

WAYNE COUNTY BAR ASSOCIATION

OFFICIAL LEGAL  
**JOURNAL**

OF WAYNE COUNTY, PA



22nd Judicial District

March 1, 2024

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Honesdale, PA



**IN THIS ISSUE**

LEGAL NOTICES . . . . .	5
SHERIFF'S SALES . . . . .	9
CIVIL ACTIONS FILED . . . . .	18
MORTGAGES & DEEDS . . . . .	21
COURT CALENDAR . . . . .	24
ATTORNEY DIRECTORY . . . . .	30

**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**

Kay Bates  
Bonnie L. Carney  
Jonathan J. Dunsinger

#### **Court Administrator**

Nicole Hendrix, Esq.

#### **Sheriff**

Chris Rosler

#### **District Attorney**

A. G. Howell, Esq.

#### **Prothonotary, Clerk of The Court**

Edward “Ned” Sandercock

#### **Chief Public Defender**

Steven Burlein, Esq.

#### **Commissioners**

Brian W. Smith, *Chairman*  
James Shook  
Jocelyn Cramer

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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).***

**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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**ADMINISTRATOR'S NOTICE**

ESTATE OF GERHARD BURGER, late of Texas Township, Wayne County, Pennsylvania. Any person or persons having claim against or indebted to the estate present same to Heidi C. Wohlmacher a/k/a Heidi Wohlmacher, of 30 Prompton View, Prompton, PA 18456. Ethan C. Wood, Esq., 921 Court St., Honesdale, PA 18431, Attorney for the Estate.

**3/1/2024 • 3/8/2024 • 3/15/2024**

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**ESTATE NOTICE**

Estate of Norman R. Meunier  
AKA Norman Robert Meunier  
Late of Pleasant Mount, Wayne County, PA  
EXECUTOR  
Lisa A. Breese  
P.O. Box 503  
New Milford, CT 06776

**3/1/2024 • 3/8/2024 • 3/15/2024**

---

**ESTATE NOTICE**

Estate of Victoria S. Picciano  
AKA Victoria Sylvia Picciano  
Late of Hawley Borough  
EXECUTOR  
Larry Hawkins  
192 Sharpe Avenue  
Staten Island, NY 10302  
ATTORNEY  
Timothy B. Fisher II, Esq.  
525 Main Street, PO Box 396  
Gouldsboro, PA 18424

**3/1/2024 • 3/8/2024 • 3/15/2024**

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**ESTATE NOTICE**

Estate of George Barrass  
Late of Spring Hill, Florida  
ADMINISTRATOR  
Regina Farrell-Hayne a/k/a Regine  
Rose Farrell-Hayne  
594 Smith Loop  
Pikeville, TN 37367  
ATTORNEY  
Matthew H. Walker, Esq.  
PO Box 747  
Hamlin, PA 18427

**3/1/2024 • 3/8/2024 • 3/15/2024**

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**ESTATE NOTICE**

Estate of Deborah Lee Allen  
AKA Deborah Keleher Allen  
Late of Hawley Borough  
ADMINISTRATOR  
Damien R. Allen  
26236 Whispering Leaves Dr.  
Newhall, CA 91321

**ATTORNEY**

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

**3/1/2024 • 3/8/2024 • 3/15/2024**

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**ESTATE NOTICE**

Estate of Valerie Journeaux Harvey  
Powell

Powell, Valerie Journeaux Harvey  
late of Oregon Twp., PA. David  
Harvey, 53 Kennedy Road,  
Honesdale, PA 18431,  
Administrator.

**2/23/2024 • 3/1/2024 • 3/8/2024**

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**ESTATE NOTICE**

Notice is hereby given that Letters  
Testamentary have been granted to  
Shannon Shylkofski, Executrix of  
the Estate of Gary Robert Stinnard  
a/k/a Gary Stinnard a/k/a Gary R.  
Stinnard, late of Wayne County,  
Honesdale, PA 18431, who died on  
December 23, 2023. 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, Shannon Shylkofski, c/o  
Arielle Larson, Esquire, 1133 Main  
Street, Honesdale, PA 18431.

**2/23/2024 • 3/1/2024 • 3/8/2024**

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**ESTATE NOTICE**

**NOTICE IS HEREBY GIVEN,**  
that Letters Testamentary have  
been issued in the Estate of  
Thomas Dixon, Jr. a/k/a Thomas

Dixon, a/k/a Thomas J. Dixon, who  
died on January 20, 2024, late  
resident of Pleasant Mount, PA  
18453, to John P. Dixon, a/k/a John  
Paul Dixon, Executor 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 John P. Dixon, a/k/a John  
Paul Dixon, 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**

**2/16/2024 • 2/23/2024 • 3/1/2024**

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**OTHER NOTICES**

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**NOTICE**

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

**IN RE:**

**CHANGE OF NAME OF  
NICHOLAS JULIAN ROMANO**

**No. 49-2024-Civil**

**NOTICE**

**Notice is hereby given that,** on  
the 2nd day of February, 2024, the  
Petition for Change of Name by the  
Petitioner, Nicholas Julian Romano,  
was filed in the above-named Court,  
requesting an order to change the  
name from Nicholas Julian Romano  
to Mae Julia Romano.

**The Court has fixed the 10th day of April, 2024, at 11 a.m., in Court Room No. 2, of the Wayne County Courthouse, Honesdale, Pennsylvania,** as the time and place for the hearing on said Petition, when and where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

BY THE COURT:

s/ Matthew L. Meagher'  
Matthew L. Meagher

**3/1/2024**

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**NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE**

IN THE COURT OF COMMON  
PLEAS OF WAYNE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION – LAW  
NO.: 2023-00636

WELLS FARGO BANK, NA  
S/B/M WACHOVIA BANK,  
NATIONAL ASSOCIATION,  
Plaintiff,  
vs.

ToniAnn Wood; John F. Cortese,  
AKA John Cortese; Unknown  
Heirs, and/or Administrators John  
F. Cortese, AKA John Cortese,  
Defendants

TO: Unknown Heirs, and/or  
Administrators John F. Cortese,  
AKA John Cortese

You are hereby notified that  
Plaintiff, Wells Fargo Bank, NA

S/B/M Wachovia Bank, National Association, filed an Action in Mortgage Foreclosure endorsed with a Notice to Defend, in the Court of Common Pleas of Wayne County, Pennsylvania, docketed to No. 2023-00636, seeking to foreclose the mortgage secured by the real estate located at 23 Pawnee Path, Gouldsboro, PA 18424.

A copy of the Action in Mortgage Foreclosure will be sent to you upon request to the Attorney for the Plaintiff, Manley Deas Kochalski LLC, P. O. Box 165028, Columbus, OH 43216-5028. Phone 614-220-5611.

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

**YOU SHOULD TAKE THIS  
NOTICE TO YOUR LAWYER AT  
ONCE. IF YOU DO NOT HAVE  
LAWYER OR CANNOT  
AFFORD ONE, GO TO OR  
TELEPHONE THE OFFICE SET**

FORTH BELOW TO FIND OUT  
WHERE YOU CAN GET LEGAL  
HELP.

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

Northern Pa. Legal Services, Inc.  
Wayne County Courthouse  
Honesdale, PA 18431  
(877) 515-7465

3/1/2024

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**NOTICE**

**NOTICE OF ACTION IN  
QUIET TITLE**

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

No. 2024-0043

DAMIAN MATYSCZAK AND  
LYNN MATYSCZAK  
Plaintiff

vs.

DONALD J. PHILIPS  
Defendant

NOTICE IS HEREBY GIVEN to  
the Defendant and all persons  
claiming by and through and or  
under them, that on, JANUARY 30,  
2024, DAMIAN MATYSCZAK  
AND LYNN MATYSCZAK

commenced an action against you  
to No. 43-CV-2024 in the Office of  
the Prothonotary of Wayne County,  
Pennsylvania, which you are  
required to defend to quiet title to  
that certain piece, parcel or tract of  
land known as Lot 557 Whitetail,  
Indian Rocks, with a residential  
map number of #22-0-0005-0075.

YOU ARE HEREBY NOTIFIED  
TO APPEAR AND DEFEND this  
action within thirty (30) days of  
this publication hereof. In default  
of appearance or defense of such  
action, a Decree of Court may be  
entered holding that the Plaintiffs  
has a validated indefeasible title to  
said real estate against you, and  
that you will be permanently  
enjoined from impeaching,  
denying, attacking or asserting any  
claim or title to said premises  
inconsistent with the ownership of  
the Plaintiff, for the recovery of  
said premises or such other action  
as the Court may direct within  
thirty (30) days from the date of  
said Decree.

If you wish to defend, you must  
enter a written appearance  
personally or by an 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 OR CANNOT  
AFFORD ONE, GO TO OR  
TELEPHONE THE OFFICE SET  
FORTH BELOW T O FIND OUT  
WHERE YOU CAN GET HELP.

North Penn Legal Services  
877-953-4250

Or

JOSEPH A. DESOYE, ESQUIRE  
WYOMING VALLEY LAW FIRM  
9 North MAIN STREET, ste 6  
PITTSTON, PA 18640  
TELEPHONE NO. (570) 299-5166  
PA. ATTORNEY I.D. No. 200479  
COUNSEL FOR PLAINTIFF

3/1/2024

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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  
MARCH 20, 2024**

By virtue of a writ of Execution instituted by: Lakeview Loan Servicing, 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 20th day of March, 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 lot of land, situate, lying and being in the Township of Berlin, County of Wayne and State of Pennsylvania, bounded and described as follows, to wit:

PROPERTY ADDRESS: 5 E  
SHORE LANE BEACH LAKE,  
PA 18405

PARCEL NUMBERS: 01-0-0002-  
0050.-

IMPROVEENTS: RESIDENTIAL  
DWELLING

Seized and taken in execution as property of:

Brian Daniel O'Grady, In his capacity as heir of Richard J O'Grady 5 East Shore Lane BEACH LAKE PA 18405

Devin R O'Grady In His Capacity as heir of Richard J. O'Grady Inmate No. 2023-00256

Lackawanna County Prison 1371 N Washington Avenue SCRANTON PA 18509

Keith Patrick O'Grady, In His Capacity as Heir of Richard J. O'Grady 60 Oak Bend Rd NEWBURG PA 17240

Unknown Heirs, Successors, Assigns and all Persons, Firms, or Associaions Claiming Right, Title, or Interest From or Under Richard J. O'Grady 5 E Shore Lane BEACH LAKE PA 18405

Execution No. 175-Civil-2023  
Amount \$154,389.30 Plus  
additional costs

December 26, 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.**

Nicole C. Rizzo Esq

**2/23/2024 • 3/1/2024 • 3/8/2024**

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**SHERIFF'S SALE  
MARCH 20, 2024**

By virtue of a writ of Execution instituted by: PNC Bank National Association issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 20th day of March, 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 OF LAND SITUATE IN TOWNSHIP**

**OF LEHIGH, COUNTY OF WAYNE AND COMMONWEALTH OF PENNSYLVANIA.**

**IMPROVEMENTS CONSIST OF A RESIDENTIAL DWELLING.**

**BEING PREMISES: 40 TOBYHANNA ROAD, GOULDSBORO, PA 18424**

**TAX MAP #14-0-0371-010.-**

**CONTROL #020307**

Seized and taken in execution as property of:

Nancy J. Penny 40 Tobyhanna Road GOULDSBORO PA 18424

Charles Sivak 40 Tobyhanna Rd GOULDSBORO PA 18424

Daniel J. Sivak 40 Tobyhanna Rd. GOULDSBORO PA 18424

Execution No. 625-Civil-2022  
Amount \$87,876.98 Plus additional costs

December 26, 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.

Danielle DiLeva Esq.

2/23/2024 • 3/1/2024 • 3/8/2024

**SHERIFF'S SALE  
MARCH 20, 2024**

By virtue of a writ of Execution instituted by: Amerihome Mortgage Company, 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 20th day of March, 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 following described piece or parcel of land situate, lying and being in the Township of

Buckingham, bounded and described as follows, to wit:

BEGINNING In the center of the Highway leading from Lake Como to Kinneyville;

Thence along the land of said Herman Todd, North 11 degrees 30 minutes West 107 feet to a soft maple tree on the bank of the Kinneyville Creek;

Thence North 71 degrees East 172 feet to a point in said creek and on the line of land of Felix I. Menhennett;

Thence along said line, South 19 degrees 45 minutes East 105 feet to the center of said Highway;

Thence along center of said Highway, South 71 degrees 45 minutes West 184 feet to the place of BEGINNING.

CONTAINING 71.5 square rods of land, be the same more or less and as the compass needle pointed April 1st, 1953, in accordance with a survey made by Leonard L. LaBarr on this date.

Being Parcel No. 03-152-61

**JOHN**  
**REGAN**  
Licence  
AU#003156-L

**AUCTIONEER**

**John Regan**  
Auctioneer  
**(570) 856-8840**  
[www.johnreganauctions.com](http://www.johnreganauctions.com)  
[reganauctions@yahoo.com](mailto:reganauctions@yahoo.com)

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The grantees to have the right and privilege to maintain the spring and pipe water to their house from the spring above said lot on lower side of said road.

Being known as: 73 Wallerville Road, Lake Como, Pennsylvania 18437.

Title to said premises is vested in Cody E. Bronson by deed from The Estate of Pearl T. Todd, a/k/a Pearl Todd, by Roberta Sidle and Valerie Fox, Co-Executrices dated April 12, 2019 and recorded April 22, 2019 in Deed Book 5457, Page 1 Instrument Number 201900002091.

Seized and taken in execution as property of:  
Cody E. Bronson 73 Wallerville

Road LAKE COMO PA 18437

Execution No. 218-Civil-2022  
Amount \$132,415.53 Plus  
additional costs

December 26, 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

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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.  
Nathalie Paul Esq.

**2/23/2024 • 3/1/2024 • 3/8/2024**

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**SHERIFF'S SALE  
MARCH 20, 2024**

By virtue of a writ of Execution instituted by: M & T 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 20th day of March, 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 OF LAND SITUATE IN TOWNSHIP OF SALEM, COUNTY OF WAYNE AND COMMONWEALTH OF PENNSYLVANIA.

IMPROVEMENTS CONSIST OF A RESIDENTIAL DWELLING.

BEING PREMISES: 15 VAN LEUVEN ROAD, LAKE ARIEL, PA 18436

PROPERTY MAP NUMBER: 22-0-0031-0042.-

CONTROL NUMBER: 100423

Seized and taken in execution as property of:  
Gul Nawaz 15 Van Leuvan Road  
LAKE ARIEL PA 18436

Execution No. 338-Civil-2023  
Amount \$172,532.12 Plus additional costs

December 26, 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.

Danielle DiLeva Esq.

**2/23/2024 • 3/1/2024 • 3/8/2024**

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**SHERIFF'S SALE  
MARCH 27, 2024**

By virtue of a writ of Execution instituted by: Deutsche Bank National Trust Company as the Certificate Holders of the

Soundview Home Loan Trust  
2005-DO1, Assetg-Backed  
Certicates, Series 2005-DO1 issued  
out of the Court of Common Pleas  
of Wayne County, to me directed,  
there will be exposed to Public  
Sale, on Wednesday the 27th day  
of March, 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 situate, lying and  
being in Gouldsboro, in the  
Township of Lehigh, County of  
Wayne and Commonwealth of  
Pennsylvania, shown outlined with  
brown upon blueprint map filed in  
Map Book 13, page 187, and  
bounded and described as follows,  
to wit:

BEGINNING at a point in the  
easterly line of Second Street, said  
point being distant two hundred  
sixty-four (264) feet, measured  
South five (5) degrees twenty-two  
(22) minutes East from a concrete  
monument corner, common to land  
now or formerly of Varona Pisco  
and land now or formerly of the  
Delaware, Lackawanna and  
Western Railroad Company; thence  
North eighty-four (84) degrees  
thirty-eight (38) minutes East a  
distance of one hundred seventy-  
five (175) feet, more or less, to a  
point; thence south thirteen (13)  
degrees three (03) minutes West a  
distance of eighty-four and thirty-  
two (84.32) feet, more or less, to a  
point; thence South eight-four

degrees thirty-eight minutes West a  
distance of one hundred forty-eight  
and thirty-three one hundredths  
(148.33) feet, more or less, to a  
point in said easterly line of  
Second Street; thence along said  
line of Second Street North five (5)  
degrees twenty-two (22) minutes  
West a distance of eighty (80) feet  
to the point of beginning.

Title to said Premises vested in  
Thomas L. Glancey by Deed from  
Cory M. Bell dated January 6,  
2005 and recorded on February 3,  
2005 in the Wayne County  
Recorder of Deeds in Book 2706,  
Page 26 as Instrument No.  
200500001221.

Being known as: 37 2nd Street,  
Gouldsboro, PA 18424

Tax Parcel Number: 14-0-0020-  
0140.-

Seized and taken in execution as  
property of:  
Thomas L. Glancey 37 2nd Street,  
GOULDSBORO PA 18424

Execution No. 126-Civil-2019  
Amount \$94,623.85 Plus additional  
costs

December 28, 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.

Nathalie Paul, Esq.

3/1/2024 • 3/8/2024 • 3/15/2024

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**SHERIFF'S SALE  
MARCH 27, 2024**

By virtue of a writ of Execution instituted by: Platinum Home Mortgage Corp. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 27th day of March, 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 those two certain piece or parcels of land situate, lying and being in the Township of Oregon, County of Wayne, and State of Pennsylvania, bounded and described as follows:

PARCEL I: BEGINNING at a corner adjoining lands of James

Lovellass; thence running south 80 degrees west 143 perches to a hemlock; thence north 12 ½ degrees west 60 perches to a stake; thence north 80 degrees east 143 perches to a beech; thence south 12 ½ degrees east 60 perches to the place of BEGINNING. CONTAINING 53 acres and 100 perches.

EXCEPTING AND RESERVING 7 acres and 120 square rods which Ernest B. Heerdegen, by deed dated July 7, 1916, recorded in Wayne County Deed Book 108, page 407, granted and conveyed to C.E. Gibbs.

PARCEL II: BEGINNING at the northeast corner of land conveyed by the heirs of William Penwarden to C.E. Gibbs; thence along land of B. Eighmy and E.A. Skinner, south 12 ½ degrees east 88.2 rods to a wall corner; thence along land of E.B. Herdigan, South 78 ½ degrees west 14 rods to a stones corner; thence by land of C.E. Gibbs, north 12 ½ degrees west 88.2 rods to a stones corner; and thence along lands of Henry Tambllyn, north 78 ½ degrees east 14 rods to the place of BEGINNING. CONTAINING 7 acres and 114 square rods of land.

SUBJECT to the terms of a certain right of way agreement dated September 9, 1961, recorded in Wayne County Deed Book 227, page 153, from E.B. Heerdegen, et al to Big Eddy Telephone Company.

EXCEPTING AND RESERVING 33.8 acres which Joseph H. Olver, et ux., by deed dated July 28, 1971,

recorded in Wayne County Deed Book 269, page 388, granted and conveyed to Halina Corporation, together with the right of way more fully set forth in said deed (see Wayne County Map Book 16, pages 98 and 99).

EXCEPTING AND RESERVING 2.0 acres which Joseph H. Olver, widower, by deed dated June 2, 1978, recorded in Wayne County Deed Book 347, page 993, granted and conveyed to Bjorge Bertelsen, et ux., together with the right of way more fully set forth in said deed (see Wayne County Map Book 37, page 121).

BEING the same premises which Heffelfinger (formerly Ruth I. Dapper), Executrix of the Estate of Joseph H. Olver granted and conveyed to Wilbur W. Peterson, Jr. and Patricia Peterson by deed dated October 31, 1998 and recorded January 19, 2006 in Wayne County Record Book 2960, page 238. The said Wilbur W. Peterson, Jr. departed this life on January 11, 2013 thereby vesting title to his surviving spouse, Patricia Peterson, by operation of law.

ALSO BEING THE SAME PREMISES which Patricia Peterson, by deed dated December 10, 2015, and recorded in Wayne County Record Book 4954, page 217, granted and conveyed unto Ellen M. Cole, the Grantor herein.

EXCEPTING AND RESERVING 7.98 acres which Ellen M. Cole, by deed dated December 29, 2015, and recorded in Wayne County

Record Book 4954, page 221, granted and conveyed to Frankie Crookes.

THE resulting parcel herein conveyed is more particularly bounded and described as follows:

ALL that certain piece or parcel of land situate, lying and being in the Township of Oregon, County of Wayne, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at the southeast corner of the parcel herein described, being a common corner of lands now or formerly Rogers (Record Book 2029, page 53); thence South 75 degrees 18 minutes 15 seconds West 531.62 feet to a found monument; thence along lands now or formerly Wilderness Management LLP (Record Book 1543, page 336) North 14 degrees 35 minutes 23 seconds West 50.00 feet to a found monument; thence along lands now or formerly Manno (Record Book 4384, page 36) the following three (3) courses and distances: (1) North 75 degrees 18 minutes 10 seconds East 150.00 feet to a found monument; (2) North 14 degrees 35 minutes 30 second West 580.81 feet to a found monument; and (3) South 75 degrees 18 minutes 10 seconds West 150 feet to a found monument; thence along lands now or formerly Wilderness Management LLP (Record Book 1543, page 336) the following two (2) courses and distances: (1) North 14 degrees 35 minutes 31 seconds West 367.98 feet to a stone

corner found and (2) North 75 degrees 59 minutes 00 seconds East 295.11 feet to a stone corner found; thence along lands now or formerly Crookes (Record Book 4954, page 221) the following three (3) courses and distances: (1) South 14 degrees 54 minutes 40 seconds East 60.00 feet to a set rebar marker; (2) North 75 degrees 59 minutes 00 seconds East 230.28 feet to a set rebar marker; and (3) South 15 degrees 08 minutes 58 seconds East 121.63 feet to a found rebar; thence along lands now or formerly Horak (Record Book 4747, page 93) South 15 degrees 08 minutes 58 seconds East 476.65 feet to a found monument, thence along lands now or formerly Carney (Record Book 2042, page 114), South 14 degrees 26 minutes 59 seconds East 223.26 feet to a found monument; thence continuing along lands of Carney South 14 degrees 54 minutes 53 seconds East 110.95 feet to the place of BEGINNING.

CONTAINING 9.81 acres and being designated as "Remaining Lands" as surveyed by Rutherford Surveying, an approved map of said survey dated November 13, 2015, being recorded in Wayne County Map Book 122, page 86.

PROPERTY ADDRESS: 33  
CARNEY ROAD, HONESDALE,  
PA 18431-7921

Seized and taken in execution as property of:  
Keith Clarich 720 Texas Palmyra Highway, HAWLEY PA 18428  
Kandi Clarich 33 Carney Road, HONESDALE PA 18431

Execution No. 541-Civil-2018  
Amount \$117,462.45 Plus  
additional costs  
January 23, 2024  
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 J. Crawley Esq.

**3/1/2024 • 3/8/2024 • 3/15/2024**

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## CIVIL ACTIONS FILED

FROM FEBRUARY 10, 2024 TO FEBRUARY 16, 2024  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.

## JUDGMENTS

NUMBER	LITIGANT	DATE/TIME	DESCRIPTION	AMOUNT
2010-20004	IVOSEVIC CASEY	2/14/2024 12:43	SATISFACTION	—
2011-21291	BALDWIN ANTHONY EDWARD	2/16/2024 12:54	SATISFACTION	—
2012-21639	GOOGINS GARRY	2/14/2024 12:43	SATISFACTION	—
2013-20405	IVOSEVIC CASEY MICHAEL	2/14/2024 12:43	SATISFACTION	—
2014-20845	STINNARD SEAN	2/14/2024 12:43	SATISFACTION	—
2016-20074	SCHOLLENBERGER JAMES	2/14/2024 12:44	SATISFACTION	—
2021-20401	DEVIVO DANIELLA	2/12/2024 3:34	SATISFACTION	—
2021-20465	D'AGNILLO VINCENT	2/16/2024 3:50	SATISFACTION	—
2021-20465	DAGNILLO VINCENT	2/16/2024 3:50	SATISFACTION	—
2021-20465	D'AGNILLO ANNE V	2/16/2024 3:50	SATISFACTION	—
2021-20465	DAGNILLO ANNE V	2/16/2024 3:50	SATISFACTION	—
2022-00402	MCLAY WILLIAM	2/12/2024 10:37	AMEND "IN REM" JUDG	272,133.35
2022-20647	RICKARD BRIAN EDWARD	2/14/2024 12:44	SATISFACTION	—
2023-00222	JDF CONCRETE SERVICES LLC	2/12/2024 11:32	DEFAULT JUDGMENT	49,358.87
2023-00222	FRANCIS JOHN	2/12/2024 11:32	DEFAULT JUDGMENT	49,358.87
2023-00245	BURD JEANNE M	2/16/2024 4:03	WRIT OF EXECUTION	93,353.13
	EXECUTRIX OF THE ESTATE OF			
2023-00245	SWINGLE ROBERT J	2/16/2024 4:03	WRIT OF EXECUTION	93,353.13
2023-00324	PIAZZA ROBERT F SR	2/14/2024 4:01	JDGMT BY COURT ORDER	1,989.00
2023-00324	PIAZZA ROBERT F SR	2/16/2024 3:21	WRIT OF POSSESSION	—
2023-00541	MCELYA JENNIFER	2/12/2024 11:24	DEFAULT JUDGMENT	14,814.73
2023-00664	SMYLA BRIAN	P 2/14/2024 12:13	DEFAULT JUDGMENT	4,278.08
2023-20509	D'AGNILLO VINCENT	2/16/2024 3:53	SATISFACTION	—
2023-20509	DAGNILLO VINCENT	2/16/2024 3:53	SATISFACTION	—
2023-20509	D'AGNILLO ANNE	2/16/2024 3:53	SATISFACTION	—
2023-20509	DAGNILLO ANNE	2/16/2024 3:53	SATISFACTION	—
2023-20727	RAIA JOHN	2/15/2024 11:13	WRIT OF SCIRE FACIAS	—
2023-20727	RAIA ANNETTE H	2/15/2024 11:13	WRIT OF SCIRE FACIAS	—
2024-20128	SOUTHERTON SCOTT	2/12/2024 12:10	JP TRANSCRIPT	1,502.50
2024-20129	HICKEY ROBERT	2/12/2024 1:49	JP TRANSCRIPT	2,468.43
2024-20130	EASTERLING JLSIA	2/12/2024 3:11	JP TRANSCRIPT	1,453.93
2024-20130	CONRAD GARET	2/12/2024 3:11	JP TRANSCRIPT	1,453.93
2024-20131	MAXSON GEORGE F	2/12/2024 3:49	JUDG/SUSQUEHANNA CTY	349,209.61
2024-20132	KUPLACK MATTHEW J	2/13/2024 12:26	FEDERAL TAX LIEN	28,594.33
2024-20133	KUPLACK MATTHEW	2/13/2024 12:26	FEDERAL TAX LIEN	43,162.09
2024-20133	SHITOVA EVGENITA	2/13/2024 12:26	FEDERAL TAX LIEN	43,162.09
2024-20134	KUPLACK MATTHEW	2/13/2024 12:26	FEDERAL TAX LIEN	89,140.48
2024-20134	SHITOVA EVGENITA	2/13/2024 12:26	FEDERAL TAX LIEN	89,140.48
2024-20135	KAVALKOVICH DAMIAN	2/14/2024 12:42	JUDGMENT	2,419.25
2024-20136	NURSE CROASHIA	2/15/2024 12:30	MUNICIPAL LIEN	579.85

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

2024-20137	WINANS CHRISTINA		2/15/2024 12:31 MUNICIPAL LIEN	507.60
2024-20137	CORDTS JUDITH		2/15/2024 12:31 MUNICIPAL LIEN	507.60
2024-20138	KURTOLLI BAKI		2/15/2024 12:31 MUNICIPAL LIEN	1,087.60
2024-20139	SHANK ALEXANDER		2/15/2024 12:31 MUNICIPAL LIEN	287.50
2024-20140	ROECKEL JEFF		2/15/2024 12:32 MUNICIPAL LIEN	603.95
2024-20141	SCHMIDT BRIAN		2/15/2024 12:32 MUNICIPAL LIEN	288.00
2024-20141	RETTBERG MEGAN		2/15/2024 12:32 MUNICIPAL LIEN	288.00
2024-20142	BRISCESE JEREMY		2/16/2024 12:55 JUDGMENT	880.25
2024-20143	BRISCESE JEREMY		2/16/2024 12:55 JUDGMENT	1,160.25
2024-40009	BEILMAN RYAN OWNER	P	2/15/2024 9:18 WAIVER OF LIENS	—
2024-40009	BEILMAN STEPHANIE OWNER	P	2/15/2024 9:18 WAIVER OF LIENS	—
2024-40009	OUTLOOK DESIGN & CONSTRUCTION INC CONTRACTOR		2/15/2024 9:18 WAIVER OF LIENS	—
2024-40009	OUTLOOK CONSTRUCTION D/B/A CONTRACTOR		2/15/2024 9:18 WAIVER OF LIENS	—

**CONTRACT — DEBT COLLECTION: CREDIT CARD**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2024-00068	CAVALRY SPV I LLC	PLAINTIFF	2/14/2024	—
2024-00068	FALTZ RONALD S	DEFENDANT	2/14/2024	—

**CONTRACT — DEBT COLLECTION: OTHER**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2024-00072	REFLECTION LAKES PROPERTY OWNERS ASSOCIATION INC	PLAINTIFF	2/16/2024	—
2024-00072	FARELLA MICHAEL	DEFENDANT	2/16/2024	—
2024-00072	PETERSEN DINA	DEFENDANT	2/16/2024	—

**MISCELLANEOUS — OTHER**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2024-00066	ASSOCIATION OF PROPERTY OWNERS OF THE HIDEOUT INC	PLAINTIFF	2/12/2024	—
2024-00066	BATISTA CARLOS	DEFENDANT	2/12/2024	—

**PETITION**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2024-00070	1964 MERCURY COMET VIN 4T23K537808	PETITIONER	2/14/2024	—
2024-00070	KLOTZ VICTOR H	PETITIONER	2/14/2024	—

**PROFESSIONAL LIABILITY — OTHER**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2024-00069	CATALANO CAROLYN	PLAINTIFF	2/14/2024	—
2024-00069	CATALANO DAVID	PLAINTIFF	2/14/2024	—
2024-00069	BIESKI BERNARD	DEFENDANT	2/14/2024	—
2024-00069	CENTURY 21 COUNTRY LAKE HOMES D/B/A	DEFENDANT	2/14/2024	—
2024-00069	CENTURY 21	DEFENDANT	2/14/2024	—

**REAL PROPERTY — LANDLORD/TENANT DISPUTE**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2024-00071	WAYNE COUNTY HOUSING AUTH	PLAINTIFF	2/15/2024	—
2024-00071	HAMILTON JANET	DEFENDANT	2/15/2024	—

**REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2024-00067	MILL CITY MORTGAGE LOAN TRUST 2019-GS2	PLAINTIFF	2/12/2024	—
2024-00067	PREZIOSI WILLIAM	DEFENDANT	2/12/2024	—
2024-00067	HAWTHORNE DENISE N/K/A	DEFENDANT	2/12/2024	—
2024-00067	PREZIOSI DENISE	DEFENDANT	2/12/2024	—



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**MORTGAGES AND DEEDS**

*RECORDED FROM FEBRUARY 20, 2024 TO FEBRUARY 23, 2024  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

<b>GRANTOR</b>	<b>GRANTEE</b>	<b>LOCATION</b>	<b>AMOUNT</b>
ERB THERESA MAUREEN BLACK	PS BANK	SALEM TOWNSHIP	
ERB PHILIP ADAM	P S BANK		275,000.00
FITOL MICHAEL A	PEOPLES SECURITY BANK & TRUST COMPANY	LEHIGH TOWNSHIP	
NEMCIK DEBORAH RENEE			25,000.00
FITOL DEBORAH R			
PALYA JOSEPH J	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	DREHER TOWNSHIP	
	NEW AMERICAN FUNDING		97,680.00
LUKANS FARM RESORT INC	HONESDALE NATIONAL BANK	PALMYRA TOWNSHIP	100,000.00
FRIED BRIAN	SUMMIT MORTGAGE CORPORATION	SALEM TOWNSHIP	
FRIED TAMMIE	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS		175,200.00
KUZMIAK MICHAEL	HONESDALE NATIONAL BANK	PALMYRA TOWNSHIP	150,000.00
MERRING ILONA M	FEDERAL HOUSING COMMISSIONER	STERLING TOWNSHIP	
ROHDE GEORGE MICHAEL			342,000.00
MERRING ILONA M	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	STERLING TOWNSHIP	
ROHDE GEORGE MICHAEL	FAIRWAY INDEPENDENT MORTGAGE CORPORATION		342,000.00
MILLER CASIDY AKA	FNCB BANK	CLINTON TOWNSHIP 1	
MILLER CASSIDY AKA	F N C B BANK		125,000.00
KARCHER CLAUDIA	WAYNE BANK	BUCKINGHAM TOWNSHIP	15,000.00
PELLEGRINO JOHN	UNITED WHOLESALE MORTGAGE MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	PAUPACK TOWNSHIP	
			400,000.00
HANDLOFF ROBERT E	RELIANCE FIRST CAPITAL MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	PRESTON TOWNSHIP	
			376,475.00
THEOBALD CHARLES J	HONESDALE NATIONAL BANK	CLINTON TOWNSHIP 1	
THEOBALD AMY S			50,000.00
FITZE AMY S			
EAGLES VIEW INVESTMENTS LLC	HONESDALE NATIONAL BANK	TEXAS TOWNSHIP 1 & 2	40,000.00
EAGLES VIEW INVESTMENTS LLC			
GLADSTONE ROBERTA A	NEWREZ LLC NEWREZ L L C	LEHIGH TOWNSHIP	
	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS		183,200.00
DEVAUL KRISTOFER	EMM LOANS LLC E M M LOANS L L C	PALMYRA TOWNSHIP	
	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS		380,950.00

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

WATERS JERE L	HOUSING & URBAN DEVELOPMENT	WAYMART BOROUGH	4,312.08
CALLOW KEITH R AKA	HOUSING & URBAN DEVELOPMENT	DREHER TOWNSHIP	
CALLOW JENNIFER E AKA			
CALLOW KEITH AKA			
CALLOW JENNIFER AKA			6,067.32
BERARDI LORETTA	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS ROCKET MORTGAGE	PRESTON TOWNSHIP	245,471.00
NRJTWOK INVESTMENTS LLC	DIAMOND CREDIT UNION	SALEM TOWNSHIP	
NRJTWO K INVESTMENTS LLC			202,500.00
GOLLIER FLORIAN	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	TEXAS TOWNSHIP 1 & 2	
GOLLIER KIRSTEN	SUMMIT MORTGAGE CORPORATION		243,000.00

**DEEDS**

<b>GRANTOR</b>	<b>GRANTEE</b>	<b>LOCATION</b>	<b>LOT</b>
SHELLEY JEFFREY L	SANTOS FABIO	DREHER TOWNSHIP	
RODNITE PATRICK B	RODNITE PATRICK B	PAUPACK TOWNSHIP	
RODNITE LINDAMAY			LOT 124
PORTENOY BRADLEY S	PORTENOY BRADLEY TR	LAKE TOWNSHIP	
PORTENOY CATHERINE	PORTENOY CATHERINE TR BRADLEY PORTENOY TRUST CATHERINE PORTENOY TRUST		LOT 1210
VANWINCKLE MICHELE LYNN	RAMOS MICHELE LYNN	STERLING TOWNSHIP	
RAMOS MICHELE LYNN	RAMOS JORGE		LOT 100
HAGERTY STEVEN JR	WILLIS DARREL WILLIS TANEISHA	LEHIGH TOWNSHIP	LOT 362
TREAT JEFFREY S ADM	BALDWIN HILL LLC	DAMASCUS TOWNSHIP	
SENFT RICHARD J EST	BALDWIN HILL L L C		LOT 1
LYTTLE JOHN W JR	BOYDSTON DOUGLAS W	DAMASCUS TOWNSHIP	
LYTTLE CONSTANCE F	BOYDSTON BARBARA E		
DIEHL ANDREW J	DIEHL ANDREW J	DAMASCUS TOWNSHIP	
DIEHL TINA	DIEHL TINA		
KELLY BRIAN	KELLY TAMARA D KELL Y BRIAN F	LAKE TOWNSHIP	LOT 1394
HANKINS PAUL C	HANKINS PAUL C	LAKE TOWNSHIP	
HANKINS MARY AKA	HANKINS MARY G		LOT 5WR
HANKINS MARY G AKA			
AUSTIN ELIZABETH	FRIED BRIAN FRIED TAMMIE	SALEM TOWNSHIP	LOT 1909
TORTORICI GIUESSPE	MASTALERZ ADAM M	STERLING TOWNSHIP	
TORTORICI ANNA			
SIROTNAK JOHN	FOSTER JAMES A	CHERRY RIDGE TOWNSHIP	
CHERRY RIDGE ASSOCIATION	FOSTER PATRICIA		LOT 21
SPORY PENNY A	SPORY RICHARD FRANKLIN	DREHER TOWNSHIP	
SEPE JOSEPH JOHN			
GOZIAS IRINA	GLADSTONE ROBERTA A	LEHIGH TOWNSHIP	LOT 113
ACCISANO WILLIAM	DEVAUL KRISTOFER	PALMYRA TOWNSHIP	
ACCISANO ELSA			LOT 2

HOFFMANN CHRISTOPHER	DUROCHER KENNETH	HAWLEY BOROUGH
HOFFMANN LAURIE ANN	DUROCHER DEBORAH	
GOLD ANDREW S		
DEBLASE RONALD G JR	DEBLASE RONALD G JR	SALEM TOWNSHIP
DEBLASE JILL Y	DEBLASE BRAD A	
DEBLASE BRAD A	DEBLASE KELLY L	
TUNIS EILEEN	KROG FRANK	SALEM TOWNSHIP
TUNISNEWMAN EILEEN		
NEWMAN EILEEN TUNIS		
BICKHART CHARLES W III ADM	JBOTGONE LTD	DREHER TOWNSHIP
BICKHART PHILIP E EST	J B O T G ONE L T D	
DERRICO JASON	PALMER ARTHUR	LEHIGH TOWNSHIP
	LAPWORTH AMY	
THOMAS RONALD L JR	THOMAS JANE A	CHERRY RIDGE TOWNSHIP
THOMAS JANE A		
THOMAS JANE C	LEGG JEFFREY D JR	CHERRY RIDGE TOWNSHIP
THOMAS JANE A	LEGG ANASTASIA	
MCLAUGHLIN JAMES L	DELLEDONNE NICHOLAS J	BUCKINGHAM TOWNSHIP
	DELLEDONNE BEVERLY A	
RESTI GARY III	BERARDI LORETTA	PRESTON TOWNSHIP
RESTI STEPHANIE		
LIVINGSTONE JAMES AKA	LIVINGSTONE JAMES	LAKE TOWNSHIP
LIVINGSTONE JAMES F AKA	LIVINGSTONE ANDREA C	
TRACY ROBERT A	RUPARELIA NINA	LEHIGH TOWNSHIP
RUPARELIA NINA		
RUPARELIATRACY NINA		
TRACY NINA RUPARELIA		LOT 20
RUGGIRELLO JOSEPH J	RUGGIRELLO CRAIG TR	SOUTH CANAAN TOWNSHIP
RUGGIRELLO DEBORAH	RUGGIRELLO JOSEPH J TR	
	RUGGIRELLO SABRINA TR	
	JOSEPH RUGGIRELLO TRUST	
	DEBORAH RUGGIRELLO TRUST	PARCEL B 2B 3
CARLO MICHAEL R	CARLO PETER M TR	PAUPACK TOWNSHIP
CARLO CECELIA	HOFFMAN ROSEANN TR	
	MICHAEL CARLO TRUST	
	CECELIA CARLO TRUST	LOT 286
WARFIELD KEVIN L	HOCKMAN TIMOTHY	LAKE TOWNSHIP
WARFIELD JULIE ANN	HOCKMAN SHEILA	LOT 39
OGOF SINCLAIRE JORDAN	OGOF MARLA	LAKE TOWNSHIP
OGOF MARILYN PAIGE		LOT 3533
HILL ANDREW RYAN	NRJTWOK INVESTMENTS LLC	SALEM TOWNSHIP
ANDERSON JILL	N R J TWO K INVESTMENTS L L C	
CAREY EUGENE	GUERRIERI STEPHEN A	LAKE TOWNSHIP
CAREY CHRISTINE	GUERRIERI SUSAN L	
BESKO REALTY HOLDINGS LLC	HOLL LOGAN	HONESDALE BOROUGH
BESKO REALTY HOLDINGS L L C		
JOHN GEORGE M	GOLLIER FLORIAN	TEXAS TOWNSHIP 1 & 2
JOHN EIRENE G	GOLLIER KIRSTEN	

**COURT CALENDAR — THIRD FLOOR HISTORIC COURTROOM**

*March 4, 2024–March 8, 2024*

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**Monday, March 4, 2024**

9:00 AM  
Kearns v. Kearns 226-2022-DR  
Custody Hearing  
Pro Se/Pro Se

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1:00 PM  
DRO Contempt

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1:30 PM  
De Novo Hearings  
503-2023-DR  
Wormuth v. March  
Farrell/Martin

**Wednesday, March 6, 2024**

8:45 AM  
Edwards v. Loposky 249-2019-DR  
Custody Pre-Trial  
Pro Se/ Pro Se

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9:00 AM  
Central Court 3rd Floor Courtroom

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9:00 AM  
Rapp v. Rapp 494-2019-DR  
Contempt  
Bugaj/martin

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10:00 AM  
Hall v. Wallace 222-2021-DR  
Hearing on Legal Fees  
Clause/Muir

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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  
Linde v. Linde 348-2019-CV  
Argument  
Byrne/Mulcahey

**Thursday, March 7, 2024**

9:00 AM  
Formal Arraignment  
12-2024-CR O'Brien, Daniel  
16-2024-CR Pinand, Cassie

---

9:00 AM  
Commonwealth Matters  
Sentencing 249-2023-CR Granata, Jeffrey Campbell  
Sentencing 314&392-2023-CR Pierce, Andrew Burlein  
Sentencing 378-2023-CR McEvoy, Kathleen Munley  
Sentencing 365-2023-CR Hnatko, Daniel Martin II  
Sentencing 13-2023-CR Korman, Allison Burlein  
Sentencing 65,94&128-2023-CR Young, Patrick Moulton  
Violation of Parole 111-2021-CR Bryant, Thomas Martin II  
Formal Arraignment 13-2024-CR McLaughlin, Dan Martin II  
Arrest Prior to Req 21-2024-MD Casabianca, Michael  
Violation of Probation 332-2021-CR Davis, Branden Farrell  
Violation of Parole 306-2023 Knecht, Brandon Burlein  
Modify Bail 43-2024-CR Emeigh, Kenny Martin II  
Bail Modification 321-2023; 348-2023-CR Hessler, Marisa Farrell  
Motion to withdraw Guilty plea 235-2023-CR Zielinski, Michael Martin II

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1:00 PM  
Commonwealth Matters  
358-2023-CR Moser, Theodore GP Scanlon  
2-2024-CR Buck, Joel GP Scanlon  
370-2023-CR Minor III, Joseph GP Collins  
354-2023-CR Trump, Blair ARD Spizer  
368-2023-CR Rossi, Brittany ARD Farrell  
333-2023-CR Russo, John GP Ossont  
334-2023-CR Diehl, Elysia GP Farrell  
395-2023-CR Gaudenzi, Andrew GP Scanlon  
323-2023-CR Guinther, Daniel GP Farrell  
356-2023-CR Stefanik, Sonya ARD Farrell  
34-2024-CR Knapp, Laurie ARD Farrell  
349-2023-CR Millon, Cee ARD Katsock  
345-2023-CR Westgate, William GP Eagen

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2:00 PM  
Plea Offers  
149-2023-CR Mahan, Richard Katsock  
106-2022-CR Gerrity, James Brown  
101-2023-CR Biondo, Jacquelyn Burlein  
360-2023-CR Havenstrite, Keith Burlein  
29-2023-CR Kristoferson, Edward Burlein  
254-2023-CR Roland, Daniel Collins  
361-2023-CR Quirk, Thomas Collins

336-2023-CR Kane, Robert Martin II  
388-2023-CR Trusky, Jesse Burlein  
266-2023-CR Showver, Kristoffer Burlein  
225-2023-CR Price, Dylan Lermittie

**Friday, March 8, 2024**

9:00 AM  
PFA  
572-2023-DR (Petition to Amend PFA) Kennedy v. Sheely Thomas/Pro Se

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10:00 AM  
Welch v. Bennett 695-2016-(Wyoming County Case)  
Review Hearing  
Taylor/Pro se

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

*March 4, 2024–March 8, 2024*

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**Monday, March 4, 2024**

9:00 AM  
Unger v Paupack Twp 313-2020-cv  
NJ trial  
Clause/Heisler

**Tuesday, March 5, 2024**

9:00 AM  
In Re: B.S. 26-2023-AD  
Petition to Confirm Consent  
Anderson/Turestsy/Burlein/Henry

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9:00 AM  
In Re: K.S. 28-2023-AD  
Hearing on Petition to confirm consent  
Anderson/Collins/Farrell/Martin II

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9:00 AM  
Unger v Paupack Twp 313-2020-cv  
NJ trial  
Clause/Heisler

**Wednesday, March 6, 2024**

10:00 AM  
Bresset & Santora, LLC v. Borushak 20-2023-CV  
Hearing on Plaintiff's Motion for Citation of Contempt and for Imposition of  
Sanctions  
Bresset/Pro Se

---

11:00 AM  
In Re: S.D. 22-2023-JV  
Delinquency & Disposition  
DA/Farrell

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1:30 PM  
In Re: J.F. 25-2017-JV  
Placement review hearing  
DA/Martin II

---

2:00 PM  
In Re: B.G. 45-2023-JV  
Finding of Fact Hearing  
DA/Burlein

**Thursday, March 7, 2024**

9:00 AM  
In Re: Estate of Bourke 17-2024-OCD  
Hearing on Petition to Approve Sale of Real Estate  
Zimmer

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10:00 AM  
In Re: A.F. 20-2022-AD  
Adoption  
Collins/Anderson/Campbell

**Friday, March 8, 2024**

9:00 AM  
Peterson v. Johnston & Rhodes 100-2021-CV  
Status Conference & Contempt  
Rydzewski/Schaub/Howell

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10:00 AM  
Locust Grove v Currie and KSJDLH 371-2022-cv  
NJ trial  
Weed/Rydzewski

**CUSTODY CALENDAR**

*March 4, 2024–March 8, 2024*

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**Tuesday, March 5, 2024**

9:30 AM  
Ogunleye v. Ogunleye 404-2014-DR  
Divorce Hearing (Zimmerman)  
J.Ellis/Fischer

**Friday, March 8, 2024**

9:00 AM  
Hannel v. Wallen 52-2024-DR  
Conciliation Conference (Karam)

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9:30 AM  
Cardone v. Graham 47-2024-DR  
Conciliation Conference(Karam)

---

10:00 AM  
Turner v. Chapman 42-2024-DR  
Conciliation Conference (Karma)  
Pro Se/ Pro Se

---

10:30 AM  
Post v. Post 43-2024-DR  
Conciliation Conference (Karam)  
Campbell/Pro Se

---

11:00 AM  
Ashton v. Jarmolinski 33-2024-DR  
Conciliation Conference (Karam)  
Pro Se/ Pro Se

---

1:00 PM  
Everitt v. Everitt 383-2021-DR  
Divorce Conference (Zimmerman)  
Farrell/Pro Se

---

1:00 PM  
Gold v. Gold 448-2022-DR  
Conciliation Conference (Karam)  
Campbell/Bugaj

---

1:30 PM  
Gay v . Gay 267-2023-DR  
Divorce Conference (Zimmerman)  
T.Farley/Clause

1:30 PM  
 Rake v. DeGraw 29-2024-DR  
 Conciliation Conference (Karam)  
 Campbell/Pro Se

2:00 PM  
 Wood v. Wood 384-2023-DR  
 Conciliation Conference (Karam)  
 Devlin/Thomas

2:30 PM  
 Pino v. Pino 520-2023-DR  
 Conciliation Conference (Karam)  
 J.Ellis/

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