

WAYNE COUNTY BAR ASSOCIATION

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



22nd Judicial District

**August 11, 2023**  
**Vol. 13, No. 24**  
**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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Legal Journal of Wayne County

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

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

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

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

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

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**

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Matthew L. Meagher, *Judge*

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Bonnie L. Carney  
Jonathan J. Dunsinger

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Chris Rosler

**District Attorney**

A. G. Howell, Esq.

**Prothonotary, Clerk of The Court**

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**Chief Public Defender**

Steven Burlein, Esq.

**Commissioners**

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

**Treasurer**

Brian T. Field

**Recorder of Deeds, Register of Wills**

Deborah Bates

**Coroner**

Edward Howell

**Auditors**

Carla Komar  
Catherine Rickard  
Robin Sampson

# *Raising the Bar*



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

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

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

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

Hours: Available Upon Request

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

**LEGAL NOTICES**

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

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**ESTATE NOTICES**

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

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**ESTATE NOTICE**

Estate of Joanne P. Lather, late of Honesdale, Pennsylvania, died on July 3, 2023. All persons having claims against the Estate shall present same to Executrix, Desiree Saar, c/o Donald W. Jensen, Esquire, 538 Biden Street, Suite 730, Scranton, Pennsylvania 18503.

**8/11/2023 • 8/18/2023 • 8/25/2023**

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**ESTATE NOTICE**

**NOTICE IS HEREBY GIVEN,** that Letters Testamentary have been issued in the Estate of Gary Joseph Introne, a/k/a Gary Introne, who died July 3, 2023, late resident of Berlin Township, Wayne County, PA to Kathleen L. Introne a/k/a Kathleen Lynn Introne. All persons indebted to said estate are required to make payment and those having claims or demands are to present the same without delay to Kathleen L. Introne a/k/a

Kathleen Lynn Introne, Executrix, c/o Law Offices of ALFRED J. HOWELL, Attorney for the Estate, at 109 Ninth Street, Honesdale, PA 18431.

ALFRED J. HOWELL, ESQUIRE  
Attorney for the Estate

**8/11/2023 • 8/18/2023 • 8/25/2023**

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**ESTATE NOTICE**

In the Estate of Dorothy M. Pazel, a/k/a Dorothy Marie Pazel of Mount Pleasant Twp., Wayne County, Commonwealth of Pennsylvania. Letters Testamentary in the above estate have been granted to John Brennan. 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

**8/11/2023 • 8/18/2023 • 8/25/2023**

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**ESTATE NOTICE**

**NOTICE IS HEREBY GIVEN,** that Letters of Administration DBN have been issued in the Estate of Michael E. Richards, a/k/a Michael

Richards, who died on December 21, 2020, late resident of Beach Lake, P A 18405, to Ashley T. Principe and Tiffany M. Richards, Co-Administrators of the Estate. All persons indebted to said estate are required to make payment and those having claims or demands are to present the same without delay to Ashley T. Principe and Tiffany M. Richards, Co-Administrators, c/o Law Offices of ALFRED J. HOWELL, Attorney for the Estate, at 109 Ninth Street, Honesdale, PA 18431.

ALFRED J. HOWELL, ESQUIRE  
ATTORNEY FOR THE ESTATE

8/4/2023 • 8/11/2023 • 8/18/2023

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**ESTATE NOTICE**

NOTICE IS HEREBY GIVEN, that Letters Testamentary have been issued in the Estate of Marie C. Roche, who died on March 24, 2021, late resident of Damascus, PA 18415, to Mark C. Roche, a/k/a Mark Charles Roche, 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 Mark C. Roche, 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

8/4/2023 • 8/11/2023 • 8/18/2023

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**ESTATE NOTICE**

**NOTICE IS HEREBY GIVEN,** that Letters Testamentary have been issued in the Estate of Brian Eugene Feely, who died on June 15, 2023, late a resident of 1561 Creamton Dr., Mount Pleasant Township, PA 18453, to Christine Rechner, 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 Christine Rechner c/o RECHNER LAW OFFICE, Attorneys for the Estate, at 924 Church Street, Honesdale, PA 18431.

RECHNER LAW OFFICE  
ATTORNEYS FOR THE ESTATE

8/4/2023 • 8/11/2023 • 8/18/2023

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**ESTATE NOTICE**

Notice is hereby given that Letters of Testamentary have been granted in the **ESTATE OF THOMAS J. NUTTALL, JR.** late of 2714 Owego Tpke, Hawley, Wayne County, Pennsylvania (died July 2, 2023), to Christine E. Stowell, 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 in c/o Tammy Lee Clause, Esquire, P.O. Box 241, Newfoundland, PA 18445.

8/4/2023 • 8/11/2023 • 8/18/2023

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**ESTATE NOTICE**

Estate of Helen R. Leatherman  
AKA Helen Romaine Leatherman  
Late of Paupack Township  
EXECUTRIX  
Ruth Herman  
103 Greystone Drive  
Mountain Top, PA 18707  
ATTORNEY  
John F. Spall, Esquire  
2573 Route 6  
Hawley, PA 18428

**7/28/2023 • 8/4/2023 • 8/11/2023**

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**ESTATE NOTICE**

Notice is hereby given that, in the Estate of Patricia Dale Hubbard, the Register of Wills, has granted letters of testamentary to Bradley K. Hubbard, a/k/a Bradley Keith Hubbard. All persons having claims or demands against said estate are requested to present the same without delay and all persons indebted to said estate are requested to make immediate payment to the executor or their attorney named below.

Patricia Dale Hubbard  
Deceased of Scott Township  
Died: May 28, 2023  
EXECUTOR:  
Bradley K. Hubbard  
a/k/a Bradley Keith Hubbard  
151 Harris Road  
Susquehanna, PA 18847  
ATTORNEY  
Rachael Thomas, Esq.  
P.O. Box 244  
Susquehanna, PA 18847

**7/28/2023 • 8/4/2023 • 8/11/2023**

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**ESTATE NOTICE**

In the Estate of Lee A. Wormuth, of Buckingham Township, Wayne County, Commonwealth of Pennsylvania.

Letters Administration in the above estate have been granted to Aaron Eli Wormuth. 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

**7/28/2023 • 8/4/2023 • 8/11/2023**

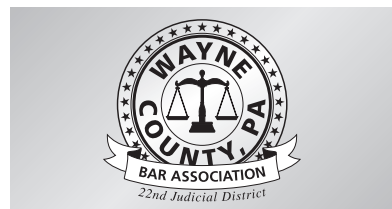
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**ESTATE NOTICE**

Estate of Anton W. Dolecek  
AKA Anton Dolecek  
Late of Salem Township  
ADMINISTRATOR  
Scott Dolecek  
182 Maple Dr.  
Cresco, PA 18326  
ATTORNEY  
Jason R. Costanzo, Esq.  
115 E. Broad Street  
Bethlehem, PA 18018

**7/28/2023 • 8/4/2023 • 8/11/2023**

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**ESTATE NOTICE**

Estate of Susan L. Black  
AKA Susan Black  
Late of Salem Township  
EXECUTRIX  
Barbara Morgan  
42 Ash Gap Road  
Spring Brook Township, PA 18444  
ATTORNEY  
Nicholas A. Barna, Esq.  
207 Tenth Street  
Honesdale, PA 18431

**7/28/2023 • 8/4/2023 • 8/11/2023**

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**ESTATE NOTICE**

Estate of Ruth C. Shuman  
AKA Ruth Shuman  
Late of Damascus Township  
EXECUTRIX  
Christine Lohr  
367 County Route 131  
Callicoon, NY 12723  
ATTORNEY  
Nicholas A. Barna, Esq.  
207 Tenth Street  
Honesdale, PA 18431

**7/28/2023 • 8/4/2023 • 8/11/2023**

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**ESTATE NOTICE**

Estate of William Louis Pykus  
AKA William L. Pykus  
Late of Lebanon Township  
CO-EXECUTOR  
William B. Pykus, a/k/a William  
Brian Pykus  
1683 Upper Woods Road  
Pleasant Mount, PA 18453  
CO-EXECUTOR  
Anthony M. Pykus, a/k/a Anthony  
Michael Pykus  
1147 Upper Woods Road  
Honesdale, PA 18431

ATTORNEY  
Ronald M. Bugaj, Esq.  
Bugaj/Fischer, PC  
308 9th St., PO Box 390  
Honesdale, PA 18431

**7/28/2023 • 8/4/2023 • 8/11/2023**

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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  
AUGUST 23, 2023**

By virtue of a writ of Execution instituted by: Nationstar Mortgage LLC d/b/a Mr. Cooper as successor by merger to Pacific Union Financial 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 23rd day of August, 2023 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 Township of Paupack, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center of Township Route 396, said point being a common corner of



Lots 6 and 7; thence along the common division line between Lots 6 and 7, South twenty-two (22) degrees East a distance of two hundred thirty-six (236) feet to a point, said point being a common corner of Lots 6 and 7 in line of land now or formerly of Frisbie; thence along line of lands of Frisbie, North fifty-four (54) degrees zero (00) minutes East a distance of two hundred (200) feet to a point; thence North twenty-two (22) degrees West and a long line of lands formerly of Crane; the Ruffed Grouse Ridge, Inc., a distance of two hundred fifty-two and fifteen one-hundredths (252.15) feet to a point in the center of Township Route 396; thence along the center of Township Route 396 the following two courses and distances: South forty-seven (47) degrees forty-eight (48) minutes West one hundred three and four-tenths (103.4) feet; thence South fifty-one (51) degrees twenty-seven (27) minutes West one hundred one and two-tenths (101.2) feet to the point and place of BEGINNING. BEING all of Lot 7 and containing 47,028 square feet.

The aforesaid description being taken from a revision of a survey by Georgia Ferris, R.S., dated June 2, 1967, as drawn by M.R. Zimmer Associates, dated December 12th, 1972. The aforesaid map is recorded in Wayne County Map Book 39 at page 29.

Map and Parcel ID: 19-0-0304-0106.-

Being known as: 122 Crane Road, Lakeville, Pennsylvania 18438.

Title to said premises is vested in Charles F. Lind Jr and Karen L. Lind by deed from Ronald W. Bednar and Lisa A. Bednar dated May 6, 2015 and recorded June 3, 2015 in Deed Book 4865, Page 200.

Seized and taken in execution as property of:  
Charles F. Lind, Jr. 122 Crane Road LAKEVILLE PA 18438  
Karen L. Lind 122 Crane Road, LAKEVILLE PA 18438

Execution No. 613-Civil-2016  
Amount \$219,072.10 Plus additional costs

May 24, 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.

Joseph I. Foley Esq.

7/28/2023 • 8/4/2023 • 8/11/2023

**SHERIFF'S SALE  
AUGUST 23, 2023**

By virtue of a writ of Execution instituted by: Bank United N.A. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 23rd day of August, 2023 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 and parcel of land, situated in the Twp of Oregon, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the corner of LR 63035, said point being South fifty-five (55) degrees twenty-four (24) minutes nine (9) seconds east two hundred thirty-six and sixty-one hundredths (236.61) feet and South eighty (80) degrees fifty-five (55) minutes fifty-four (54) seconds East one hundred twenty-three and forty-seven one hundredths (123.47) feet from the intersection of LR 63032 and LR

63035 and running: (1) thence North twenty-one (21) degrees thirteen (13) minutes thirty-one (31) seconds East two hundred twenty-nine and two one-hundredths (229.02) feet to an iron pin; (2) thence South sixty-six (66) degrees forty-eight (48) minutes zero (00) seconds East two hundred twenty and eight one hundredths (220.08) feet to an iron pin; (3) thence South twenty (20) degrees nine (9) minutes eleven (11) seconds West two hundred sixty-seven and fifty-one one hundredths (267.51) feet to a point in the center of LR 63035; (4) thence along the arc of a circle five hundred twenty-two and forty-five one hundredths (522.45) feet in the radius curving to the right and arc distance of eighty-seven and fourteen one-hundredths (87.14) feet along the center of LR 63035 to appoint; and (5) thence North fifty-five (55) degrees twenty-four (24) minutes nine (9) seconds West one hundred forty-two and seventy-six one hundredths (142.67) feet along the center of LR 63035 to a point of BEGINNING. This description is based on a survey made by James F Krash, R.L.S. during January 1987 and is recorded on a plat in Wayne County Map Book 61, page 16.

PROPERTY ADDRESS: 21  
Kellows Rd., Honesdale, PA 18431

TAX PARCEL NO.: 17-0-0234-  
0018.-

TOGETHER with all rights of way  
and Under and Subject to all

covenants, reservations, restrictions, and conditions of record, as found in the Chain of Title.

TOGETHER with all and singular land, improvements, ways, waters, watercourses, rights, liberties, privileges, hereditaments, and appurtenances whatsoever thereunto belonging or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the Party of the First Part, in law, equity or otherwise, howsoever, in and to the same and every part thereof.

BEING the same premises which Gertrude A. Vanderwell by her deed dated March 18, 2003 and recorded in the Office of the Recorder of Deeds in and for Wayne County, Pennsylvania in Deed Book 2192 page 186, granted and conveyed unto Edward Wilishefski.

Seized and taken in execution as property of:  
Edward Wilishefski 21 Kellows Road HONESDALE PA 18431

Execution No. 516-Civil-2023  
Amount \$136,307.70 Plus additional costs

May 31, 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.

**7/28/2023 • 8/4/2023 • 8/11/2023**

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**SHERIFF'S SALE  
AUGUST 23, 2023**

By virtue of a writ of Execution instituted by: Nationstar Mortgage LLC d/b/a Mr. Cooper issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 23rd day of August, 2023 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

**ALL THAT CERTAIN** lot, piece or parcel of land situate in the Township of Lehigh, County of

Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a post in the line of the main street, formerly the Plank Road, in the Village of Gouldsboro, in said Township, at the lien of land now or formerly of L.L. Heller Estate; THENCE South Seventy Eight and One Half (78 & ½) Degrees West along said Street a distance of Sixty Four and Four Tenths (64.4) Feet, more or less, to a corner of lands formerly of S. H. Rhodes and now or formerly of W. L. Harvey; THENCE North Eleven and One Half (11 & ½) Degrees West along line of said lands a distance of Three Hundred Thirty (330) Feet to a corner; Thence North Seventy Eight and One Half (78 & ½) Degrees East a distance of Sixty Four and Four Tenths (64.4) Feet to a corner of said lands of L.L. Heller Estate; and THENCE South Eleven and One Half (11 & ½) Degrees East along line of said lands a distance of Three Hundred Thirty (330) Feet to the place of beginning.

SUBJECT to the same conditions, exceptions, and reservations as are set forth in prior deeds forming the chain of title.

BEING KNOWN AS: 533 MAIN ST GOULDSBORO, PA 18424

PROPERTY ID: 14-0-0019-0037

TITLE TO SAID PREMISES IS VESTED IN RUSSELL MORGAN BY DEED FROM

BERNICE J. RANDALL,  
WIDOW, DATED OCTOBER 31,  
2006 RECORDED NOVEMBER  
14, 2006 IN BOOK NO. 3175  
PAGE 284 INSTRUMENT NO.  
200600013578  
RUSSELL MORGAN IS  
DECEASED, DATE OF DEATH  
WAS OCTOBER

Seized and taken in execution as property of:  
Russell Morgan, in his capacity as Heir of Russell Morgan 8211 Wharton Drive MORRISVILLE PA 19067  
John Morgan, In His Capacity as Heir of Russell Morgan 829 Tulip Ave CROYDON PA 19021  
William Morgan, In His Capacity as Heir of Russell Morgan 3000 Penn Valley Ave #A BRISTOL PA 19007  
Sheila Underwood a/k/a Sheila Morgan, in her Capacity as Heir of Russell Morgan 3000 Ford Road Apt L2 BRISTOL PA 19007  
Theresa Sodano, In Her Capacity as Heir of Russell Morgan 601 Princess Ave CROYDON PA 19021  
Unknown Heirs, Successors, Assigns and all Persons, Firms or Associates Claiming Right, Title or Interest from or under Russell Morgan 533 Main Street GOULDSBORO PA 18424

Execution No. 331-Civil-2022  
Amount \$114,523.93 Plus  
additional costs

June 6, 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

**7/28/2023 • 8/4/2023 • 8/11/2023**

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**SHERIFF'S SALE  
AUGUST 30, 2023**

By virtue of a writ of Execution instituted by: Carrington Mortgage Service, 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 30th day of August, 2023 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 TRACT OR PARCEL OF LAND SITUATED**

**IN THE TOWNSHIP OF LAKE, WAYNE COUNTY, PENNSYLVANIA. KNOWN AS LOT 2300, SECTION 20 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 OF 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 47; 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 85; 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 AND SEPTEMBER 24, 1973 IN PLAT BOOK 5, PAGES 120 THROUGH 123 BEING THE SAME PREMISES WHICH IS OWNED BY HIDEOUT PROPERTIES, INC., BY DEED FROM BOISE CASCADE HOME & LAND**

CORP., DATED 8/20/78 AND INTENDED TO BE RECORDED. BEING ALSO PART OF THE SAME LAND WHICH BOISE CASCADE HOME & LAND CORP., BY AGREEMENT DATED 1/ 19/ 1978, RECORDED IN DEED BOOK 344, PAGE 538, AGREED TO SELL TO HIDEOUT PROPERTIES, INC.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD, INCLUDING THOSE SET FORTH IN THE DECLARATION OF PROTECTIVE COVENANTS FOR THE HIDEOUT, DATED AS OF MAY 11, 1970 AS AMENDED AND SUPPLEMENTED, GOVERNMENTAL LAWS AND REGULATIONS AND LIENS CREATED OF SUFFERED BY GRANTEE.

THIS BEING THE SAME PROPERTY CONVEYED BETWEEN ANDREW SINCLAIR AND SUSAN SINCLAIR, HIS WIFE, AS GRANTOR AND JACQUELYN M. GLOCK, AS GRANTEE, BY DEED RECORDED MAY 14, 1994, AS/IN BOOK 988, PAGE 102, OF OFFICIAL RECORDS.

PROPERTY ADDRESS: 2300 BROOKFIELD ROAD, LAKE ARIEL, PA 18436

TAX PARCEL NO.: 12-0-0027-0070.-

IMPROVEMENTS THEREON

ARE: RESIDENTIAL DWELLING

Seized and taken in execution as property of:  
Jacquelyn M. Glock 2300  
Brookfield Road LAKE ARIEL PA  
18436

Execution No. 513-Civil-2021  
Amount \$135,001.15 Plus  
additional costs

June 7, 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.

Christine L. Graham, Esq.

**8/4/2023 • 8/11/2023 • 8/18/2023**

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**SHERIFF'S SALE  
SEPTEMBER 6, 2023**

By virtue of a writ of Execution instituted by: Carrington Mortgage Service, 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 6th day of September, 2023 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:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN DAMASCUS TOWNSHIP, COUNTY OF WAYNE, STATE OF PENNSYLVANIA, AND IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE INTERSECTION OF T654 AND T561; THENCE NORTH FIFTY-THREE (53) DEGREES FIFTEEN (15) MINUTES FORTY-THREE (43) SECONDS EAST FOUR HUNDRED SIXTY-EIGHT AND FORTY-SEVEN ONE HUNDREDTHS (468.47) FEET TO AN IRON PIN FOR A CORNER; THENCE SOUTH TWENTY-EIGHT (28) DEGREES THIRTY-SIX (36) MINUTES FIFTY-THREE (53) SECONDS EAST ONE HUNDRED. EIGHTY-TWO AND THIRTY-TWO ONE HUNDREDTHS (182.32) FEET TO AN IRON PIN FOR A CORNER; THENCE SOUTH THIRTY-SIX (36) DEGREES FORTY-ONE (41) MINUTES SEVEN (07)

SECONDS WEST ONE HUNDRED SEVENTY-SIX AND FIFTY-THREE ONE-HUNDREDTHS (176.53) FEET TO THE CENTER OF T654; THENCE ALONG THE CENTER OF SAME THE FOLLOWING COURSES AND DISTANCES:

1) N 74° 23' 41" W 115.59 FEET TO A POINT;

2) S 84° 27' 48" W 127.97 FEET TO A POINT;

3) S 84° 05' 37" W 49.82 FEET TO A POINT;

4) N 85° 09' 21" W 47.60 FEET TO A POINT;

5) N 80° 07' 30" W 21.91 FEET TO THE PLACE OF BEGINNING.

CONTAINING THEREIN 1.507 ACRES EXCLUDING ROAD RIGHT-OF WAY. SURVEYED BY TIM A. JONES, P.L.S., IN JULY 1989. AN ILLUSTRATION OF SAID SURVEY IS RECORDED IN WAYNE COUNTY MAP BOOK 71 AT PAGE 61.

PARCEL ID: 07-0-0186-0072.0005-

BEING KNOWN AS: 168 Marks Road, Damascus, Pennsylvania 18415.

TITLE to said premises is vested in Katherine E. Lutz by deed from dated October 26, 2018 and recorded November 19, 2018 in



Deed Book 5402, Page 117  
Instrument Number  
201800007042.

Seized and taken in execution as  
property of:  
Katherine E. Lutz 168 Marks Road  
DAMASCUS PA 18415

Execution No. 272-Civil-2022  
Amount \$72,662.78 Plus additional  
costs

June 7, 2023  
Sheriff Christopher Rosler

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NOTICE:**

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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.**

Christine L. Graham, Esq.

**8/11/2023 • 8/18/2023 • 8/25/2023**

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## CIVIL ACTIONS FILED

FROM JULY 15, 2023 TO JULY 21, 2023  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.

## JUDGMENTS

NUMBER	LITIGANT	DATE/TIME	DESCRIPTION	AMOUNT
2002-20267	TUTTLE DAVID ALLEN	7/21/2023 1:51	SATISFACTION	—
2002-20268	TUTTLE DAVID ALLEN	7/21/2023 1:51	SATISFACTION	—
2008-21865	ALOMAR DESIREE	7/21/2023 1:53	SATISFACTION	—
2011-20521	ACHENBACH SCOTT	7/21/2023 1:52	SATISFACTION	—
2016-20443	SCHROEDER MICHAEL FRANCIS	7/19/2023 2:09	SATISFACTION	—
2017-20537	BROOKS JEANNIE MARIE	7/21/2023 1:53	SATISFACTION	—
2019-20188	ANDREWS BRANT AARON	7/21/2023 1:53	SATISFACTION	—
2020-20712	ABBOTT DANIEL SCOTT	7/21/2023 1:52	SATISFACTION	—
2021-00422	OBRIEN KELLY IND AND AS RESID REP FOR CAROLINE O'BRIEN DEC	7/18/2023 12:14	DEFAULT JUDGMENT	27,307.57
2022-00350	STILE KATHERINE J	7/18/2023 3:21	JGMT/ARBITRATION AWD	13,050.95
2022-00402	MCLAY WILLIAM	7/18/2023 4:04	WRIT OF EXECUTION	247,558.55
2022-00636	LAMBERTH MELISSA	7/18/2023 3:31	CONSENT JUDGMENT	3,240.97
2022-20464	BIRD VANETTA	7/17/2023 1:16	SATISFACTION	—
2023-00005	KRASNAK LEWIS J	7/18/2023 10:38	DEFAULT JUDGMENT	7,595.93
2023-00123	POLLAN NICOLE M	7/18/2023 11:45	DEFAULT JUDGMENT	3,859.34
2023-00141	WOOLRIDGE KIMBERLY A	7/18/2023 11:05	DEFAULT JUDGMENT	4,463.45
2023-00150	ROBINSON THERESA	7/18/2023 11:50	DEFAULT JUDG IN REM	64,643.25
2023-00150	CULIC GANESA ROBINSON F/K/A	7/18/2023 11:50	DEFAULT JUDG IN REM	64,643.25
2023-00150	ROBINSON GANESA	7/18/2023 11:50	DEFAULT JUDG IN REM	64,643.25
2023-00150	CULIC MILAN	7/18/2023 11:50	DEFAULT JUDG IN REM	64,643.25
2023-00150	ROBINSON THERESA	7/18/2023 12:02	WRIT OF EXECUTION	64,643.25
2023-00150	CULIC GANESA ROBINSON F/K/A	7/18/2023 12:02	WRIT OF EXECUTION	64,643.25
2023-00150	ROBINSON GANESA	7/18/2023 12:02	WRIT OF EXECUTION	64,643.25
2023-00150	CULIC MILAN	7/18/2023 12:02	WRIT OF EXECUTION	64,643.25
2023-00155	POTTER AMY JO	7/18/2023 11:20	DEFAULT JUDGMENT	18,637.97
2023-00179	MUNOZ SCOTT	7/18/2023 11:27	DEFAULT JUDGMENT	130,027.62
2023-00204	MORGAN TORI A	7/18/2023 2:44	DEFAULT JUDGMENT	36,629.09
2023-00249	MOSS ACRES LLC	7/18/2023 10:57	DEFAULT JUDGMENT	16,868.40
2023-00339	THE BANK OF NEW YORK MELLON TRUST COMPANY NA	7/18/2023 1:07	QUIET TITLE	—
2023-00339	NATIONSTAR MORTGAGE LLC D/B/A	7/18/2023 1:07	QUIET TITLE	—
2023-00339	MR COOPER	7/18/2023 1:07	QUIET TITLE	—
2023-00367	CIRAULO ANDREW	7/21/2023 10:22	QUIET TITLE	—
2023-00367	CIRAULO JOANN	7/21/2023 10:22	QUIET TITLE	—
2023-09074	SANTO JUNE A ESTATE	7/17/2023 12:56	ESTATE CLAIM	1,494.40
2023-20115	HAUN GARY J	7/21/2023 1:52	SATISFACTION	—
2023-20293	BOOTH MICHAEL JOHN	7/17/2023 1:26	WRIT OF SCIRE FACIAS	—

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

2023-20330	WALEZYK MICHAEL JACOB	7/17/2023 1:52	TAX LIEN	3,000.00
2023-20331	EWAIN LISA	7/17/2023 2:24	JP TRANSCRIPT	2,535.03
2023-20332	FOWLER OIL CO INC A CORPORATION	7/17/2023 2:51	FEDERAL TAX LIEN	45,450.43
2023-20333	SEMINARO PAINTING LLC	7/17/2023 2:51	FEDERAL TAX LIEN	33,615.75
2023-20333	SEMINARO SHANNON MBR	7/17/2023 2:51	FEDERAL TAX LIEN	33,615.75
2023-20334	BEERS JASON R	7/19/2023 12:19	JP TRANSCRIPT	3,035.17
2023-20335	KIZER CODY JOSEPH	7/19/2023 2:09	JUDGMENT	1,292.25
2023-20336	LUTZ LESTER NELSON	7/19/2023 2:09	JUDGMENT	1,176.75
2023-20337	OLSOMER THOMAS CHARLES	7/19/2023 2:09	JUDGMENT	2,289.75
2023-20338	SKOREC DAVID JAMES	7/19/2023 2:09	JUDGMENT	1,534.25
2023-20339	SMITH LESLIE MICHELLE	7/19/2023 2:10	JUDGMENT	1,028.83
2023-20340	BOATENG DAVID ADU	7/20/2023 12:29	MUNICIPAL LIEN	674.76
2023-20340	ADU DAVID BOATENG	7/20/2023 12:29	MUNICIPAL LIEN	674.76
2023-20341	ARRIAGA LUIS	7/20/2023 1:01	MUNICIPAL LIEN	706.85
2023-20341	ARRIAGA MARIA	7/20/2023 1:01	MUNICIPAL LIEN	706.85
2023-20342	REYNOLDS DREW T	7/20/2023 2:26	JP TRANSCRIPT	1,747.20
2023-20343	ROBINSON CHRISTY	7/20/2023 3:06	JP TRANSCRIPT	3,181.12
2023-20344	LANGONE JOSEPH ANTHONY	7/21/2023 1:53	JUDGMENT	1,508.25
2023-20345	STOUT ROBERT W	7/21/2023 1:54	JUDGMENT	1,059.25
2023-20346	LALIMA FRANK JOSEPH	7/21/2023 1:54	JUDGMENT	1,957.75

**CONTRACT — DEBT COLLECTION: CREDIT CARD**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00361	SYNCHRONY BANK	PLAINTIFF	7/17/2023	—
2023-00361	FRANKO ROBERT P	DEFENDANT	7/17/2023	—
2023-00366	CAPITAL ONE NA	PLAINTIFF	7/19/2023	—
2023-00366	WHITE JOANNE	DEFENDANT	7/19/2023	—

**MISCELLANEOUS — OTHER**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00362	J G WENTWORTH ORIGATION LLC	PLAINTIFF	7/17/2023	—
2023-00362	THUMANN RYAN	PLAINTIFF	7/17/2023	—
2023-00365	COMMISO DANA	PLAINTIFF	7/19/2023	—
2023-00365	COMMISO DOMINICK	PLAINTIFF	7/19/2023	—
2023-00365	J C	PLAINTIFF	7/19/2023	—
2023-00365	ANTELL JEFF	DEFENDANT	7/19/2023	—
2023-00365	UTTLEY JUSTIN	DEFENDANT	7/19/2023	—

**PETITION**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00364	1990 REDMAN MOBILE HOME VIN-122Z1727	PETITIONER	7/19/2023	—
2023-00364	KUZMIAK MICHAEL C	PETITIONER	7/19/2023	—
2023-00368	SEELEY JOHN DAVID	PETITIONER	7/21/2023	—
2023-00368	COMMONWEALTH OF PENNAYLVANIA DEPARTMENT OF TRANSPORTATION	RESPONDENT	7/21/2023	—
2023-00368	DEPARTMENT OF TRANSPORTATION COMMONWEALTH OF PENNSYLVANIA	RESPONDENT	7/21/2023	—

**REAL PROPERTY — QUIET TITLE**

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00367	MCCORD BARRY W	PLAINTIFF	7/21/2023	—
2023-00367	MCCORD PILAR RIVAS	PLAINTIFF	7/21/2023	—
2023-00367	RIVAS-MCCORD PILAR	PLAINTIFF	7/21/2023	—
2023-00367	CIRAOLLO ANDREW	DEFENDANT	7/21/2023	—
2023-00367	CIRAOLLO JOANN	DEFENDANT	7/21/2023	—

**TORT — MOTOR VEHICLE**

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00360	HELMAN CAITLYN	PLAINTIFF	7/17/2023	—
2023-00360	RUSSO ANTHONY	DEFENDANT	7/17/2023	—

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**MORTGAGES AND DEEDS**

*RECORDED FROM JULY 31, 2023 TO AUGUST 4, 2023  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

<b>GRANTOR</b>	<b>GRANTEE</b>	<b>LOCATION</b>	<b>AMOUNT</b>
AMES TYLER	HONESDALE NATIONAL BANK	HONESDALE BOROUGH	
AMES KRISTEN S			21,000.00
B & D REALTY INC	DIME BANK	SALEM TOWNSHIP	150,000.00
JUNE JASON Q	HOUSING & URBAN DEVELOPMENT	PAUPACK TOWNSHIP	
JUNE ELIZABETH A			4,414.64
LUBRANO SARAH K	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	PALMYRA TOWNSHIP	
MURPHY BREANNA	SUMMIT MORTGAGE CORPORATION		134,900.00
ILVENTO TRACY	MORGAN STANLEY PRIVATE BANK	PAUPACK TOWNSHIP	
ILVENTO JOSEPH JR AKA	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS		
ILVENTO JOSEPH AKA			615,000.00
MCGOWAN PAUL	NOVUS HOME MORTGAGE MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	LAKE TOWNSHIP	300,000.00
FOSSETTA CHRISTOPHER	COASTAL COMMUNITY BANK	DREHER TOWNSHIP	
FOSSETTA KATHLEEN			40,000.00
MILLER THOMAS D	WELLS FARGO BANK	DAMASCUS TOWNSHIP	
MILLER MELINDA M			181,250.00
DELAWARE HILLS HUNTING & FISHING CLUB INC	DIME BANK	MANCHESTER TOWNSHIP	100,000.00
GUNUSKEY KEITH E	PSECU	HONESDALE BOROUGH	
GUNUSKEY MARIANN T	P S E C U		164,000.00
SMITH JOLENE	COMMUNITY BANK	SCOTT TOWNSHIP	154,350.00
AIELLO JENNIFER RODRIGUEZ	WAYNE BANK	DYBERRY TOWNSHIP	
AIELLO LAWRENCE			715,825.00
EDWARDS WILLIAM E	TD BANK	LAKE TOWNSHIP	
EDWARDS ANDREA M	T D BANK MORTGAGE ELECTRONIC REGISTRATION SYSTEMS		256,000.00
FERRIS ROBERT W	HONESDALE NATIONAL BANK	SALEM TOWNSHIP	
FERRIS CAROL A			500,000.00
MICHALEK ANNMARIE	GUARANTEED RATE INC	MANCHESTER TOWNSHIP	
MICHALEK JUSTIN	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS		210,000.00
HILLER VERNON M	RUTHERFORD SALLY N	DAMASCUS TOWNSHIP	
HILLER SARAH E			20,000.00
KURENT PATRICIA M	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS GUILD MORTGAGE COMPANY LLC GUILD MORTGAGE COMPANY L L C	LAKE TOWNSHIP	157,102.00

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

LESH HAROLD	GUILD MORTGAGE COMPANY LLC	CLINTON TOWNSHIP 2	
LESH INFINITY	GUILD MORTGAGE COMPANY LLC		
	MORTGAGE ELECTRONIC		
	REGISTRATION SYSTEMS		230,104.00
BENNETT ANDREW	UTILITIES EMPLOYEES CREDIT	STARRUCCA BOROUGH	
	UNION		
BENNETT JENNIFER			81,319.57
SOOM SUNIT	DIME BANK	SALEM TOWNSHIP	
ABREUSOOM WENNY Y			
SOOM WENNY Y ABREU			570,000.00
SOOM SUNIT	DIME BANK	SALEM TOWNSHIP	
SOOM WENNY Y ABREU			570,000.00
KRZEMIENIECKI THOMAS	FIGURE LENDING LLC	HONESDALE BOROUGH	
	FIGURE LENDING L L C		144,479.16
BURKAVAGE MATTHEW J	FNCB BANK	BERLIN TOWNSHIP	
BURKAVAGE JOHN D	F N C B BANK	BERLIN & OREGON TWPS	40,750.00
		OREGON TOWNSHIP	
		OREGON & BERLIN TWPS	40,750.00
FLEDERBACH RICHARD J	FNCB BANK	CHERRY RIDGE TOWNSHIP	
FLEDERBACH CAROL A	F N C B BANK		150,000.00
MCALAEVEY JOHN	BETHPAGE FEDERAL CREDIT UNION	PAUPACK TOWNSHIP	200,000.00
SATRE CARLA M	FNCB BANK	TEXAS TOWNSHIP	
	F N C B BANK		70,000.00
MONKS SCOTT T	FIRST NORTHERN BANK & TRUST CO	LEHIGH TOWNSHIP	
MONKS MICHELLE L			151,000.00
ASH STREET PROPERTIES	WAYNE BANK	DYBERRY TOWNSHIP	184,000.00
DEMAIO MICHAEL N	DIME BANK	MANCHESTER TOWNSHIP	65,000.00
MAPLEWOOD FARMS	HONESDALE NATIONAL BANK	MOUNT PLEASANT TOWNSHIP	240,000.00
MITCHELL RAYMOND WAYNE JR	HONESDALE NATIONAL BANK	LAKE TOWNSHIP	
MITCHELL SUZANNE			100,000.00
ARTINGER WILLIAM K II	MORTGAGE ELECTRONIC	LAKE TOWNSHIP	
	REGISTRATION SYSTEMS		
ARTINGER KANINI	SUMMIT MORTGAGE CORPORATION		265,109.00
MADORMO JESSICA	HONESDALE NATIONAL BANK	LAKE TOWNSHIP	
PARISI DAVID			200,000.00
ESTUS TROY	DIME BANK	STERLING TOWNSHIP	80,000.00
ESTUS TROY DAVID	DIME BANK	SALEM TOWNSHIP	
ESTUS BRIANNA FAY VINTON			80,000.00
CALLOW KEITH R	HOUSING & URBAN DEVELOPMENT	DREHER TOWNSHIP	
CALLOW JENNIFER E			7,908.75
RECHNER CHRISTINE	DIME BANK	HONESDALE BOROUGH	25,000.00
ARIEL VENTURES LLC	HONESDALE NATIONAL BANK	HONESDALE BOROUGH	
ARIEL VENTURES L L C			52,000.00
MYERS ROY EDGAR	CITY FIRST MORTGAGE SERVICES	PAUPACK TOWNSHIP	
	MORTGAGE ELECTRONIC		
	REGISTRATION SYSTEMS		184,500.00

**DEEDS**

<b>GRANTOR</b>	<b>GRANTEE</b>	<b>LOCATION</b>	<b>LOT</b>
FIGLER ROBERT A	FIGLER ROBERT A	CLINTON TOWNSHIP	LOT 99
JABLONSKI GREGORY	LUBRANO SARAH	PALMYRA TOWNSHIP	
JABLONSKI PETER AKA	MURPHY BREANNA		
JABLONSKI PIOTR AKA			
OLD GRAVITY ROAD	LEWIS PETER	SOUTH CANAAN TOWNSHIP	
BOEHM ROBERT M	MCGOWAN PAUL	LAKE TOWNSHIP	
BOEHM STACEY A			
BRANNING RODNEY L SR	RODNEY & GLENNA BRANNING IRREVOCABLE FAMILY	BERLIN TOWNSHIP	
BRANNING GLENNA M			
BRANNING RODNEY L	RODNEY & GLENNA BRANNING IRREVOCABLE FAMILY	BERLIN TOWNSHIP	
BRANNING GLENNA M			
VANHORN M LORRAINE	VANHORN DAN ENE M	DAMASCUS TOWNSHIP	LOT 47
WOODMANSEE BRUCE L	WOODMANSEE CRAIG	PRESTON TOWNSHIP	
WOODMANSEE ANN D	WOODMANSEE JESSICA M		
MACDONALD MARGARET C	MACDONALD MARGARET C	CLINTON TOWNSHIP	
DAVIS GEORGE W	DAVIS KURT	LAKE TOWNSHIP	
BREESE KRISTEN DYANNE	AMAN BRIAN THOMAS	LEHIGH TOWNSHIP	
MOREHOUSE WILLIAM C	AMAN LISA MICHELLE		
KOPPENHAVER LAVERNE A			
MOREHOUSE KRISTEN			LOT 95
PAPPAS ANN MARIE AKA	RATAY JEFFREY F TR	PAUPACK TOWNSHIP	
PAPPAS ANNMARIE AKA	RATAY DANA L TR JEFFREY F RATAY REVOCABLE TRUST		
DUCK HARBOR COMPANY	BURKE PAUL T	LEBANON TOWNSHIP	
	BURKE NICOLE M		LOT 81
SMITH DAVID K	SMITH JOLENE	SCOTT TOWNSHIP	
SMITH JEANETTE R			
BATES LEONARD L	THORPE JOHN RANDALL	CLINTON TOWNSHIP 1	
BATES PATIRCIA A AKA			
BATES PATRICIA A			
FELDNER LESTER F III	AIELLO JENNIFER L RODRIGUEZ	DYBERRY TOWNSHIP	
FELDNER KAREN M	AIELLO LAWRENCE		LOT A
WALCZAK LEON	WALCZAK LEON	MOUNT PLEASANT TOWNSHIP	
WALCZAK BETTY LOUISE	WALCZAK LEON JR		
WALCZAK LEON JR	SCHULTZ ANTHONY		
GAUGHANWALCZAK RACHEL	WALCZAK TREVOR		
WALCZAK RACHEL GAUGHAN			
SCHULTZ ANTHONY			
SCHULTZ BARBARA ANN			
SEIBERT SCOTT C EXR	SEMEL DONNA LEE	PAUPACK TOWNSHIP	
AUNGST ETHEL REST			LOT 8F
WISNIEWSKI STEVEN R	BLAIR JOHN T III TR	PALMYRA TOWNSHIP	
OAKES REBEKAH M	JOHN T BLAIR III REVOCABLE LIVING TRUST		
TERWILLIGER DANNY L	STONE RIDGE PROPERTY TWO ZERO SEVEN LLC	HAWLEY BOROUGH	
TERWILLIGER NANCY J	STONE RIDGE PROPERTY TWO ZERO SEVEN L L C		



UPTON THOMAS W	PERSEGHIN KIMBERLY M	PAUPACK TOWNSHIP	
	PERSEGHIN ERIC		LOT 264
GIBSON STEPHEN E	EDWARDS WILLIAM E	LAKE TOWNSHIP	
GIBSON DIANE	EDWARDS ANDREA M		LOT 1416
UHLF REALTY HOLDINGS	HUFFMAN JASON M	PAUPACK TOWNSHIP	
U H L F REALTY HOLDINGS	HUFFMAN JACLYN M		LOT 17
VELEZ VICTOR	FERRIS ROBERT W	SALEM TOWNSHIP	
VELEZ KARIN	FERRIS CAROL A		LOT 566
CRONK JEFFREY D	MICHALEK JUSTIN	MANCHESTER TOWNSHIP	
	MICHALEK ANNMARIE		
WOODLING GLEN H AKA BY POA	ESPOSITO MATTHEW	LEHIGH TOWNSHIP	
WOODLING HAROLD GLEN AKA BY POA	DILIBERTI DENISE		LOT 15
DOYLE MICHAEL J POA			
REFICE GINGER M AKA	KURENT PATRICIA M	LAKE TOWNSHIP	
REFICERESCINITI GINGER MARIA AKA RESCINITI GINGER MARIA REFICE AKA			
BRUCHER ALAN E	LESH HAROLD	CLINTON TOWNSHIP 2	
BRUCHER JENNIFER L	LESH INFINITY		LOT 33
LEBOVIC MITCHEL D	MCALEAVEY JOHN	PAUPACK TOWNSHIP	
LEBOVIC LEILA M			LOT 11
GOMES JOSEPH M	MONKS SCOTT T	LEHIGH TOWNSHIP	
	MONKS MICHELLE L		LOT 68
THOMPSON TAMSEN P	ASH STREET PROPERTIES	DYBERRY TOWNSHIP	
SMITH DIANA E	MANTACK CHARLES	LEHIGH TOWNSHIP	
	WALKER PEARL		LOT 58
BLUE WATER TWO	BLUE WATER ONE	DAMASCUS TOWNSHIP	
CONTE MARIA	CONTE BRIAN T	DYBERRY TOWNSHIP	
KRUK KEVIN JOSEPH	RUDDY JOSHUA JAMES	CLINTON TOWNSHIP 1	
KRUK LISA ELEANOR KRUK KEVIN JOSEPH ADM KRUK KEVIN EST			LOT 2
RUSSO BRIGITTE DELLO	RUSSO NICHOLAS DELLO	PALMYRA TOWNSHIP	LOT 55
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ANGELO KELLY			LOT 8

**COURT CALENDAR — THIRD FLOOR HISTORIC COURTROOM**  
*August 14, 2023–August 18, 2023*

---

**Monday, August 14, 2023**

9:00 AM  
Arbitrations- Barna/Larson  
532-2022-CV Maxwell v. Beress/Mestechkin T.Farley/Pro Se  
451-2022-CV Fields v. Janosik Burkhardt/Berger  
4-2023-CV Discover v. Briscese Loewy/Pro se  
121-2022-CV Lisabeth Mendola-D’Andrea Trust v Denali Construction, et al.  
Bugaj/Martin II  
217-2021-CV Armillei v. Palmer & Sons Kisailus/Havran

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9:00 AM  
Shevlin v. Galluccio 490-2019-DR  
Primary Custody Hearing  
Mincer/Campbell/J.Ellis

**Tuesday, August 15, 2023**

9:00 AM  
IN Re: J.R. 75-2023-CV  
Hearing on Petition for Expungement of Involuntary Commitment or, in the  
alternative, restoration of Firearm rights ; POs of Respondents;  
Gryskewicz/Hill/Lovette

---

10:30 AM  
Dutton v. Dutton 608-2021-DR  
Custody Pre-Trial  
Lynott/Martin

---

11:00 AM  
Mayer v. Mayer 271-2022-DR  
Special Relief X 2  
Cali/DeCosmo

---

11:30 AM  
Edmonds v. Kaltsas 39-2023-DR  
Motion to Prevent Dissipation of Marital Assets  
Rechner/Campbell

---

1:00 PM  
Saklad v. Saklad 91-2023-DR  
Argument on Motion to Compel and Petition to transfer/Consolidate  
Geib/Hanna

**Wednesday, August 16, 2023**

8:45 AM – 11:30 AM  
Talarico v. Moser 297-2017-DR  
Custody Hearing  
Bugaj/Pro Se

---

9:00 AM – 9:30 AM  
Central Court 3rd Floor Courtroom

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12:00 PM  
Drug Court Team Meeting

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12:30 PM  
Drug Court

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2:00 PM  
Fotusky v. Foster 397-2016-DR  
Custody Hearing  
T.Farley/J.Ellis

**Thursday, August 17, 2023**

9:00 AM – 10:00 AM  
Commonwealth Matters  
Wyoming County Case Sentencing 301-2021-CR Loomis, Brittany Wyoming  
DA/McCambridge  
Sentencing 12-2023-CR Riggs, Ethan Rogan  
Sentencing 31-2023-CR Dearie, Evan Lubin  
Sentencing 37-2022-CR Sheerer, Gerald Aquilino  
Sentencing 275-2022-CR Irimescu, Irina Martin II  
Sentencing 42-2023-CR Scheibling, Joseph Campbell  
Sentencing 36-2023-CR Vitale, Steven Burlein  
ICC 59-2023-MD Slutter, Matthew Farrell  
Violation of Parole 67-2022-CR Croy, Judi Farrell  
Violation of Parole 110-2021-CR Pasco, Paul Burlein

---

1:00 PM  
Commonwealth Matters  
134-2023-CR Chrisler, Daniel GP Moulton  
227-2023-CR Hawley, Matthew GP Zimmerman  
129-2023-CR Wallen, Alezander GP Burlein

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2:00 PM  
Commonwealth v. Baumgartner 336-2022-CR  
Non-Jury Trial  
DA/Farrell

**Friday, August 18, 2023**

9:00 AM  
PFA

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10:00 AM  
Swendsen v. Swendsen & Hallock 513-2022-DR  
Primary Custody Hearing  
Campbell/Pro Se

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

*August 14, 2023–August 18, 2023*

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**Monday, August 14, 2023**

9:00 AM  
Sunrise Terrace Management v. Central Wayne 349-2022-CV  
Argument on Motion to Compel Discovery  
Schranghamer/Magnotta

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10:00 AM  
In Re: D.R. 37-2019-DR; 37-2019-DR; 2-2021-DR; 4-2021-DR & 26-2021-DR  
Dispositional Review  
DA/Farrell

---

10:30 AM  
In Re: L.L. 13-2023-AD & 2-2022-DP  
Petition to Confirm Consent  
Henry/Martin II/Burlein

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1:00 PM  
In Re: M.M. 15-2023-AD  
TPR-Mom  
Ellis

---

**Tuesday, August 15, 2023**

9:00 AM  
Dependency  
9:30 Permanency Review 1-2022-DP J. S. Anderson/Henry/Turetsky  
10:00 Dependency/Disposition? 20 & 21-2023-DP T.D & K.D  
Henry/Collins/Campbell/Burlein

**Wednesday, August 16, 2023**

9:00 AM  
Mortgage Foreclosure  
227-2022-CV Servis one v. Brewr & Ross  
347-2022-CV JP Morgan v. Horak Gable/Campbell/T.Farley  
361-2022-CV Rocket Mortgage v. Allen Linn/Pro se  
571-2022-CV First National v. McHale Anthou/Pro Se  
620-2022-CV Nationstar v. King DeNardo/Pro Se Judgment  
386-2022-CV Acquisition v. Griffiths Rase/Nepa

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10:00 AM  
In Re: D.K. 69-2023-OCD  
Petition for permanent guardian of Person and Estate  
Murphy/Rechner

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11:00 AM  
In re: J.G. Wentworth & Thuman 362-2023-CV  
Hearing on Petition to transfer structured settlement payment rights  
Maro

**Friday, August 18, 2023**

9:00 AM  
Residential Tax Assessment Appeals  
572-2022-CV Nouri v. Assessment Pro Se/Kay  
536-2022-CV Kaszner & McCann v. Assessment Pro Se/Kay  
92 & 93-2023-CV Gregory v. Assessment Hoegen/Kay/ Treat/Ellis/Bugaj  
120-2023-CV Elonka v. Assessment Bugaj/Kay  
138-2023-CV Liberty Shell v. Assessment Magnotta/Kay  
134-2023-cv Guimento v. Assessment Pro Se/ Kay  
135-2023-CV Horne v. Assessment Pro Se/ Kay  
136-2023-CV Skirpan v. Assessment Pro Se/Kay  
156 & 157-2023-CV Malti v. Assessment Treat/Kay  
553-2022-CV Weinberg v. Assessment Rydzewski/ Kay  
528-2022-CV Boynton v. Assessment T.Farley/ Kay  
574-2022-CV Caswell v. Assessment Pro Se/Kay  
478-2022-CV Bergold v. Assessment/Wayne County/Wayne Highlands &  
Preston Township Martin/Kay/O'Neill/McAndrew

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11:00 AM  
George v Adams Outdoor 613-2022-CV  
NJ Hearing  
Ellis/Tipton

**ARBITRATION ROOM CALENDAR**

*August 14, 2023–August 18, 2023*

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**Monday, August 14, 2023**

11:30 AM  
Covolus v. Javaruski 361-2021-DR  
Settlement Conference (Zimmerman)  
Cali/Farrell

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1:00 PM  
Gries v. Gries 555-2021-DR  
Divorce Hearing  
Bugaj/Riccardo

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**Tuesday, August 15, 2023**

9:00 AM  
Discala v. Ries 646-2022-CP ( Wyoming County Case)  
Custody Hearing (Zimmerman)  
Pierangeli/Stepkovitch

---

1:00 PM  
Vega v. Murphy 418-2021-DR  
Custody Hearing (Zimmerman)  
Pro Se/Pro Se

---

**Friday, August 18, 2023**

9:30 AM  
Wiley v. Cizike 334-2023-DR  
Conciliation Conference (Karam)  
Pro Se/Pro Se

---

10:00 AM  
Byron v Lepore

---

10:30 AM  
Beardsley v Beardsley 2020-988 CP  
Custody Conciliation

---

11:00 AM  
O'Neil v. O'Neil 581-2022-DR  
Conciliation Conference (Karam)  
Weed/Pro Se

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11:30 AM  
Russo v. Russo 39-2019-DR  
Conciliation Conference (Karam)  
Rechner/Cali

1:00 PM  
Goldman v. Tigue 304-2023-DR  
Conciliation Conference (Karam)  
Pro Se/Pro Se

1:30 PM  
Dolph v. Cleveland 323-2023-DR  
Conciliation Conference (Karam)  
Pro Se/ Pro Se

2:00 PM  
Young v Matthys 103-2023-DR  
Conciliation conference  
Martin/Katsock



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