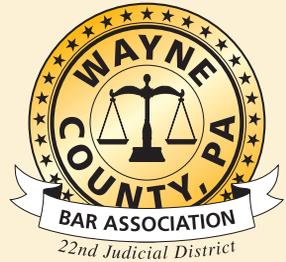


WAYNE COUNTY BAR ASSOCIATION

OFFICIAL LEGAL
JOURNAL
OF WAYNE COUNTY, PA



October 13, 2023
Vol. 13, No. 33
Honesdale, PA



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**Court of Common Pleas
22nd Judicial District:**

The Hon. Janine Edwards
President Judge

The Hon. Matthew Meagher
Judge

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



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Legal Journal of Wayne County

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

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

By requirement of Law and Order of Court the *Legal Journal of Wayne County* is made the medium for the publication of all Legal Advertisements required to be made in Wayne County, and contains all Notices of the Sheriff, Register, Clerk of the Courts, Prothonotary and all other Public Officers, Assignees, Administrators and Executors, Auditors, Examiners, Trustees, Insolvents, the formation and dissolution of Partnerships, affording indispensable protection against loss resulting from want of notice. It also contains the Trial and Argument Lists of all the Courts in Wayne County, and selected Opinions and Decisions of the Courts of Wayne County.

All legal notices must be submitted either via email or in typewritten form and are published exactly as submitted by the advertiser. *The Legal Journal* assumes no responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in context. As pertains to all content in each issue, all efforts have been made to accurately publish the information provided by court sources, however Publisher and Wayne County Bar Association cannot be held liable for any typographical errors or errors in factual information contained therein.

Legal notices must be received before 10:00 AM on the Monday preceding publication or, in the event of a holiday, on the preceding Friday.

MESSAGE FROM THE
WAYNE COUNTY BAR ASSOCIATION



The Legal Journal of Wayne County is a comprehensive weekly guide containing legal decisions of the 22nd Judicial District encompassing civil actions filed; mortgages and deeds filed; legal notices; advertisements and other matters of legal interest. On behalf of the Wayne County Bar Association, we appreciate the opportunity to serve the legal community by providing a consolidated source of significant matters of legal importance.

PRICING & RATES

Notice Pricing

One time Insertions

Incorporation Notices	\$45
Fictitious Name Registration	\$45
Petition for Change of Name	\$45
Estate Notice (3-time insertion)	\$65
Orphans Court; Accounting on Estates (2-time insertion)	\$45

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

Subscription Rates

Per Year

Mailed Copy	\$100
Emailed Copy	Free

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

WAYNE COUNTY OFFICIALS

Judges of the Court of Common Pleas

Janine Edwards, *President Judge*
Matthew L. Meagher, *Judge*

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Kay Bates
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Jonathan J. Dunsinger

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Robin Sampson

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

**For information contact the WCBA
Ronnie at ronnie_fischer@hotmail.com.**

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.

ESTATE NOTICE

Estate of Carolyn Lutz
Late of Sterling Township
ADMINISTRATOR
William J. Lutz
504 S. Sterling Road
South Sterling, PA 18460
ATTORNEY
Frances Gruber, Esq.
214 Ninth Street
Honesdale, PA 18431
(570) 253-5400

10/13/2023 • 10/20/2023 • 10/27/2023

EXECUTRIX NOTICE

ESTATE OF MARTIN J. MAHER, late of Lake Township, Wayne County, Pennsylvania, deceased.

Letters testamentary on the above estate having been granted to the undersigned, all persons indebted to the said estate are requested to make payment and those having claims to present same, without delay

to MIKAYLA MAFIER, a/k/a MIKAYLA MARION MAHER, 464 Gravity Road, Lake Ariel, PA 18436, or to her attorneys, FARLEY & WEED, LLC, 2523 Route 6, Suite 1, Hawley, PA 18428.

10/13/2023 • 10/20/2023 • 10/27/2023

ESTATE NOTICE

NOTICE IS HEREBY GIVEN, that Letters Testamentary have been issued in the Estate of Ronald L. Stark, a/k/a Ronald Lee Stark, a/k/a Ronald Stark, who died on August 2, 2023, late resident of Mt. Pleasant Township, Wayne County, PA 18453, to Donna M. Stark Spencer, a/k/a Donna M. Spencer, 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 Donna M. Stark Spencer a/k/a Donna M. Spencer, 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

10/6/2023 • 10/13/2023 • 10/20/2023

ESTATE NOTICE

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the estate of JOHN

DEVOE, late of Damascus, PA.
Date of death August 6, 2023. 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.

10/6/2023 • 10/13/2023 • 10/20/2023

ESTATE NOTICE

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the estate of JEANNE ANN DAUB, late of Dyberry Township, Wayne County, PA. Date of death August 13, 2023. All persons indebted to the said estate

FIRM ANNOUNCEMENT

*The Law Office of Attorney,
Tammy Lee Clause, P.C. is
proud to announce the
opening of an additional
location in Stuart, Florida.*



George Clause, Esquire

**2336 SE Ocean Blvd. #355
Stuart, FL 34966
P: 772.341.5855
F: 772.410.3494**

Email: gclause@clauselawgroup.com

are required to make payment and those having claims or demands to present the same without delay to the Executor/Executrix, in care of Jessica M. Ellis, Esquire, 1018 Church Street, Honesdale, PA 18431.

10/6/2023 • 10/13/2023 • 10/20/2023

OTHER NOTICES

LEGAL NOTICE OF CONFIRMATION NISI

TAKE NOTICE THAT THE WAYNE COUNTY TAX CLAIM BUREAU HAS OBTAINED FROM THE COURT OF COMMON PLEAS OF WAYNE COUNTY ON October 4, 2023 A DECREE NISI, CONFIRMING THE SALE OF CERTAIN PROPERTIES FOR DELINQUENT TAXES ON SEPTEMBER 22, 2023, CONSTITUTING THE 2021 UPSET SALE. THE CONSOLIDATED RETURN OF THE TAX CLAIM BUREAU ENTERED DECREE NISI IS DOCKETED TO NO. 496 - 2023 CIVIL. SAID DECREE NISI SHALL BECOME A DECREE ABSOLUTE ON November 4, 2023.

Cheryl A. Davies Director
WAYNE COUNTY TAX SERVICES
Lisa J. Borthwick Director
WAYNE COUNTY TAX CLAIM
BUREAU

10/13/2023

**NOTICE OF ACTION IN
MORTGAGE FORECLOSURE**

IN THE COURT OF COMMON
PLEAS OF WAYNE COUNTY,
PENNSYLVANIA

CIVIL ACTION – LAW
NO.: 173 CIVIL 2023

BARCLAYS MORTGAGE
TRUST 2022-RPL1,
MORTGAGE-BACKED
SECURITIES, SERIES 2022-
RPL1, BY U.S. BANK
NATIONAL ASSOCIATION AS
INDENTURE TRUSTEE C/O
GREGORY FUNDING,
Plaintiff,
vs.
JEFFREY W. DAVIS,
Defendants

TO: JEFFREY W. DAVIS

You are hereby notified that
Plaintiff, BARCLAYS
MORTGAGE TRUST 2022-RPL1,
MORTGAGE-BACKED
SECURITIES, SERIES 2022-
RPL1, BY U.S. BANK
NATIONAL ASSOCIATION AS
INDENTURE TRUSTEE C/O
GREGORY FUNDING, filed an
Action in Mortgage Foreclosure
endorsed with a Notice to Defend,
in the Court of Common Pleas of
Wayne County, Pennsylvania,
docketed to No. 173 Civil 2023,
seeking to foreclose the mortgage
secured by the real estate located at
40 E. Hill Road fka 215 East Hill
Road, Equinunk, PA 18417.

You have been sued in court. If
you wish to defend against the
claims in this notice, you must
take action within twenty (20)
days after this publication, by
entering a written appearance
personally or by attorney and
filing in writing with the court
your defenses or objections to the
claims set forth against you. You
are warned that if you fail to do so
the case may proceed without you
and a judgment may be entered
against you by the court without
further notice for any money
claimed in the complaint or for
any other claim or relief requested
by the plaintiff. You may lose
money or property or other rights
important to you.

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

LAWYER REFERRAL SERVICE
Pennsylvania Lawyer Referral
Service
Pennsylvania Bar Association
P.O. Box 186
Harrisburg, PA 17108
(800) 692-7375

10/13/2023

**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
NOVEMBER 8, 2023**

By virtue of a writ of Execution instituted by: First National Bank of Pennsylvania issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 8th day of November, 2023 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 lying, situate and being in the Township of Lebanon, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING in the middle of the Cochection and Great Bend Turnpike (now Pennsylvania Route 371) thence along along land of Robert Henderson, North 24 degrees East 191 ½ rods to a corner; thence along lands of George Henderson, South 65 degrees East 100 rods to a corner; thence along lands of E.D. Goodenough Estate, South 24 degrees West 192 1/2 rods to the middle of said road; thence along the middle of said road 100 rods to the place of BEGINNING.

CONTAINING 120 acres, be the same more or less.

ALSO a parcel situated in said Lebanon Township, BEGINNING in the middle of the said Cochection Road at the corner of Walter S. Vail land, now owned by Leroy B. Vail; thence along said Leroy Vail land South 11 degrees East 95 6/10 rods to a corner; thence along land owned by Emmett Schweighofer in an easterly direction 45.2 rods to the middle of the Girdland Road; thence along the middle of said Girdland Road in a Northern direction 76 1/10 rods to the middle of the said Cochection Road; thence along the middle of the said Cochection Road in a westerly direction 90 2/10 rods to the place of BEGINNING. CONTAINING 36 acres and 52 rods, be the same more or less.

ALSO a parcel of land situated in the said Lebanon Township, bounded and described as follows:

BEGINNING in the middle of the Cochection and Great Bend Turnpike, the eastern line of the Manor of Amsterdam; thence by the said eastern line, South 11 degrees East 82 88/100 rods to a corner; thence by land of George W. Atkins and along a stone wall in a westerly direction 45 3/10 rods to a corner; thence by land of same along a stone wall South 11 degrees East 18 54/100 rods to a corner; thence along same land in a westerly direction 64 48/100 rods to the middle of the Girdland Road; thence along the middle of said road in a northerly direction to the middle of the Cochection and Great Bend Turnpike road in an easterly

direction to the place of BEGINNING. CONTAINING about fifty acres, be the same more or less.

EXCEPTING AND RESERVING from the last parcel one and eight-tenths acres of land which Merritt W. Vail and Esther Vail, his wife, by Deed Dated August 28, 1948 and recorded in Deed Book No. 170, page 283, granted and conveyed to Roland J. Ripperger, et ux.

ALSO EXCEPTING AND RESERVING a lot of land on State Highway 371 fronting on said highway sixteen rods and being ten rods deep. Being a lot 10 by 16 rods on which is situated the one and one-half story tenant house. This lot is marked by iron pipes on each corner.

BEING THE SAME PROPERTY granted and conveyed by a certain Deed dated November 5, 1970 from Merritt W. Vail and Esther B. Vail, his wife, to Milton L. Vail and Lynita M. Vail, his wife, and recorded on November 5, 1970 in the Wayne County Register of Deeds Office in Deed Book Volume 261, Page 1114. Milton L. Vail died on or about April 6, 1998. Upon the death of Milton L. Vail, Lynita M. Vail, a/k/a Lynita Vail became owner by operation of law. Lynita M. Vail, a/k/a Lynita Vail died on July 22, 2021. The Estate of Lynita M. Vail, a/k/a Lynita Vail was filed in the Register of Wills of Wayne County on August 23, 2021, at File # 64-21-0325. Jay Vail was appointed Executor of the Estate per Letters Testamentary dated August 23, 2021.

HAVING erected thereon a dwelling being commonly known and numbered as 185 Cochecton Turnpike, Honesdale, PA 18431

Seized and taken in execution as property of:
Jay Leroy Vail, as Executor of the Estate of Lynita M. Vail a/k/a Lynita Vail, Deceased 185 Cochecton Turnpike
HONESDALE PA 18431

Execution No. 315-Civil-2023
Amount \$95,730.64 Plus additional costs
August 10, 2023
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.

David W. Raphael Esq.

10/13/2023 • 10/20/2023 • 10/27/2023

CIVIL ACTIONS FILED

*FROM SEPTEMBER 16, 2023 TO SEPTEMBER 22, 2023
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE/TIME	DESCRIPTION	AMOUNT
1998-21197	BARRETT MICHAEL LEONARD	9/22/2023 3:08	SATISFACTION	—
2011-21696	GIBSON RALISSA RAE	9/22/2023 3:07	SATISFACTION	—
2013-21433	MARKS ANDREW	9/22/2023 3:08	SATISFACTION	—
2017-20016	ROBINSON WILLIAM	9/18/2023 12:28	SATISFACTION	8,968.58
2018-00280	SCHELLBERG MICHAEL	P 9/18/2023 11:33	SUMMARY JUDGMENT	—
2018-20163	RATLIFF JAMES A	9/21/2023 1:00	SATISFACTION	—
2018-20441	ZELLER GEORGE	9/21/2023 1:00	SATISFACTION	—
2018-20441	KLINGER SHERREE	9/21/2023 1:00	SATISFACTION	—
2018-20839	ROY ASHLY ROSE	9/22/2023 3:07	SATISFACTION	—
2018-21029	KROCHTA ANTHONY	9/21/2023 1:00	SATISFACTION	—
2018-21029	KROCHTA ANGIA	9/21/2023 1:00	SATISFACTION	—
2020-20208	HEMPHILL CAROL M	9/18/2023 12:29	SATISFACTION	6,932.11
2021-00520	JOSEPH SILVESTRI AND SON INC	9/20/2023 2:21	DEFAULT JUDGMENT	23,236.40
2021-00520	SILVESTRI JOSEPH AND SON INC	9/20/2023 2:21	DEFAULT JUDGMENT	23,236.40
2021-00520	SILVESTRI DONNA	9/20/2023 2:21	DEFAULT JUDGMENT	23,236.40
2021-20626	CRUZ WILKENS JOSE	9/22/2023 3:08	SATISFACTOPM	—
2023-00008	LENNON JEANINE M	9/19/2023 1:00	VACATE JUDGMENT	65,835.65
2023-00183	BROWN CHARLES K II	9/21/2023 2:09	DEFAULT JUDGMENT	88,148.73
2023-00251	FASIG SUSAN J	9/20/2023 3:36	DEFAULT JUDGMENT	6,887.04
2023-00395	COUGHLIN KEVIN	9/22/2023 1:22	DEFAULT JUDG IN REM	123,261.59
2023-00474	BERAN UDO	9/19/2023 10:39	CONFESSION OF JDGMT	118,958.34
2023-20155	RODRIGUEZ MIGDALIA	9/18/2023 2:03	WRIT OF SCIRE FACIAS	—
2023-20360	POWELL CLIFFORD HENRY III	9/18/2023 1:50	WRIT OF SCIRE FACIAS	—
2023-20360	POWELL LINDSAY M	9/18/2023 1:50	WRIT OF SCIRE FACIAS	—
2023-20375	TORRES DEAN D	9/18/2023 1:44	WRIT OF SCIRE FACIAS	—
2023-20399	GUTIERREZ AXEL D	9/18/2023 1:57	WRIT OF SCIRE FACIAS	—
2023-20634	WELLER CORA JEAN	9/18/2023 10:57	JP TRANSCRIPT	3,884.57
2023-20635	FITZGERALD JOHN ESTATE OF	9/18/2023 12:58	JP TRANSCRIPT	8,580.76
2023-20636	ALEXANDER DANIELLE	9/18/2023 3:36	JP TRANSCRIPT	7,932.64
2023-20636	ALEXANDER KEVIN	9/18/2023 3:36	JP TRANSCRIPT	7,932.64
2023-20637	M&H TRANSPORTATION SOLUTIONS LLC	9/19/2023 11:35	JUDG/KINGS CTY NY	33,938.96
2023-20637	HECTOR THOMAS J	9/19/2023 11:35	JUDG/KINGS CTY NY	33,938.96
2023-20637	MILLER MELISA J	9/19/2023 11:35	JUDG/KINGS CTY NY	33,938.96
2023-20638	RIGGS ETHAN	9/21/2023 8:09	JUDGMENT	3,424.25
2023-20639	WUAGON GEORGE	9/21/2023 11:52	JP TRANSCRIPT	5,087.60
2023-20640	ADDAMS ROY C ESTATE OF BY SANDI BRUFFEY EXECUTRIX	9/21/2023 12:38	TAX LIEN	2,410.25
2023-20640	BRUFFEY SANDI	9/21/2023 12:38	TAX LIEN	2,410.25
2023-20641	DIX IRA K	9/21/2023 12:39	TAX LIEN	2,223.63
2023-20642	ROBINSON BRIAR	9/21/2023 12:39	TAX LIEN	2,682.67

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

2023-20643	JIMENEZ ARIANA		9/21/2023 12:39 TAX LIEN	2,448.56
2023-20645	SCHNEIDER CATHERINE		9/22/2023 8:15 JP TRANSCRIPT	2,134.88
2023-20646	ANDERSON KARL		9/22/2023 8:16 JP TRANSCRIPT	1,124.45
2023-20647	LITZENBAUER JASON		9/22/2023 8:16 JP TRANSCRIPT	2,852.28
2023-20648	HETTICH BETTY L		9/22/2023 9:16 JP TRANSCRIPT	5,350.29
2023-40049	STEVENS CADEN OWNER	P	9/20/2023 1:54 STIP VS LIENS	—
2023-40049	REIDENBACH AMBER OWNER	P	9/20/2023 1:54 STIP VS LIENS	—
2023-40049	PINE TREE HOMES INC		9/20/2023 1:54 STIP VS LIENS	—
	CONTRACTOR			
2023-40050	SCHARIEST STEVEN OWNER	P	9/21/2023 1:48 STIP VS LIENS	—
2023-40050	SCHARIEST KAYLA OWNER	P	9/21/2023 1:48 STIP VS LIENS	—
2023-40050	HOMESTEAD DESIGN & BUILD INC		9/21/2023 1:48 STIP VS LIENS	—
	CONTRACTOR			

CIVIL APPEALS — JUDICIAL: MDJ (MONEY JUDGMENT)

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00478	SINCLAIRS HOME CARE REGISTRY	PLAINTIFF	9/20/2023	—
2023-00478	GUNNING TERRY	DEFENDANT	9/20/2023	—
2023-00481	CORDTS DAVID	PLAINTIFF	9/21/2023	—
2023-00481	SMITH ERIC	DEFENDANT	9/21/2023	—

COMPLAINT — CONFESSION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00474	WAYNE BANK	PLAINTIFF	9/19/2023	—
2023-00474	BERAN UDO	DEFENDANT	9/19/2023	—

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00472	CITIBANK N A	PLAINTIFF	9/18/2023	—
2023-00472	PINAND MICHAEL P	DEFENDANT	9/18/2023	—
2023-00473	CITIBANK N A	PLAINTIFF	9/18/2023	—
2023-00473	BIERSTINE BENEDICT R	DEFENDANT	9/18/2023	—
2023-00479	AMERICAN EXPRESS NATIONAL BANK	PLAINTIFF	9/21/2023	—
2023-00479	BALCK THERESA	DEFENDANT	9/21/2023	—
2023-00482	WELLS FARGO BANK N A	PLAINTIFF	9/21/2023	—
2023-00482	D AMICO DIANA L	DEFENDANT	9/21/2023	—
2023-00486	U S BANK NATIONAL ASSOCIATION	PLAINTIFF	9/22/2023	—
	D/B/A			
2023-00486	ELAN FINANCIAL SERVICES	PLAINTIFF	9/22/2023	—
2023-00486	COTTELL NATALIE	DEFENDANT	9/22/2023	—

CONTRACT — DEBT COLLECTION: OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00477	TYLER PUMP & WELL SERVICES LLC	PLAINTIFF	9/20/2023	—
2023-00477	WILLIAMS WELL DRILLING LLC	DEFENDANT	9/20/2023	—

CONTRACT — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00471	HESTER DAVID	PLAINTIFF	9/18/2023	—
2023-00471	LATHER PHILLIP	DEFENDANT	9/18/2023	—

MISCELLANEOUS — REPLEVIN

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00480	BRIDGECREST CREDIT COMPANY LLC AS AGENT & SERVICER FOR	PLAINTIFF	9/21/2023	—
2023-00480	CARVANA LLC	PLAINTIFF	9/21/2023	—
2023-00480	CHRZANOWSKA EWA WIOLETTA	DEFENDANT	9/21/2023	—
2023-00485	ALLY BANK	PLAINTIFF	9/22/2023	—
2023-00485	WEIST SUZAN LYNN	DEFENDANT	9/22/2023	—
2023-00485	CALVERT DYLAN JAMES	DEFENDANT	9/22/2023	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00475	CARRINGTON MORTGAGE SERVICES LLC	PLAINTIFF	9/19/2023	—
2023-00475	WATSON CODY	DEFENDANT	9/19/2023	—
2023-00476	U S BANK TRUST NATIONAL ASSOC	PLAINTIFF	9/19/2023	—
2023-00476	AMBROSIO FRANK	DEFENDANT	9/19/2023	—
2023-00483	COMMUNITY BANK N A FORMERLY	PLAINTIFF	9/21/2023	—
2023-00483	THE FIRST NATIONAL BANK OF JERMYN	PLAINTIFF	9/21/2023	—
2023-00483	HUCKABEE HENRY R THE ESTATE OF BY & THROUGH EXECUTRIX	DEFENDANT	9/21/2023	—
2023-00483	HUCKABEE TARALYN M	DEFENDANT	9/21/2023	—

TORT — MOTOR VEHICLE

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00484	SIBLIA ELLEN ADMINISTRATOR OF THE	PLAINTIFF	9/22/2023	—
2023-00484	ESTATE OF MARK COREY SIBLIA	PLAINTIFF	9/22/2023	—
2023-00484	POYERD LOIACONO JEANNETTE ADMINISTRATOR OF THE	DEFENDANT	9/22/2023	—
2023-00484	ESTATE OF KIMBERLY REDFIELD DECEDENT	DEFENDANT	9/22/2023	—
2023-00484	LOIACONO JEANNETTE POYERD ADMINISTRATOR OF THE	DEFENDANT	9/22/2023	—
2023-00484	ESTATE OF KIMBERLY REDFIELD DECEDENT	DEFENDANT	9/22/2023	—
2023-00484	JOHNSON WILLIAM A	DEFENDANT	9/22/2023	—
2023-00484	RENEGADES OF NEWFOUNDLAND LLC D/B/A	DEFENDANT	9/22/2023	—
2023-00484	RENEGADES OF NEW FOUNDLAND	DEFENDANT	9/22/2023	—

MORTGAGES AND DEEDS

*RECORDED FROM OCTOBER 2, 2023 TO OCTOBER 6, 2023
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
WILLETT ROBERT P	PICATINNY FCU PICATINNY F C U	LAKE TOWNSHIP	220,000.00
KASE PETER J KASE RENEE M	WAYNE BANK	BERLIN TOWNSHIP	125,000.00
CARACHLIO BARBARA HARTMAN MELLISA A	WAYNE BANK	PAUPACK TOWNSHIP	80,000.00
HORVATH TIBOR MURPHY LINDA	LAKEVIEW LENDERS CORP MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	LEHIGH TOWNSHIP	194,139.00
WOODS HUDSON	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	STERLING TOWNSHIP	
MASCOLA ELISABETH	GUILD MORTGAGE COMPANY LLC GUILD MORTGAGE COMPANY L L C		150,350.00
DANGELO JOHN	MOVEMENT MORTGAGE MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	MOUNT PLEASANT TOWNSHIP	475,000.00
COWAN ROBERT M	EQUITY PRIME MORTGAGE LLC MORTGAGE ELECTRONIC REGISTRATION SYSTEMS EQUITY PRIME MORTGAGE L L C	DAMASCUS TOWNSHIP	407,000.00
GAVIN VALARIE J HOWIE EDWARD J	ROCKET MORTGAGE MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	BERLIN TOWNSHIP	140,000.00
UZZO JAMES	ROCKET MORTGAGE MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	LAKE TOWNSHIP	66,450.00
AGEYEV GREGORY AGEYEV VIKTORIA	UKRAINIAN SELFRELANCE FCU UKRAINIAN SELFRELANCE F C U	LAKE TOWNSHIP	250,000.00
WALCZYK ALI HILLER BRADLEY	HONESDALE NATIONAL BANK	BERLIN TOWNSHIP	218,250.00
BAYLY TINA M YOUNG JOHN J	LIPTAK DANIEL A	DYBERRY TOWNSHIP	100,000.00
TEMPLETON NICHOLAS KRUPA MICHAEL	HOUSING & URBAN DEVELOPMENT MORTGAGE ELECTRONIC REGISTRATION SYSTEMS NATIONWIDE MORTGAGE BANKERS INC	LEBANON TOWNSHIP HONESDALE BOROUGH	5,923.77 210,000.00
LAKE MOCATEK COTTAGES SEKELSKY MICHAEL J SEKELSKY CHERYL L	HONESDALE NATIONAL BANK HONESDALE NATIONAL BANK	PAUPACK TOWNSHIP PAUPACK TOWNSHIP	516,000.00 516,000.00
LAKE MOCATEK COTTAGES SEKELSKY MICHAEL J SEKELSKY CHERYL L	HONESDALE NATIONAL BANK HONESDALE NATIONAL BANK	PAUPACK TOWNSHIP PAUPACK TOWNSHIP	220,000.00 220,000.00

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

ARSHAD MUSTAFA KHAN HAMZIA	ROCKET MORTGAGE MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	HAWLEY BOROUGH	195,000.00
RUTLEDGE TROY RUTLEDGE NICOLE A	DIME BANK	DAMASCUS TOWNSHIP	125,000.00
GUNUSKEY KEITH E GUNUSKEY MARIANN T	PSECU P S E C U	HONESDALE BOROUGH	164,000.00
MURPHY JOHN J III ART ANGELA	FIRST WESTERN TRUST BANK MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	SALEM TOWNSHIP	580,500.00
KRAJKOVICH CLIFFORD W RICKARD CATHERINE J	HONESDALE NATIONAL BANK	CLINTON TOWNSHIP I	300,000.00
KRAJKOVICH JOHN TODD BRIDGET BY AGENT KRAJKOVICH JOHN AGENT	HONESDALE NATIONAL BANK	CANAAN TOWNSHIP CANAAN TWP & WAYMART BORO WAYMART BOROUGH WAYMART BORO & CANAAN TWP	
TIGUE JANET MARIE DEMARCO ANTHONY DEMARCO NICOLE	ERHARDT ELTON L LOAN STORE INC	OREGON TOWNSHIP SALEM TOWNSHIP	284,600.00 28,501.66
ARIZAN CATHERINE	NATIONWIDE MORTGAGE BANKERS INC MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	LEBANON TOWNSHIP	372,400.00
KING HILL PROPERTIES	PEOPLES SECURITY BANK & TRUST COMPANY	STARRUCCA BOROUGH	163,000.00

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BERK DAVID	MORGAN STANLEY PRIVATE BANK	LAKE TOWNSHIP	
BERK ASHLEY	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS		625,000.00
MCGRAW MICHAEL	HONESDALE NATIONAL BANK	CLINTON TOWNSHIP 2	
MCGRAW AMANDA			30,000.00
TUCCI ROBERT	HONESDALE NATIONAL BANK	BERLIN TOWNSHIP	
TUCCI LOIS			100,000.00
PENNELLA FERDINANDO A	HERITAGE FINANCIAL CREDIT UNION	PALMYRA TOWNSHIP	
PENNELLA KATHLEEN A			225,000.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
DEBASTIANI JOYCE EXR	KEEN LAKE CAMPING & COTTAGE RESORT INC	CANAAN TOWNSHIP	
KEEN DOROTHY A EST			
FOX LEO F JR	PREHN ARNOLD II	STERLING TOWNSHIP	
IVES DANIELLE M	PREHN ARNOLD III		
HANIFIN KRISTI A AKA	COPELAND JASON CHRISTOPHER	PAUPACK TOWNSHIP	
HANIFIN KRISTI J AKA			
BRANDON VELMA TAYLOR AKA	HORVATH TIBOR	LEHIGH TOWNSHIP	
BRANDON EZEKIEL A	MURPHY LINDA		
TAYLORBRANDON VELMA AKA			LOT 63
ORLOW ANITA E	HUNTINGTON ELIZABETH CHLYPAVKA BARRY J	DAMASCUS TOWNSHIP	
HOEFERPALKO BIANCA	LEWIS CHERYL A	SOUTH CANAAN TOWNSHIP	
PALKO BIANCA HOEFER	LEWIS RAYMOND		
PALKO SCOTT			LOT A
LEWIS CHERYL A	LEWIS CHERYL A	SOUTH CANAAN TOWNSHIP	
LEWIS RAYMOND	LEWIS RAYMOND		LOT 2 3A
SONNEBERG HANS POA	WOODS HUDSON	STERLING TOWNSHIP	
BUERKLI ISOLDE BY POA	MASCOLA ELISABETH		LOT 39
MOONEY JANE E	WROTEN ALISON E	LEHIGH TOWNSHIP	
	WROTEN PAUL W		LOT 61
MCANDREW JOHN	DANGELO JOHN	MOUNT PLEASANT TOWNSHIP	
MCANDREW MARY LOU			LOT 4
DAZZO MATTHEW	CARUSO PAUL	SOUTH CANAAN TOWNSHIP	
WARES ANN E	HILLER BRADLEY WALCZYK ALLI	BERLIN TOWNSHIP	
			LOT 1
LIPTAK DANIEL A	BAYLY TINA M YOUNG JOHN J	DYBERRY TOWNSHIP	
			PARCEL VII
WOODMANSEE BRADLEY L	WOODMANSEE CRAIG R	PRESTON TOWNSHIP	
WOODMANSEE JENNIFER L	NEWMAN KRISTIN R		
STIFFLER JASON B	KRUPA MICHAEL	HONESDALE BOROUGH	
STIFFLER SHEENA L			
GENOVESE DOMINIC A	TOPORE ANDREA TOPORE ADRIANA	LAKE TOWNSHIP	
			LOT 1850
GALLO DANIEL	SAMSON ERIC B MADONNASAMSON CORINNE SAMSON CORINNE MADONNA	LEHIGH TOWNSHIP	
			LOT 198

HAYES IRMA KATHLEEN	ARSHAD MUSTAFA KHAN HAMZIA	HAWLEY BOROUGH	
MORRIS DEBBIE L	DIMINO JOSEPH	DAMASCUS TOWNSHIP	
RUTLEDGE TROY A	RUTLEDGE NICOLE A RUTLEDGE TROY	DAMASCUS TOWNSHIP	
RUTLEDGE AMOS F	RUTLEDGE TROY	DAMASCUS TOWNSHIP	
RUTLEDGE JUDITH C	RUTLEDGE NICOLE A		
RUTLEDGE AMOS F	RUTLEDGE AMOS F	DAMASCUS TOWNSHIP	
RUTLEDGE JUDITH C	RUTLEDGE JUDITH C		
RUTLEDGE TROY			
RUTLEDGE NICOLE A			LOT 2
LOT INVESTMENTS	MELO VICTOR FERNANDO NUNES	SALEM TOWNSHIP	LOT 427
PELTON PATRICIA ANN EXR	PELTON PATRICIA ANN	PRESTON TOWNSHIP	
SMITH MARY ELLEN EST	PELTON DAVID R		
PELTON PATRICIA ANN EXR	PELTON DAVID R	PRESTON TOWNSHIP	
SMITH MARY ELLEN EST	PELTON PATRICIA ANN		LOT 95
SMITH MARY ELLEN EST	PELTON PATRICIA ANN	PRESTON TOWNSHIP	
PELTON PATRICIA ANN EXR	PELTON DAVID R		LOT 96
ST PAULS EVANGELICAL LUTHERAN CHURCH OF	ABC HOFF A B C HOFF	HAWLEY BOROUGH	LOT 105 A
DURST KELLY	GIFFORD CHRISTOPHER M	STERLING TOWNSHIP	
DURST ROBERT			LOT 31
ZANOLLI PATRICIA M	KIDA PATRICIA	LEHIGH TOWNSHIP	
KIDA PATRICIA			LOT 28
BELFIELD STEPHEN P	MURPHY JOHN J III	SALEM TOWNSHIP	
BELFIELD PATTIANNE M	ART ANGELA		LOT 4
LESTER JERRY JOE SR	LESTER JERRY JOE SR STANTON LEANA LOU	MANCHESTER TOWNSHIP	
USMA LEIDY	BABILONIA NICHOLAS JR	MANCHESTER TOWNSHIP	
GIRALDO OSCAR	VASQUEZ CARMEN F		
ANDERSON LINDA S AKA	MERCADO REINALDO	PAUPACK TOWNSHIP	
ANDERSON LINDA SUE AKA	MERCADO BARBARA		LOT 477
BOOTH FRANCIS LEON	KRAJKOVICH CLIFFORD W RICKARD CATHERINE J	CLINTON TOWNSHIP 1	LOT 3
ERHARDT ELTON L	TIGUE JANET MARIE	OREGON TOWNSHIP	
RAINSFORD COLLIN ADM	RAINS FORD COLLIN	SALEM TOWNSHIP	
RAINSFORD BRIAN ADM	RAINS FORD BRIAN		
RAINSFORD WILLIAM EST			LOT 122
DEPREE PETER A	BELLEFONTAINE RANDY	SALEM TOWNSHIP	
DEPREE PATRICIA	BELLEFONTAINE KELLEY		LOT 345
PYKUS RONALD AKA	PYKUS RONALD TR	LEBANON TOWNSHIP	
PYKUS RONALD A AKA	PYKUS BETH TR RONALD PYKUS FAMILY TRUST AGREEMENT BETH PYKUS FAMILY TRUST AGREEMENT		
PYKUS RONALD AKA	PYKUS RONALD TR	LEBANON TOWNSHIP	
PYKUS RONALD A AKA	PYKUS BETH TR		
PYKUS BETH AKA	RONALD PYKUS FAMILY TRUST AGREEMENT		
PYKUS BETH E AKA	BETH PYKUS FAMILY TRUST AGREEMENT		

SCHWARTZ ALEXANDER	FILATO FRANK	SALEM TOWNSHIP	LOT 378
SCHWARTZ ALEXANDER	FILATO FRANK	SALEM TOWNSHIP	LOT 366
LUTZ KATHERINE E BY SHERIFF	TIGUE WAYNE	DAMASCUS TOWNSHIP	
MONOHAN CHRISTOPHER	SHUTE KENNETH G	MANCHESTER TOWNSHIP	
MONOHAN KAREN			
BEDFORD LISSA			
BEDFORD ALFRED			
GOLDBACH PAUL M	ARIZAN CATHERINE	LEBANON TOWNSHIP	
GOLDBACH DANIEL T			
DAWSON DANIEL T			
SPITZER CECILIA A			
BENITEZ KATHERINE O			
BROWN KATHERINE O			
GOLDBACH EVELYN			
WALKER BONNIE	RAMOS JARYEL H	LEHIGH TOWNSHIP	
	CABRERA WANDA		LOT 404
MURRAY JEFFREY M	OSBORNE RICHARD	LAKE TOWNSHIP	
MURRAY KRISTIN M			
ROEMER HANS K	KING HILL PROPERTIES	STARRUCCA BOROUGH	
GOLDIN STEVEN J	BERK DAVID	LAKE TOWNSHIP	
GOLDIN MARJORIE	BERK ASHLEY		LOT 2044
ZOZULIA SYLVIA H EXR	PENNELLA FERDINANDO A	PALMYRA TOWNSHIP	
QUIRAND ALWIN EST	PENNELLA KATHLEEN A		LOT 35
FRYER DAVID	FRYER DAVID	MANCHESTER TOWNSHIP	LOT 6



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COURT CALENDAR — THIRD FLOOR HISTORIC COURTROOM

October 16, 2023–October 20, 2023

Monday, October 16, 2023

8:45 AM
Oliver v. Oliver 148-2019-DR
Hearing
Loftus/J.Ellis

9:00 AM
Arbitrations-Barna
383-2022-CV Portfolio v. Ryan Polas/Gordon
595-2022-CV Cavalry v. Shiepkow Apothaker/Rydzewski

Tuesday, October 17, 2023

8:30 AM
Lepoidevin v. MacPeck 397-2020-DR
Custody Pre-Trial
Saparito/K.Martin

8:45 AM
Wiley v. Cizike 334-2023-DR
Custody Hearing
Rechner/Clause

1:00 PM
Lockwood v. Decker 240-2011-DR
Primary Custody Hearing
Rechner/Farrell

Wednesday, October 18, 2023

8:30 AM
Sladicka v. Braxton 437-2022-DR
Primary Custody Hearing
Pro Se/ Pro Se

9:00 AM
Central Court 3rd Floor Courtroom

12:00 PM
Drug Court Team Meeting

12:30 PM – 1:30 PM
Drug Court

Thursday, October 19, 2023

9:00 AM
Commonwealth v. Demetrius Parker 98-2023-DR
Hearing on Motion to Modify Sentence
DA/Burlein

9:00 AM – 10:00 AM
Commonwealth Matters
Sentencing 119 & 120-2023-CR Gerstenmaier, Crystal Zimmerman
Sentencing 181-2023-CR Anderson, Joseph Burlein
Sentencing 220-2022-CR White, Jalon Burlein
Sentencing 217-2023-CR Castellano, Shane Martin II
Sentencing 185-2023-CR Dalessio, John Scanlon
Sentencing 64-2023-CR Barnes, Christopher Martin II
Formal Arraignment 263 & 264-2023-CR Barnes, Donovan Burlein

1:00 PM
Commonwealth Matters

163-2023-CR Salat, Abukar GP Burlein
226-2023-CR Wilkinson, Robert ARD Kelly
261-2023-CR Meyers, Shawna ARD Santomauro
206-2023-CR: 236-2023-CR DiBenedetto, Joseph GP Burlein
244-2023-CR Kenyon, Wayne GP Burlein
188-2023-CR Kavalkovich, Damian GP Martin

2:00 PM
Commonwealth v. Golaszewski 255-2022-CR
Non-Jury Trial
DA/Zimmerman

Friday, October 20, 2023

9:00 AM
PFA
145-2023-DR Dawe v. Lecce Ka.Martin/Anders
389-2023-DR Enot v. Rampersad Campbell
388-2023-DR Rampersad v. Enot Campbell

10:00 AM
Giordano v. Azevedo 119-2022-DR
Special Relief
Campbell/Martin II

11:00 AM
Beardsley v Beardsley (Susq. Case)
Custody Hearing

COURT CALENDAR — FOURTH FLOOR COURTROOM #2

October 16, 2023–October 20, 2023

Monday, October 16, 2023

1:00 PM
In Re: E.W. 15-2023-JV
Consent Decree
DA/Burlein

1:30 PM
In Re: T.K. 1-2015-JV
Placement Review Hearing
OAG/Burlein

Tuesday, October 17, 2023

Dependency
9:00 (1hr) Goal Change/Permanency Review/ 6-2022-DP K.S.
Henry/Collins/Farrell/Martin II
10:00 Permanency review 9 & 10-2018-DP A.O. & J.O.
Anderson/Collins/Campbell
10:30 Permanency Review 31-2022-DP M.M. Anderson/Henry/J.Ellis
11:00 Permanency Review 20 & 21-2023-DP T.D. & K.D.
Henry/Collins/Campbell/Burlein
11:30 Disposition 23-2023-DP D.P. Anderson/Burlein/Collins/Martin II
1:00 Permanency Review 15-2022-DP M.T. Anderson/Henry/Martin II
1:30 Disposition 26-2023-DP I.Knorr Anderson/B.Ellis
2:00 Adjudication 43-2014-DP Z.P. Anderson/Henry/Martin II
2:30 12,13,14-2023-DP K.K., M.K. & S.K. Permanency Review
Anderson/Martin II/Campbell/Weed

Wednesday, October 18, 2023

9:00 AM
Mortgage Foreclosure
176-2023-CV Pennsylvania Housing v. Eroh & Non Haller/Pro Se
177-2023-CV Wayne Bank v. Rebecca & Thomas Litzenbauer
K.Martin/Henry

1:00 PM
In Re: L.S & E.S. 22 & 23-2023-AD
Petition to Confirm Consent & Terminate Parental Rights of Father
McAndrew

Thursday, October 19, 2023

9:00 AM
Commonwealth v. Demetrius Parker 98-2023-DR-Judge Edwards
Hearing on Motion to modify sentence
DA/Burlein
Defendant by Polycom

Friday, October 20, 2023

9:00 AM
In Re: J.C. 121-2023- OCD
Hearing on Appointment of Guardian of the Person and Estate
Rechner/Martin II

ARBITRATION ROOM CALENDAR

October 16, 2023–October 20, 2023

Wednesday, October 18, 2023

1:00 PM
Hickey v. Hickey 354-2019-DR
Divorce Settlement Conference (Zimmerman)
McCambridge/Farrell

1:30 PM
Russo v. Russo 39-2012-DR
Divorce Conference (Zimmerman)
Rechner/Cali

2:00 PM
Gold v. Gold 448-2022-DR
Divorce Conference (Zimmerman)
Bugaj/Campbell

Friday, October 20, 2023

10:30 AM
Bednar v. Bednar 460-2023-DR
Conciliation Conference (Karam)
Farrell/Pro Se

11:00 AM
Shoup v. Shoup 379-2023-DR
Conciliation Conference (Karam)
Campbell/Pro se

11:30 AM
O'Heren v. O'Toole 417-2023-DR
Conciliation Conference (Karam)
Campbell

1:00 PM
Rampersad v. Enot 393-2023-DR
Conciliation Conference (Karam)
Campbell/Pro Se

1:30 PM
Martin v. Martin 107-2017-DR
Conciliation conference (Karam)
Farrell/Campbell

2:00 PM
Hair v. O'Toole 418-2023-DR
Conciliation conference (Karam)

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attyclause@gmail.com

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Dougherty, Leventhal & Price, L.L.P.
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Donna DeVita, Esq.

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d.devita.law@gmail.com
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Jessica Ellis, Esq.

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Brendan R. Ellis, Esq.

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Parental Rights, Personal Injury, Social
Security Disability, Real Estate
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from Abuse Litigation*

John P. Finnerty, Esq.

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Medical Malpractice, Estate Planning
and Administration, Real Estate*

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david@gregory.legal
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Nicole Hendrix, Esq.

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Richard B. Henry, Esq.

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rhenry1@ptd.net
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Alfred J. Howell, Esq.

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Zachary Jennings, Esq.

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Kathryn Ann Karam, Esq.

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