

WAYNE COUNTY BAR ASSOCIATION

OFFICIAL LEGAL
JOURNAL

OF WAYNE COUNTY, PA



22nd Judicial District
February 24, 2023
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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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The Official Legal Publication of Wayne County, Pennsylvania



Legal Journal of Wayne County

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

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

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

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

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

MESSAGE FROM THE
WAYNE COUNTY BAR ASSOCIATION



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

PRICING & RATES

Notice Pricing

One time Insertions

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

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

Subscription Rates

Per Year

Mailed Copy	\$100
Emailed Copy	Free

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

WAYNE COUNTY OFFICIALS

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Matthew Meagher, *Second Judge*

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Catherine Rickard
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.**

CRIMINAL CASES

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

HONESDALE, PA — February 16, 2023

JACK STIGERWALT, age 19, of Thompson, PA, was sentenced to a period of 18 months of probation for one count of Unauthorized Use of Automobile and Other Vehicles (M2). He was ordered to pay the cost of prosecution and pay restitution to Nationwide Insurance Company in the amount of \$12,665.93 with minimum payments of \$50 per month. Stigerwalt was ordered to submit to a DNA sample and submit to personal and property searches. He is also ordered to refrain from illegal substances and use of alcohol, continue mental health treatment, obtain part-time employment within 60 days of sentencing, and pay \$50 supervision fee to the Wayne County Adult Probation Department.

CHRISTOPHER D. SERODY, age 60, of Greeley, PA, Serody was found to be in violation of condition number 3 of his probation by testing positive for methamphetamine and amphetamine. He is re-sentenced to a period of no less than 3 months nor more than 18 months on one count of Possession of Controlled Substance with Intent to Deliver- Crystal Methamphetamine (F). He was also ordered to pay the cost of prosecution, undergo a drug and alcohol re-evaluation and comply with treatment, obtain employment within 60 days of parole and pay \$50 monthly fee to the Wayne County Adult Probation Department. He is to refrain from the use of alcohol and illegal controlled substances, participate in random drug testing and personal/ property searches.

ANTHONY FLORA, age 32 of Honesdale PA, was issued a Bench Warrant for failure to appear in court.

WILLIAM L. SWENDSEN, age 37 of Honesdale PA, was issued a Bench Warrant for failure to appear in court.

JODY STANTON, age 55 of Honesdale PA, was issued a Bench Warrant for failure to appear in court.



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 Helen Ann Frost
AKA Helen A. Frost
Late of Salem Township
EXECUTRIX
Leslie Toy
75 Hamlin Highway
Moscow, PA 18444
ATTORNEY
Michael D. Walker, Esq.
PO Box 747
Hamlin, PA 18427

2/24/2023 • 3/3/2023 • 3/10/2023

ESTATE NOTICE

NOTICE IS HEREBY GIVEN that Letters of Administration have been granted in the estate of RICHARD J. SENFT, late of Damascus, PA., Date of death December 26, 2022. 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.

2/24/2023 • 3/3/2023 • 3/10/2023

ESTATE NOTICE

Estate of Alice Yeich
Late of Dyberry Township
EXECUTRIX
Faye D. Stark
9 Gillette Drive
Waymart, PA 18472

2/24/2023 • 3/3/2023 • 3/10/2023

ESTATE NOTICE

Notice is hereby given that Letters Testamentary have been granted to Kathleen E. Dixon, Executrix of the Estate of Roberta H. Sefchick, late of Wayne County, Prompton, PA 18456, who died on December 30, 2022. All persons indebted to said Estate are required to make payment and those having claims or demands to present the same without delay to the Executrix Kathleen E. Dixon, c/o Mark R Zimmer, Esquire, 1133 Main Street, Honesdale, PA 18431.

2/24/2023 • 3/3/2023 • 3/10/2023

ESTATE NOTICE

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the estate of JOSEPH W. FIORILLA, late of Hawley, P.A., Date of death December 29, 2022. 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.

2/24/2023 • 3/3/2023 • 3/10/2023

ESTATE NOTICE

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the estate of LAVONNE E. SILVI, late of Hawley, PA., Date of death December 11, 2022. 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.

2/17/2023 • 2/24/2023 • 3/3/2023

ESTATE NOTICE

NOTICE IS HEREBY GIVEN, that Letters Testamentary have been issued in the Estate of Arlene R. Seig, a/k/a Arlene Seig, who died on December 16, 2022, late resident of Honesdale, Pennsylvania, to Donna M. Stark Spencer, a/k/a Donna M. Stark Spencer, and Sally J. Shiels, a/k/a

Sally Shiels, Co-Executrices of the Estate. All persons indebted to said estate are required to make payment and those having claims or demands are to present the same without delay to Donna M. Stark Spencer, a/k/a Donna M. Stark Spencer, and Sally J. Shiels, a/k/a Sally Shiels, Co-Executrices, c/o Law Offices of ALFRED J. HOWELL, Attorney for the Estate, at 109 Ninth Street, Honesdale, PA 18431.

ALFRED J. HOWELL, ESQUIRE
ATTORNEY FOR THE ESTATE

2/17/2023 • 2/24/2023 • 3/3/2023

ESTATE NOTICE

Estate of Vincent W. DeRocher, deceased of Palmyra Township, Wayne County, Pennsylvania. Letters Testamentary on the above estate having been granted to Dennis A. DeRocher, Executor, all persons indebted to the said estate are requested to make payment, and those having claims to present the same without delay to her attorney, Anthony I. Magnotta, Esquire, 8 Silk Mill Drive, Suite 215, Hawley, PA 18428.

2/17/2023 • 2/24/2023 • 3/3/2023

ESTATE NOTICE

NOTICE IS HEREBY GIVEN, that Letters Testamentary have been issued in the Estate of Donald Shukri, who died on May 7, 2004, late resident of New York, to Douglas A. Shukri, a/k/a Douglas Andrew Shukri, Executor of the Estate. All persons indebted to said estate are required to make pay-

ment and those having claims or demands are to present the same without delay to Douglas A. Shukri, a/k/a Douglas Andrew Shukri, Executor, c/o Law Offices of ALFRED J. HOWELL, Attorney for the Estate, at 109 Ninth Street, Honesdale, PA 18431.

ALFRED J. HOWELL, ESQUIRE
ATTORNEY FOR THE ESTATE

2/17/2023 • 2/24/2023 • 3/3/2023

ESTATE NOTICE

In the Estate of Nancy L. DeGroat, a/k/a Nancy DeGroat of Mount Pleasant Township, Wayne County, Commonwealth of Pennsylvania.

Letters of Administration in the above estate have been granted to Byron L. DeGroat. All persons indebted to said estate are requested to make prompt payment and all having claims against said estate will present them without delay to:

Marissa McAndrew, Esquire
McAndrew Law Offices, PC
630 Main Street
Forest City, PA 18421
(570) 785 - 3333
Attorney for the Estate

2/17/2023 • 2/24/2023 • 3/3/2023

ESTATE NOTICE

Estate of William Goodwin
Late of Palmyra Township
EXECUTRIX
Judy Goodwin
5 B Normal Ave.
Millersville, PA 17551

ATTORNEY
John F. Spall, Esquire
2573 Route 6
Hawley, PA 18428

2/10/2023 • 2/17/2023 • 2/24/2023

ESTATE NOTICE

Estate of Jay T, Mattox
AKA Jay Thomas Mattox AKA Jay Mattox

Late of Honesdale Borough
EXECUTRIX

Kathleen M. Landers
447 Riverside Drive
Honesdale, PA 18431

ATTORNEY
Nicholas A. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

2/10/2023 • 2/17/2023 • 2/24/2023

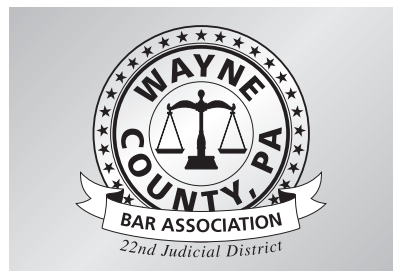
ESTATE NOTICE

Estate of Norma Vogeley
Late of Lehigh Township
EXECUTRIX

Nance Rice
26 Griffith St.
Hughestown, PA 18640

EXECUTRIX
Elizabeth Rice
512 Pittston Ave.
Dupont, PA 18641

2/10/2023 • 2/17/2023 • 2/24/2023



OTHER NOTICES

**NOTICE OF REGISTRATION
OF PENNSYLVANIA
FICTITIOUS NAME
FOR PROFIT**

NOTICE IS HEREBY GIVEN that Application for Registration for a Pennsylvania profit Fictitious Name has been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, for the purpose of establishing a Pennsylvania profit Fictitious Name.

The name is The Clause Law Group owned and operated by Attorney, Tammy Lee Clause, P.C. The Fictitious Name shall have unlimited power to engage in and do any lawful business associated with a Fictitious Name entity in the Commonwealth of Pennsylvania. In particular, The Clause Law Group's purpose of business and activity is in the practice of law.

Attorney for corporation:
Tammy Lee Clause, Esquire
P.O. Box 241
Newfoundland, PA 18445
(570) 676-5212
attyclause@gmail.com

2/24/2023

NOTICE

Notice is hereby given that 590 Realty Group, 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 of Real Property 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: 1206 Advent Road, Lake Ariel, PA 18436

2/24/2023

**PETITION FOR
NAME CHANGE**

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

IN RE:
CHANGE OF NAME OF:
Paul Michael Knakkerguard

No. 24-2023-CIVIL

ORDER FOR PUBLICATION

AND NOW, this 12th day of January 2023, upon motion of Paul Michael Knakkerguard, Petitioner, it is **ORDERED** and **DECREED** that the Petition be heard on the 3rd day of May 2023 at 11:00 a.m. in Courtroom No. 2 at the Wayne County Courthouse, 925 Court Street, Honesdale, PA.

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

It is **FURTHER ORDERED** that an official search be conducted by the county office where the Petitioner resided within the past five (5) years. Proper certification from the Prothonotary's Office verifying that there are no judgments, decrees of record, or any other of the like character against the Petitioner and proper certification from the Recorder of Deeds regarding mortgages shall be submitted to the Court at the hearing.

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

BY THE COURT:

2/24/2023

NOTICE

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

**No. 426 - 2022 - CIVIL
ACTION TO QUIET TITLE**

**NORINE BORER, a Widow
Her Heirs, Successors and
Assigns,
Plaintiff,**

v.

**AMERICAN BUSINESS
CREDIT, INC.**

**Its Successors and Assigns, and
Anyone Claiming any
Right, Title or Interest in or to,
or Lien Upon the Herein
Described Real Property,
Defendant.**

.....

NOTICE

**TO: AMERICAN BUSINESS
CREDIT INC., Successors and
Assigns, and Any and All Other
Persons Asserting any Right,
Title or Interest in or to the Real
Property Described Herein,**

Plaintiff has begun an Action to Quiet Title to compel the satisfaction of a mortgage held by Defendants encumbering property in the Township of Salem, County of Wayne and Commonwealth of Pennsylvania, made by Richard Borer and Norine Borer, husband and wife, did make, execute, acknowledge and deliver unto said Defendant, a certain Mortgage having been recorded in the office

of the Recorder of Deeds in and for Wayne County, Pennsylvania in Book 1449 at Page 115 on December 9, 1998 said Mortgage being incorporated herein pursuant to Pa. R.C.P. 1019(g).

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT

ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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

NORTHEAST PA LEGAL SERVICES
10 NORTH TENTH STREET
STROUDSBURG, PA 18360
TOLL FREE: 800-532-8282
TELEPHONE: 570-424-5338

ASSOCIATE ATTORNEY

Kreder Brooks Hailstone LLP, a full-service law firm in Scranton, PA, is seeking an associate attorney to handle civil litigation matters. Responsibilities will include: conducting legal research; drafting pleadings, motions, and briefs; preparing and responding to discovery requests; and assisting with depositions and hearings/trials under the supervision of the managing attorney.

Candidates should be self-motivated and responsible with excellent writing, organizational, communication, and time-management skills.

The position is full time and offers an excellent benefits package, including health care, 401(k), disability insurance, life insurance, vacation and sick leave. Salary commensurate with experience.

Please submit resume, cover letter, and writing sample to Fred Rohrbeck, Esquire, Managing Partner, by email to kbh@kbh-law.com or by mail to 220 Penn Avenue, Suite 200, Scranton, PA 18503.

**PA LAWYER REFERRAL
SERVICES
P.O. BOX 1086, 100 SOUTH
STREET
HARRISBURG, PA 17108
TOLL FREE: 800-692-7375
TELEPHONE: 570-238-6715**

LEVY, STIEH & BARON, P.C.
Attorneys for Plaintiff
542 U.S. Routes 6 & 209, P.O. Box
D
Milford, PA 18337
570-296-8844

2/24/2023

**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
MARCH 8, 2023**

By virtue of a writ of Execution instituted by: Freedom Mortgage Corporation 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 March, 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 THAT CERTAIN lot or piece of land, situate in the Township of Palmyra, County of Wayne and State of Pennsylvania, bounded

and described as follows:

BEING LOT NO. 14, Block 1, on a map of Section N. 2 of Woodledge as recorded in the Office of the Recorder of Deeds Wayne County in Plat Book No. 1 6, at Page 59;

EXCEPTING, RESERVING, UNDER AND SUBJECT to and together with all exceptions, reservations, covenants, restitutions and rights of way of record.

THE premises above described are known and designated on the assessment records of Wayne County as Taxable No. 18-040-22.

This document may not sell convey, transfer, include or insure the title to the coal and right of support underneath the surface land described or referred to herein, and the owner or owners of such coal may have the complete legal right to remove of such coal and, in that connection, damage may result to the surface of the land and any house, building or other structure on or in such land. The infusion of this notice does not enlarge, restrict or modify any legal rights or estates otherwise created, transferred, excepted or reserved by this instrument."

BEING THE SAME PREMISES which William Tigue, by Deed dated 09/29/2016 and recorded 10/07/2016 in the Office of the Recorder of Deeds in and for the County of Wayne in Deed Book 5075, Page 1, granted and conveyed unto John Andrew Thaxton and Ericka Lynn Thaxton, husband and wife, in fee.

TAX PARCEL NO.: 18-0-0004-0022.-

ADDRESS BEING KNOWN AS:
49 Meadows Drive, Hawley, PA
18428

Seized and taken in execution as property of:
John Andrew Thaxton 49 Meadows Drive HAWLEY PA 18428
Ericka Lynn Thaxton 49 Meadows Drive HAWLEY PA 18428

Execution No. 327-Civil-2022
Amount \$153,716.05 Plus additional costs

December 20, 2022
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, or 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.

Jeff Calcagano Esq.

2/10/2023 • 2/17/2023 • 2/24/2023

**SHERIFF'S SALE
MARCH 22, 2023**

By virtue of a writ of Execution instituted by: Newrez LLC d/b/a Shellpoint Mortgage Servicing issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 22nd day of March, 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:

PARCEL 1:
ALL THOSE CERTAIN lots, pieces or parcels of land lying, situate and being in the Borough of Hawley, County of Wayne and Commonwealth of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at the Southwesterly corner of Lot No. 53 (now or formerly by Julia McGinty) on the Northerly side of Fern Street; thence along the Northerly side of Fern Street; thence along the Northerly side of Fern street; thence along the Northerly side of Fern Street, North fifty-eight (58) degrees thirty (30) minutes West one hundred eighty (180) feet to the Southeast corner of Lot No. 57; thence North thirty-one (31) degrees thirty (30) minutes East one hundred twenty (120) feet along Lot No. 57 to the Southeast corner of Lot No. 62; thence south fifty-eight (58) degrees thirty (30) minutes East one hundred eight (180) feet along Lots Nos. 63, 64 and 65 to the Northwest corner of Lot No. 53; thence South thirty-one

(31) degrees thirty (30) minutes West one hundred twenty (120) feet along Lot No. 53 to the place of BEGINNING. COMPRISING ALL of Lots No. 54, 55, and 56 as shown on plan of lots laid out by L. Westbrook in 1880.

PARCEL II:
ALL THOSE TWO CERTAIN pieces or parcels of land situate in the Borough of Hawley, County of Wayne, Commonwealth of Pennsylvania, bounded and described as follows:

First: Two certain lots as follows: 1st beginning on the southwest side of the public road leading from the Silk Hill to Spring Street, Hawley, being the Northeast corner of Ellen Bennett's Lot No. 62, thence by said Ellen Bennett's Lot South 31 degrees West 180 feet to a stake, the corner of Lots Nos. 62, 57 and 56; thence by Lot No. 56 South 58 ½ degrees East 60 feet to a stake, the corner of Lots Nos. 56, 55 and 64; thence by lot of Sylvenus A. Purdy, 0.64 North 31 ½ degrees East 175 feet more or less to the aforesaid road and thence along the said road to the place of BEGINNING.

BEING Lot No. 63 in plot as surveyed by Lafayette Westbrook.

Second: Beginning on the Southwest side of the public road aforesaid at the Northeast corner of said Sylvenus A. Purdy Lot No. 64, thence by said Lot No. 64 South 31 ½ degrees West 138 feet to the corner of Lots Nos. 64, 55 and 54; thence by said Lot No. 54 South 58 ½ degrees East 54 feet to the corner of a lot of land conveyed by

Barbara Perpente to Thos. V. Taft; (See Deed Book No. 57, Page 214), thence by said lot conveyed to Taft North 31 ½ degrees Est about 105 feet to the aforesaid road; thence by the said road to the place of BEGINNING.

BEING a part of Lot No. 65 in said plot.

SECOND PARCEL: Commencing on the Southwest side of the public road leading from Silk Hill to Spring Street, Hawley, at a stake, being the Northeast corner of Lot No. 63; thence South 31 ½ degrees West 175 feet to a stake, the corner of Lots No. 63 and 55; thence by Lot No. 55 South 58 ½ degrees East 60 feet to a stake corner of Lot No. 65 and 55; thence by William Liebenow Lot No. 65 North 31 ½ degrees East 138 feet to a corner on the aforesaid public road; thence by the various courses and distances of said public road to the place of BEGINNING.

COMPRISING lot No. 64 in plot as surveyed by Lafayette Westbrook. CONTAINING 9,390 square feet be the same more or less.

EXCEPTING THAT PORTION of land as condemned by the Pennsylvania Department of Highways for highway purposes and shown on Highway Maps and Deed of Release and Quit Claim dated February 18, 1963, fronting on the public road also known as Pa Route No. 7.

BEING KNOWN AS: 310 FERN ST HAWLEY, PA 18428

Seized and taken in execution as property of:

John A. Kirkpatrick, Jr. 310 Fern Street HAWLEY PA 18428

Jeanne M. Kirkpatrick 310 Fern Street HAWLEY PA 18428

Execution No. 85-Civil-2019
Amount \$181,302.30 Plus additional costs

December 21, 2022
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.

Robert Crawley Esq.

2/24/2023 • 3/3/2023 • 3/10/2023

**SHERIFF'S SALE
MARCH 22, 2023**

By virtue of a writ of Execution instituted by: Honesdale National Bank issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 22nd day of March, 2023 at 10:00 AM in the Conference Room on the third floor of the Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL that certain 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 at a point for a corner, which point is 7 rods and 20 links northerly from the South West corner of the Simeon Rose property, in the eastern line of Terrace Street; thence south 80 degrees East 8 rods and South 10 degrees west 2 rods and 22 links along property of Lester Male to a corner; thence East 11.58 rods to a corner in the line of lands formerly of the Delaware and Hudson Company; thence North 25 degrees West 4.4 rods along the lands formerly of said Delaware and Hudson Company to a corner; thence North 80 degrees West along land of G.W. Lillie 16.9 rods to the eastern line of Terrace Street; thence South 10 degrees West 2 rods and 8 links along the eastern line of Terrace Street to the place of

Beginning. Containing approximately 58 square rods of land, be the same more or less.

BEING Lot No. 31 and the northern part of Lot No. 32 on the Genung Map. See Deed Book No. 23, Page 128.

BEING the same land which Sallie R. Day by deed dated August 4, 2011 and recorded in Wayne County Record Book 4262 at Page 268 granted and conveyed to Gerald C. Crum, Grantor herein.

The above premises is designated as parcel number 11-0-0012-0008 on the tax maps of the Borough of Honesdale, County of Wayne, Pennsylvania.

BEING the same premises which Gerald C. Crum by his deed dated December 10, 2013 and recorded in the Office of the Recorder of Deeds in and for Wayne County, Pennsylvania in Record Book 4657 at Page 54, granted and conveyed unto Philip L. Lather the Mortgagor herein.

TAX PARCEL NO.: 11-0-0012-0008.-

ADDRESS BEING KNOWN AS:
249 Terrace Street, Honesdale, PA 18431

Seized and taken in execution as property of:
Philip L. Lather 87 Milanville Road BEACH LAKE PA 18405

Execution No. 458-Civil-2022
Amount \$63,070.92 Plus additional costs

December 29, 2022
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.

Stephen G. Bresset Esq.

2/24/2023 • 3/3/2023 • 3/10/2023

**SHERIFF'S SALE
MARCH 22, 2023**

By virtue of a writ of Execution instituted by: US Bank , N.A., as Trustee et, al issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 22nd day of March, 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 THAT CERTAIN PIECE, PARCEL AND TRACT OF LAND SITUATE, LYING AND BEING IN THE TOWNSHIP OF PAUPACK, IN THE CITY OF LAKE ARIEL, COUNTY OF WAYNE, STATE OF PENNSYLVANIA, IN THE DEVELOPMENT KNOWN AS "WALLENPAUPACK LAKE ESTATES" AND WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 166, SECTION 7, AS SHOWN ON PLAN OF LOTS, WALLENPAUPACK LAKE ESTATES, DATED MARCH 23, 1971, BY VEP & CO., AS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR WAYNE COUNTY, PENNSYLVANIA, IN PLAT BOOK 14, PAGE 117, SAID MAP BEING INCORPORATED BY REFERENCE HEREWITH AS IF ATTACHED HERETO.

PARCEL ID . 19-0-0036-0202.-

ALSO KNOWN AS 10 Silver Spring Road, Lake Ariel, PA 18436

BEING the same premises which SCOTT TAVOLINE by Deed dated 06/13/2003 and recorded in the Office of Recorder of Deeds of Wayne County on 06/18/2003 at Book 2258 Page 75 granted and conveyed unto SCOTT TAVOLINE AND ANNA TAVOLINE, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETIES.

Seized and taken in execution as property of:
Anna Tavoline 1033 Silver Spring Road, LAKE ARIEL PA 18436
Scott D. Tavoline 1033 Silver Spring Road, LAKE ARIEL PA 18436

Execution No. 473-Civil-2018
Amount \$134,701.88 Plus additional costs

December 22, 2022
Sheriff Christopher Rosler

TO ALL CLAIMANTS TAKE NOTICE:

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

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

Matthew C. Fallings Esq.

2/24/2023 • 3/3/2023 • 3/10/2023

CIVIL ACTIONS FILED

*FROM JANUARY 28, 2023 TO FEBRUARY 3, 2023
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE/TIME	DESCRIPTION	AMOUNT
1998-21120	SMITH TARA	1/31/2023 4:01	SATISFACTION	—
2008-20184	SKORDOS ELENI	1/31/2023 4:01	SATISFACTION	—
2015-20035	MORRIS HENRY D JR	1/31/2023 11:22	SATISFACTION	3,501.84
2015-20035	MORRIS LORI A	1/31/2023 11:22	SATISFACTION	3,501.84
2018-20330	GONZALEZ MARIA ISABELLE	1/30/2023 2:46	SATISFACTION	—
2020-20430	HALL TRENT IN WILLIAM	1/30/2023 2:46	SATISFACTION	—
2022-00158	CITIZENS SAVINGS BANK GARNISHEE	2/03/2023 11:23	DISSOLVE ATTACHMENT	—
2022-00176	NAGL NORMAN G JR	2/03/2023 2:23	FINAL DEFAULT JUDGMT	—
2022-00176	MARICI CHRISTOPHER W	2/03/2023 2:23	FINAL DEFAULT JUDGMT	—
2022-00176	NG KWUN KIN IN TRUST FOR DIXON KELLY & NG	2/03/2023 2:23	FINAL DEFAULT JUDGMT	—
2022-00176	NG WUN CHING IN TRUST FOR DIXON KELLY & NG	2/03/2023 2:23	FINAL DEFAULT JUDGMT	—
2022-00298	WAYNE COUNTY TAX CLAIM BUREAU GARNISHEE	1/31/2023 11:08	JUDGMENT - GARNISHEE	—
2022-00330	PETERSON COREY	2/03/2023 2:45	WRIT OF EXECUTION.	177,294.63
2022-00337	COSME MARIA O	2/03/2023 8:56	CONSENT JUDGMENT	12,198.34
2022-00383	PORTFOLIO RECOVERY ASSOCIATES P	2/03/2023 11:14	JUDGMENT NON PROS	—
2022-00488	MCKINNEY MARISA	2/03/2023 8:37	DEFAULT JUDGMENT	890.43
2022-00606	SALATINO KRISTI	2/03/2023 8:27	DEFAULT JUDGMENT	2,763.28
2022-20079	REISS JASON	2/03/2023 11:04	SATISFACTION	—
2022-20448	DIME BANK THE GARNISHEE	2/03/2023 11:09	GARNISHEE/DISC ATTCH	—
2022-20542	CITIZENS SAVINGS BANK GARNISHEE	1/30/2023 3:28	GARNISHEE/DISC ATTCH	—
2022-20543	NBT BANK GARNISHEE	2/03/2023 11:13	GARNISHEE/DISC ATTCH	—
2022-20697	RDR TRUCKING LLC	1/30/2023 11:26	SATISFACTION	—
2022-40090	BIG POWER RESTOMODS INC	1/30/2023 3:14	AMENDEDMECHANICCLAIM	—
2022-40090	LONGO CHRISTOPHER A	1/30/2023 3:14	AMENDEDMECHANICCLAIM	—
2023-00069	GOODWIN WILLIAM R	2/01/2023 3:57	CONFESSION OF JDGMT	440,794.00
2023-00069	BILL GOODWIN EXCAVATING INC	2/01/2023 3:57	CONFESSION OF JDGMT	440,794.00
2023-20048	GRANT ERIC SCOTT	1/30/2023 2:46	JUDGMENT	1,707.25
2023-20049	MULLALLY LAWRENCE W	1/30/2023 2:46	JUDGMENT	1,017.75
2023-20050	MARTINEZ CLARIBEL LINDA	1/30/2023 2:53	JUDGMENT	1,687.25
2023-20051	HIMBAUGH AND MARSTON LLC	1/30/2023 3:22	TAX LIEN	1,197.79
2023-20052	FISHER SUSAN M	1/30/2023 3:50	JP TRANSCRIPT	3,053.76
2023-20053	GLATZ LIZ	1/31/2023 2:20	JP TRANSCRIPT	897.25
2023-20054	VINUP JESSY	2/01/2023 12:07	JP TRANSCRIPT	806.10
2023-20055	SHAY KATHLEEN	2/01/2023 12:25	JP TRANSCRIPT	1,341.41
2023-20056	GAUS LINDA	2/01/2023 12:38	JP TRANSCRIPT	2,490.88
2023-20057	DIEHL DEBORAH	2/01/2023 12:51	JP TRANSCRIPT	2,868.02

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

2023-40001	HABERSTROH ERIC S OWNER	P	1/31/2023 2:34	STIP VS LIENS	—
2023-40001	HABERSTROH LYNDSEY A OWNER	P	1/31/2023 2:34	STIP VS LIENS	—
2023-40001	OUTLOOK DESIGN & CONSTRUCTION INC CONTRACTOR		1/31/2023 2: 34	STIP VS LIENS	—

COMPLAINT — CONFESSION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00069	STEWART-AMOS EQUIPMENT CO	PLAINTIFF	2/01/2023	—
2023-00069	GOODWIN WILLIAM R	DEFENDANT	2/01/2023	—
2023-00069	BILL GOODWIN EXCAVATING INC	DEFENDANT	2/01/2023	—

CONTRACT — DEBT COLLECTION: OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00064	HRAC LLC	PLAINTIFF	1/31/2023	—
2023-00064	GOTT CAROL	DEFENDANT	1/31/2023	—

CONTRACT — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00068	BELLO ANN	PLAINTIFF	2/01/2023	—
2023-00068	BELLO JOHN LYNN	PLAINTIFF	2/01/2023	—
2023-00068	HILLARD DUANE	DEFENDANT	2/01/2023	—

MISCELLANEOUS — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00051	BIG BASS LAKE COMMUNITY ASSOCIATION	PLAINTIFF	1/30/2023	—
2023-00051	LOPEZ DELEESHUS D	DEFENDANT	1/30/2023	—

PETITION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00052	2006 HONDA ACCORD SEDAN IHGCM56866A171450	PETITIONER	1/31/2023	—
2023-00052	DONEGAN DENNIS	PETITIONER	1/31/2023	—
2023-00052	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	PETITIONER	1/31/2023	—
2023-00053	2005 BMW 3 SERIES 325XI WBAEU33455PR15402	PETITIONER	1/31/2023	—
2023-00053	DONEGAN DENNIS	PETITIONER	1/31/2023	—
2023-00053	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	RESPONDENT	1/31/2023	—
2023-00054	2011 FORD ESCAPE LIMITED 1FMCU9EG9BKB43561	PETITIONER	1/31/2023	—
2023-00054	DONEGAN DENNIS	PETITIONER	1/31/2023	—
2023-00054	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	RESPONDENT	1/31/2023	—
2023-00055	2016 JEEP RENEGADE JUSTICE ZACCJBBT8GPD69173	PETITIONER	1/31/2023	—
2023-00055	DONEGAN DENNIS	PETITIONER	1/31/2023	—
2023-00055	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	RESPONDENT	1/31/2023	—

2023-00056	2008 HONDA ACCORD EX-L 1HGCP26808A144253	PETITIONER	1/31/2023	—
2023-00056	DONEGAN DENNIS	PETITIONER	1/31/2023	—
2023-00056	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	RESPONDENT	1/31/2023	—
2023-00057	2007 VOLKESWAGEN JETTA 3VWRG71K07M043933	PETITIONER	1/31/2023	—
2023-00057	DONEGAN DENNIS	PETITIONER	1/31/2023	—
2023-00057	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	RESPONDENT	1/31/2023	—
2023-00058	2010 NISSAN ROGUE JN8AS5MV8AW605775	PETITIONER	1/31/2023	—
2023-00058	DONEGAN DENNIS	PETITIONER	1/31/2023	—
2023-00058	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	RESPONDENT	1/31/2023	—
2023-00059	2005 JEEP GRAND CHEROKEE 1J4GR48K75C687432	PETITIONER	1/31/2023	—
2023-00059	DONEGAN DENNIS	PETITIONER	1/31/2023	—
2023-00059	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	RESPONDENT	1/31/2023	—
2023-00060	2018 HONDA CIVIC SEDAN 2HGFC2F57JH520159	PETITIONER	1/31/2023	—
2023-00060	DONEGAN DENNIS	PETITIONER	1/31/2023	—
2023-00060	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	RESPONDENT	1/31/2023	—
2023-00061	2007 HONDA ODYSSEY 5FNRL38627B091969	PETITIONER	1/31/2023	—
2023-00061	DONEGAN DENNIS	PETITIONER	1/31/2023	—
2023-00061	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	RESPONDENT	1/31/2023	—
2023-00062	2000 SUZUKI GSX600F JS1GN79A342100253	PETITIONER	1/31/2023	—
2023-00062	DONEGAN DENNIS	PETITIONER	1/31/2023	—
2023-00062	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	RESPONDENT	1/31/2023	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00067	PNC BANK NATIONAL ASSOCIATION	PLAINTIFF	2/01/2023	—
2023-00067	DIANDRIOLA PAUL J A/K/A	DEFENDANT	2/01/2023	—
2023-00067	DIANDRIOLA PAUL	DEFENDANT	2/01/2023	—

REAL PROPERTY — QUIET TITLE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00063	MINIEN FRANCIS	PLAINTIFF	1/31/2023	—
2023-00063	QUALITY DESIGNER HOMES INC	DEFENDANT	1/31/2023	—
2023-00063	STUBER COREY L	DEFENDANT	1/31/2023	—
2023-00063	SUN AND SON TWO ZERO SIX C INC	DEFENDANT	1/31/2023	—
2023-00063	FAIRLY LEGAL INC	DEFENDANT	1/31/2023	—
2023-00063	HEINLEIN GEORGE	DEFENDANT	1/31/2023	—
2023-00063	M G HOLDING USA LLC	DEFENDANT	1/31/2023	—
2023-00063	PAT NOTO INC	DEFENDANT	1/31/2023	—

MORTGAGES AND DEEDS

*RECORDED FROM FEBRUARY 13, 2023 TO FEBRUARY 17, 2023
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
ACKER ADAM	DIME BANK	PAUPACK TOWNSHIP	50,000.00
DIPALMA DOUGLAS	DIME BANK	SALEM TOWNSHIP	175,000.00
HULL EDWARD C	PENN COMMUNITY BANK	SALEM TOWNSHIP	
HULL NORMA SUE			900,000.00
EARLEY STEPHEN	UNITED WHOLESALE MORTGAGE	LEHIGH TOWNSHIP	
HOLLAND MICHELLE	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS		100,000.00
CUNNINGHAM LESLEE A	RURAL HOUSING SERVICE U S DEPT OF AGRICULTURE	DREHER TOWNSHIP	11,021.00
WATSON REBECCA	FEDERAL SAVINGS BANK	DREHER TOWNSHIP	
WOOSTER DAVID	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS		697,300.00
BRAND REX A	DIME BANK	PALMYRA TOWNSHIP	
BRAND MARCI L			100,000.00
MYDER KARI	SWBC MORTGAGE CORPORATION S W B C MORTGAGE CORPORATION MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	HONESDALE BOROUGH	380,000.00
SANTANA LUIS JR	HOUSING & URBAN DEVELOPMENT	PALMYRA TOWNSHIP	
SANTANA LISA			8,078.02
FRONDA VITO	JPMORGAN CHASE BANK	LAKE TOWNSHIP	
FLYNN JACQUELINE	J P MORGAN CHASE BANK		744,000.00
WHITE SHAWN E	TD BANK	LAKE TOWNSHIP	
WHITE MEGHAN C	T D BANK MORTGAGE ELECTRONIC REGISTRATION SYSTEMS		759,920.00
MAIOCCO LEONARD	HONESDALE NATIONAL BANK	LAKE TOWNSHIP	
MAIOCCO CHRISTA ANN			100,000.00
KOPESKY DEVON JOSEPH	PA STATE EMPLOYEES CREDIT UNION	MOUNT PLEASANT TOWNSHIP	104,000.00
EON ERICA E	GUARANTEED RATE INC	PAUPACK TOWNSHIP	
SAUMON MATTHIEU	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS		125,125.00
HOPKINS BETH AMY	DIME BANK	CHERRY RIDGE TOWNSHIP	150,000.00
FOUR EIGHT TWO HAMLIN HIGHWAY REALTY LLC	DIME BANK	SALEM TOWNSHIP	
FOUR EIGHT TWO HAMLIN HIGHWAY REALTY L L C			140,000.00
ZARKOS ANASTASIOS T	ROCKET MORTGAGE MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	LAKE TOWNSHIP	171,000.00
GAUSE DAVID C SR	GALIARDO THOMAS C JR	STARRUCCA BOROUGH	
GAUSE TRACY L			190,000.00

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

LUDIN DAVID	MORTGAGECOUNTRY	PRESTON TOWNSHIP	
LUDIN CHRISTINA	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS		1,500,000.00
PINES TERRACE	SHOOK JAMES	PALMYRA TOWNSHIP PALMYRA TWP & HAWLEY BORO	
		HAWLEY BOROUGH HAWLEY BORO & PALMYRA TWP	
OMARA BRIAN	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	LAKE TOWNSHIP	
OMARA KATIE KIRKPATRICK	ABSOLUTE HOME MORTGAGE CORPORATION		260,000.00
WOZNY JOSEPH	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	PAUPACK TOWNSHIP	
WOZNY AMANDA OLIVIA	PRIME LENDING		100,000.00
NOVELLO ROBERT J	FNCB BANK	TEXAS TOWNSHIP	
NOVELLO TABATHA	F N C B BANK		26,000.00
MONDAK MICHAEL J	HOUSING & URBAN DEVELOPMENT	LAKE TOWNSHIP	
CORDELLMONDAK JODY M			9,291.34
MONDAK JODY M CORDELL			
ALEXANDER WAYNE R JR	ROCKET MORTGAGE	PAUPACK TOWNSHIP	
ALEXANDER DENISE L	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS		330,000.00
FRIES PATRICK S	ARC HOME LLC	SALEM TOWNSHIP	
FRIES REGINA	ARC HOME L L C		
	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS		295,200.00
GRANZA CODA	SUMMIT MORTGAGE CORPORATION	PRESTON TOWNSHIP	
GRANZA HEATHER	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS		200,808.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
REGALBUTO JOANNE	REGALBUTO JOANNE	LAKE TOWNSHIP	
	CAREY SHANE		LOT 767
WINTERBERGER JOSEPH A	CAVALERO HOLDINGS	CLINTON TOWNSHIP 1	
WINTERBERGER CAROLE E			LOT 1
DIETER ALAN	MOERDER JOSEPH	SALEM TOWNSHIP	LOT 240
KERNS KEVIN THOMAS	BRETZGER WILLIAM JOHN IV	LAKE TOWNSHIP	
	BRETZGER NANCY ANN		LOT 2012
SHORTEN JOHN D	SOOJIAN JAMES W	STERLING TOWNSHIP	
SHORTEN LINDA	SOOJIAN GEORGINA M		LOT 1
SARGENTE ROBERT C TR	SARGENTE ROBERT C	PAUPACK TOWNSHIP	
SARGENTE FAMILY TRUST	SARGENTE JOHN		
	SARGENTE RICHARD		LOT 207
MAKOVEC FRANCIS P	HOLLAND MICHELLE	LEHIGH TOWNSHIP	
MAKOVEC MICHELE H	EARLEY STEPHEN		LOT 204
MARUS JAMES R	AMBELANG JAY	LAKE TOWNSHIP	
MARUS VICTORIA M	AMBELANG LENNIE		LOT 3731
BENHAYON MARY	WELSH BRIAN	LEHIGH TOWNSHIP	
	WELSH KEITH		

CIAMPA FRANK J	HULL EDWARD C HULL NORMA SUE	SALEM TOWNSHIP	LOT 627
SLEDZINSKI MICHAEL E BY AGENT	DIPALMA DOUGLAS	SALEM TOWNSHIP	
SLEDZINSKI ANN E BY AGENT WALKER MICHAEL D AGENT			
SARGENTE ROBERT C SARGENTE JOHN SARGENTE RICHARD	SARGENTE ROBERT C SARGENTE BERNADETTE M	PAUPACK TOWNSHIP	LOT 207
MILLER JAMES MILLER ROSEMARY AKA MILLER ROSE MARY AKA	MILLER JAMES E TR MILLER ROSE MARY TR MILLER LIVING TRUST	HONESDALE BOROUGH	
MORSE EDWIN W TR MORSE LIVING TRUST	MORSE EDWIN W SNEDEKER ADRIENNE D MCMANUS JESSICA MORSE EDWIN W II	DAMASCUS TOWNSHIP	
HAWLEY DOROTHY H	HAWLEY HAROLD G JR HAWLEY MAURYA A	TEXAS TOWNSHIP	
FERRI ROBERT C FERRI RAINELLE V	FERRI ROBERT C TR FERRI RAINELLE V TR FERRI IRREVOCABLE PERSONAL RESIDENCE TRUST	LEHIGH TOWNSHIP	LOT 6
FIGURA LINDA JEAN MYDER KARI	MYDER KARI	HONESDALE BOROUGH	

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BOZEK MATTHEW J JR	RUNNING LANE LLC RUNNING LANE L L C	DREHER TOWNSHIP	
GINGERELLA INGRID J	FRONDA VITO FLYNN JACQUELINE	LAKE TOWNSHIP	LOT 1824
LEONARD JAMES	JAMES LEONARD JOINT REVOCABLE TRUST	MANCHESTER TOWNSHIP	
LEONARD CHERYL T AKA	CHERYL J LEONARD JOINT REVOCABLE TRUST		
LEONARD CHERYL J AKA			
MCCANE VELDORA B	MCCANE CARL BERT III MCCANE ALVIE DONALD VOLANSKY BARBARA SHARON	LAKE TOWNSHIP	
TIEL SARAH B AKA	TIEL ROBIN L	HONESDALE BOROUGH	
TIEL SARAH M AKA			LOT 19
KRAMER JOHN M	WHITE SHAWN E	LAKE TOWNSHIP	
KRAMER ELIZABETH L	WHITE MEGHAN C		
KLINK CHERICE E			
KLINK ERIC			
KRAMER TERRINA MARIE			LOT 1206
POCONO SIGN COMPANY	FLT REALTY HOLDINGS F L T REALTY HOLDINGS	PAUPACK TOWNSHIP	LOT 7
KOHNKEN CHRIS EXR AKA	KOPESKY DEVON JOSEPH	MOUNT PLEASANT TOWNSHIP	
KOHNKEN CHRISTOPHER CHARLES EXR AKA			
PETER CHARLES ALBERT JR EST AKA			
PETER CHARLES A JR EST AKA			
PETER CHARLES ABLERT EST AKA			
PETER CHARLES A EST AKA			
KICZEK PAUL K	EON ERICA E	PAUPACK TOWNSHIP	
KATAKOZINOS TIA	SAUMON MATTHIEU		LOT 16
MOLINA LEO	GOFMAN NELLY	LAKE TOWNSHIP	
MOLINA MICHELLE			LOT 3804
HEL COSKI LUCILLE C EXR	BECK JACK EDWARD	DAMASCUS TOWNSHIP	
HEL COSKI MICHAEL EST	DEANE SEAN BURKE GERARD		
SUTTON STEVEN TR	GONZALEZ IVAN	LEHIGH TOWNSHIP	
SUTTON JOHN TR			
ODELL SUSAN SUTTON TR			
JEANA S SUTTON REVOCABLE TRUST			LOT 20
ARDELJAN COSMIN	ARDELJAN COSMIN	LEHIGH TOWNSHIP	
ALPAY AYSE			LOT 106
AMORINE RONALD ROGER	AMORINERECK JENNIFER	SOUTH CANAAN TOWNSHIP	
AMORINE MARY ANN	RECK JENNIFER AMORINE		
GRAINSKY ALANA	ZARKOS ANASTASIOS T	LAKE TOWNSHIP	
PULEO CONCETTA			LOT 1993
GALIARDO THOMAS C JR	GAUSE DAVID C SR	STARRUCCA BOROUGH	
BY AGENT			
GALIARDO THOMAS C AGENT	GAUSE TRACY L		
RONEY DARLENE	POSASTIUC RODICA	PRESTON TOWNSHIP	
BURNETT DARLENE	POSASTIUC GHEORGHE		
WARNER DIANE	POSASTIUC SIERRA		
RONEY DONALD	POSASTIUC LIVIUDANIEL POSASTIUC LIVIU DANIEL		

DYER RICHARD AKA BY AGENT	LONG MARGARET M	DREHER TOWNSHIP	
DYER RICHARD A AKA BY AGENT			
LONG MARGARET AKA AGENT			
LONG MARGARET MAKA AGENT			
LONG MARGARET AKA			
LONG MARGARET M AKA			
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KAWKA LYNETTE HOLMES			
EST AKA			
KAWKA LYNETTE R EST AKA			

COURT CALENDAR — THIRD FLOOR HISTORIC COURTROOM

February 27, 2023–March 3, 2023

Tuesday, February 28, 2023

8:45 AM
Foshay v. Mauro 508-2021-DR
Review Hearing & Defendants petition for contempt
Bugaj/Pro Se

1:00 PM
Dunaway v. Roskowski 115-2022-DR
Custody Hearing
Muir/Pro se

Wednesday, March 1, 2023

8:45 AM – 11:45 AM
Bihler v. Bihler 30-2019-DR
Shared Custody Hearing
Thomas/Williams

9:00 AM
Central Court 3rd Floor Courtroom

12:00 PM
Drug Court Team Meeting

12:30 PM
Drug Court

1:30 PM – 2:30 PM
Alvarado v. Healy 586-2021-DR
Hearing on Petition for Modification of PFA
Muir/Mulligan

Thursday, March 2, 2023

9:00 AM
Commonwealth Matters
Sentencing 354-2022-CR Bennett, Mark Martin II
Sentencing 313-2022-CR Haun, Gary Lehutsky
Sentencing 322-2022-CR Bowling, Kevin PD
Hearing on Post Sentence Motions 150-2022-CR Modiano, Erica Burlein

10:30 AM
Commonwealth v. Franklin 214-2022-CR
Omnibus
DA/Henry

11:30 AM
Summary Appeal
34-38-2022-SA Engle, Sean Pro Se
30,31 & 32-2022-SA Johnson, Paulette Mincer
41 & 42-2022-SA Russian, Richard Powell

1:00 PM
Commonwealth Matters
Occurs every Thursday effective 3/2/2023 until 3/2/2023 from 1:00 PM to
2:00 PM

2:00 PM
Commonwealth v. Tammy Kenowsky 142-2022-CR
Non-Jury Trial
DA/Martin II

Friday, March 3, 2023

9:00 AM
PFA
585-2022-DR Hughes v. Miller-Hughes Martin II/Burlein

10:00 AM
Byron v. Lepore 12-2023-DR
PFA Contempt
Weed/Pro Se

10:30 AM
Qualters-Maier v Qualters 16-2014-dr
contempt
Weed/Thomas



COURT CALENDAR – FOURTH FLOOR COURTROOM #2

February 27, 2023–March 3, 2023

Monday, February 27, 2023

Civil Pre-Trials

11:00 Cito v McCurdy 331-2021-cv Clause/Balch/Knapp

1:30 Armillei v Dick Palmer 217-2021-cv Novak/Havran

Tuesday, February 28, 2023

9:00 AM

Dependency

9:00 43 & 44-2020-DP Permanency Review R.M. & T. M.

Rechner/Henry/Martin II/Farrell

9:30 1-2021-DP Permanency Review D.D. Rechner/Martin II/Henry/Campbell

10:00 6-2022-DP Permanency Review K.S. Rechner/Collins/Martin II/Burlein

10:30 4-2022-DP Permanency Review K.S.Rechner/Collins/Martin II Burlein

11:00 26-2022-DP Permanency Review J.C. Rechner/Collins/Ellis

1:00 32-2014-DP & 6-2023-OCD Permanency Review & Incapacity D.B.

Rechner/Collins

1:30 15-2022-DP Permanency Review M.T. Rechner/Henry/Martin II

Wednesday, March 1, 2023

9:00 AM

Sambuca v. Schneller 136-2020-CV

Non-Jury Trial

Zimmer/Nyehart/Bugaj

1:00 PM

In Re: Wayne County Tax Claim Bureau 11-2023-CV

Petition for Confirmation of Distribution

Schloesser

Thursday, March 2, 2023

9:00 AM

In Re: D.M. 8-2023-OCD

Petition to Appointment of Guardian of Person and Estate

Rechner/Schloesser

11:00 AM

IN Re: J.F. 25-2017-JV

Placement Review

DA/Martin II

11:30 AM

In Re: D.R. 37-2019-JV

Placement Review Hearing

DA/Burlein

Friday, March 3, 2023

9:00 AM
Stonybrook v. Borbotko 514-2022-CV
Non-Jury Trial
Rydzewski/Pro Se

11:00 AM
PNC Bank v. Mosser 580-2022-CV
Ejectment
Wooters/Pro Se

CUSTODY CALENDAR
February 27, 2023–March 3, 2023

Friday, March 3, 2023

9:00 AM
Fillebrown v. James 389-2016-DR
Conciliation Conference (Karam)
Muir/Pro Se

9:30 AM
Qualters v. Qualters & Spacone 16-2014-DR
Conciliation Conference (Karam)
Weed/Thomas

10:00 AM
Kirkpatrick v. Kirkpatrick & Schirmer 10-2023-DR
Conciliation Conference (Karam)
Pro Se/Thomas/Martin II

10:30 AM
Hall v. Walker & Hall 131-2022-DR
Conciliation Conference (Karam)
Pro Se/ Pro Se

11:00 AM
Lepore v. Byron 19-2023-DR
Conciliation Conference (Karam)
Thomas/Pro Se

11:30 AM
Minor v. Podunajec 591-2010-DR
Conciliation Conference (Karam)
Farrell/T.Farley

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