

WAYNE COUNTY BAR ASSOCIATION

OFFICIAL LEGAL
JOURNAL
OF WAYNE COUNTY, PA



September 8, 2023
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Honesdale, PA



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

The Hon. Janine Edwards
President Judge

The Hon. Matthew Meagher
Judge

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



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The Official Legal Publication of Wayne County, Pennsylvania



Legal Journal of Wayne County

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

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

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

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

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

MESSAGE FROM THE WAYNE COUNTY BAR ASSOCIATION



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

PRICING & RATES

Notice Pricing

One time Insertions

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

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

Subscription Rates

Per Year

Mailed Copy	\$100
Emailed Copy	Free

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

WAYNE COUNTY OFFICIALS

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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*

TESTATE NOTICES

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

ESTATE NOTICE

Estate of Juliana M. Reser
Late of Palmyra Township
EXECUTOR
Albert Scott Reser
36 Adams Pond Road
Hawley, PA 18428
ATTORNEY
John F. Spall, Esquire
2573 Route 6
Hawley, PA 18428

9/8/2023 • 9/15/2023 • 9/22/2023

ESTATE NOTICE

ESTATE OF JAMES M.
ESTABROOK, Jr., DECEASED
(died on 6/15/2023. Late of 35
Tammany Flats Road, Damascus,
Wayne County, PA. Letters
Testamentary have been granted
and all creditors shall make
demand and all debtors shall make
payment without delay to Margaret
E. Cooper, Executrix or BRIGID

E. CAREY, ESQUIRE, 809
Glenburn Road, Waverly
Township, PA 18411

9/8/2023 • 9/15/2023 • 9/22/2023

ESTATE NOTICE

Estate of Leland A. Benjamin
AKA Leland Arthur Benjamin
Late of Palmyra Township
EXECUTOR
Ryan Butler Benjamin AKA Ryan
B. Benjamin
151 Timber Ridge Drive
Hawley, PA 18428
ATTORNEY
John F. Spall, Esquire
2573 Route 6
Hawley, PA 18428

9/1/2023 • 9/8/2023 • 9/15/2023

ESTATE NOTICE

Estate of Barbara Elders, deceased
Late of Dreher Township, Wayne
County

Letters of Administration in the
above named estate having been
granted to the undersigned, all
persons indebted to the estate are
requested to make immediate
payment, and those having claims
are directed to present the same
without delay to the undersigned or
his/her attorney within four months
from the date hereof and to file
with the Clerk of the Court of

Common Pleas of the Twenty-Second Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant.

Tina Diane Ahner, Administratrix
c/o Timothy B. Fisher II, Esquire
FISHER & FISHER LAW
OFFICES
PO Box 396
Gouldsboro, PA 18424

9/1/2023 • 9/8/2023 • 9/15/2023

ESTATE NOTICE

Estate of Margaret D. Kiegler also known as Margaret Kiegler, late of Waymart Borough, Wayne County Pennsylvania. Any person or persons having claim against or indebted to estate present same to: Theresa Marie Gumble 1065 Woodlyn Lane N., Honesdale, PA 18431; Attorney for Estate: Stephen Jennings, Esquire, 303 Tenth Street, Honesdale, Pennsylvania 18431.

9/1/2023 • 9/8/2023 • 9/15/2023

NOTICE OF DECEDENT'S ESTATE

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **Estate of Helen A. Didero**, Deceased, late of Equinunk, Wayne County, Pennsylvania, 18417, who died on March 15, 2023. All persons indebted to the Estate are requested to make payment and those having claims or demands are to present same, without delay, to the Executor, Edward S. Didero, Jr., or John P. Sanderson, III, Attorney for the Estate - Sanderson Building, One Terrace Drive, Olyphant, Pennsylvania 18447.

THE SANDERSON LAW FIRM

9/1/2023 • 9/8/2023 • 9/15/2023

ESTATE NOTICE

Estate of Eric J. Bednarz
Late of Damascus Township
ADMINISTRATOR
Mark S. Bednarz
668 Stony Hill Road, No. 45
Yardley, PA 19067

8/25/2023 • 9/1/2023 • 9/8/2023



ESTATE NOTICE

Notice is hereby given that Letters of Administration have been granted in the Estate of Herv Alexis, a/k/a Herv Province, a/k/a Herve R. Province, late of Palmyra Township, Wayne County, Pennsylvania, who died on August 3, 2023. All persons having claims or demands against the estate of the decedent shall make them known and present them, and all persons indebted to the decedent shall make payment thereof, without delay, to Katarzyna J. Alexis, Administrator, c/o Richard B. Henry, Esquire, Attorney for the Estate, at 1105 Court Street, Honesdale, PA 18431.

Richard B. Henry, Esquire
Richard B. Henry and Associates,
LLC
1105 Court Street
Honesdale, PA 18431
570-253-7991

8/25/2023 • 9/1/2023 • 9/8/2023

ESTATE NOTICE

Estate of Ruth C. Schuman
AKA Ruth Schuman
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

8/25/2023 • 9/1/2023 • 9/8/2023

**LETTERS OF
ADMINISTRATION**

Estate of Susan A. Berkowitz,
deceased, late of 1404 Gold Park
Road, Lake Township, Pa 18436

Letters of Administration on
the above estate have been granted
to the undersigned. All persons
indebted to the said estate are
requested to make payment, and
those having claims to present the
same without delay to:

Nicholas J. McIntyre, Esq.
Administrator of the Estate of
Susan A. Berkowitz
410 Broad Street
Milford, PA 18337

Or her attorney, Nicholas J,
McIntyre, Esq., 410 Broad Street,
Milford, PA 18337.

8/25/2023 • 9/1/2023 • 9/8/2023

**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
SEPTEMBER 27, 2023**

By virtue of a writ of Execution instituted by: US Bank Trust National Association, Not In Its Individual Capacity But Soley 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 27th 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:

ALL THAT CERTAIN tract or parcel of land situate in the Township of Lehigh, County of Wayne, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point, being the intersection of the Southern right-a-way of L.R. 1002-B from Tobyhanna to Dunmore and the Eastern edge of the Lehigh River, thence along the Southern right-a-way line of L.R. 1002-B, South 49° 29' 59" East for 600.45 feet to a point on the Wayne and Monroe County Line, thence along said County Line, South 89° 14' 58" West for 354.23 feet to a point in line of lands about to be conveyed to Leor Hornsby, thence along lands of Leor Hornsby, North 29° 23' 55" West for 79.41 feet to a pipe, thence along the same, North 63° 26' 39" West for 166.19 feet to a point on the Eastern edge of the Lehigh River, thence along the Eastern edge of the Lehigh River, North 18° 43' 33" East for 265.52 feet to the point of beginning.

CONTAINING 2.206 acres.

UNDER AND SUBJECT to the restrictions and conditions contained in Deed Book 264, page 651.

BEING THE SAME PREMISES which Elizabeth L. Leary, by Deed

dated May 28, 2007 and recorded on June 14, 2007, in the Wayne County Recorder of Deeds Office at Deed Book Volume 3315 at Page 59, as Instrument No. 200700006229, granted and conveyed unto Paul Diandriola.

Being Known as 1543 Coolbaugh Road a/k/a RR #2 Box 2620, Gouldsboro, PA 18424

Parcel I.D. No. 14-0-0370-0017.0003-

Seized and taken in execution as property of:
Paul Diandriola 1543 Coolbaugh Road, GOULDSBORO PA 18424

Execution No. 79+-Civil-2017
Amount \$132,905.43 Plus additional costs

June 29, 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.
Thomas C. Dyer Esq

9/1/2023 • 9/8/2023 • 9/15/2023

**SHERIFF'S SALE
SEPTEMBER 27, 2023**

By virtue of a writ of Execution instituted by: Select Portfolio Servicing, 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 27th 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:

ALL THOSE CERTAIN pieces or parcels of land lying, situate and being in the Township of Dreher (formerly Township of Sterling), County of Wayne and State of Pennsylvania, bounded and described as follows:

PARCEL 1: BEGINNING at the most Northerly corner of a triangular plot of ground owned by the prior Grantor (Corey), thence along said plot South 14 Degrees 00 minutes East 379.5 feet to a corner in the center of a public road, thence along the center line of the aforementioned public road North 87 degrees 25 minutes West 160.00 feet to a corner; thence through the lands of the prior

Grantors North 14 degrees 00 minutes West 379.5 feet to a corner and South 87 degrees 25 minutes East 160.00 to the place of Beginning.

PARCEL 2: BEGINNING at the Southwest corner of other lands formerly of Gerald Logan, et ux. (See Wayne County Deed Book 211, Page 553) said point being located in the center of a public highway; thence along said other lands formerly of Gerald Logan, et ux., North 14 degrees 00 minutes West 379.5 feet to a corner, thence through lands of Ralph S. Corey, et ux., South 2 degrees 35 minutes West 363.71 feet to a corner in the center of said public highway; thence along the center line of said public highway South 87 degrees

**ARM
LAWYERS**

THE STRONG ARM OF THE LAW

ARM Lawyers is pleased to announce the opening of our fourth, and newest location!

Located in Hemlock Plaza on Route 739, in Hawley, PA, ARM will be working in conjunction with Mark E. Moulton, Esq., a fixture in the area for over 20 years, who will be joining the firm in an "of counsel" capacity.

ARM and Attorney Moulton are accepting referrals for new clients immediately.

570-424-6899
armlawyers.com

25 minutes East 108.31 feet to the point and place of Beginning.

BEING THE SAME PREMISES which Janine Hewson, by Deed dated February 14, 2005 and recorded on February 25, 2005, in the Wayne County Recorder of Deeds Office at Deed Book Volume 2717 at Page 224, as Instrument No. 200500001946, granted and conveyed unto Lawrence E. Hewson and Janine Hewson, husband and wife. The said Lawrence E. Hewson departed this life on or about March 20, 2010 thereby vesting title to Janine Hewson, by operation of law.

Being Known as 95 Peet Road f/k/a RR1 Box 123B Peet Road, Newfoundland, PA 18445

Parcel I.D. Nos. 08-0-0341-0056.- & 08-0-0341-0057.-

Seized and taken in execution as property of:
Janine Hewson 95 Peet Road
NEWFOUNDLAND PA 18445

Execution No. 112-Civil-2023
Amount \$308,356.98 Plus
additional costs

June 29, 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.**

Thomas C. Dyer Esq

9/1/2023 • 9/8/2023 • 9/15/2023

**SHERIFF'S SALE
SEPTEMBER 27, 2023**

By virtue of a writ of Execution instituted by: Discover Bank issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 27th 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:

All that certain piece or parcel of land lying, situated and being in the Berlin Township, county of Wayne and Commonwealth of Pennsylvania, bounded and described as follows;

BEGINNING at an iron pipe in the easterly bounds of Zimmer Trail

(private road) at the most southwesterly corner of the lands of Zander (Deed Book 361, Page 979); thence South eighty-one (81) degrees sixteen (16) minutes ten (10) seconds East for two hundred twenty-five and ninety-four hundredths (225.94) feet in the line of the lands of said Zander and an extension thereof to an iron pipe at the most southwesterly corner of the lands of Ilg (Deed Book 360, Page 1164); thence South five (5) degrees thirty-four (34) minutes ten (10) seconds West for two hundred seventy and zero hundredths (270.00) feet in the line of the lands of Muller (Deed Book 362, Page 769) to an iron pin; thence North seventy-four (74) degrees thirty-seven (37) minutes forty (40) seconds West for two hundred seventy-six and fifty-one hundredths (276.51) feet to an iron pin the easterly bounds of the above mentioned Zimmer trail, thence North seventeen (17) degrees eighteen (18) minutes twenty (20) seconds East for ninety-four and forty-two hundredths (94.42) feet in said bounds to a point; thence North sixteen (16) degrees thirty-one (31) minutes thirty (30) seconds East for one hundred forty-five and fifty-eight hundredths (145.58) feet in said bounds to the point or place of BEGINNING.

CONTAINING one and forty-six hundredths (2.46) acres of land.

Bearings referred to above are magnetic North 1988, Also, granting and conveying unto the

Grantees herein named, their heirs and assigns forever, the free uninterrupted right, use, liberty and privilege of ingress, egress and regress to and from the premises above described and the public highway, along, over and upon rights-of-way shown on a survey map which is recorded in Wayne County Map Book 41 at Page 50. Said subdivision entitled "Subdivision of the lands of R. & S. Wisniewski" was approved by the Berlin Township Supervisors on March 15, 1988. A map of said subdivision was filed with the Wayne County Recorder's Office on March 17, 1988, in Map Book 63 at Page 100.

EXCEPTING AND RESERVING unto Herbert Clemen and Hildegard Clemen, his wife, their heirs and assigns, the full free right, use, liberty and privilege at all times hereafter of a perpetual easement for ingress, egress and regress of persons and vehicles as well as for the purpose of laying, relaying, maintaining and repairing water lines through, along, over and upon a strip of land sixty feet in width along the Northerly boundary of said above described premises, said easement being bounded and described as follows:

BEGINNING at an iron pipe corner located on the Easterly side of a roadway known as Zimmer Trail, said point of beginning being also the southwesterly corner of lands now or formerly of Zander; thence along said lands, South eighty-two

(82) degrees fifteen (15) minutes fifty-three (53) seconds East two hundred twenty-five and ninety-one hundredths (225.91) feet to an iron pin corner, said corner being the southwesterly corner of lands now or formerly of Rudolf Ilg and being also in the line of lands now or formerly of George Muller and Mona Muller, his wife; thence along said lands, South four (4) degrees thirty-five (35) minutes fifty-two (52) seconds West sixty (60) feet; thence through the above described premises, North eighty-two (82) degrees fifteen (15) minutes fifty-three (53) seconds West two hundred twenty-five and ninety-one hundredths (225.91) feet, more or less, to the easterly side of Zimmer Trail; thence along the easterly side of Zimmer Trail, North fifteen (15) degrees thirty-one (31) minutes twenty-six (26) seconds East sixty (60) feet, more or less to the place of BEGINNING.

CONTAINING 13, 554 square feet of land, more or less. No barriers, fences, curbs or other obstruction to the free and unhampered use of said easement, motor vehicles or other personal property, nor any building or other structure be parked, stored, constructed or permitted upon any part of said easement or right-of-way, Being the same parcel conveyed to DAVID T. MESSERSMITH AND SHANNON MESSERSMITH, HIS WIFE from RICHARD A. STRUBECK AND KRISTIE A. STRUBBCK, HIS WIFE, by virtue of a deed dated 8/29/2003,

recorded 9/2/2003 in deed book 2321, page 302, as instrument no, 200300011236 county of WAYNE, state of PENNSYLVANIA.

BEING KNOWN AS: 65
ZIMMER TRAIL FKA RR 1 BOX
1439, BEACH LAKE, PA 18405

Seized and taken in execution as property of:
David Messersmith aka David T. Messersmith 65 Zimmer Tail or 22 Alpine Road BEACH LAKE PA 18405
Shannon Messersmith 65 Zimmer Trail BEACH LAKE PA 18405

Execution No. 200-Civil-2023
Amount \$132,878.18 Plus
additional costs

July 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.

Geraldine M. Linn

9/1/2023 • 9/8/2023 • 9/15/2023

**SHERIFF'S SALE
SEPTEMBER 27, 2023**

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 27th 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:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, SITUATED, LYING AND BEING IN THE TOWNSHIP OF STERLING, COUNTY OF WAYNE, AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE SOUTHERLY 50 FOOT RIGHT-OF-WAY OF LEGISLATIVE ROUTE 63004 AND BEING THE COMMON CORNER OF LOT NO. 3 AND LOT NO. 4 AS SHOWN ON A SUBDIVISION PLAN ENTITLED PHILIP AND AMBER STOUT, PREPARED BY R. STORM, INC., DATED JULY 5, 1985; THENCE ALONG L.R. 63004, N. 63

DEGREES 33 MINUTES 29 SECONDS E., 150.00 FEET TO AN IRON PIN; THENCE ALONG OTHER LANDS OF STOUT, S 26 DEGREES 26 MINUTES 31 SECONDS E., 290.40 FEET TO AN IRON PIN; THENCE ALONG SAME S. 63 DEGREES 33 MINUTES 29 SECONDS W., 150.00 FEET TO AN IRON PIN; THENCE ALONG LOT. NO. 3, N. 26 DEGREES 26 MINUTES 31 SECONDS W., 290.40 FEET TO THE POINT AND PLACE OF BEGINNING. CONTAINING 1.00 ACRES.

SUBJECT TO THE SAME RESERVATIONS, RESTRICTIONS, AND COVENANTS AS ARE CONTAINED IN THE DOCUMENTS FORMING THE CHAIN OF TITLE.

BEING KNOWN AS: 26 SPRING HILL ROAD F/K/A RR1, BOX 1568 MOSCOW, PA 18444

PROPERTY TAX NO.: 26-0-0330-0074.0004-

TITLE TO SAID PREMISES IS VESTED IN PHILLIP A. STOUT, JR AND TERRY LYNN STOUT, HIS WIFE, BY DEED FROM AMBER STOUT AND PHILLIP STOUT, HER HUSBAND RECORDED June 05, 1987 IN BOOK NO. 465 PAGE 160

Seized and taken in execution as property of:
Phillip Stout 26 Spring Hill Road
MOSCOW PA 18444
Terry Stout 26 Spring Hill Rd
MOSCOW PA 18444

Execution No. 374-Civil-2022
Amount \$75,526.89 Plus additional costs

July 5, 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

9/1/2023 • 9/8/2023 • 9/15/2023

**SHERIFF'S SALE
OCTOBER 4, 2023**

By virtue of a writ of Execution instituted by: Mortgage Assets Management, LLC C/O PHH Mortgage Corporation issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 4th day of October,

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, parcel and lot of land, situate, lying and being in the Township of Salem, County of Wayne and Commonwealth of Pennsylvania, being Lot No. 125, in Tanners Point Development, Indian Rocks, Inc., bounded and described as follows:

BEGINNING at a point near the Westerly edge of State Highway Route 63008; thence north 1 degrees 38 minutes East running approximately parallel with the said highway a distance of 75 feet to a point, said point being the common comer of Lot 125 and 126; thence along the common division line between lot 125 and 126 North 87 degrees 50 minutes West a distance of 105.65 feet to a point; said point being the common comer of lot 125 and 126; thence along line of lands of the said Grantor, south 0 degrees 27 minutes east, a distance of 75.05 feet to a point for a comer; thence south 87 degrees 50 minutes east along the northerly edge of a six foot walkway, a distance of 102.9 feet to the point and place of beginning.

CONTAINING 7,680 square feet of land be the same more or less, and being all of lot 125 in Tanners Point Development.

PROPERTY ADDRESS: 1003 Ledgeale Road, Lake Ariel, PA 18436

BEING THE SAME PROPERTY
CONVEYED TO William D.
Mecca, Jr., BY DEED DATED
3/23/2009 AND
RECORDED 4/2/2009 IN DEED
BOOK VOLUME 3717 PAGE 70-
72 in Wayne County, Pennsylvania.

TAX ID: 22-0-0005-0044.-

THIS conveyance is make under
and subject, nevertheless, to certain
express conditions and restrictions
as contained in a Declaration of
Restrictions of the Grantors, which
Declaration of Restrictions is
recorded in Wayne County Deed
Book 221, page 37, and which
Restrictions are incorporated by
reference. Above description is in
accordance with a survey made by
Geo E. Ferris, R.S. and set forth on
a map dated March 17, 1965.

BEING THE SAME PREMISES
WHICH WILLIAM D. MECCA,
JR. AND KAREN ANN MECCA
BY DEED DATED 3/23/2009 AND
RECORDED 4/2/2009 IN THE
OFFICE OF THE RECORDER OF
DEEDS IN DEED BOOK 3717 AT
PAGE 70, INSTRUMENT #
200900004005, GRANTED AND
CONVEYED UNTO WILLIAM D.
MECCA, JR..

Seized and taken in execution as
property of:
William Mecca Jr. 1003 Ledgedale
Road LAKE ARIEL PA 18436

Execution No. 75-Civil-2022
Amount \$172,665.08 Plus
additonal 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.**

Danielle DiLeva Esq.

9/8/2023 • 9/15/2023 • 9/22/2023

**SHERIFF'S SALE
OCTOBER 4, 2023**

By virtue of a writ of Execution
instituted by: Wilmington Savings
Fund Society, FSB, not in its
individual capacity, but solely as
Legal Title Trustee for BCAT
2019-22TT issued out of the Court
of Common Pleas of Wayne
County, to me directed, there will
be exposed to Public Sale, on
Wednesday the 4th day of October,
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 PROPERTY SITUATED IN THE TOWNSHIP OF STERLING IN THE COUNTY OF WAYNE AND COMMONWEALTH OF PENNSYLVANIA, BEING DESCRIBED AS FOLLOWS: METES AND BOUNDS. BEING MORE FULLY DESCRIBED IN A DEED DATED 05/13/1998 AND RECORDED 05/18/1998, AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, IN DEED VOLUME 1364 AND PAGE 265.

ADDRESS: 10 Swingle Road, Moscow, PA 18444

TAX MAP OR PARCEL ID NO.: 26-25-1

BEING the same premises which EDWARD J. BLASKO AND MILDRED M. BLASKO, HIS WIFE by Deed dated 05/13/1998 and recorded in the Office of Recorder of Deeds of Wayne County on 05/18/1998 at Book 1364, Page 0265 granted and conveyed unto RAYMOND D. DEKLE AND KAREN A. DEKLE, HIS WIFE.

Seized and taken in execution as property of:
Karen Dekle 10 Swingle Road
MOSCOW PA 18444

Execution No. 108-Civil-2023
Amount \$80,835.15 Plus additional costs

July 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.

Matthew C. Fallings Esq.

9/8/2023 • 9/15/2023 • 9/22/2023

**SHERIFF'S SALE
OCTOBER 4, 2023**

By virtue of a writ of Execution instituted by: Allied First Bank, SB dba Servbank issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 4th day of October,

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 2708 Section 43 of The Hideout, a subdivision situated in the Township 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 57, February 8, 1971 in Plat Book 5, pages 62 and 63; March 24, 1971, in Plat Book 5, page 66; May 10, 1971 in Plat Book 5, pages 71 and 72; March 14, 1972 in Plat Book 5, pages 76, 79 through 84 and 86; May 26, 1972, in Plat Book 5, pages 93 though 95; September 26, 1972 in Plat Book 5, pages 96, 97 and 100 through 104; March 9, 1973 in Plat Book 5, page 106; March 23, 1973 in Plat Book 5, page 107; April 3, 1973 in Plat Book 5, pages 108 through 110; May 18, 1973 in Plat Book 5, pages 111 through 119, and September 24, 1973, in Plat Book 5, Pages 120 through 123; as amended and supplemented.

Subject to all covenants, conditions, and reservations 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.

Tax Parcel ID: 12-0-0041-0011.-

Address: 2708 Boulder Road,
Lake Ariel, PA 18436

Being the same property conveyed to Luis Pedraza and Maureen Pedraza, husband and wife, Tenants by the Entireties, a 50% interest, and Patrick William Lyon, a 50% interest, all as joint tenants who acquired title, with rights of survivorship, by virtue of a deed from Robert E. Kensek, single, dated August 10, 2018, recorded August 27, 2018, at Document ID 201800005079, and recorded in Book 5363, Page 246, Office of the Recorder of Deeds, Wayne County, Pennsylvania

INFORMATIONAL NOTE:
Maureen Pedraza died on May 12, 2021, and pursuant to the survivorship language in the above mentioned deed, all her interest passed to her husband, Luis Pedraza.

Seized and taken in execution as property of:
Luis Pedraza 2708 Boulder Road
LAKE ARIEL PA 18436
Patrick William Lyon 2708
Boulder Road LAKE ARIEL PA
18436

Execution No. 153-Civil-2023
Amount \$172,619.94 Plus
additional costs

July 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.**

Katherine M. Wolf Esq.

9/8/2023 • 9/15/2023 • 9/22/2023

**SHERIFF'S SALE
OCTOBER 4, 2023**

By virtue of a writ of Execution instituted by: PHH Mortgage Corporation issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 4th day of October, 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 or piece of land, Situate in the Township of Salem, County of Wayne and Commonwealth of Pennsylvania bounded and described according to Map Showing Lands of Walter Peters, et ux., made by Harry F. Schoenagel, PLS, dated 6/26/1988 as follows to wit:

BEGINNING at a point in the centerline of Penna. L. R. 63113, leading from Legedale to Hamlin, as shown on said Plan a corner of lands of Ruth I. Monks; thence from said point of beginning. Extending along the said centerline of Penna. L. R. 63113, South 39 degrees 27 minutes 15 seconds West 411.77 feet to a point a corner of Parcel "B" on said Plan; thence extending along the same North 49 degrees 09 minutes 45 seconds West 1207.32 feet to a point in line of lands of William H. Garrity, et ux; thence extending along the same North 40 degrees 00 minutes 00 seconds East 376.11 feet to a point a corner of lands of Monks, aforesaid; thence extending along the same South 50 degrees 51 minutes 25 seconds East 1203.41 feet to the first mentioned point and place of beginning.

PROPERTY ADDRESS: 261
SAINT MARYS CHURCH
ROAD, LAKE ARIEL, PA 18436

PARCEL NUMBERS: 22-0-0322-
0007.0003-

TITLE TO SAID PREMISES IS VESTED IN ROBERT J. KWORTNIK, SR. AND TAMARA A. KWORTNIK, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY BY DEED FROM WALTER PETERS AND HELEN PETERS, HIS WIFE DATED 10/09/1989 RECORDED 01/10/1990 BOOK 518 PAGE 543

Seized and taken in execution as property of:
Tamara A. Kwortnik 19 West Lincoln Avenue Hatfield PA 19440
Robert J. Kwortnik a/k/a Robert J. Kwortnik, Sr. 261 Saint mary's Church Road LAKE ARIEL PA 18436

Execution No. 457-Civil-2021
Amount \$411,731.59 Plus additional costs

July 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.

Nicole C. Rizzo Esq

9/8/2023 • 9/15/2023 • 9/22/2023

CIVIL ACTIONS FILED

*FROM AUGUST 12, 2023 TO AUGUST 18, 2023
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE/TIME	DESCRIPTION	AMOUNT
1997-20994	VEECH WILLIAM	8/18/2023 1:32	SATISFACTION	—
1997-20995	VEECH WILLIAM	8/18/2023 1:32	SATISFACTION	—
2000-20118	SCHMIDT BRADLEY MICHAEL	8/18/2023 1:32	SATISFACTION	—
2004-20724	SCHMIDT BRADLEY MICHAEL	8/18/2023 1:32	SATISFACTION	—
2011-20500	SOUZA REBECCA	8/16/2023 1:52	SATISFACTION	—
2014-20378	EISELE JASON K	8/14/2023 2:03	SATISFACTION	—
2014-20706	BERTHOLF SHANNON	8/14/2023 2:03	SATISFACTION	—
2014-20706	BERTHOLF AARON	8/14/2023 2:03	SATISFACTION	—
2017-20127	MCKEEBY CHRISTINA MARIE	8/18/2023 1:32	SATISFACTION	—
2017-20325	EISELE JASON K	8/14/2023 2:03	SATISFACTION	—
2017-20325	EISELE AIMEE E PROPST	8/14/2023 2:03	SATISFACTION	—
2017-20325	PROPST AIMEE E EISELE	8/14/2023 2:03	SATISFACTION	—
2018-20050	EISELE JASON K	8/14/2023 2:03	SATISFACTION	—
2018-20050	EISELE AIMEE E PROPST	8/14/2023 2:03	SATISFACTION	—
2018-20050	PROPST AIMEE E EISELE	8/14/2023 2:03	SATISFACTION	—
2018-20060	CORINE THOMAS M	8/14/2023 2:03	SATISFACTION	—
2018-20712	EISELE JASON K	8/14/2023 2:03	SATISFACTION	—
2018-20712	EISELE AIMEE E PROPST	8/14/2023 2:03	SATISFACTION	—
2018-20712	PROPST AIMEE E EISELE	8/14/2023 2:03	SATISFACTION	—
2019-00327	HEEMAN JASON	8/14/2023 1:44	WRIT OF EXECUTION	3,719.09
2019-00327	WAYNE BANK DISSOLVED 12/27/2022	8/14/2023 1:44	WRIT EXEC/GARNISHEE	—
2019-20863	EISELE JASON K	8/14/2023 2:03	SATISFACTION	—
2019-20863	EISELE AIMEE E PROPST	8/14/2023 2:03	SATISFACTION	—
2019-20863	PROPST AIMEE E EISELE	8/14/2023 2:03	SATISFACTION	—
2021-20427	HORNUNG JASON	8/14/2023 12:35	SATISFACTION	802,162.55
2022-00448	UNKNOWN HEIRS, SUCCESSORS, ASSIGNS & ALL PERSONS FIRMS OR	8/14/2023 2:09	DEFAULT JUDGMENT	134,467.27
2023-00209	SZWAYKA PAUL	8/14/2023 1:57	WRIT OF EXECUTION	9,178.49
2023-00227	YOUNG KOLE	8/18/2023 12:55	CONSENT JUDGMENT	3,506.73
2023-00239	ROBINSON CHRISTY L	8/16/2023 11:44	DEFAULT JUDGMENT	20,405.48
2023-00256	KENNEDY JAMES MARK	8/18/2023 2:50	DEFAULT JUDGMENT	2,586.79
2023-00322	LITTLE SPRUCE LAKE PROPERTY OWNERS ASSOCIATION	8/14/2023 9:31	DEFAULT JUDGMENT	—
2023-20225	TWO GUYS PIZZERIA & RESTAURANT	8/14/2023 2:03	SATISFACTION	—
2023-20229	WAYMART BUILDING CENTER INC	8/14/2023 2:03	SATISFACTION	—
2023-20258	IRON EAGLE OF HONESDALE INC	8/14/2023 2:03	SATISFACTION	—
2023-20260	SCHISANO MARGO	8/14/2023 2:03	SATISFACTION	—
2023-20446	MARICI DORIS E	8/14/2023 7:59	JP TRANSCRIPT	3,160.57
2023-20447	ABEL ERIC J	8/14/2023 8:15	JP TRANSCRIPT	5,205.20
2023-20448	MCCONNELL KAREN L	8/14/2023 8:33	JP TRANSCRIPT	5,124.00

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

2023-20449	TALBOTT JAMES A		8/14/2023 12:35	FEDERAL TAX LIEN	77,575.88
2023-20449	TALBOTT WENDY L		8/14/2023 12:35	FEDERAL TAX LIEN	77,575.88
2023-20450	FRANKLIN EDWARD JAMES		8/15/2023 11:28	JUDGMENT	4,890.50
2023-20451	STAUFFER JADE A		8/15/2023 11:28	JUDGMENT	5,174.74
2023-20452	DAGNA DANIEL PATRICK		8/15/2023 11:28	JUDGMENT	3,690.74
2023-20453	MDE WINDOWS & DOORS INC A CORPORATION		8/15/2023 11:48	FEDERAL TAX LIEN	35,464.10
2023-20454	GEORGE SEAN M IV		8/16/2023 1:52	JUDGMENT	1,313.25
2023-20455	KEATING TINA M		8/17/2023 12:16	MUNICIPAL LIEN	856.61
2023-20456	KEASTEAD KENNETH		8/17/2023 12:26	MUNICIPAL LIEN	878.01
2023-20456	KEASTEAD DENISE		8/17/2023 12:26	MUNICIPAL LIEN	878.01
2023-20457	KASTNER EDWARD		8/17/2023 12:36	MUNICIPAL LIEN	878.01
2023-20458	GUARNIZ GAUDY		8/17/2023 12:51	MUNICIPAL LIEN	676.89
2023-20459	FISCHER RUSSELL		8/17/2023 1:05	MUNICIPAL LIEN	781.74
2023-20460	DAVIS ANTHONY		8/17/2023 1:37	MUNICIPAL LIEN	676.89
2023-20461	CLANAK ZORAN		8/17/2023 1:47	MUNICIPAL LIEN	1,686.74
2023-20462	CLANAK JOVICA		8/17/2023 1:57	MUNICIPAL LIEN	1,755.20
2023-20463	CLANAK JOVICA		8/17/2023 2:19	MUNICIPAL LIEN	1,680.33
2023-20464	BARILARI CAMILLO		8/17/2023 2:30	MUNICIPAL LIEN	649.09
2023-20464	BARILARI ALEXANDRA		8/17/2023 2:30	MUNICIPAL LIEN	649.09
2023-20465	BARBARETTE ROSEMARIE		8/17/2023 2:39	MUNICIPAL LIEN	649.09
2023-20466	AMES ROBERT		8/18/2023 2:50	MUNICIPAL LIEN	627.69
2023-20466	AMES LESLEY		8/18/2023 2:50	MUNICIPAL LIEN	627.69
2023-20467	AIDIE VAROUJ		8/17/2023 2:58	MUNICIPAL LIEN	649.09
2023-20468	KISSKADEE LLC		8/17/2023 3:08	MUNICIPAL LIEN	6,668.17
2023-20469	KAY-NINE PROPERTIES INC		8/17/2023 3:41	MUNICIPAL LIEN	624.09
2023-20470	ANAWENTA ENTERPRISE		8/18/2023 8:06	MUNICIPAL LIEN	863.71
2023-20471	ADVANTRADE LLC		8/18/2023 8:11	MUNICIPAL LIEN	624.09
2023-20472	PRUSZYNSKI REMIGIUSZ		8/18/2023 8:15	MUNICIPAL LIEN	649.09
2023-20473	CLARKE GRACE		8/18/2023 8:18	MUNICIPAL LIEN	666.20
2023-20474	BYNUM MABLE		8/18/2023 8:21	MUNICIPAL LIEN	661.92
2023-20475	UR JOSEPH JR		8/18/2023 8:24	MUNICIPAL LIEN	852.33
2023-20476	SHAFER TODD B		8/18/2023 8:28	MUNICIPAL LIEN	728.24
2023-20477	ROY ROSE ANN		8/18/2023 8:38	MUNICIPAL LIEN	672.62
2023-20478	ROBLES JUAN		8/18/2023 8:48	MUNICIPAL LIEN	843.78
2023-20479	REAVES LEROY SR		8/18/2023 8:59	MUNICIPAL LIEN	2,992.04
2023-20479	REAVES DOROTHY M		8/18/2023 8:59	MUNICIPAL LIEN	2,992.04
2023-20480	MCLEOD MICHAEL J		8/18/2023 9:09	MUNICIPAL LIEN	649.09
2023-20480	MCLEOD SANDRA J		8/18/2023 9:09	MUNICIPAL LIEN	649.09
2023-20481	MAZURIK JOHN R		8/18/2023 9:20	MUNICIPAL LIEN	914.38
2023-20482	MAZURIK JOHN R		8/18/2023 9:26	MUNICIPAL LIEN	1,618.27
2023-20483	MAZURIK JOHN R		8/18/2023 9:46	MUNICIPAL LIEN	1,141.17
2023-20484	MAZURIK JOHN R		8/18/2023 10:01	MUNICIPAL LIEN	1,785.16
2023-20485	MATERNA JORUNN P		8/18/2023 10:19	MUNICIPAL LIEN	708.99
2023-20486	MAGILL THOMAS F		8/18/2023 10:29	MUNICIPAL LIEN	839.50
2023-20486	MAGILL TAMMY B		8/18/2023 10:29	MUNICIPAL LIEN	839.50
2023-20487	KELLY ROBERT C		8/18/2023 10:38	MUNICIPAL LIEN	959.31
2023-40043	OWENS JAMES M OWNER	P	8/14/2023 12:46	STIP VS LIENS	—
2023-40043	OWENS DEANNA C OWNER	P	8/14/2023 12:46	STIP VS LIENS	—
2023-40043	A&B HOMES CONTRACTOR		8/14/2023 12:46	STIP VS LIENS	—

2023-40044	WORMUTH WAYNE A OWNER P	8/15/2023 12:51	STIP VS LIENS	—
2023-40044	ARNOLD CONSULTING SERVICES LLC CONTRACTOR	8/15/2023 12:51	STIP VS LIENS	—
2023-40044	ARNOLD HOMES D/B/A CONTRACTOR	8/15/2023 12:51	STIP VS LIENS	—

CIVIL APPEALS — AGENCIES: DEPT. OF TRANSPORTATION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00414	BRENNAN JAMES LUKE	PLAINTIFF	8/18/2023	—
2023-00414	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	DEFENDANT	8/18/2023	—

CONTRACT — DEBT COLLECTION: OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00409	RAPHAEL JESSE	PLAINTIFF	8/14/2023	—
2023-00409	FREITAG KLAUS	DEFENDANT	8/14/2023	—
2023-00409	FREITAG ANITA	DEFENDANT	8/14/2023	—
2023-00410	LCS CAPITAL LLC	PLAINTIFF	8/14/2023	—
2023-00410	KAY NATHAN	DEFENDANT	8/14/2023	—
2023-00410	KAY WILLIAM	DEFENDANT	8/14/2023	—
2023-00411	WAYNE MEMORIAL HOSPITAL D/B/A	PLAINTIFF	8/14/2023	—
2023-00411	WAYNE WOODLANDS MANOR	PLAINTIFF	8/14/2023	—
2023-00411	DENUNZIO FRANK	DEFENDANT	8/14/2023	—
2023-00411	DENUNZIO FRANK JR	DEFENDANT	8/14/2023	—
2023-00411	MCANDREW DAWN	DEFENDANT	8/14/2023	—

NAME CHANGE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00406	JORDAN CHARLES	PETITIONER	8/17/2023	—
2023-00412	FASSETT STEFANIE ERIN	PETITIONER	8/15/2023	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00408	UNIVEST BANK & TRUST CO	PLAINTIFF	8/18/2023	—
2023-00408	KUTZ WENDALYN	DEFENDANT	8/18/2023	—
2023-00408	KUTZ COLLIN	DEFENDANT	8/18/2023	—
2023-00413	FREEDOM MORTGAGE CORPORATION	PLAINTIFF	8/17/2023	—
2023-00413	FRANCIS JOHN	DEFENDANT	8/17/2023	—
2023-00413	FRANCIS ERICA M	DEFENDANT	8/17/2023	—

REAL PROPERTY — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00415	KOSIAK ANDREW	PLAINTIFF	8/18/2023	—
2023-00415	KOSIAK MARTIN	PLAINTIFF	8/18/2023	—
2023-00415	KOSIAK MATTHEW	PLAINTIFF	8/18/2023	—
2023-00415	GIMENEZ JAMES M TRUSTEES OF GIMENEZ FAMILY TR	DEFENDANT	8/18/2023	—
2023-00415	GIMENEZ JO ANN TRUSTEES OF GIMENEZ FAMILY TR	DEFENDANT	8/18/2023	—

REAL PROPERTY — PARTITION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00407	BYRON PETER	PLAINTIFF	8/18/2023	—
2023-00407	LEPORE JAMIE	DEFENDANT	8/18/2023	—

REAL PROPERTY — QUIET TITLE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00405	GRIES HAROLD S	PLAINTIFF	8/16/2023	—
2023-00405	CHAMBERLAIN STEVEN	DEFENDANT	8/16/2023	—
2023-00405	CHAMBERLAIN ASHLEY HUSBAND AND WIFE	DEFENDANT	8/16/2023	—
2023-00405	MURRAY JOSEPH P	DEFENDANT	8/16/2023	—

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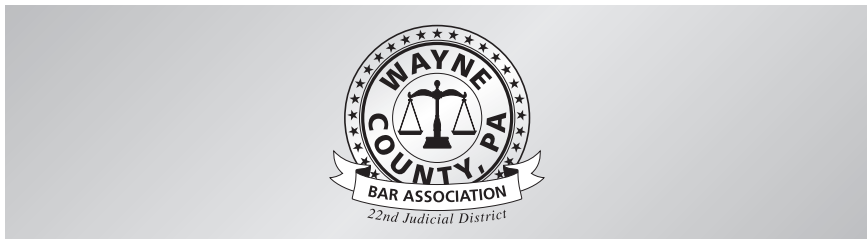
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MORTGAGES AND DEEDS

*RECORDED FROM AUGUST 28, 2023 TO SEPTEMBER 1, 2023
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
RESZUTA ANNA RESZUTA DARIUSZ	ROCKET MORTGAGE MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	PAUPACK TOWNSHIP	270,00.00
DUFFY MARIANNA DUFFY THOMAS	ROCKET MORTGAGE MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	PAUPACK TOWNSHIP	76,312.00
DAVIS STEVEN J MASON ROBYN M	HONESDALE NATIONAL BANK	LEBANON TOWNSHIP	17,200.00
PARKER VINCE E PARKER CHERYL R	GOLD CREDIT UNION	CHERRY RIDGE TOWNSHIP	60,000.00
MOREA VINCENT	NATIONWIDE MORTGAGE BANKERS INC MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	OREGON TOWNSHIP	292,000.00
ZERN OWEN M ZERN WENDY	LOANDEPOT COM MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	PAUPACK TOWNSHIP	256,000.00
ZERN NICHOLAS R			6,000.00
BRITO EDGAR	MCNALLY WILLIAM	DREHER TOWNSHIP	6,000.00
WATSON STEPHEN JAMES	NATIONWIDE MORTGAGE BANKERS INC	PRESTON TOWNSHIP	
WATSON JAMIE M	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS		171,000.00
PARLATORE KENNETH A	NEW DAY FINANCIAL MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	PAUPACK TOWNSHIP	126,999.00
YETTER MICHAEL	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	LAKE TOWNSHIP	
PILEGGI FRANK LOBLEY THOMAS	CMG MORTGAGE INC C M G MORTGAGE INC CMG HOME LOANS C M G HOME LOANS		176,000.00
BUTLER JOANN	PNC BANK P N C BANK	CANAAN TOWNSHIP	80,000.00
HOUGHTON CODY	HOUSING & URBAN DEVELOPMENT	HONESDALE BOROUGH	6,271.94
KALIX TANYA C DUTTON TANYA CRYSTAL	DIME BANK	DAMASCUS TOWNSHIP	70,000.00
WATERS JERE L	HOUSING & URBAN DEVELOPMENT	WAYMART BOROUGH	7,789.62
HORNER CRAIG R	SIERRA PACIFIC MORTGAGE COMPANY INC	LAKE TOWNSHIP	
HORNER AMY L	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS		74,600.00

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

DUNCAN LINDA	DIME BANK	DREHER TOWNSHIP	10,000.00
BEATTIE JARED	NOVUS HOME MORTGAGE	BERLIN TOWNSHIP	
BEATTIE HARMONY	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS		174,272.00
CHRISTENSENLOCKE LINDA SUSAN AKA	VALLEY NATIONAL BANK	SALEM TOWNSHIP	
LOCKE LINDA SUSAN CHRISTENSEN AKA			
CHRISTENSEN LINDA S AKA			
CHRISTENSEN BETTY JANE AKA			
CHRISTENSEN BETTY J AKA			80,000.00
DAVIDSON CHARLES R	FNCB BANK	CLINTON TOWNSHIP	
	F N C B BANK		25,000.00
MOHRMANN GENE C	FNCB BANK	PROMPTON BOROUGH	
MOHRMANN APRIL	F N C B BANK		75,000.00
SILVA GREGORY	MORTGAGE RESEARCH CENTER	LEHIGH TOWNSHIP	
	VETERANS UNITED HOME LOANS		
	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS		235,000.00
YESCAVAGE BRANDON GEORGE	COMMUNITY BANK	SALEM TOWNSHIP	
HLAVATY KRISTEN			202,500.00
GROSSO NICHOLAS A	NATIONWIDE MORTGAGE BANKERS INC	BERLIN TOWNSHIP	
GROSSO MARLENA L	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS		372,000.00
COBIAN CARIDAD GARCIA	KEYSTONE FUNDING INC	DREHER TOWNSHIP	
	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS		404,800.00
PALAZZI LOUIS J JR	CITIZENS & NORTHERN BANK	DREHER TOWNSHIP	
PALAZZI DEBRA			
PALAZZI DANIELLE			339,000.00
KEMMCORP LLC	WAYNE BANK	PRESTON TOWNSHIP	
KEMMCORP L L C			340,000.00
MEAGHER TIMOTHY R	HONESDALE NATIONAL BANK	HONESDALE BOROUGH	279,000.00
MEAGHER TIMOTHY R	HONESDALE NATIONAL BANK	HONESDALE BOROUGH	
MEAGHER HEATHER			279,000.00

DEEDS


GRANTOR	GRANTEE	LOCATION	LOT
GOODENOUGH SHIRLEY	GOODENOUGH SHIRLEY	DAMASCUS TOWNSHIP	
RUSSO SALVATORE	RUSSO SALVATORE	PAUPACK TOWNSHIP	
RUSSO MARGARET			LOT 10R
BAGDASARYAN SERGEY	SHUBITIDZE KETO	LAKE TOWNSHIP	
KIMBAGDASARYAN ANASTASIYA			
BAGDASARYAN ANASTASIYA KIM			LOT 3271
SOLOTOFF STEVEN	NORTH COUNTRY DREAMS	PAUPACK TOWNSHIP	
SOLOTOFF GEORGIA			
PEOPLES SECURITY BANK & TRUST COMPANY	FIVE NINE ONE ONE	LEHIGH TOWNSHIP	

FRIES KIRK	KUCHENMEISTER CLIFFORD J	PROMPTON BOROUGH	
FRIES KYLE			
FRIES RANDAL EST			
FRIES MAX EXR			
SCHWEIGHOFER ANDREA			
GILBERT NANCY			
STEPHANOFF ROBERT	STEPHANOFF GREGORY	SCOTT TOWNSHIP	
STEPHANOFF GREGORY	STEPHANOFF DEBORAH		
MITCHELL BERNADETTE TR	MOREA VINCENT	OREGON TOWNSHIP	
MITCHELL DENISE TR			
DENNIS IRREVOCABLE LIVING TRUST			
EILEEN IRREVOCABLE LIVING TRUST			
DENUNZIO JOAN G EST	GOODWIN KEVIN	DYBERRY TOWNSHIP	
CONNELL KIMBERLY ANN EXR			
BRONSON DONNA			
DEGROAT DONNA			
MCCAULEY ELEANOR J	MCCAULEY JESSICA L TR	LEHIGH TOWNSHIP	
MCCAULEY THOMAS S	MCCAULEY IRREVOCABLE GRANTOR TRUST		LOT 30
MCCAULEY ELEANOR J	MCCAULEY JESSICA L TR	LEHIGH TOWNSHIP	
MCCAULEY THOMAS S	MCCAULEY IRREVOCABLE GRANTOR TRUST		
DAMICO WILLIAM	ZERN OWEN M	PAUPACK TOWNSHIP	
DAMICO LISA	ZERN WENDY		
	ZERN NICHOLAS R		LOT 35R
MCNALLY WILLIAM	BRITO EDGAR	DREHER TOWNSHIP	LOT 28
KIMLER CHRISTOPHER R ADM	KORYCKI JOSEPH	PALMYRA TOWNSHIP	
DREYER JAMES BARRET EST			
ERDMANN KATHY E AKA	ERDMANN LEEANA	MOUNT PLEASANT TOWNSHIP	
ERDMANN KATHY AKA	ERDMANN MARK		
ERDMANN LEEANNA AKA			
ERDMANN LEE ANNA AKA			
ERDMANN MARK			
ERDMANN KATHY	ERDMANN LEEANNA	MOUNT PLEASANT TOWNSHIP	
ERDMANN LEEANNA	ERDMANN MARK		
ERDMANN MARK			LOT A
MOSCARITOLO MICHAEL	MOSCARITOLO CHRISTOPHER	PRESTON TOWNSHIP	
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PALMA YASKARA	PALMA YASKARA	LAKE TOWNSHIP	LOT 874 R
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STRAUSBRUGH JOANNE A			
AGENT AKA			
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SCHWARTZ ALEXANDER	PIGNATO NICOLE FROMM ALEX	PAUPACK TOWNSHIP	LOT BAA
FICKEN STEVEN C	STEVEN FICKEN IRREVOCABLE FAMILY TRUST	TEXAS TOWNSHIP	
FICKEN CHERYL L	CHERYL FICKEN IRREVOCABLE FAMILY TRUST		
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BEHLER KAREN			LOT 9
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REID JANICE R	REID JANICE R TR	DAMASCUS TOWNSHIP	
SCHNEIDER DIANE	SCHNEIDER DIANE TR SCHNEIDER REID FOUNDATION		LOT 1
NEMCIK DEBORAH R	TAVELLA SALVATORE	STERLING TOWNSHIP	
FITOL MICHAEL A			LOT 197
CSMC TWO ZERO ONE EIGHT RPL NINE TRUST	TJMRJS VENTURES LLC	LAKE TOWNSHIP	
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FARRELL REGINA EXR	YESCAVAGE BRANDON GEORGE	SALEM TOWNSHIP	
FARRELLHAYNE REGINA EXR	HLAVATY KRISTEN MARIE		
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BARRASS GEORGE EST			
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LANGILLE BEATRICE M			LOT 2A
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