

WAYNE COUNTY BAR ASSOCIATION

OFFICIAL LEGAL  
**JOURNAL**

OF WAYNE COUNTY, PA



22nd Judicial District

January 5, 2024

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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.*

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

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

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

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MESSAGE FROM THE  
WAYNE COUNTY BAR ASSOCIATION



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

PRICING & RATES

**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*

**Magisterial District Judges**

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Bonnie L. Carney  
Jonathan J. Dunsinger

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**Sheriff**

Chris Rosler

**District Attorney**

A. G. Howell, Esq.

**Prothonotary, Clerk of The Court**

Edward “Ned” Sandercock

**Chief Public Defender**

Steven Burlein, Esq.

**Commissioners**

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James Shook  
Jocelyn Cramer

**Treasurer**

Brian T. Field

**Recorder of Deeds, Register of Wills**

Deborah Bates

**Coroner**

Edward Howell

**Auditors**

Carla Komar  
Catherine Rickard  
Robin Sampson

# *Raising the Bar*



***Wayne County Bar Association***  
*922 Church Street, 2<sup>nd</sup> Floor*  
*Honesdale, Pa 18431*

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

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

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

Hours: Available Upon Request

***For information contact the WCBA  
Ronnie at [ronnie\\_fischer@hotmail.com](mailto:ronnie_fischer@hotmail.com).***

District Attorney's Office — Press Release

**WAYNE COUNTY MAN ARRESTED  
FOR CHILD PORNOGRAPHY**

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*December 27, 2023* — Wayne County District Attorney A.G. Howell announced today the arrest of Christopher Foster, age 29, of Salem Township, Wayne County, PA. He was arrested and charged with 500 counts of Child Pornography, graded as a felony 2nd degree, 500 counts of Child Pornography, graded as a felony 3rd degree, one count of Dissemination of Child Pornography, a felony 3rd degree, one count of Dissemination of Photographs, Videotapes, Computer Depictions and Films, a felony 3rd degree, two counts of Photographing, Videotaping, Depicting on Computer or Filming Sexual Acts, a felony 2nd degree, two counts of Corruption of Minors, a misdemeanor 1st degree, two counts of Unlawful Contact with Minor, a felony 2nd degree and two counts of Criminal Use of Communication Facility, a felony 3rd degree.

The arrest stemmed from an investigation that started in Chatham County, North Carolina when a 13-year-old male reported to his mother that he had been in contact with an adult male while playing Xbox online. The adult male had convinced that juvenile and another juvenile to send him sexually explicit videos and photographs. The adult male and the juveniles also used “Discord” and “Snapchat” to send and received explicit videos and photographs of each other. The adult male also sent the juveniles money for the videos and photographs.

Investigators in North Carolina were able to identify the adult male as Christopher Foster from Moscow, PA. Initially, the Lackawanna County Detectives were contacted. However, once it was determined that Foster lived in Wayne County, the Wayne County Detective became involved along with the PA State Police Northeast Computer Crimes Unit.

A search warrant was served at Foster's residence today by members of the PA Internet Crimes Against Children (ICAC) Task Force, which the Wayne County Detectives are a part of. During the search, approximately 165,000 files depicting child pornography were found on Foster's electronic devices. Foster was arrested and brought before Magisterial District Judge Carney for a preliminary arraignment. Bail was set at \$200,000.00 secure and he was remanded to the Wayne County Correctional Facility. His next court appearance is scheduled for January 3, 2024 at 9:00 am at the Wayne County Courthouse.

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

**LEGAL NOTICES**

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

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**ESTATE NOTICES**

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

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**EXECUTOR'S NOTICE**

ESTATE OF Roseanne M. Lesko Dietz, late of Lake Township, Wayne County, Pennsylvania. Any person or persons having claim against or indebted to the estate present same to Debra Ziugzda a/k/a Debra Ann Ziugzda, at 371 Blue Heron Way, Hawley, PA 18428. Ethan C. Wood, Esq., 921 Court Street, Honesdale, PA 18431, Attorney for the Estate.

**12/29/2023 • 1/5/2024 • 1/12/2024**

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**ESTATE NOTICE**

Notice is hereby given that Letters of Administration have been granted in the Estate of Robert J. McElhenny, late of Dreher Township, Wayne County, Pennsylvania, who died on November 17, 1996. All persons having claims or demands against the estate of the decedent shall make

them known and present them, and all persons indebted to the decedent shall make payment thereof, without delay, to Robert J. McElhenny, Administrator, c/o Richard B. Henry, Esquire, Attorney for the Estate, 1105 Court Street, Honesdale, PA 18431.

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

**12/22/2023 • 12/29/2023 • 1/5/2024**

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**NOTICE OF  
DECEDENT'S ESTATE**

**NOTICE IS HEREBY GIVEN** that Letters Testamentary have been granted in the **Estate of Charles A. Gregorski**, Deceased, late of Moscow, Wayne County, Pennsylvania, 18444, who died on February 6, 2023. All persons indebted to the Estate are requested to make payment and those having claims or demands are to present same, without delay, to the Executrix, Patricia J. Gregorski, or John P. Sanderson, III, Attorney for the Estate - Sanderson Building, One Terrace Drive, Olyphant, Pennsylvania 18447.

**THE SANDERSON LAW FIRM**

**12/22/2023 • 12/29/2023 • 1/5/2024**

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**ESTATE NOTICE**

Estate of Matthew Jacob Hooper  
Late of Palmyra Township  
EXECUTOR  
Elizabeth Ann Hooper  
410 North St.  
Hawley, PA 18428  
ATTORNEY  
John F. Spall, Esquire  
2573 Route 6  
Hawley, PA 18428

**12/22/2023 • 12/29/2023 • 1/5/2024**

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**ESTATE NOTICE**

Estate of Hildred Gruszczynski  
AKA Hildred M. Gruszczynski  
Late of Dyberry Township  
EXECUTOR  
Carol Kneier  
478 Niagra Drive  
Pleasant Mount, PA 18453  
ATTORNEY  
Timothy P. Barna, Esq.  
207 Tenth Street  
Honesdale, PA 18431

**12/22/2023 • 12/29/2023 • 1/5/2024**

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**ESTATE NOTICE**

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the estate of JAMES ALBERT CARUTH, late of Sterling Township, Wayne County, PA., Date of death November 13, 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.

**12/22/2023 • 12/29/2023 • 1/5/2024**

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**OTHER NOTICES**

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**NOTICE**

Notice is hereby given that Saanu, Inc., has filed its Articles of Incorporation with the Pennsylvania Department of State. This notice is given in accordance with 15 Pa. Cons. Stat. Section 1306. This Corporation has been incorporated under the provisions of the Pennsylvania Business Corporation law of 1988, and has been formed for the expressed purpose of operating a Gas Station/Distributorship within the Commonwealth of Pennsylvania and generally within the United States.

The address at which the Corporation will maintain its principal place of business is as follows: 2657 Hancock Hwy. Equinunk, PA 18417

**1/5/2024**

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**NOTICE**

Notice is hereby given that Wayne Auto Body Shop, LLC has filed its Certificate of Organization with the Pennsylvania Department of State. This notice is given in accordance with 15 Pa. Cons. Stat. Section 8821. This Limited Liability Company has been filed under the provisions of the Pennsylvania

Uniform Limited Liability Company Act of 2016, and has been formed for the expressed purpose of owning and operating an Auto Body Repair Shop within the Commonwealth of Pennsylvania and generally within the United States.

The address at which the LLC will maintain its principal place of business is as follows: 1419 Lake Ariel Highway, Lake Ariel, PA 18436

1/5/2024

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**NOTICE**

Notice is hereby given that Slok Properties, LLC has filed its Certificate of Organization with the Pennsylvania Department of State. This notice is given in accordance with 15 Pa. Cons. Stat. Section 8821. This Limited Liability Company has been filed under the provisions of the Pennsylvania Uniform Limited Liability Company Act of 2016, and has been formed for the expressed purpose of owning and maintaining real property and any improvements thereon within the Commonwealth of Pennsylvania and generally within the United States.

The address at which the LLC will maintain its principal place of business is as follows: 2657 Hancock Hwy. Equinunk, PA 18417

1/5/2024

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**NOTICE**

IN THE COURT OF COMMON PLEAS OF WAYNE COUNTY PENNSYLVANIA  
22ND JUDICIAL DISTRICT  
CIVIL ACTION - LAW

No. 266 – 2023 – CIVIL

STUART BARRY TASH,  
PLAINTIFF,

vs.

MARY ELLEN ROBERTS,  
DEFENDANT.

.....

**ORDER**

**AND NOW** this 20th day of December, 2023, upon consideration of the Plaintiff’s Motion for Order and the fact that the Defendant has not answered the Complaint or taken any action to defend this matter, it is hereby **DECREED** that;

1. Defendant shall have thirty (30) days from the date of this Order in which to contest the entering of Judgment in this matter;

2. If such is not taken within the thirty-day period, the Defendant shall be forever barred from asserting any right, lien, title, or interest in the land, specifically described as follows:

Lot No. 56 of the Fork Mountain Estates development recorded in Deed dated May 21, 1973 and recorded in the Wayne County Recorder of Deeds Office in Deed Book 294 at Page 197.

3. If such action is not taken within the thirty (30) day period, the Prothonotary on Praecept of the Plaintiff shall enter final judgment and the Plaintiff is thereby authorized to record the same at his expense as a conveyance from the Defendant to himself with the Recorder of Deeds of Wayne County, Pennsylvania;

4. The Plaintiff is hereby ORDERED to serve a copy of this Order upon the named Defendants via publication.

BY THE COURT:

/s/Matthew L. Meagher  
Matthew L. Meagher, J.

1/5/2024

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**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.*

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**SHERIFF'S SALE  
JANUARY 24, 2024**

By virtue of a writ of Execution instituted by: Allied First Bank, SB dba Servbank issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 24th day of January, 2024 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE VILLAGE OF GOULDSBORO, TOWNSHIP OF LEHIGH, COUNTY OF WAYNE AND STATE OF PENNSYLVANIA, AND KNOWN AS LOT NO. TEN (10) OF THE GREEN FOREST ACRES DEVELOPMENT AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTING POINT OF THE NORTHEASTERLY RIGHT OF WAY LINE OF EVERGREEN DRIVE AND THE COMMON PROPERTY LINE DIVIDING LOT NO. 10 AND LOT NO. 11; THENCE ALONG THE COMMON PROPERTY LINE DIVIDING LOT NO. 10 AND LOT NO. 11, NORTH 10 DEGREES WEST 310 FEET TO A CORNER AND IRON PIN; THENCE NORTH 80 DEGREES EAST 180 FEET TO A CORNER AND IRON PIN; THENCE SOUTH 10 DEGREES EAST 330 FEET TO AN IRON PIN AND THE EXTENSION OF THE CENTERLINE OF EVERGREEN DRIVE; THENCE ALONG THE EXTENSION OF THE CENTERLINE OF EVERGREEN DRIVE SOUTH 80 DEGREES WEST 50 FEET TO AN IRON PIN; THENCE ALONG A CURVE WITH 50 FEET RADIUS APPROXIMATELY 140 FEET TO AN IRON PIN AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF EVERGREEN DRIVE; THENCE ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF EVERGREEN

DRIVE SOUTH 80 DEGREES WEST 30 FEET TO AN IRON PIN AND THE POINT OF BEGINNING.

CONTAINING APPROXIMATELY ONE AND ONE QUARTER (1 1/4) ACRES.

TAX MAP NO. 14-0-0042-0010.-

ALSO ALL THAT CERTAIN PIECE OR PARCEL OF LAND, SITUATE, IN THE VILLAGE OF GOULDSBORO, TOWNSHIP OF LEHIGH, COUNTY OF WAYNE AND STATE OF PENNSYLVANIA, AND KNOWN AS LOT NO. ELEVEN (11) OF THE GREEN FOREST ACRES DEVELOPMENT AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTING POINT OF THE NORTHERLY RIGHT-OF-WAY LINE OF EVERGREEN DRIVE AND THE COMMON PROPERTY LINE DIVIDING LOT NO. 10 AND LOT NO. 11; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF EVERGREEN DRIVE, SOUTH 80 DEGREES WEST 150.00 FEET TO A CORNER AND IRON PIN; THENCE ALONG THE COMMON PROPERTY LINE BETWEEN LOT NO. 11 AND LOT NO. 12, NORTH 10 DEGREES WEST 310.00 FEET TO A CORNER AND IRON PIN; THENCE NORTH 80 DEGREES EAST 150.00 FEET TO A CORNER AND IRON PIN; THENCE ALONG THE COMMON PROPERTY LINE

BETWEEN LOT NO. 10 AND LOT NO. 11 SOUTH 10 DEGREES EAST 310.00 FEET TO A CORNER, IRON PIN AND PLACE OF BEGINNING.

TAX MAP NO. 14-0-0042-0011.-

CONTAINING MORE THAN ONE ACRE.

BEING THE SAME PREMISES which Denise Rowan, Single, by Deed dated 7/24/2015 and recorded in the Office of the Recorder of Deeds of Wayne County on 8/17/2015 in Deed Book Volume 4896, Page 79, Instrument No. 201500004935 granted and conveyed unto John G. Erck Jr. and Diane E. Walder.

John G. Erck, Jr. Is deceased as of 6/11/2021.

Seized and taken in execution as property of:  
Diane E. Walder 45 Evergreen Drive GOULDSBORO PA 18424  
Unknown Heirs, Successors, Assigns and all Persons, Firms or Associations claiming Right, Title, or Interest from or under John G. Erck Jr. 45 Evergreen Drive GOULDSBORO PA 18424

Execution No. 179-Civil-2022  
Amount \$193,212.14 Plus additional costs

November 2, 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.

Harry B. Reese Esq.

12/29/2023 • 1/5/2024 • 1/12/2024

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**SHERIFF'S SALE  
JANUARY 24, 2024**

By virtue of a writ of Execution instituted by: Wells Fargo Bank, N.A., as Trustee on Behalf of the Redistered Holders of Asset Backed Securities Corporation Home Equity Loan Trust, Series 2005-HE3 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 24th day of January, 2024 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, parcel or tract of land lying situate within the Township of Dreher, County of Wayne and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING in the center of the Public Road leading through the Village of Newfoundland, said point of beginning being 105.2 feet measured in a southwesterly direction along the center line of said Public Road from the common corner of the lands now and later of Ignatz Staph and Ella Ehrhardt, said common corner being also the line of Public Road;

THENCE South 35 degrees 45 minutes East and running parallel with ten feet northeasterly of the George E. Ehrhardt Store Building 180 feet to the East bank of the Wallenpaupack Creek;

THENCE along the East bank of said Creek in a southwesterly direction 41 feet to a corner;

THENCE North 35 degrees 45 minutes West and also running parallel with said Store Building and Two feet southwesterly of it 175 feet to the center of the aforesaid Public Road;

THENCE along the center of the Public Road North 56 degrees 15 minutes East 40.75 feet to the place of BEGINNING

CONTAINING sixteen-hundredths of an acre of land, be the same more or less.

EXCEPTING AND RESERVING subject to Public Road purposes the one half width of the public road running along the northwesterly side of the above described premises; also rights of way of Power and Telephone Companies.

TOGETHER with all rights of way and UNDER AND SUBJECT to all covenants, reservations, restrictions and condition of record, as found in the Chain of Title.

BEING THE SAME PREMISES which Scott Munoz and Elizabeth Munoz a/k/a Elizabeth Rivera, husband and wife, by Deed dated May 12, 2004 and recorded on July 7, 2005, in the Wayne County Recorder of Deeds Office at Deed Book Volume 2808 at Page 75, as Instrument No. 200500007264, granted and conveyed unto Scott Munoz.

Being Known as 950 Main Street F/K/A Rural Rt 1 Box 52, Newfoundland, PA 18445

Parcel I.D. No. 08-0-0004-0062.-

Seized and taken in execution as property of:  
Scott Munoz 950 Main Street  
NEWFOUNDLAND PA 18445

Execution No. 179-Civil-2023  
Amount \$130,027.62 Plus  
additonal costs

October 30, 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.

Sarah K. McCaffery Esq.

**12/29/2023 • 1/5/2024 • 1/12/2024**

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**SHERIFF'S SALE  
JANUARY 24, 2024**

By virtue of a writ of Execution instituted by: Central Wayne Regional 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 24th day of January, 2024 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 on the easterly side of Ridge Street at a common corner of land now or formerly of John and Margaret Henke and Kreitner Brothers, Inc.; thence in an easterly direction along lands now or formerly of Henke, one hundred fifty feet to a corner, thence in a northerly direction and at right angles to the last mentioned line along lands of Kreitner Brothers, Inc. to a point in division line between Kreitner Brothers, Inc. and land now or formerly John and Minnie Vang; thence westerly along said division line to a point on the easterly side of Ridge Street; thence southerly along said easterly line of Ridge Street, sixty feet to the place of BEGINNING. The lot herein conveyed has a frontage of sixty feet on Ridge Street and a depth of one hundred fifty feet on southerly border and contains approximately nine thousand square feet, to be the same more or less.

BEING the same premises which Sharon Barbour n/b/m Sharon Kay Rankin, granted and conveyed unto Sharon Kay Rankin, Trustee of Sharon Kay Rankin Revocable Living Trust, dated October 29, 2015, by Deed dated December 5, 2015 in Wayne County Record Book 4952 at page 149.

BEING ALSO the same premises which Sharon Kay Rankin, Trustee of Sharon Kay Rankin Revocable Living Trust, granted and conveyed unto Richard Manno, by Deed dated December 6, 2017 and intending to be recorded simultaneously herewith in the Office of the Recorder of Deeds for Wayne County.

TAX PARCEL NO.: 11-0-0011-0024.-

ADDRESS BEING: 781 Ridge Street, Honesdale, PA 18431

Seized and taken in execution as property of:  
Richard Manno PO Box 1052  
MEDFORD NY 11763

Execution No. 414-Judgment-2022  
Amount \$7,565.57 Plus additional costs

November 9, 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.

Anthony J. Magnotta Esq.

12/29/2023 • 1/5/2024 • 1/12/2024

**SHERIFF'S SALE  
JANUARY 24, 2024**

By virtue of a writ of Execution instituted by: Carrington Mortgage Service, 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 24th day of January, 2024 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 THE SURFACE OR RIGHT OF SOIL OF ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE BOROUGH OF HAWLEY, IN THE COUNTY OF WAYNE AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON TWENTY-FIRST (21ST) STREET, ON THE EASTERLY SIDE ONE HUNDRED TWENTY (120') FEET FROM THE SOUTHEAST CORNER OF FOURTEENTH

(14TH) STREET AND TWENTY-FIRST (21ST) STREET; THENCE ON A LINE PARALLEL WITH SAID FOURTEENTH (14TH) STREET EAST ONE HUNDRED TWENTY (120') FEET THENCE SOUTHERLY ON A LINE PARALLEL WITH SAID TWENTY-FIRST (21ST) STREET, SIXTY (60') FEET; THENCE WESTERLY ON A LINE PARALLEL WITH SAID FOURTEENTH (14TH) STREET ONE HUNDRED TWENTY (120') FEET TO THE EASTERLY SIDE OF SAID TWENTY-FIRST (21ST) STREET; THENCE NORTHERLY ALONG THE SAID EASTERLY SIDE OF SAID TWENTY-FIRST (21ST) STREET SIXTY (60') FEET TO THE PLACE OF BEGINNING.

CONTAINING SEVEN THOUSAND TWO HUNDRED (7,200) SQUARE FEET OF LAND. BEING LOT NUMBERED (4) ON TWENTY-FIRST (21ST) STREET AS SHOWN BY THE PENNSYLVANIA COAL COMPNAY MAP OF THE VILLAGE OF HAWLEY.

BEING THE SAME PREMISES WHICH KERRY GLYNN, ADMINISTRATRIX OF THE ESTATE OF DIANE GLYNN, A/K/A DIANE M. GLYNN, DECEASED, BY THEIR DEED DATED OCTOBER 31, 2005, AND RECORDED IN THE WAYNE COUNTY RECORDER OF DEEDS OFFICE ON NOVEMBER 18, 2005 IN VOLUME 2918, PAGE 55-58, GRANTED AND CONVEYED UNTO RICHARD J. DAVY.

AND THE SAID RICHARD J. DAVY DIED 10/04/2021, WHEREUPON ALL RIGHT, TITLE AND INTEREST VESTED UNTO UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER RICHARD J. DAVY, DECEASED, GRANTORS HEREIN.

TAX PARCEL NO.: #10-0-0004-0028.-

ADDRESS BEING KNOWN AS:  
211 WANGUM AVENUE,  
HAWLEY, PA 18428

Seized and taken in execution as property of:  
Unknown Heirs, Successors, Assigns, And All Persons, Firms, Or Associations Claiming Right, Title, Or Interest From Or Under Richard J. Davy, Deceased  
211 Wangum Ave HAWLEY PA 18428

Execution No. 448-Civil-2022  
Amount \$142,535.31 Plus additional costs

November 6, 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.  
Michael J. Shavel Esq.

12/29/2023 • 1/5/2024 • 1/12/2024

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**SHERIFF'S SALE  
JANUARY 24, 2024**

By virtue of a writ of Execution instituted by: Central Wayne Regional 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 24th day of January, 2024 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 on the easterly side of Ridge Street at a common corner of land now or formerly of John and Margaret Henke and Kreitner Brothers, Inc.; thence in an easterly direction along lands

now or formerly of Henke, one hundred fifty feet to a corner, thence in a northerly direction and at right angles to the last mentioned line along lands of Kreitner Brothers, Inc. to a point in division line between Kreitner Brothers, Inc. and land now or formerly John and Minnie Vang; thence westerly along said division line to a point on the easterly side of Ridge Street; thence southerly along said easterly line of Ridge Street, sixty feet to the place of BEGINNING. The lot herein conveyed has a frontage of sixty feet on Ridge Street and a depth of one hundred fifty feet on southerly border and contains approximately nine thousand square feet, to be the same more or less.

BEING the same premises which Sharon Barbour n/b/m Sharon Kay Rankin, granted and conveyed unto Sharon Kay Rankin, Trustee of Sharon Kay Rankin Revocable Living Trust, dated October 29, 2015, by Deed dated December 5, 2015 in Wayne County Record Book 4952 at page 149.

BEING ALSO the same premises which Sharon Kay Rankin, Trustee of Sharon Kay Rankin Revocable Living Trust, granted and conveyed unto Richard Manno, by Deed dated December 6, 2017 and intending to be recorded simultaneously herewith in the Office of the Recorder of Deeds for Wayne County.

TAX PARCEL NO.: 11-0-0011-0024.-

ADDRESS BEING: 781 Ridge Street, Honesdale, PA 18431

Seized and taken in execution as property of:  
Richard Manno PO Box 1052  
MEDFORD NY 11763

Execution No. 731-Judgment-2023  
Amount \$7,565.57 Plus additional costs

October 30, 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.**

Anthony J. Magnotta Esq.

**12/29/2023 • 1/5/2024 • 1/12/2024**

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**CIVIL ACTIONS FILED**


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

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**JUDGMENTS**

NUMBER	LITIGANT		DATE/TIME	DESCRIPTION	AMOUNT
2008-21581	MARRA ANTHONY		12/18/2023 12:58	SATISFACTION	1,739.45
2008-21581	MARRA DEBORAH		12/18/2023 12:58	SATISFACTION	1,739.45
2012-20149	FAATZ JENNY MAE		12/21/2023 11:41	SATISFACTION	—
2012-20150	FAATZ JENNY MAE		12/21/2023 11:41	SATISFACTION	—
2017-20268	TURNER JOEL		12/21/2023 1:01	SATISFACTION	—
2017-20268	TURNER BETSY L		12/21/2023 1:01	SATISFACTION	—
2020-00240	MARCINKEVICH PAMELA	P	12/22/2023 3:25	JGMT/ARBITRATION AWD	—
2020-00240	MARCINKEVICH DAVID	P	12/22/2023 3:25	JGMT/ARBITRATION AWD	—
2022-00218	BRONSON CODY E		12/22/2023 12:13	WRIT OF EXECUTION	132,415.53
2022-00625	PENNEY NANCY J		12/20/2023 3:22	DEFAULT JUDGMENT	87,876.98
2022-00625	SIVAK CHARLES		12/20/2023 3:22	DEFAULT JUDGMENT	87,876.98
2022-00625	SIVAK DANIEL		12/20/2023 3:22	DEFAULT JUDGMENT	87,876.98
2022-00625	PENNEY NANCY J		12/20/2023 3:37	WRIT OF EXECUTION	87,876.98
2022-00625	SIVAK CHARLES		12/20/2023 3:37	WRIT OF EXECUTION	87,876.98
2022-00625	SIVAK DANIEL		12/20/2023 3:37	WRIT OF EXECUTION	87,876.98
2022-20088	STARKS DEVEN RYAN		12/22/2023 1:39	SATISFACTION	—
2022-20139	CHEN YI		12/18/2023 2:38	SATISFACTION	3,309.56
2022-20622	CHEN YI		12/18/2023 2:38	SATISFACTION	1,274.02
2023-00175	OGRADY BRIAN DANIEL IN HIS CAPACITY AS HEIR OF RICHARD		12/20/2023 1:18	WRIT OF EXECUTION	154,389.30
2023-00175	OGRADY KEITH PATRICK IN HIS CAPACITY AS HEIR OF RICHARD		12/20/2023 1:18	WRIT OF EXECUTION	154,389.30
2023-00175	OGRADY DEVIN R IN HIS CAPACITY AS HEIR OF RICHARD J OGRADY		12/20/2023 1:18	WRIT OF EXECUTION	154,389.30
2023-00175	UNKNOWN HEIRS SUCCESSORS ASSIG & ALL PERSONS FIRMS OR ASSOC		12/20/2023 1:18	WRIT OF EXECUTION	154,389.30
2023-00242	FASIG SUSAN		12/18/2023 1:32	REASSESS DAMAGES	184,688.01
2023-00338	NAWAZ GUL		12/19/2023 2:40	DEFAULT JUDGMENT	172,532.12
2023-00338	NAWAZ GUL		12/19/2023 2:45	WRIT OF EXECUTION	172,532.12
2023-00454	COMPTON ROBERT EXECUTOR OF THE ESTATE OF		12/18/2023 12:20	DEFAULT JUDG IN REM	172,441.19
2023-00454	SISCO EDWARD T		12/18/2023 12:20	DEFAULT JUDG IN REM	172,441.19
2023-00468	GOTT CAROL A		12/22/2023 2:11	DEFAULT JUDGMENT	10,818.14
2023-00472	PINAND MICHAEL P		12/22/2023 1:53	DEFAULT JUDGMENT	4,394.74
2023-00473	BIERSTINE BENEDICT R		12/22/2023 3:40	DEFAULT JUDGMENT	10,621.60
2023-20105	AMAZONILE LLC		12/21/2023 12:29	SATISFACTION	327.30
2023-20283	WAYNE COUNTY FORD		12/19/2023 10:41	SATISFACTION	—
2023-20496	CARD DANIEL J		12/18/2023 3:43	SATISFACTION	—
2023-20496	CARD MELINDA		12/18/2023 3:43	SATISFACTION	—
2023-20672	CHAPMAN JAMES L		12/18/2023 3:43	SATISFACTION	—
2023-20672	CHAPMAN CAROLE M		12/18/2023 3:43	SATISFACTION	—

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

2023-20674	LANDMESSER BRIAN	12/21/2023 1:01	SATISFACTION	—
2023-20674	LANDMESSER CYNTHIA CAVAGE	12/21/2023 1:01	SATISFACTION	—
2023-20674	CAVAGE CYNTHIA LANDMESSER	12/21/2023 1:01	SATISFACTION	—
2023-20689	BROWN CHRISTOPHER	12/22/2023 11:42	SATISFACTION	—
2023-20692	WIELAND KERRI	12/18/2023 1:08	WRIT OF EXECUTION	—
2023-20722	GRASSIE & SONS INC	12/18/2023 2:24	SATISFACTION	—
2023-20741	STOURBRIDGE BISTRO LLC	12/18/2023 3:43	SATISFACTION	—
2023-20758	OLVERSON ANTHONY	12/18/2023 2:31	WRIT OF SCIRE FACIAS	—
2023-20758	RICHARDSON JILL ANNE	12/18/2023 2:31	WRIT OF SCIRE FACIAS	—
2023-20809	DIBENEDETTO JOSEPH	12/18/2023 10:21	JUDGMENT	1,816.07
2023-20810	DIBENEDETTO JOSEPH	12/18/2023 10:22	JUDGMENT	1,563.41
2023-20811	MARTORANO JOSEPH	12/18/2023 11:41	MUNICIPAL LIEN	638.38
2023-20812	MOHAWK TRAIL LLC	12/18/2023 11:58	MUNICIPAL LIEN	2,158.10
2023-20813	TILTON MATT	12/18/2023 12:12	MUNICIPAL LIEN	636.81
2023-20813	SHEARER WAYNE	12/18/2023 12:12	MUNICIPAL LIEN	636.81
2023-20814	BATES CHRISTOPHER	12/18/2023 12:59	JP TRANSCRIPT	11,321.10
2023-20815	ALVAREZ DAINA	12/18/2023 12:59	JP TRANSCRIPT	10,622.50
2023-20816	STEFFEN PETER SR	12/18/2023 1:00	JP TRANSCRIPT	5,991.10
2023-20817	HALSTEAD VERA	12/18/2023 1:00	JP TRANSCRIPT	2,661.88
2023-20818	CARPENTER ERIN	12/18/2023 1:01	JP TRANSCRIPT	2,177.33
2023-20819	THERESE CARLEY FAMILY TRUST	12/18/2023 3:03	JP TRANSCRIPT	11,376.00
2023-20820	GALLAGHER LINDA EXECUTRIX	12/18/2023 3:33	MUNICIPAL LIEN	1,152.28
2023-20820	BAEZ ANNA M ESTATE	12/18/2023 3:33	MUNICIPAL LIEN	1,152.28
2023-20821	ALBERT HENDERSON & SONS INC	12/21/2023 10:30	TAX LIEN	4,036.06
2023-20822	WERNERFAZIO DUSTIN J	12/21/2023 10:58	TAX LIEN	3,038.24
2023-20823	BREYMEIER BILL	12/21/2023 10:58	TAX LIEN	2,968.42
2023-20824	KAGANOVICH ITZHAK	12/21/2023 10:59	TAX LIEN	3,330.55
2023-20825	CINO JOHN D	12/21/2023 10:59	TAX LIEN	3,572.58
2023-20826	LANGONE JOSEPH A	12/21/2023 12:52	MUNICIPAL LIEN	333.36
2023-20826	MORGAN TORI ANN	12/21/2023 12:52	MUNICIPAL LIEN	333.36
2023-20827	SALVATO ADAM	12/21/2023 12:52	MUNICIPAL LIEN	328.02
2023-20827	SALVATO ROBERT ESTATE	12/21/2023 12:52	MUNICIPAL LIEN	328.02
2023-20828	FOWLER JOAN A RESPONSIBLE PARTY	12/21/2023 1:08	TAX LIEN	76,875.19
2023-20828	FOWLER OIL COMPANY INC	12/21/2023 1:08	TAX LIEN	76,875.19
2023-20829	GREISEMER ROBERT THOMAS	12/21/2023 1:34	MUNICIPAL LIEN	683.32
2023-20829	GREISEMER TERESA MARIE	12/21/2023 1:34	MUNICIPAL LIEN	683.32
2023-20830	RICKERT TIMOTHY J	12/21/2023 2:04	TAX LIEN	4,901.65
2023-20830	RICKERT GABRIELLE R	12/21/2023 2:04	TAX LIEN	4,901.65
2023-20831	HOOT KIMBERLY A	12/21/2023 2:04	TAX LIEN	4,959.77
2023-20831	HOOT JAMES V	12/21/2023 2:04	TAX LIEN	4,959.77
2023-20832	HOWANITZ DONALD J	12/21/2023 2:05	TAX LIEN	3,226.38
2023-20833	FOWLER DALE D RESPONSIBLE PARTY	12/21/2023 2:05	TAX LIEN	192,526.23
2023-20833	FOWLER OIL COMPANY INC	12/21/2023 2:05	TAX LIEN	192,526.23
2023-20834	FOWLER GEOFFREY RESPONSIBLE PARTY	12/21/2023 2:05	TAX LIEN	76,882.18
2023-20834	FOWLER OIL COMPANY INC	12/21/2023 2:05	TAX LIEN	76,882.18
2023-20835	RIEMAN SHAUN D	12/22/2023 12:27	JP TRANSCRIPT	947.06

**APPEAL DJ JUDGMENT**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00664	SMYLA BRIAN	PLAINTIFF	12/19/2023	—
2023-00664	CAPRI MARINA INC	DEFENDANT	12/19/2023	—
2023-00664	FABRI RICHARD JR	DEFENDANT	12/19/2023	—
2023-00677	MILLS FRANK K	PLAINTIFF	12/21/2023	—
2023-00677	BUDS AUTO	DEFENDANT	12/21/2023	—
2023-00679	PPL ELECTRIC	PLAINTIFF	12/22/2023	—
2023-00679	HILL DEMETRIA	DEFENDANT	12/22/2023	—

**CONTRACT — DEBT COLLECTION: OTHER**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00662	GOLDMAN SACHS BANK USA	PLAINTIFF	12/18/2023	—
2023-00662	PASSON JEFFREY	DEFENDANT	12/18/2023	—

**PETITION**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00665	2003 HARLEY DAVIDSON HERITAGE VIN #1HD1BWB1X3Y088003	PETITIONER	12/20/2023	—
2023-00665	SMITH MICHAEL H	PETITIONER	12/20/2023	—
2023-00665	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	RESPONDENT	12/20/2023	—
2023-00666	2014 NISSAN VERSA BLACK VIN# 3NICN7APXEL818187	PETITIONER	12/20/2023	—
2023-00666	FRANKLIN DARIEN	PETITIONER	12/20/2023	—
2023-00666	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	RESPONDENT	12/20/2023	—
2023-00667	2001 NISSAN PATHFINDER SILVER VIN #JN8DR09Y11W574089	PETITIONER	12/20/2023	—
2023-00667	FRANKLIN DARIEN	PETITIONER	12/20/2023	—
2023-00667	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	RESPONDENT	12/20/2023	—
2023-00668	2009 CHEVROLET AVEO RED VIN #KLITG56E49B650256	PETITIONER	12/20/2023	—
2023-00668	FRANKLIN DARIEN	PETITIONER	12/20/2023	—
2023-00668	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	RESPONDENT	12/20/2023	—
2023-00669	2014 BMW 335I BLACK VIN #WBA3B9C55EF588420	PETITIONER	12/20/2023	—
2023-00669	FRANKLIN DARIEN	PETITIONER	12/20/2023	—
2023-00669	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	RESPONDENT	12/20/2023	—
2023-00670	2005 CHRYSLER 300 BLACK VIN #2C3JK53G15H6B1698	PETITIONER	12/20/2023	—
2023-00670	FRANKLIN DARIEN	PETITIONER	12/20/2023	—
2023-00670	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	RESPONDENT	12/20/2023	—
2023-00671	2007 FORD F-150 BLUE VIN #LFRX14W87FA26389	PETITIONER	12/20/2023	—
2023-00671	FRANKLIN DARIEN	PETITIONER	12/20/2023	—
2023-00671	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	RESPONDENT	12/20/2023	—

2023-00672	2005 DODGE RAM 1500 BLACK VIN #1D7HU18N955143592	PETITIONER	12/20/2023	—
2023-00672	FRANKLIN DARIEN	PETITIONER	12/20/2023	—
2023-00672	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	RESPONDENT	12/20/2023	—
2023-00673	2008 JEEP LIBERTY SILVER VIN #1J8GN28K88W122480	PETITIONER	12/20/2023	—
2023-00673	FRANKLIN DARIEN	PETITIONER	12/20/2023	—
2023-00673	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	RESPONDENT	12/20/2023	—
2023-00674	2017 RAM 1500 RED VIN #1C6RR7NXXH5854199	PETITIONER	12/20/2023	—
2023-00674	FRANKLIN DARIEN	PETITIONER	12/20/2023	—
2023-00674	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	RESPONDENT	12/20/2023	—
2023-00675	2006 VOLVO XC90-SILVER VIN #YV4CZ592361247002	PETITIONER	12/20/2023	—
2023-00675	FRANKLIN DARIEN	PETITIONER	12/20/2023	—
2023-00675	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	RESPONDENT	12/20/2023	—
2023-00678	2006 PORSCHE CAYENNE S BLACK VIN #WP1AB29PX6LA70170	PETITIONER	12/21/2023	—
2023-00678	SHERIFF JOSEPH M	PETITIONER	12/21/2023	—
2023-00678	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	RESPONDENT	12/21/2023	—

**PRAE WRIT SUMMONS/CV**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00676	WILLIAMS SIMONE	PLAINTIFF	12/20/2023	—
2023-00676	COSTCO WAREHOUSE	DEFENDANT	12/20/2023	—
2023-00676	BM DIETRICH LANDSCAPE ARCHITECTURE	DEFENDANT	12/20/2023	—
2023-00676	B&M LANDSCAPING COMPANY	DEFENDANT	12/20/2023	—
2023-00676	B&M LANDSCAPING COMPANY	DEFENDANT	12/20/2023	—

**TORT — MOTOR VEHICLE**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00661	0 ROURKE RYAN	PLAINTIFF	12/18/2023	—
2023-00661	MILLS ROXANE	PLAINTIFF	12/18/2023	—
2023-00661	HILL GEORGE	DEFENDANT	12/18/2023	—

**TORT — PREMISES LIABILITY**

Case No.	Indexed Party	Type	Date	Amount
2023-00663	JASCOVIEZ JOSHUA	PLAINTIFF	12/18/2023	—
2023-00663	ASSOCIATION OF PROPERTY OWNERS OF THE HIDEOUT INC	DEFENDANT	12/18/2023	—
2023-00663	THE HIDEOUT REALTY GROUP LLC OWNERS OF THE HIDEOUT INC	DEFENDANT	12/18/2023	—
2023-00663	BROTHERS LAWN CARE INC	DEFENDANT	12/18/2023	—
2023-00663	SARWAN BUDDY	DEFENDANT	12/18/2023	—

**MORTGAGES AND DEEDS**

*RECORDED FROM DECEMBER 25, 2023 TO DECEMBER 29, 2023  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

<b>GRANTOR</b>	<b>GRANTEE</b>	<b>LOCATION</b>	<b>AMOUNT</b>
REINSHAGEN RYAN N LEACH ALICIA L	HOUSING & URBAN DEVELOPMENT	CHERRY RIDGE TOWNSHIP	9,014.38
MORGAN JOHN MORGAN SUSAN J	DIME BANK	PALMYRA TOWNSHIP	300,000.00
KOELLNER GREGORY	FIGURE LENDING LLC FIGURE LENDING L L C	LAKE TOWNSHIP	20,926.91
PANAS OREST RISTVEY LILIYA	CITIBANK MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	LAKE TOWNSHIP	172,000.00
ODONNELL KATHRYN J TR	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	MOUNT PLEASANT TOWNSHIP	
BURNOR DAVID H TR ELM TREE TRUST	NOVUS HOME MORTGAGE		408,500.00
RYDER CHRISTOPHER JOHN HANNA SAMANTHA	HONESDALE NATIONAL BANK	PAUPACK TOWNSHIP	150,000.00
VITOVSKY JOHN MARK AKA VITOVSKY ALICE AKA VITOVSKY JOHN M AKA VITOVSKY ALICE F AKA	PSECU P S E C U	WAYMART BOROUGH	15,000.00
FOUR SEASONS FOR FUN	NEPA ALLIANCE BUSINESS FINANCE CORPORATION N E P A ALLIANCE BUSINESS FINANCE CORP	PAUPACK TOWNSHIP	479,000.00
HAMLIN PATRICIA A HAMLIN ROBERT E	HOUSING & URBAN DEVELOPMENT	LAKE TOWNSHIP	9,476.26
HILBERT JOHN GRAHAM JR JUTRAS KATHERINE MARIE	ADVISORS MORTGAGE GROUP MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	DREHER TOWNSHIP	283,500.00
PIEROS GABRIEL A	SUMMIT MORTGAGE CORPORATION MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	CLINTON TOWNSHIP 2	245,471.00
HARTUNG NICOLE M HARTUNG DAVID C	HARTUNG DAVID G HARTUNG SUSAN M	DYBERRY TOWNSHIP	202,500.00
THORPE LYN JOSEPH	SWBC MORTGAGE CORP S W B C MORTGAGE CORP MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	CHERRY RIDGE TOWNSHIP	220,400.00
VANVARICK JORDAN	SUMMIT MORTGAGE CORPORATION MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	DAMASCUS TOWNSHIP	134,990.00
MARINO CHARISSE M FULMER JAMES A	WAYNE BANK	SALEM TOWNSHIP	366,750.00
FOGLEY ANEES R FOGLEY KAREN	FIDELITY DEPOSIT & DISCOUNT BANK	SALEM TOWNSHIP	160,000.00

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

LOCKLIN RICHARD G JR LOCKLIN KELLY	HONESDALE NATIONAL BANK	PAUPACK TOWNSHIP	150,000.00
RADTKE WILLIAM JOHN	NEXBANK MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	LEHIGH TOWNSHIP	416,000.00
FALLER JOHN FALLER DANIELLE	NOVUS HOME MORTGAGE MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	PAUPACK TOWNSHIP	160,000.00
BAXTER ZACHARY W	SUMMIT MORTGAGE CORPORATION MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	HAWLEY BOROUGH	160,000.00
SALVESEN ROBERT WILLIAM SALVESEN KIMBERLY ANN PAPA	SUMMIT MORTGAGE CORPORATION MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	SALEM TOWNSHIP	152,000.00
KWIATKOWSKI CONNOR	SUMMIT MORTGAGE CORPORATION MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	CLINTON TOWNSHIP 1	196,969.00

## DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
HEWSON JANINE BY SHERIFF	FEDERAL HOME LOAN MORTGAGE CORPORATION	DREHER TOWNSHIP	
GOOD DONALD W GOOD EMIKO A	LEWIS SHANNON L	LEHIGH TOWNSHIP	LOT 14
LEWIS PATRICK F III	LEWIS SHANNON L	LEHIGH TOWNSHIP	LOT 14
HINE KENNETH E JR HINE ANNAMAE L	CHIANG RODNEY CHIANG DANIA MORA	PAUPACK TOWNSHIP	LOT 407
MORGAN JOHN E AKA MORGAN SUSAN J MORGAN JOHN AKA	MORGAN JOHN MORGAN SUSAN J	PALMYRA TOWNSHIP	LOT 12R
MICHAELSON NANCY TIERNEY JEFFREY C	PANAS OREST RISTVEY LILIYA	LAKE TOWNSHIP	LOT 3475
WOLF MACKENZIE M WOLF ANTHONY J	WOLF MACKENZIE M WOLF ANTHONY J	PRESTON TOWNSHIP	
WOODS GARY P WOODS MARY ELLEN	WOODS GARY P TR WOODS MARY ELLEN TR GARY P WOODS LIVING TRUST MARY ELLEN WOODS LIVING TRUST	TEXAS TOWNSHIP 1 & 2	
SMYTH CRAIG	MOREA JOSEPH MOREA MILISSA	PAUPACK TOWNSHIP	LOT 3
SMYTH CRAIG	MOREA JOSEPH MOREA MILISSA	PAUPACK TOWNSHIP	LOT 10
PHILLIPS JUNE B PHILLIPS JUNE AKA PHILLIPS JUNE B AKA	ESTUS FRIEND C ESTUS FRIEND C	STERLING TOWNSHIP STERLING TOWNSHIP	LOT 8
PHILLIPS HEATH A ESTUS FRIEND C	ESTUS FRIEND C PHILLIPS JUNE B AKA PHILLIPS JUNE AKA	STERLING TOWNSHIP STERLING TOWNSHIP	
PHILLIPS JUNE B	PHILLIPS JUNE B PHILLIPS HEATH A	STERLING TOWNSHIP	
GRANDSTROM SHARON BROWN SHEILA A	DRAKE DANIEL G DRAKE MEICA	DAMASCUS TOWNSHIP	

FRENCH STUART C	STUART FRENCH IRREVOCABLE FAMILY TRUST	SOUTH CANAAN TOWNSHIP	
FRENCH NANCY R	NANCY FRENCH IRREVOCABLE FAMILY TRUST		LOT 2
HUNT ROGER D	BLAIS SHERRI	CHERRY RIDGE TOWNSHIP	
HUNT PATRICIA W	BLAIS JAMES		LOT A
STEGNER JOAN M EST AKA STEGNER JOAN EST AKA JENNINGS ROBERT F SR EXR MARKULIS KIM JENNINGS EXR AKA MARKULIS KIM S JENNINGS EXR AKA	TWO FOUR TWO SEVEN HOLDINGS	HONESDALE BOROUGH	
GEARY GERARD	ELM TREE TRUST	MOUNT PLEASANT TOWNSHIP	
PENNACCHIA DANTE I JR	FOUR SEASONS FOR FUN	PAUPACK TOWNSHIP	LOT 32D
GIRALDO OSCAR USMA LEIDY	OROSCOCAGUA MANUEL S CAGUA MANUEL S OROSCO PINCAYZAMBRANO GENNY M ZAMBRANO GENNY M PINCAY	MANCHESTER TOWNSHIP	
MOHEGAN REAL ESTATE LLC	LUKER HOLDINGS LLC	PAUPACK TOWNSHIP	
MOHEGAN REAL ESTATE L L C GOLAT STEPHEN J ADM	LUKER HOLDINGS L L C LAKE NEIGHBOR LLC	PAUPACK TOWNSHIP	LOT 1
FORBES HEATHER EST AKA FORBES HEATHER S EST AKA	LAKE NEIGHBOR L L C		
MARCIANO AMY CUARTAS MARIA PATRICIA	HILBERT JOHN GRAHAM JR JUTRAS KATHERINE MARIE	DREHER TOWNSHIP	LOT 7
ROLLISON ANDREW A ROLLISON SALLY A	HAINES CODY	HONESDALE BOROUGH	
EMK RESOURCES E M K RESOURCES	BRIAN M SHEARE MEMORIAL FUND	CLINTON TOWNSHIP 2	
SULKOSKI JULE ADM KAYRISH JOHN A EST AKA KAYRISH JOHN A III EST AKA KAYRISH JOHN ANTHONY EST AKA	BABIK MAREK STANISLAW BABIK IWONA TERESA BABIK PATRYCA	DREHER TOWNSHIP	
BOUCH JAMES	PIEROS GABRIEL ANTHONY	CLINTON TOWNSHIP 2	LOT 4
KARAPETYAN RUBEN	IRA FINANCIAL TRUST COMPANY CFBO BORIS	PAUPACK TOWNSHIP	
SEROBYAN YANA	I R A FINANCIAL TRUST COMPANY C F B O BORIS		LOT 291
KOBOVITCH MICHAEL	RTK REALTY LLC R T K REALTY L L C	LEHIGH TOWNSHIP	LOT 198
PRITCHARD RONALD J	KELLERMAN JOANNE KELLERMAN CRAIG	DYBERRY TOWNSHIP	LOT E
HARTUNG DAVID G HARTUNG SUSAN M MCHUGH ROSE EXR	HARTUNG DAVID C HARTUNG NICOLE M THORPE LYN JOSEPH	DYBERRY TOWNSHIP CHERRY RIDGE TOWNSHIP	
MCDONALD MARY J EST AKA MCDONALD MARY EST AKA OLSEN CATHERINE	CHWIEJ CARL BLANK NICOLE	DAMASCUS TOWNSHIP	

VANVARICK ROBERT GARY EST AKA VANVARICK ROBERT G EST AKA VANVARICK KRISTEN JANICE ADM AKA VANVARICK KRISTEN ADM AKA VANVARICK STEVEN F	VANVARICK JORDAN	DAMASCUS TOWNSHIP	
AMODEI PATRICIA M	KNEER JAMES M	LEHIGH TOWNSHIP	
HELGESEN ANDREW	ONE FIVE SIX FOUR NICKLAUS DRIVE PA LLC	SALEM TOWNSHIP	
HELGESEN LINDA	ONE FIVE SIX FOUR NICKLAUS DRIVE PA L L C		LOT 489
BURKE JOHN F GARCIA SHERRY I AKA BURKESPELMAN LAURIE SPELMAN LAURIE BURKE GARCIA SHERRY L AKA	VASSIL BRIDGETTE L	PRESTON TOWNSHIP	
STRAUB ROBERT JOSEPH STRAUB KRISTIN	RADTKE WILLIAM JOHN	LEHIGH TOWNSHIP	LOT 27
ZAGARA JOSEPH	WILSON STEPHEN BYRNE LORI	LEHIGH TOWNSHIP	
ZAGARA JOSEPH	WILSON STEPHEN BYRNE LORI	LEHIGH TOWNSHIP	
ZAGARA JOSEPH	WILSON STEPHEN BYRNE LORI	LEHIGH TOWNSHIP	
CAVAGE PAUL ADM RYAN LOIS M EST	CAVAGE PAUL	WAYMART BOROUGH	LOT 48
CAVAGE PAUL	RYAN MARTIN	WAYMART BOROUGH	LOT 48
WALTMAN HEDWIG T	WALTMAN CHRISTOPHER	OREGON TOWNSHIP	
WALTMAN HEDWIG T	WALTMAN CHRISTOPHER	OREGON TOWNSHIP	PARCEL A B
ORTWEIN ANTHONY R	FALLER JOHN	PAUPACK TOWNSHIP	
ORTWEIN JESSICA ANNE	FALLER DANIELLE		
FENO BARBARA	FENO BARBARA HALLENBAKE JASON	LAKE TOWNSHIP	LOT 2231
WALLACE HOLLY	TOTON THOMAS J JR TOTON LINDA F	SCOTT TOWNSHIP	
TOTON THOMAS J JR	TOTON THOMAS J JR TOTON LINDA F	SCOTT TOWNSHIP	
RICHARDSON HOMES	BAXTER ZACHARY W	HAWLEY BOROUGH	
WALKER DOUGLAS	SALTA LINDA	LAKE TOWNSHIP	
WALKER CATHY			LOT 2690
CONTRERAS ANTHONY R	SALVESEN ROBERT WILLIAM	SALEM TOWNSHIP	
CONTRERAS CONSTANCE J	SALVESEN KIMBERLY ANN PAPA		LOT 716
WILCOX JANNETTE EDNA EXR AKA WILCOX JANNETTE EXR AKA PAULER TODD COTTON EXR AKA PAULER TODD EXR AKA PAULER FRANKLIN P EST AKA PAULER FRANKLIN EST AKA PAULER FRANK EST AKA	KWIATKOWSKI CONNOR	CLINTON TOWNSHIP 1	
SABIA VIRGINIA	SABIA VINCENT A TR SABIA MICHAEL TR SABIA FAMILY TRUST	LAKE TOWNSHIP	LOT 2374

**COURT CALENDAR — THIRD FLOOR HISTORIC COURTROOM**

*January 8, 2024–January 12, 2024*

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**Wednesday, January 10, 2024**

8:30 AM  
Welch v. Bennett 695-2016-(Wyoming County Case)  
Review Hearing  
Taylor/Carrubba

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9:00 AM  
Central Court 3rd Floor Courtroom

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12:00 PM  
Drug Court Team Meeting

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12:30 PM  
Drug Court

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2:00 PM  
Chmiel v. Hartmann 373-2018-DR  
Contempt  
Por Se/ Clause

**Thursday, January 11, 2024**

9:00 AM  
Formal Arraignment  
256-2019-CR Tinch, Shanecke Pro Se  
353-2023-CR High, Jaden Pro Se  
343-2022-CR Allen, Jeffrey Pro Se

---

9:00 AM  
Commonwealth Matters  
Sentencing 337 & 338-2023-CR Engelhard, Noah Brown  
Sentencing 303-2023-CR Hamrah, Keith Farrell  
ICC 119-2023-MD Zielinski, Michael Martin II  
GP Barnett, Daniel 193-2023-CR Burlein

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1:00 PM  
Commonwealth Matters  
316-2023-CR McCullum, Kimberly ARD K.Martin  
271-2023-CR Kellogg, Amie GP Weed  
265-2023-CR Tarantino, Christopher GP Weed  
288-2023-CR Lecce, Justin GP T. Farley  
307-2023-CR Pomroy, Maureen GP T. Farley  
121-2023-CR King, Dashawn GP Rogan

166-2023-CR Chubirka, Michael GP Rogan  
295-2023-CR Soto, Caroline GP Abraham  
277-2023-CR Bowers, Michael GP K. Martin  
284-2023-CR Gangi, Michael GP Weed  
313-2023-CR Alvarez, Daina GP Burlein

---

2:00 PM

Plea Offers

149-2023-CR Mahan, Richard Katsock  
177-2023-CR Algermon, Shawn Baron Trial  
228-2023-CR Bolstridge, Stephen Martin II Likely plea  
170-2023-CR Parry, Collan McIntyre  
302-2023-CR Toms, Jacob Zimmerman  
264-2023-CR;  
263-2023-CR Barnes, Donovan Burlein  
252-2023-CR;  
272-2023-CR Owens, Debra Burlein  
246-2023-CR Troiano, Daniel Martin II  
310-2022-CR  
164-2023-CR Buck, Joel  
283-2023-CR Gutleber, Elise Martin II  
157-2022-CR Maldonado, Noelle Zimmerman  
296-2023-CR Oneill, Matthew Martin II  
156-2023-CR Stankiewicz, Jonathon Eagen  
291-2023-CR Ackerman, Raymond Martin II  
300-2023-CR Hogg, Christopher Pro se #904-796-2444  
341-2022-CR Perricone, Robert Heidecker  
207-2023-CR Roskowski, Christopher Farrell  
311-2023-CR James, Holly McIntyre Trial  
44-2023-CR Kemmerer, Micah Weed  
41-2023-Cr Mauricio, Christopher Martin II

### Friday, January 12, 2024

8:45 AM

Viohl v. Siegfried 411-2022-DR

Custody Pre-Trial

Pro Se/Pro Se

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9:00 AM – 10:00 AM

PFA

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10:00 AM

McCoy v. Lotz 355-2019-DR

Custody Hearing & Contempt

Farrell/Bugaj/Carrubba (GAL)

**COURT CALENDAR — FOURTH FLOOR COURTROOM #2**

*January 8, 2024–January 12, 2024*

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**Monday, January 8, 2024**

9:00 AM

Estate of Simyan v. Simyan 590-2012-CV  
Hearing on Motion to Strike Deed and to Enforce Settlement  
Pascale/Maguire

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10:00 AM

In Re: F.S.P. 37-2023-OCD  
Hearing on Petition to Modify Guardianship by Removing and  
substituting a co-guardian of the Estate and Person  
Zimmer

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11:00 AM

In Re: S.D. 37-2023-JV  
Contested Finding of Fact  
DA/Burlein

---

1:00 PM

In Re: J.M. 23-2023-JV  
Delinquency & Disposition  
DA/Farrell

---

1:30 PM

In Re: D.P. 44-2022-JV  
Dispositional Review Hearing  
DA/Martin

---

2:00 PM

In Re: S.D. 22-2023-JV  
Finding of Fact  
DA/Zimmerman

**Tuesday, January 9, 2024**

Dependency

9:00 Permanency Review 22&21-2022-DPB & D. E.  
Anderson/Henry/Burlein

9:30 Permanency Review 36-2016-DPA.K.

Henry/Anderson/Martin II/Campbell/Burlein

10:00 Permanency Review 9&10-2018-DPA.&J. O.

Anderson/Collins/Campbell Martin II

10:30 Permanency Review 21 & 20-2023-DPK.&T. D.

Henry/Collins/Campbell/Martin II

11:00 Permanency Review 26-2023-DPI.K.

Anderson/Ellis/Rechner/Weed

11:30Permanency Review23-2023-DP D.P.  
Anderson/Martin II/ Collins/Burlein  
1:00TPR-DAD32-2023-AD A.C.  
Anderson/Martin/B.Ellis  
2:00Permanency Review43-2014-DP Z.P.  
Anderson/Martin II/Henry/Weed

**Wednesday, January 10, 2024**

9:00 AM  
Sheriff v. Lyons 519-2020-DR  
Custody Trial  
Pro se/Pro Se

1:30 PM  
Chep USA v. Flynn Stone Design and Fabrication, LLC 309-2023-CV  
Hearing on Seizure of Property  
Pronin/Bugaj

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**Thursday, January 11, 2024**

9:00 AM  
Ware v Weatherbee 201-2020-cvil Wyoming County case  
NJ Trial  
Huffsmith/Shiels

**Friday, January 12, 2024**

9:00 AM  
Leto v Story and Dolph 113-2022-CV  
NJ trial  
Santomauro/Treat/Henry

**CUSTODY CALENDAR**  
*January 8, 2024–January 12, 2024*

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**Friday, January 12, 2024**

9:00 AM  
Barbara v. Barbara 512-2021-DR  
Divorce Hearing  
Pro Se/T.Farley/Rechner

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1:00 PM  
Kopesky v. Kopesky 549-2023-DR  
Conciliation Conference (Karam)  
Riccardo/Pro Se

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1:30 PM  
Rampersad v. Enot 393-2023-DR  
Conciliation Conference (Karam)  
Campbell/Coyer

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2:00 PM  
Spencer v. Riggs 478-2023-DR  
Conciliation Conference (Karam)  
Pro Se/ Pro Se

---

2:30 PM  
Shoup v. Shoup 379-2023-DR  
Conciliation Conference (Karam)  
Campbell/Collins

---

3:00 PM  
Young v. Matthys 103-2023-DR  
Conciliation Conference (Karam)  
Martin II/Katsock

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