

WAYNE COUNTY BAR ASSOCIATION

OFFICIAL LEGAL  
**JOURNAL**

OF WAYNE COUNTY, PA



22nd Judicial District

February 23, 2024

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Honesdale, PA



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

The Hon. Janine Edwards  
*President Judge*

The Hon. Matthew Meagher  
*Judge*

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



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*The Official Legal Publication of Wayne County, Pennsylvania*



Legal Journal of Wayne County

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**Nicole Hendrix, Esq.**

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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

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**Sheriff**

Chris Rosler

**District Attorney**

A. G. Howell, Esq.

**Prothonotary, Clerk of The Court**

Edward “Ned” Sandercock

**Chief Public Defender**

Steven Burlein, Esq.

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James Shook  
Jocelyn Cramer

**Treasurer**

Brian T. Field

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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 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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**ESTATE NOTICE**

Estate of Eugene T. Wargo  
AKA Eugene Wargo  
Late of Mount Pleasant Township  
EXECUTOR  
Robert J. Wargo  
270 Jubinsky Road  
Waymart, PA 18472

**ATTORNEY**

Timothy P. Barna, Esq.  
207 Tenth Street  
Honesdale, PA 18431

**2/9/2024 • 2/16/2024 • 2/23/2024**

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**ESTATE NOTICE**

NOTICE IS HEREBY GIVEN that Letters of Administration have been granted in the estate of Thomas H. Brislin, late of Moscow, Wayne County, PA., Date of death June 14, 2021. All persons indebted to the said estate are required to make payment and those having claims or demands to present the same without delay to the Executor/Executrix, in care of Brendan R. Ellis, Esquire, 1018 Church Street, Honesdale, PA 18431.

**2/9/2024 • 2/16/2024 • 2/23/2024**

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**ESTATE NOTICE**

Estate of Richard C. Keenan  
AKA Richard Keenan  
Late of South Canaan Township  
ADMINISTRATOR  
Gwendolyn D. Keenan  
224 Old Racht Road  
Waymart, PA 18472  
ATTORNEY  
Nicholas A. Barna, Esq.  
207 Tenth Street  
Honesdale, PA 18431

**2/9/2024 • 2/16/2024 • 2/23/2024**

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**ESTATE NOTICE**

Estate of Beth M. Ransom  
AKA Beth Ransom  
Late of Lake Township, Wayne County

**CO-EXECUTOR**

Victor Motts  
4637 Hamlin Highway  
Moscow, PA 18444  
CO-EXECUTOR  
Juan Shuey  
PO Box 84  
South Canaan, PA 18459

**2/9/2024 • 2/16/2024 • 2/23/2024**

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**ESTATE NOTICE**

Estate of Rosella A. Scull  
AKA Rosella Scull  
Late of Berlin Township  
CO-EXECUTOR  
Bonnie L. Blair  
1808 Parkway Drive  
Honesdale, PA 18431  
CO-EXECUTOR  
Ronald R. Scull  
555 Beach Lake Highway  
Honesdale, PA 18431

**2/9/2024 • 2/16/2024 • 2/23/2024**

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**ESTATE NOTICE**

Estate of Elton Lynn Erhardt  
AKA Elton L. Erhardt  
Late of Oregon Township  
EXECUTRIX  
Janet M. Tigue  
103 Prospect St.  
Hawley, PA 18428-1115  
ATTORNEY  
John F. Spall, Esquire  
2573 Route 6  
Hawley, PA 18428

**2/9/2024 • 2/16/2024 • 2/23/2024**

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**ESTATE NOTICE**

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the estate of Eileen M Zuravnsky, late of Lebanon Township, Wayne County, PA., Date of death January 2, 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 Jessica M. Ellis, Esquire, 1018 Church Street, Honesdale, PA 18431.

**2/9/2024 • 2/16/2024 • 2/23/2024**

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**ESTATE NOTICE**

In the Estate of George F. Steckert of Clinton Township, Wayne County, Commonwealth of Pennsylvania.

Letters of Administration in the above estate have been granted to Cynthia A. Steckert, a/k/a Cynthia Steckert. All persons indebted to said estate are requested to make prompt payment and all having claims against said estate will present them without delay to:

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

**2/9/2024 • 2/16/2024 • 2/23/2024**

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**ESTATE NOTICE**

**NOTICE IS HEREBY GIVEN,** that letters Testamentary have been issued to Christine Albano and Michael Albano in the Estate of Jack Albano, who died on December 19, 2023, late resident of 7 Sunrise Trail, Paupack Township, Pennsylvania 18428. 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

**2/9/2024 • 2/16/2024 • 2/23/2024**

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**ESTATE NOTICE**

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the estate of Lula Christine Heater, late of Honesdale, Wayne County, PA., Date of death January 9, 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 Jessica M. Ellis, Esquire, 1018 Church Street, Honesdale, PA 18431.

**2/9/2024 • 2/16/2024 • 2/23/2024**

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**OTHER NOTICES**

**NOTICE**

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

**CIVIL ACTION  
NO. 448 Civil 2022**

Date: **January 13, 2024**

**CARRINGTON MORTGAGE  
SERVICES, LLC**

Plaintiff,  
vs.

**UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS, AND  
ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING  
RIGHT, TITLE, OR INTEREST  
FROM OR UNDER RICHARD  
J. DAVY, DECEASED**

Defendant

**NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY**

TO: UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS, AND  
ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING  
RIGHT, TITLE, OR INTEREST  
FROM OR UNDER RICHARD J.  
DAVY, DECEASED

Your house (real estate) at: **211  
Wangum Avenue, Hawley, PA  
18428** is scheduled to be sold at  
Sheriff's Sale on **March 27, 2024,**  
at **10:00 a.m.** at the **Wayne  
County Courthouse, 925 Court  
Street, Honesdale, PA 18431** in  
the **3rd floor Commissioner's  
Meeting Room** to enforce the

judgment of **\$134,467.27 plus  
interest from August 1, 2023, at  
6% per annum** obtained by  
**Carrington Mortgage Services,  
LLC,** against you.

**NOTICE OF OWNER'S  
RIGHTS  
YOU MAY BE ABLE TO  
PREVENT THIS SHERIFF'S  
SALE**

To prevent this Sheriff's Sale, you  
must take **immediate action:**

1. The sale will be cancelled if you  
pay back to the Plaintiff, the amount  
of the judgment plus interest, costs,  
and reasonable attorney fees due or  
the back payments, late charges,  
costs, interest and reasonable  
attorney fees due. To find out how  
much you must pay, you may call  
Hill Wallack LLP at 215-579-7700.
2. You may be able to stop the sale  
by filing a petition asking the  
Court to strike or open the  
judgment, if the judgment was  
improperly entered. You may also  
ask the Court to postpone the sale  
for good cause.
3. You may be able to stop the sale  
through other legal proceedings.  
You may need an attorney to assert  
your rights. The sooner you contact  
one, the more chance you will have  
of stopping the sale. (See the  
following notice on how to obtain  
an attorney.)

**YOU MAY STILL BE ABLE TO  
SAVE YOUR PROPERTY AND  
YOU HAVE OTHER RIGHTS  
EVEN IF THE SHERIFF'S  
SALE DOES TAKE PLACE.**

1. If the Sheriff's Sale is not  
stopped, your property will be sold  
to the highest bidder. You may find

out the price bid by calling Hill Wallack LLP at 215-579-7700.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call the Sheriff's Office at (717) 261-3877.

4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff, and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.

7. You may also have other rights and defenses or ways of getting your house back, if you act immediately after the sale.

**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**

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

Wayne County Legal Services  
Courtside Professional Building  
336 Lincoln Way E # B,  
Chambersburg, PA 17201  
(717) 262-2326

PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

**HILL WALLACK LLP**

**Michael J. Shavel, Esquire**

(Attorney I.D. 60554)

**Jill M. Fein, Esquire** (Attorney ID.: 318491)

**Kaitlin D. Shire, Esquire**

(Attorney ID # 324226)

1000 Floral Vale Boulevard, Suite 300

Yardley, PA 19067

Tel. 215-579-7700

Fax 215-579-9248

Attorneys for Plaintiff

**2/23/2024**

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**ARTICLES OF INCORPORATION**

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on the 10th day of January, 2024, for the purpose of

obtaining a Certificate of Incorporation for a business Corporation to be organized under the Business Corporation Law of the Commonwealth of Pennsylvania of 1988.

The name of the corporation is Milanville Montessori, Inc.

The purpose for which it is to be or has been organized is: To operate an educational daycare, and any and all lawful acts for which corporations may be incorporated under the Pennsylvania Business Corporation Law of 1988, as amended.

Ronald M. Bugaj, Esq.  
Bugaj/Fischer, PC  
308 Ninth Street, P.O. Box 390  
Honesdale, PA 18431

**2/23/2024**

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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 6, 2024**

By virtue of a writ of Execution instituted by: Fidelity Deposit and Discount 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 6th 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:

Fidelity Deposit & Discount Bank v. James F. Mallaber, and Jeanine D. Mallaber

James F. Mallaber and Jeanine D. Mallaber, are the owner of the property situate within the Township of Lehigh, in the development of Pocono Ranchettes, Inc., County of Wayne, and Commonwealth of Pennsylvania;

Being a street address of: 70 Blackfoot Path, Gouldsboro, PA 18424

Assessment Map/Parcel/Plate No.: 14-0-0025-0062

Instrument No.: 202000000979

Pin Verification No.: 056705

Assessed Value Figure: \$75,600.00

Improvements Thereon: Improved real estate with single family residence

Seized and taken in execution as property of:

James F. Mallaber 70 Blackfoot Path GOULDSBORO PA 18424  
Jeanine D. Mallaber 70 Blackfoot Path GOULDSBORO PA 18424

Execution No. 404-Civil-2023  
Amount \$33,884.28 Plus additional costs

December 19, 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.**

James T. Shoemaker Esq.

**2/9/2024 • 2/16/2024 • 2/23/2024**

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**SHERIFF'S SALE  
MARCH 6, 2024**

By virtue of a writ of Execution instituted by: U.S. Bank Trust National Association, not in it's individual capacity but solely as owner trustee for RCF 2 Acquisition Trust, c/o U.S. Bank 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 6th 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 parcel of land located in the Township of Lake, County of Wayne, Commonwealth of Pennsylvania, known as Lot #1085, in Section 11, of The Hideout, a subdivision situated in the Townships of Lake and Salem, Wayne County, Pennsylvania according to the plats thereof recorded in the Office of the Recorder of Deeds in and for Wayne County, Pennsylvania. April 9, 1970, in Plat Book 5, page 27; May 11, 1970, in Plat Book 5, pages 34, 37, 41 through 48 and 50; September 8, 1970, in Plat Book 5, page 57; February 8, 1971, in Plat Book 5, pages 62 and 63; March 24, 1971, in Plat Book 5, page 66; May 10, 1971, in Plat Book 5, pages 71 and 72, March 14, 1972, in Plat Book 5, pages 76. 79 through 84 and 86; May 26, 1972, in Plat Book 5, pages 93 through 95; September 26, 1972, in Plat Book 5, pages 96, 97 and 100 through 104; March 9, 1973. in Plat Book 5, page 106; March 23, 1973, in Plat Book 5, Page 107; April 3, 1973, in Plat Book 5, pages 108 through 110; and May 18, 1973, in Plat Book 5, pages 111 through 119.

TAX PARCEL#: 120-0017-0072

FOR INFORMATIONAL  
PURPOSES ONLY: Being known  
as 356 The Hideout a/k/a 1085  
Forest Court, Lake Ariel, Wayne  
PA 18436

BEING THE SAME PREMISES

which GRANTORS Joseph Lovecchio and Philyoung Kim Lovecchio, by Deed dated September 30, 2005 and recorded October, 4, 2005 in the Office of the Recorder of Deeds in and for the County of Wayne, Pennsylvania in Book 2879, page 210, Instrument No. 200500011430 granted and conveyed unto Frank Ambrosio and Susan Ambrosio in fee.

AND THE SAID Susan Ambrosio departed this life on or about September 9, 2016 thereby vesting title unto Frank Ambrosio by operation of law.

Seized and taken in execution as property of:  
Frank Ambrosio 1085 Forest Court, The Hideout LAKE ARIEL PA 18436

Execution No. 476-Civil-2023  
Amount \$123,870.09 Plus additional costs

December 14, 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.

**YOUR HOMETOWN  
INSURANCE FRIENDS**

*Providing You and Your Small Business with*

**AFFORDABLE**

**COMMERCIAL INSURANCE**



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INSURANCE GROUP, INC.**

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**HONESDALE OFFICE • 570-253-6330**

**MOSCOW OFFICE • 570-842-9600**

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

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.

Christopher DeNardo Esq.

2/9/2024 • 2/16/2024 • 2/23/2024

**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, Titile,  
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**

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**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

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 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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## CIVIL ACTIONS FILED

FROM FEBRUARY 3, 2024 TO FEBRUARY 9, 2024  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.

## JUDGMENTS

NUMBER	LITIGANT	DATE/TIME	DESCRIPTION	AMOUNT
1997-20070	HEATH JAMES MICHAEL	2/06/2024 2:32	SATISFACTION	—
1998-21002	DEESCH DAVID WAYNE	2/06/2024 2:31	SATISFACTION	—
1999-20224	GARES WILLIAM JOSEPH	2/06/2024 2:31	SATISFACTION	—
2003-20196	POLIDORI RONALD J	2/06/2024 2:30	SATISFACTION	—
2004-20021	RAKE JAMES SCOTT	2/06/2024 2:29	SATISFACTION	—
2005-20865	WYDNER TONIA L	2/06/2024 2:32	SATISFACTION	—
2006-20283	WYDNER TONIA L	2/06/2024 2:32	SATISFACTION	—
2008-20410	HORWATT LEEANNE E	2/06/2024 2:30	SATISFACTION	—
2008-21031	CONKLIN DANIEL ALEN	2/06/2024 2:30	SATISFACTION	—
2009-20392	CAMERON DANIEL AMOS	2/06/2024 2:31	SATISFACTION	—
2009-21672	CASABIANCA ANTHONY PETE	2/06/2024 2:31	SATISFACTION	—
2010-20305	CAMPOLI JEFFREY HOWARD	2/06/2024 2:31	SATISFACTION	—
2010-20754	FAUST PETER LEWIS	2/06/2024 2:32	SATISFACTION	—
2010-20755	FAUST PETER LEWIS	2/06/2024 2:32	SATISFACTION	—
2011-20159	KLICK DONALD	2/08/2024 3:03	SATISFACTION	—
2011-20795	RACHT FRANK L	2/06/2024 2:30	SATISFACTION	—
2012-00732	HAWTHORNE DENISE N/K/A	2/05/2024 11:44	ASSIGNMENT	—
2012-00732	PREZIOSI DENISE	2/05/2024 11:44	ASSIGNMENT	—
2012-00732	PREZIOSI WILLIAM	2/05/2024 11:44	ASSIGNMENT	—
2012-00732	HAWTHORNE DENISE N/K/A	2/05/2024 11:59	VACATE JUDGMENT	—
2012-00732	PREZIOSI DENISE	2/05/2024 11:59	VACATE JUDGMENT	—
2012-00732	PREZIOSI WILLIAM	2/05/2024 11:59	VACATE JUDGMENT	—
2012-00732	HAWTHORNE DENISE N/K/A	2/05/2024 11:59	DISCONTINUED	—
2012-00732	PREZIOSI DENISE	2/05/2024 11:59	DISCONTINUED	—
2012-00732	PREZIOSI WILLIAM	2/05/2024 11:59	DISCONTINUED	—
2012-21046	CAMPFIELD IDA E	2/06/2024 2:31	SATISFACTION	—
2013-20396	CANGAS ALLEN RILEY	2/06/2024 2:31	SATISFACTION	—
2014-20139	PINDER JUSTIN T	2/06/2024 2:30	SATISFACTION	—
2014-20220	HOWARD JOSEPH S JR	2/06/2024 2:30	SATISFACTION	—
2014-20759	GABRIEL CATHERINE F	2/08/2024 3:03	SATISFACTION	—
2015-21209	COUGHLIN KEVIN IND AND AS PRESIDENT OF	2/05/2024 2:45	SATISFACTION	—
2015-21209	BEANS INC	2/05/2024 2:45	SATISFACTION	—
2017-20890	GUGLIOTTA KEVIN A	2/06/2024 2:30	SATISFACTION	—
2018-21178	POWEL MICHAEL FREDERICK	2/06/2024 2:30	SATISFACTION	—
2018-21231	HEALEY SKYE HUNTER	2/03/2024 2:31	SATISFACTION	—
2021-20494	ALLEN JARED	2/05/2024 12:35	SATISFACTION	—
2023-00245	BURD JEANNE M EXECUTRIX OF THE ESTATE OF	2/07/2024 8:50	REASSESS DAMAGES	89,750.58
2023-00245	SWINGLE ROBERT J	2/07/2024 8:50	REASSESS DAMAGES	89,750.58
2023-00277	AVERY DEB	2/05/2024 10:43	OPENED	—

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

2023-00324	PIAZZA ROBERT F SR	2/09/2024 11:28	JDGMT BY COURT ORDER	1,989.00
2023-00521	SOMERSHOE DAVID	2/06/2024 2:33	DEFAULT JUDGMENT	2,972.38
2023-20262	FOWLER OIL CO INC A CORPORATION	2/05/2024 11:42	SATISFACTION	165,488.83
2023-20821	ALBERT HENDERSON & SONS INC	2/06/2024 11:26	SATISFACTION	—
2023-20824	KAGANOVICH ITZHAK	2/05/2024 2:45	SATISFACTION	—
2023-20852	TEVENDALE PETER B	2/05/2024 2:45	SATISFACTION	—
2024-00005	VANGAASBECK JUDY EXEC OF EST OF HELEN SHENKO	2/06/2024 10:52	DEFAULT JUDGMENT	2,960.00
2024-20101	DIFORTE MICHAEL	2/05/2024 11:42	FEDERAL TAX LIEN	71,175.48
2024-20101	DIFORTE KERRY	2/05/2024 11:42	FEDERAL TAX LIEN	71,175.48
2024-20102	WPHI LLC	2/05/2024 12:27	JP TRANSCRIPT	7,978.75
2024-20103	BOULANGER HELEN H	2/05/2024 12:54	JP TRANSCRIPT	6,137.95
2024-20104	INGARGIOLA PAUL M	2/05/2024 1:07	JP TRANSCRIPT	4,270.67
2024-20105	KASPER ROBERT J	2/05/2024 1:48	JP TRANSCRIPT	8,439.91
2024-20106	HOWANITZ DONALD J	2/05/2024 2:27	TAX LIEN	6,846.42
2024-20107	BREYMEIER MASONRY & EXCAVATING INC	2/05/2024 2:27	TAX LIEN	4,783.36
2024-20108	CAVAGE PAUL	2/05/2024 3:15	TAX LIEN	15,120.45
2024-20109	STRAKA SHANE L	2/05/2024 3:15	TAX LIEN	4,367.99
2024-20109	STRAKA SHELLY R	2/05/2024 3:15	TAX LIEN	4,367.99
2024-20110	LARMANIS LAUREN A	2/05/2024 3:15	TAX LIEN	2,572.91
2024-20111	FOWLER OIL COMPANY INC	2/05/2024 3:16	TAX LIEN	13,151.62
2024-20112	MAZAIKA THERESA	2/05/2024 3:16	TAX LIEN	4,753.08
2024-20113	DEAN FOWLER SERVICE STATION	2/05/2024 3:16	TAX LIEN	3,988.89
2024-20114	WOODMANSEE CY J	2/05/2024 3:16	TAX LIEN	2,271.40
2024-20114	WOODMANSEE ZUZANA	2/05/2024 3:16	TAX LIEN	2,271.40
2024-20115	SEMINARIO PAINTING	2/05/2024 3:16	TAX LIEN	4,779.71
2024-20116	GILES FAYE	2/06/2024 12:17	JP TRANSCRIPT	2,322.81
2024-20117	FERRER MONICA	2/06/2024 12:43	JP TRANSCRIPT	2,164.56
2024-20118	GERSTENMAIER HARRY JR	2/06/2024 2:33	JUDGMENT	1,901.00
2024-20119	BROOKS CASSANDRA ELISABETH	2/06/2024 2:33	JUDGMENT	2,218.75
2024-20120	BROOKS CASSANDRA ELISABETH	2/06/2024 2:33	JUDGMENT	25,204.05
2024-20121	SCHEIBLING JOSEPH RICHARD	2/06/2024 2:34	JUDGMENT	1,178.25
2024-20122	CRAFT KAYLEE S	2/07/2024 12:16	JP TRANSCRIPT	2,392.40
2024-20123	BOOTH MICHAEL JOHN	2/07/2024 12:39	MUNICIPAL LIEN	2,311.80
2024-20124	ALLEN RICHARD	2/08/2024 3:02	JUDGMENT	3,486.75
2024-20125	ARAUJO FRANCISCO	2/08/2024 3:03	JUDGMENT	3,991.25
2024-20126	JOHANNES ANDREW C	2/08/2024 3:03	JUDGMENT	1,368.00
2024-20127	TUTTLE MARY	2/09/2024 11:41	JP TRANSCRIPT	1,508.25
2024-20127	TUTTLE MARYBETH A/K/A	2/09/2024 11:41	JP TRANSCRIPT	1,508.25
2024-40008	SAM HAVEN LAKE LLC OWNER	2/05/2024 2:09	MECHANICS LIEN CLAIM	207,817.11

**APPEAL**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2024-00053	S B A MINOR PLAINTIFF	PLAINTIFF	2/06/2024	—
2024-00053	WAYNE HIGHLANDS SCHOOL DISTRICT	DEFENDANT	2/06/2024	—

**APPEAL DJ JUDGMENT**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2024-00061	COBOURN ERICK	PLAINTIFF	2/07/2024	—
2024-00061	GAREY SUSAN	DEFENDANT	2/07/2024	—

**COMPLAINT — CONFESSION**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2024-00045	MANUFACTURERS & TRADERS TRUST COMPANY A/K/A	PLAINTIFF	1/31/2024	—
2024-00045	PURRFECT FENCE LLC	DEFENDANT	1/31/2024	—
2024-00045	BENNER DAVID ALAN	DEFENDANT	1/31/2024	—

**CONTRACT — DEBT COLLECTION: CREDIT CARD**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2024-00059	UHG I LLC	PLAINTIFF	2/07/2024	—
2024-00059	BEFUMO JOSEPH	DEFENDANT	2/07/2024	—

**CONTRACT — DEBT COLLECTION: OTHER**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2024-00050	ROBOTUNITS INC	PLAINTIFF	2/05/2024	—
2024-00050	ADVANCED AUTOMATED CONTROLS COMPANY	DEFENDANT	2/05/2024	—
2024-00058	MERSANT INTERNATIONAL LTD	PLAINTIFF	2/07/2024	—
2024-00058	GOODWIN WILLIAM A/K/A	DEFENDANT	2/07/2024	—
2024-00058	GOODWIN BILL	DEFENDANT	2/07/2024	—
2024-00064	CKS PRIME INVESTMENTS LLC	PLAINTIFF	2/09/2024	—
2024-00064	GIBBONS SUSAN	DEFENDANT	2/09/2024	—

**CONTRACT — OTHER**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2024-00051	GRAHAM CAROL	PLAINTIFF	2/05/2024	—
2024-00051	FCA US LLC	DEFENDANT	2/05/2024	—

**MISCELLANEOUS — REPLEVIN**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2024-00060	BRIDGECREST CREDIT COMPANY LLC AS AGENT & SERVICER FOR	PLAINTIFF	2/07/2024	—
2024-00060	CARVANA LLC	PLAINTIFF	2/07/2024	—
2024-00060	HOWELL PATRICK WHITFIELD	DEFENDANT	2/07/2024	—

**NAME CHANGE**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2024-00056	RIGGS THOMAS 4TH	PETITIONER	2/07/2024	—
2024-00056	SPENCER JESSICA	PETITIONER	2/07/2024	—
2024-00057	LAMB ASHER	PETITIONER	2/07/2024	—
2024-00057	SPENCER JESSICA	PETITIONER	2/07/2024	—

**PETITION**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2024-00055	BOAT TRAILER	PETITIONER	2/07/2024	—
2024-00055	JOHNSON JAMES J	PETITIONER	2/07/2024	—
2024-00055	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	RESPONDENT	2/07/2024	—

**REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2024-00065	WILMINGTON SAVINGS FUND SOCIETY FSB	PLAINTIFF	2/09/2024	—
2024-00065	32 RIDGE LLC	DEFENDANT	2/09/2024	—
2024-00065	OLHA KALY	DEFENDANT	2/09/2024	—

**REAL PROPERTY — PARTITION**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2024-00062	REMO MARIA	PLAINTIFF	2/08/2024	—
2024-00062	JORGE TONY	DEFENDANT	2/08/2024	—

**TORT — MOTOR VEHICLE**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2024-00052	ZYDZIK KATLYN T	PLAINTIFF	2/05/2024	—
2024-00052	HAVERKORN JEANNY V	DEFENDANT	2/05/2024	—

**TORT — PREMISES LIABILITY**

Case No.	Indexed Party	Type	Date	Amount
2024-00063	ZARDOOST AIDA	PLAINTIFF	2/09/2024	—
2024-00063	HAPPY TRAILS STABLES	DEFENDANT	2/09/2024	—



**MORTGAGES AND DEEDS**

*RECORDED FROM FEBRUARY 12, 2024 TO FEBRUARY 16, 2024  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

<b>GRANTOR</b>	<b>GRANTEE</b>	<b>LOCATION</b>	<b>AMOUNT</b>
DEVITO JOSEPH M DEVITO JANICE A	HONESDALE NATIONAL BANK	PAUPACK TOWNSHIP	500,000.00
SYLVESTRI DYLAN A SYLVESTRI ROBIN A	NAVY FEDERAL CREDIT UNION	SALEM TOWNSHIP	150,000.00
KRULL ROBERT E JR KRULL CATHERINE A	P&G MEHOOPANY EMPLOYEES FCU P & G MEHOOPANY EMPLOYEES F C U	SALEM TOWNSHIP	95,000.00
BACA LEONARDO	FREEDOM MORTGAGE CORPORATION MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	LAKE TOWNSHIP	130,000.00
DANNIPROPERTIESINC LLC DANNIPROPERTIESINC L L C	AMWEST FUNDING CORP MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	LAKE TOWNSHIP	315,000.00
HIGHHOUSE HARRIET HIGHHOUSE HOWARD	ABC BAIL BONDS INC TR ABC BAIL BONDS INC TR LEXINGTON NATIONAL INSURANCE CORPORATION	DAMASCUS TOWNSHIP	50,000.00
PALMADESSO CHRISTOPHER FRANK	SOFI BANK NATIONAL ASSOCIATION MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	PAUPACK TOWNSHIP	231,392.00
DOUGLAS PAUL J DOUGLAS ELIZABETH	DIME BANK	TEXAS TOWNSHIP 1 & 2	73,500.00
WILLIAMS KELLYN ELEYSE WILLIAMS SPENCER RYAN	DIME BANK	LAKE TOWNSHIP	50,000.00
BIALECKI STANLEY	ECONOMIC DEVELOPMENT COUNCIL OF NORTHEAST	PRESTON TOWNSHIP	38,000.00
BIALECKI AMY LYNN	NORTHEASTERN PA ALLIANCE		15,000.00
JONES CAROL A	PA HOUSING FINANCE AGENCY	SALEM TOWNSHIP	350,000.00
ARRIGAN REALTY HOLDINGS BENDER LISA W	WAYNE BANK SUMMIT MORTGAGE CORPORATION MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	BUCKINGHAM TOWNSHIP MOUNT PLEASANT TOWNSHIP	162,475.00
BEILMAN STEPHANIE A BEILMAN RYAN M	NBT BANK N B T BANK	PAUPACK TOWNSHIP	360,000.00
DEGROAT RICHARD DEGROAT KRISTINA	DIME BANK	CHERRY RIDGE TOWNSHIP	290,000.00
BARONI CLAUDIA	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS CROSSCOUNTRY MORTGAGE	DAMASCUS TOWNSHIP	304,800.00
MORAN KEVIN MORAN LUMINITA ALINA	CARDINAL FINANCIAL COMPANY MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	LAKE TOWNSHIP	275,335.00

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

WENTZELL TROY	WAYNE BANK	LEBANON TOWNSHIP	20,000.00
SABIN CHRISTINA	UNION HOME MORTGAGE CORP	PAUPACK TOWNSHIP	
SABIN KEITH	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS		182,250.00
MAMMANO DONALD F JR	PNC BANK P N C BANK	PAUPACK TOWNSHIP	1,425,000.00
FURNISS JENNIFER B	MOVEMENT MORTGAGE	MANCHESTER TOWNSHIP	
POULSON RICHARD G	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS		308,175.00
ENSLIN GEORGE E JR	HONESDALE NATIONAL BANK	LAKE TOWNSHIP	
ENSLIN GWENDOLYN			100,000.00
PHILLIPS MERCEDES	ROCKET MORTGAGE MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	DAMASCUS TOWNSHIP	145,000.00
WITTENBRADER BRANDEN	PENTAGON FEDERAL CREDIT UNION MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	SALEM TOWNSHIP	236,680.00

## DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
CIPRIANO FREDERICK L EST AKA CIPRIANO FRED EST AKA BORKOWSKI KATHLEEN EXR AKA BORKOWSKI KATHLEEN M EXR AKA BORKOWSKI KATHLEEN	GALLIK DANA	BERLIN TOWNSHIP	
WISCHERTH CHRISTOPHER	WISCHERTH CHRISTOPHER WISCHERTH SERENA MARIE	PALMYRA TOWNSHIP	LOT 1
SHEMANSKI STANLEY J	STANLEY SHEMANSKI IRREVOCABLE FAMILY TRUST	CANAAN TOWNSHIP	
SHEMANSKI SUSAN	SUSAN SHEMANSKI IRREVOCABLE FAMILY TRUST		
FATTORI DEBORAH ANN EXR CHRISTOPHER JOSEPH A EST	CHRISTOPHER LISA MARIE FATTORI DEBORAH ANN	LAKE TOWNSHIP	
FATTORI DEBORAH ANN CHRISTOPHER LISA MARIE	CHRISTOPHER LAKE HOUSE LLC CHRISTOPHER LAKE HOUSE L L C	LAKE TOWNSHIP	
VASSIL BRIDGETTE L	VASSIL BRIDGETTE L BAEZ JENNIFER	PRESTON TOWNSHIP	
BARNA NICHOLAS A EXR HOUCK HELEN SUZANNE EST AKA	ADAMS MARK COLIN KREMPASKY KATE ELLEN	CHERRY RIDGE TOWNSHIP	
HOUCK HELEN S EST AKA SMITHAM LILLIAN M	SCAVILLA DANIEL T SCAVILLA ANN	SCOTT TOWNSHIP	
PALUMBO ANTHONY PALUMBO MELISSA	PALUMBO MELISSA	LEHIGH TOWNSHIP	LOT 162
ACE LINDA ACE DENISE	GOLD ELIYAHU N	LAKE TOWNSHIP	

ZIUGZDA DEBRA EXR AKA ZIUGZDA DEBRA ANN EXR AKA LESKODIETZ ROSEANNE M EST AKA DIETZ ROSEANNE M LESKO EST AKA	WASH COOPER	LAKE TOWNSHIP	
DANNIPROPERTIES LLC AKA DANNIPROPERTIESINC LLC AKA DANNIPROPERTIES L L C AKA DANNIPROPERTIESINC L L C AKA	DANNIPROPERTIESINC LLC DANNIPROPERTIESINC L L C	LAKE TOWNSHIP	LOT 1234
SPRIET KAREN L NEW JERSEY FEDERATION OF YOUNG MENS HEBREW NEW JERSEY FEDERATION OF YOUNG WOMENS	PALMADESSO CHRISTOPHER FRANK TWO CREEK LLC TWO CREEK L L C	PAUPACK TOWNSHIP PRESTON TOWNSHIP	LOT 292
NEW JERSEY FEDERATION OF YOUNG MENS HEBREW NEW JERSEY FEDERATION OF YOUNG WOMENS	YKP PA LLC Y K P P A L L C	PRESTON TOWNSHIP	
DERMAN RAY E JR EST AKA DERMAN RAY JR EST AKA DERMAN RAY E EST AKA DERMAN NANCY G EXR AKA DERMAN NANCY GAIL EXR AKA	DERMAN NANCY G DERMAN WARREN DERMAN RAY E IV	DAMASCUS TOWNSHIP	
RAPP DAVID F BAILEY CODIE F RITCHEL ANDREW A EXR RITCHEL RAYMOND B JR EST	ARRIGAN REALTY HOLDINGS BENDER LISA W BAXTER RICHARD D MAHER PATRICIA	BUCKINGHAM TOWNSHIP MOUNT PLEASANT TOWNSHIP LEHIGH TOWNSHIP	LOT 5
GELATT DAVID JR GELATT CHRISTINE SINGHANIA RAHUL	BARONI CLAUDIA MORAN KEVIN MORAN LUMINITA ALINA	DAMASCUS TOWNSHIP LAKE TOWNSHIP	LOT A LOT 3238
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