

WAYNE COUNTY BAR ASSOCIATION

OFFICIAL LEGAL  
**JOURNAL**  
OF WAYNE COUNTY, PA



22nd Judicial District

**April 5, 2024**  
**Vol. 14, No. 6**  
**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.



© 2023 *Legal Journal of Wayne County*

*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.*

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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

**Treasurer**

Brian T. Field

**Recorder of Deeds, Register of Wills**

Deborah Bates

**Coroner**

Edward Howell

**Auditors**

Carla Komar  
Catherine Rickard  
Robin Sampson

# *Raising the Bar*



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

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

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

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

Hours: Available Upon Request

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

**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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**ESTATE NOTICE**

Estate of Jack E. Siniawa  
AKA Jack E. Sinawa  
Late of Waymart Borough  
ADMINISTRATOR  
Robert C. Grimm  
P.O. Box 172  
Waymart, PA 18472  
ATTORNEY  
Jeffrey S. Treat  
Attorney at Law  
1018 Church Street  
Honesdale, PA 18431

**4/5/2024 • 4/12/2024 • 4/19/2024**

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**ESTATE NOTICE**

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the estate of Joan Navarra, late of Honesdale, Wayne County, PA., Date of death February 16, 2024. 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.

**4/5/2024 • 4/12/2024 • 4/19/2024**

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**ESTATE NOTICE**

Estate of Cecelia Fowler  
Late of Dyberry Township  
EXECUTOR  
Wayne Bank  
717 Main Street  
Honesdale, PA 18431  
ATTORNEY  
Timothy P. Barna, Esq.  
207 Tenth Street  
Honesdale, PA 18431

**4/5/2024 • 4/12/2024 • 4/19/2024**

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**ESTATE NOTICE**

Estate of Doris M. Day  
AKA Doris Day  
Late of Honesdale Borough  
EXECUTOR  
Treva Day  
119 Mid Valley Road  
Lake Ariel, PA 18436  
ATTORNEY  
Nicholas A. Barna, Esq.  
207 Tenth Street  
Honesdale, PA 18431

**4/5/2024 • 4/12/2024 • 4/19/2024**

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**ESTATE NOTICE**

Estate of Kathryn L. Schulz  
AKA Kathryn Linthicum Schulz  
AKA Kathryn Schulz  
Late of South Canaan Township  
ADMINISTRATOR  
Elizabeth D. Linthicum  
131 Fallbrook Street  
Carbondale, PA 18407  
ATTORNEY  
Nicholas A. Barna, Esq.  
207 Tenth Street  
Honesdale, PA 18431

4/5/2024 • 4/12/2024 • 4/19/2024

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**ESTATE NOTICE**

Estate of Marilyn L. Highhouse  
AKA Marilyn Louise Highhouse  
AKA Marilyn Highhouse  
Late of Honesdale Borough  
EXECUTOR  
James A. Highhouse  
25 Stanton Street  
Honesdale, PA 18431  
ATTORNEY  
Nicholas A. Barna, Esq.  
207 Tenth Street  
Honesdale, PA 18431

4/5/2024 • 4/12/2024 • 4/19/2024

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**ESTATE NOTICE**

Estate of Christine McLain  
Late of Moscow  
EXECUTOR  
Gregg L. McLain A/K/A Gregg  
Leigh McLain  
333 W. Depot Ave., Apt. 211  
Knoxville, TN 37917  
ATTORNEY  
Matthew H. Walker, Esq.  
PO Box 747  
Hamlin, PA 18427

4/5/2024 • 4/12/2024 • 4/19/2024

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**ESTATE NOTICE**

**NOTICE IS HEREBY GIVEN,**  
that Letters of Administration have  
been issued in the Estate of  
Geraldine M. Berninger, a/k/a  
Geraldine Berninger, a/k/a Gerri  
Berninger, who died on January 3,  
2024, late resident of Hawley, PA  
18428, to Sarah A. Schwindt and  
Noah Riley Berninger, Co-  
Administrators 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 Sarah A. Schwindt and  
Noah Riley Berninger, Co-  
Administrators 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

3/29/2024 • 4/5/2024 • 4/12/2024

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**ESTATE NOTICE**

**NOTICE IS HEREBY GIVEN,**  
that Letters of Administration have  
been issued in the Estate of Frank  
Charles Brigante, a/k/a Frank C.  
Brigante, a/k/a Frank Brigante,  
who died on March 9, 2024, late  
resident of Newfoundland, PA  
18445, to Anthony J. Brigante,  
Administrator 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 Anthony J. Brigante,  
Administrator, 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

3/29/2024 • 4/5/2024 • 4/12/2024

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**ESTATE NOTICE**

Estate of Nancy K. Holpert a/k/a  
Nancy Kershaw  
Late of Scott Township  
ADMINISTRATOR  
Joseph Holpert, Jr.  
268 Roberts Road  
Starlight, PA 18461  
ATTORNEY  
Frances Gruber, Esq.  
214 Ninth Street  
Honesdale, PA 18431  
(570) 253-5400

3/29/2024 • 4/5/2024 • 4/12/2024

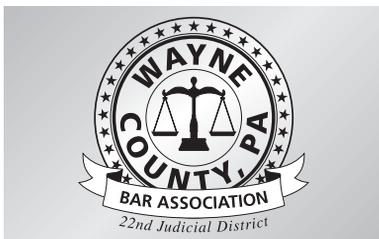
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**ESTATE NOTICE**

Estate of Edward J. Reilly, Jr.  
Late of Lake Ariel  
ADMINISTRATOR  
Penny Parkins  
102 Elm Drive  
Elmhurst Twp., PA 18444  
ATTORNEY  
Curt M. Parkins, Esquire  
538 Biden St., Suite 430  
Scranton, PA 18503

3/29/2024 • 4/5/2024 • 4/12/2024

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**ESTATE NOTICE**

Estate of Willie J. Gary  
Late of Canaan Township  
ADMINISTRATOR  
Lyasia N. Ashley  
100-13 34th Ave.  
Corona, NY 11368  
ATTORNEY  
Curt M. Parkins, Esquire  
538 Biden St., Suite 430  
Scranton, PA 18503

3/29/2024 • 4/5/2024 • 4/12/2024

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**ESTATE NOTICE**

Estate of Kathleen A. Donahue  
Late of Honesdale Borough  
ADMINISTRATRIX  
Melissa B. Donahue a/k/a Melissa  
Beth Donahue  
515 Grove Street  
Honesdale, PA 18431  
ATTORNEY  
Frances Gruber, Esq.  
214 Ninth Street  
Honesdale, PA 18431

3/22/2024 • 3/29/2024 • 4/5/2024

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**ESTATE NOTICE**

Notice is hereby given that Letters of Administration have been granted in the Estate of Daniel Edward Lake, a/k/a Daniel E. Lake, late of Honesdale Borough, Wayne County, Pennsylvania, who died on January 17, 2024. All persons having claims or demands against the estate of the decedent shall make them known and present them, and all persons indebted to the decedent shall make payment thereof, without

delay, to Donald A. Lake, Jr.,  
Administrator, c/o Richard B.  
Henry, Esquire, Attorney for the  
Estate, 1105 Court Street,  
Honesdale, PA 18431.

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

**3/22/2024 • 3/29/2024 • 4/5/2024**

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**ESTATE NOTICE**

Estate of Frank J. Ralls  
Late of Paupack Township  
EXECUTOR  
John D. Landis  
2451 Wassergrass Rd.  
Hellertown, PA 18055  
ATTORNEY  
William J. Fries  
645 W. Hamilton St., Suite 800  
Allentown, PA 18101

**3/22/2024 • 3/29/2024 • 4/5/2024**

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**ESTATE NOTICE**

**NOTICE IS HEREBY GIVEN,**  
that Letters Testamentary have been  
issued in the Estate of David T.  
Brooking, a/k/a David Brooking,  
a/k/a Dave Brooking, a/k/a David  
Tracy Brooking, who died on March  
2, 2024, late resident of Bethany, PA  
18431, to Kathleen E. Brooking,  
a/k/a Kathleen Evelyn Brooking,  
Executrix of the Estate. All persons  
indebted to said estate are required  
to make payment and those having  
claims or demands are to present the  
same without delay to Kathleen E.  
Brooking, Executrix c/o Law

Offices of ALFRED J. HOWELL,  
Attorney for the Estate, at 109 Ninth  
Street, Honesdale, PA 18431.

ALFRED J. HOWELL, ESQUIRE  
ATTORNEY FOR THE ESTATE

**3/22/2024 • 3/29/2024 • 4/5/2024**

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**ESTATE NOTICE**

**NOTICE IS HEREBY GIVEN,**  
that letters Testamentary have been  
issued to Sam H. Murphy a/k/a  
Sam Houston Murphy in the Estate  
of Richard A. Murphy, who died  
on February 16, 2024, late resident  
of 1555 Roosevelt Highway,  
Prompton, Pennsylvania 18456. 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 the law offices of JOHN J.  
MARTIN, ESQUIRE, Attorney for  
the Estate, at 1022 Court Street,  
Honesdale, PA 18431

JOHN J. MARTIN, ESQUIRE  
ATTORNEY FOR THE ESTATE

**3/22/2024 • 3/29/2024 • 4/5/2024**

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**OTHER NOTICES**

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**NOTICE**

Notice is hereby given that Cul  
Stile, 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

4/5/2024

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**NOTICE**

Notice is hereby given that Dillon on the Delaware 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 a Bed and Breakfast and Event Center 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: 260 Dillontown Road, Equinunk, PA 18417

4/5/2024

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**CHANGE OF NAME**

In the Court of Common Pleas, Wayne County, Pennsylvania, Civil Division: In RE: In the Matter of the Petition of Safiah Fauziah Persaud for Change of Name.

Notice is hereby given that on February 29, 2024, the Petition for Change of Name was filed in the above Court, requesting an Order to change the Petitioner's name to Safiah Levano. The Court has fixed the 12th day of June, 2024, at 11:00AM in Courtroom 2 at the Wayne County Courthouse located at 925 Court Street in Honesdale, PA 18431 as the time and place for the hearing of said petition for name change, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

4/5/2024

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**NOTICE**

IN RE: ACCOUNT OF  
ESTATE OF ELIZABETH  
GRAMBS THOMAS  
A/K/A LIBBY THOMAS

NO. 37-OCD-2024

NOTICE OF FILING OF  
ACCOUNT  
AND ISSUANCE OF  
DECREE NISI

NOTICE IS HEREBY GIVEN  
THAT GEORGE R. KORB,  
EXECUTOR OF THE ESTATE  
OF ELIZABETH GRAMBS  
THOMAS ALSO KNOWN AS

LIBBY THOMAS, HAS FILED IN THE ORPHAN'S COURT DIVISION, AND PRESENTED FOR CONFIRMATION HIS ACCOUNT OF HIS ADMINISTRATION OF THE ESTATE ON MARCH 6, 2024. THE ORPHANS' COURT (MEAGHER, J.) ISSUED A DECREE NISI ON MARCH 8, 2024 CONFIRMING THE ACCOUNT NISI, SUBJECT TO THE FILING OF OBJECTIONS WITHIN THIRTY (30) DAYS THEREOF. IN THE EVENT NO OBJECTIONS ARE FILED BY ANY INTERESTED PARTY BEFORE THAT DATE THE DECREE NISI WILL BE CONFIRMED ABSOLUTE. ALL PERSONS INTERESTED ARE HEREBY NOTIFIED TO FILE, PRIOR TO OR AT THE DATE SET FOR THE CONFIRMATION OF THE DECREE NISI AND SHOW CAUSE, IF ANY THEY HAVE, WHY SUCH ACCOUNT SHOULD NOT BE CONFIRMED.

REFERENCE IS MADE TO THE ACCOUNT OF THE EXECUTOR FOR FURTHER PARTICULARS.

DATED MARCH 14, 2024

3/29/2024 • 4/5/2024



**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  
APRIL 17, 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 17th day of April, 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 real property situate in the Township of Dreher, County of Wayne and Commonwealth of Pennsylvania, to wit: designated as Tract No. TWO on a map of lands of Charles Dinda, bounded and described as follows, to wit:

BEGINNING at a point in or near the center of Penna. Route 196 from Mount Pocono to Sterling, being also a corner of tract #1, thence along tract #1, South 75 degrees 57 minutes 00 seconds East (at 30.18 feet passing an iron pin) for 454.54 feet to an iron pin in line of lands now or formerly of Charles Bowen thence along lands now or formerly of Charles Bowen, South 47 degrees 20 minutes 50 seconds West

for 364.05 feet to a pipe, being also a corner of lands now or formerly of Douglas Smith, thence along lands now or formerly of Douglas Smith, North 71 degrees 04 minutes 00 seconds West (at 256.92 feet passing a pipe) for 286.92 feet to a point in or near the center of the above mentioned Penna. Route 196, thence in and along the center of Penna Route 196, North 20 degrees 25 minutes 50 seconds East for 281.59 feet to the point and place of beginning. CONTAINING 2.514 acres. Under and subject to the A.T. &T. and road right of ways as visible on the premises.

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

BEING KNOWN AS: 268 N-SOUTH TURNPIKE ROAD, NEWFOUNDLAND, PA 18445

PROPERTY ID NUMBER: 08-0-0372-0039

BEING THE SAME PREMISES WHICH CHARLOTTE LENT, BY HER ATTORNEY IN-FACT, STEVEN R. GUCCINI BY DEED DATED 9/1/1987 AND RECORDED 9/9/1987 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 471 AT PAGE 1141, GRANTED AND CONVEYED UNTO RICHARD P. WINTERS AND MELISSA M. WINTERS, HUSBAND AND WIFE.

Seized and taken in execution as property of:  
Melissa Winters AKA Melissa M Winters 268 North South Turnpike Road NEWFOUNDLAND PA 18445  
Richard Winters aka Richard P. Winters 268 Noth-South Turnpike Road NEWFOUNDLAND PA 18445

Execution No. 570-Civil-2023  
Amount \$27,998.70 Plus additional costs

February 5, 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.

Danielle DiLeva Esq.

3/22/2024 • 3/29/2024 • 4/5/2024

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**SHERIFF'S SALE  
APRIL 17, 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 17th day of April, 2024 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THAT CERTAIN lot, piece or parcel of land situated, lying and being in the Township of Salem, County of Wayne and State of Pennsylvania, more particularly described as Lot No. 685, Section III, in the Indian Rocks Development, as shown on a

Subdivision Plan which is recorded in the Office of the Recorder of Deeds of Wayne County in Map Book Volume 17, at Page 40, dated July 27, 1971

BEING KNOWN AS: 25  
QUAKING ASPEN LANE, LAKE  
ARIEL, PA 18436

PROPERTY ID NUMBER: TAX  
MAP NO. 22-0-0006-  
0147/CONTROL NO. 053666

BEING THE SAME PREMISES  
WHICH STACY D. GANDS BY  
DEED DATED 9/4/2020 AND  
RECORDED 9/11/2020 IN THE  
OFFICE OF THE RECORDER OF  
DEEDS IN DEED BOOK 5708 AT  
PAGE 301, GRANTED AND  
CONVEYED UNTO MARIA  
CONCEPCION SAEZ

**YOUR HOMETOWN  
INSURANCE FRIENDS**

*Providing You and Your Small Business with*

**AFFORDABLE**

**COMMERCIAL INSURANCE**



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**HONESDALE OFFICE • 570-253-6330**

**MOSCOW OFFICE • 570-842-9600**

**[www.OlsommerClarke.com](http://www.OlsommerClarke.com)**

MIRANDA, NOW DECEASED.

Seized and taken in execution as property of:

Carlos Ramos Solely in His Capacity as Heir of Maria Concepcion Saez Miranda AKA Maria C. Saez Miranda AKA Maria C. Saez, Deceased 6317 Eliot Avenue MIDDLE VILLAGE NY 11379

Jimmy Ramos Solely in His Capacity as Heir of Maria Concepcion Saez Miranda aka Maria C. Saez Miranda aka Maria C. Saez, Deceased 1052 Deltona Blvd. DELTONA FL 32725  
Unknown Heirs of Maria Cencepcion Miranda aka Marie C. Saez Miranda aka Maria C. Saez 25 Quaking Aspen Lane LAKE ARIEL PA 18436

Execution No. 320-Civil-2023  
Amount \$143,658.44 Plus additional costs

February 6, 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.

Danielle DiLeva Esq.

3/22/2024 • 3/29/2024 • 4/5/2024

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

By virtue of a writ of Execution instituted by: Commonwealth Land Title Insurance Company issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 24th day of April, 2024 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATED, LYING AND BEING IN THE TOWNSHIP OF DAMASCUS, COUNTY OF WAYNE AND COMMONWEALTH OF PENNSYLVANIA.

FIRST PARCEL: BEGINNING AT A STAKE AND STONES CORNER; THENCE ALONG LINE OF LAND OF MARSHALL KEESLER AND N. CONKLIN, SOUTH 18 CHAINS AND 84 LINKS TO A STAKE AND STONES CORNER THE SAME

BEING ALSO CORNER OF LANDS LATE OF OLIVER PROSSER; THENCE WEST 23 CHAINS AND 95 LINKS TO A STAKE AND STONES CORNER; THENCE NORTH 19 CHAINS AND 15 LINKS TO A STAKE AND STONES CORNER AND THENCE ALONG LINE OF LAND OF MARSHALL KEESLER, SOUTH 89 DEGREES EAST 23 CHAINS AND 97 LINKS TO THE PLACE OF BEGINNING.

CONTAINING 38 7/10 ACRES BE THE SAME MORE OR LESS.

SECOND PARCEL: BEGINNING AT THE SOUTHEAST CORNER OF LOT NO. 1 AND NORTHEAST CORNER OF LOT NO. 2 IN THE SUBDIVISION LINE OF THE "SWEIGERT LOTS" AND IN THE EAST LINE OF THE ORIGINAL SURVEY; THENCE SOUTH 13 CHAINS AND 85 LINKS TO A CORNER BETWEEN LOTS NO. 2 AND NO. 3; THENCE WEST ALONG THE LINE BETWEEN SAID LOTS 2 AND 3, ABOUT 58 RODS AND 4 FEET TO A

CORNER; THENCE NORTH 13 CHAINS AND 85 LINKS TO A CORNER IN THE LINE BETWEEN LOTS NO. 1 AND LOT NO. 2; THENCE EAST ALONG THE LINE BETWEEN LOTS NO. LAND 2 ABOUT 58 RODS AND 4 FEET TO THE PLAT OF BEGINNING.

SAID LOT HEREBY CONVEYED TO CONTAIN EXACTLY 20 ACRES OF LAND. A DESCRIPTION OF THE TWO ABOVE PARCELS IN ACCORDANCE WITH A SURVEY MADE JUNE, 1968, BY JOHN A. BODNAR, IS AS FOLLOWS:

BEGINNING, IN THE SOUTHEASTERN CORNER OF A PARCEL OF LAND THIS DAY CONVEYED BY KENNETH DEIGHTON AND MILDRED DEIGHTON, HIS WIFE, TO JOSEPH CSEJKA, SINGLE, HAROLD NASH & FRIEDA NASH, HIS WIFE, AS JOIN TENANTS, BEING ALSO IN THE CENTER OF TOWNSHIP ROAD NO. 553; THENCE ALONG THE CENTER OF THE SAID

**JOHN**  
**REGAN**  
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TOWNSHIP ROAD NO. 553, THE FOLLOWING SEVEN (7) COURSES AND DISTANCES: NORTH 66 DEGREES 35 MINUTES WEST 220 FEET; THENCE NORTH 73 DEGREES WEST 100 FEET; THENCE NORTH 79 DEGREES WEST 120 FEET; THENCE NORTH 80 DEGREES WEST 200 FEET; THENCE NORTH 74 DEGREES 55 MINUTES WEST 200 FEET; THENCE NORTH 70 DEGREES 23 MINUTES WEST 100 FEET; THENCE NORTH 67 DEGREES 25 MINUTES WEST 100 FEET TO A CORNER IN LINE OF LANDS NOW OR FORMERLY OF GODFREY HADBAFNICK; THENCE NORTH 5 DEGREES 35 MINUTES EAST 810 FEET; THENCE NORTH 83 DEGREES 15 MINUTES WEST 370 FEET; THENCE NORTH 10 DEGREES 39 MINUTES EAST 1,283 FEET TO THE LINE OF LANDS NOW OR FORMERLY OF DONALD KRAMER, ET UX, THENCE SOUTH 84 DEGREES 5 MINUTES EAST 1,300 FEET TO A CORNER IN A LINE OF LAND NOW OR FORMERLY OF AINSLEY KEESLER; THENCE ALONG THE SAID KEESLER, SOUTH 5 DEGREES 25 MINUTES WEST 690 FEET TO A CORNER; THENCE SOUTH 85 DEGREES 30 MINUTES WEST 13 FEET TO A CORNER IN LINE OF LANDS NOW OR FORMERLY OF GEORGE KUEHNEL IN THE CENTER OF A DIRT ROAD; THENCE ALONG THE CENTER OF THE SAID DIRT ROAD THE FOLLOWING

FOUR (4) COURSES AND DISTANCES: SOUTH 5 DEGREES 25 MINUTES WEST 567 FEET; THENCE SOUTH 6 DEGREES 5 MINUTES WEST 300 FEET; THENCE SOUTH 5 DEGREES 35 MINUTES WEST 616 FEET; THENCE

SOUTH 43 DEGREES EAST 96 FEET TO THE PLACE OF BEGINNING.

CONTAINING 60 ACRES OF LAND, HE THE SAME MORE OR LESS. EXCEPTING AND RESERVING OUT OF THE ABOVE DESCRIBED LANDS THE FOLLOWING DESCRIBED PARCEL:

BEGINNING IN THE CENTER OF TOWNSHIP ROAD NO. 553 IN THE SOUTHERN LINE OF LANDS NOW OR FORMERLY OF GODFREY HADBAFNICK; THENCE ALONG THE CENTER OF SAID TOWNSHIP ROAD NO. 553 THE FOLLOWING FIVE (5) COURSES AND DISTANCES: SOUTH 67 DEGREES 25 MINUTES EAST 100 FEET; THENCE SOUTH 70 DEGREES 25 MINUTES EAST 100 FEET; THENCE SOUTH 74 DEGREES 55 MINUTES EAST 200 FEET; THENCE SOUTH 80 DEGREES EAST 200 FEET; THENCE SOUTH 79 DEGREES EAST 120 FEET TO A CORNER; THENCE NORTH 84 DEGREES 25 MINUTES WEST 700 FEET TO A CORNER; THENCE NORTH 5 DEGREES 35 MINUTES EAST

104 FEET TO THE PLACE OF BEGINNING.

ALSO GRANTING AND CONVEYING TO JOSEPH CSEJKA, SINGLE AND HAROLD NASH & FRIEDA NASH, HIS WIFE, AS JOINT TENANTS AND NOT AS TENANTS IN COMMON WITH ALL THE INCIDENTS KNOWN TO JOINT TENANCY AT LAW, INCLUDING THE RIGHT OF SURVIVORSHIP, THE FOLLOWING DESCRIBED PARCEL OF LAND WHICH KENNETH DEIGHTON AND MILDRED DEIGHTON, HIS WIFE, BY DEED DATED AUGUST 3, 1968 AND RECORDED IN WAYNE COUNTY IN DEED BOOK NO. 245 AT PAGE 776, HOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING IN TOWNSHIP ROAD NO. 553 WHERE THE SAID TOWNSHIP ROAD INTERSECTS WITH HIGHWAY ROUTE NO. 63100; THENCE ALONG THE SAID TOWNSHIP ROAD, NORTH 66 DEGREES 35 MINUTES WEST 220 FEET TO A CORNER; THENCE NORTH 73 DEGREES WEST 100 FEET TO A CORNER; THENCE SOUTH 84 DEGREES 25 MINUTES EAST 312 FEET TO A CORNER IN THE CENTER OF A DIRT ROAD; THENCE ALONG THE CENTER OF THE SAID DIRT ROAD, SOUTH 43 DEGREES 96 FEE TO THE PLACE OF BEGINNING

Seized and taken in execution as property of:  
Robert Cowan 349 Steiner Road  
DAMASCUS PA 18415  
Benchmark Ventures 349 Steiner  
Road DAMASCUS PA 18415

Execution No. 253-Judgment-2023  
Amount \$111,295.00 Plus  
additional costs

February 7, 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.

James K. Haney

3/29/2024 • 4/5/2024 • 4/12/2024

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

By virtue of a writ of Execution instituted by: Rocket Mortgage, LLC, fka Quicken Loans, LLC fka Quicken Loans, Inc. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 24th day of April, 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:

**FIRST:**

ALL THAT CERTAIN lot, piece or parcel of land lying, situate and being in the Township of Paupack, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows, to wit

BEGINNING at a point in the center of a township road, said point being about four hundred sixty feet (460) southeasterly along the road from the original property line of the James Pappas and Helen Pappas, (his wife) property of which this is a part; thence North forty-nine degrees thirty minutes East (N. 49 degrees 30' E.) two hundred (200) feet to an iron pin corner, thence South forty degrees thirty minutes East (S. 40 degrees 30' E.) one hundred (100) feet to an iron pin corner; thence South forty-nine degrees thirty minutes West (S. 49 degrees 30' W.) two hundred (200) feet to a point in the center of said road. Thence along the center of said road North forty

degrees thirty minutes west (N. 40 degrees 30' W.) one hundred (100) feet to the place of BEGINNING.

CONTAINING twenty thousand (20,000) square feet.

The above description is in accordance with a survey made by Clarence E. Ferris, Civil Engineer and Licensed Land Surveyor, who was also county surveyor for the County of Wayne.

**SECOND:**

ALL THAT CERTAIN PIECE OR PARCEL of land, lying, situate and being in the Township of Paupack, County of Wayne and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a spike in the center of Township Road T-392, which spike is about five hundred ninety- three (593) feet from the division line between land now or formerly of Henry McHale and James Pappas; thence along the center of Route No. T-392 North fifty (50) degrees fifteen (15) minutes East thirty-three and fifteen hundredths (33.15) feet to the corner of land previously conveyed to Frank Ratay by James Pappas (Deed Book No. 195, page 484); thence along said lot North thirty-nine (39) degrees forty-five (45) minutes East two hundred (200) feet to the easternmost corner of said lot; thence thru land of the Grantor, James Pappas, South fifty (50) degrees fifteen (15) minutes East thirty- three and fifteen hundredths (33.15) feet to a pipe and South thirty-nine (39) degrees forty-five

(45) minutes West passing a pipe on the side of the road two hundred (200) feet to the point or place of

**BEGINNING. CONTAINING** within said bounds six thousand six hundred thirty (6,630) square feet of land. Surveyed by M. R. Zimmer, Surveyors, Honesdale, Pennsylvania, December 23, 1971.

**NOTE:** The Company is prohibited from insuring the area or quantity of the land. The Company does not represent that any acreage or footage calculations are correct. References to quantity are for identification purposes only.

Commonly known as: 65 Pfeifer Road, Lake Ariel, PA 18436

Tax Parcel: 19-0-0303-0105

Premises Being: 65 PEIFER RD, Lake Ariel, PA 18436

Seized and taken in execution as property of:  
Wilfred T. Merrill 651  
Montgomery Glen Dr Apt 318  
LANSDALE PA 19446  
Wanda L. Merrill 651 Montgomery  
Glen Dr Apt 318 LANSDALE PA  
19446

Execution No. 402-Civil-2023  
Amount \$179,205.50 Plus  
additional costs

February 8, 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.**

Carolyn Treglia Esq.

**3/29/2024 • 4/5/2024 • 4/12/2024**

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

By virtue of a writ of Execution instituted by: US Bank Trust National Association, not in its Individual Capacity but Solely as Owner Trustee for VRMTG Asset Trust issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 24th day of April, 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 AND TRACT OF LAND  
SITUATE, LYING AND BEING**

IN THE TOWNSHIP OF PAUPACK, 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 1033 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

February 8, 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.  
Matthew C. Fallings Esq.

**3/29/2024 • 4/5/2024 • 4/12/2024**

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**CIVIL ACTIONS FILED**


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*FROM MARCH 16, 2024 TO MARCH 22, 2024  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

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**JUDGMENTS**

NUMBER	LITIGANT	DATE/TIME	DESCRIPTION	AMOUNT
2000-20073	WHITE THOMAS	3/22/2024 4:00	SATISFACTION	—
2000-20681	PETOLICCHIO FRANCES	3/22/2024 4:02	SATISFACTION	—
2003-20395	BENNETT ANDREW V	3/22/2024 4:03	SATISFACTION	—
2003-20593	MERTINE ALISA LYNN WHEELING	3/22/2024 4:00	SATISFACTION	—
2003-20593	WHEELING ALISA LYNN MERTINE	3/22/2024 4:00	SATISFACTION	—
2004-20120	WEST WILLIAM J JR	3/22/2024 3:58	SATISFACTION	—
2004-20227	SEARS KATHLEEN	3/22/2024 3:57	SATISFACTION	—
2005-20323	WOMER SUZY	3/22/2024 4:00	SATISFACTION	—
2006-20120	WEST WILLIAM J JR	3/22/2024 3:58	SATISFACTION	—
2006-21768	JENKINS SUSAN	3/22/2024 4:02	SATISFACTION	—
2006-21769	JENKINS SUSAN	3/22/2024 4:02	SATISFACTION	—
2007-20038	URBAN PETER PAUL	3/22/2024 3:58	SATISFACTION	—
2007-20044	WEST SAMUEL	3/22/2024 4:00	SATISFACTION	—
2007-21258	WOMBACKER CORY JAMES	3/22/2024 4:00	SATISFACTION	—
2008-20169	VANDERSTAD DAWN M	3/22/2024 3:58	SATISFACTION	—
2008-20334	SCHMIDT FLOYD W	3/22/2024 3:57	SATISFACTION	—
2008-20421	WINER MICHAEL ALBERT	3/22/2024 4:01	SATISFACTION	—
2009-20111	WOLFE JEFFREY L	3/22/2024 4:00	SATISFACTION	—
2009-21889	WEST WILLIAM J JR	3/22/2024 3:58	SATISFACTION	—
2010-20414	SCHUMAN STEVEN M	3/22/2024 3:58	SATISFACTION	—
2011-21152	JOHANNES SONJA O	3/22/2024 4:03	SATISFACTION	—
2012-20287	WILLIAMS COLBY GEROLD	3/22/2024 4:01	SATISFACTION	—
2012-20730	JOHNSON CHRISTOPHER S	3/22/2024 4:03	SATISFACTION	—
2012-21010	WELLS JAMES CARLTON	3/22/2024 3:58	SATISFACTION	—
2012-21523	WISE BRETT	3/22/2024 4:01	SATISFACTION	—
2013-20444	HOLSTER WILLIAM JR	3/18/2024 1:45	SATISFACTION	—
2013-20632	ZAYATZ MICHAEL J	3/22/2024 4:01	SATISFACTION	—
2013-20949	PICKARD DANNIE A	3/22/2024 3:57	SATISFACTION	—
2014-20200	PERROTTI ANTHONY	3/22/2024 4:02	SATISFACTION	—
2014-20390	WILLIAMS TYLER	3/22/2024 4:01	SATISFACTION	—
2016-20880	PEREZ RAYMOND A	3/22/2024 4:02	SATISFACTION	—
2018-20267	SCHUMAN STEVEN JOHN	3/22/2024 3:58	SATISFACTION	—
2019-20050	ZAFFINO MAURIO ANTHONY	3/22/2024 4:00	SATISFACTION	—
2019-20052	WOLAK ERIC J	3/22/2024 4:00	SATISFACTION	—
2019-20205	MILLER WILLIAM	3/18/2024 1:45	SATISFACTION	—
2019-20326	PERRY JOHN JOSEPH	3/22/2024 4:01	SATISFACTION	—
2019-20828	PELLEGRINI NICOLE ANN	3/22/2024 4:01	SATISFACTION	—
2020-20049	JENNINGS GARRETT TIMOTHY	3/22/2024 4:03	SATISFACTION	—
2020-20125	PEREZ STEVEN	3/22/2024 4:01	SATISFACTION	—
2020-20126	PEREZ STEVEN	3/22/2024 4:01	SATISFACTION	—

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

2020-20202	GALLETTI JOSEPH ISMAEL	3/22/2024 3:57 SATISFACTION	—
2021-20769	HIGHHOUSE DUSTIN LYLE	3/22/2024 3:57 SATISFACTION	—
2023-00356	GANNON THOMAS	3/19/2024 8:50 WRIT EX/CONF JUDG	107,885.83
2023-00356	DODSON MATTHEW GARNISHEE	3/19/2024 8:50 WRIT EX/GARN/CONF JG	—
2023-00356	GANNON THOMAS	3/19/2024 12:12 WRIT OF EX/CONF JUDG	107,885.83
2023-00356	THE HILLTOP MANSION LLC GARNISHEE	3/19/2024 12:12 WRIT EX GARN/CONF JG	—
2023-00357	GANNON THOMAS	3/19/2024 8:59 WRIT EX/CONF JUDG	311,458.46
2023-00357	DODSON MATTHEW GARNISHEE	3/19/2024 8:59 WRIT EX/GARN/CONF JG	—
2023-00357	GANNON THOMAS	3/19/2024 11:59 WRIT OF EX/CONF JUDG	311,458.46
2023-00357	THE HILLTOP MANSION LLC GARNISHEE	3/19/2024 11:59 WRIT EX/GARN/CONF JG	—
2023-00426	GELDERMAN SHIANN	3/18/2024 11:26 DEFAULT JUDGMENT	13,589.94
2023-20252	RIFFLE CALIN JOAN	3/22/2024 3:57 SATISFACTION	—
2024-00040	LEFFERTS MICHAEL J	3/19/2024 3:22 JUDGMENT "IN REM"	82,264.19
2024-00040	LEFFERTS COLLEEN	3/19/2024 3:22 JUDGMENT "IN REM"	82,264.19
2024-20190	HEDDEN BRIAN	3/18/2024 9:27 JP TRANSCRIPT	1,622.75
2024-20191	HEDDEN BRIAN	3/18/2024 9:28 JP TRANSCRIPT	1,622.75
2024-20191	HEDDEN LISA	3/18/2024 9:28 JP TRAMSCRIPT	1,622.75
2024-20192	STANGER WILLIAM J	3/18/2024 9:29 JP TRANSCRIPT	3,050.75
2024-20192	STANGER ANITA	3/18/2024 9:29 JP TRANSCRIPT	3,050.75
2024-20193	COLIGAN WILLIAM J	3/18/2024 9:29 JP TRANSCRIPT	1,748.75
2024-20193	COLIGAN ESTHER	3/18/2024 9:29 JP TRANSCRIPT	1,748.75
2024-20194	DIXON EUGENE	3/18/2024 9:30 JP TRANSCRIPT	2,924.75
2024-20194	DIXON MICHELE	3/18/2024 9:30 JP TRANSCRIPT	2,924.75
2024-20195	DARK HORSE SPEED SHOP & HEAVY DIESEL INC	3/18/2024 11:36 TAX LIEN	614.75
2024-20196	ECHO STAR NETWORK	3/18/2024 11:49 MUNICIPAL LIEN	1,208.49
2024-20197	DAY JERRY H	3/18/2024 12:40 TAX LIEN	3,234.86
2024-20198	VITELLI STEVEN A	3/18/2024 12:40 TAX LIEN	2,231.32
2024-20198	VITELLI TAMMY L	3/18/2024 12:40 TAX LIEN	2,231.32
2024-20199	EBERT JEREMY	3/18/2024 12:42 TAX LIEN	3,976.29
2024-20200	MOODY JOEL	3/18/2024 12:42 TAX LIEN	3,436.51
2024-20200	MOODY JESSICA M	3/18/2024 12:42 TAX LIEN	3,436.51
2024-20201	ESTUS PATRICK A	3/18/2024 12:42 TAX LIEN	3,973.86
2024-20201	ESTUS MICHELLE L	3/18/2024 12:42 TAX LIEN	3,973.86
2024-20202	CKJKJ LLC	3/18/2024 12:42 TAX LIEN	2,471.02
2024-20203	APPLE CREEK LANDSCAPING & EXCAVATING LLC	3/18/2024 12:42 TAX LIEN	2,460.99
2024-20204	GOODWIN MELODY R	3/18/2024 12:42 TAX LIEN	16,732.00
2024-20205	BARNUM SHERRI A	3/18/2024 12:43 TAX LIEN	3,888.12
2024-20205	BARNUM WAYNE B	3/18/2024 12:43 TAX LIEN	3,888.12
2024-20206	MJL MECHANICAL LLC	3/19/2024 11:49 FEDERAL TAX LIEN	26,804.40
2024-20207	LEADER JOELLA ROSE	3/19/2024 12:11 JP TRANSCRIPT	1,583.01
2024-20208	THEODORE NICOLE	3/19/2024 12:27 JP TRANSCRIPT	2,739.97
2024-20209	TUTTLE DAVID	3/19/2024 12:48 JP TRANSCRIPT	1,235.48

2024-20210	RUSH MELISSA L	3/21/2024 1:02 JP TRANSCRIPT	2,246.93
2024-20211	IVOSEVIC CHRISTOPHER	3/21/2024 2:01 JP TRANSCRIPT	1,565.56
2024-20212	WHITE SHIRLEY	3/21/2024 2:26 JP TRANSCRIPT	5,458.09
2024-20213	JOHNSON JESSICA	3/21/2024 2:49 JP TRANSCRIPT	3,352.57
2024-20214	NEVILLE CASEY T	3/21/2024 3:11 JP TRANSCRIPT	10,677.79
2024-20215	MANDEL MICHAEL J	3/21/2024 3:27 JP TRANSCRIPT	3,705.59
2024-20216	CLARK JESSICA A	3/21/2024 3:43 JP TRANSCRIPT	2,657.48
2024-20217	HARRI US LLC	3/22/2024 12:25 TAX LIEN	3,138.20
2024-20218	JOHNSON MATTHEY PROCESS TECHNOLOGIES INC	3/22/2024 12:37 TAX LIEN	1,120.69
2024-20219	HERNANDEZ JOSHUA	3/22/2024 2:53 JUDGMENT/PIKE CTY PA	6,788.23
2024-20219	HERNANDEZ JOSHUA	3/22/2024 2:54 WRIT OF EXECUTION	7,708.23
2024-40020	MCDERMOTT WILLIAM J IV OWNER	3/19/2024 1:09 MECHANICS LIEN CLAIM	19,000.00
2024-40020	BLIND HEATHER J OWNER	3/19/2024 1:09 MECHANICS LIEN CLAIM	19,000.00

**APPEAL DJ JUDGMENT**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2024-00137	GRAEBER TAMMY S	PLAINTIFF	3/22/2024	—
2024-00137	HOLMES EDWARD	DEFENDANT	3/22/2024	—

**CONTRACT — DEBT COLLECTION: CREDIT CARD**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2024-00123	BANK OF AMERICA N A	PLAINTIFF	3/18/2024	—
2024-00123	MOTT CARL	DEFENDANT	3/18/2024	—
2024-00124	BANK OF AMERICA N A	PLAINTIFF	3/18/2024	—
2024-00124	MOTT CARL	DEFENDANT	3/18/2024	—
2024-00125	BANK OF AMERICA N A	PLAINTIFF	3/18/2024	—
2024-00125	HUBINER MICHAEL J	DEFENDANT	3/18/2024	—
2024-00128	DISCOVER BANK	PLAINTIFF	3/19/2024	—
2024-00128	JONAS KATHRYN S	DEFENDANT	3/19/2024	—
2024-00129	DISCOVER BANK	PLAINTIFF	3/19/2024	—
2024-00129	WALSH THOMAS	DEFENDANT	3/19/2024	—
2024-00132	CKS PRIME INVESTMENTS LLC	PLAINTIFF	3/21/2024	—
2024-00132	DENNIS MICHELLE	DEFENDANT	3/21/2024	—
2024-00133	CITIBANK N A	PLAINTIFF	3/21/2024	—
2024-00133	CASTORINA THOMAS V	DEFENDANT	3/21/2024	—
2024-00134	JPMORGAN CHASE BANK N A	PLAINTIFF	3/21/2024	—
2024-00134	WINSJANSEN KATHLEEN E	DEFENDANT	3/21/2024	—

**MISCELLANEOUS — OTHER**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2024-00130	LEHIGH TOWNSHIP BOARD OF SUPERVISORS	PLAINTIFF	3/21/2024	—
2024-00130	ALESE ROBERT	DEFENDANT	3/21/2024	—
2024-00130	ALESE DARLENE	DEFENDANT	3/21/2024	—
2024-00130	LUBELL CATHERINE	DEFENDANT	3/21/2024	—

**PETITION**

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2024-00122	TRAILER VIN169AV081X4B266809	PETITIONER	3/18/2024	—
2024-00122	ZELDIN MARK	PETITIONER	3/18/2024	—
2024-00122	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	RESPONDENT	3/18/2024	—

**PROFESSIONAL LIABILITY — DENTAL**

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2024-00135	ADAMS CALE	PLAINTIFF	3/21/2024	—
2024-00135	KRAUSE KARL DR	DEFENDANT	3/21/2024	—
2024-00135	HONESDALE ORAL SURGERY	DEFENDANT	3/21/2024	—

**REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL**

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2024-00126	EQUITY PRIME MORTGAGE LLC C/O SERVBANK SB	PLAINTIFF	3/18/2024	—
2024-00126	KNICKERBOCKER AMANDA	DEFENDANT	3/18/2024	—

**TORT — INTENTIONAL**

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2024-00127	ROSS JOSEPH THOMAS SR	PLAINTIFF	3/18/2024	—
2024-00127	ROSS MERCENA LYNN	PLAINTIFF	3/18/2024	—
2024-00127	MUTASCIO DOMINICK	DEFENDANT	3/18/2024	—
2024-00127	MUTASCIO DEBRA	DEFENDANT	3/18/2024	—
2024-00127	D & D HOMES INC	DEFENDANT	3/18/2024	—

**TORT — OTHER**

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2024-00136	CAMP RAMAH IN THE POCONOS	PLAINTIFF	3/21/2024	—
2024-00136	THE JEWISH THEOLOGICAL SEMINARY	PLAINTIFF	3/21/2024	—
2024-00136	LAVCO LLC	DEFENDANT	3/21/2024	—
2024-00136	LAVLAND LLC	DEFENDANT	3/21/2024	—

**TORT — PREMISES LIABILITY**

Case No.	Indexed Party	Type	Date	Amount
2024-00131	MILLER LYNN	PLAINTIFF	3/21/2024	—
2024-00131	MILLER DOUGLAS	PLAINTIFF	3/21/2024	—
2024-00131	THE FRENCH MANOR INN AND SPA	DEFENDANT	3/21/2024	—
2024-00131	LOGANS COUNTRY INNS T/A	DEFENDANT	3/21/2024	—
2024-00131	THE FRENCH MANOR INN AND SPA	DEFENDANT	3/21/2024	—
2024-00131	ONE LOGAN FAMILY LLC	DEFENDANT	3/21/2024	—
2024-00131	LOGAN MARY KAY THE ESTATE OF ET AL	DEFENDANT	3/21/2024	—

**COURT CALENDAR — THIRD FLOOR HISTORIC COURTROOM**

*April 8, 2024–April 12, 2024*

---

**Monday, April 8, 2024**

8:45 AM  
McDevitt v. Sinawa 244-2023-DR  
Custody Hearing  
Stepkovitch/Martin II

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9:00 AM  
Arbitrations-Barna  
389-2023-CV Portfolio v. Redmond Polas/Pro Se  
410-2023-CV LCS Capital V. Kay Berger  
441-2023-CV Big Bear POA v. Tigie Bresset/Pro Se  
442-2023-CV Wayne Bank v. Lopiccio Bresset  
457-2023-CV Bassi/Estate of Degrazio v. Ferdinando Martin/T.Farley  
119-2021-CV Woodland v. Higgins-Lee T.Farley/Bugaj  
286-2023-cv Pocono Springs v. Beliak Malaska/Pro Se  
590-2022-cv Cole v Todd Treat/Henry

---

1:00 PM  
DRO Contempt

---

1:30 PM  
De Novo Hearings  
128-2023-DR Holmes v. Jacobsen Burlein  
259-2015-DR Greer v. Jacobsen Burlein

**Tuesday, April 9, 2024**

8:45 AM  
Yankauskas v. Yankauskas 83-2017-DR  
Review Custody Hearing  
Bugaj/Mastri

---

1:00 PM  
Houghton v. Neal 648-2022-DR  
Hearing on Petition for Contempt and Sanctions  
Cali/Bugaj

**Wednesday, April 10, 2024**

8:45 AM  
Wormuth v. Wormuth 630-2017-DR  
Custody Pre-Trial  
Martin/Farrell

---

9:00 AM  
Central Court

---

12:00 PM  
Drug Court Team Meeting

12:30 PM  
Drug Court

**Thursday, April 11, 2024**

9:00 AM  
Formal Arraignment  
40-2024-CR Witkowski, Kenneth  
13-2024-CR McLaughlin, Dan Martin II  
19&20-2024-CR Cron, Lindsay Thompson  
9-2022-CR Mallaber, James  
371-2023-CR Gilbert, Lacey

---

9:00 AM  
Commonwealth Matters  
Sentencing 164-2023-CR; 310-2022-CR; 2-2024-CR Buck, Joel Pro se on  
2023 and 2022  
2024-Scanlon  
Sentencing 333-2023-CR Russo, John Ossont  
Sentencing 395-2023-CR Gaudenzi, Andrew Scanlon  
Sentencing 356-2023-CR Stefanki, Sonya Farrell  
Sentencing 323-2023-CR Guinte, Daniel Farrell  
Sentencing 334-2023-CR Diehl, Elysia Farrell  
Sentencing 149-2023-CR Mahan, Richard Katsock  
Sentencing 277-2023-CR Bower, Michael K. Martin  
Violation of ARD 115-2023-CR Zeiler, Stephanie Brown

---

1:00 PM  
Commonwealth Matters  
234-2023-CR Devlin, Jack GP Campbell  
387-2023-CR;  
33-2024-CR Blair, Rollin GP K. Martin  
11-2024-CR VanOrden, Charles ARD Lehutsky  
247-2023-CR Pagano, Bryan ARD K. Martin  
114-2023-CR Barillo, Ronald Motions D'Andrea

---

1:30 PM  
Com v McLaughlin 13-2024-CR  
Competency Hearing  
DA/Martin II

**Friday, April 12, 2024**

9:00 AM  
PFA

---

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

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

*April 8, 2024–April 12, 2024*

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**Monday, April 8, 2024**

11:00 AM  
IN Re: S.F. 44-2023-JV  
Contested Finding of Fact  
DA/Burlein

**Tuesday, April 9, 2024**

9:00 AM  
Dependency  
9:00 43-2014-DP Permanency Review Z. P.  
Anderson/Martin II/ Henry/Weed  
9:30 23-2023-DP Permanency Review D. P.  
Anderson/ Martin II/ Collins/Burlein  
10:00 6-2022-DP Permanency Review K.S.  
Anderson/Collins/Farrell/Martin II  
1:00 9 & 10-2018-DP Permanency Review J. O.s & A. O.  
Anderson/Collins/Campbell  
1:30 36-2016-DP Permanency Review/Goal Change A.K.  
Henry/Anderson/Martin II/ Campbell

**Wednesday, April 10, 2024**

9:00 AM  
Settlement of Small Estates  
13-2024-OCD Estate of Forelli  
14-2024-OCD Estate of Rodriguez Ellis  
16-2024-OCD Estate of Duff  
21-2024-OCD Estate of Braxton  
28-2024-OCD Estate of Mercado

---

9:30 AM  
Delinquent Status Reports  
89-2023-OCD IN Re: Senft B.Ellis  
97-2023-OCD IN Re: Poloncic Briechloe  
6-2024-OCD In Re: Tunis Farrell  
5-2024-OCD In re: Griffith Barrasse  
7-2024-OCD In Re: Kamish Rinaldi  
26-2024-OCD In Re: Reilly Parkins

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10:00 AM  
Penn Dot Matters  
425-2022 CV Endy v. PennDOT Rogan/VanWert  
544-2023 CV Ewain v. PennDOT Pro Se/VanWert  
681-2023-CV 2008 Lincoln MKZ Pro Se/Vanwert  
18-2024-CV 2004 Chevrolet Silverado Pro Se/ Vanwert  
55-2024-CV Boat Trailer (Johnson) Pro Se/ Vanwert  
567-2023-CV Tyler v. Penn Dot Katsock/Vanwert  
672-2023-CV In re: 2005 Dodge Ram (Franklin) /VanWert  
668-2023-cv In re: 2009 Chevrolet Aveo (Franklin) /VanWert

674-2023-cv In re: 2017 Ram 1500 (Franklin) /VanWert  
70-2024-CV 1964 Mercury Comet (Klotz) Pro Se/ Vanwert  
88-2024-CV 1969 Ford Mustang Pro Se/Vanwert

11:00 AM  
Name changes  
29-2024-CV In Re: Travis  
49-2024-CV In Re: Romano T. Farley  
57-2024-CV In Re: A.L.  
56-2024-CV IN Re: T.R. 4th

1:30 PM  
In Re: J.O.O. 16-2023-AD  
TPR Mom & Dad  
Martin II/ Muir/Collins

### Thursday, April 11, 2024

9:00 AM  
In Re: M.L. 120-2023-OCD  
Hearing on Petition for Removal of Executor of Estate  
Rechner/R. Thomas /O'Connor

### Friday, April 12, 2024

9:00 AM  
Leto v Story and Dolph 113-2022-CV  
Non-Jury Trial  
Santomauro/Treat/Henry



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**ARBITRATION ROOM CALENDAR**

*April 8, 2024–April 12, 2024*

---

**Tuesday, April 9, 2024**

9:00 AM  
Waller v. Waller 420-2022-DR  
Divorce Hearing (Zimmerman)  
Campbell/Pro Se

---

1:00 PM  
Randolph v. Randolph  
Divorce Hearing (Zimmerman)  
Farrell/Pro Se

**Friday, April 12, 2024**

9:00 AM  
Goldman v. Tigue 304-2023-DR  
Custody conciliation/Hearing  
Pro Se/Bugaj

---

11:00 AM  
Kisslovege v. Kisslovege 649-2018-DR  
Conciliation Conference  
Carruba/J.Ellis

---

11:30 AM  
Henderson v. Frederick-Hickerson 89-2020-DR  
Conciliation Conference (Karam)  
Kobilinski/Campbell

---

1:00 PM  
Engelbert v. Head 28-2024-DR  
Conciliation Conference (Karam)

---

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

---

2:00 PM  
Graham v. Betancourt 415-2014-DR  
Conciliation Conference (Karam)

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**Legal Journal of Wayne County**  
3305 Lake Ariel Highway, Suite 3  
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