STRUSZCZYK KONSTANTY	5/04/2021	SATISFACTION	381.02
2010-21795	ABRAMOV IGOR	5/04/2021	SATISFACTION	411.84
2011-20225	LUTZ TIMOTHY J	5/04/2021	SATISFACTION	527.14
2011-20225	LUTZ HILDA	5/04/2021	SATISFACTION	527.14
2011-21171	STRUSZCZYK KONSTANTY	5/04/2021	SATISFACTION	702.96
2012-20625	LUTZ TIMOTHY J	5/04/2021	SATISFACTION	833.82
2012-20625	LUTZ HILDA	5/04/2021	SATISFACTION	833.82
2012-21297	ALBANESE MARIA	5/04/2021	SATISFACTION	426.39
2012-21724	RYAN KEVIN PATRICK	5/04/2021	SATISFACTION	792.55
2013-20594	ALBSANESE MARIA	5/04/2021	SATISFACTION	442.18
2013-21021	RYAN KEVIN PATRICK	5/04/2021	SATISFACTION	677.86
2014-20025	ALBANESE MARIA	5/04/2021	SATISFACTION	502.93
2014-21305	GONSALVES BRIAN	5/04/2021	SATISFACTION	517.02
2014-21305	GONSALVES INGRID	5/04/2021	SATISFACTION	517.02
2015-20786	GONSALVES BRIAN	5/04/2021	SATISFACTION	804.03
2015-20786	GONSALVES INGRID	5/04/2021	SATISFACTION	804.03
2015-21168	MUSSO ELLEN	5/04/2021	SATISFACTION	795.14
2016-20566	LICOPOLI ROBERT	5/04/2021	SATISFACTION	858.36
2016-20908	MUSSO ELLEN ESTATE OF	5/04/2021	SATISFACTION	—
2017-00105	GISINGER RYAN J	5/07/2021	REASSESS DAMAGES	7,444.65
2017-20111	LICOPOLI ROBERT	5/04/2021	SATISFACTION	947.20
2017-20342	WALLINGFORD CHRISTOPHER	5/04/2021	SATISFACTION	80,602.80
2017-20342	GELATT M	5/04/2021	SATISFACTION	80,602.80
2018-00271	PLEYSINSKI LINDA BROWAND CORRECTED TO	5/03/2021	VACATE JDG OF3/16/20	—
2018-00271	PELSYNSKI LINDA BROWAND	5/03/2021	VACATE JDG OF3/16/20	—
2018-21069	WALLINGFORD CHRISTOPHER	5/04/2021	SATISFACTION	31,876.17
2018-21069	GELATT M	5/04/2021	SATISFACTION	31,876.17
2019-00519	HOOVER GLENDA A/K/A	5/03/2021	SATISFACTION	—
2019-00519	HOOVER GLENDA J	5/03/2021	SATISFACTION	—
2020-20650	BLACK ROCK & SONS PAVING	5/07/2021	SATISFACTION	—
2021-00032	DUFTON COLE F	5/07/2021	DEFAULT JUDGMENT	—
2021-00065	SCOTT MARLENE	5/07/2021	DEFAULT JUDGMENT	3,996.05
2021-00181	ADVANCED MARKETING SYSTEMS INC	5/03/2021	QUIET TITLE	—
2021-00182	BOYLE THOMAS J	5/04/2021	LIS PENDENS	—
2021-00182	SECRETARY OF HOUSING & URBAN DEVELOPMENT	5/04/2021	LIS PENDENS	—
2021-00183	HAMMERSTONE KEVIN J ESTATE OF	5/04/2021	QUIET TITLE	—

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

2021-00183	HAMMERSTONE CHEYENNE	5/04/2021	QUIET TITLE	—
2021-00183	HAMMERSTONE KATELYN	5/04/2021	QUIET TITLE	—
2021-20136	DEMANSKY BARRY	5/04/2021	SATISFACTION	1,395.72
2021-20176	SPAGNOLA MICHAEL	5/04/2021	AMENDED WRIT OF EXEC	3,606.48
2021-20178	HY-POINTE DAIRY FARMS INC	5/04/2021	JP TRANSCRIPT	2,674.78
2021-20178	HY POINTE DAIRY FARMS INC	5/04/2021	JP TRANSCRIPT	2,674.78
2021-20179	JACOB TYLER JOHN	5/04/2021	JUDGMENT	670.25
2021-20180	JACOB TYLER JOHN	5/04/2021	JUDGMENT	627.25
2021-20181	JACOB TYLER JOHN	5/04/2021	JUDGMENT	399.75
2021-20182	JACOB TYLER JOHN	5/04/2021	JUDGMENT	661.75
2021-20183	HOWELL AARON	~04/2021	JP TRANSCRIPT	5,573.48
2021-20184	HASER MATTHEW	5/04/2021	JP TRANSCRIPT	11,705.13
2021-20185	RYVAMAT INC	5/06/2021	JUDG/WYOMING CO PA	7,969,452.10
2021-20186	BAYER JOHN DANIEL	5/06/2021	JUDGMENT	1,399.75
2021-20187	MUNN KELLY ANN	5/06/2021	JUDGMENT	1,092.25
2021-20188	MENTZ ROBERT	5/06/2021	JUDGMENT	2,628.75
2021-20189	MACALPIN ROBERT GARRIS M	5/06/2021	JUDGMENT	372.25
2021-40030	RICKARD CURTIS OWNER	P 5/03/2021	WAIVER OF LIENS	—
2021-40030	RICKARD HEATHER OWNER	P 5/03/2021	WAIVER OF LIENS	—
2021-40030	DAKAN ENTERPRISES INC CONTRACTOR	5/03/2021	WAIVER OF LIENS	—
2021-40031	PODOLAK KRISTEN OWNER	P 5/07/2021	WAIVER OF LIENS	—
2021-40031	SOLLENNE HOME IMPROVEMENTS INC CONTRACTOR	5/07/2021	WAIVER OF LIENS	—
2021-40032	MARCHINGTON WILLIAM E IV OWNER	P 5/07/2021	STIP VS LIENS	—
2021-40032	MARCHINGTON ASHLEY OWNER	P 5/07/2021	STIP VS LIENS	—
2021-40032	PENNSYLVANIA MECHANICAL SYSTEMS COMPANY CONTRACTOR	5/07/2021	STIP VS LIENS	—
2021-40033	MOUSLEY KRISTEN OWNER	P 5/07/2021	STIP VS LIENS	—
2021-40033	KNECHTS GENERAL CONTRACTING CONTRACTOR	5/07/2021	STIP VS LIENS	—
2021-40034	MOUSLEY KRISTEN OWNER	P 5/07/2021	STIP VS LIENS	—
2021-40034	TYLER PUMP & WELL SERVICES LLC CONTRACTOR	5/07/2021	STIP VS LIENS	—
2021-90050	MCKENNA JOHN J ESTATE OF	5/05/2021	ESTATE CLAIM	8,850.46
2021-90051	BORCHERT DENISE ESTATE OF	5/07/2021	ESTATE CLAIM	2,926.88

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2021-00185	CITIBANK N A	PLAINTIFF	5/04/2021	—
2021-00185	HAZEN JESSE	DEFENDANT	5/04/2021	—
2021-00191	PENNSYLVANIA STATE EMPLOYEES CREDIT UNION	PLAINTIFF	5/06/2021	—
2021-00191	BAXTER HEIDI L	DEFENDANT	5/06/2021	—

CONTRACT — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2021-00190	ABELLANA MARIA CORAZON G	PLAINTIFF	5/06/2021	—
2021-00190	SUHOSKY ROBERT J	DEFENDANT	5/06/2021	—
2021-00190	SUHOSKY LINDA L	DEFENDANT	5/06/2021	—

NAME CHANGE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2021-00193	MYERS ALEXIS JARDINE	PETITIONER	5/07/2021	—

PETITION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2021-00184	JENKINS HOPE	PETITIONER	5/04/2021	—
2021-00188	1955 CHEVROLET TRUCK	PETITIONER	5/05/2021	—
2021-00188	KNECHT JAMIE ANN	PETITIONER	5/05/2021	—
2021-00189	DESSIN ANIMAL SHELTER	PETITIONER	5/05/2021	—
2021-00189	MONDAK JODY MARIE	PETITIONER	5/05/2021	—

REAL PROPERTY — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2021-00182	BANK OF NEW YORK MELLON TRUST COMPANY N A	PLAINTIFF	5/04/2021	—
2021-00182	BOYLE THOMAS J	DEFENDANT	5/04/2021	—
2021-00182	SECRETARY OF HOUSING & URBAN DEVELOPMENT	DEFENDANT	5/04/2021	—

REAL PROPERTY — PARTITION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2021-00192	MADOLE SCOTT A	PLAINTIFF	5/06/2021	—
2021-00192	HALDAMAN BRIELLE E	DEFENDANT	5/06/2021	—

REAL PROPERTY — QUIET TITLE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2021-00181	RIDDLE DEAN	PLAINTIFF	5/03/2021	—
2021-00181	HERNANDEZ SORABEL ANGELINA CEDANO	PLAINTIFF	5/03/2021	—
2021-00181	ADVANCED MARKETING SYSTEMS INC	DEFENDANT	5/03/2021	—
2021-00183	EASTERN OVERHAWK LLC	PLAINTIFF	5/04/2021	—
2021-00183	HAMMERS TONE KEVIN J ESTATE OF	DEFENDANT	5/04/2021	—
2021-00183	HAMMERSTONE CHEYENNE	DEFENDANT	5/04/2021	—
2021-00183	HAMMERSTONE KATELYN	DEFENDANT	5/04/2021	—



MORTGAGES AND DEEDS

*RECORDED FROM MAY 17, 2021 TO MAY 21, 2021
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Wiseman Kara	Pa State Employees Credit Union	Lake Township	
Wiseman Donald			171,000.00
Southerton Corey J	Dime Bank	Lebanon Township	35,000.00
Goyette Peter A	Dime Bank	Texas Township	125,000.00
Marx Beth A	Dime Bank	Texas Township	20,000.00
Haberthur Maryann	Dime Bank	Damascus Township	
Haberthur Thomas			35,000.00
Santos Carl R	FNCB Bank	Damascus Township	
Tesseyman Tracey A	F N C B Bank		104,000.00
Sciaccia Michael D	Mortgage Electronic Registration Systems	Paupack Township	
Sciaccia Kerry J	Everett Financial Inc Supreme Lending		192,000.00
Lewis Robert D	Mortgage Electronic Registration Systems	Lake Township	
Lewis Janis L	NJ Lenders Corp		254,915.00
Lewis Bryan A	N J Lenders Corp		
Fay Gerald	Wayne Bank	Scott Township Scott & Buckingham Twps Buckingham Township	100,000.00
		Buckingham & Scott Twps	100,000.00
Adams Gregory A	Wayne Bank	Dyberry Township	
Adams Deborah A			35,000.00
Hicks Kevin	United Wholesale Mortgage	Lake Township	
Hicks Bobbie D	Mortgage Electronic Registration Systems		324,000.00
Penick Alfred	PNC Bank	Lake Township	
	P N C Bank		276,000.00
Murphy Brendan	Community Bank	Preston Township	
Murphy Heather			106,500.00
Christman Kimberly	Dime Bank	Clinton Township	
Wilcox Jannette			85,000.00
Romance Jonathan Pauler Todd Pauler Franklin P Pauler Virginia N			
Polt Donald A	Pentagon Federal Credit Union Mortgage Electronic Registration Systems	Texas Township	231,652.00
Robinson Stacey	Honesdale National Bank	Clinton Township 2	74,786.00

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

Kowalski Jaroslaw	Mortgage Electronic Registration Systems	Paupack Township	
Kowalski Magdalena	Guaranteed Rate Inc		150,000.00
Pines Terrace	Honesdale National Bank	Palmyra Township Palmyra Twp & Hawley Boro	360,000.00
		Hawley Borough Hawley Boro & Palmyra Twp	360,000.00
Valentin Donna L	Mortgage Electronic Registration Systems	Bethany Borough	
Garcia Elias F	Summit Mortgage Corporation		195,959.00
Brown Wendelin A	Fidelity Deposit & Discount Bank	Clinton Township 1	287,000.00
Hunsberger Leigh	Dime Bank	Dyberry Township	258,000.00
Faithfull Charles A	Mortgage Electronic Registration Systems	Cherry Ridge Township	
	Summit Mortgage Corporation	Cherry Ridge & Texas 1&2 Twps	337,769.00
		Texas Township 1 & 2 Texas 1&2 & Cherry Ridge Twps	337,769.00
Sigona Lauren	Mortgage Electronic Registration Systems	Paupack Township	
Gise Raymond D	Think Mortgage Inc		300,000.00
Budnovitch Joseph Jr	Hometown Lenders Inc	Paupack Township	
Budnovitch Tamara Lynn	Mortgage Electronic Registration Systems		199,500.00
Christian Andrew E	Loandepot Com	Berlin Township	
	Mortgage Electronic Registration Systems		450,000.00
Boehm Robert M	PNC Bank	Lake Township	
Boehm Stacy A	P N C Bank		150,000.00
Rusin Melissa Sue	Mortgage Electronic Registration Systems	Paupack Township	
	Embrace Home Loans Inc		133,000.00
Ballow Michael J	Movement Mortgage	Preston Township	
Ballow Crista	Mortgage Electronic Registration Systems		231,990.00
Larson Glen Allen	Wayne Bank	Paupack Township	
Larson Sherry Lynn			300,000.00
Messinetti Mariel	Peoples Security Bank & Trust Co	Paupack Township	417,000.00
Gulbrandsen Linda	NBT Bank	Lake Township	
Gulbrandsen John	N B T Bank		305,000.00
Mendes Robert M By Af	Mortgage Electronic Registration Systems	Lake Township	
Mendes Rebecca By Af	SWBC Mortgage Corp		165,600.00
Walker Michael D Af	S W B C Mortgage Corp		

Bennett Raymond	Mortgage Electronic Registration Systems	Lake Township	
Bennett Jill	Newrez LLC Newrez L L C		256,500.00
Ott Paul W	Loandepot Com	Damascus Township	
Ott Jane R	Mortgage Electronic Registration Systems		315,500.00
Lake Region Development	Dime Bank	Hawley Borough	150,000.00
Lake Region Development III	Dime Bank	Hawley Borough	75,000.00
M C R Realty Corp AKA M C R Realty Corporation AKA MCR Realty Corp AKA MCR Realty Corporation AKA	Honesdale National Bank	Lebanon Township	2,000,000.00
Lake Life Management Services LLC	Honesdale National Bank	Paupack Township	
Lake Life Management Services L L C			588,400.00
Moskowitz Alvin	Loandepot Com	Lake Township	
Dambrosio Vincent Jr	Mortgage Electronic Registration Systems		185,800.00
Moskowitzdambrosio Nancy Dambrosio Nancy Moskowitz			
Alexander Charles F Alexander Rosanne M	Wayne Bank	Lebanon Township	180,000.00
Donofry Jason M	Huntington National Bank	Dyberry Township	80,000.00
Lipsky Jason	ESSA Bank & Trust	Paupack Township	
Lipsky Krista	E S S A Bank & Trust		124,000.00
JKM Real Estate	Residential Capital Partners Secured Loan	Paupack Township	
J K M Real Estate			111,300.00
Bognatz Debra L	JFQ Lending Inc Mortgage Electronic Registration Systems J F Q Lending Inc	Clinton Township	186,554.00
Hubosky Mark A	American Federal Mortgage Corp Mortgage Electronic Registration Systems	Paupack Township	112,000.00
Walchak Daniel E	Mortgage Electronic Registration Systems	Lake Township	
Walchak Margaret E	Mid Island Mortgage Corp		73,000.00
Bartleson Stanley D Bartleson Patricia A	Village Capital & Investment Mortgage Electronic Registration Systems	Hawley Borough	233,393.00
Karl Timothy Joseph	Mortgage Electronic Registration Systems	Paupack Township	
Grundleger Michael Neil	Guaranteed Rate Inc		236,000.00
McGraw John M	Honesdale National Bank	Preston Township	
McGraw Geraldine M			60,000.00
Rodriguez Albert S Jr	Honesdale National Bank	Mount Pleasant Township	42,000.00
Hopkins Eugene L Jr Hopkins Courtney A	Honesdale National Bank	Cherry Ridge Township	100,000.00

Potter Brad William	Honesdale National Bank	Prompton Borough	
Potter Amy Jo			132,000.00
Rocuba Andrew	Honesdale National Bank	Clinton Township	
Rocuba Kimberly			45,000.00
Harter Jeffrey	Honesdale National Bank	Salem Township	25,000.00
Madden Jeremy K	Honesdale National Bank	Salem Township	
Madden Sara J			52,000.00
Marchington William E III	Nationstar Mortgage LLC	Lake Township	
Marchington Leona	Mortgage Electronic Registration Systems Mr Cooper Nationstar Mortgage L L C		267,500.00
Kesecki James	Citizens Savings Bank	Lebanon Township	
Stadtler Faith			212,900.00
Landers Matthew	Village Capital & Investment	Honesdale Borough	
Mortgage Electronic Registration Systems			108,645.00
Fasulo Rocco A	Celtic Bank Corporation	Honesdale Borough	1,821,000.00
Hoffman William R	Republic First Bank	Paupack Township	
Hoffman Ashley N	Republic Bank		175,000.00
Bain Christopher	Mortgage Electronic Registration Systems	Salem Township	
Bain Christine	Freedom Mortgage Corporation		125,274.00
Ralston Patricia	Mortgage Electronic Registration Systems American Neighborhood Mortgage Acceptance	Honesdale Borough	52,250.00
Carlson Erik	Guaranteed Rate Inc	Salem Township	
Carlson Kristy	Mortgage Electronic Registration Systems		130,000.00
Rutz Kevin B	Mortgage Electronic Registration Systems	Salem Township	
Rutz Elaine M	Guaranteed Rate Inc		189,000.00
Revoir Jacqueline	Mortgage Electronic Registration Systems	Lake Township	
Revoir Kevin	Contour Mortgage Coporation		187,125.00
Koye Kelsey			
Murtagh Matthew			
Anderson Thomas S	Mortgage Electronic Registration Systems	Berlin Township	
Anderson Susie D	Summit Mortgage Corporation		155,700.00
Tilden Sharon L	Mortgage Electronic Registration Systems	Honesdale Borough	
Tilden Robert W	Summit Mortgage Corporation		308,000.00
Fischer Frederick G III	Crosscountry Mortgage	Paupack Township	
Fischer Michelle R	Mortgage Electronic Registration Systems		102,700.00
Blaum Danielle	Quicken Loans	Paupack Township	
Blaum Brian	Mortgage Electronic Registration Systems		190,100.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Stratos Katherine T	Sears Patricia E	Lake Township	Lot 3067
Salerno Jean Ann AKA	Salerno Family Irrevocable Trust	Salem Township	
Salerno Jean AKA	Salerno Robert W Tr		Lot 192
Salerno James			
Gil John	Gil John J Tr	Paupack Township	
Gil Darryl	Gil Darryl Jean Tr		Lot 69
	John J Gil Two Zero Two Zero Revocable		
	Darryl Jean Gil Two Zero Two Zero Revocable		
Johnston Gregory W	Sciacca Michael D	Paupack Township	
	Sciacca Kerry J		Lot 527R
Gardner Robert J	Lewis Robert D	Lake Township	
Gardner Madeline	Lewis Janis L		Lot 4091
	Lewis Bryan A		
Papazian George A	Hicks Kevin	Lake Township	
	Hicks Bobbie D		Lot 1 W23
Secara Robin Exr	MLH Electrical Services & Finishings	Sterling Township	
Piesecki Marilyn F Est AKA	M L H Electrical Services & Finishings		
Piesecki Marilyn Est AKA			
Tyler Michael J Tr	Penick Alfred	Lake Township	
Christine Mary Tyler Family Trust			
Dorso Michael	Aditya Amal K	Lake Township	
Dorso Eleanor	Aditya Teresa		Lot 1178 1
Shulde Mary Julia	Robinson Stacey	Clinton Township 2	
Shulde Eric			
Keefe Margaret	Kowalski Jaroslaw	Paupack Township	
Storck Linda	Kowalski Magdalena		Lot 271r
Hoppas Elpida	Elpida Hoppas Living Trust	Berlin Township	
Hoppas Nicolas			Parcel 1 3B 4
Schwartz Frederick C	Thornton Susan C	Paupack Township	
Schwartz Nancy C			Lot 25A
Uzupes Edward F	Pines Terrace LLC	Palmyra Township	
	Pines Terrace L L C		
Cordaro Charlmaine V	Sandlin William C	Texas Township 1 & 2	
Senft Rebecca	Valentin Donna L	Bethany Borough	
	Garcia Elias F		
Posey Patricia M Tr	Brown Wendelin A	Clinton Township 1	
Brown Mark P Tr			
Brown Wendelin A Tr			
Brown Family Trust			
Pohle Thomas W	Frey Richard L	Berlin Township	
Pohle Teresa S	Frey Christy A		
Brown Wendelin A	Henshaw Wade M	Clinton Township 1	
	Henshaw Hanna B		
Hunsberger Gary H	Hunsberger Leigh	Dyberry Township	Lot C

Day Kevin Day Suzanne	Faith Full Charles A	Cherry Ridge Township Cherry Ridge & Texas 1&2 Twps Texas Township 1 & 2 Texas 1&2 & Cherry Ridge Twps	Lot 2 Lot 2
Vonhahn Magdalene	Gise Raymond D Sigona Lauren	Paupack Township	Lot 73
Thorpe Gary N Thorpe Linda A	Christian Andrew E	Berlin Township	Lot 2
Adametz Michael	Diaz Margarita Santiago Miguel	Lehigh Township	
Baum Brigitte	Boehm Robert M Boehm Stacy A	Lake Township	
Rusin Melissa Sue Keck Melissa Sue	Rusin Melissa Sue	Paupack Township	Lot 19
Rolison Sondra	Rolison Sondra Rolison Blaise Edward Jr	Canaan Township	
Rolison Sondra	Rolison Sondra Rolison Blaise Edward Jr	Canaan Township	
Prindle Robert W Prindle Doreen	Prindle Robert W Prindle Doreen Prindle Michael G Prindle Robert C Prindle Megan P	Lake Township	Lot 4241
Adames Soranlly Lopez Elvin Lopez Junior Alexander	Mendes Robert M Mendes Rebecca	Lake Township	Lot 1060
Allen Rosario Sonia	Sarwan Gavaskar	Lake Township	Lot 4369
Wargo Stephen Wargo Joshua S	King Allison L	Salem Township	Lot 1
Picciotto Paul S Picciotto Colleen M	Bennett Raymond Bennett Jill	Lake Township	Lot 1623
Walker Michael D Exr Degis Hannelore Est	Nogan Lolita	Salem Township	Lot 3
Funke David Brady Dennis P Brady Carol J	Beskovoynne Gerard T Jr Brady Dennis P Brady Carol J Brady Dennis P Jr Brady Paul M Brady Timothy G Foley Nicole C	Paupack Township Lake Township	Lot 251 Lot 2934
Kempf Michael Kempf Lori J Gerardi Daniel	One One Nine Davitt Road LLC One One Nine Davitt Road L L C	Canaan Township	
Torquati Marie Ann	Cutler Bryan D Tr Cutler Melissa A Tr Cutler Family Trust	Clinton Township 1	Lot 2
Cipriani Frank J Cipriani Edith Mae	Kobovitch Michael	Lehigh Township	Lot 198

ABC Hoff A B C Hoff	Lake Region Development	Hawley Borough	Lot 1
Lintner Russell L Lintner Gretchen M Lintner Russell R Lintner Kyle L	Lake Region Development III	Hawley Borough	
Schmedes Janet L	Polifrone Steven	Paupack Township	Lot 8
Treitz Fred P Jr	Treitz Fred P Jr Davailus Terri A	Lehigh Township	
Wilson Lewis N Wilson Elizabeth E	Seven One One Jimlin	Clinton Township 1	
Swamp Bear Properties Emmet Kim	Griv Daniel Zhaiom Emmet Kim Delores Cora Manoy Sofia Rand Maelinmanoy James Manoy James Mae Lin	Hawley Borough Lake Township	Lot 52
Moljo Israel E Moljo Laine M	Lake Life Management Services	Paupack Township	Lot 30
Moskowitz Alvin Dambrosio Vincent Jr Dambrosio Vincent D Jr Moskowitzdambrosio Nancy Dambrosio Nancy Moskowitz	Moskowitz Alvin Dambrosio Vincent Jr Moskowitzdambrosio Nancy Dambrosio Nancy Moskowitz	Lake Township	Lot 1313
Gardner Kenneth Jr Exr Gardner Carol Ann Est	Gardner Kenneth Jr	Starrucca Borough	
Cuttone Donato A Cuttone Emilie	Geiger Julian R	Dyberry Township	
Hanna Gail J	JKM Real Estate LLC J K M Real Estate L L C	Paupack Township	Lot 292
Kaganskiy Ilya Kaganskaya Irina	Kaganskiy Family Trust	Paupack Township	Lot 156
Cocozza Richard Cocozza Yvonne	Cocozza Richard Cocozza Yvonne Candilorobaer Amanda Baer Amanda Candiloro Baer Brian	Manchester Township	
Moser Dorothy L AKA Moser Dorothy P AKA	Moser Theodore Moser Dorothy P	Texas Township 3	
Lepore Nicholas J III Lepore Patricia Burns	Lepore Nicholas J III Lepore Patricia Burns	Lehigh Township	
Russo Louis A Mazzierirusso Maria Fernanda Russo Maria Fernanda Mazzieri	Russo Louis A Mazzierirusso Maria Fernanda Russo Maria Fernanda Mazzieri	Lehigh Township	
Miller Robert AKA Miller Cathy AKA Miller Robert A AKA Miller Cathy M AKA	Miller Robert A Miller Cathy M	Lehigh Township	

Portmore Daniel R	Conte Nancy Tr	Paupack Township	
Portmore Melissa C	Melissa C Portmore Family Trust		
Weidhaas Robert G	Karl Timothy Joseph	Paupack Township	
Weidhaas Rosemarie D	Grundleger Michael Neil		Lot 843
Caserta Paul A	Schnell Daniel	Lehigh Township	Cauldwell Justine
Thorpe Gary N	Introne Gary	Berlin Township	
Thorpe Linda A	Introne Kathleen L		
Introne Gary	Introne Gary	Berlin Township	
Introne Kathleen L	Introne Kathleen L		
Betz Sandra A	Zero Beth Ann	Cherry Ridge Township	
Betz Raymond J			
Helbig Judith R AKA	Dabrowski Piotr	Dreher Township	
Helbig Juidith R AKA	Dabrowski Patrycia D		
Ascagni Ronni	Kesecki James	Lebanon Township	
	Stadtler Faith		
Esh David M	Smoker Steven Lapp	Lebanon Township	
Esh Ruth S	Smoker Kathryn Jean		
Bracalente Thomas	Bracalente Ronald S	Paupack Township	
Bracalente Janet	Bracalente Nina		
Maher Janet E	Eddinger Mollie	Paupack Township	
ONeill Kathleen M	Ralston Patricia	Honesdale Borough	
Dipaola Enrico J	Rutz Kevin B	Salem Township	
Fontaine Phylis	Rutz Elaine M		Lot 1145
Perine Joy	Revoir Jacqueline	Lake Township	
Perine Robert	Revoir Kevin		Lot 1362
	Koye Kelsey		
	Murtagh Matthew		
Hicks Robert Barry	Bittar Christian George	Paupack Township	
Antonis Krista Marie			
Krempasky Joseph Edmund			
Est AKA	Anderson Thomas S	Berlin Township	
Krempasky Joseph Est AKA	Anderson Susie D		Lot 3
Krempasky Joseph E Est AKA			
Krempasky Joseph A Exr			
Kowalczyk Darlene Krempasky			
Exr			
Giblin Jeffrey Exr			
Britt Andrea	Britt Andrea	Salem Township	Lot 875
Lutkowski Thomas J	Ferguson Donald A	Manchester Township	
Lutkowski Dorene	Ferguson Lisa F		Lot 7
Pairo Frank M Exr	Pairo Frank M	Scott Township	
Pairo Paul Exr	Pairo Paul		
Pairo Frank Sr Est			
Pairo Joann			
Krans Kimberly	Tilden Robert W	Honesdale Borough	
	Tilden Sharon L		

COURT CALENDAR

May 31, 2021–June 4, 2021

Monday, May 31, 2021

Memorial Day-Courthouse Closed

Tuesday, June 1, 2021

8:30 AM
In Re: Kietrys 44-2021-OCD
Settlement of a Small Estate
Pro Se

8:30 AM
In Re: Seeley 28-2021-OCD
Settlement of a small estate
Pro Se

8:45 AM
In Re: Estate of Cook
Settlement of a small estate
Howell

8:45 AM
IN Re: Howell 52-2021-OCD
Settlement of a small Estate
Pro Se

9:00 AM - 9:30 AM
Mortgage Foreclosure

309-2020-CV Bank of NY Mellon v. Dexhelmer, Jr.. et al Nixon/Pro se

9:30 AM - 4:30 PM
Soden v Armbruster et al 516-2019-cv
NJ Trial
Martin/Berger

Wednesday, June 2, 2021

8:30 AM
IN Re: Jones 427-2020-CV
Name Change
Pro Se

COURT CALENDAR

May 31, 2021–June 4, 2021

8:45 AM
Rule to Dismiss-Divorce
5-2019-DR Greiner v. Greiner Pro Se/ Pro Se

9:00 AM
Central Court 3rd Floor Courtroom

9:00 AM
Delinquent Status Reports

Step 2-Contempts
Status Report 21-2020-OCD Estate of Burns

9:30 AM
IN Re: Barnes 35-2020-OCD
Hearing on Petition for adjudication of incapacity and appointment of
guardian
Farrell

10:00 AM
Quantum Farms v PA Birch Creek Farm 130-2020-cv
Petition to Set Aside Sheriff Sale
Treat/

10:00 AM
Return Day-Zoom
1) Robert F. Jennings, Jr.
Vs.
Department of Transportation
Of the Commonwealth of PA,
Defendant's preliminary objections to Plaintiff's new matter - 157-2020-CV
Bugaj/Kopacz

2) Mouaid Homsy
Vs.
Reflection Lakes Property
Owners Association, Inc. 542-2019-CV
Preliminary Objections to Plaintiff's complaint

3) First National Bank of PA
Vs.
Jerry A. Tregaskis Jr. and
Virginia M. Tregaskis 237-2020-CV
Defendant's preliminary objections to second amended complaint
C. Martin/Ellis

COURT CALENDAR

May 31, 2021–June 4, 2021

4) James R. Usher

Vs.

Kenneth Oullette and

Nathalie Cyr 42-2021-CV & 86-2021-CV

Defendants preliminary objections to plaintiff's amended complaint
Magnotta/Anderson

5) Hazel V. Peterson Amended complaint filed 4/28

Vs.

Johnston & Rhodes Bluestone Co. 100-2021-CV

Defendants Preliminary objections to plaintiff's complaint
Schaub/Rydzewski

6) Brad Marchesin

Vs.

Quality Served Fast, Inc.

Quality Served Fast II, Inc.

KLAS I, LP, and The Wendy's Company 403-2020-CV

Defendants Preliminary Objections to Plaintiff's Complaint
Mandarino/Blaum

7) Quantum Farms

Vs.

PA. Birch Creek Farm, LLC 130-2020-CV

Exceptions to Sheriff's schedule of Distribution
Treat/Pro se/Gregory

8) John Casey and Michele Casey

Vs.

Thomas F. Furey and Patricia M. Furey 19-2020-CV

Plaintiff's motion for summary judgment & Defendant's Motion for Partial
summary Judgment
Henry/Zimmer/Endler

11:00 AM

Kimball v. Drake 594-2016-DR

Custody Pre-Trial conference

Ellis/Campbell

11:15 AM

Clemens v. Woods

Custody Pre-Trial Conference

O'Malley/Brier

COURT CALENDAR

May 31, 2021–June 4, 2021

12:00 PM
Drug Court Team Meeting

12:30 PM
Drug Court

1:30 PM
Estate of McCord 41-2021-OCD
Settlement of a small estate
Howell

2:30 PM
Wiggins v Wiggins 617-2019-dR
Special Relief
Cali/Ruggerio

Thursday, June 3, 2021

8:45 AM
Commonwealth v. Jason Hatcher 47-2013-CR
ARD Revocation
DA/Pro Se

9:00 AM
Commonwealth Matters
9:00 Sentencing 361-2020-CR Zelenack, Gary Munley
9:15 Sentencing 282-2020-CR Matthews, Brian Burlein
9:30 Sentencing 20-2021-CR Kovalski, Matthew Bugaj
9:45 Sentencing 168-2020-CR McDermott, Nicholas Munley
10:00 Sentencing 109-2021-CR Blazeski, Srebre Martin II
10:15 Sentencing 372-2020-CR McHugh, Joseph Francis Zimmerman
10:30 Sentencing 373-2020-CR Stout, Donald Kane
10:30 Sentencing 19-2021-CR Desantis, Anthony Martin II

11:00 AM
In Re: C.L. 26-2020-JV
Delinquency/ Dispo
DA/Martin II

11:30 AM
In Re: J.J. 22-2020-JV
Dispositional Review
DA/ Martin II

COURT CALENDAR

May 31, 2021–June 4, 2021

1:00 PM
Commonwealth Matters
1:00
Com v Decker Arg on MIL 374-2019-CR DA/Comerford-

3:00 PM
IN Re: N.R. 8 & 9-2021-JV
Delinquency & Disposition
Da/Burlein

Friday, June 4, 2021

8:45 AM
Henderson v. Frederick-Hickerson 89-2020-DR
Custody Pre-Trial
Silverblatt/Bernathy

9:00 AM
PFA
9:00 PFA 504-2020-DR Bauer v. Fashbender Thomas/Bernathy
9:15 PFA & Modification of PFA 113-2021-DR Adamczak v. Adamczak
Clause/Bernathy Martin II ?
9:30 Petition to Amend PFA 475-2020-DR Gevaras v. Gevaras Pro Se/ Pro
Se
9:30 Petition to Amend PFA 476-2020-DR Reed v. Gevaras Pro Se/ Pro Se

10:00 AM
In re: Recorder of Deeds 198-2021-cv
Rule-Mtn to Record copies
Bugaj

10:00 AM
Halsey v. Swingle 362-2015-CV & 136-2016-CV
Hearing on Damages
Treat/Bugaj/Tressler

10:30 AM
Bennett v. Bennett 168-2020-DR
Special Relief Hearing
Carrubba/Riccardo

1:00 PM
Kimball v. Kimball 594-2016-DR
Divorce Contempt
Ellis/Campbell

CUSTODY CALENDAR

May 31, 2021–June 4, 2021

Thursday, June 3, 2021

9:00 AM
Smith v. Smith 352-2019-DR
Divorce Conference (Schloesser)
Cali/Campolieto

9:30 AM
Padula v. Padula 265-2020-DR
Divorce Conference (Schloesser)
Campolieto/Rechner

Friday, June 4, 2021

9:00 AM
Schmidt v. Schmidt 450-2020-DR
Conciliation Conference (Karam)
Martin II/Pro Se

9:30 AM
Glover v. McHale & Cruz 334-2018-DR
Conciliation Conference (Karam)
Ellis/Pro Se/ Kelly

10:00 AM
Krull v. Allsop 135-2021-DR
Conciliation conference (Karam)
Pro Se/ Pro Se

10:30 AM
Greiner v. St.Louis 250-2015-DR
Conciliation Conference (Karam)
Pro Se/ Bugaj

11:00 AM
Fernandez v. Fernandez 137-2021-DR
Conciliation Conference (Karam)
Attiane/Mincer


1:00 PM
Miszler v. Wheeler 200-2021-DR
Conciliation Conference (Karem)
T.Farley/Kapp

CUSTODY CALENDAR

May 31, 2021–June 4, 2021

1:30 PM
Gevaras v. Gevaras & Seigny 220-2020-DR
Conciliation Conference (Karam)
Pro Se/ Pro Se

2:00 PM
Russell v. Fuller 490-2020-DR
Conciliation Conference (Karam)
Farrell/Campbell



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