

WAYNE COUNTY BAR ASSOCIATION

OFFICIAL LEGAL
JOURNAL

OF WAYNE COUNTY, PA



22nd Judicial District
December 15, 2023
Vol. 13, No. 42
Honesdale, PA



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

The Hon. Janine Edwards
President Judge

The Hon. Matthew Meagher
Judge

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



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The Official Legal Publication of Wayne County, Pennsylvania



Legal Journal of Wayne County

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

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

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

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

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

MESSAGE FROM THE
WAYNE COUNTY BAR ASSOCIATION



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

PRICING & RATES

Notice Pricing

One time Insertions

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

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

Subscription Rates

Per Year

Mailed Copy	\$100
Emailed Copy	Free

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

WAYNE COUNTY OFFICIALS

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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.

EXECUTOR'S NOTICE

ESTATE OF John Joseph Serafin, Jr., a/k/a John J. Serafin, late of Berlin Township, Wayne County, Pennsylvania. Any person or persons having claim against or indebted to the estate present same to Amy Ulma, of 563 Elm Street, Emmaus, PA 18049. Sally N. Rutherford, Esq., 921 Court St., Honesdale, PA 18431, Attorney for the Estate.

12/15/2023 • 12/22/2023 • 12/29/2023

EXECUTOR'S NOTICE

ESTATE OF Kathryn S. Mohn, late of Damascus Township, Wayne County, Pennsylvania. Any person or persons having claim against or indebted to the estate present same to Rodney E. Mohn a/k/a Rodney Earl Mohn, at 26 Suroka Drive, Beach Lake, PA 18405 and Patricia Mohn a/k/a Patricia Kaye Mohn, at 359 Atco Road, Beach Lake, PA

18405. Sally N. Rutherford, Esq., 921 Court St., Honesdale, PA 18431, Attorney for the Estate.

12/15/2023 • 12/22/2023 • 12/29/2023

ESTATE NOTICE

Estate of Arthur J. Sturm, Jr.
Late of Paupack Township
CO-EXECUTOR
Glenn Sturm
9 Domino Way
Centereach, NY 11720
CO-EXECUTOR
Edward J. Sturm
273 S. Ocean Avenue
Freeport, NY 11520
ATTORNEY
John F. Spall, Esquire
2573 Route 6
Hawley, PA 18428

12/15/2023 • 12/22/2023 • 12/29/2023

ESTATE NOTICE

NOTICE IS HEREBY GIVEN, that letters Testamentary have been issued to Doris Hook in the Estate of Ingrid Maria Grill, who died on August 16, 2023, late resident of 78 Clemen V Muller Street, Beach Lake, Pennsylvania 18405. 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

12/15/2023 • 12/22/2023 • 12/29/2023

ESTATE NOTICE

Estate of George Thomas Faessler,
Jr. AKA George T. Faessler AKA
George Faessler, Jr. AKA George
Faessler

Late of Paupack Township

EXECUTOR

Donna Hintzel

178 Berry Hill Road

Lakeville, PA 18438

ATTORNEY

Nicholas A. Barna, Esq.

207 Tenth Street

Honesdale, PA 18431

12/15/2023 • 12/22/2023 • 12/29/2023

ESTATE NOTICE

Estate of Mark D. Whitney
AKA Mark Daniel Whitney AKA
Mark Whitney

Late of Scott Township

EXECUTOR

Matthew Wayne Dufton

5246 State Highway 8

Deposit, NY 13754

ATTORNEY

Nicholas A. Barna, Esq.

207 Tenth Street

Honesdale, PA 18431

12/15/2023 • 12/22/2023 • 12/29/2023

ESTATE NOTICE

Notice is hereby given that Letters
of Testamentary have been granted
in the **ESTATE OF SIGRID**

WILSHINSKY late of 127

Crestmont Drive, Wayne County,

Pennsylvania (died November 7,

2023), to Attorney, Tammy Lee

Clause, as Executrix. All persons

indebted to the said Estate are

required to make payment and

those having claims to present the

same without delay to the Executrix

named above at P.O. Box 241,

Newfoundland, PA 18445.

12/8/2023 • 12/15/2023 • 12/22/2023

ESTATE NOTICE

NOTICE IS HEREBY GIVEN,

that Letters of Administration have

been issued in the Estate of Ron

James Slonaker a/k/a Ron J.

Slonaker, who died July 30, 2023,

late resident of Lehigh Township,

Wayne County, PA to JoAnn

Slonaker. 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 JoAnn Slonaker, 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

12/8/2023 • 12/15/2023 • 12/22/2023

ESTATE NOTICE

Estate of Kathleen Edna Price
AKA Kathleen E. Price AKA
Kathleen Price
Late of Texas Township
ADMINISTRATOR
Sharon Gumpfer
498 Old Willow Avenue
Honesdale, PA 18431
ATTORNEY
Timothy P. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

12/8/2023 • 12/15/2023 • 12/22/2023

ESTATE NOTICE

Notice is hereby given that Letters Testamentary have been granted to Drusilla L. Cary and Cynthia A. Cary, Co-Executrices of the Estate of Charles Bruce Cary a/k/a Charles B. Cary a/k/a Charlie Cary, late of Wayne County, Beach Lake, PA 18405, who died on October 9, 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 Co-Executrices, Drusilla L. Cary and Cynthia A. Cary, c/o Mark R Zimmer, Esquire, 1133 Main Street, Honesdale, PA 18431.

12/1/2023 • 12/8/2023 • 12/15/2023

ESTATE NOTICE

NOTICE IS HEREBY GIVEN, that letters Testamentary have been issued to Trisha Hegedus a/k/a Trisha Kay Hegedus in the Estate of Michael Charles Hegedus, who died

on December 16, 2021, late resident of 175 Cliff Street, Honesdale, Pennsylvania 18431. 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

12/1/2023 • 12/8/2023 • 12/15/2023

**NOTICE OF FILING OF
SHERIFF'S SALES**

Individual Sheriff's Sales can be cancelled for a variety of reasons. The notices enclosed were accurate as of the publish date. Sheriff's Sale notices are posted on the public bulletin board of the Sheriff's office in Honesdale, located at 925 Court Street.

**SHERIFF'S SALE
JANUARY 3, 2024**

By virtue of a writ of Execution instituted by: Newrez LLC d/b/a Shellpoint Mortgage Servicing issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 3rd day of January, 2024 at 10:00 AM in the Conference Room on the third floor, Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL that certain piece or parcel of land situate in the Borough of Waymart, County of Wayne and

Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a comer on the southerly side of the Honesdale and Carbondale Turnpike a distance of fifty (50) feet westerly from the southwest intersection of the thirty (30) foot street with said turnpike road, said corner being the northwest comer of the lot of land conveyed to Olin E. Edwards by deed dated August 9, 1922; thence in a southerly direction along the line of said Edwards' lot one hundred fifty (150) feet to a corner; thence in a westerly direction and at right angles to the first mentioned line one hundred (100) feet to a comer; thence in a northerly direction and parallel to the first mentioned line one hundred fifty feet to the southerly side of the Honesdale and Carbondale Turnpike Road; thence in an easterly direction along said side of said turnpike road one hundred (100) feet to the place of BEGINNING.

CONTAINING fifteen thousand (15,000) square feet.

EXCEPTING AND RESERVING from the above-described lands one parcel of land five (5) feet by one hundred fifty (150) feet conveyed to Olin E. Edwards et ux., by Francis G. Williams. et ux., by Deed dated August 27, 1927 and recorded in Deed Book 128 page 271.

FURTHER EXCEPTING AND RESERVING THEREOUT AND THEREFROM:

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE and being in the Borough of Waymart, Wayne County, Commonwealth of Pennsylvania, containing approximately 2,520 square feet, given by Daniel R. Eynon as Power of Attorney for Thelma L. Williams, Widow to Daniel R. Eynon as Power of Attorney for Thelma L. Williams as Trustee of The Thelma L. Williams Revocable Trust Dated May 27, 1987, By Deed Dated 08-12-06 and Recorded 10-11-06 in Record Book 3150 Page 245. Bounded and described as follows:

Beginning at a point on the southern side pf the Honesdale-Carbondale Turnpike Road at a point 30 Feet westerly from the Charles Blair Line and being a point of Lot No. 1 of The Michael E. Yurkowsky Plot of .Lots of Waymart, Pennsylvania recorded in Deed Book 128, Page 710; Thence South 22 degrees 24 minutes East 504 feet to a point on the edge of the Old Gravity Railroad; thence North 54 degrees 5 feet to a stake on the edge of the Old Gravity Railroad; thence North 22 degrees 24 minutes West 504 feet, more or less, to a point on the southern side of the HonesdaleCarbondale Turnpike Road; thence South 73 degrees 30 minutes West 5 feet to the place of Beginning.

BEING THE SAME PREMISES CONVEYED UNTO Doriano Zgrinskic, by virtue of Deed from Thelma L. Williams Revoacable

Trust Dated May 27, 1987, by her Successor Co-Trustees, Lisa W. Eynon, Benjamin G. Eynon, Jr., Daniel R. Eynon and Thomas B. Eynon Dated June 11, 2007, Recorded June 15, 2007, in Book 3316, Page 72 and Instrument Number 200700006303, Wayne County, PA.

The said Doriano Zgrinskc departed this life on July 13, 2018, leaving title To Devis Matthews a/k/a Devis Zgrinskc and Natalie Runko a/k/a Natilie Runko, In Capacity as Known Heir, Devisee, and/or Distribute of the Estate of Doriano Zgrinskc, Deceased.

Being known as 170 Carbondale Road, Waymart, PA 18472.

Tax Parcel No.: 28-0-0007-0003.-

Seized and taken in execution as property of:
Devis Matthews aka Devis Zgrinskc in His Capacity as Known Heir, Devisee, and/or Distribute of the Estate of Doriano Zgrinskc, Deceased 3401 43rd Street ASTORIA NY 11103
Natalie Runko A/K/A Natilie Runko, in her Capacity as Known Heir, Devisee, and/or Distribute of the Estate of Doriano Zgrinskc, Deceased 160417 269th Avenue FLUSHING NY 11358
Unknown Heirs, Successors, and Assigns and All Persons, Firms or Associates Claiming Right, Title and Interest Under the Estate of Doriano Zgrinskc, Deceased 170 Carbondale Rd WAYMART PA 18472

Execution No. 66-Civil-2020
Amount \$51,791.88 Plus additional costs

October 12, 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.

Chris Cummins Esq.

12/8/2023 • 12/15/2023 • 12/22/2023

**SHERIFF'S SALE
JANUARY 3, 2024**

By virtue of a writ of Execution instituted by: MCLP Asset Company, 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 3rd day of January, 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 situate, lying and being in the Township of Salem, County of Wayne and Commonwealth of Pennsylvania, being more particularly Lot 511 in Bear Tract Development of Indian Rocks, Inc., bounded and described as follows:

BEGINNING at a point in the middle of the Bear Rock Road, said point being a common corner of Lots 609, 610, 510 and 511; thence through Bear Rock Road South 31 degrees 11 minutes East a distance of 60 fee to a point being a common corner of Lots 610, 611,511 and 512; thence along the common division line between Lots 511 and 512 South 58 degrees 19 minutes West a distance of 100 feet to a point on line of Lot 409; thence along the common division line between Lots 511, 408 and 409 North 31 degrees 11 minutes West, a distance of 60 feet to a point; thence along the common division line between Lots 510 and 511 North 58 degrees 49 minutes East a distance of 100 fee to the place of beginning. Being all of Lot 511 and containing 6,000 square feet, to be the same more or less.

PARCEL II:

BEGINNING at a point, said point being the common corner of Lots

510 and 511 and on line of Lot 408; thence along the common division line between Lots 510 and 511 North 58 degrees 49 minutes East 100 fee to a point; said point being the common corner of Lots 510, 511, 610 and 609; thence along the common division line between Lots 510 and 609 North 31 degrees 11 minutes West, a distance of 20 feet to a pint; thence through Lot 510 and on line parallel with the common division line between Lots 510 and 511 South 58 degrees 49 minutes West, a distance of 100 feet to a point on the division line of Lot 510 and 407; thence along the common division line between a part of Lot 407 and 408 and 510 South 31 degrees 11 minutes East, a distance of 20 feet to the point and place of beginning. Containing 2,000 square feet be the same more or less

PARCEL NO: 22-0-0002-0120.-

BEING KNOWN AS: 511 Bear Rock Road, Lake Ariel, Pennsylvania 18436.

TITLE to said premises is vested in Kevin Coughlin by deed from Nicholas H. Bakker dated March 13, 2008 and recorded March 24, 2008 in Deed Book 3485, Page 214 Instrument Number 200800002810.

Seized and taken in execution as property of:
Kevin Coughlin 323 Litchfield Avenue BABYLON NY 11702

Execution No. 395-Civil-2023

Amount \$123,261.59 Plus
additional costs

October 12, 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.

12/8/2023 • 12/15/2023 • 12/22/2023

**SHERIFF'S SALE
JANUARY 10, 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 10th day of January, 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 situate in the Borough of Starrucca, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at the southeast corner, a stake and stones corner, the same being corner of a tract of land in the warrantee name of Conrad (Kryder) Kidder #64, also the corner of Isaac Sampson land;

THENCE on line of said Sampson land being the line of said Knider tract North 45 degrees East 132 rods more or less to stones with iron stake corner, being allotment corner of Knider tract, also corner of the Jessie Whitaker farm (so called) and Isaac Sampson farm, said corner standing in the bounds of the public road leaving from the Starrucca Creek at William Staddard's farm to Hales Eddy, New York;

THENCE along the center of said road to a point where allotment line of lands or lots numbers 1 and 4 crosses said road;

THENCE South 45 degrees East on said allotment line to the easterly rounds of said Rider tract;

THENCE on line of Mumford land about 68 rods more or less to the place of BEGINNING. CONTAINING 53 acres of land be the same more or less.

BEING the same premises which Alberta H. Doter granted and conveyed to Alberta D. Ziegler, Donna D. Ledward and Margaret D. Kaisen, by virtue of a deed dated July 28, 1988 and recorded August 2, 1988, in the Office of the Recorder of Deeds in and for Wayne County, Pennsylvania in Deed Book 492, Page 674.

The premises conveyed are under and subject to the rights of way of any public highway and public utility which may be over and across the same.

TAX PARCEL NO.: 25-0-0120-0014.-

ADDRESS BEING KNOWN AS:
298 Maple Grove Road, Starrucca,
PA 18462

Seized and taken in execution as property of:
Julienne Mullette 298 Maple Grove Road STARRUCCA PA 18462

Execution No. 180-Civil-2021
Amount \$255,122.95 Plus
additional costs

October 18, 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.

12/15/2023 • 12/22/2023 • 12/29/2023

CIVIL ACTIONS FILED

*FROM NOVEMBER 25, 2023 TO DECEMBER 1, 2023
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE/TIME	DESCRIPTION	AMOUNT
2007-20076	FLYNN RICHARD A	11/30/2023 3:12	SATISFACTION	—
2008-20327	BATES RONALD	11/27/2023 12:33	JUDG BY ASSIGNMENT	1,026.40
2008-20327	BATES RONALD	11/27/2023 12:33	JUDG BY ASSIGNMENT	1,026.40
2010-21881	FLEECE SCOTT THOMAS	11/30/2023 3:12	SATISFACTION	—
2013-21266	FORMAN BRANDON	11/30/2023 3:12	SATISFACTION	—
2014-20221	FOFI JOHN MICHAEL	11/30/2023 3:13	SATISFACTION	—
2014-20462	TURNER JOEL	11/27/2023 2:08	SATISFACTION	—
2014-20462	TURNER BETSY L	11/27/2023 2:08	SATISFACTION	—
2014-20715	BOHN EDWARD	11/27/2023 12:34	JUDG BY ASSIGNMENT	7,289.66
2014-20715	BOHN EDWARD	11/27/2023 12:34	JUDG BY ASSIGNMENT	7,289.66
2015-20022	TURNER JOEL	11/27/2023 2:08	SATISFACTION	—
2015-20022	TURNER BETSY L	11/27/2023 2:08	SATISFACTION	—
2020-20066	DJIYA SERGE	11/27/2023 1:54	SATISFACTION	47,437.67
2020-20066	DJIYA EMMA	11/27/2023 1:54	SATISFACTION	47,437.67
2022-00468	KOZLANSKY PAUL	11/30/2023 3:08	CONSENT JUDGMENT	20,079.96
2022-20703	WILLIAMS STEPHEN C	11/27/2023 2:08	SATISFACTION	—
2022-20703	WILLIAMS VIRGINIA L	11/27/2023 2:08	SATISFACTION	—
2023-00202	BARDI JOSEPH H	11/28/2023 3:01	WRIT OF EXECUTION	111,394.93
2023-00243	FISHERMAN JESSICA	11/27/2023 9:04	DEFAULT JUDGMENT	777.10
2023-00244	AUTOMATED INSTALLATION SERVICE	11/30/2023 12:51	DEFAULT JUDGMENT	4,712.49
2023-20256	DAVIS MYLES A	11/30/2023 3:12	SATISFACTION	—
2023-20303	PATTERSON BARBARA	11/27/2023 9:46	SATISFACTION	327.58
2023-20748	QAD INC	11/27/2023 10:00	AUTH. TO REMOVE LIEN	—
2023-20774	HUSTON DENISE	11/27/2023 11:31	JP TRANSCRIPT	1,257.52
2023-20775	PARKER DEMETRIUS	11/27/2023 11:35	JUDGMENT	564.25
2023-20776	STEVENSON JOSEPH P	11/27/2023 11:35	JUDGMENT	1,080.25
2023-20777	MASCITELLI DYLAN	11/27/2023 11:35	JUDGMENT	1,560.75
2023-20778	LYBARGER ERIK	11/27/2023 11:35	JUDGMENT	582.25
2023-20779	HESS SHELBY	11/27/2023 1:42	JP TRANSCRIPT	2,589.80
2023-20780	SEMINARIO PAINTING	11/27/2023 2:24	TAX LIEN	3,802.21
2023-20781	YEAGER MARK R	11/27/2023 2:24	TAX LIEN	5,356.92
2023-20781	YEAGER MAUREEN A	11/27/2023 2:24	TAX LIEN	5,356.92
2023-20782	CHRISLER DANIEL ARTHUR	11/30/2023 3:12	JUDGMENT	23,275.38
2023-40073	TOTH TRACY OWNER	P 11/27/2023 9:52	WAIVER OF LIENS	—
2023-40073	TOTH LAWRENCE OWNER	P 11/27/2023 9:52	WAIVER OF LIENS	—
2023-40073	D&D HOME BUILDERS CONTRACTOR	11/27/2023 9:52	WAIVER OF LIENS	—
2023-40074	DININNI RICARDO OWNER	P 11/28/2023 11:14	STIP VS LIENS	—
2023-40074	DININNI BRITTANY OWNER	P 11/28/2023 11:14	STIP VS LIENS	—
2023-40074	FIVE STAR MODULAR & CONSTRUCTION CONTRACTOR	11/28/2023 11:14	STIP VS LIENS	—

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

2023-40075	ACRES EAST INC OWNER	P	12/01/2023 3:14	STIP VS LIENS	—
2023-40075	DAKAN ENTERPRISES INC CONTRACTOR		12/01/2023 3:14	STIP VS LIENS	—
2023-40076	ACRES EAST INC OWNER	P	12/01/2023 3:14	STIP VS LIENS	—
2023-40076	KLINKIEWICZ JOHN P CONTRACTOR		12/01/2023 3:14	STIP VS LIENS	—
2023-40077	ACRES EAST INC OWNER	P	12/01/2023 3:15	STIP VS LIENS	—
2023-40077	RUTLEDGE EXCAVATING INC CONTRACTOR		12/01/2023 3:15	STIP VS LIENS	—
2023-90176	COBURN HARRY M ESTATE		11/27/2023 3:36	ESTATE CLAIM	10,387.06

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00623	CITIBANK N A	PLAINTIFF	11/29/2023	—
2023-00623	DEBOW DARLENE	DEFENDANT	11/29/2023	—
2023-00629	U S BANK NATIONAL ASSOCIATION D/B/A ELAN FINANCIAL SERVICES	PLAINTIFF	12/01/2023	—
2023-00629	OKEEFE MELISSA	DEFENDANT	12/01/2023	—

CONTRACT — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00625	WARNER RUSSELL	PLAINTIFF	11/30/2023	—
2023-00625	WARNER ELIZABETH GAYLE HUSBAND AND WIFE	PLAINTIFF	11/30/2023	—
2023-00625	WALLINGFORD CHRISTOPHER	DEFENDANT	11/30/2023	—
2023-00625	WALLINGFORD MARISSA HUSBAND AND WIFE	DEFENDANT	11/30/2023	—
2023-00625	WALLINGFORD BUILDERS LLC D/B/A	DEFENDANT	11/30/2023	—
2023-00625	WALLINGFORD BUILDERS	DEFENDANT	11/30/2023	—

MISCELLANEOUS — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00627	ASSOCIATION OF PROPERTY OWNERS OF THE HIDEOUT INC	PLAINTIFF	11/30/2023	—
2023-00627	PEDRAZA LUIS	DEFENDANT	11/30/2023	—
2023-00627	PEDRAZA MAUREEN	DEFENDANT	11/30/2023	—
2023-00627	LYON PATRICK WILLIAM	DEFENDANT	11/30/2023	—
2023-00630	J G WENTWORTH ORIGINATIONS LLC	PLAINTIFF	12/01/2023	—
2023-00630	SMITH DONNA	PLAINTIFF	12/01/2023	—

PETITION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00620	LODESTAR LLC 1CYDCL489VT042794	PETITIONER	11/27/2023	—
2023-00620	FRITZ ANTHONY	PETITIONER	11/27/2023	—
2023-00620	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	RESPONDENT	11/27/2023	—

2023-00621	SERIAL NUMBER SIMPLEX 2087A 2087B UNIT	PETITIONER	11/27/2023	—
2023-00621	STOFFEY ELIZABETH	PETITIONER	11/27/2023	—
2023-00621	VIN NUMBER 48965-48966 LABEL	PETITIONER	11/27/2023	—
2023-00621	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	RESPONDENT	11/27/2023	—
2023-00624	2000 DODGE RAM 2500 VIN 1B7KF2360YJ162008	PETITIONER	11/30/2023	—
2023-00624	KLOSTERMAN DOUGLAS	PETITIONER	11/30/2023	—
2023-00624	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	RESPONDENT	11/30/2023	—
2023-00628	5A4WEWR15B2002363 TRAILER RNK68194G900 BOAT	PETITIONER	12/01/2023	—
2023-00628	SEAMAN WADE L	PETITIONER	12/01/2023	—
2023-00628	SEAMANS MARINE INC	PETITIONER	12/01/2023	—
2023-00628	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	RESPONDENT	12/01/2023	—

REAL PROPERTY — QUIET TITLE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00622	U.S. BANK TRUST NATIONAL ASSOCIATION	PLAINTIFF	11/28/2023	—
2023-00622	RIVERA EDWIN	DEFENDANT	11/28/2023	—

TORT — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00619	PROGRESSIVE SPECIALTY INSURANCE COMPANY	PLAINTIFF	11/27/2023	—
2023-00619	PENLES DANIEL P	DEFENDANT	11/27/2023	—



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MORTGAGES AND DEEDS

*RECORDED FROM DECEMBER 4, 2023 TO DECEMBER 8, 2023
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
CRITELLI JOSEPH CRITELLI FRANCES	BANK OF AMERICA MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	LAKE TOWNSHIP	220,000.00
VIRBITSKY ANTHONY V VIRBITSKY MELISSA A	DIME BANK	MANCHESTER TOWNSHIP	27,600.00
PERSON JUDITH	NBT BANK N B T BANK	PAUPACK TOWNSHIP	25,000.00
PERUNSKY IGOR PERUNSKY MARIA	NBT BANK N B T BANK	CHERRY RIDGE TOWNSHIP	150,000.00
GILL DANIEL J GILL CARRIE	SUMMIT MORTGAGE CORPORATION MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	BUCKINGHAM TOWNSHIP	197,359.00
OUTRAKIS JOHN OUTRAKIS CHRISTINA	WELLS FARGO BANK	SALEM TOWNSHIP	396,000.00
WEST BARBARA	FIRST COMMONWEALTH FEDERAL CREDIT UNION	LAKE TOWNSHIP	360,000.00
WEST ROBERT			360,000.00
STACEY SANDRA BOSTIC STACEY ROBBIE BRANDON	ROCKET MORTGAGE MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	SCOTT TOWNSHIP	306,000.00
MENDEZ BIANCA MENDEZVALENTIN MARIA	NOVUS HOME MORTGAGE MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	HAWLEY BOROUGH	
VALENTIN MARIA MENDEZ			231,725.00
OLVER DEBORAH J	CITIZENS SAVINGS BANK	BERLIN TOWNSHIP	5,500.00
LUCHANSKY MATTHEW	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	SALEM TOWNSHIP	
LUCHANSKY GEORGETTE	LOAN STORE INC		332,500.00
RICHARDSON TERESA ANN	ROCKET MORTGAGE MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	LAKE TOWNSHIP	200,000.00
LYDON PATRICK M LYDON JANE B	FULTON BANK MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	PAUPACK TOWNSHIP	365,000.00
REGENSKI JOSEPH R REGEN SKI RANDI	DIME BANK	PAUPACK TOWNSHIP	40,000.00
BANNAN FRANCIS E BANNAN HEATHER A	DIME BANK	HONESDALE BOROUGH	45,500.00
SMYTH CRAIG	DIME BANK	PAUPACK TOWNSHIP	210,000.00
LANE TAMI LYNN	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS AMERICAN FINANCIAL NETWORK INC ORION LENDING	LAKE TOWNSHIP	55,962.00

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

PESKIN TIMON MATTHEW SCHNELLPESKIN LAUREN KATHARINE PESKIN LAUREN KATHARINE SCHNELL	WAYNE BANK	BERLIN TOWNSHIP	367,200.00
MARCARIO LAWRENCE	NAVY FEDERAL CREDIT UNION	STERLING TOWNSHIP	120,000.00
CROSS HEATHER CROSS BRAD	ROCKET MORTGAGE MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	PAUPACK TOWNSHIP	449,250.00
RHODES STEPHEN M	DISCOVER BANK	LAKE TOWNSHIP	35,000.00
BRENZEL MARK A SR	JPMORGAN CHASE BANK J P MORGAN CHASE BANK	SOUTH CANAAN TOWNSHIP	184,950.00
RONEY CRYSTAL APPLE JASON	HOUSING & URBAN DEVELOPMENT	BERLIN TOWNSHIP	6,948.09
PUTNEY JOSEPH PAUL PUTNEY ROBERT FREDRICK PUTNEY DEBRA A	HOUSING & URBAN DEVELOPMENT	TEXAS TOWNSHIP 3	7,582.05
BOULANGER TYLER V	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS C M G MORTGAGE INC CMG HOME LOANS C M G HOME LOANS CMG MORTGAGE INC	LAKE TOWNSHIP	196,650.00
EIGHT FIVE ZERO DEERFIELD LLC	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	LAKE TOWNSHIP	
EIGHT FIVE ZERO DEERFIELD LLC	KIAVI FUNDING INC		470,000.00
SELOWENTCHICH DANIEL SELOWENTCHICH ROSEANN	ROYAL UNITED MORTGAGE LLC ROYAL UNITED MORTGAGE LLC MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	LAKE TOWNSHIP	175,500.00
ULLRICH HENRY JR	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	LEHIGH TOWNSHIP	
ULLRICH BARBARA	MID CONTINENT FUNDING INC		113,500.00
HBC REST INC H B C REST INC	DIME BANK	TEXAS TOWNSHIP 3	100,000.00
GILROY JEFFREY MICHAEL GILROY LORI	UNITED WHOLESALE MORTGAGE MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	SALEM TOWNSHIP	209,000.00
VANWAGNER KYLE LAIRD JESSICA	SUMMIT MORTGAGE CORPORATION	HONESDALE BOROUGH	172,660.00
VANWAGNER KYLE LAIRD JESSICA	PA HOUSING FINANCE AGENCY	HONESDALE BOROUGH	8,900.00



DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
ANSTOTZ DANIEL ANSTOTZ DANIELLE M MOUNTAINVIEW FARM	CRITELLI JOSEPH CRITELLI FRANCES GARGAS MAREK	LAKE TOWNSHIP MOUNT PLEASANT TOWNSHIP MT PLEASANT & CLINTON 2 TWPS CLINTON TOWNSHIP 2 CLINTON 2 & MT PLEASANT TWPS	LOT 2780
RYAN MARY F	PPP ASSETS P P P ASSETS	BERLIN TOWNSHIP	
RYAN MARY F	PPP ASSETS P P P ASSETS	DAMASCUS TOWNSHIP	
RYAN LAURENE	ODWYER JENNIFER TR LAURENE V RYAN IRREVOCABLE TRUST	PAUPACK TOWNSHIP	LOT 48
DOTTER LARRY C DOTTER VICTORIA	MCGOWAN CAROLYN MCGOWAN ROBERT	DREHER TOWNSHIP	
BELAVITZ THOMAS JAMES BELAVITZ MARYANN	BELAVITZ THOMAS JAMES BELAVITZ MARYANN BARTELS MICHELLE L BARTELS KRISTOPHER J	SOUTH CANAAN TOWNSHIP	
GEER KEITH GEER DANIELLE FLYNN DANIELLE	GILL DANIEL J GILL CARRIE	BUCKINGHAM TOWNSHIP	

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SIEGEL BRENDA P	SIEGEL CHRISTOPHER J		
MCCARTHY DIANA L	MOHAN BRIAN K	PAUPACK TOWNSHIP	LOT 230
REIGHARD ROBERT C	OUTRAKIS JOHN	SALEM TOWNSHIP	
REIGHARD BARBARA A	OUTRAKIS CHRISTINA		LOT 1721
DEFELICE MILDRED EST	WEST BARBARA	LAKE TOWNSHIP	
DEFELICE RICHARD	WEST ROBERT		
DEFELICE JENNIFER			LOT 1
CLEVELAND THOMAS H	STACEY SANDRA BOSTIC	SCOTT TOWNSHIP	
CLEVELAND LOUISE L	STACEY ROBBIE BRANDON		
KORDING KEVIN TR	MENDEZ BIANCA	HAWLEY BOROUGH	
FOUR ZERO EIGHT CHESTNUT AVENUE TRUST	MENDEZVALENTIN MARIA VALENTIN MARIA MENDEZ		
WAYNE COUNTY TAX CLAIM BUREAU	KIRWIN THOMAS JR	DREHER TOWNSHIP	
M N D INC			
WAYNE COUNTY TAX CLAIM BUREAU	FIOCCO JOSEPH M	DREHER TOWNSHIP	
LUKASIEWICZGARGANO VICTORIA M			
GARGANO VICTORIA M LUKASIEWICZ			
WAYNE COUNTY TAX CLAIM BUREAU	KARABIN RYAN	DREHER TOWNSHIP	
MARCHISEN DANIEL			
MARCHISEN JOSEPH			
WAYNE COUNTY TAX CLAIM BUREAU	KARABIN RYAN	DREHER TOWNSHIP	
GAYLES LAVERNE D			
GAYLES GEORGE E			
WAYNE COUNTY TAX CLAIM BUREAU	BESKO REALTY HOLDINGS	HONESDALE BOROUGH	
DULEY JOAN			
WAYNE COUNTY TAX CLAIM BUREAU	TENORIO ANDRESSA	LAKE TOWNSHIP	
HIGHLAND HOME BUILDERS LLC			
HIGHLAND HOME BUILDERS LLC			
WAYNE COUNTY TAX CLAIM BUREAU	PUERARI LUCIMAR	LAKE TOWNSHIP	
DANA PROPERTIES LLC			
D A N A PROPERTIES L L C			
WAYNE COUNTY TAX CLAIM BUREAU	PUERARI LUCIMAR	LAKE TOWNSHIP	
ALANNE LLC			
A L A N N E L L C			
WAYNE COUNTY TAX CLAIM BUREAU	TENORIO ANDRESSA	LAKE TOWNSHIP	
ZIGMAN ROBERT			

WAYNE COUNTY TAX CLAIM BUREAU SPERRY HOMES LLC SPERRY HOMES L L C	PUERARI LUCIMAR	LAKE TOWNSHIP
WAYNE COUNTY TAX CLAIM BUREAU ALMANZAR EDUARDA	PUERARI LUCIMAR	LAKE TOWNSHIP
WAYNE COUNTY TAX CLAIM BUREAU BLODEK JORGE G	LOPEZ JUAN CARLOS LOPEZ ADRIANA	LAKE TOWNSHIP
WAYNE COUNTY TAX CLAIM BUREAU CHOIR BOYZ CLUB INC	PUERARI LUCIMAR	LAKE TOWNSHIP
WAYNE COUNTY TAX CLAIM BUREAU ASSET ACCEPTANCE GROUP LLC ASSET ACCEPTANCE GROUP L L C	BENELI DANILO GUIMARAES	LAKE TOWNSHIP
WAYNE COUNTY TAX CLAIM BUREAU ZIGMAN ROBERT	PUERARI LUCIMAR	LAKE TOWNSHIP
WAYNE COUNTY TAX CLAIM BUREAU SADEGHI FARZIN	LOPEZ JUAN CARLOS LOPEZ ADRIANA	LAKE TOWNSHIP
WAYNE COUNTY TAX CLAIM BUREAU PORTILLO ELIO	LIVINGSTONE JAMES F	LAKE TOWNSHIP
WAYNE COUNTY TAX CLAIM BUREAU CORRIGAN JOHN	LOPEZ JUAN CARLOS LOPEZ ADRIANA	LAKE TOWNSHIP
WAYNE COUNTY TAX CLAIM BUREAU HORN JAMES H HORN JUDITH A	FIOCCO JOSEPH M	LAKE TOWNSHIP
WAYNE COUNTY TAX CLAIM BUREAU JOHNSON JEFFREY M JOHNSON BRITTNEY	TURNER ALINE M	LEHIGH TOWNSHIP
WAYNE COUNTY TAX CLAIM BUREAU NORMAN JERRY	TURNER GLENN	LEHIGH TOWNSHIP
WAYNE COUNTY TAX CLAIM BUREAU HUMPHREY MARY ELLEN	DEFREITAS ANDERSON	LEHIGH TOWNSHIP
WAYNE COUNTY TAX CLAIM BUREAU HUMPHREY MARY ELLEN	DEFREITAS ANDERSON	LEHIGH TOWNSHIP
WAYNE COUNTY TAX CLAIM BUREAU ANDREASYAN ARTEM	WAGNER ANDREIA ALICE	LEHIGH TOWNSHIP
WAYNE COUNTY TAX CLAIM BUREAU HAMPTON DARRELL E	IRVIN WILLIAM J IRVIN DAWN E	LEHIGH TOWNSHIP

WAYNE COUNTY TAX CLAIM BUREAU HICKS JERMAL	JANUSZKIEWICZ CARL	LEHIGH TOWNSHIP	
WAYNE COUNTY TAX CLAIM BUREAU ADAMS SHAWN M	BLOSE ROD	LEHIGH TOWNSHIP	
WAYNE COUNTY TAX CLAIM BUREAU ARNOLD BARBARA	COLFORD KATHY GIRALDO OSCAR	MANCHESTER TOWNSHIP	
WAYNE COUNTY TAX CLAIM BUREAU ARNOLD BARBARA J	USMA LEIDY SANTANA KARINA GARCIA	MANCHESTER TOWNSHIP	
WAYNE COUNTY TAX CLAIM BUREAU REFLECTION LAKES P O A	PEREZ WILLIAM	MANCHESTER TOWNSHIP	
DURANTE BRIAN	TORRES LUZ ALEXANDRA PRIETO CHRISTIE JEANNE M	DREHER TOWNSHIP	
DURANTE MEGAN	HERRMANN JEFFREY T		LOT 3
LAVIN KARL F	LUCHANSKY MATTHEW	SALEM TOWNSHIP	
LAVIN JANICE M	LUCHANSKY GEORGETTE		LOT 744
WAYNE COUNTY TAX CLAIM BUREAU NUCCIO VINCENT	GIRALDO OSCAR USMA LEIDY	MANCHESTER TOWNSHIP	
NUCCIO CAROLYN			
WAYNE COUNTY TAX CLAIM BUREAU SINGLEMAN VIRGINIA S	BESKO REALTY HOLDINGS	PAUPACK TOWNSHIP	
WAYNE COUNTY TAX CLAIM BUREAU ACKARD MICHAEL	MULLER JOHN W	PAUPACK TOWNSHIP	
ACKARD AMYALENE			
WAYNE COUNTY TAX CLAIM BUREAU MORRISON JOVITA	LOPEZ JUAN CARLOS LOPEZ ADRIANA	PAUPACK TOWNSHIP	
WAYNE COUNTY TAX CLAIM BUREAU PASSARELLI BENEDETTA	BENDYK JOEL P	PRESTON TOWNSHIP	
WAYNE COUNTY TAX CLAIM BUREAU GROTE GEORGE W JR	BENDYK PATRICIA A BELAHMEUR LOKMAN	SALEM TOWNSHIP	
WAYNE COUNTY TAX CLAIM BUREAU KASARYAN HERMON H	CASTIGLIONE JOSEPH CASTIGLIONE ANGELA	SALEM TOWNSHIP	
WAYNE COUNTY TAX CLAIM BUREAU RUSSELL ALAN	LOPEZ JUAN CARLOS LOPEZ ADRIANA	SALEM TOWNSHIP	
WAYNE COUNTY TAX CLAIM BUREAU RUCCI WILLIAM	DEFREITAS ANDERSON	SALEM TOWNSHIP	

WAYNE COUNTY TAX CLAIM BUREAU	LOPEZ JUAN CARLOS	SALEM TOWNSHIP	
KATZMAR RALPH W	LOPEZ ADRIANA		
KATZMAR SYLVIA F			
WAYNE COUNTY TAX CLAIM BUREAU	LOPEZ JUAN CARLOS	SALEM TOWNSHIP	
MECADON CHARLES F	LOPEZ ADRIANA		
WAYNE COUNTY TAX CLAIM BUREAU	BELAHMEUR LOKMAN	SALEM TOWNSHIP	
KOSNIK WILLIAM			
KOSNIK MARIA C			
WAYNE COUNTY TAX CLAIM BUREAU	PYROZHYK VASYL	SALEM TOWNSHIP	
GARDA LAWRENCE			
WAYNE COUNTY TAX CLAIM BUREAU	LOPEZ JUAN CARLOS	SALEM TOWNSHIP	
SALKOSKAS JOHN	LOPEZ ADRIANA		
WAYNE COUNTY TAX CLAIM BUREAU	WAGNER ANDREIA ALICE	STERLING TOWNSHIP	
TALBOT SHAWN W			
WAYNE COUNTY TAX CLAIM BUREAU	PUERARI LUCIMAR	STERLING TOWNSHIP	
MCCLENNY EVA			
WAYNE COUNTY TAX CLAIM BUREAU	FIOCCO JOSEPH M	STERLING TOWNSHIP	
POOLE BOBBY J			
WAYNE COUNTY TAX CLAIM BUREAU	FIOCCO JOSEPH M	STERLING TOWNSHIP	
POOLE BOBBY J			
WAYNE COUNTY TAX CLAIM BUREAU	PUERARI LUCIMAR	STERLING TOWNSHIP	
MARTINO VINCE			
MARTINO ANNE			
WAYNE COUNTY TAX CLAIM BUREAU	PUERARI LUCIMAR	STERLING TOWNSHIP	
MARTINO VINCE			
MARTINO ANNE			
WAYNE COUNTY TAX CLAIM BUREAU	LOPEZ JUAN CARLOS	STERLING TOWNSHIP	
PARRISH JARED N	LOPEZ ADRIANA		
THIVIERGE STEPHEN	RICHARDSON TERESA	LAKE TOWNSHIP	
THIVIERGE SUSAN			LOT 3
PARADISO MICHAEL J	LYDON PATRICK M	PAUPACK TOWNSHIP	
PARADISO CHERYL R	LYDON JANE B		
LANE VIRGINIA EST AKA	LANE TAMI LYNN	LAKE TOWNSHIP	
LANE VIRGINIA YOUNG EST AKA			
LANE VIRGINIA M EST AKA			
LANE TAMI LYNN ADM AKA			
LANE TAMI L ADM AKA			
LANE TAMI ADM AKA			

FAZIO DUSTIN WERNER	AMICI PROPERTY GROUP LLC FENDELANDER ROBERT A M I C I PROPERTY GROUP L L C PALMERI JOSEPH	PAUPACK TOWNSHIP	
TREAT JEFFREY ADM SENF T RICHARD JEST	CONKLIN MCKINNLEY A	DAMASCUS TOWNSHIP	
MADEY CANDICE M	PESKIN TIMON MATTHEW SCHNELLPESKIN LAUREN KATHARINE PESKIN LAUREN KATHARINE SCHNELL	BERLIN TOWNSHIP	
SLONAKER JOANN ADM SLONAKER RON J EST AKA SLONAKER RON JAMES EST AKA	BRITO EDGAR BRITO JOHANNY MERCEDES	LEHIGH TOWNSHIP	
BANK OF AMERICA BY AF TITLE THREE SIX FIVE COMPANY AF	JNC SOLUTIONS LLC J N C SOLUTIONS L L C	LEHIGH TOWNSHIP	LOT 5
RIVERA CAROL RIVERA RICK	RIVERA RICK RIVERA GENNA	PAUPACK TOWNSHIP	LOT 327
RUBY JOHN J III EXR RUBY JOHN J III RUBY DOLORES M EST AKA RUBY DOLORES MARIE EST AKA SZELOGA CINDY RUBY JOSEPH RUBY CHERYL	RUBY JOHN J III	SALEM TOWNSHIP	
IPPOLITO MICHELE F DEMARTINO FRANK DEMARTINO NOREEN	MARCARIO LAWRENCE CROSS HEATHER CROSS BRAD	STERLING TOWNSHIP PAUPACK TOWNSHIP	LOT 9
SAAR WAYNE A SAAR PATTI L	SALVAS DOUGLAS SALVAS DEBRA	LEHIGH TOWNSHIP	
KELLER WILLIAM J KELLER DIANE AKA KELLER DIANE W AKA	KANE MICHAEL T KANE KAREN L	LAKE TOWNSHIP	
BRENZEL MARK BRENZEL WENDY	BRENZEL MARK	SOUTH CANAAN TOWNSHIP	LOT C
GETLER DONALD J PLATTGETLER CANDACE GETLER CANDACE PLATT	GETLER PATRICK J TR GETLER MARGARET D TR GETLER FAMILY IRREVOCABLE TRUST AGREEMENT	SALEM TOWNSHIP	
VILLIANI THOMAS S AKA VILLANI THOMAS S SR AKA	THOMAS S VILLANI SR REVOCABLE TRUST	PAUPACK TOWNSHIP	
HARRISON JASON A MCDONALD DENNIS MICHAEL AGENT MCDONALD JAMES D AKA BY AGENT MCDONALD JAMES DONALD AKA BY AGENT	MCKEE MICHAEL P MAUS JOSEPH	LEHIGH TOWNSHIP WAYMART BOROUGH	LOT 2
STETCH VINCENT PAUL JR EXR GOWER MAGEN EXR STETCH VINCENT P EST	GOWER MAGEN	LEHIGH TOWNSHIP	
HUMES NANCYANNE F HUMES STEPHANIE J	HUMES NANCYANNE F	LAKE TOWNSHIP	LOT 2068

ALLEN KEITH J	BLOUANGER TYLER V	LAKE TOWNSHIP	LOT 544
MARKER STEVEN WARNER EST	KORNELIUSSEN THOR	TEXAS TOWNSHIP 3	
MCINTYRE NICHOLAS J EXR	KORNELIUSSEN DORIS		
HUGHES COLIN W	HUGHES COLIN W	LAKE TOWNSHIP	
HUGHES SUSANN L BY POA	IGNATOVICH DOREEN M		
HUGHES COLIN W POA	AMOROSO PATRICIA A		
IGNATOVICH DOREEN M	HUGHES RYAN M		
IGNATOVICH DOREEN A	HUGHES SEAN P		
IGNATOVICH MARK J			
AMOROSO PATRICIA A			
AMOROSO STEPHEN			LOT 4
HUGHES COLIN W	HUGHES COLIN W	LAKE TOWNSHIP	
HUGHES SUSANN L BY POA	IGNATOVICH DOREEN M		
HUGHES COLIN W POA	AMOROSO PATRICIA A		
IGNATOVICH DOREEN M	HUGHES RYAN M		
IGNATOVICH DOREEN A	HUGHES SEAN P		
IGNATOVICH MARK J			
AMOROSO PATRICIA A			
AMOROSO STEPHEN			LOT 6
STEPHENS REGINA	SMITH YVONNE	TEXAS TOWNSHIP 3	
SMITH YVONNE			
SMITH YVONNE	SMITH CARL S	TEXAS TOWNSHIP 3	
GORMAN AMANDA ADM AKA	GORMAN AMANDA	LEHIGH TOWNSHIP	
GORMAN AMANDA JADM AKA			
GORMAN MARY LOUISE EST AKA			
GORMAN MARY L EST AKA			
MULLER MARY LOUISE EST AKA			
ROMANOWSKI SUSAN ADM AKA	WILMERS HERBERT S	DAMASCUS TOWNSHIP	
ROMANOWSKI SUSAN MADMAKA	WILMERS ANGELA		
ROMANOWSKI JAMES EST AKA	JOO SERENA		
ROMANOWSKI JAMES J EST AKA			
ROMANOWSKI JAMES JOHN EST AKA			
CANTATORE MICHAEL J	EMMETT JAMES DOUGLAS JR	STERLING TOWNSHIP	
CANTATORE MICHELLE M	EMMETT MARTHA		
HELLER TIMOTHY	HELLER TANYA AKA	DREHER TOWNSHIP	
HELLER TANYA AKA	BAEZ TANYA LYNN AKA		
BAEZ TANYA LYNN AKA			
PETERSON COREY BY SHERIFF	WILINGTON SAVINGS FUND SOCIETY FSB TR WILINGTON SAVINGS FUND SOCIETY F S B TR	TEXAS TOWNSHIP 3	
SHAFFER DEBRA DANIERI	GILROY JEFFREY GILROY LORI	SALEM TOWNSHIP	LOT 1
LARNEY MICHAEL AKA	RITZER THOMAS	MANCHESTER TOWNSHIP	
LARNEY MICHAEL A AKA	RITZER RHONDA SUE		
THOMAS AJU P	BLASI CHRISTOPHER J	HONESDALE BOROUGH	
THOMAS VINCY	BLASI LAURIE A		
KNAZ DONALD JOSEPH	VANWAGNER KYLE LAIRD JESSICA	HONESDALE BOROUGH	
FAULLS CHARLES I	CAMPANELLI ANTHONY	OREGON TOWNSHIP	
FAULLS JANET L			LOT 2
COONEY ANN MARIE EXR	GILLEN PATRICK J JR	STERLING TOWNSHIP	
GILLEN PATRICK J EST AKA			
GILLEN PATRICK JAMES EST AKA			

COURT CALENDAR — THIRD FLOOR HISTORIC COURTROOM
December 18, 2023–December 22, 2023

Wednesday, December 20, 2023

9:00 AM
Central Court 3rd Floor Courtroom

12:00 PM
Drug Court Team Meeting

12:30 PM
Drug Court

Thursday, December 21, 2023

9:00 AM
Commonwealth Matters
Sentencing 124-2023-CR Kuhns, Robert Martin II
Sentencing 172-2023-CR Batzel, Cory Burlein
Motion to withdraw GP & Sentencing 29-2023-CR Kristoferson, Edward Burlein
Sentencing 100-2023-CR Rose, Dallas Burlein
Sentencing 221-2023-CR Swingle, Andrew Price

1:00 PM
Commonwealth Matters

2:00 PM
Criminal Pre-Trials
149-2023-CR Mahan, Richard Katsock

Friday, December 22, 2023

8:45 AM
Yankauskas v. Yankauskas 83-2017-DR
Custody Pre-Trial
Bugaj/Mastri

9:00 AM
PFA

10:00 AM
Commonwealth v. Kenyon
Non-Jury Trial
DA/Burlein

COURT CALENDAR — FOURTH FLOOR COURTROOM #2

December 18, 2023–December 22, 2023

Monday, December 18, 2023

9:00 AM
Sheriff v. Lyons 519-2020-DR
Custody Pre-Trial- By Phone
Pro Se/Pro Se

Civil Pre-Trials
11:30 Racz v Sullum 205-2020-cv Rydzewski/Namey
1pm Rotert v Hopkins 309-2022-cv Conaboy/Giannetta
1:30 Fletcher v. Sekelsky & Kowalik 318-2022-CV
Bartos/Silver/Giovanniello

10:00 AM
In Re: D.H. 54-2022-JV
Dispositional Review Hearing
DA/Herlands

1:00 PM
In Re: O.G. 17-2023-JV
Consent Decree Hearing
DA/Farrell

Tuesday, December 19, 2023

9:00 AM
Dependency
9:00 (1hr) Permanency Review 12,13 & 14-2023-DP S.K.; K. K. & M.K.
Anderson/Weed/Martin II/Campbell/Rechner
10:00 Permanency Review 22-2023-DP J.W.
Anderson/B.Ellis/Collins/Rechner

Wednesday, December 20, 2023

9:00 AM
Mortgage Foreclosure
259-2023-CV US Bank v. Filer Fallings/Pro Se
114-2023-CV First National Bank v. Vail Raphael/Pro Se
252-2023-CV U.S. Bank v. Martzen Gazzara/Clark/Gregory/Pro Se

9:30 AM
Gordon v Gordon 222-2020-cv
NJ Trial
Clause/Farrell

Thursday, December 21, 2023

9:00 AM
Comm v. Cora Weller 230-2023 CR
Sentencing
DA/Burlein

9:30 AM
IN Re: A.B. 17-2023-AD
Adoption
Campbell/Rechner

10:00 AM
In Re: E.S. & L.S. 22 & 23-2023-AD
Adoption

11:00 AM
Stony Brook Dock Users Association v. Borbotko 514-2022-CV
Contempt
Rydzewski/Pro Se

1:00 PM
Commonwealth Land Title v. Cowan & Benchmark Ventures 253-2023-
JUDG
Hearing to determine whether the judgment should not be entitled to full faith
and credit and should be vacated
Katsock/Haney

Friday, December 22, 2023

9:00 AM
Abellana v Suhosky 190-2021-cv & 51-2021-cv
Hearing on Motion to withdraw as Counsel & NJ trial
Clause/Bugaj/McKarski



ARBITRATION ROOM CALENDAR

December 18, 2023–December 22, 2023

Monday, December 18, 2023

9:00 AM
Rutledge v. Rutledge 198-2022-CV
Partition Hearing (Rechner)

Tuesday, December 19, 2023

1:00 PM
Young v. Matthys 103-2023-DR
Custody Hearing (Zimmerman)
Martin/Katsock

Friday, December 22, 2023

9:00 AM
Fylstra v. Cicchella 518-2023-DR
Conciliation conference (Karam)

9:30 AM
Reynolds v. WC CYS
Conciliation Conference (Karam)
Pro Se/Anderson

10:00 AM
Curtis v. Crown 526-2023-DR
Conciliation Conference (Karam)

10:30 AM
Macdowell v. Holpert 148-2023-DR
Conciliation Conference (Karam)

11:00 AM
Shannon v. Bird 504-2021-DR
Conciliation Conference (Karam)

11:30 AM
Kile v. Kile 534-2023-DR
Conciliation Conference (Karam)
CYS involvement? Dad not listed on complaint?

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