

WAYNE COUNTY BAR ASSOCIATION

OFFICIAL LEGAL
JOURNAL
OF WAYNE COUNTY, PA



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Honesdale, PA



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

The Hon. Janine Edwards
President Judge

The Hon. Matthew Meagher
Judge

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



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The Official Legal Publication of Wayne County, Pennsylvania



Legal Journal of Wayne County

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

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

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

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

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

MESSAGE FROM THE
WAYNE COUNTY BAR ASSOCIATION



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

PRICING & RATES

Notice Pricing

One time Insertions

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

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

Subscription Rates

Per Year

Mailed Copy	\$100
Emailed Copy	Free

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

WAYNE COUNTY OFFICIALS

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, 2nd Floor
Honesdale, Pa 18431

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

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

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

Hours: Available Upon Request

***For information contact the WCBA
Ronnie at ronnie_fischer@hotmail.com.***

LEGAL NOTICES

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

ESTATE NOTICES

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

ESTATE NOTICE

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

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

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

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

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

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

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

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

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

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

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

ESTATE NOTICE

Estate of Joann Stiles
Late of Salem Township
EXECUTOR
Anthony Casabianca
172 North Gate Rd.
Lake Ariel, PA 18436
ATTORNEY
Nicholas A. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

2/2/2024 • 2/9/2024 • 2/16/2024

ESTATE NOTICE

Estate of Richard G. Maier
Late of Lake Township
ADMINISTRATOR
Dawn Lee Qualters
782 The Hideout
Lake Ariel, PA 18436
ATTORNEY
Matthew H. Walker, Esq.
PO Box 747
Hamlin, PA 18427

2/2/2024 • 2/9/2024 • 2/16/2024

OTHER NOTICES

**NOTICE OF FILING OF
ARTICLES OF DISSOLUTION**

Notice is hereby given that Articles of Dissolution have been filed with the Commonwealth of Pennsylvania, Department of State at Harrisburg, PA. The name of the corporation being dissolved is 45 Brown Street Corporation. All persons indebted to the Corporation are requested to make payment, and those having claims to present same without delay, to the following:

Jeremy E. Yzeik, Esq
Barna Law
207 Tenth Street
Honesdale, PA 18431
570-253-4921

2/16/2024

NOTICE

**NOTICE OF SHERIFF SALE
OF REAL ESTATE PURSUANT
TO Pa.R.C.P. No. 3129**

**IN THE COURT OF COMMON
PLEAS OF WAYNE COUNTY;
NO. 290-CV-2023**

Vanderbilt Mortgage and Finance, Inc., Plaintiff vs. Susan A. Bird, individually and all unknown heirs, successors and assigns and all persons, firms, or associations claiming right, title or interest from or under Susan A. Bird, deceased, Defendant.

TO: Susan A. Bird, individually and all unknown heirs, successors and

assigns and all persons, firms, or associations claiming right, title or interest from or under Susan A. Bird, deceased: The real estate owned by Susan A. Bird at 110 Oriole Lane, Lake Ariel, PA 18436, upon which a residential dwelling is erected, is scheduled to be sold at Sheriff's Sale on April 3, 2024 at 10:00 a.m., in the Third Floor Commissioner's Meeting Room located at 925 Court Street, Honesdale, PA 18431 to enforce the court judgment of \$47,554.86 obtained by Plaintiff against you. A complete copy of the Notice of Sheriff's Sale will be sent to you upon request to Plaintiff's counsel, Sarah A. Elia, Esq., Weber Gallagher, 2000 Market Street, 13th Floor, Philadelphia, PA 19103, ph. (267) 295-3364. A schedule of distribution of the money bid for the real estate be filed by the Sheriff approximately 30 days after the date of the Sheriff's Sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions are filed with the Sheriff within 10 days. **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.** Northern Pennsylvania Legal Services, Wayne County Courthouse, 925 Court Street, Honesdale PA 18431 (570) 341-1500

2/16/2024

**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.

**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

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

By virtue of a writ of Execution instituted by: U.S. Bank Trust National Association, not in its 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 the 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. 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

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CIVIL ACTIONS FILED

FROM JANUARY 27, 2024 TO FEBRUARY 2, 2024
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.

JUDGMENTS

NUMBER	LITIGANT	DATE/TIME	DESCRIPTION	AMOUNT
2020-00136	SCHNELLER JEFFREY DEF.& THIRD PARTY PLAINTIFF	1/31/2024 9:00	NON-JURY VERDICT	.00
2020-00136	SCHNELLER HEDY DEF. & THIRD PARTY PLAINTIFF	1/31/2024 9:00	NON-JURY VERDICT	.00
2020-00136	SCHNELLER JEFFREY DEF.& THIRD PARTY PLAINTIFF	2/01/2024 9:00	JDGMT BY COURT ORDER	5,000.00
2020-00136	SCHNELLER HEDY DEF. & THIRD PARTY PLAINTIFF	2/01/2024 9:00	JDGMT BY COURT ORDER	5,000.00
2022-20126	SMITH DENNIS L JR	1/29/2024 11:36	SATISFACTION	.00
2023-00133	SCHNELLER JEFFREY	2/01/2024 9:00	NON-JURY VERDICT	.00
2023-00133	SCHNELLER HEDY	2/01/2024 9:00	NON-JURY VERDICT	.00
2023-00133	SCHNELLER JEFFREY	2/01/2024 9:00	JDGMT BY COURT ORDER	5,000.00
2023-00133	SCHNELLER HEDY	2/01/2024 9:00	JDGMT BY COURT ORDER	5,000.00
2023-00277	SYNCHRONY BANK	1/30/2024 11:09	JUDGMENT NON PROS	.00
2023-00372	GRADY JOHN T	1/31/2024 10:48	DEFAULT JUDGMENT	2,349.72
2023-00405	MURRAY JOSEPH P	1/29/2024 11:53	DEFAULT JUDGMENT	.00
2023-00405	MURRAY JOSEPH P	2/01/2024 11:24	DEF JDGM/COURT ORDER	.00
2023-00458	CONNOLLY RONALD	2/01/2024 11:27	DEFAULT JUDGMENT	.00
2023-00592	APPLEBY MAGALY L	1/31/2024 10:39	DEFAULT JUDGMENT	6,269.23
2023-00592	VIANNA MATTHEW	1/31/2024 10:39	DEFAULT JUDGMENT	6,269.23
2023-20019	SINGER GROUP LLC THE	1/29/2024 12:56	WRIT OF EXECUTION	9,237.24
2023-20019	LAKOTA HEALTH CARE T/A	1/29/2024 12:56	WRIT OF EXECUTION	9,237.24
2023-20019	DIME BANK THE GARNISHEE	1/29/2024 12:56	GARNISHEE/WRIT EXEC	9,237.24
2023-20089	FOWLER OIL COMPANY INC	1/29/2024 11:36	SATISFACTION	.00
2023-20149	CKJKJ LLC	2/02/2024 11:47	SATISFACTION	.00
2023-20637	WAYNE BANK GARNISHEE	2/02/2024 11:30	GARNISHEE/DISC ATTCH	.00
2023-20678	CKJKJ LLC	2/02/2024 11:48	SATISFACTION	.00
2023-20838	FORB ELL DIANE	2/02/2024 2:54	WRIT OF SCIRE FACIAS	.00
2023-20838	GONZALEZ REINALDO	2/02/2024 2:54	WRIT OF SCIRE FACIAS	.00
2024-00045	PURRFECT FENCE LLC	1/31/2024 1:16	CONFESSION OF JDGMT	54,838.28
2024-00045	BENNER DAVID ALAN	1/31/2024 1:16	CONFESSION OF JDGMT	54,838.28
2024-20079	PIZZARELLI EVELYN Y	1/29/2024 11:48	MUNICIPAL LIEN	1,453.95
2024-20080	GALLAGHER LINDA EXECUTRIXC	1/29/2024 12:07	MUNICIPAL LIEN	1,663.54
2024-20080	BAEZ ANNA M ESTATE OF	1/29/2024 12:07	MUNICIPAL LIEN	1,663.54
2024-20082	ODDO JON M	1/30/2024 10:35	JP TRANSCRIPT	4,111.33
2024-20083	HANNAH RUTH A	1/30/2024 10:55	JP TRANSCRIPT	3,120.92
2024-20084	GOODHEARTMEY GLORIA	1/30/2024 11:15	JP TRANSCRIPT	1,583.36
2024-20085	MANCUSO PETER J JR	1/30/2024 11:33	JP TRANSCRIPT	2,286.86

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

2024-20086	HEIRS OF PARUL SHAH DECEASED	2/01/2024 1:06 MUNICIPAL LIEN	438.04
2024-20086	UNKNOWN HEIRS OF PARUL SHAH DECEASED	2/01/2024 1:06 MUNICIPAL LIEN	438.04
2024-20086	SHAH PARUL DECEASED	2/01/2024 1:06 MUNICIPAL LIEN	438.04
2024-20087	MAZZARELLA SHERRY	2/01/2024 1:44 JUDGMENT	5,991.25
2024-20088	CASABIANCA ANTHONY	2/01/2024 1:44 JUDGMENT	1,845.25
2024-20089	SEMINARIO PAINTING	2/02/2024 11:37 TAX LIEN	1,974.34
2024-20090	MFAC MERGER SUB INC	2/02/2024 11:56 TAX LIEN	1,139.79
2024-20091	GELATT ADAM	2/02/2024 12:11 JUDGMENT	769.00
2024-20092	WELLER CORA	2/02/2024 12:11 JUDGMENT	9,318.50
2024-20093	BATZEL CORY	2/02/2024 12:11 JUDGMENT	1,155.75
2024-20094	ROSE DALLAS	2/02/2024 12:11 JUDGMENT	1,197.05
2024-20095	GELATT ADAM	2/02/2024 12:11 JUDGMENT	519.00
2024-20096	SWINGLE ANDREW	2/02/2024 12:11 JUDGMENT	3,749.25
2024-20097	MAYS JEFFREY	2/02/2024 12:40 MUNICIPAL LIEN	649.09
2024-20098	MAYS JEFFREY	2/02/2024 2:25 MUNICIPAL LIEN	654.09
2024-20099	HICKS WILLIE	2/02/2024 2:38 MUNICIPAL LIEN	674.76
2024-20100	MURPHY GERARD E	2/02/2024 3:05 WRIT OF REVIVAL	966.00
2024-40007	ERDMANN JACOB OWNER	2/02/2024 11:22 WAIVER OF LIEN CLAIM	.00
2024-40007	ERDMANN MELISSA OWNER	2/02/2024 11:22 WAIVER OF LIEN CLAIM	.00
2024-40007	HERITAGE HOMES LTD CONTRACTOR	2/02/2024 11:22 WAIVER OF LIEN CLAIM	.00

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
2024-00038	BANK OF AMERICA N A	PLAINTIFF	1/29/2024	—
2024-00038	BACKLUND TARA D	DEFENDANT	1/29/2024	—
2024-00046	CAVALRY SPV I LLC	PLAINTIFF	2/01/2024	—
2024-00046	KULICK JOSHUA	DEFENDANT	2/01/2024	—
2024-00047	CAVALRY SPV I LLC	PLAINTIFF	2/01/2024	—
2024-00047	WILISHEFSKI EDWARD	DEFENDANT	2/01/2024	—

CONTRACT — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2024-00041	WALSH JOHN L III	PLAINTIFF	1/30/2024	—
2024-00041	WALSH ERIN	PLAINTIFF	1/30/2024	—
2024-00041	BRIER PATRICK	PLAINTIFF	1/30/2024	—
2024-00041	CASEY TERESE	PLAINTIFF	1/30/2024	—
2024-00041	BRIER KATE	PLAINTIFF	1/30/2024	—
2024-00041	AMERICAN ECONOMY INSURANCE COMPANY (A SAFECO INSURANCE CO	DEFENDANT	1/30/2024	—

2024-00044	MANUFACTURERS & TRADERS TRUST COMPANY A/K/A	PLAINTIFF	1/31/2024	—
2024-00044	M&T BANK	PLAINTIFF	1/31/2024	—
2024-00044	MOSS ACRES LLC	DEFENDANT	1/31/2024	—
2024-00044	PURRFECT FENCE LLC	DEFENDANT	1/31/2024	—
2024-00044	BENNER DAVID ALAN	DEFENDANT	1/31/2024	—
2024-00044	01312024834	DEFENDANT	1/31/2024	—

NAME CHANGE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2024-00049	ROMANO NICHOLAS JULIAN	PETITIONER	2/02/2024	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2024-00040	THE HONESDALE NATIONAL BANK	PLAINTIFF	1/30/2024	—
2024-00040	LEFFERTS MICHAEL J	DEFENDANT	1/30/2024	—
2024-00040	LEFFERTS COLLEEN	DEFENDANT	1/30/2024	—
2024-00048	FREEDOM MORTGAGE CORPORATION	PLAINTIFF	2/01/2024	—
2024-00048	TOWLE MICHAEL V JR	DEFENDANT	2/01/2024	—

REAL PROPERTY — QUIET TITLE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2024-00043	MATYSCZAK DAMIAN	PLAINTIFF	1/31/2024	—
2024-00043	MATYSCZAK LYNN	PLAINTIFF	1/31/2024	—
2024-00043	PHILIPS DONALD J	DEFENDANT	1/31/2024	—

TORT — INTENTIONAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2024-00039	SHOTKO KURT J	PLAINTIFF	1/29/2024	—
2024-00039	TRYGAR EARL	DEFENDANT	1/29/2024	—
2024-00039	TRYGARS AUTO CENTER & KWIK LUBE	DEFENDANT	1/29/2024	—

MORTGAGES AND DEEDS

*RECORDED FROM FEBRUARY 5, 2024 TO FEBRUARY 9, 2024
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
SKELTON BRITTANY SKELTON ANDREW	ROCKET MORTGAGE MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	TEXAS TOWNSHIP 1 & 2	198,616.00
PAUPACK VILLAGE STONEY MOUNTAIN HOLDINGS L L C	HONESDALE NATIONAL BANK WAYNE BANK	HAWLEY BOROUGH PRESTON TOWNSHIP	75,000.00 115,000.00
BROWN JOHN F	GREENTREE MORTGAGE COMPANY MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	LAKE TOWNSHIP	270,000.00
PRUITT SAMANTHA	CITIZENS SAVINGS BANK	MOUNT PLEASANT TOWNSHIP	50,000.00
LAMBDIN RAYMOND LAMBDIN MARIE	HONESDALE NATIONAL BANK	LAKE TOWNSHIP	210,000.00
WATSON GAIL E	WAYNE BANK	BERLIN TOWNSHIP	75,000.00
HUTCHISON JOANNA LOTT BRAIDEN M	GREENTREE MORTGAGE COMPANY MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	LEHIGH TOWNSHIP	170,000.00
AT THE LAKE	FNCB BANK F N C B BANK	SALEM TOWNSHIP	408,000.00
EVERGREEN SELF STORAGE LLC EVERGREEN SELF STORAGE L L C	FIRST KEYSTONE COMMUNITY BANK	SALEM TOWNSHIP	1,650,000.00
HENDRICKSON RAY	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS MORTGAGE RESEARCH CENTER VETERANS UNITED HOME LOANS	CLINTON TOWNSHIP 1	371,826.00
THORSON KENNETH	MICHELETTI ANTHONY MICHELETTI DONNA	PRESTON TOWNSHIP	100,000.00
BESKO REALTY HOLDINGS LLC BESKO REALTY HOLDINGS L L C	DIME BANK	SALEM TOWNSHIP	700,000.00
WAYMART VOLUNTEER FIRE COMPANY	HONESDALE NATIONAL BANK	WAYMART BOROUGH	67,000.00
BESKOVYOYNE GERARD JR	DIME BANK	PAUPACK TOWNSHIP	700,000.00
THOMPSON DONALD A THOMPSON DEBORAH R	FNCB BANK F N C B BANK	DYBERRY TOWNSHIP	45,000.00
BATES JEFFREY EDWARD BATES THOMAS GLENN BATES DAVID MARK	BATES THOMAS E BATES JEANNETTE L AKA BATES JEANNETE L AKA	HAWLEY BOROUGH	182,000.00
RODOLFY FREDERICK A	HENDERSON ALICE RITA	DAMASCUS TOWNSHIP	134,700.00
SLEDZINSKI WILLIAM EDWARD VALVANO DAVID R VALVANO SARAH VALVANO EMILY VALVANO DANIEL	HONESDALE NATIONAL BANK HONESDALE NATIONAL BANK	SALEM TOWNSHIP SALEM TOWNSHIP	150,000.00 675,000.00

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

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
LAKE ARIEL PROPERTIES	G & L UNITED BUILDERS	LAKE TOWNSHIP	
SCHMITZ KATHLEEN ANN	KAMMEIER JANETTE	PAUPACK TOWNSHIP	PARCEL 24
FERRANDINO DOLORES M	FERRANDINO ANTHONY TR DOLORES FERRANDINO FAMILY TRUST	PAUPACK TOWNSHIP	
FERRANDINO DOLORES M	FERRANDINO ANTHONY TR DOLORES FERRANDINO FAMILY TRUST	PAUPACK TOWNSHIP	
STETCH NIKOLAS A	STETCH JOSEPH J JR STETCH SALLY R	LEHIGH TOWNSHIP	
LAMORGESE PAUL LAMORGESE MARIA	NICOLELLA LAUREN LAMORGESE TR PAUL LAMORGESE FAMILY TRUST II LAMORGESE MARIA	PAUPACK TOWNSHIP	LOT 170
MATIJAS DYLAN M	ZWIENER THOMAS A ZWIENER MARY P	LAKE TOWNSHIP	LOT 41
JANDURA LYNDA	JANDURA LYNDA JANDURA CHERYL L	SALEM TOWNSHIP	LOT 1
UGREKHELIDZE PAATA UGREKHELIDZE ANA	BROWN JOHN F	LAKE TOWNSHIP	LOT 2164
LYTTLE CONSTANCE F	LYTTLE JOHN W JR	DAMASCUS TOWNSHIP	
BENFER DORIS K	MOODY JASON MOODY JULIA	LEHIGH TOWNSHIP	LOT 150
CARLSON JOHN E JR CARLSON KATHLEEN E	KOLAR EDIN PERAZIC ALMA	LEHIGH TOWNSHIP	LOT 28
CARROLL JAMES CARROLL DOROTHY	STEFFENS ANDREW CARROLL WENDY	DYBERRY TOWNSHIP	LOT 14
SORNA MICHAEL A SORNA MARY E	LAMBDIN MARIE LAMBDIN RAYMOND	LAKE TOWNSHIP	LOT 2362
BELL EDWARD D BELL DONNA M	BELL ERIC	LEHIGH TOWNSHIP	LOT 4
MANTACK CHARLES WALKER PEARL	HUTCHISON JOANNA LOTT BRAIDEN M	LEHIGH TOWNSHIP	LOT 58
WOODMANSEE BRADLEY L WOODMANSEE JENNIFER L	WOODMANSEE LUKE W WOODMANSEE CRAIG R	PRESTON TOWNSHIP	
MCCARTHY DOROTHY ELLEN EST AKA	MCCARTHY PETER	PAUPACK TOWNSHIP	
MCCARTHY DOROTHY E EST AKA			
MCCARTHY DOROTHY EST AKA MCCARTHY PETER EXR AKA MCCARTHY PETER CHOI EXR AKA			LOT 86
TURIANO THOMAS	BREEZEWOOD LAND DEVELOPMENT CO INC	LEHIGH TOWNSHIP	LOT 352
KOVANDA EDWARD C KOVANDA KATHY A	BREEZEWOOD LAND DEVELOPMENT CO INC	LEHIGH TOWNSHIP	LOT 152
LAKE LIFE MANAGEMENT SERVICES LLC LAKE LIFE MANAGEMENT SERVICES L L C LAKE LIFE MANAGEMENT SERVICES	AT THE LAKE	SALEM TOWNSHIP	

MANNINO THOMAS J	HENDRICKSON RAY	CLINTON TOWNSHIP 1	
MANNINO CONNIE A			LOT B
MICHELETTI ANTHONY	THORSON KENNETH	PRESTON TOWNSHIP	
MICHELETTI DONNA			LOT 3
SCHNELL DANIEL	HAQQ RASUL A	LEHIGH TOWNSHIP	
CALDWELL JUSTINE	HOOKS IMANI		
BEERS JOHN FOSTER	RTB LAKEHOUSE	PAUPACK TOWNSHIP	
BEERS BARBARA HERBERT	R T B LAKEHOUSE		
SIBERINE SUSAN BEERS			
SIBERINE RAYMOND R			
BEERS ALFRED BISHOP			
BEERS LAURA JEANNE			
BEERS LISA KATHERINE			
AUSWEGER TR	RTB LAKEHOUSE	PAUPACK TOWNSHIP	
BEERS EXEMPTION TRUST	R T B LAKEHOUSE		
RTB LAKEHOUSE	RTB LAKEHOUSE	PAUPACK TOWNSHIP	
R T B LAKEHOUSE	R T B LAKEHOUSE		
REESE MARGARET G EXR	REESE MARGARET G	BERLIN TOWNSHIP	
REESE ROBERT WEST			
REESE MARGARET G	REESE SANDRA LEE	BERLIN TOWNSHIP	
	REESE JEFFREY CURTIS		
	REESE KRISTIN ELIZABETH		
REESE MARGARET G	REESE SANDRA LEE	BERLIN TOWNSHIP	
	REESE JEFFREY CURTIS		
	REESE KRISTIN ELIZABETH		
BATES THOMAS E	BATES JEFFREY EDWARD	HAWLEY BOROUGH	
BATES JEANNETTE L AKA	BATES THOMAS GLENN		
BATES JEANNETE L AKA	BATES DAVID MARK		
HENDERSON ALICE RITA	RODOLFY FREDERICK A	DAMASCUS TOWNSHIP	
HONSDALE BOROUGH	HONSDALE BOROUGH	HONSDALE BOROUGH	
BASSO JAMES	CERBO TONIANN	PALMYRA TOWNSHIP	
KEESLER KORY R	WENCHONG REALTY	DAMASCUS TOWNSHIP	
CLYMER JOHN	CLYMER JOHN	LEHIGH TOWNSHIP	
	HERING MARIE		LOT 13
WEINCZYK DOLORES A	WEINCZYK RICHARD J	LAKE TOWNSHIP	
WEINCZYK RICHARD J	WEINCZYK BRYANNA		
	WEINCZYK MADISON ANN		LOT 1288
SLEDZINSKI WILLIAM			
EDWARD AKA	SLEDZINSKI WILLIAM EDWARD	SALEM TOWNSHIP	
SLEDZINSKI WILLIAM AKA			
SLEDZINSKI LAUREN			
FREITAS PROPERTIES	ZHININSIACHAY JOSE TITO	LAKE TOWNSHIP	
	SIACHAY JOSE TITO ZHININ		
	CARCHI ALEXANDRA		LOT 916
GREEN PATRICIA R AKA	VALVANO EMILY	SALEM TOWNSHIP	
GREEN PATRICIA C AKA	VALVANO DAVID R		
	VALVANO SARAH		
	VALVANO DANIEL		LOT 564

COURT CALENDAR — THIRD FLOOR HISTORIC COURTROOM

February 19, 2024–February 23, 2024

Monday, February 19, 2024

Courthouse Closed-Presidents Day

Tuesday, February 20, 2024

8:30 AM
Louis v. Silon 224-2020-DR
Custody Pre-Trial
Farrell/Campbell

8:45 AM
O'Heren v. O'Toole 417-2023-DR
Custody Hearing
Campbell/Muir

1:00 PM
Hair v. O'Toole 418-2023-DR
Custody Hearing
Campbell/Muir

Wednesday, February 21, 2024

8:30 AM – 9:00 AM
Saylor v Saylor/Dexheimer 45-2024-DR
Special Relief
Farley/Pro se

9:00 AM
Central Court 3rd Floor Courtroom

9:00 AM
Reiss v. Reiss 210-2023-DR
Hearing on Motion to Prevent Dissipation of Marital Assets
Bugaj/Lalley

9:30 AM
Bozella v. Pajalich 629-2018-DR
Motion to withdraw as counsel
Collins/Muir

10:00 AM
Babcock-Conklin v. Bell 338-2018-DR
Argument on Intervenor's Exceptions
Pro Se/Pro Se/Rechner

10:30 AM
Com v Gerrity 106-2022-CR
Motion in Limine Arg
DA/Brown

11:00 AM
Criminal Pre-Trials
341-2022-CR Perricone, Robert Heidecker

12:00 PM
Drug Court Team Meeting

12:30 PM – 1:30 PM
Drug Court

1:00 PM
PFA's
37-2024-DR Hawley v. Soppick

COURT CALENDAR — FOURTH FLOOR COURTROOM #2
February 19, 2024–February 23, 2024

Monday, February 19, 2024

Courthouse Closed-Presidents Day

Tuesday, February 20, 2024

9:00 AM
Civil Pre-Trials

9:30 AM
Speights v Dennehy 220-2022-cv Biscontini/Barone

10:30 AM
Van Lone v Heller's Gas 541-2022-cv Lemieux-Fillery/Moser

11:00 AM
Jackson v Fiorelli 265-2022-cv Suda/Stauffer

1:30 PM
Lentini v Mario's Contracting 160-2022-cv Henry/Havran

Wednesday, February 21, 2024

9:30 AM
Four Seasons for fun v. Paupack Township v. Murphy 459-2023-CV
Argument on Appellant's Motion to Present Additional Evidence
Waldron/Gregory/Zelinka/Bugaj

10:00 AM
Tyler Hill Solar v Damascus Twp
Argument-Land Use Appeal
Malak/Treat

11:00 AM
In Re: Wayne County Tax Claim Bureau 17-2024-CV
Petition for Confirmation for Distribution
Krajkovich

11:30 AM
Estate of McCoy v. Bunting 469-2021-CV
Motion to Compel Settlement
Rydzewski/Bresset

1:30 PM
IN Re: S.F. 44-2023-JV
Contested Finding of Fact
DA/Burlein

Friday, February 23, 2024

9:30 AM
Brussell v. Brussell 478-2021-DR
Divorce Hearing (Zimmerman)
Cali/Bugaj

CUSTODY CALENDAR

February 19, 2024–February 23, 2024

Monday, February 19, 2024

Courthouse Closed-Presidents Day

Tuesday, February 20, 2024

10:30 AM
Greene v. Jantz 529-2022-CV
Partition Conference (Rechner)

Friday, February 23, 2024

9:00 AM
Roche v. Roche 644-2016-DR
Conciliation Conference (Karam)
Campbell/Farrell

9:30 AM
Creveling v. Vangoethem & Creveling 175-2023-DR
Conciliation Conference (Karam)
Pro Se/ Pro Se

10:00 AM
Lanza v. Basrtolomei 95-2023-DR
Conciliation Conference (Karam)
Pro Se/ Pro se

10:30 AM
Rieger v. Horwitz 509-2020-DR
Conciliation Conference (Karam)
Zimmer/Pro Se

11:00 AM
Novy v. Novy 125-2019-DR
Conciliation Conference (Karam)
J.Ellis/Lalley

11:30 AM
Canzano v. Canzano 16-2024-DR
Conciliation Conference (Karam)
Pro Se/ Pro Se

2:00 PM
Brown v. Brown 504-2023-DR
Conciliation conference (Karam)
Campbell/Riccardo

2:30 PM
Santiago v. Santiago 361-2023-DR
Conciliation Conference (Karam)
Geroulo/Coyer

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Medical Negligence*

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Disputes, Civil Litigation, Landlord/
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